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PUBLIC NOTICE

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

On Wednesday morning, the 18th day of October 2017, 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.

REGUSCI WINERY – USE PERMIT MAJOR MODIFICATION REQUEST #P16-00307 – 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 enumerated under Government Code Section 65962.5.

Request: Approval of a request to modify a previously-approved use permit (95550 – UP) for the existing Regusci Winery, to include all of the following:

- a) An increase in permitted annual wine production from 25,000 to 50,000 gallons per year.
- b) Deletion of a condition of approval of 95550 – UP that allows one custom production operation utilizing 5,000 gallons of the production capacity and no more than 20 percent of the winery's storage area.
- c) An increase in visitation from 10 to 400 visitors to the winery per week, with no more than 150 guests on any day.
- d) Addition of opportunities for visitors to consume wine purchased on-site (Business and Professions Code Sections 23358, 23390 and 23396.5), in four locations proximate to the winery buildings and a proposed recycled water storage pond.
- e) Addition of a marketing program that includes food and wine pairings (one per day, up to four days per week) for up to 12 guests per day, plus 10 events annually for up to 50 guests, five events annually for up to 150 guests and one event annually for up to 200 guests, with some events to occur outdoors, in the four locations for which on-site wine consumption is requested.
- f) An increase in employment from one full-time to 16 total full-time and part-time staff members.
- g) Recognition of 2,330 square feet of administrative employee areas inside of an existing building, labeled as Building C on the use permit plans, which was not approved under prior use permit.
- h) Recognition of approximately 730 square feet of food preparation space inside of Building C, which area was not approved under prior use permit.
- i) Approval of a public water system.
- j) Recognition of 17 on-site, employee and visitor vehicle parking spaces where the prior use permit authorized 10.
- k) Replacement of four, 10,000-gallon aboveground tanks with one 15-foot tall steel tank for storage of between 65,000 and 100,000 gallons of water for fire suppression purposes.
- l) Grading and excavation on a portion of an approximately 0.6-acre area northwest of the winery buildings, for purposes of installing a pond for storage of one acre-foot of recycled water for vineyard irrigation.

- m) Installation of various other changes to utilities and facilities on-site, including installation of a fire hydrant; a pond infiltration and pumping system; a Lyve wastewater treatment system with related aboveground equipment and tanks; and directional traffic markings and signage on the existing paved access road to inform drivers of one-way traffic movements.

The project includes widening of the winery's private access road from Silverado Trail to 20 feet of asphalt-paved width. The approvals requested with the project include a request for an exception to Napa County Road and Street Standards (RSS) to remove the requirement for a two-foot wide gravel shoulder in each location where the private road abuts an existing, mature walnut tree.

The Regusci Winery operates on 162.6-acre parcel located at 5584 Silverado Trail, Napa (Assessor's Parcel No. 039-030-023), on the east side of Silverado Trail and approximately two miles east of the town of Yountville. The property has General Plan land use designations of Agricultural Resource (AR) and Agriculture, Watershed and Open Space (AWOS), and is located in the AP (Agricultural Preserve) and AW (Agricultural Watershed) Zoning Districts.

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 27 through October 17, 2017. Comments should be directed to Dana Ayers, Planner III, Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; phone number (707) 253-4388; or email dana.ayers@countyofnapa.org and must be received before 4:45 p.m. on October 17, 2017.

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 26, 2017

David Morrison
Director of Planning, Building, & Environmental Services
