Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559

Agenda

Wednesday, February 4, 2026
9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559

Planning Commission

District 1, Kara Brunzell (Chair)
District 2, Walter Brooks
District 3, Molly Moran Williams
District 4, Pete Richmond (Vice-Chair)
District 5, Megan Dameron

Brian D. Bordona, Director
Laura Anderson, County Counsel
Michael Parker, Planning Manager
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk
Aime Ramos, Meeting Clerk

How to Watch or Listen to the Napa County Planning Commission Meetings

The Napa County Planning Commission will continue to meet pursuant to the annually adopted meeting calendar available at the following link:

https://www.napacounty.gov/DocumentCenter/View/40034/2026-Planning-Commission-Meeting-Calendar?bidId=

The Napa County Planning Commission meets as specified in its adopted annual calendar on the first and third Wednesdays of the month at 9:00 A.M. at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Planning Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Planning Commission's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at https://napa.legistar.com/calendar.aspx (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: https://countyofnapa.zoom.us/j/87621457786. Make sure the browser is up-to-date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).
5. Watch on your TV - Napa Valley TV Channel 28.

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: https://Countyofnapa.zoom.us/j/87621457786. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.

3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 876-2145-7786). When the Chair calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

   Please note that phone numbers in their entirety will be visible online while speakers are speaking

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA
Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA
Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

1. CALL TO ORDER; ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

The Commission invites Citizen comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. APPROVAL OF MINUTES

The Clerk of the Commission requests approval of minutes from the regular meeting held on January 21, 2026. **26-244**

Attachments: Minutes 1-21-26

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS

A. R & R LANDS, LLC / NAPA VALLEY MUSEUM/MARKETPLACE - UNDER-STUDY / USE PERMIT MODIFICATION P25-00278-VMM **26-196**

CEQA STATUS: The proposed project is exempt from CEQA pursuant to 14 California Code of Regulations (CCR) Section 15061(b)(3) (State CEQA Guidelines) in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

REQUEST: A Use Permit Modification to Use Permit P24-00072-UP & Variance P24-00241 for the Napa Valley Museum/Under-Study requesting the Planning Commission modify and/or eliminate Conditions of Approval regarding wastewater monitoring and seating for the Marketplace-Under-Study. The project was approved by the Planning Commission on October 2, 2024, subject to Conditions of Approval that included limitations on seating. The project is located on the southwest side of State Highway 29 at the intersection of White Lane across the highway at 607 South St. Helena Highway, St. Helena, CA 94574; APN: 027-150-001-000. The parcel size is 1.41 acres and is general plan designated as Agricultural Resource (AR) and within the Commercial Neighborhood (CN) zoning district.

Staff Recommendation: On January 16, 2026, the applicant's representative submitted an email withdrawing this application request. Therefore, the public hearing for this item has been dropped from the agenda.

Staff Contact: Charlene Gallina, Supervising Planner; (707)299-1355; charlene.gallina@countyofnapa.org

Applicant Contact: Justin Williams, Restaurant 209, 2416 E. Wichita, KS, 67219; (316) 847-4821; justin.williams@pressnapavalley.com (aka: Marketplace-Under-Study)

Applicant Representative: Jeff Dodd, Esq.,700 Main St. Suite 301, Napa, 94559; (707) 603-2722; jdodd@coblentzlaw.com

CONTINUED FROM THE DECEMBER 17, 2025 PLANNING COMMISSION MEETING.

Attachments: Attachment A - P25-00278-VMM Withdrawal Request

B. JEFF SMITH / HOURGLASS WINERY / USE PERMIT MAJOR MODIFICATION P19-00102-MOD, VIEWSHED P23-00278-VIEW, EXCEPTION TO THE CONSERVATION REGULATIONS P23-00279-UP, AND EXCEPTION TO THE ROAD AND STREET STANDARDS **26-204**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of Mitigation Measures. Mitigation measures are proposed for the following area: Biological Resources and Tribal Cultural Resources. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Negative Declaration to the State Clearinghouse for a 30-day review period beginning January 1, 2026, and running through January 30, 2026 (State Clearinghouse No. SCH 2025121182) https://ceqasubmit.opr.ca.gov/. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to grant a modification to Use Permit No. P06-01161-UP and subsequent modifications, to allow the following:

A. Components Necessary to Remedy Existing Violations:

1) Excavation of approximately 1,300 cubic yards of spoils and the removal of 0.1 acre of vineyard associated with the construction of improvements to the project driveway, as detailed on the plans prepared by Albion Surveys, Inc, dated October 2, 2023, and required prior to the recognition of an increase of Tours and Tastings, and increase in employee count;
2) Removal of one (1) oak tree associated with driveway improvements, and the planting of three (3) replacement oak trees (at a 3:1 ratio) on the project parcel;
3) Remove two water tanks and associated utilities, located on slopes in excess of 50%, and restoration of the site;
4) Recognition and approval of 18 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 126 visitors. The winery was approved for ten (10) visitors per day with a maximum of twenty-two (22) visitors per week;
5) Recognition and approval of two (2) full-time employees and two (2)

harvest employees. The winery was approved for one (1) full-time employee and two (2) harvest employees;
6) Approval of an Exception to the Napa County Road and Street Standards (RSS) to construct a modified driveway design that serves the same overall practical effect of the RSS; and
7) Approval of an Exemption to the Conservation Regulations to expand the existing driveway within the stream setback.

B. Expansion Beyond Existing Entitlements:

1) Increase production capacity from 30,000 gallons per year to 65,000 gallons per year;
2) Construct 28,382 sq. ft. of additions to the existing Type 3 Cave, expanding the new total cave area to 38,782 sq. ft., including 36,573 sq. ft. of production area (barrel storage, cold room, wine storage, etc.) and 2,209 sq. ft. for uses accessory to a winery (hospitality area, catering kitchen, and restrooms);
3) Construct a 3,889 sq. ft. utility area, connected to the southeastern cave portal ingress/egress;
4) Construct a 6,555 sq. ft. hospitality building, including 296 sq. ft. of production area, and 6,259 sq. ft. for uses accessory to a winery;
5) Construct a 916 sq. ft. hospitality building for uses accessory to a winery, including a tasting room, patio, and restroom in conformance to the Viewshed Protection Program (Napa County Code Chapter 18.106);
6) Reconfigure the existing crush pad to accommodate an additional approximately nine (9) production tanks and associated catwalks;
7) Construct a 65,000 gallon water tank and pump house;
8) Approval of on-premises consumption of wines produced on-site on the outdoor patios/decks, outside of hospitality buildings, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5. No on-premises consumption was approved for the winery;
9) Excavation of approximately 25,000 cubic yards of spoils associated with the construction of structural pads for the new accessory structures, and cave construction;
10) Removal of one (1) oak tree associated with construction of the proposed utility area, and the planting of 3 replacement oak trees (at a 3:1 ratio) on the project parcel;
11) Increase the number of onsite parking spaces from nine (9) to fourteen (14);
12) Increase visitation from 18 visitors per day (recognized above) to 20 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 140 visitors (126 maximum weekly visitors recognized above);
13) Increase employment from two (2) full-time employees and two (2)

harvest employees (recognized above) to ten (10) full-time employees and two (2) harvest employees;
14) Increase the marketing program to allow: Fifty-four (54) events per year with a maximum of 30 guests, one (1) event per year with a maximum of 100 guests, three (3) events per year with a maximum of 250 guests, and one (1) event per year with a maximum of 500 guests. Events to include catered food. Daily tours and tastings shall not occur on days with marketing events;
15) Installation of wastewater improvements, as detailed in the Wastewater Feasibility Study prepared by Applied Civil Engineering, dated February 3, 2023;
16) Installation of a public water system; and
17) Landscaping, and other improvements typically associated with wineries.

The project is located on an approximately 39-acre and 6-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designations of Agriculture, Watershed, and Open Space (AWOS) and Agricultural Resource (AR) at 817 Lommel Road, Calistoga, CA 94515. APNs 021-010-080-000 (winery parcel) and 021-010-081-000 (parcel with additional vineyards) (Formerly APN 021-010-001-000, 018-060-024-000, and 018-060-084-000 - revised per Lot Line Adjustment LLA No. W23-00056 (Recorded May 31, 2024).

Staff Recommendation: Adopt the Initial Study/ Mitigated Negative Declaration prepared for the project and approve Use Permit Major Modification No. P19-00102-MOD, Viewshed Protection Program No. P23-00278-VIEW, Exception to the Conservation Regulations No. P23-00279-UP, and Exception to the Road and Street Standards, as conditioned.

Staff Contact: Matt Ringel, Planner III,
Matthew.ringel@countyofnapa.org, (707) 299-1351

Applicant Contact: Jeff Smith, 1104 Adams Street, Suite 104, St. Helena, CA 94574, jrsmith@napanet.net, (707) 968-9332.

Applicant Representative Contact: Jon Webb, New Albion Surveys, Inc., 1113 Hunt Avenue, St. Helena, CA 94574, jwebb@albionsurveys.com, (707)963-1217.

Attachments:
Attachment A - Recommended Findings
Attachment B - Recommended Conditions of Approval and Final Agency Approval Memos
Attachment C - Hourglass Winery Initial Study/Negative Declaration
Attachment D - Use Permit Applications and Narrative
Attachment E - Road and Street Standards Exception Request
Attachment F - Water Availability Analysis
Attachment G - Biological Resource Survey
Attachment H - Storm Water Control Plan
Attachment I - Public Water System Feasibility Report
Attachment J - Wastewater Feasibility Study
Attachment K - Winery Comparison Table
Attachment L - Graphics
Attachment M - Public Comment

C. STEVE MCPHERSON / PROMISE WINERY / VARIANCE P25-00283, USE PERMIT P22-00384-UP, AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS **26-130**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration (State Clearing House No. 2025120435), the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Variance to the 300-foot winery setback from a private road and the 600-foot winery setback from Sage Canyon Rd/Hwy 128 to allow winery buildings in the setbacks; a Use Permit to establish a new phased 30,000 gallons per year winery, including the conversion and expansion of an existing barn to a winery, construction of a wine cave and covered crush pad/bottling area for wine production, conversion of an existing accessory dwelling unit to a tasting room, construction of an unenclosed covered parking structure, associated tours and tastings by appointment only, and establishment of a marketing program; and an exception to the Napa County Road and Street Standards (RSS) for project driveway improvements that serve the same overall practical effect of the Napa County Road and Street Standards.

The project is located on an approximately 62.56-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 2004 Sage Canyon Rd, St. Helena, CA 94574; APN: 032-520-009.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project and approve the Variance No. P25-00283, Exception to the Road and Street Standards, and Use Permit No. P22-00384, as conditioned.

Staff Contact: Hannah Spencer, Planner III;
Hannah.spencer@countyofnapa.org, (707) 253-4018

Applicant Contact: Steve McPherson, 2004 Sage Canyon Rd, Saint Helena, CA 94574

Applicant Representative Contact: Josh Devore, DP&F Law, 1500 First

Street, Suite 200, Napa, CA 94559; jdevore@dpf-law.com, (707) 261-7000.

Attachments: Attachment A - Recommended Findings
Attachment B - Recommended Conditions of Approval and Final Agency Approval Memos
Attachment C - Promise Winery IS-MND
Attachment D - Use Permit and Variance Application Forms and Narrative
Attachment E - County Road and Street Standards Exception Request
Attachment F - Water Availability Analysis
Attachment G - Wastewater Analysis
Attachment H - Biological Study prepared for P17-00348-ECP
Attachment I - Vehicle Sight Distance Mitigation Report
Attachment J - 30000g WineryComparison Table
Attachment K - Graphics
Attachment L - Public Comments

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE FEBRUARY 18, 2026 REGULAR MEETING

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

- CODE COMPLIANCE REPORT

- ZONING ADMINISTRATOR ACTIONS

- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS/COMMITTEE REPORTS

11. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 1/23/26 BY 4:30 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.
ANGIE RAMIREZ VEGA (By e-signature)
Angie Ramirez Vega, Clerk of the Commission

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Planning Commission | **Agenda Date:** 2/4/2026 | **File ID #:** 26-244

TO: Napa County Planning Commission

FROM: Brian D. Bordona, Director, Napa County Planning Building & Environmental Services

REPORT BY: Angie Ramirez Vega, Clerk of the Commission

SUBJECT: Approval of Minutes

RECOMMENDATION

The Clerk of the Commission requests approval of minutes from the regular meeting held on January 21, 2026.

EXECUTIVE SUMMARY

The Clerk of the Commission requests approval of minutes from the regular meeting held on January 21, 2026.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Only Commission members who attended the January 21, 2026, meeting may vote on the minutes.

Meeting Minutes

Napa County Planning Commission

District 1, Kara Brunzell (Chair)	Brian D. Bordona, Director
District 2, Walter Brooks	Laura Anderson, County Counsel
District 3, Molly Moran Williams	Michael Parker, Planning Manager
District 4, Pete Richmond (Vice-Chair)	Alexandria Quackenbush, Meeting Clerk
District 5, Megan Dameron	Angie Ramirez Vega, Meeting Clerk

Wednesday, January 21, 2026	**9:00 AM**	**Board of Supervisors Chambers 1195 Third Street, Third Floor**

1. CALL TO ORDER / ROLL CALL

Commissioners Present: Kara Brunzell, Pete Richmond, Megan Dameron, Walter Brooks, Molly Moran Williams

Commissioners Absent: None

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None

4. APPROVAL OF MINUTES

Motion by Commissioner Dameron to approve minutes for the January 7, 2026, regular meeting as presented, seconded by Commissioner Brooks

Vote: Carried 5-0-0

Yes: Dameron, Brooks, Moran Williams, Brunzell, Richmond

No: None

Absent: None

5. AGENDA REVIEW

Charlene Gallina gave the agenda review.

6. DISCLOSURES

Yes: Brooks, Richmond, Moran Williams, Brunzell

No: Dameron

Absent: None

7. PUBLIC HEARING ITEMS

A. DIAMOND MOUNTAIN VINEYARD COMPANY INC/ DIAMOND CREEK VINEYARDS / MAJOR MODIFICATION NO. P19-00177 - MOD & REQUEST FOR EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program (MMRP) (SCH#2025120440). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following area: Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The project was scheduled to be heard at the Planning Commission Hearing of January 7, 2026. However, due to an unannounced closure of the Governor's Office of Land Use and Climate Innovation, the posting of Initial Study-Mitigated Negative Declaration prepared for this project was delayed, Since the project was not posted in a timely manner that would allow State or public review for the required 30 day review period prior to the hearing, the item was continued to January 21, 2026. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Mitigated Negative Declaration to the State Clearinghouse for a 30-day review period beginning December 10, 2025, and running through January 9, 2026

REQUEST: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to modify an existing winery Use Permit and subsequent modifications to recognize and approve items that are out of compliance with the permitted entitlements and for expansion beyond existing entitlements such as construction of a new winery building and agricultural storage building, increase in annual wine production, number of employees, weekly visitation, on-premises consumption of wine produced on-site, additional parking, decrease in the number of marketing events, necessary infrastructure improvements and upgrades to the wastewater system, and conversion of the existing winery building to a single-family residence with parking. The request also includes an Exception to the Napa County Road and Street Standards. The project is located on a 78.12-acre holding within the Agricultural Watershed (AW) zoning district and General Plan designated as Agriculture, Watershed, and Open Space (AWOS) at 1500 Diamond Mountain Road, Calistoga, CA 94515. APN 020-440-004 (Winery Parcel) and 020-400-012 (Residential Parcel).

STAFF RECOMMENDATION: The Mitigated Negative Declaration/MMRP and approve an Exception to the Napa County Road and Street Standards (RSS), and a Winery Use Permit Modification subject to the recommended conditions of approval.

STAFF CONTACT: Kelli Cahill, Planner III, (707) 265-2325 or kelli.cahill@countyofnapa.org

APPLICANT AGENT CONTACT: Lester Hardy, Attorney; (707) 480-8093; lester@lfhardy.com
CONTINUED FROM JANUARY 7, 2026 PLANNING COMMISSION MEETING
Chair Brunzell opened public comment, receiving none, she closed public comment.
Motion by Commissioner Dameron to adopt the Mitigated Negative Declaration and the MMRP based on Findings 1-7 in Attachment A; 2. Approval of an Exception to the Road and Street Standards, based on Findings 8-9 of Attachment A; and, 3 Approval of Use Permit Major Modification No. P19-00177, based on Findings 10-14 of Attachment A and subject to the recommended Conditions of Approval in Attachment B, as amended, seconded by Commissioner Richmond.
Vote: Carried 5-0-0
Yes: Dameron, Richmond, Moran Williams, Brunzell, Brooks
No: None
Absent: None

8. ADMINISTRATIVE ITEMS - None

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT
DISCUSSION OF ITEMS FOR THE ***FEBRUARY 4, 2026, REGULAR MEETING***
Michael Parker discussed potential items for the February 4, 2026, meeting.
BOARD OF SUPERVISORS ACTIONS - None
OTHER DEPARTMENT ACTIVITIES - None
CODE COMPLIANCE REPORT - None
ZONING ADMINISTRATOR ACTIONS - None
OTHER PENDING PROJECT'S STATUS - None

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS – None

11. ADJOURNMENT
Meeting adjourned at 10:54 am

_____
ANGIE RAMIREZ VEGA, Meeting Clerk

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Main: (707) 253-4580

Planning Commission | **Agenda Date:** 2/4/2026 | **File ID #:** 26-196

TO: Napa County Planning Commission

FROM: Brian D. Bordona, Director of Planning, Building and Environmental Services

REPORT BY: Charlene Gallina, Supervising Planner

SUBJECT: Napa Valley Museum/Marketplace-Under-Study

RECOMMENDATION

R & R LANDS, LLC / NAPA VALLEY MUSEUM/MARKETPLACE - UNDER-STUDY / USE PERMIT MODIFICATION P25-00278-VMM

CEQA STATUS: The proposed project is exempt from CEQA pursuant to 14 California Code of Regulations (CCR) Section 15061(b)(3) (State CEQA Guidelines) in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

REQUEST: A Use Permit Modification to Use Permit P24-00072-UP & Variance P24-00241 for the Napa Valley Museum/Under-Study requesting the Planning Commission modify and/or eliminate Conditions of Approval regarding wastewater monitoring and seating for the Marketplace-Under-Study. The project was approved by the Planning Commission on October 2, 2024, subject to Conditions of Approval that included limitations on seating. The project is located on the southwest side of State Highway 29 at the intersection of White Lane across the highway at 607 South St. Helena Highway, St. Helena, CA 94574; APN: 027-150-001-000. The parcel size is 1.41 acres and is general plan designated as Agricultural Resource (AR) and within the Commercial Neighborhood (CN) zoning district.

Staff Recommendation: On January 16, 2026, the applicant's representative submitted an email withdrawing this application request. Therefore, the public hearing for this item has been dropped from the agenda.

Staff Contact: Charlene Gallina, Supervising Planner; (707)299-1355; charlene.gallina@countyofnapa.org

Applicant Contact: Justin Williams, Restaurant 209, 2416 E. Wichita, KS, 67219; (316) 847-4821; justin.williams@pressnapavalley.com (aka: Marketplace-Under-Study)

Applicant Representative: Jeff Dodd, Esq.,700 Main St. Suite 301, Napa, 94559; (707) 603-2722; jdodd@coblentzlaw.com

CONTINUED FROM THE DECEMBER 17, 2025 PLANNING COMMISSION MEETING.

EXECUTIVE SUMMARY

On December 17, 2025, this item was continued to the Planning Commission meeting of February 4, 2026, to provide the applicant with additional time to respond to staff's final project assessment and recommendations. On January 16, 2026, staff was notified that the applicant is now requesting that the application be withdrawn. Given this request, please note that the Marketplace - Under-Study will continue to be subject to the conditions of approval required by the Environmental Health Division with P24-00072-UP and P24-00241-VAR as authorized by the Planning Commission on October 2, 2024. As previously conditioned, no seating would be allowed outdoors until applicable conditions of approval have been deemed satisfied.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: No action is required.

BACKGROUND AND DISCUSSION

Staff is recommending that the Commission drop this item from the agenda.

Gallina, Charlene

Subject: FW: [EXTERNAL] RE: P25-00278-VMM - Marketplace Seating/Under-Study

From: Dodd, Jeff <jdodd@coblentzlaw.com>
Sent: Friday, January 16, 2026 4:14 PM
To: Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Cc: Neigher, Elena M. <eneigher@coblentzlaw.com>; Parker, Michael <Michael.Parker@countyofnapa.org>; Mcgill, Jahniah <jahniah.mcgill@countyofnapa.org>
Subject: Re: [EXTERNAL] RE: P25-00278-VMM - Marketplace Seating/Under-Study

[External Email - Use Caution]

Thanks, Charlene. We are indeed withdrawing the application so no further staff work is needed. We can send a more formal letter after the MLK holiday for the record, but I hope this email will suffice in the meantime. Have a great weekend!

Sent from my phone

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Main: (707) 253-4580

Planning Commission | **Agenda Date:** 2/4/2026 | **File ID #:** 26-204

TO: Napa County Planning Commission

FROM: Brian D. Bordona - Director Planning, Building and Environmental Services

REPORT BY: Matt Ringel, Planner III

SUBJECT: Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed Protection Program (P23-00278-VIEW), Exception to the Conservation Regulations (P23 -00279-UP), and Exception to the Road and Street Standards

RECOMMENDATION

JEFF SMITH / HOURGLASS WINERY / USE PERMIT MAJOR MODIFICATION P19-00102-MOD, VIEWSHED P23-00278-VIEW, EXCEPTION TO THE CONSERVATION REGULATIONS P23-00279-UP, AND EXCEPTION TO THE ROAD AND STREET STANDARDS

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of Mitigation Measures. Mitigation measures are proposed for the following area: Biological Resources and Tribal Cultural Resources. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Negative Declaration to the State Clearinghouse for a 30-day review period beginning January 1, 2026, and running through January 30, 2026 (State Clearinghouse No. SCH 2025121182) https://ceqasubmit.opr.ca.gov/. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to grant a modification to Use Permit No. P06-01161-UP and subsequent modifications, to allow the following:

A. Components Necessary to Remedy Existing Violations:

1) Excavation of approximately 1,300 cubic yards of spoils and the removal of 0.1 acre of vineyard associated with the construction of improvements to the project driveway, as detailed on the plans prepared by Albion Surveys, Inc, dated October 2, 2023, and required prior to the recognition of an increase of Tours and Tastings, and increase in employee count;

2) Removal of one (1) oak tree associated with driveway improvements, and the planting of three (3) replacement oak trees (at a 3:1 ratio) on the project parcel;

3) Remove two water tanks and associated utilities, located on slopes in excess of 50%, and restoration of the site;

4) Recognition and approval of 18 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 126 visitors. The winery was approved for ten (10) visitors per day with a maximum of twenty-two (22) visitors per week;

5) Recognition and approval of two (2) full-time employees and two (2) harvest employees. The winery was approved for one (1) full-time employee and two (2) harvest employees;

6) Approval of an Exception to the Napa County Road and Street Standards (RSS) to construct a modified driveway design that serves the same overall practical effect of the RSS; and

7) Approval of an Exemption to the Conservation Regulations to expand the existing driveway within the stream setback.

B. Expansion Beyond Existing Entitlements:

1) Increase production capacity from 30,000 gallons per year to 65,000 gallons per year;

2) Construct 28,382 sq. ft. of additions to the existing Type 3 Cave, expanding the new total cave area to 38,782 sq. ft., including 36,573 sq. ft. of production area (barrel storage, cold room, wine storage, etc.) and 2,209 sq. ft. for uses accessory to a winery (hospitality area, catering kitchen, and restrooms);

3) Construct a 3,889 sq. ft. utility area, connected to the southeastern cave portal ingress/egress;

4) Construct a 6,555 sq. ft. hospitality building, including 296 sq. ft. of production area, and 6,259 sq. ft. for uses accessory to a winery;

5) Construct a 916 sq. ft. hospitality building for uses accessory to a winery, including a tasting room, patio, and restroom in conformance to the Viewshed Protection Program (Napa County Code Chapter 18.106);

6) Reconfigure the existing crush pad to accommodate an additional approximately nine (9) production tanks and associated catwalks;

7) Construct a 65,000 gallon water tank and pump house;

8) Approval of on-premises consumption of wines produced on-site on the outdoor patios/decks, outside of hospitality buildings, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5.

No on-premises consumption was approved for the winery;

9) Excavation of approximately 25,000 cubic yards of spoils associated with the construction of structural pads for the new accessory structures, and cave construction;

10) Removal of one (1) oak tree associated with construction of the proposed utility area, and the planting of 3 replacement oak trees (at a 3:1 ratio) on the project parcel;

11) Increase the number of onsite parking spaces from nine (9) to fourteen (14);

12) Increase visitation from 18 visitors per day (recognized above) to 20 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 140 visitors (126 maximum weekly visitors recognized above);

13) Increase employment from two (2) full-time employees and two (2) harvest employees (recognized above) to ten (10) full-time employees and two (2) harvest employees;

14) Increase the marketing program to allow: Fifty-four (54) events per year with a maximum of 30 guests, one (1) event per year with a maximum of 100 guests, three (3) events per year with a maximum of 250 guests, and one (1) event per year with a maximum of 500 guests. Events to include catered food. Daily tours and tastings shall not occur on days with marketing events;

15) Installation of wastewater improvements, as detailed in the Wastewater Feasibility Study prepared by Applied Civil Engineering, dated February 3, 2023;

16) Installation of a public water system; and

17) Landscaping, and other improvements typically associated with wineries.

The project is located on an approximately 39-acre and 6-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designations of Agriculture, Watershed, and Open Space (AWOS) and Agricultural Resource (AR) at 817 Lommel Road, Calistoga, CA 94515. APNs 021-010-080-000 (winery parcel) and 021-010-081-000 (parcel with additional vineyards) (Formerly APN 021-010-001-000, 018-060-024-000, and 018-060-084-000 - revised per Lot Line Adjustment LLA No. W23-00056 (Recorded May 31, 2024).

Staff Recommendation: Adopt the Initial Study/ Mitigated Negative Declaration prepared for the project and approve Use Permit Major Modification No. P19-00102-MOD, Viewshed Protection Program No. P23-00278-VIEW, Exception to the Conservation Regulations No. P23-00279-UP, and Exception to the Road and Street Standards, as conditioned.

Staff Contact: Matt Ringel, Planner III, Matthew.ringel@countyofnapa.org, (707) 299-1351

Applicant Contact: Jeff Smith, 1104 Adams Street, Suite 104, St. Helena, CA 94574, jrsmith@napanet.net, (707) 968-9332.

Applicant Representative Contact: Jon Webb, New Albion Surveys, Inc., 1113 Hunt Avenue, St. Helena, CA 94574, jwebb@albionsurveys.com, (707)963-1217.

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Initial Study/ Mitigated Negative Declaration based on recommended Findings 1-7 in Attachment A;

2. Approve the Exception to the Road and Street Standards based on recommended Findings 8-9 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B;

3. Approve the Viewshed Protection Program request (P23-00278-VIEW) based on recommended Findings 10-16 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B;

4. Approve the Exemption to the Conservation Regulations request (P23-00279-UP) based on recommended Findings 17-24 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B; and

5. Approve the Use Permit Major Modification request (P19-00102-MOD) based on recommended Findings 25 -29 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B;

Discussion:

The existing winery includes 6,400 sq. ft. of constructed caves and has an additional 4,000 sq. ft. of caves that are entitled but not yet constructed. The facility also contains a 15,395 sq. ft. crush pad, water tanks, and a pumphouse. The proposed project includes the construction of 28,382 sq. ft. of additions to the existing cave, construction of a 3,889 sq. ft. utility area, construction of 6,555 sq. ft. and 916 sq. ft. hospitality buildings for accessory winery uses, 65,000-gallon water tank, driveway improvements, and the addition of five (5) parking spaces. The proposed winery would have a 17.7% production to accessory ratio. The facility includes a looped driveway that circles adjacent to the proposed development area. The project includes landscaping and design measures to blend the facility into the surrounding environment (in conformance with the Viewshed Protection Program), approximately 26,300 cubic yards of earthwork for driveway improvements and the construction of the new structures and cave expansion, the removal and replacement/preservation of oak trees at a 3:1 ratio, onsite parking for fourteen (14) vehicles, increase in wine production, increase onsite employment, and an increase to the visitation and marketing programs.

Staff has reviewed the proposed project and supports granting approval, subject to the attached findings and recommended Conditions of Approval included in Attachments A and B, respectively. Wineries are conditionally permitted uses within the Agricultural Watershed (AW) zoning district. The project is located within 1-miles of three (3) existing wineries and is surrounded with residential homes primarily containing agricultural uses, as well as vacant land, and a resort. The majority of the project's proposed development area

has previously been disturbed and includes an existing winery and vineyard. The increase in water demand from implementation of the winery would be approximately 0.563 AFY acre-feet per year (AFY), bringing the parcel's proposed water usage to 13.497 AFY. The Water Availability Analysis, prepared by Richard C. Slade and Associates (RCS), details that the proposed 13.497 AFY water usage is within the parcel's estimated yearly groundwater recharge total 13.5 AFY.

Based on the reasons stated above, staff recommends approval of the project, subject to the recommended Conditions of Approval.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of Mitigation Measures. Mitigation measures are proposed for the following area: Biological Resources and Tribal Cultural Resources. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Negative Declaration to the State Clearinghouse for a 30-day review period beginning January 1, 2026, and running through January 30, 2026 (State Clearinghouse No. SCH 2025121182) https://ceqasubmit.opr.ca.gov/. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Jeff Smith, 1104 Adams Street, Suite 104, St. Helena, CA 94574, jrsmith@napanet.net, (707) 968-9332

Representative: Jon Webb, New Albion Surveys, Inc., 1113 Hunt Avenue, St. Helena, CA 94574, jwebb@albionsurveys.com, (707)963-1217

Zoning: Agricultural Watershed (AW)

General Plan Designation: Agriculture, Watershed and Open Space (AWOS) and Agricultural Resources (AR)

Parcel size: 39-acres and 6-acres

Application Filed: March 25, 2019

State Clearinghouse Number: 2025121182

Existing Development: The project is located on approximately 39-acre and 6-acre parcels, located approximately 0.2 miles northeast of the intersection of Silverado Trail and Dutch Henry Canyon Road . The project includes two (2) parcels, APNs 021-010-080-000 and 021-010-081-000 and includes an existing driveway, winery, vineyards, five groundwater wells, and an agricultural pond used to store groundwater. The parcel has one ingress/egress point from Dutch Henry Canyon Road. The project site is approximately 410 feet

above mean sea level (amsl). The proposed winery tasting rooms and offices are located within an area that was previously developed and contains a looped driveway. The site previously also contained a single-family residence, but residence was destroyed in the 2020 Glass Fire. Hourglass Winery has reconstructed a covered crush pad, water tanks, and replanted vineyards following the 2020 Glass Fire. The parcel contains approximately 18.7 acres of vineyard that has been planted, and an additional 2.5 acres of vineyard that has been previously entitled by Napa County, but not yet planted. The geologic unit and soil type include Boomer loam volcanic bedrock (2 to 35 percent slopes), Perkens gravelly loam (5 to 9 percent slopes), Bale clay loam (2 to 5 percent slopes) MLRA 15, and Riverwash. The property contains disturbed Ruderal Grassland, and Mixed Oak Woodland. Clean up of burned debris has disturbed the area. Many of the oak trees on the property were damaged in the fire. Some of the oak trees are recovering while others are declining. Dead trees have been removed. Land uses in the area are dominated by large lot residential properties, wineries, and vineyards. There are several nearby off-site residences, with the closest measuring approximately 814 feet to the northwest from the project area.

Entitled Winery Building Size: 10,400 sq. ft. type 3 cave (approximately 9,568 sq. ft. of production area and 832sq. ft. for uses accessory to winery), and 15,395 sq. ft. crush/fermentation pad
Proposed Winery Building Size: 38,782 sq. ft. type 3 cave (approximately 36,573 sq. ft. of production area and 2,209 sq. ft. for uses accessory to a winery), 15,395 sq. ft. crush/fermentation pad, 3.889 sq. ft. utility area, 6,555 sq. ft. hospitality building (296 sw. ft. of production area and 6, 259 sq. ft. for uses accessory to a winery), 916 sq. ft. hospitality building for uses accessory to a winery.

Existing Winery Development Area: 56,130 sq. ft. or 1.3-acres
Proposed Winery Development Area: 67,730 sq. ft. or 1.6-acres

Existing Winery Coverage Area: 29,621 sq. ft. or 0.68-acres
Proposed Winery Coverage Area: 37,215 sq. ft. or 0.85-acres (maximum allowed: 25 percent or approximately 9-acres).

Existing Accessory/Production Ratio: 0.8 percent
Proposed Accessory/Production Ratio: 17.7 percent (maximum allowed: 40 percent)

Entitled Production Capacity: 30,000 gallons
Existing Production Capacity: 30,209 (three-year average from 2017-2019)
Proposed Production Capacity: 60,000 gallons

Entitled Number of Employees: One (1) full time and Two (2) part time
Existing Number of Employees: Two (2) full time and Two (2) part time
Proposed Number of Employees: Ten (10) full time and Two (2) part time

Entitled Visitation: Hosted daily, tours and tasting by appointment for a maximum of 10 visitors per day with maximum of 22 visitors per week, resulting in 1,144 visitors per year.
Existing Visitation: Hosted daily, tours and tasting by appointment for a maximum of eighteen (18) visitors per day with a maximum of 126 visitors per week, resulting in 6,570 visitors per year.
Proposed Visitation: Hosted daily, tours and tasting by appointment for a maximum of twenty (20) visitors per day with a maximum of 140 visitors per week, resulting in 7,300 visitors per year.

Existing/entitled Marketing Program: fifteen (15) events per year with a maximum of 30 guests and one (1) event per year with a maximum of 100 guests. (550 yearly marketing guests)

Proposed Marketing Program: 54 events per year with a maximum of 30 guests, one (1) event per year with a maximum of 100 guests, three (3) events per year with 250 guests, and one (1) event per year with 500 guests. (2,970 yearly marketing guests)

Phases Outlined within Conditions of Approval:

Road Improvements - Staff recommends that the Winery continue to operate at existing/recognized visitation, marketing, and employment levels until October 15, 2026. At this date, the winery shall have obtained all necessary permits ansd constructed driveway improvements. If the driveway improvements have not been constructed by this date, the winery shall revert operations to the original visitation levels outlined within the winery's original Use Permit (P06-01161-UP).

Public Water System - If the total amount of individuals on the parcel exceeds 24 individuals (visitation, marketing, employment, etc.) for 60 days or more per year, a Public Water System is required by the State of California. Staff recommends limiting the number of individuals on the parcel to aggregate to less than 24 individuals on the parcel per day, until a Public Water System has been constructed and is operational.

Wastewater System Improvements: The wastewater system on the parcel can effectively process wastewater for the existing/recognized uses. Staff recommends limiting the visitation, marketing, employee, and production volumes to the existing/recognized levels, until wastewater system improvements have been installed, then the winery could operate at increased levels.

Entitled/Existing/Proposed Days and Hours of Winery Production: 8:00 A.M. - 5:00 P.M. Monday through Sunday
Entitled/Existing/Proposed Days and Hours of Visitation and Marketing: Noon-4:00 P.M. and 6:00 P.M. - 10:00 P.M.

Existing/Entitled Parking: nine (9) parking stalls
Proposed Parking: fourteen (14) parking stalls, including one ADA compatible

Setbacks:
Required property line setbacks: 20 feet front, side, and rear yards setbacks.
Existing Setbacks: The winery meets all required road, front, side, and rear setbacks.
Proposed Setbacks: All winery related buildings are 300 or more feet away from the centerline of the shared private driveway and 600 or more feet from the centerline of Silverado Trail.

Adjacent General Plan Designation / Zoning / Land Use:
North: Agricultural, Watershed, and Open Space (AWOS) General Plan land use designation / Agricultural Watershed (AW) Zoning District / vacant land uses.
South: Agricultural, Watershed, and Open Space (AWOS) and Agricultural Resource (AR) General Plan land use designations / Agricultural Watershed (AW) Zoning District / agriculture and single-family residential land uses.
East: Agricultural, Watershed, and Open Space (AWOS) General Plan land use designation / Agricultural Watershed (AW) Zoning District / resort.
West: Agricultural, Agricultural Resource (AR) General Plan land use designation / Agricultural Preserve (AP) Zoning District / agricultural and single-family residential land uses.

Wineries in One (1) Mile Vicinity:

Shutters Winery, Davis Estates, and Parable Winery .

Parcel History:
On April 18, 2007, the Napa County Planning Commission approved Winery Use Permit (P06-01161-UP) to establish a winery with an annual production limit of 30,000 gallons of wine, a 10,400 square foot Type 3 wine cave, 16,800 square feet of outdoor work area, 4,700 square foot canopy, one (1) full-time employee, two (2) harvest employees, nine (9) parking spaces, tours and tastings by appointment only with 10 visitors per day or 22 visitors average per week, a marketing plan (15 private wine, food, and harvest events per year with a maximum of 30 people per event between the hours of noon - 4pm and 6pm -10pm, and one Napa Valley Wine Auction event with a maximum of 100 people), three 10,000 gallon water tanks, winery wastewater and sewage systems; and improvements to the existing gravel driveway to provide access from Lommel Road to the winery. On April 1, 2010, a use permit Very Minor Modification was approved (P08-00148-VMM) to modify the winery wastewater system from a septic system with drip irrigation to a Hold and Haul system.

In September of 2020, the parcel was impacted by the Glass Fire, which destroyed all structures on the parcel other than the winery's caves. On January 24, 2021, a Winery Administrative Modification was approved (P21-00260-WADM) to modify the tanks located adjacent to the crush pad canopy, modify the size and material of the crush pad canopy, and modify the roof of the unconditioned bathroom/mechanical building. On April 25, 2022, a Winery Minor Modification was approved (P21-00302-MOD) to relocate a 250 square foot pump house and a 10,000 gallon steel water tank. Five groundwater wells have been approved by Napa County across the two parcels between the years of 1991-2008.

Code Compliance History:
This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164. Pursuant to that Resolution, a site inspection was conducted by Code Compliance, Planning, and Environmental Health staff to identify any potential health and safety issues, as well as to review the existing use and proposed changes. Life safety issues included Fire and Building Code issues such as, exiting signage in the cave, emergency lighting, keeping cave exit routes clear of obstructions, the installation of fire extinguishers, etc. Code Enforcement Case CE19-00155 was opened for the alleged violations outside the scope of the Use Permit. The proposed project is conditioned to apply for the necessary building permit application(s) to remedy any outstanding violations within 60-days of Use Permit approval.

Discussion Points:
Setting - The project is located on approximately 39-acre and 6-acre parcels, located approximately 0.2 miles northeast of the intersection of Silverado Trail and Dutch Henry Canyon Road. The project includes two (2) parcels, APNs 021-010-080-000 and 021-010-081-000 and includes an existing driveway, winery, vineyards, five groundwater wells, and an agricultural pond used to store groundwater. The parcel has one ingress/egress point from Dutch Henry Canyon Road. The project site is approximately 410 feet above mean sea level (amsl). The proposed winery tasting rooms and offices are located within an area that was previously developed and contains a looped driveway. The site previously also contained a single-family residence, but the residence was destroyed in the 2020 Glass Fire. Hourglass Winery has reconstructed a covered crush pad, water tanks, and replanted vineyards following the 2020 Glass Fire. The parcel contains approximately 18.7 acres of vineyard that has been planted, and an additional 2.5 acres of vineyard that is entitled, but not yet planted. The geologic unit and soil type include Boomer loam volcanic bedrock (2 to 35 percent slopes), Perkens gravelly loam (5 to 9 percent slopes), Bale clay loam (2 to 5 percent slopes) MLRA 15, and Riverwash. The property contains disturbed Ruderal Grassland, and Mixed Oak Woodland. Clean up of burned debris has disturbed the area. Many of the oak trees on the property were damaged in the fire. Some of the oak trees are recovering while others are declining. Dead trees have been removed. Land uses in the area are dominated by large lot residential

properties, vineyards, and a resort. There are several nearby off-site residences, with the closest measuring approximately 814 feet to the northwest from the project area.

Winery Proposal - The proposed project includes recognizing the existing conditions, and proposed expansions beyond the existing conditions. The winery is currently in the Code Compliance program to recognize the current conditions, which include the following items which are in excess of the winery's entitlements: tours and tasting, and full-time employees. Additionally, the proposed project includes expansion beyond the current conditions to increase maximum annual production volume, increase the number of employees, increase tours and tastings, increase the marketing program, construct two hospitality building buildings primarily for uses accessory to a winery (tasting room and offices), and an expansion to the existing wine cave.

The proposed new 916 square foot winery building will support uses accessory to wine production, including a tasting room and restroom. The proposed cave expansion includes one new cave portal for ingress/egress. These two structures will include vegetative screening, to screen a minimum of 51% of the structure from view from Silverado Trail (within five (5) years of obtaining final occupancy), as they are subject to the Viewshed Protection Program. The proposed project also includes the construction of a 6,555 sq. ft. structure (6,259 sq. ft. for uses accessory to a winery and 296 sq. ft. for production), a 3.889 sq. ft. utility area, a 28,382 sq. ft. expansion to the existing Type 3 cave (bringing the cave total to 38,782 sq. ft.: 2,209 sq. ft. for uses accessory to a winery and 36, 573 sq. ft. for production), the installation of a 65,000 gallon water tank, construction of a pump house, the addition of five (5) parking spaces, and the approval of on-premises consumption of wines produced on site on the outdoor patios/decks of the hospitality buildings.

Visitation and Marketing - The winery's entitled visitation includes tours and tasting by appointment for a maximum of 10 visitors per day with maximum of 22 visitors per week, resulting in 1,144 visitors per year. The applicant requests recognizing the existing visitation which includes tours and tasting by appointment for a maximum of 18 visitors per day with a maximum of 126 visitors per week, resulting in 6,570 visitors per year. Additionally, the applicant proposes increasing visitation to include tours and tasting by appointment for a maximum of 20 visitors per day with a maximum of 140 visitors per week, resulting in 7,300 visitors per year.

The winery's entitled marketing program includes 15 events per year with a maximum of 30 guests and one (1) event per year with a maximum of 100 guests (totaling 550 yearly marketing guests).

The applicant's proposed marketing program includes 54 events per year with a maximum of 30 guests, one (1) event per year with a maximum of 100 guests, three (3) events per year with 250 guests, and one (1) event per year with 500 guests (totaling 2,970 yearly marketing guests). The proposed recognized increase in the visitation program shall not permanently occur until the winery has constructed improvements to the project driveway. The increase in visitation and marketing, beyond the levels proposed to be recognized, shall not occur until the winery has completed the aforementioned improvements, installed wastewater system improvements, and installed a public water system. Guests for marketing events in excess of 30 visitors will be transported to the site via shuttle/bus (COA No. 4.3). No visitation will occur on days with marketing events (COA No. 4.2f).

Water - A Water Availability Analysis was prepared by Richard C. Slade & Associates LLC. (RCS), dated January 31, 2023. As directed by the County's Water Availability Analysis Guidance Document of May 2015 (WAA) and the Interim Standards, the report includes Tier 1 calculations for the existing and proposed water uses and a groundwater recharge analysis, a Tier 2 well interference analysis, and a Tier 3 surface water interference analysis.

There are five existing wells across two parcels owned by Hourglass Winery (APNs 021-010-080-000 and 021-010-081-000): Groundwater for vineyard irrigation is pumped primarily using Well Nos. 1, 2, 3, and 4. Occasionally, some supplemental groundwater is pumped from Well 5 when necessary. One pond exists on the subject property (located on APN 021-010-080-000), which is lined and filled only with direct rainfall and with groundwater pumped from the onsite wells. The wells are "cycled" throughout the irrigation season to fill the pond and allow periods of rest (water level recovery) for each well. RCS's report analyses that the existing wells were constructed between 1991-2008, were constructed with well depths ranging from 370-508 feet deep, constructed with PVC casings with diameters ranging from 5-6 inches, and sanitary seals ranged from 20-54 feet below ground surface (bgs). For the proposed winery project, Well 5 will be pumped to meet all winey demands, and is considered to be the "project well". Well 5 is constructed with a cement sanitary seal from ground surface to 54 feet bgs. This seal depth, greater than 50 feet, meets the requirements necessary to allow Well 5 to be used for public water supply purposes. Reported maximum airlift rates for initial post-construction airlifting operations in the onsite wells were estimated by the respective driller to have ranged from 25 gallons per minute (gpm) in Well 1, to 130 gpm in the Well 3, at the time of their respective well construction.

Tier 1: The Tier 1 analysis considered existing uses onsite to include the existing winery, and winery landscaping irrigation, and vineyard. The existing groundwater usage is estimated at 12.93 acre-feet per year (AFY). The proposed project would increase groundwater use by 0.57 AFY resulting in an overall water usage of 13.5 AFY.

Existing and Proposed Groundwater Usage Broken Down Across Uses

Source of Demand	**Existing (AFY)**	**Proposed (AFY)**	**Difference (AFY)**
Vineyard (21.2 acres)	10.6	10.6	0
Winery Process Water	0.968	1.290	+0.322
Winery Landscaping	1.228	1.228	0
Employees	0.07	0.216	+0.146
Tasting Room Visitation	0.06	0.067	+0.007
Events and Marketing, with onsite catering	0.0	0.075	+0.075
Events and Marketing, with offsite catering	0.008	0.021	+0.013
Total	**12.934**	**13.497**	**+0.563**

Well 1 through 5 and the majority of the project parcels are outside of the GSA. A smaller western portion of the project parcels are within the GSA boundary. Napa County's WAA procedures are dependent on the location of the project well(s) being located inside or outside of the GSA. Since portions of the parcels are outside the GSA and inside the GSA, each have different methods to calculate the total groundwater recharge of the subject areas and the recharge values are then combined into one total rate of recharge for the subject property. Due to portions of the project parcels being outside of the GSA boundary, a parcel specific recharge calculation was prepared for this portion of the project. The groundwater recharge was estimated by reviewing the soil properties and geological materials present and their ability to percolate groundwater to the saturated zone of

the aquifer. Calculation of evapotranspiration using local climate data along with soil moisture storage and precipitation is believed to provide a more accurate representation of local conditions; evapotranspiration is the largest component of the water balance. The analysis used the PRISM data aggregated from a 10-year average for precipitation in Napa County between water year 2011-12 and water year 2020-21. The project WAA estimates that the portion of the project parcel outside of the GSA has a recharge of 0.4 AFY per acre. For the purposes of the WAA, even though a majority of the parcel is located outside of the groundwater basin, RCS chose to apply the GSA's more conservative estimate of 0.3 AFY per acre across the entire parcel.

Napa County's WAA guidelines allot 0.3 AFY of water per acre of land within the GSA or no net increase if that allocation is already exceeded. As RCS recommended using the 0.3 AFY of water per acre for the portion of land outside of the GSA, the entire parcel would be subject to a recharge calculation of 0.3 AFY of water per acre of land. The 46 acres of the project parcels has an estimated groundwater recharge of 13.5 AFY (46 acres x .30 AFY).

As a whole, the total proposed groundwater demand is 13.49 AFY, equivalent to 99.9% estimated annual groundwater recharge values for parcel area. Due to this factor, the project has been conditioned to include COA No. 6.15(e) and COA No. 4.20(a) to impose a cap on maximum annual groundwater extraction and monitoring.

Tier 2: Pursuant to County's WAA, a Tier 2 analysis is required when a neighboring off-site well is located within 500 feet of the project well or the well is located within 1,500 feet from a spring. The project well (Well 5) is located within 500 feet from three neighboring wells and greater than 1,500 feet from a spring. Two of these neighboring wells are located northeast of Well 5, whereas the other offsite well is located southeast of the subject property (east of Lommel Rd). Due to damage occurred in the 2020 Glass Fire, only one neighboring well head was physically accessible. This well is located approximately 245 feet from the project well. The neighboring well was constructed in 2009 to a depth of 505 feet using PCV casing, perforations extended from a depth of 155-505 feet bgs in the 5-inch diameter casing. A 72-hour pump test was conducted on Well 5, at pump rates averaging nine (9) gallons per minute (gpm), and seven water level tests were completed on the neighboring well simultaneously. Based on this data, no water level drawdown interference was induced.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the Public Trust Doctrine. As discussed herein, the existing project will comply with the County's WAA guidance document. Per the County's WAA, a Tier 3 analysis was performed to evaluate potential groundwater to surface water interaction. RCS's WAA concludes that the project well (Well 5) is not in direct hydraulic connection with any defined significant streams because:

a. Based on the available data, flow in both Biter and Dutch Henry Creek is typically constrained to the wetter portion of the year, following significant rain events. Many data sources show that both creeks are often dry.
b. A watershed survey conducted by the NCRCD in 2012 noted that the streams in the Silby Creek watershed were essentially dry channels at the time of the survey.
c. Well 5 is constructed in a manner that excludes flow into the well by virtue of the cement sanitary seal that extends to a depth of 54 ft bgs. At this depth, groundwater in the thin alluvial sediments (if any) is excluded from entering the well.

d. Perforations in the Well 5 casings begin at a depth of 94 ft bgs, far below the depth of the alluvium in either creek channel.
e. Water level data for Well 5 for several different dates show water elevations that are below the bottom elevations of both stream channels. Further, flow conditions in the creed do not correlate with water level elevations in Well 5.

The WAA found that the aquifers of the project wells are not directly connected to Dutch Henry Creek or Biter Creek. The proposed project conforms to Napa County's WAA Tier 3 guidelines. Due to these factors, the project well presumptively meets Napa County's Tier 3 WAA guidelines for groundwater-surface water interaction. County has satisfied its duty to consider impacts to trust resources and no further analysis is required.

Public Trust - The public trust doctrine requires the state and its legal subdivisions to "consider," give "due regard," and "take the public trust into account" when considering actions that may adversely affect a navigable waterway. (Environmental Law Foundation v. State Water Resources Control Bd.; San Francisco Baykeeper, Inc. v. State Lands Com.) There is no "procedural matrix" governing how an agency should consider public trust uses. (Citizens for East Shore Parks v. State Lands Com.) Rather, the level of analysis "begins and ends with whether the challenged activity harms a navigable waterway and thereby violates the public trust." (Environmental Law Foundation, 26 Cal.App.5th at p. 403.). As demonstrated in the Environmental Law Foundation vs State Water Resources Control Board Third District Appellate Court Case, that arose in the context of a lawsuit over Siskiyou County's obligation in administering groundwater well permits and management program with respect to Scott River, a navigable waterway (considered a public trust resource), the court affirmed that the public trust doctrine is relevant to extractions of groundwater that adversely impact a navigable waterway and that Counties are obligated to consider the doctrine, irrespective of the enactment of the Sustainable Groundwater Management Act (SGMA). As disclosed and assessed in the Initial Study/Mitigated Negative Declaration and the WAA, the County concludes that no harm to (or less-than-significant impacts on) public trust resources would result from the proposed project.

Sanitary Waste Disposal - A Wastewater Feasibility Report, dated February 3, 2023, was prepared by Applied Civil Engineering, which outlines two options for the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs.

Option A: The existing septic system serving the winery is consists of a system has a combined domestic and process waste septic system. The system is a conventional gravity distribution type system that was installed between August 2008 and December 2008. The system was designed to serve a 30,000 gallon per year winery with a peak flow of 1,000 gallons per day (gpd) of process wastewater, 165 gpd of winery sanitary wastewater and a four bedroom residence with a design flow of 600 gpd. The total design flow is 1,765. To bring the wastewater system into compliance with current code, match the proposed employee and visitation numbers, and the proposed production numbers, the existing system could achieve the required 2,200 gpd with the addition of four new leach lines at 100 LF each. This system would require the process wastewater be pre-treated before being disposed of in the leach field.

Option B: Given the requirement for pretreatment of process wastewater, the handling of the process and domestic waste streams could be processed separately. The domestic waste could continue to go to the existing leach field since the peak flows (690 gpd) are less than the 1,765 gpd design capacity for the existing leach

field. The process waste in this scenario would be pretreated to land application strength requirements (160 gm/L BOD and 80 mg/L TSS) and surface irrigated to approximately two (2) acres of vineyard located southwest of the winery development area.

All application of treated winery process wastewater must comply with the requirements of the Napa County Process Wastewater Guidelines for Surface Drip Irrigation. The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The Division of Environmental Health reviewed this report and concurred with its findings, conditioned that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required. Additionally, water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval.

Greenhouse Gas Reduction Strategies - The Department of Public Works has conditioned the project to require a Transportation Demand Management Plan prior to building permit issuance, detailing measures to reduce vehicle trips. These measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities such as bicycle parking.

Grape Sourcing - The proposed winery will have a maximum production of 60,000 gallons of wine. The 21.2 acres of on-site vineyards will provide a source for grapes for wine production. The applicant has signed the County's 75 Percent Grape Source Agreement.

Noise - The proposed project would result in a temporary increase in noise levels during grading and construction activities and the intermittent increase of ambient noise resulting from wine making and visitation. However, noise generated during by construction activities would be limited to daylight hours and the use of properly muffled vehicles. Outdoor amplified music is not proposed.

Biology - According to the Project Biological Resource Survey (Kjeldsen Biological Consulting, August 2023) the project site consists of disturbed Ruderal Grassland, and Mixed Oak Woodland. Several structures burned where the hospitality structure is proposed. Clean up of burned debris has disturbed the area. Many of the oak trees on the property were damaged in the fire. Some of the oak trees are recovering while others are declining. Dead trees have been removed.

The cave expansion portion of the proposed project will be located underground, and will not require the removal of native vegetation or undisturbed area. The proposed utility area is located within a heavily disturbed area due to the Glass Fire, and the subsequent 2023 rebuilding of the covered crush pad. The proposed new utility area requires the removal of one oak tree. The proposed 65,000 gallon water tank and pump house will be located within previously approved winery coverage area, within a disturbed utility area with three existing water tanks and pump house that were constructed in 2023. The 6,555 sq. ft. hospitality building will be located atop the building site of the previously existing residence, which was previously disturbed to fully remove the fire damaged structure. The proposed 916 sq. ft. hospitality building, with a tasting room, patio, and restroom, will be located in an area that was disturbed by the Glass Fire.

Special Status Plant Species: Based upon a review of the resources databases listed in the project's Biological

Resource Study (Kjeldsen Biological Consulting, August 2023) (The Biological Study), 31 special-status plant species have been documented in the vicinity of the project site. Seasonal procol-level surveys were conducted for special status plants. The Biological study found that ten of these special status plant species (Franciscan Onion, Bent-flowered Fiddleneck, Napa False Indigo, Clara Hunt's Milk-vetch, Jepson's Milk-Vetch, California Brodiaea, Adobe-lily, Jepson's Leptosiphon, Cobb Mountain Lupine, and Marsh Microseries) have habitat present on the project site, but were not present upon blooming season surveys. Additionally, the California Department of Fish & Wildlife's (CDFW) California Natural Diversity Database's (CNDDB) Rare Find 5 database records the Quadrangle as a Sensitive Element Occurrence (EO) for the Calistoga Popcorn-flower. California Rare Plant Rank 1B1 (rare, threatened, or endangered in CA or elsewhere). State of California status is identified as "Threatened" while the Federal Status identifies it as "Endangered." Its habitat is identified as springs and meadows. The Biological study concluded that the project does not contain habitat for the Calistoga Popcorn-flower. The Biological study included protocol level surveys that concluded that no special-status plant species were observed on or near the site.

Special Status Wildlife Species: The Biological study reviews that 11 special status wildlife species have been documented in the vicinity of the project site. The Biological study found that none of these special status wildlife species have habitat present on the project site. The CDFW CNDDB records the Calistoga Quadrangle as a Sensitive Element Occurrence (EO) for the American Peregrine Falcon. The project site does not contain nesting for foraging habitat for this species.

The proposed project includes the expansion of the winery's driveway, to meet the same overall practical effect of the Road and Street Standards. This expansion includes widening a portion of the driveway within the site's stream setback for Biter Creek. The proposed driveway expansion will expand approximately 800 feet of the driveway to meet the required 22-foot width of the Road and Street Standards. The widening road width ranges, with some western portions only requiring the addition of a few inches, while the eastern portion requires that the road be expanded approximately an additional four feet. The southern portion of the road abuts Biter Creek and the northern portion abuts an existing vineyard. The road expansion is proposed on the northern portion of the driveway, encroaching into the vineyard and away from the creek. The proposed expansion requires the removal of one oak tree and approximately 0.1 acre of vineyard. While the proposed tree removal is located next to the project driveway, with low quality and highly disturbed habitat due to regular vehicle traffic, migratory birds and raptors have the potential to nest within the woodlands adjacent to the project area. Tree removal along the periphery of the project site to accommodate improvements to the project driveway and intermittent increases in noise levels due to project construction may cause nest abandonment and death of young birds or raptors, or loss of reproductive potential at active nests located near project activities, resulting in potentially significant indirect and cumulative impacts to special-status bird species. The biological study also analyzed: Raptor Nests, Bird Rookeries, Bat Roosts, Wildlife Dens or Burrows. The biological study concluded that no bird rookeries or raptor nests were observed during their surveys on the property. Trees adjacent to the project do not contain suitable bat habitat. Very few burrows were observed, but small mammals and songbirds likely utilize habitats on the project site for foraging and cover. No significant wildlife dens or burrows were observed. The project will not result in a significant negative impact on wildlife.

Out of an abundance of caution, Mitigation Measure BIO-1 will require preconstruction surveys for nesting birds to reduce this impact to less than significant level. Due to proposed tree removal, and out of an abundance of caution, in order to mitigate any potentially significant impacts to bat species, Mitigation Measure BIO-2 requires a bat habitat assessment and surveys prior to any on site vegetation removal.

No other sensitive species have been identified. Based on the limited location of site improvements and minor modifications to winery operations, it is unlikely that the proposed project would have a substantial adverse effect on any candidate, sensitive or special status species, or that it would have a substantial adverse effect on sensitive natural communities. Due to the aforementioned factors, the proposed project would have a less than significant impact on any candidate, sensitive or special status species, or on sensitive natural communities.

Cultural - Notice of the proposed project was sent certified mail to Middletown Rancheria, Mishewal Wappo Tribe of Alexander Valley, and Yocha Dehe Wintun Nation on October 15. The County received a response email from the Middletown Rancheria of Pomo Indians of California on October 16, 2025, indicating that the project area is within their aboriginal territories and the correspondence requested project information and tribal consultation. On October 16, 2025, the County replied to the Middletown Rancheria and stated that the application is in process and subject to review pursuant to the California Environmental Quality Act (CEQA) so tribal consultation would be ongoing. The County sent consultation closure notices to the Mishewal Wappo Tribe of Alexander Valley and Yocha Dehe Wintun Nation on November 19, 2025, because no request for consultation was received and more than 30 days had elapsed since the County's consultation invitations were provided.

On December 2, 2025, a site inspection was conducted with The Middletown Rancheria (Michael Rivera) and Napa County Planning Division staff (Matt Ringel) as part of requested consultation. In subsequent communications with The Tribe on December 3, 2025, mitigation measure TCR-1 was agreed to further protect and avoid impacts to potential tribal cultural resources.

According to the Napa County Environmental Resources Maps (based on the following layers - Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no archaeological resources have been identified on the property. Furthermore, no resources that may be significant pursuant to Public Resources Code Section 5024.1(c) have been identified in the development area.

Access Improvements/Transportation - An Exception to the Napa County Road and Street Standards ("NCRSS") is requested for improvements to the driveway and the driveway entrance to accommodate environmental and physical constraints that present challenging obstacles to the installation of a fully compliant road. The NCRSS requires a 22-foot minimum width for commercial access roads. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of at least 6 feet dbh and found by the decision-maker to be of significant importance, but does not include man-made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like.

The existing driveway in this area serves only the subject parcel. From Station 0+00 (County Right Away) to Station 13+00, the driveway is currently paved with gravel and chipseal to an average width of 14 feet. This area was previously granted an Exception to the Road and Street Standards for width due to proximity to Biter Creek. Longitudinal slopes vary and generally average less than 5%. At Station 13+00, the driveway turns away from the stream and the paved width increases to approximately 20 feet from Station 13+00 to the winery site (Station 19+00). Longitudinal slopes vary and generally average approximately 10%.

As part of this project, the majority of the driveway will be expanded to 20 foot width with 2 foot of shoulders.

An approximately 100 linear foot portion of the driveway, from station 2+50 to 3+50, is incombered by mature oak trees and a stream setback. In this portion, the project proposes to maintain an existing driveway width of 12 feet and a horizontal clearance of 14 feet. Current NCRSS require the road to be 20 foot paved width, with 1foot shoulders on each side with a 15 foot horizontal clearance; however, widening the road as required in this area would require complete driveway reconstruction, removal of mature native oak trees, and the installation of approximately 1,000 square feet of impervious surface within the stream setback.

An exception is requested for the existing driveway width at this location for the existence of physical site limitations including existing natural water courses and large native trees. Signage will be added at each end of each section of driveway stating “Single-Lane Road Next 100 Feet”. Finally, the area around the winery buildings will be cleared of vegetation in accordance with the Napa County Defensible Space Guidelines, resulting in a driveway that provides the following characteristics:

1. Access for emergency wildland fire equipment;
2. Safe civilian evacuation;
3. Signing that avoids delays in emergency equipment response;
4. Available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
5. Fuel modification sufficient for civilian and fire fighter safety.

The winery project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated daily demand during harvest conditions. The project site, as proposed, would have a total of fourteen (14) parking spaces (with one designated for ADA drivers). Visitors to the Winery will be by appointment only. On a busy day, a maximum of 20 visitors will arrive in a staggered arrangement so that there should never be more than three or four guest vehicles at the site at anytime. Occasionally, visitors will arrive in a higher-occupancy vehicle such as an SUV, minivan or smaller shuttle bus. The ten (10) full-time employees and two (2) harvest employees per day would then occupy the remaining spaces. The project is designed to meet the NCRSS or same overall practical effect, to conform to the latest emergency access requirements, and the existing road system would continue to provide adequate emergency access to the project site. When larger marketing events are held, guests will be brought to the site via bus (COA No. 4.3); furthermore, reducing the proposed project’s need for additional parking.

Viewshed Protection Program - Napa County Code Chapter 18.106 establishes:
Section 18.106.030(A): Applicability-New and Expanded Structures. No building permit, erosion control plan for structural development, grading or other administrative permit shall be issued by any county staff, agency or department for any new structure or improvement to an existing structure if the structure is located on a slope of fifteen percent or more as defined in Section 18.106.020 or if the structure is located on any minor or major ridgeline as defined in Section 18.106.020 except as specifically provided for herein. The ordinance applies to all new structures located on slopes of fifteen percent or more or located on a minor or major ridgeline
The proposed 916 sq. ft. tasting building and the new cave portal door are located on slopes greater than 15% and would be visible from State Highway 29, Silverado Trail, and Larkmead Lane, designated Viewshed Roads; therefore, they are subject to the Viewshed Protection Program. The Viewshed Protection Program, includes different review paths depending on project specific and site-specific factors. The applicant has requested review under NCC Section 18.106.050 - Processing of projects subject to review and approval by the zoning administrator or commission. The project’s conformance to the Viewshed Protection Program’s required findings has been detailed within Attachment A.

Public Comments - At the time of staff report preparation, one public comment has been received in support of the proposed project.

Decision Making Options Regarding Remedying Existing Winery Violations:

As noted in the Executive Summary Section above, staff is recommending approval of the components of the project necessary to remedy existing violations with conditions of approval as described in Option 1 below. Decision-making options also include a no project alternative and a reduced project alternative.

Option 1 - Approve Applicant's Proposal (Staff Recommendation)

Disposition - This option would result in approval of visitation, employee levels, and the installation of driveway improvements.

Staff recommends this option as the request is consistent with the Zoning Ordinance and applicable General Plan policies. Furthermore, County divisions and departments have reviewed the proposal and are in support of the applicant's request.

Action Required - Follow the proposed action listed in the Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made.

Option 2 - Reduced Project Request

Disposition - This option would require that the applicant reduce their existing maximum daily visitation numbers, and employment numbers. The existing visitation requested for recognition is above the annual visitation average and median values of by appointment wineries of similar production capacity. The recognition of visitation and/or an increased employee count would require driveway upgrades. A public water system would be required if visitation and the employee count is equal or greater than 25 visitors per day for more than 60 days per year.

Action Required - Follow proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to reduce the maximum daily visitation and/or number of employees and required conditions of approval. The item will need to be continued to a future date if significant revisions to the recommended conditions of approval are desired.

Option 3 - Deny Applicant's Proposal

Disposition - This option would deny the applicant's proposal to remedy existing violations and would require the applicant to operate the winery in compliance with the existing entitlements. This option would result in the need for unpermitted employees to be laid off, reverting back to the entitled visitation levels. In the event the Planning Commission determines that the project does not or cannot meet the required findings for the granting of a Use Permit Major Modification, the Planning Commission should identify what aspect, or aspects, of the project are in conflict with the required findings. State Law requires the Planning Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit is not being

approved.

Action Required - Planning Commission would take tentative motion to deny the project and remand the matter to staff for preparation of required findings to return to the Planning Commission on a specific date.

Option 4 - Continuance Option

The Planning Commission may continue an item to a future hearing date at its own discretion.

Decision Making Options Regarding Additional Expansion Beyond Existing Conditions:

Staff recommends approval of the applicant's proposal as described in Option 1 below.

Option 1 - Approve Applicant’s Proposal (Staff Recommendation)

Disposition - This option would result in approval of an increase in annual production volume, number of employees, increased daily and weekly visitation, increased marketing program, and wastewater system improvements. County divisions and departments have reviewed the proposal and are in support of the applicant’s request. This request was found to be consistent with the Zoning Ordinance and applicable General Plan policies.

Action Required - Follow the proposed action listed in the Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made.

Option 2 - Revised Project Request

Disposition - This option allows the Planning Commission to reduce all or some components of the requested expansion to production, visitation, marketing, employees, and on-premise outdoor consumption tasting area of wines produced at the winery. The visitation requested for expansion is above the annual visitation average and median values of by appointment wineries of similar production capacity. The marketing program is above the average and median values of marketing program visitation for by appointment wineries of similar capacity.

If the Planning Commission elects to pursue this option, the recommended Conditions of Approval would need to reflect the revised visitation, marketing, and employee numbers.

Action Required - Follow proposed actions listed in the Executive Summary and amend scope and applicable Conditions of Approval to reduce the existing operations. The item may need to be continued to a future date if significant revisions to the recommended Conditions of Approval are desired.

Option 3 - Deny the Applicant’s Proposal
Disposition - This option would deny the applicant’s proposal to expand winery annual production, visitation, marketing, employment levels, and physical improvements beyond what was approved and necessary to remedy existing violations. This option would result in no expansion beyond existing levels.

In the event the Planning Commission determines that the project does not or cannot meet the required findings for issuance of a Use Permit, the Commission should identify what aspect, or aspects, of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit is not being approved.

Action Required - Planning Commission deny the project.

Option 4 - Continuance Option

The Planning Commission may continue an item to a future hearing date at its own discretion.

Supporting Documents

A. Recommended Findings

B. Recommended Conditions of Approval and Final Agency Approval Memos

C. Initial Study/Negative Declaration

D. Use Permit/Viewshed/Exemption the Conservation Regulations Applications/Project Description

E. Road and Street Standards Exemption Request

F. Water Availability Analysis

G. Biological Resource Study

H. Stormwater Control Plan

I. Public Water System Feasibility Report

J. Wastewater Feasibility Report

K. Winery Comparison Chart

L. Graphics

M. Public Comment

“A”

Recommended Findings

PLANNING COMMISSION HEARING – FEBRUARY 4, 2026
RECOMMENDED FINDINGS

HOURGLASS WINERY USE PERMIT MAJOR MODIFICATION, VIEWSHED, EXCEPTION TO THE CONSERVATION REGULATIONS, AND EXCEPTION TO THE ROAD AND STREET STANDARDS
P19-00102-MOD, P23-00278-VIEW, AND P23-00279-UP
817 LOMMEL ROAD, CALISTOGA, CA 94515
APNS: 021-010-080-000 & 021-010-081-000

ENVIRONMENTAL:

The Planning Commission (Commission) has received and reviewed the proposed Mitigated Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and makes the following findings. That:

1. The Planning Commission has read and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prior to taking action on said Mitigated Negative Declaration and the proposed project.

2. The Mitigated Negative Declaration and MMRP is based on independent judgment exercised by the Commission.

3. The Mitigated Negative Declaration and MMRP was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).

4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment provided that measures to mitigate potentially significant impacts to biological and cultural resources are incorporated into the project approval.

5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.

6. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.

7. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Planning, Building, and Environmental Services Department, 1195 Third Street, Ste 210, Napa, California.

EXCEPTION TO THE ROAD AND STREET STANDARDS:

The Commission has reviewed the RSS Exception request in accordance with the exception criteria in Section 3 of the RSS and makes the following findings:

8. The exception will preserve unique features of the natural environment which include, but are not limited to, steep slopes, heritage oak trees, or other trees of at least 6" dbh and found by the decision-maker to be of significant importance, but do not include manmade environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like.

   Analysis: The Exception would preserve mature, native oak and other native tree species all greater than 6" dbh and preserve existing drainage courses. These unique features of the natural environment and through will be preserved by grant of the exception.

9. Grant of the Road and Street Standards Exception will provide the same overall practical effect as the Standards do in providing defensible space, and does not adversely affect the life, safety, and welfare of the public or persons coming to the property.

   Analysis: The proposed driveway turnouts and an entry sign will meet the same overall practical effect as the RSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general.

VIEWSHED PROTECTION PROGRAM FINDINGS:

The following findings must be made in order for the Commission to approve a Viewshed Protection Program application pursuant to County Code Section 18.106.050.B:

10. The project as designed or modified is consistent with Chapter 18.108 of the code;

    Analysis: The project is consistent with Chapter 18.108 (Conservation Regulations) of the Napa County Code. No construction occurs on slopes of 30% or greater or within a stream setback. All oak trees proposed for removal will be replaced at a 3:1 ratio.

11. If the highest point of the proposed project is located more than twenty-five vertical feet below a major or minor ridgeline, that measures have been included in the project to reduce its visual impact on the major or minor ridgeline through use of existing natural vegetation, landscaping, topographical siting, architectural design, and colortone; or if the highest point of the proposed structure is within twenty-five vertical feet of a major or minor ridgeline, that the existing vegetation, proposed landscaping, topographical siting, architectural design, and colortone screen the predominant portion of the proposed structure;

    Analysis: The highest point of the proposed structure is below twenty-five vertical feet of a designated minor ridgeline. Existing vegetation, proposed landscaping, topographical siting, architectural design, and colortone screen the predominant portion of the proposed structures. A minimum of 51% of the structure will be screened within two (2) - five (5) years of establishment of screening vegetation. The exterior of the proposed winery accessory building will be constructed from earthtone colored concrete, wood, and nonreflective glass to blend into the surrounding environment.

12. The proposed structure, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated public roads;

    Analysis: A substantial portion of the proposed project will be screened with existing and proposed vegetation. An earthtone color paint scheme and use of natural materials will blend the project into the existing hillside and minimize adverse effects on views from designated Viewshed Protection Program roads.

13. The proposed structure, access road and other site improvements, including earthmoving or grading, and benches or shelves minimize the removal of vegetation;

    Analysis: The proposed project has been designed to require the removal of minimal amounts of vegetation. The building envelope was selected to allow for a maximum amount of topographic features to screen the proposed structures and to utilize an existing shelf on the hillside. The proposed project will protect the majority of the existing vegetation and proposes the planting of new native screening vegetation.

14. The siting and design of site improvements and access roads minimize grading and alteration of natural landforms and topography;

    Analysis: The proposed project has been sited to construct the proposed new winery building atop an existing flat shelf on the hillside, to reduce the required grading and alteration to natural landforms.

15. A landscape and/or vegetation retention plan in conformance with the Design Manual has been submitted and approved for the site that would provide maximum screening from designated public roads through preservation of existing vegetation and the planting of new vegetation and provide for defensible space in conformance with state law;

    Analysis: The proposed project will be screened by a minimum of 51% by vegetative screening within five (5)-years of the establishment of the landscaping. The screening shall consist of three (3) coast live oak trees and five (5) California wild lilac to achieve substantial screening as viewed from State Highway 29, Silverado Trail, and Larkmead Lane. The proposed landscaping will maintain defensible space surrounding the proposed project, in conformance with state law and will be planted with a minimum root base size of 5-gallons.

16. The proposed structure and associated improvements substantially conform with the Design Manual in order to reduce their visual impact on the views of major and minor ridgelines as viewed from any designated public road and unique topographic or geologic features as viewed from any county road. The following landforms will be considered to be unique topographic or geologic features for the purposes of this subsection: Mt. St. Helena, Stag's Leap, Calistoga Palisades, Round Hill, Mt. George and Mt. St. John;

Analysis: The proposed project and associated improvements substantially conform with the Viewshed protection Program Design Manual to reduce their visual impact on the views of minor and major ridgelines as viewed from any designated public roads and unique topographic or geologic features as viewed from any county road. The proposed project includes vegetative screening that screens a substantial portion of the new structure, downward facing lighting, and includes colortones to blend the facility into the surrounding area. The proposed project is designed in a manner that would not bring attention to the project site from view from State Highway 29, Silverado Trail, Larkmead Lane, or any protected unique topographic landforms.

EXCEPTION TO THE CONSERVATION REGULATIONS FINDINGS:

The Commission has reviewed the use permit request in accordance with the requirements of Napa County Code §18.108.040 and makes the following findings:

17. Roads, driveways, building and other man-made structures have been designed to complement the natural landform and to avoid excessive grading.

    Analysis: The existing project driveway and proposed driveway widening are located within the stream setback. The driveway widening is proposed on the northern portion of the existing driveway, in the opposite direction of Biter Creek. The driveway widening will be constructed to complement the natural landform and will be located within a previously disturbed area that currently contains vineyards. The project has been conditioned with additional mitigation measures to offset potential impacts.

18. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project including the following elements: a) multiple-floor levels which follow existing, natural slopes; b) foundation types such as poles, piles, or stepping levels which minimize cut and fill and the need for retaining walls; c) fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

    Analysis: The driveway widening will follow existing natural slopes and is designed to be minimally intrusive into the site. The proposed driveway widening is proposed on the northern portion of the existing driveway, in the opposite direction of Biter Creek, which eliminates the need for retaining walls to support the driveway. Proposed driveway design will employ curved edges that aesthetically blend the project into the site and match with existing terrain.

19. The development project minimizes removal of existing vegetation, incorporates existing vegetation into the final design plan, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

    Analysis: The proposed driveway widening will require the removal of one (1) oak tree within the stream setback. The applicant proposes replacing all removed oak trees at a 3:1 replacement ratio on the project parcel. The replacement trees will have a minimum rootbase of 15-gallons. The proposed driveway widening is proposed on the northern portion of the road, which is currently planted with vineyard and minimizes the removal of existing native

vegetation. Replacement vegetation required for mitigation will be incorporated into the project as identified in the Mitigated Negative Declaration and associated project plans.

20. Adequate fire safety measures have been incorporated into the design of the proposed development.

    Analysis: The project includes improving the project driveway to meet the same practical effect as the RSS, with the widening of a portion of the driveway and implementing a fire truck turnaround. All required defensible space clearing will be implemented along the road and in the area of the proposed project. The project has been reviewed and recommended for approval with conditions by the Napa County Fire Marshal's office.

21. Disturbance to streams and watercourses shall be minimized, and the encroachment, if any, is the minimum necessary to implement the project.

    Analysis: The proposed driveway widening is proposed within the stream setback and include the minimum necessary design features to implement the project. The driveway provides the necessary ingress and egress for the winery facility. The project would implement temporary and permanent erosion control measures, standard best management practices and construction conditions of approval that will ensure that disturbance to the stream is avoided or minimized to the maximum extent possible.

22. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the County's environmental sensitivity maps.

    Analysis: The applicant provided a Biological Resources Survey, conducted by Kjeldsen Biological Consulting, dated August 2023. The project includes environmental commitments as conditions of approval, including the implementation of pre-construction surveys by qualified biologists for sensitive species of birds and bats. Therefore, it is not anticipated that any adverse impacts on special status species would result from project implementation.

23. An erosion control plan, or equivalent NPDES stormwater management plan, has been prepared in accordance with NCC Section 18.108.080 and has been approved by the Director or designee.

    Analysis: The proposed project application submittal materials included a Stormwater Control Plan (Applied Civil Engineering, dated August 31, 2023). The materials were reviewed by the Engineering Division and found to comply with the requirements of the County's NPDES stormwater management program approved by Napa County Engineering Division.

24. The proposed development does not result in a net increase in soil loss and runoff.

    Analysis: The proposed project application submittal materials included a Stormwater Control Plan (Applied Civil Engineering, dated August 31, 2023). The report concludes that the vegetated vineyard areas will filter, disperse, and infiltrate runoff before it reaches the receiving waters. The materials were reviewed by the Engineering Division and found to comply with the requirements of the County's NPDES stormwater management program approved by Napa County Engineering Division.

USE PERMIT:

The Commission has reviewed the use permit request in accordance with the requirements of Napa County Code §18.124.070 and makes the following findings:

25. The Commission has the power to issue a use permit under the zoning regulations in effect as applied to the property;

    Analysis: The project is consistent with Agricultural Watershed (AW) zoning district regulations. A winery (as defined in Napa County Code Section 18.08.640) and uses in connection with a winery (see Napa County Code Section 18.20.030) are permitted in an AW zoned district with an approved use permit. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code) as applicable.

26. The procedural requirements set forth in Chapter 18.124 of Napa County Code have been met;

    Analysis: The use permit application has been appropriately filed, noticed, and public hearing requirements have been met. The public hearing notice and intent to adopt a Mitigated Negative Declaration was posted and published in the Napa Valley Register on January 1, 2026, and copies of the notice were forwarded to property owners within 1,000 feet of the Property.

27. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County;

    Analysis: Granting the Use Permit for the project as proposed and conditioned will not adversely affect health, safety or welfare of the County. Affected County divisions and departments have reviewed the project and commented regarding the proposed site access, grading, drainage, the existing septic system capacity, parking, building permits, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the protection of the public health, safety, and welfare.

28. The proposed winery use complies with the applicable provisions of Napa County Code and is consistent with the policies and standards of the Napa County General Plan;

    Analysis: Compliance with the Zoning Ordinance The project is consistent with the AW zoning district regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.20.030) are permitted in the AW zoning district subject to an approved use permit. The proposed project includes the modification of a winery facility with a visitation and marketing program. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

Analysis: Compliance with the General Plan As proposed and conditioned, the requested Use Permit is consistent with the overall goals and policies of the 2008 Napa County General Plan. The General Plan land use designation for the subject parcel is Agricultural, Watershed, and Open Space (AWOS). General Plan Agricultural Preservation and Land Use Goal AG/LU-1 guides the County to "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." General Plan Goal AG/LU-3 states that the County should "support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands." Goal AG/LU-3 and Policy AG/LU-2 recognize wineries as agricultural uses. The use of the property for fermenting and processing grape juice into wine supports the economic viability of agriculture within the County, consistent with Goal AG/LU-3 and Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space…"). By allowing the proposed agricultural use, the requested Use Permit supports the economic viability of the existing vineyards and agricultural product processing, consistent with Economic Development Goal E-1 and Policy E-1. The "Right to Farm" is recognized throughout the General Plan and is specifically called out in Policy AG/LU-15 and in the County Code. "Right to Farm" provisions ensure that agriculture remains the primary land use in Napa County and is not threatened by potentially competing uses or neighbor complaints. Napa County's adopted General Plan reinforces the County's long- standing commitment to agricultural preservation, urban centered growth, and resource conservation.

Applicable Napa County General Plan goals and policies:

Goal AG/LU-1: Preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.

Goal AG/LU-3: Support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.

Policy AG/LU-4: The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space, except for those lands which are shown on the Land Use Map as planned for urban development. Policy AG/LU-8: The County's minimum agricultural parcel sizes shall ensure that agricultural areas can be maintained as economic units.

Policy AG/LU-15: The County affirms and shall protect the right of agricultural operators in designated agricultural areas to commence and continue their agricultural practices (a "right to farm"), even though established urban uses in the general area may foster complaints against those agricultural practices. The "right to farm" shall encompass the processing of agricultural products and other activities inherent in the definition of agriculture provided in Policy AG/LU-2.

Goal CON-10: Conserve, enhance and manage water resources on a sustainable basis to attempt to ensure that sufficient amounts of water will be available for the uses allowed by this General Plan, for the natural environment, and for future generations.

Goal CON-11: Prioritize the use of available groundwater for agricultural and rural residential uses rather than for urbanized areas and ensure that land use decisions recognize the long-term availability and value of water resources in Napa County.

Policy CON-53: The County shall ensure that the intensity and timing of new development are consistent with the capacity of water supplies and protect groundwater and other water supplies by requiring all applicants for discretionary projects to demonstrate the availability of an adequate water supply prior to approval. Depending on the site location and the specific circumstances, adequate demonstration of availability may include evidence or calculation of groundwater availability via an appropriate hydrogeological analysis or may be satisfied by compliance with County Code "fair-share" provisions or applicable State law. In some areas, evidence may be provided through coordination with applicable municipalities and public and private water purveyors to verify water supply sufficiency.

Policy CON-55: The County shall consider existing water uses during the review of new water uses associated with discretionary projects, and where hydrogeological studies have shown that the new water uses will cause significant adverse well interference or substantial reductions in groundwater discharge to surface waters that will alter critical flows to sustain riparian habitat and fisheries or exacerbate conditions of overdraft, the County shall curtail those new or expanded water uses.

Policy CON-72: The County shall seek to reduce the energy impacts from new buildings by applying Title 24 energy standards as required by law and providing information to the public and builders on available energy conservation techniques, products, and methods available to exceed those standards by 15 percent or more.

Policy CON-77: All new discretionary projects shall be evaluated to determine potential significant project-specific air quality impacts and shall be required to incorporate appropriate design, construction, and operational features to reduce emissions of criteria pollutants regulated by the state and federal governments below the applicable significance standard(s) or implement alternate and equally effective mitigation strategies consistent with BAAQMD's air quality improvement programs to reduce emissions. In addition to these policies, the County's land use policies discourage scattered development which contributes to continued dependence on the private automobile as the only means of convenient transportation. The County's land use policies also contribute to efforts to reduce air pollution.

Policy CON-81: The County shall require dust control measures to be applied to construction projects consistent with measures recommended for use by the BAAQMD [Bay Area Air Quality Management District].

Goal E-1: Maintain and enhance the economic viability of agriculture.

Policy E-1: The County's economic development will focus on ensuring the continued viability of agriculture in Napa County.

Policy SAF-20: All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:
1) Adequacy of water supply.
2) Site design for fire department access in and around structures.
3) Ability for a safe and efficient fire department response.
4) Traffic flow and ingress/egress for residents and emergency vehicles.
5) Site-specific built-in fire protection
6) Potential impacts to emergency services and fire department response

29. The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on an affected groundwater basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080 of the Napa County Code.

Analysis: The subject property is not located in a "groundwater deficient area" as identified in Section 13.15.010 of the Napa County Code, and is consistent with General Plan Conservation Policies CON-53 and CON-55 which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources. Based on the submitted Water Availability Analysis (WAA) by Richard C. Slade & Associates LLC, the subject parcel has an estimated groundwater recharge of 13.5 acre-feet per year (AFY). Water Demand Calculations submitted for the project indicate the water demand for existing uses on the property as 12.934 AFY which includes: vineyard (10.6 AFY), winery process water (0.968 AFY), winery landscaping (1.228 AFY), winery employees (0.07 AFY), tasting room visitation (0.06 AFY), events and marketing with offsite catering (0.008 AFY). The proposed groundwater demand would use the following: vineyard (10.6 AFY), winery process water (1.290 AFY), winery landscaping (1.228 AFY), winery employees (0.216 AFY), tasting room visitation (0.067 AFY), events and marketing with onsite catering (0.075 AFY), events and marketing with offsite catering (0.021 AFY). The proposed project would increase water usage by 0.563 AFY, to a total of 13.497 AFY. The proposed project would not increase groundwater extraction beyond the yearly maximum estimated groundwater recharge of 13.5 AFY. The project has been conditioned to implement a Groundwater Demand Management Program that will monitor and report well meter readings to the County. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

Therefore, the project is considered not to have the potential to significantly impact groundwater resources. Since the projected water demand is below the estimated water availability acre feet per year for the parcel, the requested Use Permit Major Modification is

consistent with General Plan Goals CON-10 and CON-11, as well as the policies mentioned above that support reservation and sustainable use of groundwater for agricultural and related purposes. The project will not require a new water system or other improvements and will not have a negative impact on local groundwater.

“B”

Recommended Conditions of Approval and Final Agency Approval Memos

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

RECOMMENDED CONDITIONS OF APPROVAL

HOURGLASS WINERY USE PERMIT MAJOR MODIFICATION, VIEWSHED, EXCEPTION TO THE CONSERVATION REGULATIONS, AND EXCEPTION TO THE ROAD AND STREET STANDARDS
P19-00102-MOD, P23-00278-VIEW, AND P23-00279-UP
817 LOMMEL ROAD, CALISTOGA, CA 94515
APNS: 021-010-080-000 & 021-010-081-000

This permit encompasses and shall be limited to the project commonly known as **Hourglass Winery**, located at **817 Lommel Road**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

1.1 An Exception to the Napa County Road and Street Standards (NCRSS) to allow for selective widening from station STA 2+50 to STA 3+50, the installation of two (2) signs that state "Single-Lane Road Next 100 Feet" to be installed at each end of the subject driveway section, pursuant to the plans dated October 2, 2023, prepared by Albion Surveys Inc. All other sections will be compliant with the NCRSS.

1.2 Approval of a Viewshed Protection Program request to construct a new 916 square foot structure for uses accessory to a winery, including a tasting room, a new cave portal door, and landscape screening (pursuant to the plans dated May 31, 2024, prepared by Roche + Roche Landscape Architecture), and in conformance with the Viewshed Protection Program.

1.3 An Exception to the Conservation Regulations in the form of a Use Permit (Napa County Code Section 18.108.040) to allow the expansion of the project driveway within the stream setback, pursuant to the plans dated October 2, 2023, prepared by Albion Surveys Inc.

1.4 Approval to modify an existing 30,000 gallon per year winery, previously approved under Use Permit No. P06-01161 and subsequent modifications, to recognize and approve the following:

a. Increase production capacity from 30,000 gallons per year to 60,000 gallons per year;
b. Construct 28,382 sq. ft. of additions to the existing Type 3 Cave, expanding the new total cave area to 38,782 sq. ft., including 36,573 sq. ft. of production area (barrel storage, cold room, wine storage, etc.) and 2,209 sq. ft. for uses accessory to a winery (hospitality area, catering kitchen, and restrooms), and excavation of approximately 25,000 cubic yards of spoils for cave construction;
c. Construct a 3,889 sq. ft. utility area, connected to the southeastern cave portal ingress/egress;
d. Construct a 6,555 sq. ft. hospitality building, including 296 sq. ft. of production area, and 6,259 sq. ft. for uses accessory to a winery;
e. Construct a 916 sq. ft. hospitality building for uses accessory to a winery, including a tasting room, patio, and restroom in conformance to the Viewshed Protection Program (Napa County Code Chapter 18.106);
f. Reconfigure the existing crush pad to accommodate an additional approximately nine (9) production tanks and associated catwalks;
g. Construct a 65,000 gallon water tank and pump house (located approximately 120 feet west of the existing covered crush pad cover);
h. Remove two water tanks and associated utilities, located on slopes in excess of 50%, and restore the site, as detailed on the plans prepared by Roche & Roche; dated May 31, 2024;
i. Excavation of approximately 1,300 cubic yards of spoils and removal of 0.1 acres of vineyards associated with the construction of structural pads for the new accessory structures and the construction of improvements to the project driveway, as detailed on the plans prepared by Albion Surveys, Inc; dated October 2, 2023;
j. Removal of two (2) oak trees associated with driveway and utility improvements, and the planting of six (6) replacement oak trees with a minimum root base of 15-gallons (at a 3:1 ratio) on the project parcel;
k. Increase the number of onsite parking spaces from nine (9) to fourteen (14);
l. Installation of a Public Water System;
m. Installation of wastewater improvements, as detailed in the Wastewater Feasibility Study prepared by Applied Civil Engineering, dated February 3, 2023;
n. Increase employment from one (1) full-time employee and two (2) harvest employees to ten (10) full-time employees and two (2) harvest employees;
o. Visitation, tours and tastings, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
p. On-premises consumption of wines produced on-site on the outdoor patios/decks, outside of the hospitality buildings, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; and
q. Landscaping, and other improvements associated with wineries.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County

Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a $500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing may occur at a winery only where such activities are accessory and "clearly incidental, related, and subordinate to the primary operation of the winery as a production facility."

Tours and tastings (defined below) may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

Tours and tastings shall be by appointment only and shall be limited to the following:

a. Frequency: Seven (7) days per week, Monday through Sunday
b. Maximum number of persons per day: 20
c. Maximum number of persons per week: 140
d. Hours of visitation: 10:00 a.m. 5:00 p.m.
f. Daily tours and tastings shall not occur on days with marketing events
g. Maximum number of persons per day: 18, maximum number of persons per week: 126, until such a time that driveway and wastewater improvements have been constructed. Driveway improvements shall be constructed by October 15, 2026. If driveway improvements have not been constructed by this time, visitation shall revert back to the levels originally approved in the winery's original Use Permit (P06-01161-UP), as detailed in Condition of Approval 4.20.b. through 4.20.d.

"Tours and tastings" means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times between 4:30 to 5:30 p.m. on weekdays.

A logbook (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building, and Environmental Services (PBES) Department upon request.

4.3 MARKETING

a. **Event Type A**
   1. Frequency: Fifty-four (54) times per year
   2. Maximum number of persons: 30
   3. Time of Day: 12:00 p.m. to 4:00 p.m. & 6:00 p.m to 10:00 p.m
   4. Food service shall be provided by offsite catering only

b. **Event Type B**
   1. Frequency: One (1) time per year
   2. Maximum number of persons: 100
   3. Time of Day: 12:00 p.m. to 4:00 p.m. & 6:00 p.m to 10:00 p.m
   4. Food service shall be provided by offsite catering only
   5. Visitors shall be brought to the site via a shuttle or bus service
   6. Portable restrooms shall be used

c. **Event Type C**

1. Frequency: Three (3) times per year
2. Maximum number of persons: 250
3. Time of Day: 12:00 p.m. to 4:00 p.m. & 6:00 p.m to 10:00 p.m
4. Food service shall be provided by offsite catering only
5. Visitors shall be brought to the site via a shuttle or bus service
6. Portable restrooms shall be used

d. **Event Type D**

1. Frequency: One (1) time per year
2. Maximum number of persons: 500
3. Time of Day: 12:00 p.m. to 4:00 p.m. & 6:00 p.m to 10:00 p.m.
4. Food service shall be provided by offsite catering only
5. Visitors shall be brought to the site via a shuttle or bus service
6. Portable restrooms shall be used

e. Marketing levels shall operate at the levels originally approved in the winery's original Use Permit (P06-01161-UP), until driveway improvements have been installed, as detailed in Condition of Approval 4.20.b. through 4.20.d.

"Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to the County Code. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's Use Permit. To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of cost recovery, and any business content unrelated to wine must be limited.

Careful consideration shall be given to the intent of the event, the proportion of the business event's non-wine-related content, and the intensity of the overall marketing plan (County Code).

All marketing event activity, shall cease by 9:00 p.m. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

Auction Napa Valley (ANV) events need not be included in a participating winery's marketing plan because they are covered by ANV's Category 5 Temporary Permit. The winery may utilize any ANV event authorized in this permit for another charitable event of similar size.

4.4 ON-PREMISES CONSUMPTION

In accordance with State law and the PBES Director's July 17, 2008, memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premises consumption of wine produced on-site and purchased from the winery may occur solely on the outdoor patios/decks, outside of hospitality buildings, on the submitted site plans. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation and/or applicable limitations of permittee's marketing plan set forth in COA Nos.4.2 and 4.3 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES **[RESERVED]**

4.6 GRAPE SOURCE

At least 75% of the grapes used to make the winery's still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation logbooks, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 RENTAL/LEASING

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating

proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

4.9 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**

4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (between 4:00 to 6:00 p.m. on weekdays). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized marketing events allowed per COA No. 4.3 above.

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

The installation, operation and maintenance of the pool (to be removed or converted to a fountain) shall be in conformance with the Napa County Mosquito Abatement District's program for eliminating mosquito sources and managing mosquito-breeding areas in order to reduce mosquitoes to a tolerable and healthful level.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.

d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as "A-Frame" signs, is prohibited.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated November 21, 2023.

b. Department of Public Works plan review/construction/preoccupancy conditions as stated in their Memorandum dated September 22, 2025.

c. Fire Department plan review/construction/preoccupancy conditions as stated in their Memorandum dated June 20, 2025.

d. Engineering Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated November 16, 2023.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply

with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.19 OPERATIONAL MITIGATION MEASURES

a. The permittee shall comply with mitigation Measures BIO-1 through BIO-2 and TCR-1 as listed in COA No. 6.12 below.

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

a. Groundwater Management – The parcel shall be limited to 13.497 af/yr of groundwater for all water consuming activities (utilizing wells) on the project parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(e) below.
In the event that changed circumstances or significant new information provide substantial evidence[1] that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

b. No more than 24 persons (visitation, marketing, employment, etc.) shall be present on the project parcel for 60 days or more per year, until such a time that the permittee obtains a permit to operate with the Division of Environmental Health for a Public Water System.

c. Maximum number of persons per day: 18, maximum number of persons per week: 126, maximum number of marketing events: 15 events with 30 persons and 1 event with 100 persons, permittee shall produce no more than 30,000 gallons per year and have no more than two (2) full-time employees and two (2) harvest employees until such a time that driveway improvements have been constructed, then operations may increase as described in COA 1.1 herein. Driveway improvements shall be constructed by October 15, 2026. If driveway improvements have not been constructed by this time, visitation levels shall revert back to the levels originally approved in the winery's original Use Permit (P06-01161-UP).

d. Maximum number of persons per day: 18, maximum number of persons per week: 126, permittee shall produce no more than 30,000 gallons per year and have no more than two (2) full-time employees and two (2) harvest employees until such a time that a permit to operate with the Division of Environmental

[1] Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

Health has been obtained for wastewater improvements, as detailed in the Wastewater Feasibility Study prepared by Applied Civil Engineering, dated February 3, 2023.

4.21 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the winery use as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated November 21, 2023.

b. Department of Public Works plan review/construction/preoccupancy conditions as stated in their Memorandum dated September 22, 2025.

c. Fire Department plan review/construction/preoccupancy conditions as stated in their Memorandum dated June 20, 2025.

d. Engineering Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated November 16, 2023.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.

b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.

b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL

a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the

Planning Division's review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 3:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

d. Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.8 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of l numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES

a. Final demolition plans of the fire-damaged residential pool shall be submitted for building permit issuance. A site plan prepared by a qualified professional shall denote streams, stream setbacks, existing and proposed improvements and slopes. No new construction or earthmoving activities are allowed within established stream setbacks unless specifically approved as part of this permit in COA No. 1.0 (Scope) above. As determined by the PBES Director or designee, temporary construction fencing shall be placed at the stream setback line to prevent unauthorized encroachments.

b. A landscape plan or restoration plan for the demolition area (existing fire-damaged pool) shall be submitted showing how the area will be restored to its natural vegetation state to the extent feasible. The landscape plan shall be approved by the PBES Director or designee prior to installation.

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION

The property owner shall execute and record in the County Recorder's office a use restriction, in a form approved by County Counsel, requiring the new accessory building exteriors, cave portal, mechanical equipment, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation to be maintained by the owner or the owner's successor so as to maintain conformance with the County Code.

6.12 PERMIT PREREQUISITE MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

a. **MM BIO-1:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

   i. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.

   ii. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.

   iii. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.

   iv. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

   Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas shall undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

Method of Monitoring: The above measures are incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.

Responsible Agency: California Department of Fish and Wildlife

b. **MM BIO-2:** Bat Tree Habitat Assessment and Surveys.
   i. Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Method of Monitoring: The above measures are incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.

Responsible Agency: California Department of Fish and Wildlife

c. **MM TCR-1:** Tribal Cultural Resources
   i. Prior to initial ground disturbance, the applicant shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P19-00102-MOD, #P23-00278-VIEW, and #P23-00279-UP, the Owner/Permittee shall provide

documentation to the Napa County Planning Department that they have engaged with the Middletown Rancheria and entered into a Monitoring Agreement to provide cultural monitors (as necessary) and that cultural sensitivity training has been provided to site workers.

ii. Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

iii. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and Owner/Permittee. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

iv. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.

v. The Owner/Permittee must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.

Method of Monitoring: The above measures are incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.

Responsible Agency: Napa County Department of Planning, Building, and Environmental Services

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. In conjunction with building permit application submittal, the permittee shall not include natural gas appliances or natural gas plumbing within new areas of winery building construction and/or renovation of existing winery buildings.

b. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

c. Within 60 days of use permit approval, the permittee shall submit a building permit application to PBES to remedy all remaining violations referenced within the Code Enforcement Letter associated with case number CE19-00155, distributed on June 27, 2019.

d. Within 60 days of use permit approval, the permittee shall install an 8-foot tall, non-climbable fence without toe holds, surrounding the existing fire-damaged residential pool, and a sign that states “No swimming permitted for winery guests” or the pool shall be removed.

e. Groundwater Demand Management Program

1. The permittee shall install a meter on each well serving the parcels (Wells 1-5). Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the five wells serving the parcel.

2. The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.

3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.

4. As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this Use Permit.

5. For the first twelve months of operation under this permit, the permittee shall read the meters of at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee’s expense shall be required to be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.

    i. Annual cumulative groundwater usage for all wells on the property shall not exceed 13.49 af/yr.

6. The permittee’s wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.

7. At the completion of the reporting period per 6.15(e)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:

    i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.

3. Cover all haul trucks transporting soil, sand, or other loose material off-site.

4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.

8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.

d. STORM WATER CONTROL
The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 a.m. to 5 p.m.

7.4 CONSTRUCTION MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

a. The permittee shall comply with Mitigation Measures BIO-1 through BIO-2 and TCR-1 as listed in COA No. 6.12 above.

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

[RESERVED]

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any winery identification or directional signs shall be submitted to the Department for administrative

review and approval prior to installation. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words "Tours and Tasting by Prior Appointment Only" to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

a. The permittee shall comply with Mitigation Measures BIO-1 through BIO-2 and TCR-1 as listed in COA No. 6.12 above.

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

a. Prior to obtaining final occupancy, permittee shall remove an existing, fire-damaged residential swimming pool or replace the swimming pool with a shallower, maximum seven-inch deep reflecting pool to be incorporated into the winery's outdoor marketing event space.

EXHIBIT A

PREVIOUS CONDITIONS OF APPROVAL

HOURGLASS WINERY USE PERMIT MAJOR MODIFICATION, VIEWSHED, EXCEPTION TO THE CONSERVATION REGULATIONS, AND EXCEPTION TO THE ROAD AND STREET STANDARDS
P19-00102-MOD, P23-00278-VIEW, AND P23-00279-UP
817 LOMMEL ROAD, CALISTOGA, CA 94515
APNS: 021-010-080-000 & 021-010-081-000

4.21 The permittee shall comply with the following previous conditions of approval for the winery use as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control. Operational conditions from previous entitlements that are not modified with application No. P19-00102-MOD/P23-00278-VIEW are listed below.

Operational conditions from previous entitlements that are not modified with application Nos. P19-00102-UP and P23-00278-VIEW are listed below.

A. P06-01161-UP (Approved April 18, 2007)

1. Scope – Established a new winery
   - ~~A new 30,000 gallon per year winery;~~ **[Revised by P19-00102/P23-00278]**
   - 10,400 +/- square foot winery in a cave;
   - 16,800 +/- square feet of outdoor work area;
   - ~~4,700 +/- square foot canopy, approximately 30 feet tall with support poles extending an additional 10 feet above the canopy;~~ **[Revised by P21-00260-WADM]**
   - ~~1 full-time (2 additional employees at harvest);~~ **[Revised by P19-00102/P23-00278]**
   - ~~9 parking spaces;~~ **[Revised by P19-00102/P23-00278]**
   - Installation of up to three new 10,000 gallon water tanks;
   - Construction of winery wastewater and sewage systems on an adjacent 30 acre parcel requiring a permit; and
   - Improvements to the existing gravel driveway to provide access from Lommel Road to the winery.

2. Marketing: **[Revised by P19-00102/P23-00278]**

   ~~Frequency: 15 times per year~~
   ~~Number of persons: 30 maximum~~
   ~~Time of Day: noon – 4 pm and 5 pm – 10 pm with no outdoor amplified music.~~

   ~~Frequency: Wine Auction – one time per year~~
   ~~Number of persons – 100 maximum~~
   ~~Time of Day: noon – 4 pm and 5 pm – 10 pm with no outdoor amplified music.~~

3. Tours and Tastings: **[Revised by P19-00102/P23-00278]**

~~Tours and tastings are limited to a maximum of 10 persons/day with a maximum of 22 persons/week. "Tours and tastings" means tours of the winery and/or tasting of wine, where such tours and tastings are limited to members of the wine trade, persons invited by a winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. (Ord. 947 § 9 (part), 1990: prior code § 12070). Tours and tastings shall be complete by 5:00 PM. Retail sale of wines shall be complete by 5:00 PM and shall be limited to those wines set forth in Napa County Code Sec. 18.16.030(G)(5)(c). A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Department upon request.~~

B. P08-00148-VMM (Approved on April 1, 2010) [Revised by P19-00102/P23-00278]

~~1. Modify the winery waste water system from a septic system with drip irrigation to a Hold and Haul system.~~

C. P21-00260-WADM (Approved on January 24, 2021)

1. Modification to permanent tanks adjacent to the crush pad canopy
2. Modification of the size and material of the crush pad canopy
3. Modification of the roof of the unconditioned bathroom/mechanical building

D. P21-00302-MOD (Approved on April 25, 2022)

1. Relocation, pursuant to County Code Section 8.80.170.C, of a 250 sq. ft. pump house and a 10,000 gallon steel water tank.

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian D Bordona
Director

MEMORANDUM

To:	Matthew Ringel, Project Planner	From:	Kim Withrow, Environmental Health Supervisor
Date:	November 21, 2023	Re:	Hourglass Winery Assessor Parcel # 018-060-024 Permit # P19-00102

This Division has reviewed an application requesting approval for a major modification and related improvements as described and depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. Plans for the proposed process wastewater treatment system, as described in the Onsite Wastewater Disposal Feasibility Study dated 2/3/2023 shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and submitted for review accompanied by complete design criteria based upon local conditions and plan check fee. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.

2. Permits to modify the existing sanitary waste system and construct the process water treatment system, as proposed, must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by these systems.

3. The applicant shall enroll for coverage under the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water by submitting the Notice of Intent, Technical Report and Application to the San Francisco Regional Water Quality Control Board or Napa County, if applicable, for the existing and proposed winery process water treatment system. The deadline to enroll is January 24, 2024.

4. Adequate area must be provided for collection of recyclables and compostables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The

garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

5. Because the proposed facility will have a food facility that will be used for food preparation for distribution at retail, this kitchen and the cave kitchen must be regulated under the California Retail Food Code and permitted by this Division. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to approval of any building permit for said areas. Additionally, as a condition of approval and permitting of this food facility, the owner will have to comply with water system sampling and reporting as required. Owner shall apply for and obtain an annual food permit prior to issuance of a final on this project.

6. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. The technical report must be completed by a licensed engineer with experience in designing water systems. The preliminary technical report must be submitted to the Regional Water Quality Control Board staff a minimum of six (6) months prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.

Prior to granting final occupancy:

7. Annual alternative sewage treatment system monitoring permit(s) must be obtained for the sanitary wastewater subsurface drip onsite wastewater treatment system prior to issuance of a final on the project if required.

8. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

Upon final occupancy and thereafter:

9. Proposed food service for marketing events will be catered, as described in the Onsite Wastewater Disposal Feasibility Study dated 2/3/2023; therefore, all catered food must be prepared offsite and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.

10. The applicant shall provide portable toilet facilities for guest use during events of 30 persons or more as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.

11. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to http://cers.calepa.ca.gov/ , and be approved by this Division within 30 days of said activities.

12. The use of the absorption field/drain field area and reserve area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system and reserve include equipment storage, traffic, parking, pavement, livestock, etc.

13. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

14. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.

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Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Steven Lederer
Director

ME M O R A N D U M

To:	PBES Staff	From:	Ahsan Kazmi, P.E. Senior Traffic Engineer
Date:	September 22, 2025	Re:	Hourglass Winery (P19-00102) Conditions of Approval

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff regarding the Major Modification Use Permit Application # P19-00102 (APN 018-060-024 & 021-010-001), for the proposed Hourglass Winery, located at 817 Lommel Road, Calistoga, California.

In preparation of this memorandum, we have reviewed the following documents in the latest submittal:

1. Sub 8 – Exhibit B – Signs (3030798.1)
2. Sub 8 – Exhibit C – PTAP-24 Napa Co 2023-24 Update Final Report 2-15-24
3. Sub 8 – Exhibit D – Napa Public Record List (3030801.1)
4. Sub 8 – Ltr Response to LTL Warrant Comment (Final 3-31-25)
5. Sub 8 – Cover Letter
6. Sub 8 – Exhibit A – Lommel Road (3030797.1)
7. Sub 8 – Exhibit Draft A–D

After careful evaluation of the above-mentioned documents, we offer no additional comments at this time. A traffic impact study is not required since the projected daily trips generated by the project are fewer than 110, based on the Trip Generation Analysis provided in the permit application.

The Department of Public Works has established the following conditions of approval related to the Use Permit Application Number P19-00102. All listed conditions of approval shall be fully completed prior to the issuance of Occupancy permit:

1. Project Driveway

Driveway access to the public right-of-way must conform to the latest edition of the Napa County Road and Street Standards.

2. Landscaping Maintenance

Landscaping adjacent to the project driveway shall be designed and maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 6 feet in height removed once the tree is established.

3. Encroachment Permit Requirement

An encroachment permit along with the required fee and a proposed traffic control plan will be required for the construction of any improvements within the public right-of-way. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. More information on this is available at our website: http://www.countyofnapa.org/publicworks/roads/

4. Transportation Demand Management Plan

It is suggested that the applicant should implement a Transportation Demand Management (TDM) Plan. This TDM Plan includes strategies to reduce employee vehicle trips as well as visitor vehicle trips. Key aspects of this TDM Plan include:

- Assign a dedicated person to oversee and manage the TDM Plan.
- Post transportation information in common employee areas.
- Provide new employees with a packet that includes transportation options and programs.
- Enroll in the Napa Valley Forward program.
- Encourage high occupancy vehicles for large marketing events.
- Provide visitors with information to utilize shuttle services for large marketing events.

5. On Street Parking

Parking within the public right-of-way will be prohibited at all times, including large marketing and/or temporary events.

6. Bicycle Facilities

The project shall install bicycle parking adjacent to the guest entrance. Bicycle parking should be provided per the County of Napa Municipal Code.

If you have any questions or concerns on this matter, please contact Ahsan Kazmi, P. E. at **ahsan.kazmi@countyofnapa.org** or call (707) 259-8370 if you have any questions.

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Napa County Fire Department
Fire Marshal's Office

951 California Blvd
Napa, CA 94559
www.countyofnapa.org
Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department
Conditions of Approval

TO:	Planning Department	**DATE:**	6/20/2024
FROM:	Jason Downs, Fire Marshal	**PERMIT #**	P19-00102
SUBJECT:	Hourglass Winery Major Modification	**APN:**	018-060-024-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.

2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.

3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:

    1. Automatic fire-extinguishing systems
    2. Emergency responder radio coverage systems
    3. Fire alarm and detection systems and related equipment
    4. Fire pumps and related equipment
    5. Gates and barricades across fire apparatus access roads
    6. Private fire hydrants (New Hydrant, FDC, PIV required at Hospitality Building)

4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards

5. The Napa County Fire Marshal's Office has reviewed and acknowledges the road exception attached to P19-00102. Before issuance of a building or grading permit, the owner shall demonstrate on the plans that all roadway construction associated with this application shall conform to the Road Exception Evaluation composed by the Napa County Engineering Division. Any roadway proposed new or reconstructed, not included in the above-mentioned Road Exception Evaluation shall meet the requirements for a

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Commercial Driveway as outlined in the latest Napa County Road and Street Standards (RSS)

6. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.

7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.

8. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.

9. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and 25-foot taper on each end.

10. Turnarounds are required on driveways and dead-end roadways.

11. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.

12. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.

13. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.

14. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16

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licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.

15. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.
(New Hydrant, FDC, PIV required at Hospitality Building)

16. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
(New Hydrant, FDC, PIV required at Hospitality Building)

17. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains

18. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.

19. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.

20. Provide 100 feet of defensible space around all structures.

21. Provide 10 feet of defensible space for fire hazard reduction on both sides of all roadways of the facility.

22. Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

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Jason W. Downs
Fire Marshal

Napa County Fire Department
Conditions of Approval

Please note the conditions of approval noted above are based on the Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any further questions please contact me at (707) 299-1467 or email me at jason.downs@countyofnapa.org

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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To:	Matthew Ringel, Planning	From:	Raulton Haye, Engineering
Date:	November 16, 2023	Re:	P19-00102 Hourglass Winery Major Modification APN: 018-060-024

The Engineering Division has reviewed the use permit application P19-00102 for the Hourglass winery located on assessor's parcel number 018-060-024. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.

3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.

4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

5. **Prior to issuance of a building permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.

6. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.

7. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

8. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification. **** If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

9. Operations and Maintenance Agreement for post construction Stormwater facilities must be legally recorded.

10. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Raulton Haye from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)253-4621 or by email at Rauton.Haye@countyofnapa.org

“C”

Initial Study/Mitigated Negative Declaration

SCH: 2025121182

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

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

Initial Study Checklist

(form updated January 2019)

1. **Project Title**: Hourglass Winery, Use Permit Major Modification #P19-00102-MOD, Viewshed Protection Program #P23-00278-VIEW, Exception to the Conservation Regulations #P23-00279-UP, and Exception to the Road and Street Standards

2. **Property Owner:** Jeff Smith, 1104 Adams Street, Suite 104, St. Helena, CA 94574. Phone: (707) 968-9332 or email: jrsmith@napanet.net

3. **County Contact Person, Phone Number and email:** Matt Ringel, Planner III. Planning, Building & Environmental Services, 1195 Third Street, Second Floor. Napa, CA 94559. Phone: 707-299-1351 or email: matthew.ringel@countyofnapa.org

4. **Project Location and Assessor's Parcel Number (APN):** The project is located on approximately 39-acre and 6-acre parcels located approximately 0.2 miles northeast of the intersection of Silverado Trail and Dutch Henry Canyon Road within the AW (Agricultural Watershed) zoning district at 817 Lommel Road, Calistoga, CA 94515. APNs 021-010-080-000 (winery parcel) and 021-010-081-000 (parcel with additional vineyards) (Formerly APN 021-010-001-000, 018-060-024-000, and 018-060-084-000 – revised per Lot Line Adjustment LLA No. W23-00056, Recorded May 31, 2024). Section 34 Township 9 North Range 6 West, Mt. Diablo Base and Meridian Latitude -122° 31' 0.917" N / Longitude 38° 34' 43.536" W

5. **Project sponsor's name and address:** Jon Webb, New Albion Surveys, Inc, 1113 Hunt Avenue, St. Helena, CA 94574. Phone: (707) 963-1217 or email: jwebb@albionsurveys.com

6. **General Plan description:** Agriculture, Watershed and Open Space (AWOS) and Agricultural Resource (AR)

7. **Zoning:** AW (Agricultural Watershed)

8. **Background/Project History:**
   On April 18, 2007, the Napa County Planning Commission approved a Winery Use Permit (P06-01161-UP) to establish a winery with an annual production limit of 30,000 gallons of wine, a 10,400 square foot Type 3 wine cave, 16,800 square feet of outdoor work area, 4,700 square foot canopy, one full-time employee, two harvest employees, nine (9) parking spaces, tours and tastings by appointment only with 10 visitors per day or 22 visitors average per week, a marketing plan (15 private wine, food, and harvest events per year with a maximum of 30 people per event between the hours of noon-4pm and 6pm-10pm and one Napa Valley Wine Auction event with a maximum of 100 people), three 10,000 gallon water tanks, construction f winery wastewater and sewage systems; and improvements to the existing gravel driveway to provide access from Lommel Road to the winery. On April 1, 2010, a use permit Very Minor Modification was obtained (P08-00148-VMM) to modify the winery waste water system from a septic system with drip irrigation to a Hold and Haul system.

   This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018.

   In September of 2020, the parcel was impacted by the Glass Fire, which destroyed all structures on the parcel other than the winery's caves. On January 24, 2021, a Winery Administrative Modification was obtained (P21-00260-WADM) to modify the tanks located adjacent to the crush pad canopy, modify the size and material of the crush pad canopy, and modify the roof of the unconditioned bathroom/mechanical building. On April 25, 2022, a Winery Minor Modification was obtained (P21-00302-MOD) to relocate a 250 square foot pump house and a 10,000 gallon steel water tank. Five groundwater wells have been approved by Napa County across the two parcels between the years of 1991-2008.

9. **Description of Project:**
   The proposal is for a Use Permit Major Modification. This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The request is to allow the following:

A. Components Necessary to Remedy Existing Violations:

1) Excavation of approximately 1,300 cubic yards of spoils and the removal of 0.1 acre of vineyard associated with the construction of improvements to the project driveway, as detailed on the plans prepared by Albion Surveys, Inc, dated October 2, 2023, and required prior to the recognition of an increase of Tours and Tastings, Marketing, an increase in employee count, and an increase in production volume;
2) Removal of one (1) oak tree associated with driveway improvements, and the planting of three (3) replacement oak trees (at a 3:1 ratio) on the project parcel;
3) Remove two water tanks and associated utilities, located on slopes in excess of 50%, and restoration of the site;
4) Recognition and approval of an increase in visitation from ten (10) visitors per day with a maximum of twenty-two (22) visitors per week to eighteen (18) visitors per day for by-appointment Tours and Tastings with a weekly maximum of 126 visitors.
5) Recognition and approval of an increase in employees from one (1) full-time employee and two (2) harvest employees to two (2) full-time employees and two (2) harvest employees.

B. Expansion Beyond Existing Entitlements:

1) Increase production capacity from 30,000 gallons per year to 60,000 gallons per year;
2) Construct 28,382 sq. ft. of additions to the existing Type 3 Cave, expanding the new total cave area to 38,782 sq. ft., including 36,573 sq. ft. of production area (barrel storage, cold room, wine storage, etc.) and 2,209 sq. ft. for uses accessory to a winery (hospitality area, catering kitchen, and restrooms);
3) Construct a 3,889 sq. ft. utility area, connected to the southeaster cave portal ingress/egress.
4) Construct a 6,555 sq. ft. hospitality building, including 296 sq. ft. of production area, and 6,259 sq. ft. for uses accessory to a winery;
5) Construct a 916 sq. ft. hospitality building for uses accessory to a winery, including a tasting room, patio, and restroom in conformance to the Viewshed Protection Program (Napa County Code Chapter 18.106);
6) Reconfigure the existing crush pad to accommodate an additional approximately nine (9) production tanks and associated catwalks;
7) Construct a 65,000 gallon water tank and pump house;
8) Approval of on-premises consumption of wines produced on-site on the outdoor patios/decks, outside of hospitality buildings, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5. No on-premises consumption was previously approved for the winery;
9) Excavation of approximately 25,000 cubic yards of spoils associated with the construction of structural pads for the new accessory structures, and cave construction;
10) Removal of one (1) oak tree associated with construction of the proposed utility area, and the planting of three (3) replacement oak trees (at a 3:1 ratio) on the project parcel;
11) Increase the number of onsite parking spaces from nine (9) to fourteen (14);
12) Increase visitation from 18 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 126 visitors (recognized above) to 20 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 140 visitors;
13) Increase employment from two (2) full-time employees and two (2) harvest employees (recognized above) to ten (10) full-time employees and two (2) harvest employees;
14) Increase the marketing program to allow: Fifty-four (54) events per year with a maximum of 30 guests, one (1) event per year with a maximum of 100 guests, three (3) events per year with a maximum of 250 guests, and one (1) event per year with a maximum of 500 guests. Events to include catered food. Daily tours and tastings shall not occur on days with marketing events;
15) Installation of wastewater improvements, as detailed in the Wastewater Feasibility Study prepared by Applied Civil Engineering, dated February 3, 2023.
16) Installation of a public water system; and
17) Landscaping, and other improvements typically associated with wineries.

C. An Exception in the form of a Use Permit to the Conservation Regulations has been requested to expand an existing driveway within the stream setback.

D. An Exception to the Napa County Road and Street Standards ("NCRSS") is requested for improvements to the driveway and the driveway entrance to accommodate unique features of the natural environment. The applicant has proposed an alternative driveway design that meets the same overall practical effect as the NCRSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general.

E. A Viewshed Protection Program determination is requested for the construction of a new cave portal and 916 sq. ft. hospitality structure accessory to the winery, including a tasting room, patio, and restroom. The Viewshed Protection Program (Napa County Code Chapter 18.106) is applicable to all projects located on minor or major ridgelines in Napa County or on slopes of 15% or greater, and

visible from a County designated Viewshed road. The proposed cave portal and accessory building is located on slopes in excess of 15% and would be visible from State Highway 29, Silverado Trail and Larkmead Lane, County designated Viewshed roads. The proposed project has been designed to blend with the existing hillside and includes new landscaping to screen a minimum of 51% of the structure within five (5) years of obtaining final occupancy.

10. **Describe the environmental setting and surrounding land uses.**
The project is located on approximately 39-acre and 6-acre parcels, located approximately 0.2 miles northeast of the intersection of Silverado Trail and Dutch Henry Canyon Road. The project includes two (2) parcels, APNs 021-010-080-000 (winery parcel) and 021-010-081-000 (parcel with additional vineyards) and includes an existing driveway, winery, vineyards, five groundwater wells, and an agricultural pond used to store groundwater. The project applicant owns two contiguous parcels, APN 021-101-080-000 (39 acres) and APN 021-010-081-000 (6 acres). The existing winery is on the 39 acre parcel, which also contains vineyard, four well, and water storage pond (that is fed from three wells on this parcel). The 6 acre parcel contains vineyards and a 5th well, of which also feeds the water storage pond on the 39 acre parcel. Water pumped from the water storage pond to agriculture uses across both parcels. The proposed winery will use the only well across both parcels that is not connected to the water storage pond. The parcel has one ingress/egress point from Dutch Henry Canyon Road. The project site is approximately 410 feet above mean sea level (amsl). The proposed winery tasting rooms and offices are located within an area that was previously developed and contains a looped driveway. The site previously also contained a single family residence, but residence was destroyed in the 2020 Glass Fire. Hourglass Winery has reconstructed a covered crush pad, water tanks, and replanted vineyards following the 2020 Glass Fire. The parcel contains approximately 18.7 acres of vineyard that has been planted, and an additional 2.5 acres of vineyard that has been previously entitled by Napa County, but not yet planted. The geologic unit and soil type include Boomer loam volcanic bedrock (2 to 35 percent slopes), Perkens gravelly loam (5 to 9 percent slopes), Bale clay loam (2 to 5 percent slopes) MLRA 15, and Riverwash. The property contains disturbed Ruderal Grassland, and Mixed Oak Woodland. Clean up of burned debris has disturbed the area. Many of the oak trees on the property were damaged in the fire. Some of the oak trees are recovering while others are declining. Dead trees have been removed.

Land uses in the area are dominated by large lot residential properties, vineyards, and a resort. There are several nearby off-site residences, with the closest measuring approximately 814 feet to the northwest from the project area.

11. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).
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 may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms, and the California Department of Fish and Wildlife.

Responsible (R) and Trustee (T) Agencies
California Department of Fish and Wildlife (T), San Francisco Regional Water Quality Control Board (T)

Other Agencies Contacted
None

11. **Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.?

