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PUBLIC NOTICE

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

On Wednesday morning, the 21st day of January, 2015, at 9:00 a.m. at 2741 Napa Valley Corporate Drive (the old Dey Labs campus), Building 2, 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.

LARKMEAD VINEYARDS USE PERMIT MAJOR MODIFICATION #P14-00158

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: Transportation/Traffic. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval to modify Use Permits #P04-00204, P05-0247-MOD, and #P12-00105-MOD to:

- A. Increase annual production capacity from 36,000 to 75,000 gallons per year;
- B. Increase tours and tasting and retail sales, by appointment only, from 40 persons per day to a maximum 100 per day weekdays and maximum 150 per day weekends, for a total maximum 800 per week;
- C. Expand the visitation hours from 10:00 AM-4:30 PM to 9:00 AM-6:00 PM;
- D. Modify the existing Marketing Plan (currently five events: 25-120 persons) to:
 - i. Four (4) private wine and food tasting events per month, for a maximum 25 persons;
 - ii. Two (2) wine and food tasting events per year for a maximum 120 persons; and
 - iii. One (1) wine and food tasting events per year for a maximum 300 persons;
- E. Increase employment from 10 to 10–25 employees: (eight (8) full-time and maximum three (3) part-time listed in application);
- F. Construct an additional 10 public parking spaces for a total of 25 on-site parking spaces; and,
- G. Expand the existing sanitary and process waste water systems.

The project is located on a 17.85 acre parcel on the west side of Larkmead Lane, approximately .4 miles north of its intersection with the State Highway 29 intersection, and approximately 1 mile south of its intersection with the Silverado Trail, within the Agricultural Preserve (AP) Zoning District. 1100 Larkmead Lane, Calistoga, CA, 94515; APN: 020-240-001.

The proposed Mitigated 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 comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs, December 31, 2014 through January 20, 2015. Comments should be directed to Wytress Balcher, Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or wyntress.balcher@countyofnapa and must be received before 4:45 p.m. on January 20, 2015.

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: December 31, 2014

DAVID MORRISON
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: Wednesday, December 31, 2014- Napa Valley Register

**BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, Ca. 94559
Invoice # CDP-05945**