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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A CATEGORICAL EXEMPTION

On Wednesday morning, the 2nd day of December 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.

Robert Sinskey Vineyards – Use Permit Major Modification #P19-00161-MOD

Location: 6320 St. Helena Highway North, Napa; APN: 031-230-017

Zoning and General Plan Designation: AW (Agricultural Watershed) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed & Open Space)

Request: Modification of an existing Use Permit for an existing 143,000 gallon winery, at an approximately 11.82 acre site, to allow the following changes:

A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:

- 1) Recognition of daily by-appointment tastings of 125 persons per day. Currently authorized for 132 “Public” visitors a day, allowed to occur without prior appointment. The by-appointment visitation would be an addition to the currently authorized visitation and would result in a total of 257 visitors per day;
- 2) Recognition of 36 full-time employees and six (6) part-time employees. Currently authorized for 10 full-time employees and five (5) part-time employees;
- 3) Recognition of the use of portions of the cave for visitation and marketing activities. Currently authorized for production related uses only; and
- 4) Recognition of on-premises consumption of wines in areas used for hospitality. Currently not an authorized activity.

CEQA Status: Consideration and possible adoption of Categorical Exemption 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 (CEQA). See Section 15301 (Class 1 Minor Alterations to Existing Facilities) which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15301. The project site is not included on a list of hazardous materials sites compiled pursuant to 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 4:30 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 Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Written and verbal comments regarding the project and the adequacy of the proposed Categorical Exemption are solicited. Comments should be directed to Emily Hedge, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8226 or Emily.Hedge@CountyofNapa.org and must be received before 4:45 p.m. on December 1, 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 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: November 16, 2020

David Morrison
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: Friday, November 20, 2020 - Napa Valley Register

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