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## PUBLIC NOTICE

### NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT CATEGORICAL EXEMPTIONS

On Wednesday morning, the 1<sup>st</sup> day of July, 2020, 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.

**Alta Napa Valley Vineyards - Use Permit #P19-00372-UP and Variance #P19-00373-VAR**

**Location: 2125 Silverado Trail – Assessor’s Parcel Number 039-270-005 - Lot Area: 22.65 acres**

**Zoning and General Plan Designation: Agricultural Preserve (AP) zoning district and Agricultural Resource (AR) designation**

**REQUEST:** Approval of a use permit to establish a new 10,000 gallon/year winery to allow: (1) construction of a 3,689 ft<sup>2</sup> winery building with a residence above; (2) three full and part-time employees; (3) tours and tastings by appointment for a maximum of 10 visitors/day; (4) a Marketing Plan to include 4 small marketing events/year, for a maximum 25 guests at each event; (5) on-site consumption of wines produced at the winery; (6) construction of seven parking spaces; (7) the installation of wastewater treatment facilities, and, (8) the installation of six 10,000-gallon water storage tanks for fire protection and irrigation. The proposal also includes a Variance request, to allow construction of the proposed wine production building  $\pm$ 114 feet from Silverado Trail, in lieu of the required minimum 600-ft winery setback.

**CEQA STATUS:** Consideration and possible adoption of a Categorical Exemptions, Class 3 and Class 4. 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 15303. New Construction or Conversion of Small Structures and Class 4 Minor Alterations to land] which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303 and §15304. See also Napa County’s Local Procedures for Implementing the CEQA, Appendix B, Class 3(10), construction and operation of small wineries. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

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. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department’s Current Project website at the following link: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

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.org](mailto:wyntress.balcher@countyofnapa.org) and must be received before 4:45 PM on June 30, 2020.

**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 18, 2020

DAVID MORRISON  
Director of Planning, Building, & Environmental Services