# 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:** Diamond Creek Vineyards Use Permit Major Modification P19-00177-MOD, Exception to the Napa County Roads and Street Standards

Lead Agency: Napa County | Contact Person: Kelli Cahill
Mailing Address: 1195 3rd Street 2nd Floor | Phone: 707-265-2325
City: Napa | Zip: 94559 | County: Napa

**Project Location:** County: Napa | City/Nearest Community: nearest City of Calistoga
Cross Streets: Diamond Mountain Road & State Route 29 | Zip Code: 94515
Longitude/Latitude (degrees, minutes and seconds): 38 ° 33 ′ 56.356 ″ N / 122 ° 34 ′ 55.024 ″ W Total Acres: 78.12
Assessor's Parcel No.: 020-440-004 & 020-400-012 | Section: 12 | Twp.: 08N | Range: 07W | Base: MDM
Within 2 Miles: State Hwy #: 29 | Waterways: Kortum Canyon, Cyrus, Blossom, Nash creeks, Napa River
Airports: n/a | Railways: n/a | Schools: calistoga elem, junior/high, Palisades High

**Document Type:**

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

**Local Action Type:**

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

**Development Type:**

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ 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: winery

**Project Issues Discussed in Document:**

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

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

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

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

The proposal is to modify an existing winery Use Permit and subsequent modifications to recognize and approve items that are out of compliance with the permitted entitlements and for expansion byeond existing entitlements such as construction of anew winery buildign and agricultural storage building, increase in production, number of employees, weekly visitation, on-premise consumption of wine produced on-site, additional parking, number of marketing events, and necessary infrastructure improvements and upgrades to the wastewater system, and conversion of the existing winery buildgin to a single-family residence with parking. The request also includes an Exception to the Napa County Roads and Street Standards.

*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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date December 8, 2025 Ending Date January 7, 2026

**Lead Agency (Complete if applicable):**

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

**Signature of Lead Agency Representative:** Kelli Cahill **Date:** 12/8/25

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