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## PUBLIC NOTICE

### **NOTICE OF ZONING ADMINISTRATOR HEARING & NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

On Tuesday afternoon, the 14th day of July, 2015, at 2:00 p.m. in the County Administration Building, 1195 Third Street, Suite 210, Napa, California, a public hearing will be conducted by the Zoning Administrator of the County of Napa regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

#### **PLATYPUS TOURS FACILITY / DON RICKARD & KATHY GLASS - USE PERMIT MINOR MODIFICATION P15-00067**

**CEQA Status:** Negative Declaration prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a minor modification to a previously approved use permit (#00216). The original use permit established a construction equipment yard with a 16,000 sq. ft. building, including shop, office and storage space, 40 on-site parking spaces, and 40 employees. The original approval included the adoption of a negative declaration. Subsequent to approval of the use permit, the business was established, primarily consisting of the fenced outdoor storage/equipment yard and paving improvements and a modular office building. The current request is to modify the previous use permit, which is still valid, to construct four buildings totaling approximately 13,000 sq. ft. of floor area for a wine touring business. The complex includes an approximately 5,028 sq. ft. two-story office building; a 5,040 sq. ft. single-story shop/maintenance building; a 2,000 sq. ft. single-story bakery; and, a 928 sq. ft. single-story commissary. The bakery will produce baked goods such as cookies and breads for consumption on wine tours. There will be no retail or wholesale sales conducted from the project site. The commissary will be used to fill picnic baskets for use on the wine tours. No food production or cooking will occur within the commissary building. The shop building will be used to maintain and service the fleet (shuttle vans) vehicles. The business would employ a total of 39 people including 20 shuttle van drivers. The proposal includes on-site parking for a total of 57 vehicles, including 25 parking spaces for shuttle vans, landscaping, water quality detention and treatment basins, two 5,000 gallon rain water collection/harvesting tanks, and signage. Access would be provided from an existing driveway on Camino Oruga which will be improved to comply with County standards. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The project is proposed on a 2.4 acre site on the east side of Camino Oruga, southeast of its intersection with Camino Dorado. 172 Camino Oruga, Napa. APN: 057-152-007.

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 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 June 24, 2015 through July 13, 2015. Comments should be directed to Sean Trippi, Principal Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1353 or sean.trippi@countyofnapa and must be received before 4:45 p.m. on July 13, 2015.

Appeals to decisions of the Zoning Administrator must be filed in writing with the Clerk of the Board of Supervisors, County Administration Building, 1195 Third Street, Suite 310, in accordance with the time lines and submittal requirements set forth in Chapter 2.88 of the Napa 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: June 23, 2015.  
DAVID MORRISON  
Director of Planning, Building and Environmental Services

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PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

**PUBLISH: Tuesday- June 23, 2015** - Napa Valley Register

**BILL TO:** Napa County Planning, Building, & Environmental Services Department

**INVOICE:** CDP05981