

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

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

CONTACT PERSON: Kelli Cahill, Planner III PHONE: 707-265-2325

STATE CLEARING HOUSE NUMBER: 2024030466

PROJECT TITLE: William Cole Winery Use Permit Major Modification (P19-00101-MOD) and Variance (P19-00441-VAR)

PROJECT LOCATION: THE PROJECT IS LOCATED ON A SINGLE PARCEL APPROXIMATELY 5.72 ACRES IN SIZE WITHIN THE AGRICULTURAL WATERSHED (AW) ZONING DISTRICT AT 2849 N. ST. HELENA HWY, ST HELENA, CA 94574; APN 022-230-015

PROJECT LOCATION – CITY (NEAREST): ST. HELENA PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Use Permit Major Modification and Variance to modify an existing winery Use Permit and subsequent modifications to recognize pursuant to County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018, and approve items that are out of compliance with the permitted entitlements and for expansion beyond existing entitlements such as production, number of employees, weekly visitation, marketing activities, on-premises consumption of wine produced on-site, parking, conversion of an existing agricultural barn for winery use outdoor hospitality areas, and necessary infrastructure improvements and upgrades. The request also includes a Variance to the road setback requirement for 600 feet from Highway 29, where the existing winery and barn are located less than 320 feet from Highway 29.


COUNTY PERMIT (S): P19-00101-MOD and P19-00441-VAR

APPLICANT NAME: William and Jane Ballentine
ADDRESS: 2849 N. St. Helena Hwy, St. Helena, CA 94574
REPRESENTATIVE: Jon Webb, New Albion Surveys, Inc.
ADDRESS: 1113 Hunt Ave, St. Helena, CA 94574 PHONE: 707-963-1217

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on _____ 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 Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE:  DATE: December 13, 2024 TITLE: Planner III
Name: Kelli Cahill

Date received for filing and posting at OPR: