Summary Form for Electronic Document Submittal

Submitted To

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

Lead Agency

Napa County (Planning, Building and Environmental Services)
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Project Information

Project Title: Castellucci Estate Winery

County Permit(s): P25-00028

State Clearinghouse Number:

Project Location: 7900 Money Road, Oakville, CA 94562; approximately 0.50 miles northwest of the Money Road and Oakville Cross Road intersection

Project APN: 031-030-024

Project Location - County: Napa

Project Location - Nearest City: Yountville

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.

Potential Impacts and Proposed Mitigation:
Mitigation measures are proposed for the protection of Biological Resources (nesting birds and raptors, and bats, aquatic species, swainson's hawk, and erosion/sediment control). See BIO-1, BIO-2, BIO-3, BIO-4, and BIO-5 in the IS/MND.

Areas of controversy:
No comments received and no concerns raised.

Responsible or trustee agencies for the project:
- California Department of Transportation (R)
- Alcoholic Beverage Control (R)
- San Francisco Regional Water Quality Control Board (R)
- United States Fish and Wildlife Service (T)
- California Department of Fish and Wildlife (T)