

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES
1195 THIRD STREET; SUITE 210, NAPA CA, 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research Napa County Clerk
P.O. Box 3044 900 Coombs St
Sacramento, CA 95812-3044 Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services

CONTACT PERSON: Jason R. Hade, Principal Planner PHONE: (707) 259-8757

STATE CLEARING HOUSE NUMBER: 2020070499

PROJECT TITLE: Ballentine Winery Use Permit Major Modification No. P18-00382 and Variance Application No. P19-00006

PROJECT LOCATION: The project is located on an approximately 21 acre site within the AP (Agricultural Preserve) zoning district at 2820 St. Helena Highway North; APN: 022-200-003.

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Modification of an existing Use Permit for an existing 50,000 gallon winery to allow the following changes: increase in annual permitted production capacity from 50,000 to 125,000 gallons per year; increase in the maximum daily tours and tastings permitted; modification of an existing marketing program; driveway improvements and expansion of an existing parking area.

A Variance application (P19-00006) is also requested to allow construction of the proposed covered work area approximately 375 feet from the centerline of State Highway 29 and the proposed covered pomace bin approximately 430 feet from the centerline of State Highway 29. Both would be located within the minimum 600-foot winery setback from State Highway 29.

COUNTY PERMIT (S): Use Permit Major Modification P18-00382 and Variance Application No. P19-00006

APPLICANT NAME: Jeffrey Redding, AICP
ADDRESS: 2423 Renfrew Street, Napa, CA 94558

PHONE: (707) 255-7375

This is to advise that the Napa County Planning, Building, & Environmental Services Department as Lead Agency Responsible Agency has approved the above-described project on September 2, 2020 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 Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE: Jason R. Hade J. Hade for: DATE: September 4, 2020 TITLE: Director David Morrison