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PUBLIC NOTICE

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

On Wednesday morning, the 16th day of September, 2015, at 9:00 a.m., in Room 305 of the County Administration Building located at 1195 Third Street, 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.

MATERRA, CUNAT PREMIUM VINEYARDS – MAJOR MODIFICATION P15-00071-MOD

CEQA Status: Consideration and possible adoption of a Subsequent Negative Declaration. According to the proposed Subsequent 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 Major Modification (P15-00071 – MOD) to:

- A. Increase in the winery's permitted annual production from 50,000 gallons of wine to 85,000 gallons of wine; and
- B. Modify the existing septic system on-site to include a new, 2,000-gallon, below-ground septic tank alongside the 5,000-gallons of underground tank storage area behind (east of) the new winery production building, in order to accommodate the additional process waste water from the proposed increase in production.

The winery buildings and outdoor processing areas on-site would not and do not need to be expanded for sake of the production increase, and the project proponent is not requesting any increases be made to the winery's approved parking, employment, or visitation and marketing programs.

The 50-acre parcel on which the winery sits is located on the east side of Big Ranch Road near Oak Knoll Avenue, north of the City of Napa. The parcel is zoned AP (Agricultural Preserve) District; Assessor's Parcel No. 036-160-003.

The proposed Subsequent Negative Declaration is available for inspection, along with copies of all documents that relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m., Monday through Friday (excluding holidays), 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 Subsequent Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from August 27, 2015, through September 15, 2015. Comments should be directed to Dana Ayers, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; by fax to (707) 299-4320; or by email to Dana.Ayers@countyofnapa.org. Comments submitted in writing during the public review period must be received prior to 4:45 p.m. on Tuesday, September 15, 2015.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, County Administration Building, 1195 Third Street, Suite 310, 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: August 26, 2015

DAVID MORRISON
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU.

PUBLISH: August 26, 2015 - Napa Valley Register

**BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, Ca. 94559
Invoice: CDP05600**