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Planning, Building & Environmental Services

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**NAPA COUNTY PLANNING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND GRANT ZONING
ADMINISTRATOR APPROVAL**

NOTICE IS HEREBY GIVEN THAT THE DEPARTMENT OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES OF THE COUNTY OF NAPA is considering adoption of a Negative Declaration for the project identified below:

**ROBERT MONDAVI WINERY USE PERMIT MINOR MODIFICATION P22-00106-MM
7801 State Highway 29: APN 027-280-067-000 & 027-280-066-000**

PROJECT REQUEST: The Napa County Planning Division has received a request for a Minor Modification P22-00106-MM to modify the existing 3.0 million-gallon per year Mondavi Winery previously approved under Use Permit #U-68283 and subsequent use permit modifications to allow the following:

1. Increase floor area from 192,948,629 sf to 225,144 (an increase of 32,196 sf), including a new ~1,000 sf visitor center, and a new ~9,300 sf Pavilion;
2. Construct a new ~35,000 sf canopy with 3,305 sf of enclosed areas for administrative uses, such as lockers, restroom, and meeting room (the new enclosed floor area is included in the increased floor area above);
3. Demolish the existing 10,907 sf south wing and replace with a reconfigured an approximately ~16,660 sf south wing building (the additional floor area is included in the increased floor area above under bullet a.);
4. Construct three (3) covered tasting terraces, one of the tasting terraces includes a 543-sf tasting building with a prep kitchen for cleaning of glasses and food pairings;
5. Decrease parking from 362 to 316, along with the relocation and reconfiguration of the employee and visitor parking area;
6. Modify the wastewater treatment ponds to accommodate construction of the new Pavilion;
7. Potential installation of new package treatment system, should the proposed outdoor pavilion impact the existing process wastewater pond treatment capacity;
8. New low water landscaping and hardscape improvements; including a new pollinator garden to provide plantings which will provide food resources for various pollinator species;
9. Removal of 5.4 acres of existing vineyards. Southern portion of the existing visitor parking lot will become vineyards (approximately 2.0 acres), resulting in an overall net loss of approximately 3.5 acres of grapevines;
10. Updates to the two (2) existing commercial kitchens (updates only, no expansion);
11. Designation of new AB2004, onsite consumption areas;
12. A Lot Line Adjustment to combine APNS -066 and -067, and

13. Approval to grant an exception to the Napa County Road and Streets Standards (RSS), as detailed in the request prepared by Summit Engineering, Inc., dated October, 2022 (revised), to allow reductions from the commercial driveway width standard in localized areas, as specified in the request.

The application does not request any change to the previously approved annual wine production capacity, employees, hours of operation, tours and tasting and marketing events.

The winery is located on an approximately 93.76-acre (027-280-067) with the water treatment ponds and some additional vineyards occurring on APN 027-280-066 and consisting of a 32.75-acre parcel. Both parcels are within the Agricultural Preserve (AP) zoning district and have a General Plan land use designation of Agriculture, Watershed & Open Space (AWOS).

CEQA STATUS: A Negative Declaration has been drafted and, along with this Notice of Intent, is being circulated for comments starting on May 22, 2023 with the review period closing on June 21, 2023. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

MINOR MODIFICATION:

The Zoning Administrator intends to render a decision to approve the project upon issuance of a Notice of Decision after June 18, 2023, pursuant Sections 18.124.130 C (5) and (7) of the Napa County Code. Pursuant to Chapter 18.124.130 C, modifications to winery use permits are considered minor modifications under this subsection if the change in operations consists of any of the following:

5. Any change in aggregate building footprint (including caves) by a maximum of ten thousand (10,000) square feet or twenty-five percent of the total footprint, whichever is greater, where there is no cumulative increase in paved or impervious ground surface area beyond twenty-five percent of the subject parcel or fifteen acres, whichever is less.

Discussion: The proposed project is to modify use permits 98071-MOD and 98186-MOD to reconstruct portions of existing production and hospitality buildings for improvements in winemaking and visitor experiences. The project proposed to increase the existing floor area from 192,948 sf to approximately 225,144 square feet, which is roughly 32,196 square feet or 14.3% increase. This increase is below the 25% threshold established under 18.124.130(C)(6). The ratio of accessory to production area will remain generally unchanged and below 40% (increasing from 37% to 38%). Given this, staff has determined that the proposed aggregate building footprint changes to the winery are within the scope of these provisions.

The request does not include any changes to employees, tours and tastings, wine production, marketing program, or the installation of a commercial kitchen. As such, subsections 1 through 4, and subsection 6 do not apply to this request.

7. Any additions, modifications, or changes that qualify for an administrative permit under section 18.126.065, when in connection with any other minor modifications identified above.
- Q. Designation of the location of on-site wine consumption, consistent with Section 23358 of the Business and Professions Code, within the existing winery development area, provided

the location is not within five hundred feet from the nearest off-site residence and there is no increase in visitation or marketing.

Discussion: The project proposes to include on-site consumption of wines produced at the winery that will occur within the winery tasting rooms and/or within the designated outdoor tasting areas noted on the plan associated with this Use Permit Modification. All off-site residences are located more than 900 feet from the rehabilitated indoor and outdoor hospitality areas. Staff has determined that noise and light source impacts generated will be less than significant and therefore, recommend authorization of this activity to occur at the winery.

- R. Change in the number of parking spaces or the alignment of internal roads and driveways, provided there is no cumulative increase in paved or impervious ground surface area beyond twenty-five percent of the subject parcel or fifteen acres, whichever is less.

Discussion: Access to the winery from Highway 29 will be maintained as originally authorized by the County through use of a one-way loop access drive. The project proposes to redesign the existing main entry parking area and installation of a new access road to the tasting pavilion proposed to be located at the western end of the currently neighboring parcel (-066), which will be merged with the existing main winery parcel (-067) if this project is approved. The west (employee) parking lot will also be redesigned with a capacity of 179 parking spaces, including six (6) standard ADA spaces, two (2) van accessible spaces, five (5) electrical vehicle spaces, and six (6) bus parking spaces. The visitor parking area will be demolished and rebuilt with a capacity of 138 parking spaces, including six (6) standard accessible spaces, two (2) van accessible spaces, and seven (7) electric vehicle spaces. Resulting in an overall decrease in parking, going from 362 to 316. In addition, proposed road improvements consist of installation of a new internal driveway to access parking and the winery' hospitality area which are less than 25% of the subject parcel. A condition of approval has been required by Engineering Services that this new section shall comply with the County' Roads and Street Standards and that all roadway improvements shall be installed prior to the issuance of permanent or temporary certificate of occupancy for the new winery facilities. A Road and Streets Standards (RSS) Exception Request is also being processed for the parcel and per the Engineering RSS Memo approval of the exception is recommended.

Written comments regarding this project and the adequacy of the proposed Negative Declaration are solicited. Application materials, including the CEQA determination and the draft Conditions of Approval are available for inspection between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California. Scheduling appointments to review documents is encouraged. Such materials are also available on the Department's website "Current Projects Explorer" at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>. Comments should be directed to: Dana Morrison, Planner III at (707) 253-4437; dana.morrison@countyofnapa.org and must be received before 4:45 p.m. on June 21, 2023.

BRIAN BORDONA
Zoning Administrator