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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 21st day of December, 2016, at 9:00 a.m. at 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.

ETUDE WINERY - USE PERMIT MAJOR MODIFICATION # P15-00355

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the area of transportation/traffic. 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 Major Modification to an existing 150,000 gallon per year winery to allow the following: (A) Increase annual production capacity from 150,000 gallons to 300,000 gallons per year; (B) Relocation of part of the existing barrel storage use to the first floor of the existing still house building; (C) Replacement of the lawn area between the Still House building and hospitality building with decomposed granite for use as additional 10,000 square foot outdoor seating area with new stairs from the existing outdoor patio to this area; (D) Upgrading of the existing wastewater system and associated infrastructure consistent with County code; (E) Installation of a left-turn lane on Cuttings Wharf Road at the project access driveway; (F) Increase daily tours and tastings from 200 persons per day (no appointment required) to 350 persons per day (150 visitors by appointment) with catered food and wine pairings, 2,450 visitors maximum per week; (G) A modified marketing program to permit four (4) private promotions and dinners per year with a maximum of 40 guests (catered); (H) On-premises consumption of wines produced on site in the tasting room, outdoor patio, and outdoor seating area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004-Evans Bill); and (I) Increase full time on-site employees from 19 to 22 employees. No change in the facility's existing hours of operation is proposed. The project is located on a 29.81 acre parcel within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off Cuttings Wharf Road; 1250 Cuttings Wharf Road, Napa, CA 94559; APN: 047-230-033.

The proposed Mitigated Negative Declaration is available for inspection, 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 the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from November 30, 2016 through December 20, 2016. Comments should be directed to Jason R. Hade, AICP, Planner III, 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 p.m. on December 20, 2016.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, 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: November 29, 2016

David Morrison
Director of Planning, Building, & Environmental Services