

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: Wendy Atkins, Planner II PHONE: (707) 259-8757

STATE CLEARING HOUSE NUMBER: 2024031117

PROJECT TITLE: Spring Mountain Road Winery "dba Titanium Winery" Use Permit Minor Modification (P23-00198) and Viewshed application (P23-00263)

PROJECT LOCATION: 3505 SPRING MOUNTAIN ROAD, ST. HELENA, CA. APNS 022-260-004-000 AND 022-260-005-000

PROJECT LOCATION - ST. HELENA (NEAREST): PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The applicant requests approval of a Use Permit Minor Modification and Viewshed application in order to relocate and rebuild the winery and to construct a new cave, with the following characteristics: [The proposed total size of the winery will be 5,533 sq. ft., including 1,148 sq. ft. covered areas.]

- Construction of a new 901 sq. ft. winery building containing 166 sq. ft. of production space and 735 sq. ft. for accessory uses;
- Construction of a new 400 sq. ft. covered tasting terrace;
- Construction of a new 4,632 sq. ft. Type-3 cave, with two (2) access portals;
- Construction of a new 758 sq. ft. covered crush pad;
- Installation of a 175 sq. ft. of replacement landscaping;
- Install a new firetruck turn around area;
- Installation of one (1) new parking space for a total of six (6) parking spaces (two (2) employee, three (3) guest, and one (1) ADA accessible);
- Installation of a waste water system and hold and haul;
- Expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways; and
- Installation of one (1) 50,000 gallon fire suppression water tank, located on the west side of the winery structure.

There are no changes to the winery's production, visitation and marketing activities or the number of employees as previously approved under P05-0138-VAR, P05-0137-UP, and P08-00235-VMM.

The project also includes a review of the proposed winery building and cave portal 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): P23-00198 and P23-00263

APPLICANT NAME: Justin Moody
ADDRESS: 3505 Spring Mountain Road, St. Helena, CA 94574
REPRESENTATIVE: Kirsten Shinnamon Baker
ADDRESS: 1050 Adams Street, St. Helena, CA 94574

PHONE:

This is to advise that the Napa County Zoning Administrator as Lead Agency Responsible Agency approved the above-described project on ____ April 19, 2024, and made the following determinations:

- The project will will not have a significant effect on the environment.
- 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.
- Mitigation measures were were not made a condition of the approval of this project.
- A mitigation reporting or monitoring plan was was not adopted for this project.
- A statement of Overriding Considerations was was not adopted for this project.
- 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: _____ W. Atkins for: DATE: _____ April 19, 2024 TITLE: _____ Planner II _____
Brian D. Bordona, Director

Date received for filing and posting at OPR: