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PUBLIC NOTICE

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

On Wednesday morning, the 4th 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.

PAUL HOBBS – NATHAN COOMBS WINERY –USE PERMIT # P15-00128

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 which would include: 1) Construction of a new phased 60,000 gallon per year winery and two winery buildings, totaling 19,250 square feet in area to include: a 10,820 square foot winery building (Phase 1) with a 8,040 square foot production area (storage, mechanical equipment room, fermentation room, barrel storage, lab, and 2,210 square foot covered crush area); 2,780 square feet of accessory use area (kitchen, tasting room, hallway, and 1,390 square foot porch area); with a maximum building height of approximately 35 feet. Phase 2 would include the construction of a 14,835 square foot winery building with 13,825 square feet of production area (barrel storage, fermentation, wine library, case goods/ cold room and 2,265 square foot covered crush area), 1,010 square foot of accessory use area (break room, offices, and copy room); 2) Demolition of an existing agricultural building; 3) Hosted daily tours and tastings by appointment only for a maximum of 30 persons per day and 210 persons per week Monday through Sunday; 4) A Marketing Program as follows: (a) Two (2) events per year with a maximum of 50 guests; (b) Two (2) events per year with a maximum of 100 guests; (c) All food to be catered; and (d) Time of day: 11:00 AM to 10:00 PM; 5) Hours of operation: 7:00 AM to 6:00 PM (production hours, except during harvest) and 10:30 AM to 5:00 PM (visitation hours), 7-days a week; 6) Employment of: maximum of nine full-time employees; 7) Employee hours: 7:00 AM to 6:00 PM, 1 shift; 8) On-premise consumption of the wines produced on-site, consistent with Business and Professions Code §§23356, 23390, and 23396.5 within the tasting room (775 square feet) and porch area; 9) Construction of 17 parking spaces (15 standard spaces and two ADA spaces) and 27 event overflow spaces; 10) Installation of landscaping; 11) Construction of one new driveway to access Fourth Avenue; 12) Installation of a wastewater treatment system; and 13) Construction of one 3,000 gallon water storage tank and use of three existing wells.

The project is located on an approximately 90 acre site within the AW (Agricultural Watershed) zoning district on the north side of Imola Avenue approximately 1.3 miles southwest of its intersection with State Route 221; 2184 Imola Avenue, Napa, CA; APN: 046-351-001; and 016.

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 13, 2017 through October 3, 2017. Comments should be directed to Jason R. Hade, AICP, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8757 or jason.hade@countyofnapa.org and must be received before 4:45 p.m. on October 3, 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 12, 2017

David Morrison
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: Wednesday, September 13, 2017 - Napa Valley Register

Bill to: **Planning, Building & Environmental Services**
 1195 Third Street, Ste 210
 Napa, Ca. 94559
 Invoice # CDP06133