



A Tradition of Stewardship
A Commitment to Service

PUBLIC NOTICE

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

On Wednesday morning, the 18th day of January, 2017, at 9:00 a.m. in the County Administration Building, 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.

SAN BERNABE VINEYARDS, LLC – SAM JASPER WINERY – USE PERMIT APPLICATION # P15-00077 – UP

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. This proposed project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Use Permit (P15-00077 – UP) in order to construct and operate a winery with an annual production capacity of 20,000 gallons of wine. The winery would operate daily between the hours of 6:00 a.m. and 6:00 p.m. and would offer daily wine tasting by appointment for up to 25 people per day, up to a maximum of 160 people per week, between the hours of 10:00 a.m. and 6:00 p.m. The application includes a request for the winery to offer on-premise consumption of wine purchased on the property, consistent with Business & Professions Code Sections 23358, 23390 and 23396.5, and to conduct up to 23 events per year (10 events annually for up to 15 guests, 10 events annually for up to 25 guests and three events annually for up to 50 guests, with catered food), with all events to occur in the winery's tasting room and adjoining outdoor patio between the hours of 11:00 a.m. and 10:00 p.m.

Establishment of the new winery would involve construction of a 16-stall parking lot with landscaping; pipes and bioretention areas for stormwater conveyance and quality; a new wastewater treatment system; six aboveground and five underground water and wastewater storage tanks ranging in size from 750 to 10,000 gallons; an access road to the winery building from Silverado Trail; and an approximately 17,600 square foot structure housing tasting rooms, administrative offices, barrel storage and fermentation rooms, and including partially enclosed and covered work and visitation areas. Off-site improvements associated with the proposed new winery include grading and new pavement within the Silverado Trail right-of-way opposite the property frontage, and re-striping of the paved surface of the roadway in order to extend the two-way left turn lane on Silverado Trail at the property frontage.

The proposed location of the winery is 4059 Silverado Trail (Assessor's Parcel No. 039-390-023), northwest of the City of Napa municipal boundary in unincorporated Napa County. The property has a General Plan land use designation of Agricultural Resource and is located in the AP (Agricultural Preserve) District.

The application 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.

Written and verbal comments regarding 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 December 28, 2016, through January 17, 2017. Comments should be

directed to Dana Ayers, Planner III, Napa County Planning, Building & Environmental Services Department; by mail to 1195 Third Street, Suite 210, Napa, California 94559; by telephone at (707) 253-4388; or by email to dana.ayers@countyofnapa.org, and must be received before 4:45 p.m. on Tuesday, January 17, 2017.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, County Administration Building, 1195 Third Street, Suite 310, in accordance with the timelines 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: December 27, 2016

DAVID MORRISON
Director of Planning, Building, & Environmental Services