

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, EMAIL: 707-259-8757, wendy.atkins@countyofnapa.org

STATE CLEARING HOUSE NUMBER: N/A

PROJECT TITLE: Chaix Family Vineyards Micro-Winery Use Permit

PROJECT LOCATION: 1201 Manley Lane, Napa CA. APN: 027-210-026

PROJECT LOCATION – CITY (NEAREST): Napa

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Micro-Winery Use Permit would allow for the following: 1) establishment of a 5,000 gallon per year winery within an approximately 244 square foot portion of an existing 463 sq. ft. garage (building #6); 2) tours and tastings for up to 10 guests per day Monday through Sunday; 70 persons per week during harvest and non-harvest seasons; 3) one full-time employee during harvest and non-harvest seasons; 4) on-premises consumption of wines produced on-site outside within a 658 sq. ft. patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 5) production hours between 9:00 a.m. and 6:00 p.m. Monday through Sunday and visitation hours between 9:00 a.m. to 6:00 p.m. Monday through Sunday; 6) installation of a parking area with five (5) parking stalls, one of which will be ADA compatible; 7) installation of an eight stall bicycle rack; 8) installation of a 2,500 gallon water storage tank; and 9) expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways. The subject property is comprised of approximately 37.31 acres, is zoned Agricultural Preserve (AP) with a General Plan land use designation of Agricultural Resource (AR) and is located at 1204 Manley Lane, Napa near the Rutherford area; APN 027-210-026.

COUNTY PERMIT (S): Use Permit Modification #P23-00223

APPLICANT NAME: John Chaix

ADDRESS: 420 Holmwood Drive, Newport Beach, CA 92663

PHONE: (949) 524-2482

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on August 19, 2020 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 is available to the General Public at:

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

Wendy Atkins

SIGNATURE: _____
Wendy Atkins, Planner II

DATE: May 30, 2024

Date received for filing and posting at OPR: