

# NOTICE OF DETERMINATION

2022-145

# ENDORSED

DEC 14 2022

JOHN TUTEUR  
Napa County Recorder-County Clerk  
By: John Tuteur  
DEPUTY RECORDER - CLERK

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      PHONE, EMAIL: 707-259-8226, [emily.hedge@countyofnapa.org](mailto:emily.hedge@countyofnapa.org)

STATE CLEARING HOUSE NUMBER: 2022110056

PROJECT TITLE: Bella Union Winery Major Modification

PROJECT LOCATION: 1695 State Highway 29, Napa. APN: 027-470-007

PROJECT LOCATION – CITY (NEAREST): St. Helena      PROJECT LOCATION - COUNTY: Napa

**PROJECT DESCRIPTION:** Approval of a Major Modification to increase production, number of employees, and number of visitors. The project would modify the existing marketing plan, allow food and wine pairings with tastings, and permit on-premises consumption in additional areas on site. Physical changes on site include construction of an approximately 15,700 s.f. barrel storage and 2,000 s.f. office building, along with a 1,200 s.f. addition to the existing winery building, additional parking spaces, and associated site improvements. Improvements to the existing water and wastewater systems would be required, in addition to designation of an exclusive right turn lane exiting the driveway.

COUNTY PERMIT (S): Use Permit Modification #P19-00139

APPLICANT NAME: Dana Sexton Vivier, CFO Far Niente Wine Estates LLC

ADDRESS: 1350 Acacia Drive, Oakville, CA 95462      PHONE: (707) 944-2861

This is to advise that the Napa County Planning Commission as  Lead Agency  Responsible Agency approved the above-described project on December 7, 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: December 8, 2022

Date received for filing and posting at OPR:



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:  
 28 — 12/14/2022 — 145  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2022110056

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY Napa County Planning, Building, & Environmental Services Dept	LEAD AGENCY EMAIL	DATE 12/14/2022
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2022-145	

PROJECT TITLE

**Bella Union Winery Major Modification**

PROJECT APPLICANT NAME Far Niente Wine Estates LLC: Dana Sexton Vivier	PROJECT APPLICANT EMAIL	PHONE NUMBER (707)944-2861
PROJECT APPLICANT ADDRESS 1350 Acacia Drive	CITY Oakville	STATE CA
		ZIP CODE 94562

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- |                                                                                                             |            |    |          |
|-------------------------------------------------------------------------------------------------------------|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)                                                  | \$3,539.25 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                | \$2,548.00 | \$ | 2,548.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,203.25 | \$ | 0.00     |
| <br>                                                                                                        |            |    |          |
| <input type="checkbox"/> Exempt from fee                                                                    |            |    |          |
| <input type="checkbox"/> Notice of Exemption (attach)                                                       |            |    |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                              |            |    |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |          |
| <hr/>                                                                                                       |            |    |          |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00     |
| <input checked="" type="checkbox"/> County documentary handling fee                                         |            | \$ | 50.00    |
| <input checked="" type="checkbox"/> Other Journal 2023-06-699 & 2023-6-596                                  |            | \$ |          |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 2,598.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk L. Spence Deputy County Clerk
----------------	--------------------------------------------------------------------------------------------



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

**Filing Notice of Exemption (NOE)** *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

**Within 30 days after the end of each month in which the environmental filing fees are collected**, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090