APPENDIX GG

# NOTICE OF DETERMINATION

TO: [ ] Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, California 95814

FROM: COUNTY OF NAPA - Conservation,
Development and Planning Dept.
1121 First Street
Napa, California 94558

[X] County Clerk
County of NAPA
Courthouse
Napa, California 94558

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

| | |
|---|---|
| Project Title<br>USE PERMIT REQUEST OF MICHAEL FORNI (#U-167677) | |
| State Clearinghouse Number (If submitted to State Clearinghouse) | |
| Contact Person<br>Stephen P. Rae | Telephone Number<br>(707) 253-4416 |
| Project Location southeast of Manley Lane within an AP District (Assessor's Parcel #27-260-01). | |
| Project Description USE PERMIT REQUEST OF MICHAEL FORNI (#U-167677) to establish a winery on a 1.44 acre parcel located on the southeast side of Manley Lane approximetely 720 feet southwest of State Highway #29 within an AP District (Assessor's Parcel #27-260-01). | |

This is to advise that the Conservation, Development and Planning Commission has made the following determinations regarding the above described project:

1. The project has been [X] approved by the Lead Agency.
[ ] disapproved

2. The project [ ] will have a significant effect on the environment.
[X] will not

3. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

Date Received for Filing

JAMES H. HICKEY
Signature

Director
Title

March 14, 1977
Date

3-25-75

APPENDIX CC

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
COUNTY OF NAPA
1121 First Street
Napa, California 94558
707-253-4416

# INITIAL STUDY

PROJECT NAME: Forni Winery FILE NO.: U-167677

APPLICANT: Michael Forni AP NO.: 27-260-01

DETERMINATION

[X] NEGATIVE DECLARATION

[ ] EIR REQUIRED

FORM INITIATED BY: P. McAchren DATE: 30 Sept 76

FIELD CHECK BY: S. P. Rae DATE: 30 Nov 76

FINAL ASSESSMENT BY: S. P. Rae DATE: 3 Dec 76

PROJECT DESCRIPTION: USE PERMIT REQUEST OF MICHAEL FORNI (#U-167677) to establish a winery on a 1.44 acre parcel located on the southeast side of Manley Lane approximately 720 feet southwest of State Highway #29 within an AP District (Assessor's Parcel #29-260-01).

BACKGROUND INFORMATION: (Questions available from Department - See Form #IS-2)

| | YES | NO | N/A | | YES | NO | N/A | | YES | NO | N/A | | YES | NO | N/A | | YES | NO | N/A |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. | | ✓ | | 9. | ✓ | | | 17. | | ✓ | | 25. | | ✓ | | 33. | | ✓ | |
| 2. | ✓ | | | 10. | ✓ | | | 18. | | ✓ | | 26. | ✓ | | | 34. | | ✓ | |
| 3. | | ✓ | | 11. | | ✓ | | 19. | | ✓ | | 27. | ✓ | | | 35. | | ✓ | |
| 4. | | ✓ | | 12. | | ✓ | | 20. | ✓ | | | 28. | | ✓ | | 36. | | ✓ | |
| 5. | | ✓ | | 13. | | ✓ | | 21. | ✓ | | | 29. | ✓ | | | 37. | | ✓ | |
| 6. | | ✓ | | 14. | | ✓ | | 22. | | ✓ | | 30. | | ✓ | | 38. | | ✓ | |
| 7. | | ✓ | | 15. | ✓ | | | 23. | | ✓ | | 31. | | ✓ | | | | | |
| 8. | | ✓ | | 16. | | ✓ | | 24. | ✓ | | | 32. | | ✓ | | | | | |

