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PUBLIC NOTICE

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

On Wednesday morning, the 19th day of January, 2022, 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.

Far Niente Major Modification No. P19-00129-MOD

Location: 1350 Acacia Dr., Oakville, CA 94562; Split for Assessment Purposes (SFAP) with APN: 027-280-018 (13.65 acres - Winery) and APN 027-480-034 (33.30 acres – Vineyard, Winery Process Wastewater & Irrigation Pond and a Solar PV System) for a total acreage of 46.95 acres

Zoning and General Plan Designation: AP (Agricultural Preserve); AR (Agricultural Resource)

Request: Modification of an existing 175,000-gallon winery to allow the following physical and operational changes consisting of:

- 1) Increase wine production from 175,000 to 225,000 gallons per year;
- 2) Increase the number of employees from 30 full time employees to 45 full time and seven (7) part time employees on weekdays and 39 full time and seven (7) part time employees on weekends;
- 3) Increase the number of visitors from 100 public visitors and 30 by appointment tours and tastings per day to 145 visitors per day Monday through Thursday and 190 visitors per day Friday through Sunday, with expanded visitors being by appointment only;
- 4) Increase the number of existing marketing events (100 private events for up to 100 guests and two (2) events per year with up to 300 guests) to add the following:
 - a. One – 1,000 guest weekend day events to be held between the hours of 10:00 a.m. to 6:00 p.m.
 - b. One – 900 guest weekend day event to be held between the hours of 10:00 a.m. to 6:00 p.m.
 - c. One – 400 guest seated dinner event to be held between the hours of 6:00 p.m. and 11:00 p.m.
5. Retrofit the existing 40,950 sf cave from a Type I (storage only) to a Type III (public access) to conduct tours and tastings and marketing events;
6. Change in accessory and production uses within the existing 22,155 sf historic Stone Winery building;
7. Expansion of the existing Carriage House from 11,930 sf to 26,046 sf to accommodate increased production activities, administrative offices, and marketing events;
8. Establishment of two outdoor tasting and event areas: Cabernet Grill (16,308 sf) and Chardonnay Terrace (6,687 sf). Both areas to include on-premise consumption of wines produced on-site in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5;
9. An increase in the number of parking spaces from 48 to 70 spaces including the construction of a new parking area;
10. Improvements to the winery access road to widen Acacia Drive, including a one-way traffic flow throughout the winery and the replacement of an existing bridge with a clear-span bridge with minor widening to approximately 20 feet that crosses an ephemeral watercourse;
11. Installation of a left-turn lane on Oakville Grade to Acacia Drive;
12. Installation of a new sanitary waste disposal system;
13. Other winery-related improvements, and
14. Approval of a phasing plan (Phase 1 and Phase 2) for construction of winery improvements.

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following area: Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed Mitigated Negative Declaration is available for inspection, along with copies of all documents, which relate to a detail description of 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. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's website "Current Projects Explorer" at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Written and verbal 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 December 17, 2021 through January 18, 2022. Comments should be directed to Charlene Gallina, Supervising Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; phone number (707) 299-1355 or by email at charlene.gallina@countyofnapa.org and must be received before 4:45 p.m. on January 18, 2022.

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 timelines 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: December 15, 2021

David Morrison
Director of Planning, Building, & Environmental Services