

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Hendry Winery Use Permit Major Modification

Lead Agency: Napa County

Contact Name: Emily Hedge, Planner III

Email: emily.hedge@countyofnapa.org Phone Number: 707-259-8226

Project Location: Unincorporated Napa County
City *County*

Project Description (Proposed actions, location, and/or consequences).

This Use Permit Major Modification application was processed under 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 modification to Use Permit No. 97506-UP, and subsequent modifications, to recognize and approve items that are out of compliance with permitted entitlements and expand beyond existing entitlements. Project components include an increase in employees, daily visitation, marketing events, the addition of on-premises consumption of wine produced on-site, conversion of office space to tasting rooms, parking spaces, and infrastructure improvements. Additionally, installation of a new replacement well on a parcel across Redwood Road to be used exclusively to serve the winery property.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Negative Declaration determined that the proposed project could not have a significant effect on the environment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Staff's analysis demonstrated that the project does not have the potential to degrade the quality of the environment or impact biological resources. The project would not impact the riparian habitat along Redwood Creek or any potential associated vegetation or species, as the physical improvements of the project are located more than 100 feet from the creek, at the closest. On the winery parcel, the proposed physical improvements are in an already developed area and the proposed well location is more than 500 feet from the creek and separated by Redwood Road. Groundwater resources were evaluated and potential impacts were determined to be less than significant, as the estimated groundwater recharge potential is greater than the proposed water use associated with the project.

Provide a list of the responsible or trustee agencies for the project.

None.