

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019099034

Project Title: Hard Six Cellars Winery Use Permit #P16-00333-UP & Exception to Conservation Regulations P19-00315

Lead Agency: County of Napa Contact Person: Jason R. Hade, Planner III
Mailing Address: 1195 Third Street, Suite 210 Phone: (707) 259-8757
City: Napa Zip: 94559 County: Napa

Project Location: County: Napa City/Nearest Community: Calistoga
Cross Streets: South Fork of Diamond Mountain Road and Diamond Mountain Road Zip Code: 94515
Longitude/Latitude (degrees, minutes and seconds): 38 ° 33 ' 16 " N / 122 ° 34 ' 24 " W Total Acres: 53.04
Assessor's Parcel No.: 022-100-014 Section: 22 Twp.: 8N Range: 6W Base: MDM
Within 2 Miles: State Hwy #: 29 Waterways: Nash Creek
Airports: Railways: Schools:

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units Acres [] Transportation: Type
[] Office: Sq.ft. Acres Employees [] Mining: Mineral
[] Commercial: Sq.ft. Acres Employees [] Power: Type MW
[] Industrial: Sq.ft. Acres Employees [] Waste Treatment: Type MGD
[] Educational: [] Hazardous Waste: Type
[] Recreational: [X] Other: Winery
[] Water Facilities: Type MGD

Governor's Office of Planning & Research

SEP 12 2019

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Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Residential and Agricultural / AW / Agricultural, Watershed, and Open Space (AWOS)

Project Description: (please use a separate page if necessary)

Approval of a Use Permit for a new 20,000 gallon winery with a 3,969 square foot two-story winery building, 7,135 square foot cave, 5,486 square foot uncovered work area, and 1,185 square foot outdoor hospitality area. Visitation by appointment and a marketing program are proposed. An exception to the Napa County Road and Street Standards is requested to allow for a reduction in commercial driveway width, a non-standard driveway connection to the nearest public road, and for a portion of road with slopes exceeding 18 percent but less than 20 percent without transition zones. A Use Permit Exception to the Conservation Regulations application (P19-00315) is also requested to allow re-grading of the existing access driveway to the South Fork of Diamond Mountain Road to encroach into the required 55-foot stream setback.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # _____
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 3
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 2
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date September 13, 2019 Ending Date October 15, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Donna Oldford</u>
Address: _____	Address: <u>2620 Pinot Way</u>
City/State/Zip: _____	City/State/Zip: <u>St. Helena, CA 94574</u>
Contact: _____	Phone: <u>(707) 963-5832</u>
Phone: _____	

Signature of Lead Agency Representative: *James R. Hale* **Date:** 9/11/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.