

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
 1400 Tenth Street 900 Coombs Street
 Sacramento, CA 95814 Napa, CA 94559

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

LEAD AGENCY CONTACT PERSON: Charlene Gallina, Supervising Planner PHONE NO.: (707) 299-1355

STATE CLEARINGHOUSE NO.: 2020080254

PROJECT TITLE: Nickel & Nickel Winery Use Permit Major Modification

PROJECT LOCATION: 8164 St. Helena Highway, unincorporated Napa County, south of the City of St. Helena and north of the unincorporated Oakville community

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION – COUNTY: Napa

PROJECT DESCRIPTION: Use Permit Major Modification for an existing 125,000-gallon per year winery to amend previous approvals (Use Permit No. 98400, as amended). The modification includes operational changes that include recognition of an increase in winery employment from 21 full-time and six part-time staff, to the winery's current employment of 67 full-time and six part-time staff; 2) an increase in permitted annual wine production from 125,000 to 225,000 gallons of wine per year; 3) an increase in the number of daily visitors for wine tours and tastings, from 75 people per day to 260 people per day, up to a weekly maximum of 1,440 people; 4) changes to winery hours of operation and visitation; and 5) a change to the winery's marketing program under the use permit to include up to two additional annual events for up to 900 people each, plus one additional annual event for up to 1,000 people. Physical changes to the winery include an increase in parking on-site from 45 to 106 stalls; construction of an approximately 6,000 square foot winery structure addition; installation of covers over outdoor work areas; renovation of existing 19th century storage buildings to winery accessory use; and related utility modifications to correspond to the use permit amendments.

COUNTY PERMIT NO.: P17-00400-MOD

APPLICANT NAME AND ADDRESS: FN Land, LLC, 8164 St. Helena Highway, Oakville, CA 94562

APPLICANT PHONE NO.: (707) 967-9600

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 16, 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 Mitigated 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 report 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:

Governor's Office of Planning & Research

Napa County Planning, Building & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Sep 22 2020

STATE CLEARINGHOUSE

SIGNATURE: Charlene Gallina

TITLE: Supervising Planner

DATE: September 21, 2020