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: Barnett Vineyards Winery, Use Permit #P19-00125-UP, Viewshed Protection Program #P20-00121-VIEW, and Exception to the Road and Street Standards

Lead Agency: Napa County | Contact Person: Matt Ringel
Mailing Address: 1195 Third Street Suite 210 | Phone: (707) 299-1351
City: Napa | Zip: 94559 | County: Napa County

Project Location: County: Napa | City/Nearest Community: Calistoga
Cross Streets: Spring Mountain Road and St. Helena Road | Zip Code: 94574
Longitude/Latitude (degrees, minutes and seconds): -122 ° 33 ′ 10.65 ″ N / 38 ° 31 ′ 59.658 ″ W | Total Acres: 39.96
Assessor's Parcel No.: 020-300-047-000 | Section: 22 | Twp.: 08N | Range: 06W | Base: MDM
Within 2 Miles: State Hwy #: N/A | Waterways: Mill Creek, Ritchey Creek, Nash Creek
Airports: N/A | Railways: N/A | Schools: N/A

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ ☒ Mit Neg Dec 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: Exception to the NCRSS

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 1,700 Acres 0.04 Employees 7
☐ 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 ☒ 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) District / General Plan Designation: Agricultural, Watershed, and Open Space (AWOS) Designation

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

This application was submitted to participate in the County's Code Compliance Program . The proposal is to grant a new Use Permit to an existing 20,000-gallon winery established under a Small Winery Use Permit Exemption to allow the following:
1) Components necessary to remedy existing violations: Recognition and approval of increased employee count, daily tours and tastings by appointment only, marketing events, and on-premise outdoor consumption of wines produced at the winery. These unpermitted activities trigger a public water system, wastewater system improvements, and a RSS Exception for proposed driveway improvements.
2) Expansion beyond existing entitlements: increase wine production to 30,000-gallons per year, increase employee count, increase daily tours and tastings by appointment only, increase of marketing events, construction of a new hospitality building with a tasting room and office (subject to the Viewshed Protection Program), addition of parking spaces, installation of a 12,000-gallon water tank, and new landscaping.

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**".

X	Air Resources Board	X	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
X	Caltrans District # 4		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	X	SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission	X	SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date 12/04/25 Ending Date 1/03/2026

Lead Agency (Complete if applicable):

Consulting Firm: Holman Teague Roche Anglin, LLP
Address: 1455 First Street, Suite 217
City/State/Zip: Napa, CA 94559
Contact: Rob Anglin
Phone: (707) 927-4280

Applicant:
Address:
City/State/Zip:
Phone:

Signature of Lead Agency Representative: Matthew Ringel Digitally signed by Matthew Ringel Date: 2025.06.09 10:22:11 -07'00' **Date:** 12/3/25

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