

NOTICE OF DETERMINATION

2023-02

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES
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 Napa County Clerk
P.O. Box 3044 900 Coombs St
Sacramento, CA 95812-3044 Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services

CONTACT PERSON: Dana Morrison, Supervising Planner PHONE: (707) 253-4437

STATE CLEARING HOUSE NUMBER: 2023050532

PROJECT TITLE: Robert Mondavi Winery Use Permit Minor Modification #P22-00106-MM

PROJECT LOCATION: The winery is located at 7801 State Highway 29 approximately 12.3 miles north of City of Napa. The winery is located on an approximately 93.76-acre (027-280-067) parcel 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).

PROJECT LOCATION – CITY (NEAREST): Yountville

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The approved application provides authorization for the following activities: 1) Increase floor area from 192,948 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) Construction of a new ~35,000 sf canopy with ~3,305 sf of enclosed areas for administrative uses, such as lockers, restroom, and meeting room; 3) Demolish the existing 10,907 sf south wing and replace with a reconfigured an approximately ~16,660 sf south wing building; 4) Construction of 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 in parking from 362 to 316, along with the relocation and reconfiguration of the employee and visitor parking area; 6) Modification of the wastewater treatment ponds to accommodate construction of the new Mayacamas Pavilion; 7) Installation of a new package treatment system, should the proposed outdoor pavilion impact the existing process wastewater pond treatment capacity; 8) New water efficient landscaping and hardscape improvements; 9) Updates to the two (2) existing commercial kitchens (updates only, no expansion); 10) Designation of new AB2004, onsite consumption areas; 11) A Lot Line Adjustment to reconfigure APNS -066 and -067 so that all winery structures are located on a single parcel; and, 12) 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 plans set 5.12.2023), to allow reductions from the commercial driveway width standard in localized on-site areas, as specified in the request.

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P22-00106-MM

APPLICANT NAME: Robert Mondavi Winery C/O Owen Davidson
ADDRESS: 7801 St. Helena Highway, Oakville, Ca 94562

PHONE: (707) 287-8103

REPRESENTATIVE: Summit Engineering C/O Demae Rubins
ADDRESS 575 W College Ave, Suite 201, Santa Rosa, Ca 95401

PHONE: (707) 527-0775

This is to advise that the Napa County Conservation, Development and Planning Department as Lead Agency Responsible Agency has approved the above-described project on July 12, 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.

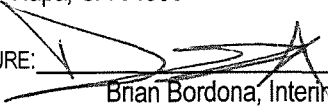
ENDORSED

JUL 12 2023

JOHN TUTEUR
Napa County Recorder - County Clerk
By Juan Serna
DEPUTY RECORDER - CLERK

This is to certify that the Negative Declaration is available to the General Public at:

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE:  D. Morrison for: DATE: July 12, 2023 TITLE: Supervising Planner
~~Brian Bordona, Interim Director~~