

2023-097

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)

ENDORSED

JUN 28 2023

JOHN TUTEUR
Napa County Recorder-County Clerk
By: J. RODRIGUEZ
DEPUTY RECORDER - CLERK

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: 2023040314

PROJECT TITLE: Ladera Vineyards Winery Use Permit Minor Modification

PROJECT LOCATION: 3942 SILVERADO TRAIL, CALISTOGA, CA 94515, Napa. APN: 021-030-047

PROJECT LOCATION - CITY (NEAREST): Calistoga PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Minor Modification to increase weekly visitation, number of employees, and add two annual marketing events to an existing winery. The project would allow food and wine pairings with tastings and marketing events and permit on-premises consumption on the outdoor patios. Physical changes on site include expanding the tasting room storage building to a total of approximately 1,200 s.f., construction of an 8,800 s.f. cave, improvements to the existing driveway, and a modified parking lot. Improvements to the existing water and wastewater systems would be required, along with installation of a left turn lane on Silverado Trail in front of the project driveway. The project includes a review of the proposed cave wall and portals under the Viewshed Protection Program (Chapter 18.106 of the Napa County Code) to review the visibility of the new construction from County designated Viewshed roads.

COUNTY PERMIT (S): Minor Modification #P21-00294 and Administrative Viewshed #P22-00109

APPLICANT NAME: Chris Artley

ADDRESS: 3942 SILVERADO TRAIL, CALISTOGA, CA 94515 PHONE: (480) 609-9225

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on June 7, 2023 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 and Mitigation Monitoring and Reporting plan are 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 DATE: June 16, 2023
Emily Hedge, Planner III

Date received for filing and posting at OPR:
Notice of Determination



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
 28 — 06/28/2023 — 097
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2023040314

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY NC Planning Building & Environmental Services Dept	LEAD AGENCY EMAIL	DATE 06/28/2023
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2023-097	

PROJECT TITLE

Ladera Vineyards Winery Use Permit Minor Modification

PROJECT APPLICANT NAME Chris Artley	PROJECT APPLICANT EMAIL	PHONE NUMBER (480)609-9225
PROJECT APPLICANT ADDRESS 3942 Silverado Trail	CITY Calistoga	STATE CA
		ZIP CODE 94515

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) | \$3,839.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 2,764.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <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 | | \$ | 0.00 |
| <input type="checkbox"/> Other Journal ID 2023-12-1883 and 2023-12-1817 | | \$ | 50.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 2,814.00

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