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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

On Wednesday morning, the 3rd day of October 2018, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

DAVIS ESTATES – USE PERMIT MAJOR MODIFICATION # P14-00411-MOD

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to modify previous project approvals to allow the following: (a) increase annual wine production from 30,000 to 100,000 gallons; (b) expansion of the cave area by 10,820 sq. ft. increasing the total cave area from 13,350 sq. ft. to 24,170 sq. ft.; (c) installation of two (2) outdoor fermentation tanks on a previously approved outdoor work area; (d) increase previously approved on-site parking from 14 parking spaces to 31 striped spaces and 45 overflow spaces; (e) increase employees from 5 full-time to 25 full-time; (f) installation of a left turn lane on Silverado Trail to the central (visitor) driveway, and widening of existing driveways, as necessary; (g) expansion, upgrading and/or replacement of existing on-site domestic and process wastewater treatment systems; (h) increase daily tours and tastings by appointment only from 20 visitors weekday and 34 visitors on weekends and holidays to a maximum of 200 visitors per day, 800 maximum per week from June 1 to October 31, a maximum of 100 visitors per day, 350 maximum per week from November 1 to November 30 and February 1 to May 31, and a maximum of 75 visitors per day, 250 maximum per week from December 1 to January 31 (tours and tastings will continue to include food pairing); and, (i) increase marketing events from two (2) per month with up to 50 guests at each event and two (2) per year with up to 100 guests at each event (1,400 guests per year) to 24 events per year with up to 100 guests at each event and 15 events per year with up to 200 guests at each event (5,400 guest per year).

The project is located on an approximately 114.32 acre site within the AW (Agricultural Watershed) zoning district on the east side Silverado Trail, immediately south of its intersection with Larkmead Lane APN: 021-010-003. 4060 Silverado Trail, Calistoga.

The proposed Negative Declaration is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California.

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from September 13, 2018 through October 2, 2018. Comments should be directed to Sean Trippi, Principal Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1353 or sean.trippi@countyofnapa.org and must be received before 4:45 p.m. on October 2, 2018.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, in accordance with the time lines and submittal requirements set forth in Chapter 2.88 of the County Code.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: September 10, 2018

David Morrison
Director of Planning, Building, & Environmental Services