



## **Notice of Completion & Environmental Document Transmittal**

### **Submitted To**

Governor's Office of Land Use and Climate Innovation Via CEQA Submit Portal

### **Lead Agency**

Napa County (Planning, Building and Environmental Services)

1195 Third Street, Suite 210, Napa, CA 94559

Lead Agency Contact: Jaksen T. Wilson, Planner II, (707) 253-4269, [Jaksen.Wilson@countyofnapa.org](mailto:Jaksen.Wilson@countyofnapa.org)

### **Project Information**

Project Title: Eisele Vineyards Winery Use Permit Minor Modification and an Exception to the Napa County Road and Street Standards

County Permit: P24-00176

### **Project Location**

Project APN: 020-340-030-000

Project Address: 2155 Pickett Rd, Calistoga, CA 94515

Project Location - County: Napa

Project Location - Nearest City/Community: Calistoga

Longitude/Latitude: 38°35'07.079"N 122°32'54.803"W

Section-Township-Range-Base: 09N, 06W, 32, MDM

Acres: 162.23

Located within two (2) miles:

Sample: State Highway – State Highway 29; Railways – Napa Valley Wine Train; Schools - Calistoga High, Palisades High, Calistoga Elementary; Waterways – Simmons, Oat Hill, Dutch Henry, Diamond Mountain, Selby, Garnett, Cyrus Creeks and Napa River

Land Use: Agricultural/Residential land uses

Zoning: Agricultural Preserve (AP) / Agricultural Watershed (AW)

General Plan: Agricultural Preserve (AP) / Agricultural, Watershed, and Open Space (AWOS)

## **Document Type**

CEQA: Mitigated Negative Declaration

## **Local Action Type**

- Use Permit
- Other – An Exception to the Napa County Road and Street Standards

## **Development Type**

Commercial (9,703 square feet, 0.27 acres, 12 employees)

## **Project Issues Discussed in Document**

- Aesthetic
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Cumulative Effects
- Drainage/Absorption
- Energy
- Flood Plain/Flooding
- Geology/Soils
- Greenhouse Gas Emissions
- Growth inducement
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mandatory Findings of Significance
- Noise
- Population/Housing
- Public Services
- Recreation
- Schools/Universities
- Septic System
- Solid Waste
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Vegetation
- Wetland/Riparian
- Wildfire

## **Project Description**

Request for approval of a Minor Modification (P24-00176-MM) to modify the existing Use Permit and subsequent Use Permit Modifications for Eisele Vineyards Winery located on a 162.23-acre parcel to increase production from 20,000 to 30,000 annual gallons; demolish a 2,000 sf barn to create room for a new 9,703 SF winery production building, covered work area and mechanical yard and wastewater control room, construction of two water tanks and associated access road, construction of a winery process wastewater pretreatment and reuse system, improvements to winery driveways and parking, removal of 0.106 acres of California black oak and foothill pine canopy cover, fifteen (15) nonnative olive trees, and 0.089 acres of existing vineyard, and permanent preservation of 0.32 acres of California black oak and foothill pine canopy cover. The project also includes an Exception to the Napa County Roads & Street Standards to avoid a stream setback and mature trees over 6" DBH.

## **Reviewing Agencies Checklist**

- California Department of Fish and Wildlife, Bay Delta Region (Region 3)

- San Francisco Bay Regional Water Quality Control Board (Region 2)
- Toxic Substances Control, Department of
- Native American Heritage Commission, California

### **Local Public Review Period**

Starting Date: June 18, 2026

Ending Date: July 20, 2026

### **Signature**

A handwritten signature in black ink, appearing to read "Jaksen T. Wilson". The signature is written in a cursive, flowing style with a long horizontal line extending from the end.

Signed by Lead Agency contact: Jaksen T. Wilson, Planner II

Date: June 18, 2026