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Planning, Building and Environmental Services

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David Morrison  
Director



### NEW PROJECT SUBMITTAL COURTESY NOTICE

**DATE:** May 18, 2015

**SUBJECT:** Paul Hobbs – Nathan Coombs Winery Use Permit  
Use Permit #P15-00128-UP  
2181 Imola Avenue; (APN 046-351-001; and 16)

The Napa County Board of Supervisors, Planning Commission, and the public have expressed a desire to provide early notification of certain discretionary permits beginning 2015.

On April 17, 2015, the Napa County Planning Division received a Use Permit request (P15-00128) to construct an 11,250 square foot winery building to produce up to 12,000 gallons of wine per year. Proposed Phase I would also include tastings by appointment with a maximum of 20 visitors per day from 7 am to 6 PM, Monday through Sunday, and four marketing events per year with up to 100 visitors. Phase II would include an additional 8,000 square foot winery building, the production of up to 60,000 gallons of wine per year, and up to 30 visitors per day for tastings. The project site is located on the north side of Imola Avenue approximately 1.3 miles southwest of its intersection with State Route 221 within the Agricultural Watershed (AW) zoning district.

The Planning Division has commenced review and processing of the application referenced above. Generally, applications of this nature take approximately eight months to process. During that time, County Staff will be working with the applicant on documenting and analyzing the project's potential to result in environmental impacts, as well as evaluating the project for consistency with the County General Plan and applicable ordinances. Once County Staff has completed review, the proposal will be scheduled for a public hearing before the Planning Commission. If you have received this courtesy notice by direct mail from County Staff, you will be included in the formal public hearing notice mail out.

Project plans and application information are available for review at the Planning, Building and Engineering Services Department located on the second floor of the County Administration Building, 1195 Third Street, Napa. The proposed site layout for this project has been attached to this notice.

Public comments are welcome at any point in the process. The formal public notice will delineate a public comment period in advance of the hearing. Depending on the scope of the project and type of supporting environmental document prepared, the formal comment period prior to the hearing date will be 10, 20, 30, or 45 days.

If you have any questions regarding the application or the process, please contact Jason R. Hade, AICP, Planner III, at (707) 259-8757 or e-mail [jason.hade@countyofnapa.org](mailto:jason.hade@countyofnapa.org).