TOPICAL INFORMATION:

| | NO | YES | SIGNIFICANT | SIGNIFICANCE UNKNOWN |
|---|---|---|---|---|
| 1. Will there be any adverse environmental effects which cannot be avoided if the project is implemented. | ✓ | | | |
| 2. Are there mitigation measures to minimize each impact? | | ✓ | | |
| 3. Are there project or site alternatives with a lesser impact? | ✓ | | | |
| 4. Will maintenance and enhancement of long-term productivity be sacrificed for short-term uses of man's environment? | ✓ | | | |
| 5. Will there be any irreversible environmental changes if the project is implemented? | ✓ | | | |
| 6. Will the project have a growth inducing impact? | ✓ | | | |

PROJECT ENVIRONMENTAL IMPACT: **The construction of a small winery at the location is not anticipated to generate any significant impacts upon the area. Minor incremental losses to agricultural land, and ambient air, noise and water qualities may be noted. Project's in conformance with the County's General Plan.**

OTHER APPROVALS NEEDED: [XX] YES [ ] NO

COUNTY PERMITS: **Environmental Health**
**Building Department**

OTHER AGENCIES: **Alcohol, Tobacco and Firearms**
**Alcoholic Beverage Control**

APPENDIX CC

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
COUNTY OF NAPA
1121 First Street
Napa, California 94558
707-253-4416

# INITIAL STUDY

PROJECT NAME: Forni Winery FILE NO.: U-167677

APPLICANT: Michael Forni AP NO.: 27-260-01

DETERMINATION

FORM INITIATED BY: P. McAchren DATE: 30 Sept 76

[X] NEGATIVE DECLARATION FIELD CHECK BY: S. P. Rae DATE: 30 Nov 76

[ ] EIR REQUIRED FINAL ASSESSMENT BY: S. P. Rae DATE: 3 Dec 76

PROJECT DESCRIPTION: USE PERMIT REQUEST OF MICHAEL FORNI (#U-167677) to establish a winery on a 1.44 acre parcel located on the southeast side of Manley Lane approximately 720 feet southwest of State Highway #29 within an AP District (Assessor's Parcel #29-260-01).

BACKGROUND INFORMATION: (Questions available from Department - See Form #IS-2)

| | YES | NO | N/A | | YES | NO | N/A | | YES | NO | N/A | | YES | NO | N/A | | YES | NO | N/A |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. | | ✓ | | 9. | ✓ | | | 17. | | ✓ | | 25. | | ✓ | | 33. | | ✓ | |
| 2. | ✓ | | | 10. | ✓ | | | 18. | | ✓ | | 26. | ✓ | | | 34. | | ✓ | |
| 3. | | ✓ | | 11. | | ✓ | | 19. | | ✓ | | 27. | ✓ | | | 35. | | ✓ | |
| 4. | | ✓ | | 12. | | ✓ | | 20. | ✓ | | | 28. | | ✓ | | 36. | | ✓ | |
| 5. | | ✓ | | 13. | | ✓ | | 21. | ✓ | | | 29. | ✓ | | | 37. | | ✓ | |
| 6. | | ✓ | | 14. | | ✓ | | 22. | | ✓ | | 30. | | ✓ | | 38. | | ✓ | |
| 7. | | ✓ | | 15. | ✓ | | | 23. | | ✓ | | 31. | | ✓ | | | | | |
| 8. | | ✓ | | 16. | | ✓ | | 24. | ✓ | | | 32. | | ✓ | | | | | |

3-25-75

TOPICAL INFORMATION:

| | NO | YES | SIGNIFICANT | SIGNIFICANCE UNKNOWN |
|---|---|---|---|---|
| 1. Will there be any adverse environmental effects which cannot be avoided if the project is implemented. | ✓ | | | |
| 2. Are there mitigation measures to minimize each impact? | | ✓ | | |
| 3. Are there project or site alternatives with a lesser impact? | ✓ | | | |
| 4. Will maintenance and enhancement of long-term productivity be sacrificed for short-term uses of man's environment? | ✓ | | | |
| 5. Will there be any irreversible environmental changes if the project is implemented? | ✓ | | | |
| 6. Will the project have a growth inducing impact? | ✓ | | | |

PROJECT ENVIRONMENTAL IMPACT: The construction of a small winery at the location is not anticipated to generate any significant impacts upon the area. Minor incremental losses to agricultural land, and ambient air, noise and water qualities may be noted. Project's in conformance with the County's General Plan.

