

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: Governor's Office of Land Use and Climate Innovation
Via Submit Portal Napa County Clerk
900 Coombs St.
Napa, CA 94559

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

CONTACT PERSON: Charlene Gallina, Supervising Planner PHONE: 707-299-1355

STATE CLEARING HOUSE NUMBER: 2024070222

PROJECT TITLE: Appeal (P24-00237-APL) of the Napa County Planning Commission's approval of Hillwalker Vineyards Winery Use Permit P23-00101, 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: Appeal (P24-00237-APL) of the Planning Commission approval of Hillwalker Vineyards Winery. The approval of the project authorizes 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 maximum, 306 days with up to 13 visitors maximum, and 25 or more people will be allowed at the winery for a maximum of 59 days per year]; d) allow a marketing program of 12 marketing events per year with up to 45 guests per event; e) up to two (2) full-time 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. The project also includes an Exception to the Conservation Regulations that would allow road improvements within a stream setback and an Exception to the RSS for selective reductions in the width of the private access road to the winery. On April 8, 2025, the Board of Supervisors denied the Appeal upholding the August 21, 2024, Planning Commission approval of the project.

COUNTY PERMIT (S): P23-00101-UP, P23-00239-UP, P24-00237-APL

APPLICANT NAME: Kevin P. Morrison

ADDRESS: 405 Alexander Avenue, Larkspur, CA 94939

PHONE: 405-509-4739

REPRESENTATIVE: Rob Anglin, Attorney - Holman Teague

ADDRESS: 1455 First Street, Suite 217, Napa, CA 94558

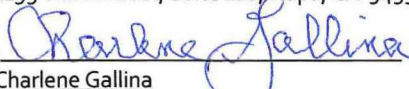
PHONE: 707-927-4274

This is to advise that Napa County as Lead Agency Responsible Agency approved the above-described project on April 8, 2025, 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: April 10, 2025 TITLE: Supervising Planner
Name: Charlene Gallina

Date received for filing and posting at OPR: