

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 CEQA Submit Portal

Napa County Clerk
900 Coombs St.
Napa, CA 94559

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

CONTACT PERSON: Matt Ringel, Planner III

PHONE: 707-299-1351

STATE CLEARING HOUSE NUMBER: 2025040340

PROJECT TITLE: Harcross Winery and Vineyard, Use Permit #P23-00105-UP, Viewshed Protection Program #P25-00031-VIEW, and Agricultural Erosion Control Plan #P23-00325-ECPA

PROJECT LOCATION: 6476 DRY CREEK ROAD, NAPA, CA 94574

APN: 027-530-006-000

PROJECT LOCATION - CITY (NEAREST): YOUNTVILLE

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Use Permit to allow a new winery with an annual production capacity of 5,000 gallons per year with the following characteristics: a. Construction of a new 8,496 sq. ft. winery facility containing 6,477 sq. ft. of production space and 2,019 sq. ft. for accessory uses, including a commercial kitchen; b. Removal of 0.5 acres of woodland habitat, and the planting/preservation of 1.5 acres of woodland canopy on the project parcel in conformance with the Viewshed Protection Program and Conservation Regulations; c. Excavation of approximately 5,780 cubic yards of spoils associated with the construction of structural pads; d. Onsite parking for 4 vehicles; e. Up to four (4) full-time employees, one (1) part-time employee; f. On-site domestic and process wastewater treatment systems; g. Hours of operation seven days a week: production 7:00 AM to 6:00 p.m., visitation 10:00 a.m. to 4:00 p.m. and marketing events 10:00 a.m. to 10:00 p.m. (including cleanup); h. Tours and tastings by appointment only for a maximum of 14 visitors per day with a maximum of 98 visitors per week; i. Establishing a marketing program, which may include catered events, as follows; - Ten (10) Wine Release/Wine Club Events annually for up to 24 guests; - One (1) Large Event annually for up to 50 guests (including bus/shuttle transportation for guests); j. On-premises consumption of wines produced on-site within the outdoor hospitality areas identified on Sheet UP2.2 and UP6.2 of the Site Plans, prepared by Nobili Marques Arquitectura, dated December 18, 2023, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004); and k. Driveway expansion and construction to meet commercial standards, landscaping, and other improvements associated with wineries. l. Approval of an Agricultural Erosion Control Plan for the installation and maintenance of erosion and runoff control measures for the development and subsequent operation of approximately 3-acres of new vineyard (± 2.5 net plated acres) with the following characteristics: i. Earthmoving and grading activities that include vegetation and tree removal, soil ripping (maximum depth of 48 inches), grading of approximately 500 cubic yards of cut and fill (balanced on-site) for land contouring, rock removal, disking, and the development or erosion control measures. ii. Temporary erosion control measures that include cover crop, straw wattles, erosion control blankets, and application of straw mulch at a rate of 3,000 lbs. per acre. iii. Permanent erosion and runoff control measures that include cross slope diversion ditches and subsurface drainlines to an existing level spreader, outsloped vineyard avenues, water bars and rolling dips, and establishment of a permanent no-till cover crop maintained at a minimum vegetation cover density of 80%; vineyard avenues will also maintain a minimum cover density of 80%. iv. Installation of vineyard trellis and irrigation system, and planting rootstock on a 6-foot by 4-foot spacing pattern for a vine density of 1,815 vines per acre: the vineyard irrigation source would be from the existing onsite well. v. Ongoing operation and maintenance of the vineyard, which includes vine management (pruning, fertilization, and pest and disease control), weed control, cover crop mowing, irrigation and trellis system maintenance, and fruit harvesting. The management regime of the no-till cover crop would consist of mowing and late winter or early springtime strip spraying in an 18-inch-wide strip by contact or systemic herbicides: no pre-emergent spraying would be utilized as part of cover crop management. As approved by the Napa County Planning Commission on May 7, 2025.

COUNTY PERMIT (S): Use Permit, Viewshed Protection Program Application, & Agricultural Erosion Control Plan

APPLICANT NAME: Basil and Robin Enan

ADDRESS: 1765 Poppy Avenue, Menlo Park, CA 94025

REPRESENTATIVE: Marta Marques, Nobili Marques Arquitectura

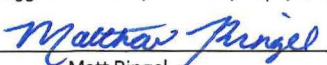
ADDRESS: PO Box 10398, Napa, CA 94581

PHONE: (415) 218-6258

This is to advise that Napa County as Lead Agency Responsible Agency approved the above-described project on May 7, 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: 5/15/25 TITLE: Planner III
Name: Matt Ringel