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PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT THE DEPARTMENT OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES OF THE COUNTY OF NAPA is considering adoption of a Mitigated Negative Declaration for the project identified below:

Fantesca Winery Administrative Application #P24-00308, Minor Modification Application Request #P23-00245 and Exception to the Napa County Road & Street Standards

LOCATION: 2020 Spring Mountain Road, St. Helena, CA; Assessor's Parcel Number 022-250-008

ZONING & GENERAL PLAN DESIGNATION: Agricultural Watershed (AW) Zoning District and General Plan Designation Agriculture, Watershed and Open Space (AWOS).

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area(s): Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: 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.

Application materials, including the draft Mitigated Negative Declaration, are available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>. Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Services Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written comments regarding the environmental effects of this project, the adequacy of the proposed Mitigated Negative Declaration and Draft Conditions of Approval are solicited. Written comments must be presented during the public review period, which runs from April 24, 2025, through May 24, 2025.

Comments should be directed to Wendy Atkins Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8757 or wendy.atkins@countyofnapa.org and must be received before 4:45 p.m. on May 24, 2025.

The Zoning Administrator decision will be effective immediately on May 24, 2025, unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code.

DATED: April 24, 2025

Brian D. Bordona
Zoning Administrator