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## PUBLIC NOTICE

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

On Wednesday morning, the 19<sup>th</sup> day of August, 2015, 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.

#### **GIRARD WINERY - USE PERMIT P14-00053**

**CEQA Status:** Consideration and possible adoption of a Revised Negative Declaration. According to the proposed Revised 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 to establish a new winery with an annual production capacity of 200,000 gallons as follows:

- 1) Construction of new winery building, totaling 32,771 sq. ft. in area to include: 28,955 sq. ft. production area (crush area, fermentation and barrel storage, restrooms);  $\pm 3,816$  sq. ft. of accessory use area (offices, tasting rooms, retail storage, catered food prep area, and visitor restrooms), maximum building height 33.5 ft. with 15 ft. tall decorative cupolas to 45 ft. In addition a  $\pm 2,560$  sq. ft. covered veranda; and a  $\pm 2,871$  sq. ft. covered work area;
- 2) Hosted daily tours and tastings for wine trade personnel and consumers by appointment only for a maximum of 75 persons per weekday (Monday-Friday); maximum of 90 persons per weekend day (Saturday-Sunday);
- 3) Hours of operation: 8:00 AM to 6:00 PM (production hours, except during harvest) and 10:00 AM to 6:00 PM (visitation hours), 7-days a week;
- 4) Employment of: 11 employees (8 full time; 3 part-time) non harvest; 19 additional employees (12 full time and 7 part time) during harvest, for a total maximum of 30;
- 5) Employee hours: production, 7:00 AM to 3:00 PM; hospitality/ tasting room, 9:30 AM to 6:30 PM;
- 6) Construction of twenty-two (22) parking spaces;
- 7) Installation of landscaping, entry gate and a winery sign;
- 8) Establish a Marketing Program as follows:
  - a. Four (4) events per year with a maximum of 75 guests;
  - b. Four (4) events per year with a maximum of 200 guests;
  - c. One (1) Harvest event per year with a maximum of 500 guests;
  - d. All food to be catered utilizing a  $\pm 184$  sq. ft. small prep/staging area;
- 9) On-premise consumption of the wines produced on-site, consistent with Business and Professions Code §§23356, 23390, and 23396.5 (also known as AB 2004 (Evans 2008 or the Picnic Bill) within the tasting rooms ( $\pm 2,320$  sq. ft.), covered porch ( $\pm 2,560$  sq. ft.), and within a 4,000 sq. ft. portion of the front entry landscaped winery garden;
- 10) Construct a new 24-ft. wide winery access driveway from Dunaweal Lane to the winery;
- 11) Construction of additional piping and service connections to the existing Clos Pegase water system on the site, and update the existing Clos Pegase Transient Non-Community Water System contract to include Girard Winery;
- 12) Installation of on-site sanitary disposal improvements and installation of connections into the existing on-site winery wastewater processing ponds serving Clos Pegase Winery (APN: 020-150-012); and,
- 13) Installation of  $\pm 45,000$  gallon water storage tank ( $\pm 30$  ft. diameter;  $\pm 12$  ft. height).

The project is located on a 26.53 acre parcel on the east side of Dunaweal Lane, approximately 1000 feet south of its intersection with Silverado Trail, within the AP (Agricultural Preserve) Zoning District; 1077 Dunaweal Lane; Calistoga, CA 94515, APN: 020-150-017.

The proposed Revised 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 Revised Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from July 18, 2015 through August 18, 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 Wytress.balcher@countyofnapa and must be received before 4:45 p.m. on August 18, 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: July 17, 2015

DAVID MORRISON  
Director of Planning, Building, & Environmental Services

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PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

**PUBLISH: Friday, July 17, 2015 - Napa Valley Register**

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