

**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 #
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**Project Title:** Harcross Winery and Vineyard, Use Permit #P23-00105-UP, Viewshed Protection Program #P25-00031-VIEW, and Agricultural Erosion Control Plan #P23-00325-ECPA

Lead Agency: Napa County Contact Person: Matt Ringel  
 Mailing Address: 1195 Third Street Suite 210 Phone: (707) 299-1361  
 City: Napa Zip: 94559 County: Napa County

**Project Location:** County: Napa City/Nearest Community: Yountville

Cross Streets: Dry Creek Road and Mount Veeder Road Zip Code: 94574

Longitude/Latitude (degrees, minutes and seconds): 38 ° 24 ' 33.09 " N / 122 ° 27 ' 31.45 " W Total Acres: 51

Assessor's Parcel No.: 027-530-006-000 Section: 31 Twp.: 7 Range: R5W Base: MDM

Within 2 Miles: State Hwy #: None Waterways: Dry Creek

Airports: None Railways: None Schools: None

**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: \_\_\_\_\_  
 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  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 8,496 Acres \_\_\_\_\_ Employees 5  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Zoning: Agricultural Watershed (AW) District / General Plan Designation: Agriculture, Watershed, and Open Space (AWOS) Designation

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

Approval of a Use Permit to allow a new winery with an annual production capacity of 5,000 gallons per year with the following characteristics: a. Construction of a new 8,496 sq. ft. winery facility containing 6,477 sq. ft. of production space and 2,019 sq. ft. for accessory uses, including a commercial kitchen; b. Removal of 0.5 acres of woodland habitat, and the planting/preservation of 1.5 acres of woodland canopy on the project parcel; c. Excavation of approximately 5,780 cubic yards of spoils associated with the construction of structural pads; d. Onsite parking for 4 vehicles; e. Up to four (4) full-time employees, one (1) part-time employee; f. On-site domestic and process wastewater treatment systems; g. Hours of operation seven days a week: production 7:00 AM to 6:00 p.m., visitation 10:00 a.m. to 4:00 p.m. and marketing events 10:00 a.m. to 10:00 p.m. (including cleanup); h. Tours and tastings by appointment only for a maximum of 14 visitors per day with a maximum of 98 visitors per week; i. Establishing a marketing program, which may include catered events; j. On-premises consumption of wines produced on-site within the outdoor hospitality areas; and k. Driveway expansion and construction to meet commercial standards, landscaping, and other improvements associated with wineries. l. Approval of an Agricultural Erosion Control Plan for the installation and operation of approximately 3-acres of new vineyard.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input checked="" type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 04/03/2025 Ending Date 05/03/25

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Nobili Marques Arquitectura</u>	Applicant: <u>Basil and Robin Enan</u>
Address: <u>PO Box 10398</u>	Address: <u>1765 Poppy Avenue</u>
City/State/Zip: <u>Napa, CA 95581</u>	City/State/Zip: <u>Menlo Park, CA 94025</u>
Contact: <u>Marta Marques</u>	Phone: <u>(650) 867-0865</u>
Phone: <u>(415) 218-6258</u>	

Signature of Lead Agency Representative: Matthew Ringel

Digitally signed by Matthew Ringel  
Date: 2023.11.02 12:05:38 -0700

Date: 04/01/2025

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