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: Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed Protection Program (P23-00278-VIEW), Exemption to the Conservation Regulations (P23-00279-UP)

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: Silverado Trail and Dutch Henry Canyon Road | Zip Code: 94515
Longitude/Latitude (degrees, minutes and seconds): 38 ° 34 ′ 43.536 ″ N / 122 ° 31 ′ 0.917 ″ W Total Acres: 45
Assessor's Parcel No.: 021-010-080-000 & 021-010-081-000 | Section: 34 | Twp.: 09N | Range: 06W | Base: MDM
Within 2 Miles: State Hwy #: St. Hwy. 29 | Waterways: Biter Creek, Dutch Henry Creek, and Napa River
Airports: N/A | Railways: N/A | Schools: N/A

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: RSS Exemption

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 39,742 Acres 0.91 Employees 9
☐ 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) &Agricultural Resource (AR)

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 Use Permit Major Modification to an existing 30,000-gallon winery to allow the following: 1) Components necessary to remedy existing violations: Recognition and approval of daily tours and tastings by-appointment visitation and employee levels beyond what is currently entitled. Approval and recognition of these activities requires installation of driveway improvements. The request includes an Exception to the Conservation Regulations, and an Exception to the Napa County Road and Street Standards for proposed driveway improvement within the stream setback. The request also includes the removal of two hillside water tanks, on slopes greater than 50%, and restoration of the subject hillside. 2) Expansion beyond existing entitlements: Approval of an increase in wine production to 60,000 gallons per year, additional employees, an increase in daily tours and tastings by appointment only, increase of marketing events, construction of a new 916 sq. ft. tasting building (subject to the Viewshed Protection Program), construction of a new 6,555 sq. ft. tasting building, construction of 28,382 sq. ft of additions to the existing cave, addition of parking spaces, installation of a water tank, installation of a pump house, installation of a public water system, and new landscape planting.

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 01/01/2026 Ending Date 1/31/2026

Lead Agency (Complete if applicable):

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

Applicant: Jeff Smith
Address: 1104 Adams Street, Suite 104
City/State/Zip: St. Helena, CA 94574
Phone: (707) 968-9332

Signature of Lead Agency Representative: Matthew Ringel Digitally signed by Matthew Ringel Date: 2025.06.09 10:22:11 -07'00' **Date:** 12/28/2025

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