



A Tradition of Stewardship  
A Commitment to Service

## PUBLIC NOTICE

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

On Wednesday morning, the 2nd day of October 2019, 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.

#### **ELLMAN FAMILY WINERY – USE PERMIT #P18-00249-UP**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. 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 for a new 30,000 gallon per year winery to allow the following: (a) construction of a 6,104 sq. ft. one-story winery building, including 4,366 sq. ft. of production floor area and 1,748 sq. ft. of accessory floor area (1,205 sq. ft. tasting room), with a 1,115 sq. ft. outdoor covered work area, and a 552 sq. ft. covered terrace outside the tasting room; (b) installation of two water storage tanks totaling 100,000 gallons for fire suppression, and two water storage tanks totaling 21,000 gallons for domestic and irrigation; (c) on-site parking for 8 vehicles; (d) ten or fewer full and part-time employees; (e) hours of operation seven days a week: production 6:00 AM to 6:00 PM (non-harvest) and visitation 10:00 AM to 6:00 PM; (f) tours and tastings by appointment only (wine and food pairings) for a maximum of 15 visitors per day, 70 maximum per week; (g) establishing a marketing program, which may include catered events, to host two events per month for up to 10 guests at each event; one event per year with up to 100 guests at each event; one event per year with up to 125 guests at each event; and, one event per year with up to 200 guests at each event (665 guests per year); (h) on-premise consumption of wines produced on site in the tasting room and outdoor covered terrace in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (i) installation of a left turn lane on Silverado Trail; (j) on-site domestic and process wastewater treatment systems; and, (k) driveway improvements, entry gate, signage, and landscape improvements.

The project is located on an approximately 13.52 acre site within the AW (Agricultural Watershed) zoning district on the east side Silverado Trail, south of its intersection with Soda Canyon Road. APN: 039-610-001. 3286 Silverado Trail, Napa.

The proposed 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 Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from September 12, 2019 through October 1, 2019. 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 p.m. on October 1, 2019.

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: September 10, 2019

David Morrison  
Director of Planning, Building, & Environmental Services