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PUBLIC NOTICE

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

On Wednesday morning, the 5th day of August, 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.

Rombauer Vineyards–Use Permit Modification P19-00103-MOD and Exception to the Napa County Road and Street Standards

Location: 3522 Silverado Trail N., St. Helena (±31.85 & ±5.15 acre parcels): APN: 021-410-025; APN: 021-410-024

Zoning and General Plan Designation: Agricultural Preserve; Agricultural Resource

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. Mitigation measures are proposed for the following areas: Noise. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Major Modification to an existing 450,000-gallon per/yr. winery to allow the following:

A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:

- 1) recognition of 48 full-time and 22 part-time/seasonal existing employees. Currently authorized for 25 full-time employees and nine part-time/seasonal employees;
- 2) recognition of 79 parking spaces. Currently authorized for 74 spaces.

B. EXPANSION BEYOND EXISTING ENTITLEMENTS:

- 1) increase the number of full time employees from **twenty five to fifty-five** and increase the number of part-time/seasonal employees from **nine to twenty-six**;
- 2) revise the locations of on-site wine consumption to add an existing picnic area on an adjacent parcel and a ADA-accessible picnic area adjacent to the tasting room parking lot; in accordance with Business and Professions Code Sections 23390 and 23396.5;
- 3) construct an arbor at the entrance to the garden path to the new picnic area;
- 4) amend the existing Marketing Plan to combine two events for a maximum of 350 guests and increase the four/month event to a maximum 60 guests;
- 5) convert a conference room in the existing administration building into a small private tasting area; convert a portion of an existing restroom to office space in the production building; and temporarily use space within an area approved to construct a tasting room for a staff break room;
- 6) add an existing 260 ft² shed on an adjacent parcel for grounds maintenance equipment storage;
- 7) allow outdoor amplified music on the crush pad, tasting room parking area, and the parking area near a cave entrance during the five marketing events;
- 8) add an existing road for a service area of the administration building;
- 9) construct four new parking spaces for a total of 83 spaces;
- 10) construct deceleration/acceleration lane improvements to the Silverado Trail access entrance; and,
- 11) Revise Use Permit #P10-00038, COA#5 to correct the percentage of production that is subject to the 75% rule (120,000 gallons).

There are no proposed changes to the Winery's production, daily visitation, or hours of operation.

The project also includes an exception to the Road and Street Standards to avoid the removal of existing mature trees to construct the required current road width increase.

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 AM. and 4:30 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's website "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 Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from July 16, 2020 through August 4, 2020. Comments should be directed to Wytress Balcher, Planner II, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or wytress.balcher@countyofnapa.org and must be received before 4:45 p.m. on August 4, 2020.

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 time lines 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: July 13, 2020

David Morrison
Director of Planning, Building, & Environmental Services