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PUBLIC NOTICE

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

On Wednesday morning, the 2nd day of June, 2021, 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.

Brian Cumat / Materra Winery / Use Permit Major Modification Application No. P20-00184-MOD

Location: 4326 Big Ranch Road, Napa; Assessor's Parcel Number 036-160-003 (50 acres)

Zoning and General Plan Designation: AP (Agricultural Preserve); AR (Agricultural Resource)

Request: Approval of a Use Permit Major Modification to modify entitlements for Materra Winery, an existing winery located at 4326 Big Ranch Road, Napa. The requested modification encompasses both physical and operational changes to the winery, consisting of: 1) an increase in the permitted production capacity of the winery from 110,000 gallons of wine per year to 150,000 gallons of wine per year; 2) expansion of the winery building to include an additional 12,610 square feet of interior floor area, with the added square footage to house a visitor reception area, a wine library for wine tasting with food pairings, additional wine tasting space, a low-risk (catering) kitchen, wine storage and administrative offices in a new two-story structure; 3) an increase in the permitted number of daily wine tours and tastings visitors, from 18 visitors per day, by appointment, to 34 visitors per day, by appointment; 4) expansion of on-premise wine consumption to include an approximately 740 square foot uncovered patio adjacent to the tasting room in the proposed building expansion; 5) an increase in the number of winery employees, from three full-time, three part-time and four part-time seasonal employees, to as many as 12 full-time, two part-time and three part-time seasonal employees; and 6) an increase in the number of on-site automobile parking stalls allowed under the use permit, from 24 stalls to 25 stalls. The requested production and visitation increases would correspondingly increase sanitary and winery process wastewater flows at the winery, necessitating subsurface installations of a new septic tank and additional leach line in the existing leach field in the vineyards west of the winery building. The project as proposed also includes construction of a left-turn lane in the right-of-way of Big Ranch Road at the winery property frontage.

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.

The proposed Negative Declaration is available for inspection, along with copies of all documents that 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. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's website "Current Projects Explorer" at:

<https://www.countyofnapa.org/2876/Current-Projects-Explorer>

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 May 12 through June 1, 2021. Comments should be directed to Charlene Gallina, Supervising Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street,

Suite 210, Napa, California; phone number (707) 259-1355 or email to charlene.gallina@countyofnapa.org and must be received before 4:45 p.m. on June 1, 2021.

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: May 10, 2021

David Morrison
Director of Planning, Building, & Environmental Services