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: Enrique Torres, Planner II (707) 253-4307, enrique.torres@countyofnapa.org

Project Information

Project Title: Castellucci Estate Winery (P25-00028)

Project Location

Project APN: 031-030-024

Project Address: 7900 Money Road, Oakville, CA 94562

Project Location - County: Napa

Project Location - Nearest City/Community: Yountville

Longitude/Latitude: 122°23'34.316" W / 38°27'7.911" N

Section-Township-Range-Base: Section 15, Township 07 North, Range 05 West, Mt. Diablo Meridian

Acres: 14.96

Located within two (2) miles: State Highway – State Highway 29; Railways – Napa Valley Wine Train; Airports – None; Schools – None; Waterways – Unnamed seasonal blue line streams, Napa River, Conn Creek, Vinehill Creek, Bella Oaks Creek, Lincoln Creek, Rector Creek.

Land Use: Residential and Agricultural

Zoning: Agricultural Preserve (AP)

General Plan: Agricultural Resources (AR)

Document Type

CEQA: Mitigated Negative Declaration

Local Action Type

Use Permit

Development Type

Commercial (14,493 square feet, 0.33 acres, 9 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; Mineral Resources; 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

The request is for a new 20,000 gallon per year production winery on the existing 14.96-acre project site. The proposed winery will consist of the following: 1) Construction of a new 11,656 sq. ft. winery production space; 2) Construction of a 2,837 sq. ft. of accessory space, including a medium risk commercial kitchen; 3) Import of approximately 3,000 cubic yards of soils associated with the construction of new winery; 4) Tours and tastings by appointment only for a maximum of 30 visitors per day with a maximum of 210 visitors per week including food and wine pairing; 5) Establishing a marketing program, which may include catered events, as follows; i) Monthly (12 per year) wine and food pairings for up to 25 guests; ii) Five (5) wine release/club events annually for up to 50 guests; iii) Two large events annually for up to 125 guests; 6) On-premises consumption of wines produced on-site within the outdoor hospitality areas, located on the hospitality terrace, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004); 7) Hours of operation seven days a week: production 7:00 AM to 5:00 p.m. (non-harvest), visitation 10:00 a.m. to 6:00 p.m. and marketing events 12:00 p.m. to 11:00 p.m. (including cleanup); 8) Up to two (2) full-time employees, three (3) part-time employees; and approximately four (4) seasonal employees; 9) On-site parking for eleven (11) vehicles; 10) Installation of an engineered subsurface drip type onsite wastewater disposal system; 11) Installation of a Non-Transient Non-Community Public Water System; 12) Minor road improvements associated with the new winery to meet commercial standards. The existing driveway will remain unchanged for the first 200 feet +/-, then widened and improved for 150 feet +/- to meet commercial drive standards, followed by 300 feet +/- of new road leading to the winery; and 13) Construction of a 10,500 gallon water tank for domestic water storage purposes and construction of a 30,000-50,000 gallon water tank for fire protection storage located to the east of the project driveway and adjacent fire pump house.

An exception to the Napa County Roads & Streets Standards (NCRSS) have been requested to support the existing travel lane width and the gate standard. Regarding the travel lane width exception request, the NCRSS requires a minimum of 20 foot-wide travel ways with one (1) foot of shoulder on each side, however improvements to the 14-foot width existing bridge travel lane, would result in earth disturbance within the creek setback and in the removal of riparian vegetation due to widening of the approximately 70-foot bridge. Signage and turnouts will be utilized in the project design to accommodate passengers and regular traffic. The request also seeks to forego the NCRSS gate standards of 22-foot horizontal clearance when open along a commercial roadway and compliance with the appropriate setbacks. The existing gate has a 14-foot horizontal clearance when open and lies 24 feet back from the edge of Money Road and 35 feet from its centerline. The required setback from the centerline of Money Road is 42 feet. The gate could not be widened to commercial standards, as it would be infeasible according to the Engineering Division Road and Street Standards Exception Request Memorandum dated May 26, 2026, based off the given the travel lane width is restricted to 14 feet over the bridge and any modification along the bridge would increase disturbances within the stream setback. The exception would only affect the first 125 linear feet of the roadway and the existing gate.

Reviewing Agencies Checklist

- Caltrans District 4 (DOT)
- California Department of Fish and Wildlife (CDFW) Region 3 (Bay Delta, Fairfield)
- California Native American Heritage Commission
- Regional Water Quality Control Board (Regional Water Board) Region 2
- Toxic Substances Control, Department of

Local Public Review Period

Starting Date: October 15, 2026
Ending Date: November 16, 2026

Signature

Signature:

Signed by Lead Agency contact: Enrique Torres, Planner II
Date: October 8, 2026