

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPT.
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
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St.
Napa, CA 94559

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

CONTACT PERSON: Trevor Hawkes, Planner III PHONE: 707-253-4388

STATE CLEARING HOUSE NUMBER: 2020100530

PROJECT TITLE: Kenzo Estate Winery Use Permit Major Modification

PROJECT LOCATION: The project is located on a 36.13 acre parcel, within the AW (Agricultural Watershed) zoning district on the west side of a private road approximately 3,500 feet south of its intersection with State Route 121/Monticello Road; 3200 Monticello Road, Napa, CA 94558; APN: 033-110-075.

PROJECT LOCATION - CITY (NEAREST): Napa

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Use Permit Major Modification to an existing 102,000 gallon per year winery to allow the following: (1) Increase in maximum annual permitted wine production from 102,000 to 150,000 gallons; (2) Expand the existing 22,470 square foot cave (Type two (2)) to a 68,415 square foot (Type three (3)) cave; (3) Excavation of two (2) new cave portals; (4) Paving an unpaved road for portal access; (5) Deposit of approximately 20,300 cubic yards of cave spoils at a spoils stockpile on land owned by the applicant, 0.9 miles southeast of the project site; (6) Utilize 720 square feet of the cave expansion as a tasting room; (7) Construct 3,350 square feet of a covered crush pad; (8) Construct 820 square feet of an uncovered mechanical yard; and (9) Expand the existing wastewater treatment and disposal systems to handle the increase in winery process wastewater. The project also includes a request for an exception to the Napa County Road and Street Standards (RSS) and the requirement to widen a 500-foot section to 22 feet on Wild Horse Valley Road from Monticello Road to the winery.

COUNTY PERMIT (S): P19-00396-MOD

APPLICANT NAME: Kenzo Estate, Inc
ADDRESS: 3200 Monticello Road, Napa, CA 94558
REPRESENTATIVE: Josh Devore; Dickenson, Peatman & Fogarty.
ADDRESS: 1455 1st Street, Suite 301, Napa, CA 94559

PHONE: 707-252-7122

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on December 2, 2020, 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 Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE:  DATE: December 8, 2020 TITLE: Planner III

Name: Trevor Hawkes