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PUBLIC NOTICE

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

On Wednesday morning, the 19th day of July, 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.

Reynolds Family Winery Use Permit Modification P14-00334

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 Modification for an existing winery to allow the following:

- a) an increase of the annual production capacity from 20,000 gallons to 40,000 gallons
- b) the construction of a new $\pm 2,266$ sq. ft. addition to the winery ($\pm 1,534$ sq. ft. production; ± 732 sq. ft. accessory) for a total of $\pm 12,975$ sq. ft.;
- c) an increase of employees from four (two full-time plus two part time during harvest) to a total of nine (five full-time employees, 2 part-time employees, plus 2 part-time employees during harvest);
- d) an increase in visitation from 10 visitors to 40 visitors per day;
- e) an increase the days of operation from Monday – Saturday to seven (7) days per week;
- f) an extension of production operating hours from 6:00 am to 4:30 pm until 6:00 pm, and an extension of hospitality hours from 10:00 am to 4:30 pm until 6:00 pm;
- g) a modification to the location of on-site wine consumption to include the tasting rooms and an outdoor patio area adjacent to the existing pond;
- h) construction of a shade structure over the existing outdoor patio area;
- i) a modification to the existing Marketing Plan to increase the number of events from three (3) to 54 events per year (2/month for 24 persons, 2/month for 40 persons, 4/year for 60 persons and 2/year for 125 persons) with the serving of light fare foods, evening events to cease by 10:00 pm with cleanup completed by 11:00 pm; no amplified outdoor music, and on days of larger marketing events, the total daily wine tours/tasting visitation will be decreased in number by the size of the alternative event;
- j) the installation of a 100,000 gallon fire protection water storage tank (± 31 ft. in height), a pump house, and a 10,500 gallon domestic water storage tank (± 16 ft. in height);
- k) the establishment of a transient water company;
- l) the construction of driveway improvements and an additional 16 parking spaces for a total of 22 spaces;
- m) an expansion of the existing wastewater treatment system; and,
- n) installation of a left turn lane on Silverado Trail.

The project will require the removal of ± 2 acres of vineyards for the building addition.

The project is located on a ± 13.45 -acre parcel on the east side of Silverado Trail, approximately 300 feet south of its intersection with Soda Canyon Road, within the Agricultural Watershed (AW) zoning district; 3266 Silverado Trail, Napa, CA 94558; APN: 039-610-002.

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 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 June 28, 2017 through July 18, 2017. Comments should be directed to Wyntriss 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 July 18, 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: June 27, 2017

DAVID MORRISON
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: June 28, 2017 - Napa Valley Register

**BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, Ca. 94559
Invoice # CDP06118**