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PUBLIC NOTICE

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

On Wednesday morning, the 18th day of February, 2015, at 9:00 a.m. at 2741 Napa Valley Corporate Drive, Building 2, 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.

MELKA WINERY - USE PERMIT (# P14-00208-UP) & VARIANCE (# P14-00209-VAR)

CEQA Status: Consideration and possible adoption of a Categorical Exemption. Pursuant to the California Environmental Quality Act, Section 15301 [See Class 1 ("Existing Facilities")]; Section 15303 [See Class 3 ("New Construction or Conversion of Small Structures")]; and Section 15304 [See Class 4 ("Minor Alterations to Land")], which may be found in the guidelines for the implementation of the California Environmental Quality Act and Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B. 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 Use Permit to establish a new 10,000 gallons per year winery with:

- (a) Wine production up to 10,000 gallons per year;
- (b) Daily tours and tastings for five (5) persons maximum per weekday and seven (7) persons maximum per weekend and a maximum of 30 persons per week by appointment only;
- (c) Conversion of an existing 2,309 square foot second unit to winery uses;
- (d) Construction of a new 2,675 square foot building with a 500 square foot open breezeway;
- (e) Construction of an 875 square foot covered crush pad;
- (f) On premise consumption in the hospitality building of wines produced on site in accordance with Business & Professions Code Sections 223358, 23390 and 23396.5 (also known as AB 2004 (Evans 2008) or the Picnic Bill);
- (g) Two (2) 30 person marketing events annually;
- (h) One (1) 100 person auction event annually;
- (i) Connection to an existing domestic wastewater treatment and disposal system;
- (j) A hold and haul system for process wastewater;
- (k) A 20,000 gallon water storage tank and pump house;
- (l) An improved 20 foot driveway access in accordance with Napa County Road and Street Standards;
- (m) Construction of seven parking spaces.

The proposal also includes a Variance request to encroach 435 feet into the required 600 foot setback from Silverado Trail. The 10.68 acre project site is located approximately 200 feet north of Deer Park Road and within the Agricultural Watershed (AW) Zoning District at 2900 Silverado Trail, St. Helena (APN: 021-352-041).

The proposed application, along with copies of all documents which relate to the above described project, 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.

Written and verbal comments regarding this project and the adequacy of the proposed Categorical Exemption are solicited. Written comments must be presented during the public review period, which runs from February 7, 2015 through February 17, 2015. Comments should be directed to Shaveta Sharma, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1358 or shaveta.sharma@countyofnapa.org and must be received before 4:45 p.m. on February 17, 2015.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 2741 Napa Valley Corporate Drive, Building 2, 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: February 5, 2015

David Morrison
Director of Planning, Building, & Environmental Services