

# 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: Fantesca Winery Administrative Application (P24-00158), Use Permit Minor Modification (P23-00245), andLead Agency: Napa CountyContact Name: Wendy AtkinsEmail: wendy.atkins@countyornapa.orgPhone Number: (707) 227-8265Project Location: \_\_\_\_\_  
City Napa  
County

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

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.

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

Mitigation Measure BIO-1: The owner/permittee shall implement the following measures to minimize potential impacts to oak woodlands and associated cover canopy:

a. Oak Woodland/Vegetation Canopy Cover Preservation: Prior to issuance of a building permit, the applicant shall identify and permanently preserve a minimum of 0.3-acres of developable oak woodland (i.e., on land with slopes less than 30% and located outside of aquatic resource setbacks pursuant to NCC Sections 18.108.025 and 18.108.026) and associated developable Vegetation Cover Canopy generally as shown in (Exhibit A). These areas shall be identified as Oak Woodland/Vegetation Canopy Cover Preservation Areas and be permanently preserved.

b. The Preservation Area shall be identified and designated for preservation in a perpetual protective easement or perpetual deed restriction acceptable to Napa County, as approved by the Director of PBES. Areas placed in protection shall be restricted from development and other uses that would potentially degrade the quality of the habitat (including, but not limited to conversion to other land uses such as agriculture or urban development, and excessive off-road vehicle use that increases erosion), and should be otherwise restricted by the existing goals and policies of Napa County. Upon County Counsel's review and approval as to the form of the easement or other means of permanent protection, the owner/permittee shall record the restriction prior to issuance of building permits or prior to the commencement of any ground disturbing activities or vegetation removal, whichever occurs first.

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 areas of controversy are know to the County of Napa.

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

United State Fish and Wildlife Service and the California Department of Fish and Wildlife.