OTHER APPROVALS NEEDED: [X] YES [ ] NO

COUNTY PERMITS: Environmental Health
Building Department

OTHER AGENCIES: Alcohol, Tobacco and Firearms
Alcoholic Beverage Control

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
PUBLIC NOTICE OF ENVIRONMENTAL EVALUATIONS

NOTICE IS HEREBY GIVEN TO THE GENERAL PUBLIC of the following actions under the Napa County EIR Guidelines. Documents concerning this project are available for public inspection at the Department Office located at 1121 First Street, Napa, California 94558.

## NEGATIVE DECLARATION

The Director of Planning has determined that the following project would not have a significant effect on the environment and, therefore, does not require an Environmental Impact Report:

USE PERMIT REQUEST OF MICHAEL FORNI (#U-167677) to establish a winery on a 1.44 acre parcel located on the southeast side of Manley Lane approximately 720 feet southwest of State Highway #29 within an AP District (Assessor's Parcel #29-260-01).

The construction of a small winery at the location is not anticipated to generate any significant impacts upon the area. Minor incremental losses to agricultural land, and ambient air, noise and water qualities may be noted. Project's in conformance with the County's General Plan.

DATED:

BY ORDER OF THE CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT OF THE COUNTY OF NAPA

JAMES H. HICKEY
Director

3-25-75

027-260-001

ROBERT M. GREENE
Director

DEPARTMENT OF PUBLIC HEALTH

# Division of Environmental Health

COUNTY OF NAPA
CARITHERS BUILDING
1123 First Street 253-4471
Napa, California 94558

RECEIVED
OCT 2 1976
Napa County Conservation, Development & Planning Commission

MEMORANDUM

TO: Conservation, Development and Planning Department

FROM: GM Grace Miller, R.S., District Sanitarian

SUBJECT: Use Permit Application of Michael Forni to Establish a Winery on Manley Lane - File 6-167677 - A.P. 27-260-01

DATE: October 27, 1976

---

We have made an investigation of the proposal and submit the following findings:

The proposed winery will have an initial production of 4,000 gallons of wine/year with an ultimate production of 20,000 gallons. It is our estimate that industrial waste flows from a winery of this size would be approximately 363.3 gallons average daily flow with a peak flow during crushing season of 1,000 gallons/day. Employee waste flows would be approximately 50 to 60 gallons per day. Flows of this magnitude would better be disposed of under ground as opposed to surface ponding. Soils on this parcel appear to be Bale Loam. These soils provide moderately good drainage. Therefore, they should be satisfactory for sub-surface disposal.

Soil percolation tests will be required to determine the suitability of the soil for sub-surface disposal.

A report of waste discharge must be filed with the Regional Water Quality Control Board and a waste discharge requirement or a waiver of same issued.

Water is supplied by an existing well on the property. We have no information on either the production of the well or the potability of the water from same. The water supply system cannot be designed until this information is obtained.

No information is provided regarding the storage or disposal of solid wastes from the winery.

NAPA COUNTY

DEPARTMENT OF PUBLIC WORKS

HARRY D. HAMILTON
DIRECTOR OF PUBLIC WORKS

COUNTY SURVEYOR—COUNTY ENGINEER
ROAD COMMISSIONER

1127 FIRST STREET · NAPA, CALIFORNIA 94558
AREA CODE 707/[redacted]
253-4351

November 4, 1976

Napa County Conservation
Department and Planning
Commission
1121 First Street
Napa, California

RE: Manley Lane
Winery Use Permit
Forni

RECEIVED
NOV 1976
Napa County Conservation,
Development & Planning Commission

Gentlemen:

This Department has reviewed the Use Permit application by Michael Forni to construct and establish a winery on Assessor's Parcel Number 27-206-01, and offers the following recommendations for your use:

Right of way widening to twenty eight (28) feet from the centerline of Manley Lane along the frontage of the applicant parcel is to be granted to the County of Napa for roadway and utility purposes.

