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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT CATEGORICAL EXEMPTIONS

On Wednesday morning, the 15th day of March, 2017, at 9:00 a.m. in the County Administration Building, 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.

ZD WINES USE PERMIT MODIFICATION # P16-00026-MOD

CEQA STATUS: Consideration and possible adoption of Categorical Exemptions Class 1: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Section 15301, Existing Facilities, which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B, under Class 1 (Existing Facilities), #1(a) reconstructing, resurfacing, and/or seal coating of the pavement]. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Major Modification to an existing 70,000 gallon winery (#U-697778 and #U-90-42) to allow the following: 1) re-allocate and rearrange the 33 existing parking spaces and add approximately ± 729 sq. ft. of pervious surfaces to the existing asphalt surface to allow all parking stalls a full nineteen feet in length; 2) re-allocate 56 sq. ft. of existing building area to expand the 815 sq. ft. second floor tasting room area to a total of 871 sq. ft.; 3) to remodel and expand the existing 622 sq. ft. second floor deck, adding a partial covering for a total 1,228 sq. ft. in area; 4) to confirm 25 full-time employees, 10 part-time employees; 5) to confirm the daily visitation level of 225 visitors; and 6) to modify the on-premises consumption of wine condition (Permit #P14-00041 VMM) to include the "Vineyard View Room" with "Deck A and Deck B", in accordance with Business and Professions Code Sections 23358, 23390 and 2.3396.5 (AB 2004-Evans Bill). There is no expansion in the footprint of the winery building or increase in production.

The project is located on a 5.75 \pm acre parcel on the west side of Silverado Trail, approximately one mile northwest of Skellenger Lane and one mile southeast of Sage Canyon Rd., within the Agriculture, Watershed and Open Space General Plan land use designation and within the Agricultural Preserve zoning district. 8383 Silverado Trail, Napa. APN: 030-200-005.

The proposed application is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 AM. and 4:45 PM 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 this project and the adequacy of the proposed Categorical Exemptions are solicited. Comments should be directed to Wyntress Balcher, Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or wyntress.balcher@countyofnapa and must be received before 4:45 PM on March 14, 2017.

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 2, 2017

DAVID MORRISON
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: March 3, 2017- Napa Valley Register

**BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, Ca. 94559
Invoice # CDP 06091**