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: 2025121182

PROJECT TITLE: Hourglass Winery Use Permit Major Modification #P19-00102-MOD, Viewshed #P23-00278-VIEW, Conservation Regulations Exception #P23-00279-UP, & RSS Exception

PROJECT LOCATION: 817 LOMMEL ROAD, CALISTOGA, CA 94515 **APN:** 021-010-080-000 & 021-010-081-000

PROJECT LOCATION – CITY (NEAREST): CITY OF CALISTOGA **PROJECT LOCATION - COUNTY:** Napa

PROJECT DESCRIPTION: This application was submitted to participate in the County's Code Compliance Program. The proposal is to grant a Use Permit Major Modification to an existing 30,000-gallon winery to allow the following:
1) Components necessary to remedy existing violations: Recognition and approval of daily tours and tastings by-appointment visitation and employee levels beyond what is currently entitled. Approval and recognition of these activities requires installation of driveway improvements. The request includes an Exception to the Conservation Regulations, and an Exception to the Napa County Road and Street Standards for proposed driveway improvement within the stream setback. The request also includes the removal of two hillside water tanks, on slopes greater than 50%, and restoration of the subject hillside.
2) Expansion beyond existing entitlements: Approval of an increase in wine production to 60,000 gallons per year, additional employees, an increase in daily tours and tastings by appointment only, increase of marketing events, construction of a new 916 sq. ft. tasting building (subject to the Viewshed Protection Program), construction of a new 6,555 sq. ft. tasting building, construction of 28,382 sq. ft of additions to the existing cave, addition of parking spaces, installation of a water tank, installation of a pump house, installation of a public water system, and new landscape planting.
As approved by the Napa County Planning Commission on February 4, 2026.

COUNTY PERMIT (S): Winery Use Permit Major Modification, Viewshed Protection Program, Exception to the Conservation Regulations, and Exception to the Road and Street Standards

APPLICANT NAME: Jeff Smith
ADDRESS: 1104 Adams Street, Suite 104, St. Helena, CA 94574

This is to advise that Napa County as ☒Lead Agency ☐Responsible Agency approved the above-described project on February 4, 2026, 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: Matthew Ringel DATE: 3/17/2026 TITLE: Planner III
Name: Matt Ringel