

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: Emily Hedge, Planner III PHONE, EMAIL: 707-259-8226, emily.hedge@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2022060695

PROJECT TITLE: Jericho Vineyards Winery Major Modification, Use Permit Exception to the Conservation Regulations, and Exception to the Road and Street Standards

PROJECT LOCATION: 3320 Old Lawley Toll Rd, Calistoga, CA 94515; APN: 017-060-045

PROJECT LOCATION – CITY (NEAREST): Calistoga

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: This project is to modify an existing winery Use Permit to recognize the existing days and hours of operation, number of employees, visitation levels, expansion of the approved cave, and use of a portion of the residential garage for winery use, which were not permitted in the previously approved Use Permit or modifications. In addition, the application also seeks to expand its entitlements to modify the hours of operation, further increase the number of employees and visitation levels, modify the marketing plan, further expand the cave, increase production, convert the existing agricultural barn to a hospitality building, install additional parking spaces, use an existing outdoor area for hospitality and on-premises consumption, and make improvements to existing utilities including the water system, wastewater system, and driveway. The project includes an Exception to the Conservation Regulations due to the winery's location adjacent to Jericho Creek. The Exception would permit new physical improvements associated with the project expansion, including improvements to the existing driveway and construction of a bioretention area. The project includes an exception to the Road and Street Standards for reduced widening on portions of the existing driveway in order to reduce work in the stream setback.

COUNTY PERMIT(S): Use Permit Major Modification #P19-00128; Use Permit Exception to the Conservation Regulations #P21-00351; Exception to the Road and Street Standards

APPLICANT NAME: Dale and Marla Blecher

APPLICANT ADDRESS: 3320 Old Lawley Toll Rd, Calistoga, CA 94515

APPLICANT PHONE: (707) 942-9665

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on July 20, 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 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: _____

Emily Hedge

Emily Hedge, Planner III

DATE: July 21, 2022

Date received for filing and posting at OPR:

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