

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 #

Project Title: Fantesca Winery Administrative Application (P24-00308, Use Permit Minor Modification (P23-00245), and Exception to the Napa County Road & Street Standards

Lead Agency: Napa County Contact Person: Wendy Atkins
 Mailing Address: 119 5 Third Street, Suite 210 Phone: (707) 259-8757
 City: Napa Zip: 94559 County: Napa County

Project Location: County: Napa City/Nearest Community: St. Helena

Cross Streets: Spring Mountain Road and Elmhurst Avenue Zip Code: 95474

Longitude/Latitude (degrees, minutes and seconds): 38 ° 30 ' 45.9 " N / 122 ° 29 ' 43 " W Total Acres: 52.6

Assessor's Parcel No.: 022-250-008 Section: 26 Twp.: 8 Range: 6 W Base: MDM

Within 2 Miles: State Hwy #: Highway 29 Waterways: Canon Creek, Napa River, York Creek, Sulpher Creek, Hirsch Creek

Airports: None Railways: None Schools: St. Helena Montessori School

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: _____ FONSI _____

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 _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 2,629 Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees ⁵ _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

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) / General Plan Designation: Agriculture, Watershed and Open Space (AWOS)

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

Please see attached separate page.

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 # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input 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 4/24/25 Ending Date 5/24/25

Lead Agency (Complete if applicable):

Consulting Firm: <u>Donna Oldford, Plans4Wine</u>	Applicant: <u>Duane Hoff</u>
Address: <u>2620 Pinot Way</u>	Address: <u>2920 Spring Mountain Road</u>
City/State/Zip: <u>St. Helena, CA 94574</u>	City/State/Zip: <u>St. Helena, CA 95474</u>
Contact: <u>dboldford@aol.com</u>	Phone: <u>(707) 688-3333</u>
Phone: <u>(707) 204-5794</u>	

Signature of Lead Agency Representative: Wendy Atkins Digitally signed by Wendy Atkins
Date: 2025.04.18 16:11:20 -0700 Date: 4/16/25

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

Fantesca Winery Administrative Application (P24-00308), Use Permit Minor Modification (P23-00245), and Exception to the Napa County Road & Street Standards.

Approval of a Winery Administration Application (P24-00308) and Minor Modification (P23-00245-MM) to modify the existing Use Permit and Use Permit Modifications for Fantesca Winery located on a 52.56 acre parcel to allow the following : 1) Replace seven fermentation tanks with nine fermentation tanks in the existing winery building; 2) Construct three freestanding pod structures (for a total of 2,629 square feet), which would be used for winery tasting, marketing events, offices, and storage; 3) Install 7,435 square feet of landscaping; 4) Install a new firetruck turnaround; 5) Install six new parking spaces which would accommodate employees and visitors, one of which will be ADA compatible, for a total of 19 parking spaces; 6) Installation of a new winery road to access the freestanding pod structures; 7) Removal of 0.5 acres of vineyard; and, 8) Recognize the existing winery coverage area of 60,521 square feet, which was inaccurately calculated in previous applications. No changes to production, visitation, marketing, or number of employees are proposed.

The request also includes an Exception to the Napa County Road & Street Standards (RSS) for three road sections. Other sections are considered compliant with the RSS.

There are no changes to the winery's production, visitation, marketing activities, or number of employees as previously approved under 00236-UP, P06-0078-MOD, P09-00422-MM, and P13-00080-MOD.

An Initial Study is required to be prepared because the proposed project results in an increase of more than 2,500 square feet allowed under CEQA Exemption 15301 Existing Facilities. In addition, grading is proposed on land with slopes of between 9.7 percent and 29.5 percent, which exceeds the allowable slope under CEQA Exemption 15304 Minor Alterations to Land.