

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: Matt Ringel, Planner III PHONE, EMAIL: 707-299-1351, matthew.ringel@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2023110065

PROJECT TITLE: Vida Valiente Winery Use Permit

PROJECT LOCATION: 407 Crystal Springs Road, St. Helena, CA 94574. APNs: 021-410-013-000 and 021-372-001-000

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Use Permit to allow a new winery with an annual production capacity of 30,000 gallons per year with the following characteristics: 1) Construction of a new 17,722 sq. ft. winery facility containing 10,762 sq. ft. of production space and 6,960 sq. ft. for accessory uses; 2) Construction of a new 13,675 sq. ft. wine cave containing 9,113 sq. ft. of production space and 1,335 sq. ft. for accessory uses; 3) Removal of 0.8 acres of woodland canopy, and the planting/preservation of 2.4 acres of woodland canopy on the project parcel and neighboring parcel under common ownership; 4) Removal of approximately 0.15 acres of vineyard for access improvements; 5) Excavation of approximately 19,400 cubic yards of spoils associated with the cave and construction of structural pads; 6) Onsite parking for 10 vehicles; 7) Up to five (5) full-time employees, two (2) part-time employees and two (2) seasonal employees; 8) On-site domestic and process wastewater treatment systems; 9) Hours of operation seven days a week: production 6:00 AM to 6:00 p.m. (non-harvest), visitation 10:00 a.m. to 6:00 p.m. and marketing events 6:00 p.m. to 10:00 p.m. (conclusion of cleanup); 10) Tours and tastings by appointment only for a maximum of 22 visitors per day with a maximum of 100 visitors per week; 11) Establishing a marketing program, which may include catered events, as follows; i) Twelve (12) Wine and Food Pairings annually for up to 24 guests; ii) Three (3) Wine Release/Wine Club Events annually for up to 60 guests; 12) On-premise consumption of wines produced on-site within outdoor hospitality areas, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004); and 13) Driveway expansion to meet commercial standards, landscaping, and other improvements associated with wineries.

COUNTY PERMIT (S): Use Permit #P20-00079

APPLICANT NAME: Hayes Drumwright

ADDRESS: 16 Calle Ameno, San Clemente, CA 92672

PHONE: (949) 278-1234

This is to advise that the Napa County Board of Supervisors as Lead Agency Responsible Agency approved the above-described project on September 10, 2024, 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 Mitigated 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: Matt Ringel
Matt Ringel, Planner III

DATE: September 10, 2024

Date received for filing and posting at OPR: