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PUBLIC NOTICE

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

On Wednesday morning, the 3rd day of November, 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 Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

TAMBER BEY WINERY - USE PERMIT NO. P19-0063

Location: 1251 Tubbs Lane; APN: 017-160-010 (22.41 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 of a Use Permit Major Modification to an existing 60,000 gallon per year winery to allow the following: **A. Components Necessary to Remedy Existing Violation:** (1) Recognition of annual wine production of 80,000 gallons. **B. Expansion Beyond Existing Entitlement:** (1) Increase tours and tastings by appointment only from the existing 20 visitors per day, seven days a week to allow 45 visitors on 43 Saturdays per year; **C. Other Changes to Existing Entitlement:** (1) A reduction of the existing Marketing Program from 25 events per year to 16 events per year. The existing Marketing Program includes one (1) event per month with a maximum of 30 guests, one (1) event per month with a maximum of 75 guests, and one (1) event per year with a maximum of 100 guests. The proposed marketing Program would include two (2) events per year with a maximum of 30 guests, one (1) event per month with a maximum of 75 guests, and two (2) events per year with a maximum of 100 guests.

CEQA Status: Consideration and possible adoption of a 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. Also see Napa County's Local Procedures for Implementing the CEQA, Appendix B, Class 1 Existing Facilities, Section (1) (d). 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 4:45 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 November 2, 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 Planning Commission at, or prior to the public hearing.

DATED: October 20, 2021

DAVID MORRISON
Director of Planning, Building, & Environmental Services