

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: 2024070222

PROJECT TITLE: Hillwalker Vineyards Winery Use Permit P23-00101-UP, Roads & Street Standards Exception Request, and Exception to the Conservation Regulations P23-00239-UP

PROJECT LOCATION: 1871 MOUNT VEEDER ROAD, NAPA (APN 034-110-047). ACCESS TO THE PROPERTY IS THROUGH APNS 034-100-020, 034-100-043, AND 034-110-059.

PROJECT LOCATION - CITY (NEAREST): NAPA PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The proposal would allow a Use Permit for a new winery with an annual production capacity of 7,000 gallons to: a) Convert a 1,500 sq. ft. residential cave to a commercial cave for wine production and storage; b) Conduct visitation activities in an existing 298 sq. ft. covered patio area and allow on-site consumption in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); c) Allow tours and tastings by appointment with a weekly maximum of 113 visitors [47 days with up to 35 visitors and 306 days with up to 19 visitors maximum]; d) Allow a marketing program of 12 marketing events per year with up to 45 guests per event; e) Up to two (2) fulltime and three (3) part-time employees; f) Production and visitation hours between 10 a.m. and 6 p.m. Monday through Sunday; g) Convert the existing pool house restroom (80 sq. ft.) to an accessible restroom; h) Provide on-site parking for seven (7) vehicles including an accessible parking space and an electric vehicle charging station; and, i) Installation of a 2,500-gallon hold and haul tank for winery process wastewater.

In addition, the project includes an Exception to the Napa County Road and Street Standards (RSS) for selective reduction in the width of the private access road. A request for an Exception to the Conservation Regulations in the form of a Use Permit is also being requested to allow road improvements within a stream setback.

COUNTY PERMIT (S): ENG23-00020

APPLICANT NAME: Kevin P. Morrison

ADDRESS: 405 Alexander Ave.


PHONE:

This is to advise that the Planning Commission as Lead Agency Responsible Agency approved the above-described project on August 21, 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:  DATE: August 26, 2024 TITLE: Supervising Planner
Name: Charlene Gallina

Date received for filing and posting at OPR: