

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: 2021080131

PROJECT TITLE: Ehlers Estate Winery Use Permit Major Modification No. P19-00146

PROJECT LOCATION: The project is located on an approximately 13.83 acre site within the AP (Agricultural Preserve) zoning district at 3222 Ehlers Lane, St. Helena; APN: 022-100-029.

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Use Permit Modification No. 19-00146 of an existing 25,000 gallon winery to allow the following changes: **A. Components Necessary to Remedy Existing Violations:** (1) Recognition of an existing annual production capacity of 29,000 gallons. Currently authorized for an annual production capacity of 25,000 gallons; (2) Recognition of daily tastings of 90 persons per day, 630 visitors maximum per week by appointment. Currently authorized for 11 visitors maximum per week; (3) Recognition of an existing marketing program of: a) one event per year with up to 300 guests; b) two events per year with up to 100 guests; c) one event per year with up to 70 guests; and d) 10 events per year with up to 20 guests. (770 total guests for existing marketing program). Currently authorized for three events per year with up to 75 guests and eight events per year with up to 35 guests (505 total guests for approved marketing program); and (4) Recognition of 12 full-time employees and two part-time employees. Currently authorized for eight full-time employees. **B. Expansion Beyond Existing Entitlements:** (1) Increase in maximum annual permitted wine production from 29,000 to 35,000 gallons (existing conditions to be recognized via the County's Code Compliance program); (2) On-premises consumption of wines produced on site in the olive grove adjacent to the winery building in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (3) Change the winery's tasting room hours of operation from 9:30 AM to 3:30 PM to 9:30 AM to 5:00 PM (Seven days a week); (4) Relocate the existing parking area and construct a new parking area with 22 parking spaces which would require the removal of approximately 0.3 acres of existing vineyards; (5) Increase the number of employees from 12 full-time employees and two part-time employees (existing conditions to be recognized via the County's Code Compliance program) to 14 full-time employees, four part-time employees and two harvest season employees; (6) Re-configure the existing on-site circulation pattern; (7) Installation of a 100,000 gallon water irrigation storage tank; and (8) Upgrade the existing wastewater system consistent with County and Regional Water Quality Control Board standards.

COUNTY PERMIT (S): Use Permit Major Modification P19-00146

APPLICANT NAME: Scott Greenwood-Meinert

ADDRESS: 700 Main Street, Suite 301, Napa, CA 94559

PHONE: (707) 603-2722

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 15, 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 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 16, 2021 TITLE: Director David Morrison