Any parking areas and driveway connections thereto are to be improved to the status of a dust free all weather surface, i.e., a minimum of 5 inches of Class 2 aggregate base and double seal-coat.

The developer may wish to increase the recommended pavement section to allow for anticipated truck traffic.

The driveway connections shall be minimum of sixteen (16) feet in width for two-way circulation or County standard width for one way.

These improvements are to be constructed according to plans reviewed and approved by the County Engineer and constructed to his satisfaction.

Very truly yours

HARRY D. HAMILTON
Director of Public Works

by Paul J. Hom
Paul J. Hom
Assistant Civil Engineer

cc: Michael Forni
1271 Manley Lane
Rutherford, Calif. 94575

PJH/lw

## WINERIES

| | |
|---|---|
| X Crushing | X Shipping, Via Truck |
| X Fermentation | X Administrative |
| X Storage/Aging | ___ Touring/Public Tasting |
| X Bottling/Packing | ___ Other: |

Gallons of Wine to be Produced:

X Initial Production 4,000 Gallons

X Ultimate Production 20,000 Gallons/Year

# SUPPLEMENTAL INFORMATION
## REQUIRED FOR FILING A USE PERMIT APPLICATION

1. Type of Use and Square Footage for Each: Winery building 3000 sq. ft.
   Crushing and fermenting 1500 sq. ft.

2. Total Floor Area: 4,500 Square Feet

3. Product or Service Description:

   Production of Wine - Wholesale

4. Building Height: 2 Stories 30 Feet

5. Hours of Operation: 8:00 A.M. to 5:00 P.M.

6. Days of Operation: Daily

7. Number of Shifts: One

   Number of Employees Per Shift: 1 Full Time

   1 Part Time

8. Parking Spaces Provided: 2 Employees 0 Customer

9. Type of Construction: Wood frame

10. Fencing: Type: screen/security Location: Fermenting area

11. Number of Deliveries or Pickups: 1 or 2 Per Day

12. Landscaping: Trees and vines

13. Water Source: Well

14. Method of Waste Disposal: Septic tank and leach field system

15. Number of Visitors Anticipated: 0 Per Day 0 Per Week

16. State Licenses Required: Winegrowers

    Federal Licenses Required: Winegrowers

(See Other Side)

UBC -- TYPE, AREA, HEIGHT, FIRE EVALUATION 27-260-01

(If State Fire Marshall has jurisdiction check all items against Title 19)

JOB NAME: HERITAGE WINERY

ADDRESS: MAYLEY LANE UBC CODE: 1976

1. Occupancy Group B-4 Division _____

Occupancy Group _____ (Note, if more than one Occupancy check Table 5B for required separation)

Remarks: _____

2. Fire Zone No. III (Check requirements of Chapter 16)
3. Building Area: 4057 sq. ft.
Allowable Areas from Table 5C: 9000 sq. ft. (for one story bldg.)

Area Increases (See Section 505 & 506)

| | |
|---|---|
| Area Increase for Fire Zone 3 | |
| Area Increase for separation 2 sides | |
| Area Increase for separation 3 sides | |
| Area Increase for separation all sides | |
| *Area Increase for automatic fire extinguishing system | |
| Total Increase | |

OCC-41

Allowable Area: 9000 sq. ft. (from Table 5C + ok sq. ft. (increase) = _____

Over area divide with fire separation (yes) (no)

Type of Construction Code Minimum: V-N

Type of Construction Proposed: V-N

4. Building Height _____ Feet _____ Stories
Table 5D Allowable 40 Feet 2 Stories

5. Distance to property lines: N _____ E _____ W _____ S _____
Wall and opening protection (Table 5A for Type IV & V

Fire resistance of exterior walls _____ hour less than _____ ft.
Openings in exterior walls not permitted less than _____ ft.
Openings in exterior walls protected less than _____ ft.

6. Fire-Resistive Construction - Types of Construction (Table 17-A)

| | |
|---|---|
| Exterior Bearing walls | hour |
| Interior Bearing walls | hour |
| Exterior Non-Bearing walls | hour |
| Structural Frame | hour |
| Permanent Partitions | hour |
| Shaft Enclosures | hour |
| Floors | hour |
| Roofs | hour |
| Exteriors - Doors & Windows | hour |

N

Exit Requirements:

a) Number of exits as Table 33A

b) Number of stairways required

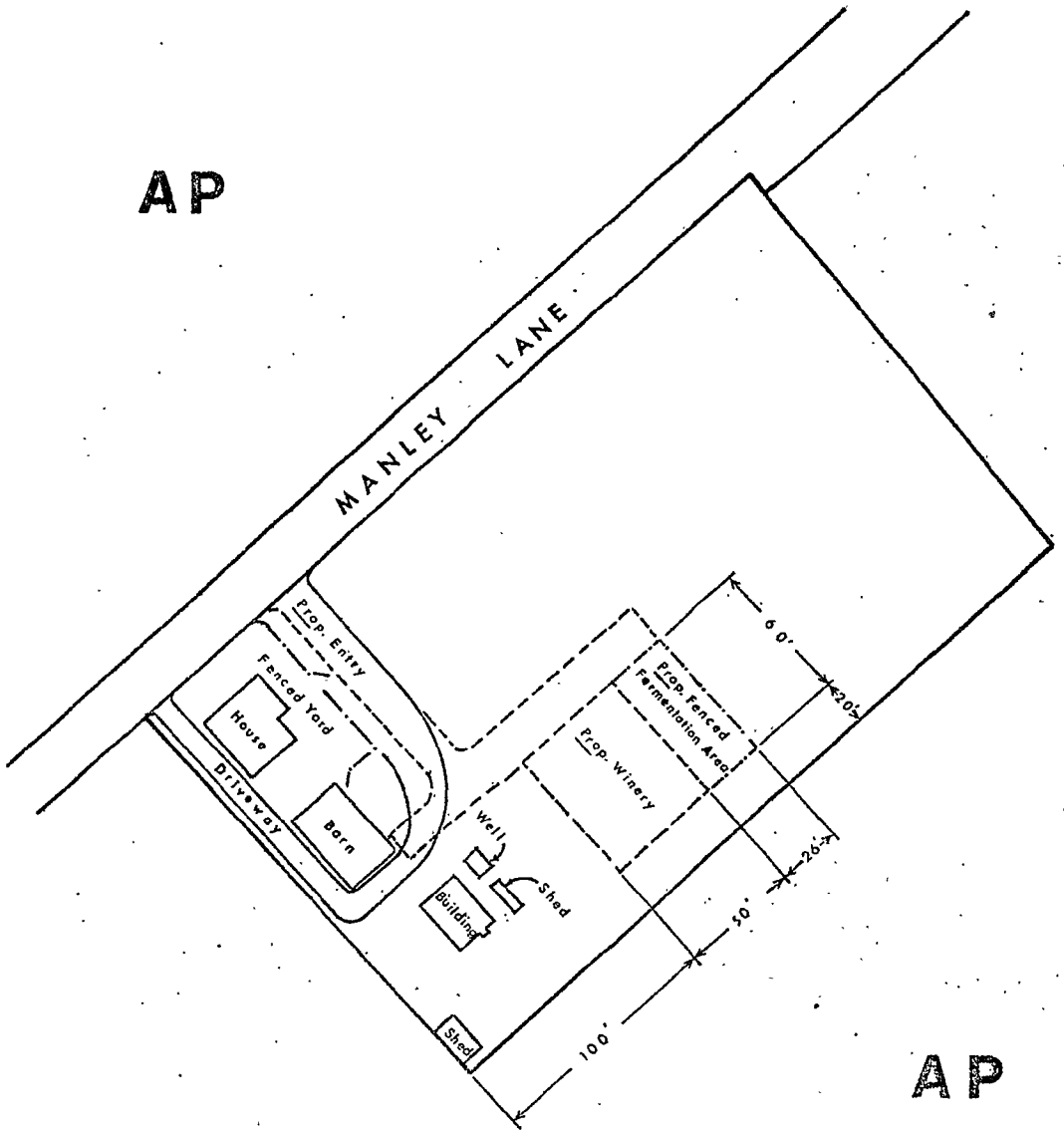
. Wet standpipes required _____ (yes) _____ (no)

