

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: 2024080597

PROJECT TITLE: Justin Vineyards/Knollwood Vineyards Use Permit #P19-00124-UP

PROJECT LOCATION: 4101 BIG RANCH ROAD, NAPA 94558 (APN 036-190-026).

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

PROJECT DESCRIPTION: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to grant a Use Permit for an existing 20,000 gallon winery established under a Small Winery Use Permit Exemption for Domaine Montreaux, dated November 26, 1986, and subsequent modifications, and to recognize and approve items that are out of compliance with the permitted Certificate of Exemption and for expansion beyond existing entitlements such as production, number of employees, visitation, on-premises consumption of wine produced on-site, parking, necessary infrastructure improvements and upgrades, and to establish a tours and tastings marketing program.

COUNTY PERMIT (S): P19-00124

APPLICANT NAME: J. Kevin Corley
ADDRESS: 4242 Big Ranch Road, Napa, CA 94558
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: Wendy Atkins DATE: October 8, 2024 TITLE: _____
Planner II
Name: Wendy Atkins

Date received for filing and posting at OPR: