

## 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 Street  
Sacramento, CA 95812 Napa, CA 94559

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

**CONTACT PERSON:** Charlene Gallina, Supervising Planner

**PHONE:** (707) 299-1355

**STATE CLEARINGHOUSE NO.:** 2020080261

**PROJECT TITLE:** Benjamin Ranch Winery

**PROJECT LOCATION:** 8895 Conn Creek Road; Assessor's Parcel Nos. 030-120-016 and 030-120-017; nearest cross street Silverado Trail

**PROJECT LOCATION – CITY (NEAREST):** St. Helena

**PROJECT LOCATION – COUNTY:** Napa

**PROJECT DESCRIPTION:** The project consists of a construction and operation of a new a winery on 8 acres of an approximately 85.1-acre project site. The winery would produce up to 475,000 gallons of wine per year in approximately 87,292 square feet of building area that would house business/administrative functions, a commercial kitchen for preparation of meals for winery employees, and rooms for conducting winery tours and tastings, in addition to barrel storage and wine production functions. The proposed winery would:

- a) operate daily between the hours of 8:00 a.m. and 6:00 p.m.;
- b) include a wine marketing program consisting of up to 9 catered events per year for up to 150 guests per event, including participation in the annual Napa Valley Wine Auction;
- c) offer wine tours and tastings by appointment for up to 150 people per day on Mondays, Tuesdays and Wednesdays, and up to 300 people per day on Thursdays, Fridays, Saturdays and Sundays (the number of daily tours and tastings would be reduced by a number equal to the number of guests planned to attend a marketing event on that same day), and with tours and tastings offered daily between the hours of 10:00 a.m. and 6:00 p.m.;
- d) offer retail sale of wine and wine-related items, along with allowance for consumption on-site of wine purchased on the premises pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5; and
- e) employ up to 61 full-time and part-time staff members.

The project requires demolition of an existing shed currently used for vineyard management, on-site relocation of an existing storage barn, and redevelopment of a portion of the site with new winery and hospitality buildings, 94 parking stalls, new utilities and a new on-site access driveway from Conn Creek Road/State Route 128.

**COUNTY PERMIT NO.:** P13-00371-UP

**APPLICANT NAME:** Frank Family Vineyards, LLC

**ADDRESS:** 1091 Larkmead Lane, Calistoga, California 94515

**PHONE:** (707) 942-0859

This is to advise that the Napa County Planning Commission, as  Lead Agency  Responsible Agency, approved the above-described project on May 19, 2021, 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:

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

SIGNATURE: \_\_\_\_\_



DATE: \_\_\_\_\_

May 20, 2021

TITLE: \_\_\_\_\_

Deputy Director