. Automatic Fire Extinguishing System _____ (yes) _____ (no)

. Fire Alarm System _____ (yes) _____ (no)

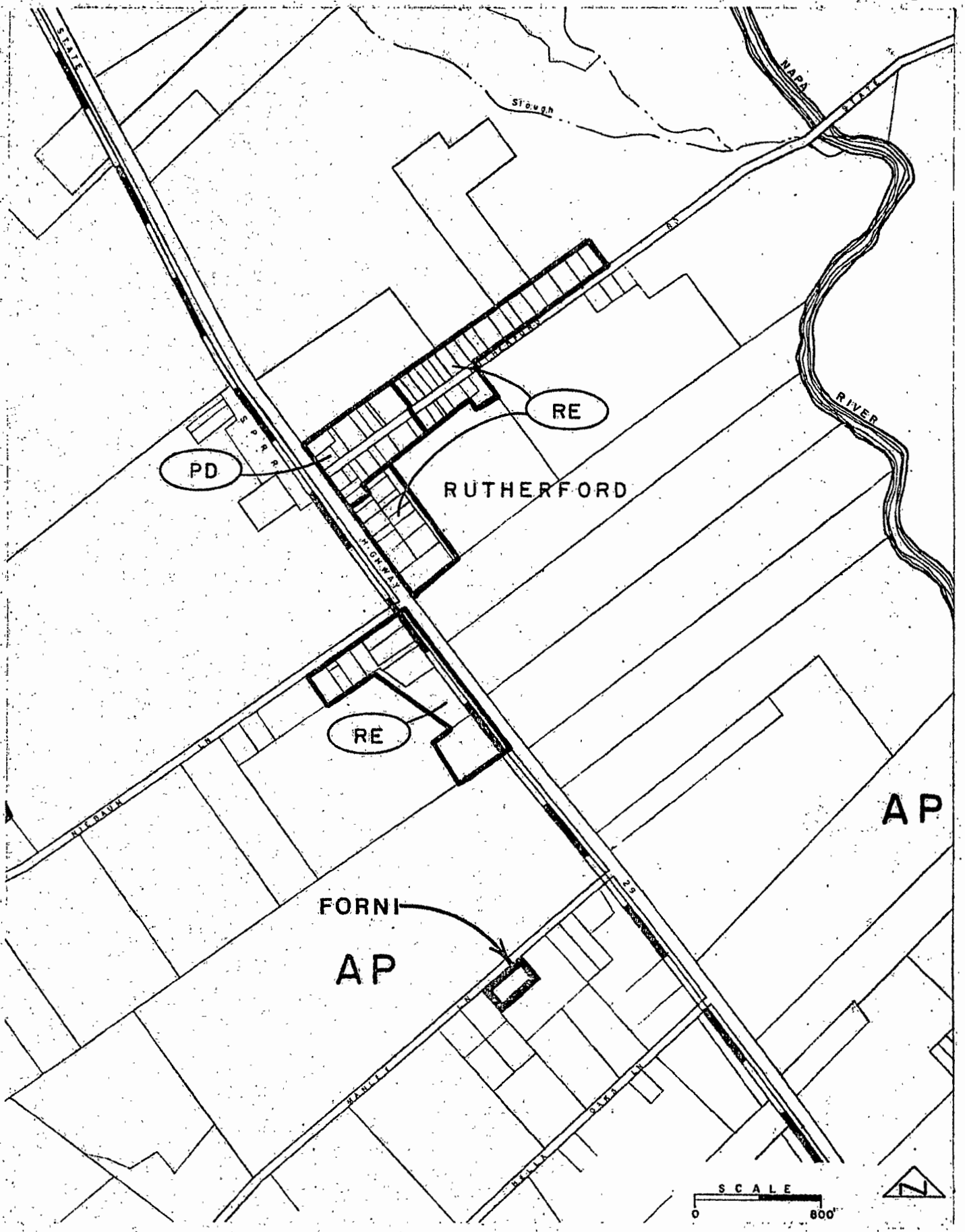
. Lighted Exit Signs _____ (yes) _____ (no)

