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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Benjamin Ranch Winery, Use Permit Application No. P13-00371-UP

Lead Agency: Napa County

Contact Name: Brian Bordona, Deputy Planning Director

Email: brian.bordona@countyofnapa.org Phone Number: 707-259-5935

Project Location: 8895 Conn Creek Road/State Route 128 (nearest cross Silverado Trail), unincorporated Napa County

City *County*

Project Description (Proposed actions, location, and/or consequences).

Request for a Use Permit to establish a winery with development on 12.8 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, and rooms for conducting winery tours and tastings, in addition to barrel storage and wine production functions. The proposed winery would include a wine marketing program consisting of up to 357 events per year for up to 16 to 150 guests per event; and would offer wine tours and tastings by appointment for up to 400 people per day, inclusive of guests attending marketing events. Winery operations would also include retail sale of wine and wine-related items, along with allowance for consumption on-site of wine purchased on the premises. The winery would employ up to 61 full-time and part-time staff members. The project would require demolition of a barn and shed used for vineyard maintenance; redevelopment of a portion of the site with new winery and hospitality buildings, 75 parking stalls, and a new access driveway from Conn Creek Road/State Route 128; and installation of a left-turn lane on Conn Creek Road/State Route 128 at the southeastern corner of the site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Demolition of existing buildings and removal of existing mature trees on-site to accommodate the proposed winery construction have the potential to disturb sensitive bat and raptor species that may be inhabiting the buildings or vegetation. Recommended mitigation consists of pre-construction surveys to determine presence, and if the species are found to be present, establishment of buffer zones or limitations on hours of demolition to minimize impacts. Addition of winery operations with visitors and guests will also increase vehicle trips and vehicle miles traveled to and from the property. Recommended mitigation would require implementation of a transportation demand management program that would incentivize trip reduction among employees and promote carpooling by winery guests. Additional mitigation potentially requiring land dedication at the property frontage on Conn Creek Road/State Route 128 is also recommended to facilitate implementation of the planned bicycle facility improvements envisioned in the countywide bicycle plan for Napa County.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of significant controversy.

Provide a list of the responsible or trustee agencies for the project.

California Department of Transportation (Caltrans): Encroachment permit for installation of a left-turn lane in the right-of-way of Conn Creek Road/State Route 128.