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PUBLIC NOTICE

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

On Wednesday morning, the 3rd day of May, 2023, 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.

Duckhorn Vineyards Winery – Use Permit Major Modification #P19-00097-MOD & Variance P19-00098

Location: The project is located on four (4) parcels approximately 32.35 acres in size within the AP (Agricultural Preserve) zoning district at 1000 Lodi Lane, St. Helena, CA 94574. APN's 022-130-010, 022-100-033, 022-100-034 and 022-100-035.

Zoning and General Plan: APN 022-130-010 (referred to as the East Property) primarily has a General Plan designation of Agricultural Resource (AR) with a small portion of the south-western corner designated Agriculture, Watershed, and Open Space (AWOS). APN 022-100-033 (referred to as the West Property), 022-100-034 and 022-100-035 have a General Plan Designation of AR. All parcels are within the Agricultural Preserve (AP) zoning district.

Request: Approval of a Use Permit Major Modification to an existing 160,000 gallon per year winery to allow the following: 1) construction of a 58,042 square foot facility ('West Winery') on the West Property (APN 022-100-033) containing 54,722 sq. ft. of production space and 3,320 sq. ft. of office and accessory uses, a 90,000 gallon fire protection water tank, two 158,000 gallon irrigation storage water tanks, a 24,000 gallon domestic water tank, landscaping, driveways, and other winery improvements; 2) construction of a 8,839 square foot expansion to the existing Estate House on the East Property (APN 022-130-010) for a total floor space of 18,162 sq. ft.. At build out the Estate House will consist of 17,810 sq. ft. of accessory space and 352 sq. ft. of production space; 3) removal of the existing combined process and sanitary wastewater system on the East Property and the development of separate process and sanitary wastewater systems on both the East and West Properties connected through Directional Boring under the Napa River; 4) increase onsite parking spaces from 68 to 96; 5) demolition of the existing Tank Shed, Chais 1, 2, 3 & 4 on the East Property; 6) demolition of a single family residence (Red House), portions of the existing gravel driveway and other agricultural and single-family dwelling improvements on the West Property and APN 022-100-034; 7) conversion and expansion of a 16,900 sq. ft. agricultural pond on the West Property to a 20,300 sq. ft. bio-retention pond; 8) removal of approximately 3.55 acres of vineyard on the West Property; 9) removal of approximately 49 trees; 10) increase in maximum annual permitted wine production from 160,000 gallons to 300,000 gallons; 11) increase the existing daily "By Appointment" Tours and Tastings of 82 visitors and voluntarily abandon the winery's existing pre-Winery Definition Ordinance (WDO) entitlement of 50 visitors per week (no more than 30 on the busiest day) for "Public Tours and Tastings" for a total of 219 daily visitors for By Appointment Tours and Tastings (110 visitors per day for Tours and Tastings without food, 109 per day for Tours and Tastings with food); 12) Modification of the existing Marketing Plan allowing Private Tours and Tastings events for up to 20 guests 120 times annually, Wine with Food Pairings events for up to 25 guests 36 times annually, Large events for up to 600 guests twice annually, and Auction-related events for up to 250 guests twice annually as follows: 200 Private Tours and Tastings annually for up to 20 guests, 40 Wine with Food Pairings annually for up to 25 guests, 40 Medium Events annually for up to 60 guests, three (3) Large Events annually for up to 400 guests and one (1) Auction-related event for up to 250 guests; 13) addition of activities in conformity with AB 2004 (Evans Bill) on the Estate House porch and landscaped gardens west of the Estate House; and 14)

Temporary relocation of approved hospitality activities (Tours and Tastings, Marketing Events, AB 2004) in and around the Estate House to the 2,067 sq. ft. of ground floor accessory space and adjacent outdoor areas of the proposed West Winery during the expansion of the Estate House. Hospitality activities to return to the Estate House and East Property upon approval of final occupancy of the Estate House.

A Variance application (P19-00098) is also requested to allow the expansion of the existing Estate House approximately 100 feet from the center line of Silverado Trail. Napa County Code requires a 600-foot winery setback from Silverado Trail (N.C.C. § 18.104.230.A.1)

An Exception to the Napa County Road and Street Standards is also requested from a Left Turn Lane Warrant for east bound traffic on Lodi Lane entering the East Property driveway in order to avoid significant environmental impacts by preserving unique features of the natural environment.

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 (or MM's). MM's are proposed for the following area(s): Biological Resources and Cultural Resources. 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 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 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 Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from April 3, 2023, through May 2, 2023. Comments should be directed to Trevor Hawkes, Supervising Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4388 or trevor.hawkes@countyofnapa.org and must be received before 4:45 p.m. on May 2, 2023.

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: March 28, 2023

Brian Bordona
Interim Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: April 3, 2023 - Napa Valley Register

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