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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: Ballentine Vineyards Use Permit Major Modification #P18-00382-MOD & Variance #P19-00006

Lead Agency: Napa County

Contact Name: Jason R. Hade, Principal Planner

Email: jason.hade@countyofnapa.org Phone Number: (707) 259-8757

Project Location: Napa County

City *County*

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

Modification of an existing Use Permit for an existing 50,000 gallon winery at an approximately 21 acre site to allow the following changes: 1) Construction of a 3,500 square foot freestanding covered crush pad and outdoor work area; remodel the existing tasting room including the addition of a 1,200 square foot outdoor tasting area adjacent to the tasting room; construction of a 240 square foot attached ADA compliant restroom, 215 square foot attached private tasting room, 250 square foot attached employee break room, and a 225 square foot pomace bin; 2) Increase in maximum annual permitted wine production from 50,000 to 125,000 gallons; 3) Modification of an existing visitation and marketing program; 4) Improvement of the existing driveways to county standards; and 5) Upgrade the existing water system permit from a Transient Non Community (TNC) water system to a Non-Transient Non-Community (NTNC) water system. The project site is located at 2820 St. Helena Highway North, St. Helena, CA 94574.

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

The project will have less a than significant impact with incorporation of mitigation measures in the areas of cultural resources, transportation/traffic and tribal cultural resources. Mitigation measures include execution of a Standard Monitoring Agreement with Middletown Rancheria; implementation of an operations plan to reduce peak hour trips, implementation of a TDM, and a final landscape plan which reflects the following: landscaping at the project driveway shall be maintained to not interfere with sight lines required for safe stopping distance on public right-of-way. No items that are wider than 18 inches can be taller than 30 inches other than street trees and traffic devices. Street trees should be deciduous and have branches lower than four feet in height removed once the tree is established.

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

Not applicable.

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

Caltrans District 4