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**Planning, Building & Environmental Services**

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Napa, CA 94559  
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**Brian D. Bordona**  
Director

## MEMORANDUM

To: Planning Commission	From: Hannah Spencer, Planner III <a href="mailto:Hannah.spencer@countyofnapa.org">Hannah.spencer@countyofnapa.org</a>
Date: February 2, 2026	Re: Agenda Item 7C – Promise Winery Use Permit File No. P22-00384 and P25-00283

Please find the following attachments for your review:

1. Errata to Proposed IS/MND:

This document presents two minor corrections made to the proposed Promise Winery Initial Study/Mitigated Negative Declaration (IS/MND). These corrections do not constitute substantial revisions pursuant to CEQA Guidelines Section 15073.5 (Recirculation of a Negative Declaration Prior to Adoption) because they do not involve new significant impacts or new mitigation measures.

2. Recent Agency Comments:

On February 2, 2026, staff reviewed comments from the California Department of Transportation (Caltrans) which confirmed the landowner's obligation to obtain an encroachment permit for all work within the Highway 128 right-of-way. These comments are consistent with the recommended Conditions of Approval, specifically No. 6.1 which requires compliance with the Caltrans encroachment permitting process prior to final occupancy on winery building permits.

Attachments: Errata to Proposed MND, January 30, 2026  
Caltrans Comment Letter, February 2, 2026

COUNTY OF NAPA  
PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT  
1195 THIRD STREET SUITE 210  
NAPA, CA 94559  
(707) 253-4417

*Errata to Proposed Mitigated Negative Declaration prepared for Promise Winery  
State Clearing House No. 2025120435  
January 30, 2026*

This document presents minor corrections made to the proposed Initial Study/Mitigated Negative Declaration (IS/MND) by the Lead Agency (Napa County). New text is indicated in underline and text to be deleted is reflected by ~~strike through~~. Text changes are presented in the section and page order in which they appear in the proposed Initial Study Checklist.

IS/MND Page 4, item 11:

**11. Other agencies whose approval is required.**

The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, waste disposal permits, and an encroachment permit, in addition to meeting CalFire standards. Permits are required by the California Department of Transportation and the Alcohol and Tobacco Tax and Trade Bureau (TTB) ~~Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms~~. Permits may also be required by the California Department of Fish and Wildlife (CDFW).

**Responsible (R) and Trustee (T) Agencies**

California Department of Fish and Wildlife (T)  
San Francisco Regional Water Quality Control Board (R)  
California Department of Transportation (R)

**Other Agencies Contacted**

Middletown Rancheria  
Mishewal Wappo Tribe of Alexander Valley  
Yocha Dehe Wintun Nation

IS/MND Page 5:

**ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:**

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

Other sources of information used in the preparation of this Initial Study include site-specific studies conducted and filed by the applicant in conjunction with #P22-00384 as listed below, and the environmental background information contained in the permanent file on this project. These documents and information sources are incorporated herein by reference and available for review at the Napa County Department of Planning, Building and Environmental Services located at 1195 Third Street, Suite 210, Napa, CA 94559, or [Current Projects Explorer | Napa County, CA \(countyofnapa.org\)](#)

- GOULD Architecture, April 25, 2025, Promise Wine Winery Use Permit – Phase 1 & 2 project plans (**Exhibit A**)
- Applied Civil Engineering Inc., ~~September 23, 2025~~ January 31, 2025, Promise Wine LLC Use Permit Conceptual Site Improvement Plans (**Exhibit B**)
- Applied Civil Engineering Inc., January 31, 2025, Request for Exception to the Napa County Road and Street Standards for the Promise Wines Winery Use Permit Application P22-00384 (**Exhibit C**)
- CMP Civil Engineering & Land Surveying Inc., October 22, 2024, Domestic & Production Wastewater Feasibility Report for the proposed Promise Winery (**Exhibit D**)
- CMP Civil Engineering & Land Surveying Inc., October 6, 2025, Water Availability Analysis Report for the proposed Promise Winery (**Exhibit E**)
- GHD, January 22, 2025, Promise Wine Vehicle Sight Distance & Mitigation Report (**Exhibit F**)
- FirstCarbon Solutions, July 10, 2017 (updated February 27, 2018), Biological Resources Assessment for 4.75 acres of the McPherson Ranch, 2000 and 2004 Sage Canyon Road, Saint Helena, California (**Exhibit G**)
- FirstCarbon Solutions, May 5, 2017, Cultural resources Assessment – Promise Vineyards, Napa County, California (**Confidential**)

- May 2025 Site Inspection Photos, by Hannah Spencer, Project Planner (**Exhibit H**)
- Napa County Geographic Information Systems (GIS) Environmental Maps/Layers.
- Napa County Permit History Records for 2000 and 2004 Sage Canyon Rd, APN 032-520-008 and -009.

## California Department of Transportation

DISTRICT 4  
OFFICE OF REGIONAL AND COMMUNITY PLANNING  
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660  
[www.dot.ca.gov](http://www.dot.ca.gov)



February 2, 2026

SCH #: 2025120435  
GTS #: 04-NAP-2024-00593  
GTS ID: 31662  
Co/Rt/Pm: Napa/128/11.896

Hannah Spencer, Planner III  
County of Napa  
1195 Third Street, Suite 210  
Napa, CA 94559

### **Re: Promise Winery – Draft Initial Study/Mitigated Negative Declaration (IS/MND)**

Dear Hannah Spencer:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Promise Winery project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the December 2025 Draft IS/MND.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

#### **Project Understanding**

The proposed project would construct a 30,000 gallon per year winery with daily tours, tastings, and marketing events on a 62.56-acre parcel directly adjacent to State Route (SR) 128. Construction of the winery would occur in two phases with the first phase including construction of the tasting room, winery barn, and three employees for production of 5,000 gallons a year, and the second phase increasing production to 30,000 gallons per year, 2 additional employees, and construction of a cave and crush pad. Additionally, driveway sight distance improvements, including striping and installation of signage, are proposed within Caltrans right-of-way (ROW).

#### **Encroachment Permit**

Please be advised that any temporary or permanent work including traffic control that encroaches in, under, or over any portion of the State highway ROW requires a Caltrans-issued encroachment permit.

The Office of Encroachment Permits requires 100% complete design plans and supporting documents to review and circulate the permit application package. The review and approval of encroachment projects is managed through the Encroachment Permits Office Process (EPOP) or the Project Delivery Quality Management Assessment Process (QMAP), depending on project scope, complexity, and completeness of the application. Please use the following resources to determine the appropriate review process:

- TR-0416 Applicant's Checklist ([link](#))
- Caltrans Encroachment Projects Processes – Information Video ([link](#))
- Flowchart, Figure 1.2 in Section 108, Overview of the Encroachment Review Process, of Chapter 100 – The Permit Function, Caltrans Encroachment Permit Manual ([link](#))

The permit approval typically takes less than 60 days, but may take longer depending on the project scope, size, complexity, completeness, compliance with applicable laws, standards, policies, and quality of the permit package submitted. Projects requiring exceptions to design standards, exceptions to encroachment policies, or external agency approvals may need more time to process.

To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

### **Design**

The submitted Vehicle Sight Distance & Mitigation Report indicates that the corner sight distance for vehicles exiting the driveway is less than that required by the Caltrans Highway Design Manual (HDM). A Design Standard Decision Document (DSDD) will have to be prepared to document nonstandard corner sight distance as described in HDM Index 405.1(2)(c) - Sight Distance ([link](#)).

The report appears to include the necessary information to complete the DSDD, but additional coordination will be required with Caltrans District 4 Offices of Design and Traffic Safety during the Encroachment Permit application process to finalize sign placement and other details. The DSDD format may be acquired from the Caltrans District 4 Office of Encroachment Permits. Once submitted, the Caltrans Design Office will be able to assist in finalizing the DSDD.

### **Traffic Safety**

Please note that any proposed improvements within State ROW must follow the California Manual on Uniform Traffic Control Devices (CA MUTCD) 2026 ([link](#)) as well as the latest editions of Caltrans Standard Plans and Specifications ([link](#)) rather than local city or County of Napa standards.

