

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:** Promise WineryLead Agency: Napa CountyContact Person: Hannah SpencerMailing Address: 1195 Third Street, Suite 210Phone: 707-253-4018City: NapaZip: 94559County: Napa**Project Location:** County: NapaCity/Nearest Community: St. HelenaCross Streets: Chiles Pope Valley Road and State Route 128Zip Code: 94574Longitude/Latitude (degrees, minutes and seconds): 38 ° 29 ' 27.3 " N / 122 ° 20 ' 11.4 " W Total Acres: 62.56Assessor's Parcel No.: 032-520-009Section: 5Twp.: 07NRange: 04WBase: MDMWithin 2 Miles: State Hwy #: 128Waterways: Sage Creek, Moore Creek, Clear CreekAirports: NARailways: NASchools: NA**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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: Variance, NCRSS Exception**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 14702 Acres .33 Employees 5☐ 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: _____**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:****Residential and agricultural / Agricultural Watershed (AW) / Agriculture, Watershed and Open Space (AWOS)****Project Description:** *(please use a separate page if necessary)*

Request for a Use Permit to convert and expand an existing barn to a 2,794 sq. ft. winery, convert a 1,268 sq. ft. accessory dwelling unit to a tasting room, and to construct a 5,000 sq. ft. production cave, a 1,235 sq. ft. covered crush pad, a 1,040 sq. ft. mechanical enclosure, and a 900 sq. ft. unenclosed covered parking structure with an ADA restroom. The request includes a Variance to allow use of existing buildings and new buildings within Napa County winery road setbacks. Parking improvements include seven standard and two accessible spaces. Driveway improvements include widening and installation of intervisible turnouts along sub-standard segments of the road in areas outside of stream setbacks, as well as signage and management of vegetation to maintain line of sight. Two outdoor patios will be used for outdoor seating and onsite consumption of wine (Business & Professions Code §23358, 23390 and 23396.5). The winery would be constructed in two phases: Phase I includes the tasting room, winery barn, three employees, and production of 5,000 gallons per year; Phase II increases production to 30,000 gallons per year, five employees, and cave and crush pad construction. The project includes daily visitation, tours and tasting, and a marketing program with seven events.

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".

☐ 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 # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ 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	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ 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 18, 2025 Ending Date January 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Steve McPherson</u>
Address: _____	Address: <u>2004 Sage Canyon Rd</u>
City/State/Zip: _____	City/State/Zip: <u>St. Helena, CA 94574</u>
Contact: _____	Phone: <u>707-936-6053</u>
Phone: _____	

Signature of Lead Agency Representative: Hannah Spencer

Digitally signed by Hannah Spencer
Date: 2025.12.09 16:54:15 -08'00'

Date: 12-9-25

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