



A Tradition of Stewardship
A Commitment to Service

PUBLIC NOTICE

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

On Wednesday morning, the 15th day of September 2021, 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.

Ehlers Estate Winery – Use Permit Major Modification #P19-00146

Location: 3200 Ehlers Lane; APN: 022-100-029

Zoning and General Plan Designation: AP (Agricultural Preserve) zoning district and Agricultural Resources (AR) General Plan land use designation

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 following area: Transportation. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

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 AM. and 4:30 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's Current Projects Explorer at:

[Current Projects Explorer | Napa County, CA \(countyofnapa.org\)](https://www.countyofnapa.org/Current-Projects-Explorer)

Request: Modification of an existing Use Permit for an existing 25,000 gallon winery at an approximately 13.83 acre site to allow the following changes:

A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:

- 1) Recognition of an existing annual production capacity of 29,000 gallons. Currently authorized for an annual production capacity of 25,000 gallons;
- 2) Recognition of daily tastings of 90 persons per day, 630 visitors maximum per week by appointment. Currently authorized for 11 visitors maximum per week;
- 3) Recognition of an existing marketing program of: a) one event per year with up to 300 guests; b) two events per year with up to 100 guests; c) one event per year with up to 70 guests; and d) 10 events per year with up to 20 guests. (770 total guests for existing marketing program). Currently authorized for three events per year with up to 75 guests and eight events per year with up to 35 guests (505 total guests for approved marketing program); and
- 4) Recognition of 12 full-time employees and two part-time employees. Currently authorized for eight full-time employees.

B. EXPANSION BEYOND EXISTING ENTITLEMENTS:

- 1) Increase in maximum annual permitted wine production from 29,000 to 35,000 gallons (existing conditions to be recognized via the County's Code Compliance program) ;

- 2) Increase existing daily tastings from 90 persons per day, 630 visitors maximum per week (existing conditions to be recognized via the County's Code Compliance program) to 100 persons per day, 700 visitors maximum per week. All visitation would be by appointment only;
- 3) Modification of an existing Marketing Program to increase events from 14 events per year (770 guests) (existing conditions to be recognized via the County's Code Compliance program) to 14 events per year (800 guests) as follows:
 - a. One annual event for up to 300 guests;
 - b. Three annual events for up to 100 guests; and
 - c. 10 annual events for up to 20 guests.
- 4) On-premises consumption of wines produced on site in the olive grove adjacent to the winery building in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5;
- 5) Change the winery's tasting room hours of operation from 9:30 AM to 3:30 PM to 9:30 AM to 5:00 PM (Seven days a week);
- 6) Relocate the existing parking area and construct a new parking area with 22 parking spaces which would require the removal of approximately 0.3 acres of existing vineyards;
- 7) Increase the number of employees from 12 full-time employees and two part-time employees (existing conditions to be recognized via the County's Code Compliance program) to 14 full-time employees, four part-time employees and two harvest season employees;
- 8) Re-configure the existing on-site circulation pattern;
- 9) Installation of a 100,000 gallon water irrigation storage tank;
- 10) Upgrade the existing wastewater system consistent with County and Regional Water Quality Control Board standards; and
- 11) Creation of a right-turn pocket via striping on the Ehlers Lane approach to State Highway 29.

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 August 13, 2021 through September 14, 2021. Comments should be directed to Jason R. Hade, Principal Planner, 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 September 14, 2021.

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 timelines 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: August 9, 2021

David Morrison
Director of Planning, Building, & Environmental Services