Additionally, please be advised of the following requirements for proposed striping and signage within State ROW:

- Any new striping at and around the existing winery driveway opening and connection to SR 128 shall use "Enhanced Wet-Night High Visibility Thermoplastic".
- For the direction facing traffic, the proposed warning sign panels shall use fluorescent yellow backgrounds made of high-performance retro-reflective sheeting per American Society for Testing and Materials (ASTM) D4956 Type XI. Letters and borders of the warning signs shall use black, non-reflective sheeting.
- The two new Offset-side road signs W2-7L and two W70(CA) signs installed within State ROW in each highway direction shall be entirely maintained by the permit applicant, not Caltrans.

### **Construction-Related Impacts**

Please clarify how traffic on SR 128 will be affected during project construction. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Additionally, please be advised that project work involving movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

### **Hydrology**

Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.

Please ensure the following documentation is included in the Encroachment Permit application, as applicable:

- Information regarding any connections and or modifications to State drainage systems.
- Any engineering calculations for onsite systems out letting to State drainage systems (pipe or ditch), such as flow rates for shed areas, detention time for detention basins, etc.

### **Water Quality**

Within Caltrans ROW, the proposed project shall comply with Caltrans standards and stormwater guidelines, relevant manuals, and applicable permits and ordinances according to the Caltrans National Pollutant Discharge Elimination System Permit

(NPDES). Please be advised of the following Water Pollution Control Requirements for work within Caltrans ROW:

### 1. Planning and Compliance

- Prior to the start of work, prepare a Water Pollution Control Plan (WPCP) or Project-Specific Best Management Practice (BMP) Plan in accordance with Caltrans Standard Specifications (*link*) and the Project Planning and Design Guide (PPDG, *link*) if the disturbed soil area (DSA) in Caltrans ROW is less than 1 ac. For more than 1 ac DSA, preparing a Storm Water Data Report (SWDR) in Caltrans format is required. Send the WPCP or long form SWDR (for DSA $\geq$ 1 ac) for Caltrans review.
- The plan shall describe erosion control, sediment control, and spill prevention and response measures applicable to the work.
- Submit the plan to Caltrans for review and approval prior to implementation.
- The Contractor shall designate a responsible person to oversee and ensure proper implementation, inspection, and maintenance of all BMPs throughout the duration of the work.

### 2. Erosion and Sediment Control

- Install temporary erosion and sediment control BMPs, including fiber rolls, silt fence, and gravel bags, as necessary to contain sediment generated by construction activities.
- Provide drainage inlet protection to prevent sediment from entering gutters, storm drain systems, or surface waters.
- Protect exposed soil surfaces with plastic sheeting, tarps, or other approved covers during periods of inactivity and prior to forecasted rain events.
- Stabilize disturbed areas upon completion of work using temporary erosion control measures, such as biodegradable mulch or temporary seeding, in accordance with approved BMP standards.
- Sweep and remove all soil, cuttings, mud, and sediment from paved surfaces at the end of each workday. Do not wash materials into storm drains or drainage facilities.
- When work occurs adjacent to or within proximity of a water body, implement appropriate construction BMPs to prevent pollutants and sediment from entering waters of the State.

### 3. Equipment and Material Controls

- Inspect and maintain all construction equipment to prevent leaks of fuel, oil, hydraulic fluid, or other hazardous materials.

- Place drip pans or absorbent materials beneath stationary equipment and at refueling or servicing locations.
- Maintain spill response kits on site at all times. Spill kits shall include absorbent materials, pads, and containment devices appropriate for the work area.
- Perform refueling and equipment servicing only in designated, contained areas, located at least 50 feet from storm drain inlets or water bodies, when feasible.

### **Cultural Resources**

For any construction activities proposed within Caltrans' ROW, these mitigation measures shall be implemented if there is an archaeological discovery. If there is an inadvertent archaeological or burial discovery within Caltrans' ROW, please immediately contact the Caltrans Office of Cultural Resource Studies at (510) 847-1977. A staff archaeologist will evaluate the finds within one business day after contact. Caltrans requires review of any potential data recovery plans within Caltrans' ROW.

### **Equitable Access**

If any Caltrans facilities are impacted by the project, those facilities must meet Americans with Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Associate Transportation Planner, via [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov). For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,



YUNSHENG LUO  
Branch Chief, Local Development Review  
Office of Regional and Community Planning

c: State Clearinghouse