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PUBLIC NOTICE

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

On Wednesday morning, the 17th day of December, 2014, at 9:00 a.m. at 2741 Napa Valley Corporate Drive (the old Dey Labs campus), Building 2, 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 Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: Transportation. 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); 3,816 sq.ft of accessory use area (offices, tasting rooms, retail storage, catered food prep area, and visitor restrooms), maximum height 35 ft. with 45 ft. tall cupolas. In addition a 2,628 sq. ft. covered veranda; and a 2,871 sq. ft. covered work area are proposed;
- 2) Hosted daily tours and tastings for wine trade personnel and consumers by appointment only for a maximum 75 persons per weekday (Monday-Friday); maximum 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 more than 25 employees: maximum 11 employees (8 full time; 3 part-time) non harvest; maximum 19 additional employees (12 full time and 7 part time) during harvest;
- 5) Employee hours: production, 7:00 AM to 3:00 PM; hospitality/ tasting room, 9:30 AM to 6:30 PM; administration, 8:00 AM to 5:00 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:
 - i. Four (4) events per year with a maximum of 75 guests;
 - ii. Four (4) events per year with a maximum of 200 guests;
 - iii. One (1) Harvest event per year with a maximum of 500 guests;
 - iv. All food to be catered utilizing a \pm 184 sq. ft. small prep/staging area;
- 9) On-premise consumption of wines produced on site within the tasting room and in the landscaped winery gardens in accordance with AB 2004;
- 10) Construct new 24' wide winery access driveway from Dunaweal Lane to the winery;
- 11) Construction of additional piping and service connections to the existing water system with an update to the existing 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 waste water ponds serving Clos Pegase Winery (APN:020-150-012); and,
- 13) Installation of 30' diameter water storage tank.

The project is located on a 25.63 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 Mitigated 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 Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from November 26 through December 16, 2014. Comments should be directed to Wynntress Balcher, Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or Wynntress.balcher@countyofnapa and must be received before 4:45 p.m. on December 16, 2014.

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: November 26, 2014

DAVID MORRISON
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: Wednesday, November 26, 2014 - Napa Valley Register

**BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, Ca. 94559
Invoice # CDP05940**