

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPT.
1195 THIRD STREET, SUITE 210, NAPA, CA 94559
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St.
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Wendy Atkins, Planner II PHONE: (707) 259-8757

STATE CLEARING HOUSE NUMBER: 2025041055

PROJECT TITLE: Fantesca Winery Administrative Application (P24-00158), Use Permit Minor Modification (P23-00245), and Exception to the Napa County Road & Street Standards

PROJECT LOCATION: 2920 SPRING MOUNTAIN ROAD, ST. HELENA, 95474. APN 022-250-008

PROJECT LOCATION – CITY (NEAREST): PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: : 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.

COUNTY PERMIT (S): P24-00308 and P23-00245-MM


APPLICANT NAME: Duane Hoff
ADDRESS: 2920 Spring Mountain Road, St. Helena, CA 94574
REPRESENTATIVE: Donna Oldford

ADDRESS: 2620 Pinot Way, St. Helena, CA 94574 PHONE: (707) 688-3333

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on _____ and made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE: 
Name: Wendy Atkins

DATE: 7/15/25 TITLE: Planner II

Date received for filing and posting at OPR: