

2024-024

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING BUILDING & ENVIRONMENTAL SERVICES DEPT.
1195 THIRD STREET, SUITE 210, NAPA, CA 94559
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

ENDORSED

MAR 27 2024

JOHN TUTEUR
Napa County Recorder-County Clerk
By: Jesa Spence
DEPUTY RECORDER - CLERK

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St
Napa, CA 94559

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

CONTACT PERSON: Emily Hedge, Planner III PHONE, EMAIL: 707-259-8226, emily.hedge@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2023050520

PROJECT TITLE: Rutherford Ranch Winery Use Permit Major Modification and Use Permit Exception to the Conservation Regulations.

PROJECT LOCATION: 1680 Silverado Trail, St. Helena, CA 94574. APN: 030-300-030

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The project modified an existing winery Use Permit to recognize the following items that were out of compliance with the permitted entitlements: increased number of employees and weekly visitation, holding marketing events, on-premises consumption and food pairings, and additional parking spaces. In addition, the application expanded entitlements to further increase employees and daily and weekly visitation, set up an annual marketing plan, convert portions of an existing residence to winery use, install a commercial kitchen in the winery building, increase parking, complete wastewater system improvements, implement a Travel Demand Management Plan, and clarify days and hours of operation. The project includes an Exception to the Conservation Regulations due to winery improvements located directly adjacent to an unnamed blue line stream on the property. The Exception permitted one (1) existing pump house to remain within the setback, allowed two tanks to be located within the setback, and removed 15 existing improvements from within the setback, and implemented a restoration plan for those areas.

COUNTY PERMIT (S): Use Permit Major Modification #P19-00126 and Use Permit Exception to the Conservation Regulations P23-00145

APPLICANT NAME: Marko B. and Theo Zaninovich

ADDRESS: 1680 Silverado Trail, St. Helena, CA 94574

PHONE: (661) 792-3151

This is to advise that the Napa County Board of Supervisors as Lead Agency Responsible Agency approved the above-described project on March 26, 2024, 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 Negative Declaration is available to the General Public at:

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

SIGNATURE: Emily Hedge
Emily Hedge, Planner III

DATE: March 26, 2024

Date received for filing and posting at OPR:

2023-096

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING BUILDING & ENVIRONMENTAL SERVICES DEPT.
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
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St
Napa, CA 94559

ENDORSED

JUN 28 2023

JOHN TUITEUR
Napa County Recorder - County Clerk
By: L. RODRIGUEZ
DEPUTY RECORDER - CLERK

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

CONTACT PERSON: Emily Hedge, Planner III PHONE, EMAIL: 707-259-8226, emily.hedge@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2023050520

PROJECT TITLE: Rutherford Ranch Winery Use Permit Major Modification and Use Permit Exception to the Conservation Regulations

PROJECT LOCATION: 1680 Silverado Trail, St. Helena, CA 94574, Napa. APN: 030-300-030

PROJECT LOCATION - CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The proposal is to modify an existing winery Use Permit to recognize the following items that are out of compliance with the permitted entitlements: increased number of employees and weekly visitation, holding marketing events, on-premises consumption and food pairings, and additional parking spaces. In addition, the application also seeks to expand its entitlements to further increase employees and daily and weekly visitation, set up an annual marketing plan, convert portions of an existing residence to winery use, install a commercial kitchen in the winery building, increase parking, complete wastewater system improvements, implement a Travel Demand Management Plan, and clarify days and hours of operation. The project includes an Exception to the Conservation Regulations due to winery improvements located directly adjacent to an unnamed blue line stream on the property. The Exception would permit one (1) existing pump house to remain within the setback, allow two tanks to be located two (2) feet within the setback, and the removal of 15 existing items and improvements from within the setback, and implementation of a restoration plan for those areas.

COUNTY PERMIT (S): Major Modification #P19-00126 and Use Permit Exception to the Conservation Regulations #P23-00145

APPLICANT NAME: Marko B. and Theo Zaninovich

ADDRESS: 1680 Silverado Trail, St. Helena, CA 94574,

PHONE: (661) 792-3151

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on June 21, 2023 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 Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE: Emily Hedge DATE: June 21, 2023
Emily Hedge, Planner III

Date received for filing and posting at OPR:
Notice of Determination



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print **StarOver** **Save**

RECEIPT NUMBER:
 28 — 06/28/2023 — 096
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2023050520

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY NC Planning Building & Environmental Services Dept	LEAD AGENCY EMAIL	DATE 06/28/2023
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2023-096	

PROJECT TITLE
 Rutherford Ranch Winery Use Permit Major Modification and Use Permit Exception to the Conservation Regulations

PROJECT APPLICANT NAME Marko B and Theo Zaninovich	PROJECT APPLICANT EMAIL	PHONE NUMBER (661) 792-3151
PROJECT APPLICANT ADDRESS 1680 Silverado Trail	CITY St Helena	STATE CA
		ZIP CODE 94574

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	0.00
<input checked="" type="checkbox"/> Other Receipt # 2023062800078		\$	50.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 2,814.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk L. Rodriguez Deputy County Clerk
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