



A Tradition of Stewardship
A Commitment to Service

PUBLIC NOTICE

NOTICE OF ZONING ADMINISTRATOR HEARING AND INTENT TO ADOPT CATEGORICAL EXEMPTIONS

On Wednesday morning, the 30th day of June, 2021, at 9:00 a.m., in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Zoning Administrator regarding the project identified below. All interested persons are invited to attend the hearing and be heard. However, please note in accordance with new COVID-19 Guidance from the State of California as of 12/03/2020, in-person attendance at Zoning Administrator meeting is temporarily not permitted. Please see instructions the following instructions for virtual/telephonic attendance:

<https://countyofnapa.zoom.us/j/92615423689>

WHITE ROCK VINEYARDS - USE PERMIT NO. P20-00142

Location: 1112 Loma Vista Drive; APN: 039-680-004

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

CEQA STATUS: Consideration and possible adoption of Categorical Exemptions Class 1 and 3. 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 15301, Class 1 Minor Alterations to Existing Facilities and Section 15303, Class 3 New Construction or Conversion of Small Structures which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301 and §15303. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Grant a Use Permit for a small winery established under a Small Winery Use Permit Exemption approved on March 30, 1987 for an existing 20,000 gallon per year winery on a 15-acre parcel to allow the following changes:

A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:

- 1) Recognition of existing visitation of a maximum of 19 visitors per day, Monday through Sunday; maximum 133 visitors per week;
- 2) Recognition of existing visitation hours of operation; 10:00 AM to 5:00 PM seven days a week and existing production hours of operation; 7:00 AM to 6:00 PM seven days a week;
- 3) Recognition of existing four (4) full time employees;

B. EXPANSION BEYOND EXISTING ENTITLEMENTS:

- 1) Food and wine pairings are proposed with the existing visitation requested for recognition;
- 2) A marketing program with 10 events per year with a maximum of 30 guests for each event and one event per year with a maximum of 75 guests (all marketing events would be catered);
- 3) Use of the existing cave for guided tours only (Type II);
- 4) Replacement of the existing temporary structure with an approximately 575 square foot tasting room;
- 5) On-premises consumption of wines produced on site in the tasting areas (indoor and outdoor) in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5;
- 6) Use of three outdoor satellite tasting areas;
- 7) Installation of a 5,000 gallon water tank and new well; and
- 8) Upgrading the existing process wastewater treatment system to a package treatment system plant and continue use of the existing leach field to continue to process the domestic wastewater.

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 Projects Explorer at:

<https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Comments regarding this project and the adequacy of the proposed Categorical Exemptions are solicited. Comments should be directed to Jason R. Hade, Principal Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8757 or jason.hade@countyofnapa.org and must be received before 4:45 PM on June 29, 2021.

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 Zoning Administrator at, or prior to the public hearing.

DATED: June 14, 2021

DAVID MORRISON
Director of Planning, Building, & Environmental Services