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CEQA Memorandum

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit
Exception to the Conservation Regulations P21-00341-UP, and
Exemptions to the Road and Street Standards Planning
Commission Hearing Date September 3, 2025



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Brian D. Bordona
Director

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|-------|------------------------|-------|--|
| To: | Planning Commissioners | From: | Matt Ringel, Project Planner |
| Date: | September 3, 2025 | Re: | CEQA Memo Vineyard House Winery/Exception to the Conservation Regulations/Exceptions to the NCRSS 1581 and 1583 Oakville Grade, Napa, CA 94562 Assessor's Parcel Number 027-360-022-000 |

On July 16, 2025, The Vineyard House Winery was heard by the Planning Commission meeting. At the hearing members of the public and Commissioners provided comments and raised questions regarding cave spoils. The proposed project requires approximately 10,370 cubic yards of cut and proposes placing approximately 190 cubic yards of fill to make driveway improvements and to construct a driveway to the proposed cave entrance. The applicant has updated the proposed cave spoil location, to disperse the remaining approximately 10,180 cubic yards of cave spoils on the parcel across two vineyard blocks, one at the northeastern portion of the parcel and the other at the southern most portion of the parcel.

Sol Ecology, provided an August 3, 2025, Biological Report memorandum that reviews the updated spoils location and concludes:

In summary our biological assessment and the county's initial study/mitigated negative declaration collectively address all project impacts associated with the project as currently proposed. Public comments relating to potential biological impacts are addressed in our report as well as the County-prepared initial study. We conclude that county conditions of approval, provisions of the zoning ordinance as well as mitigation measures proposed in our report and by County staff will reduce all potential impacts on biological resources to less than significant levels.

The following changes are proposed to the project's Initial Study/Mitigated Negative Declaration (SCH# 2025060497) to incorporate the project's updated cave spoils plan:

In Part - Section IV. Biological Resources:

- a. The proposed winery facility includes two structures, the construction of a new 13,057 sq. ft. cave with a covered crush pad and bottling area at the cave's proposed primary entrance and the conversion an existing 1,567 sq. ft. single-family residence for uses accessory to a winery, including a commercial kitchen for catering. The majority of the proposed new development will be underground, tucked into the site's hillside. Physical improvements also include the

expansion of existing private driveway to commercial standards, construction of an alternative left turn lane design from Oakville Grade Road to the project driveway and the development of parking. The excess spoils will be brought to the northwestern and southern portions of the parcel, and vineyards will be installed atop the spoils. The replanting of the vines will be subject to the County's Agricultural Erosion Control Plan requirements and require an application be submitted to the Napa County Department of Planning, Building, & Environmental Services. The project site is approximately 250 feet above mean sea level (amsl). The proposed winery production cave site is located within an undeveloped portion of a partially developed hillside with slopes between fifteen (15) and forty-nine (49) percent slopes. Soil types include Coombs gravelly loam, 2 to 5 percent slopes, and Sobrante loam, 5 to 30 percent slopes, MLRA 15. According to the Project Biological Resource Report (Sol Ecology, November 29, 2021) and supplemental memo (Sol Ecology, August 3, 2025) the property contains developed and disturbed vineyard, an ephemeral stream channel, and Coast Live Oak Woodland. The ~~upload~~ edge of the ephemeral stream channel is sparsely vegetated with mature coast live oak and black oak along the banks, with minor's lettuce, hairy bittercress, bedstraw, common groundsel, and numerous planted non-native and native ornamental perennials as the understory growing along the bank and extending through the canopy.

California Environmental Quality Act (CEQA) guideline §15073.5(c)(4) outlines that recirculation of a Mitigated Negative Declaration is not required with the addition of new information which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration. With no significant environmental effects anticipated, and with the project's consistency with adopted County policies and regulations, staff believes that the necessary findings for the project can be made and recommends approval of the Use Permit as proposed and subject to the conditions.