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PUBLIC NOTICE

NOTICE OF ZONING ADMINISTRATOR HEARING AND INTENT TO ADOPT CATEGORICAL EXEMPTION

On Wednesday morning, the 22nd day of September, 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.

AMIZETTA FAMILY ESTATES WINERY – SMALL WINERY EXEMPTION USE PERMIT NO. P19-00132 & VARIANCE (P21-00229)

Location: 1089 Greenfield Road; APN: 025-390-010 (21.5 acres)

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

Request: Grant a Use Permit for a small winery established under a Small Winery Use Permit Exemption approved on May 18, 1984 for an existing 12,000 gallon per year winery to allow the following:

A. Components Necessary to Remedy Existing Violations:

- 1) Recognition of annual wine production of 15,677 gallons (averaged over three years);
- 2) Recognition of existing visitation of a maximum of 30 visitors per day, Monday through Sunday; maximum 210 visitors per week;
- 3) Recognition of existing visitation hours of operation; 10:00 AM to 6:00 PM seven days a week and existing production hours of operation; 7:00 AM to 5:00 PM, Monday through Saturday;
- 4) Recognition of an existing outdoor tasting area; and,
- 5) Recognition of five (5) full time employees

B. Expansion Beyond Existing Entitlements:

- 1) Increase annual wine production from 15,667 gallons to 20,000 gallons;
- 2) Construct a new hospitality building and construct additions to the existing winery building to no more than 5,000 s.f. of total floor area, including a commercial kitchen;
- 3) Increase the area of the cave to no more than 5,000 s.f.;
- 4) New outdoor work and tasting areas;
- 5) Provide 12 new parking spaces;
- 6) Food and wine pairings are proposed with the existing visitation requested for recognition;
- 7) A marketing program with eight (8) events per year with a maximum of 15 guests for each event and two (2) events per year with a maximum of 25 guests;
- 8) Use of the existing cave for guided tours only (Type II);
- 9) 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;

- 10) Installation of a 50,000 gallon water tank and new well; and,
- 11) Upgrading the existing Upgrading/replacing the existing domestic/process wastewater treatment system.

The request includes an exception to the Napa County Road & Street Standards from the commercial driveway width standard at various locations throughout the existing driveway. The request also includes a variance to allow the construction of the proposed hospitality building to be setback approximately 200-feet from the centerline of the existing shared access road on-site where 300-feet is required.

CEQA Status: Consideration and possible adoption of Categorical Exemption. 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 pursuant to Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B, under Class 3: New Construction or Conversion of Small Structures, #10 Construction and operation of small wineries. This project is not on any lists of hazardous waste sites enumerated under 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 4:45 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 Sean Trippi, Principal Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1353 or sean.trippi@countyofnapa.org and must be received before 4:45 PM on September 21, 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: September 10, 2021

DAVID MORRISON
Director of Planning, Building, & Environmental Services