FORNI




SCALE 0' 75'

Informational Use Permit Map
Conservation, Development & Planning Department




**Informational Use Permit Map**
**Conservation, Development & Planning Department**

# COUNTY OF NAPA

CONSERVATION, DEVELOPMENT

AND

PLANNING DEPARTMENT

TO: State Fire Marshal

FROM: Planning

DATE: 9-30-76

#U-167677

- [ ] FOR YOUR INFORMATION
- [ ] AS REQUESTED
- [x] FOR YOUR COMMENTS
- [ ] REVIEW AND RETURN
- [ ] PLEASE CONTACT ME
- [ ] _____

COMMENTS:

RECEIVED
OCT 12 1976
Napa County Conservation,
Development & Planning Commission

RECEIVED
OCT 1 1976
STATE FIRE MARSHAL
COASTAL REGION

APPROVED
OCT 8 1976
By _____
STATE FIRE MARSHAL
COASTAL REGION

STATE OF CALIFORNIA—RESOURCES AGENCY

Edmund G. Brown Jr.
~~RONALD REAGAN~~, Governor

DEPARTMENT OF CONSERVATION
DIVISION OF FORESTRY
P.O. Box 73
St. Helena, California 94574
(707)963-3601

Date: October 5, 1976

Subject: U-167677
Micheal Forni

Napa County Conservation,
Development and Planning Commission
1121 First Street
Napa, California 94558

Gentlemen:

We have reviewed the subject application and offer the following comments:

☐ 1. We have no comments at this time.

☒ 2. Project need only meet existing state and local fire codes.

☐ 3. Project must conform to the following specific requirements:

Project must comply with existing laws and ordinances.

Very truly yours,
BYRON J. CARNIGLIA

By: R. J. Smart
Operations Officer

RJS/seb

RECEIVED
OCT 5 [illegible]
Napa County Conservation
Development & Planning Commission

NAPA COUNTY

HARRY D. HAMILTON
District Engineer

FLOOD CONTROL AND WATER
CONSERVATION DISTRICT

1125 FIRST STREET . NAPA, CALIFORNIA 94558
AREA CODE 707 253-4351

November 1, 1976

MEMORANDUM

TO: Conservation, Development & Planning

FROM: Robert K. Jones, Associate Civil Engineer

SUBJ: U-167677, Michael Forni

The Napa County Flood Control District has no comments on above use permit.

HARRY D. HAMILTON, P.E.
District Engineer

by Robert K. Jones, P.E.
Associate Civil Engineer

RKJ/mc

RECEIVED
NOV 1 - 1976
Napa County Conservation,
Development & Planning Commission

It is our recommendation that if the subject use is approved, the following conditions be included:

(1) That prior to issuance of approval of a building permit, the following must be submitted and approved by our office.

(a) Soil percolation tests.
(b) A plan of the sewage disposal system to serve the winery.
(c) A plan of the water supply system to serve the development.

(2) Prior to approval of the (b) and (c) above, the following must be submitted:

(a) A discharge requirement or waiver of same issued by the Regional Water Quality Control Board.

(b) Production of the water supply well and tests of bacteriological and/or chemical quality of the water.

(3) That solid waste from the development be stored and disposed of in a manner to prevent nuisances from odors or insects.

cc: Michael Forni

mh