

2019-121

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES
1195 THIRD STREET; SUITE 210, NAPA CA, 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research Napa County Clerk
P.O. Box 3044 900 Coombs St
Sacramento, CA 95812-3044 Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services

CONTACT PERSON: Jason R. Hade, Planner III PHONE: (707) 259-8757

STATE CLEARING HOUSE NUMBER: 2019099034

PROJECT TITLE: Hard Six Cellars Use Permit No. P16-00333 & Use Permit Exception to Conservation Regulations P19-00315

PROJECT LOCATION: The project is located on an approximately 53.04 acre parcel within the AW: Agricultural Watershed zoning district at 1755 South Fork of Diamond Mountain Road, Calistoga, CA; APN: 020-100-014.

PROJECT LOCATION - CITY (NEAREST): Calistoga

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Use Permit for a new 20,000 gallon winery with a 3,969 square foot two-story winery building, 7,135 square foot cave, 5,486 square foot uncovered work area, and 1,185 square foot outdoor hospitality area. Visitation by appointment and a marketing program are proposed. An exception to the Napa County Road and Street Standards is requested to allow for a reduction in commercial driveway width, a non-standard driveway connection to the nearest public road, and for a portion of road with slopes exceeding 18 percent but less than 20 percent without transition zones. A Use Permit Exception to the Conservation Regulations application (P19-00315) is also requested to allow re-grading of the existing access driveway to the South Fork of Diamond Mountain Road to encroach into the required 55-foot stream setback by approximately 30 to 35 square feet for the unnamed creek. This section of the access driveway lies within a 40-foot wide access easement across a portion of APN 020-300-071.

COUNTY PERMIT (S): Use Permit P16-00333 and Use Permit Exception to Conservation Regulations P19-00315

APPLICANT NAME: Donna Oldford, Plans4Wine
ADDRESS: 2620 Pinot Way, St. Helena, CA 94574

PHONE: (707) 963-5832

This is to advise that the Napa County Planning, Building, & Environmental Services Department as Lead Agency Responsible Agency has approved the above-described project on October 16, 2019 and made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE: Jason R. Hade J. Hade for: DATE: October 21, 2019 TITLE: Director David Morrison

Governor's Office of Planning & Research

OCT 21 2019

STATE CLEARINGHOUSE

ENDORSED

OCT 21 2019

JOHN TUTEUR
Napa County Recorder - County Clerk
By [Signature]
DEPUTY RECORDER - CLERK