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PUBLIC NOTICE

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

On Wednesday morning, the 18th day of July 2018, 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.

Benessere Vineyard Winery Use Permit Major Modification # P16-00432-MOD

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 major modification of an existing winery use permit to: 1) increase production capacity from 40,000 gallons to 44,000 gallons; 2) increase the number of employees; 3) add daily visitation with tours and tastings by appointment only; 4) establish a formal annual marketing program; 5) add two outdoor tasting areas; and, 6) add on-premises consumption of wines in accordance with Business and Professions Code Sections 23358, 23390 and 23396. A Use Permit Exception to the Conservation Regulations and an Exception to the Napa County Road and Street Standards has also been requested to allow required improvements within the Napa River stream setback and to reduce the required improvements to the existing access driveway.

The project is located on an approximately 42.61-acre site within the AP (Agricultural Preserve) zoning district at the terminus of Big Tree Road, ± 1600 feet east of its intersection with State Highway 29; 1010 Big Tree Road; APN: 022-032-011.

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 June 27, 2018, through July 17, 2018. Comments should be directed to Wyntress Balcher, Planner II, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or Wyntress.balcher@countyofnapa.org and must be received before 4:45 p.m. on July 17, 2018.

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: June 25, 2018

David Morrison
Director of Planning, Building, & Environmental Services