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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

Notice of Intent to Approve

TO: Neighbors of Melka Winery
Subject: Winery Use Permit - Minor Modification Application Request #P20-00301
Location: 2900 Silverado Trail, Napa, CA 94558 Assessor's Parcel Numbers 021-352-041
General Plan & Zoning: Agriculture, Watershed, and Open Space (AWOS) ; AW (Agricultural Watershed)

DATE OF MAILING: June 15, 2021

The Napa County Planning Department has received a request for a Minor Use Permit Modification #P20-00301 to modify the existing Use Permit for Melka Winery. The minor modification would allow Melka Winery to reduce the total number of fulltime employees while increasing the number of daily/weekly visitors and tasting tours. No physical improvements or increased annual marketing events are proposed as a part of this application. Production levels shall also remain the same. The project is located on a 10.57 acre parcel (APN: 021-352-041) within the AW (Agricultural Watershed) zoning district and has a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS).

The Department has determined this application to be Categorically Exempt from the provisions of CEQA, the California Environmental Quality Act, pursuant to Section 15301, Class 1 (Existing Facilities).

The Zoning Administrator intends to render a decision to approve the project on June 30, 2021 pursuant to Sections 18.124.130 (C)(2) – increase in tours and tastings of the Napa County Code. The proposed project materials for this modification are available for inspection, 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. 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> If you have any questions regarding the application or the process, please contact Curtis Sawyer at (707) 299-1361 or email curtis.sawyer@countyofnapa.org.

The Zoning Administrator decision will be effective immediately on June 30, 2021 unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code.

DATED: June 15, 2021

Brian Bordona
Zoning Administrator