

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: Charlene Gallina, Supervising Planner **PHONE:** 707. 299-1355; charlene.gallina@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2021120426

PROJECT TITLE: Far Niente Winery Major Modification P19-00129-MOD

PROJECT LOCATION: The project site is 46.95 acres and located at 1350 Acacia Dr., Oakville. SFAP - APN: 027-280-018 (13.65 acres - Winery) and APN 027-480-034 (33.30 acres – Access, Vineyard, Winery Process Wastewater & Irrigation Pond and a Solar PV System).

PROJECT LOCATION – CITY (NEAREST): Oakville

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: A major modification request for an existing 175,000 gallons per year winery to increase wine production, employees, visitation and marketing events and parking spaces. Construction activities associated with the proposed project consists of the following: retrofitting an existing cave for hospitality activities, establishment of two outdoor tasting and event areas, change of uses within the existing Historic Stone Winery, a 14,116 sf addition to the existing Carriage House, an expansion to the parking area, and installation of other winery-related improvements. On-site and off-site access improvements include the realignment of the onsite driveway and construction of a new driveway to allow for one-way circulation through the site to minimize disturbance to existing vegetation. Off-site improvements include construction of a left-hand turn lane for access from Acacia Drive to the project site. On-site improvements include paving and widening of the driveway, expansion to the employee parking area and installation of a rail span over an interior existing bridge that crosses an on-site seasonal stream channel.

COUNTY PERMIT (S): Use Permit Major Modification P19-00129-MOD

APPLICANT NAME: Greg Allen, FN Land, LLC.

ADDRESS: P.O. Box 327, Napa, CA 94562

PHONE: (707) 944-2861

REPRESENTATIVE: Donna Oldford, Plans4Wine

ADDRESS: 2620 Pinot Way, St. Helena, CA 94574

PHONE: (707) 963-5832

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on January 19, 2022 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 dated December 15, 2021 is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE: Charlene Gallina DATE: 01/20/22
Charlene Gallina

TITLE: Supervising Planner

Date received for filing and posting at OPR: 1/21/2022