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## PUBLIC NOTICE

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

On Wednesday morning, the 17<sup>th</sup> day of January 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.

#### **CUVAISON WINERY – MAJOR MODIFICATION USE PERMIT # P16-00146-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 Use Permit Major Modification to permit the expansion of an existing 340,000 gallon winery to allow the construction of a 2,860 square foot office within the existing barrel building. An increase in the maximum number of guests for daily tours and tasting and the establishment of a marketing program is also requested. No new buildings or other external changes to the winery's physical facility are proposed, nor any increase in production.

The project also included a request for an exception to the Napa County Road and Street Standards (RSS). The request proposed an exception to allow the Cuvaision Winery Use Permit Modification to be approved without the requirement that a left turn lane be installed at the intersection of the property driveway and Duhig Road.

The project is located on an approximately 392 acre site within the AW (Agricultural Watershed) zoning district on the east side of Duhig Road approximately 735 feet south of its intersection with State Route 12-121; 1221 Duhig Road, Napa, CA; APN: 047-120-005; and 006.

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 December 15, 2017 through January 16, 2018. 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](mailto:jason.hade@countyofnapa.org) and must be received before 4:45 p.m. on January 16, 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: December 14, 2017

David Morrison

Director of Planning, Building, & Environmental Services