Notice of the proposed project was sent certified mail to Middletown Rancheria, Mishewal Wappo Tribe of Alexander Valley, and Yocha Dehe Wintun Nation on October 15, 2025. The County received a response email from the Middletown Rancheria of Pomo Indians of California on October 16, 2025, indicating that the project area is within their aboriginal territories and the correspondence requested project information and tribal consultation. On October 16, 2025, the County replied to the Middletown Rancheria and stated that the application is in process and subject to review pursuant to the California Environmental Quality Act (CEQA) so tribal consultation would be ongoing. The County sent consultation closure notices to the Mishewal Wappo Tribe of Alexander Valley and Yocha Dehe Wintun Nation on November 19, 2025, because no request for consultation was received and more than 30 days had elapsed since the County's consultation invitations were provided.

On December 2, 2025, a site inspection was conducted with The Middletown Rancheria (Michael Rivera) and Napa County Planning Division staff (Matt Ringel) as part of requested consultation. In subsequent communications with The Tribe on December 3, 2025, mitigation measure **TCR-1** was agreed to further protect and avoid impacts to potential tribal cultural resources.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California

Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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 visit(s) to the project site and proposed development area

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 Use Permit Major Modification application number #P19-00102-MOD, Viewshed Protection Program #P23-00278-VIEW, Exception to the Conservation Regulations #P23-00279-UP, and an Exception to the Road and Street Standards, 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)

- Richard C. Slade & Associates LLC, January 31, 2023, Water Availability Analysis (Exhibit A)
- Applied Civil Engineering, August 31, 2023, Stormwater Control Plan (Exhibit B)
- Applied Civil Engineering, February 3, 2023, Water System Feasibility Report (Exhibit C)
- Applied Civil Engineering, February 3, 2023, Wastewater Feasibility Study (Exhibit D)
- Applied Civil Engineering, February 3, 2023, Road Exception Request (Exhibit E)
- Kjeldsen Biological Consulting, August 2023, Biological Resource Study (Exhibit F)
- Graphics (Exhibit G)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Matthew Ringel

Signature

12/28/2025

Date

Name: Matt Ringel

Napa County

Planning, Building, and Environmental Services Department

I.	**AESTHETICS.** Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

a/b/c Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken-in. As generally described in the Environmental Setting and Surrounding Land Uses section above, this area is defined by a mix of vineyards and large lot, rural residential uses. The proposed project includes the construction of 28,382 sq. ft. of additions to an existing underground cave, construction of a 3,889 sq. ft. utility area, construction of 6,555 sq. ft. and 916 sq. ft. hospitality buildings for accessory winery uses, 65,000-gallon water tank, driveway improvements, and the addition of five (5) parking spaces. The proposed project would not degrade the existing visual character or quality or public views of the site from State Highway 29 Silverado Trail, or Larkmead Lane. The proposed 916 sq. ft. accessory winery building and new cave portal ingress/egress is subject to the Viewshed Protection Program. The Viewshed Protection Program (Napa County Code Section 18.106.050) is applicable to all projects located on minor or major ridgelines in Napa County or on slopes of 15% or greater, and visible from a County designated Viewshed road. The proposed accessory building and cave portal ingress/egress are located on slopes in excess of 15% and would be visible from State Highway 29, Silverado Trail and Larkmead Lane, County designated Viewshed roads. The proposed project includes new landscaping to screen a minimum of 51% of the proposed structures from State Highway 29, Silverado, and Larkmead Lane, would be painted an earthtone color, include downward facing lighting, and anti-glare window coatings. The screening vegetation shall achieve 51% screening within five (5) years of planting. The proposed fire protection tank is proposed next to the winery's existing water tanks, and would not be visible from offsite sources. The project parcel is not within an area considered a scenic vista, nor would the proposed development preclude views of a scenic vista. The project would not endanger any scenic resources within a state scenic highway, such as trees, rock outcroppings or historic buildings, because the project is not viewable from a designated state scenic highway. The project also does not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The project is the expansion of an existing winery facility, associated winery infrastructure, and compliant with the County General Plan and typical of land uses in the surrounding area, which consists of other scattered hillside vineyards and rural residences.

d. The proposed new winery facility may result in the use of additional lighting that may have the potential to impact nighttime views. Pursuant to Napa County's standard conditions of approval for wineries, the existing outdoor lighting for the winery is required to be shielded and directed downwards, with only low-level lighting allowed in parking areas. As designed and operating subject to the County's standard condition of approval noted below, the project would not have a significant impact resulting from new sources of outside lighting.

6.3 LIGHTING – PLAN SUBMITTAL

a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the California Building Code.

b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall

incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

Pursuant to standard Conditions of approval for wineries, the winery will be prohibited from installing highly reflective surfaces. The operation is subject to the County's standard condition of approval noted below, the project would not have a significant impact resulting from new sources of glare.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

Mitigation Measures: None are required.

II.	**AGRICULTURE AND FOREST RESOURCES.**[1] Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	☐	☐	☒	☐
d)	Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	☐	☐	☒	☐
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

[1] "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some "forest land" to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on "forest land." In that analysis specifically, and in the County's view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species, biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Wildlife, water quality, or other environmental resources addressed in this checklist.

Discussion:

a/b/e As shown on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, the project site is identified as 'Prime Farmland', 'Unique Farmland', and 'Other Land'. The project proposes to remove approximately 0.1 acres of vineyard from the project parcel to accommodate driveway improvements. General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. The proposed project would not conflict with existing zoning for agricultural uses. No impacts will occur.

The subject property does not have a Williamson Act contract associated with it. The proposed project does not include the construction of roadways or other infrastructure that would result in the conversion of existing farmland or forestland to non-agricultural or non-forestland uses. The proposed project would not conflict with existing zoning for agricultural uses. No impacts will occur.

c/d The project site is zoned Agricultural Watershed (AW), which allows wineries, upon the granting of a use permit, and agriculture (i.e. the raising of crops/planting of vines) by right. According to the Project Biological Resource Survey (Kjeldsen Biological Consulting, August 2023) the project site consists of disturbed Ruderal Grassland, and Mixed Oak Woodland. The proposed driveway improvements includes the removal of one (1) oak tree, the proposed utility area includes the removal of one (1) oak tree, and the project includes the replanting of six (6) replacement oak trees, thereby adhering to Napa County General Plan Policy Con-24(c) states that a project should "provide replacement of lost oak woodlands or preservation of like habitat at a 3:1 ratio." where avoidance is infeasible. Thus, the proposed project does not conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g) nor will the project conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Impacts would be less than significant.

Mitigation Measures: None are required

III.	**AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
	a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
	b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
	c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
	d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	☐	☐	☒	☐

Discussion:

On June 2, 2010, the Bay Area Air District's (formerly the Bay Area Air Quality Management District's) (BAAD) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These thresholds are designed to establish the level at which BAAD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAD's website and included in BAAD's updated CEQA Guidelines (updated May 2012). The thresholds are advisory and may be followed by local agencies at their own discretion.

The thresholds were challenged in court. Following litigation in the trial court, the court of appeal, and the California Supreme Court, all of the thresholds were upheld. However, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. The Supreme Court also found that CEQA requires the analysis of exposing people to environmental hazards in specific circumstances, including the location of development near airports, schools near sources of toxic contamination, and certain exemptions for infill and workforce housing. The Supreme Court also held that public agencies remain free to conduct this analysis regardless of whether it is required

by CEQA.

In view of the Supreme Court's opinion, local agencies may rely on thresholds designed to reflect the impact of locating development near areas of toxic air contamination where such an analysis is required by CEQA or where the agency has determined that such an analysis would assist in making a decision about the project. However, the thresholds are not mandatory and agencies should apply them only after determining that they reflect an appropriate measure of a project's impacts. These Guidelines may inform environmental review for development projects in the Bay Area, but do not commit local governments or BAAD to any specific course of regulatory action.

BAAD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The Air District is currently working to revise any outdated information in the Guidelines as part of its update to the CEQA Guidelines and thresholds of significance.

a/b. The mountains bordering Napa Valley block much of the prevailing northwesterly winds throughout the year. Sunshine is plentiful in Napa County, and summertime can be very warm in the valley, particularly in the northern end. Winters are usually mild, with cool temperatures overnight and mild-to-moderate temperatures during the day. Wintertime temperatures tend to be slightly cooler in the northern end of the valley. Winds are generally calm throughout the county. Annual precipitation averages range from about 24 inches in low elevations to more than 40 inches in the mountains.

Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM2.5 levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAD, In Your Community: Napa County, April 2016)

The potential impacts associated with implementation of the project were evaluated consistent with guidance provided by BAAD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NOx and ROG), carbon monoxide (CO), nitrogen dioxide (NO2), and suspended particulate matter (PM10 and PM2.5). Other criteria pollutants, such as lead and sulfur dioxide (SO2), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

BAAD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAD provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through May 2017. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the BAAD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAD through May 2017. Given the size of the entire project, which is approximately 40,758 square feet of floor area dedicated to production uses, 15,395 square feet of outdoor fermentation and crush, and 9,962 square feet of space dedicated to tasting/hospitality uses compared to the BAAD's screening criterion of 47,000 square feet (high quality restaurant) and 541,000 square feet (general light industry) for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high-quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.) The project falls below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

c/d. Land uses such as schools, playgrounds, childcare centers, hospitals and convalescent homes are considered sensitive to poor air quality, because infants and children, the elderly, and people with health afflictions, especially respiratory ailments, are more susceptible

to respiratory infections and other air quality related health problems than the general public. Residential areas are also considered to be sensitive to air pollution because residents, which include children and the elderly, tend to be in close proximity of home for extended periods of time.

Land uses in the vicinity of project parcel include rural residential, agriculture (primarily vineyard), and wineries. The closest school (Palisades High School) is located approximately 3.4 linear miles to the west of the project site in Calistoga (Google Earth). The closest residence is located approximately 814 feet to the northwest of the project area. The closest residential area (the City of Calistoga) is over 2.7 miles west of the project area.

In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. These sources would generally be temporary and/or seasonal in nature and would occur at least 3.4 miles from the closest school and 2.7 miles from the nearest residential community, providing dilution of pollutants and odors. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval noted below, construction-related impacts are considered less than significant: Additionally, for the reasons identified above, the proposed project will not expose sensitive receptors or a substantial number of people to pollutants or objectionable odors, resulting in a less than significant impact.

7.1 SITE IMPROVEMENTS

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAD's phone number shall also be visible.*
2. *Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
3. *Cover all haul trucks transporting soil, sand, or other loose material off-site.*
4. *Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
5. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
6. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
7. *Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.*
8. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.*

Furthermore, while earthmoving and construction on the site would generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County's standard condition of approval relating to dust:

7.1 SITE IMPROVEMENTS

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. The nearest residence to the proposed new winery building is approximately 814 feet to the northwest. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None are required.

IV.	**BIOLOGICAL RESOURCES.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion:

a/b. The proposed project includes the construction of 28,382 sq. ft. of additions to an existing underground cave, construction of a 3,889 sq. ft. utility area, construction of 6,555 sq. ft. and 916 sq. ft. hospitality buildings for accessory winery uses, 65,000-gallon water tank, pump house, driveway improvements, and the addition of five (5) parking spaces. The proposed new development is in areas that have previously been disturbed with vineyards and damaged by the 2020 Glass Fire. The Glass Fire destroyed a single family residence on the parcel and all portions of the winery that were located above ground. Following the fire, the winery the covered crush pad, entrances to the cave, water tanks, and utilities were rebuilt. The project site is approximately 410 feet above mean sea level (amsl). Soil types include Boomer loam volcanic bedrock (2 to 35 percent slopes), Perkens gravelly loam (5 to 9 percent slopes), Bale clay loam (2 to 5 percent slopes) MLRA 15, and Riverwash. According to the project's Biological Resource Survey (Kjeldsen Biological Consulting, August 2023), the project site consists of disturbed Ruderal Grassland, and Mixed Oak Woodland. Several structures burned where the hospitality structure is proposed. Clean up of burned debris has disturbed the area. Many of the oak trees on the property were damaged in the fire. Some of the oak trees are recovering while others are declining. Dead trees have been removed.

The cave expansion portion of the proposed project will be located underground, and will not require the removal of native vegetation or undisturbed area. The proposed utility area is located within a heavily disturbed area due to the Glass Fire, and the subsequent 2023 rebuilding of the covered crush pad. The proposed new utility area requires the removal of one oak tree. The proposed 65,000 gallon water tank and pump house will be located within previously approved winery coverage area, within a disturbed utility area with three existing water tanks and pump house that were constructed in 2023. The 6,555 sq. ft. hospitality building will be located atop the building site of the previously existing residence, which was previously disturbed to fully remove the fire damaged structure. The proposed 916

sq. ft. hospitality building, with a tasting room, patio, and restroom, will be located in an area that was disturbed by the Glass Fire.

Special Status Plant Species: Based upon a review of the resources databases listed in the project's Biological Resource Study (Kjeldsen Biological Consulting, August 2023)(The Biological Study), 31 special-status plant species have been documented in the vicinity of the project site. Seasonal procol-level surveys were conducted for special status plants. The Biological study found that ten of these special status plant species (Franciscan Onion, Bent-flowered Fiddleneck, Napa False Indigo, Clara Hunt's Milk-vetch, Jepson's Milk-Vetch, California Brodiaea, Adobe-lily, Jepson's Leptosiphon, Cobb Mountain Lupine, and Marsh Microseries) have habitat present on the project site, but were not present upon blooming season surveys. Additionally, the California Department of Fish & Wildlife's (CDFW) California Natural Diversity Database's (CNDDB) Rare Find 5 database records the Quadrangle as a Sensitive Element Occurrence (EO) for the Calistoga Popcorn-flower. California Rare Plant Rank 1B1 (rare, threatened, or endangered in CA or elsewhere). State of California status is identified as "Threatened" while the Federal Status identifies it as "Endangered." Its habitat is identified as springs and meadows. The Biological study concluded that the project does not contain habitat for the Calistoga Popcorn-flower. The Biological study included protocol level surveys that concluded that no special-status plant species were observed on or near the site.

Special Status Wildlife Species: The Biological study reviews that 11 special status wildlife species have been documented in the vicinity of the project site. The Biological study found that none of these special status wildlife species have habitat present on the project site. The CDFW CNDDB records the Calistoga Quadrangle as a Sensitive Element Occurrence (EO) for the American Peregrine Falcon. The project site does not contain nesting for foraging habitat for this species.

The proposed project includes the expansion of the winery's driveway, to meet the same overall practical effect of the Road and Street Standards. This expansion includes widening a portion of the driveway within the site's stream setback for Biter Creek. The proposed driveway expansion will expand approximately 800 feet of the driveway to meet the required 22ft width of the Road and Street Standards. The widening road width ranges, with some western portions only requiring the addition of a few inches, while the eastern portion requires that the road be expanded approximately an additional four feet. The southern portion of the road abuts Biter Creek and the northern portion abuts an existing vineyard. The road expansion is proposed on the northern portion of the driveway, encroaching into the vineyard and away from the creek. The proposed expansion requires the removal of one oak tree and approximately 0.1 acre of vineyard. While the proposed tree removal is located next to the project driveway, with low quality and highly disturbed habitat due to regular vehicle traffic, migratory birds and raptors have the potential to nest within the woodlands adjacent to the project area. Tree removal along the periphery of the project site to accommodate improvements to the project driveway and intermittent increases in noise levels due to project construction may cause nest abandonment and death of young birds or raptors, or loss of reproductive potential at active nests located near project activities, resulting in potentially significant indirect and cumulative impacts to special-status bird species. The biological study also analyzed: Raptor Nests, Bird Rookeries, Bat Roosts, Wildlife Dens or Burrows. The biological study concluded that no bird rookeries or raptor nests were observed during their surveys on the property. Trees adjacent to the project do not contain suitable bat habitat. Very few burrows were observed, but small mammals and songbirds likely utilize habitats on the project site for foraging and cover. No significant wildlife dens or burrows were observed. The project will not result in a significant negative impact to wildlife.

Out of an abundance of caution, Mitigation Measure **BIO-1** will require preconstruction surveys for nesting birds to reduce this impact to less than significant level. Due to proposed tree removal, and out of an abundance of caution, in order to mitigate any potentially significant impacts to bat species, Mitigation Measure **BIO-2** requires a bat habitat assessment and surveys prior to any on site vegetation removal.

No other sensitive species have been identified. Based on the limited location of site improvements and minor modifications to winery operations, it is unlikely that the proposed project would have a substantial adverse effect on any candidate, sensitive or special status species, or that it would have a substantial adverse effect on sensitive natural communities. Due to the aforementioned factors, the proposed project would have a less than significant impact on any candidate, sensitive or special status species, or on sensitive natural communities.

c. According to the Napa County Environmental resource maps (based on the following GIS layer – Wetlands and vernal pools and National Wetlands Inventory) there are no wetlands on the site. The project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

d. The Napa County 2005 Baseline Data Report emphasizes preservation of wildlife corridors and prevention of habitat fragmentation. According to Napa County Environmental Mapping (GIS CNDDB layer) there are no wildlife corridors on the parcel. All proposed improvements would occur on, or adjacent to, previously disturbed areas on the property. Therefore, the proposed project would result in a less than significant impact on wildlife movement.

e. Based on the property zoning of Agricultural Watershed (AW) the project is subject to the vegetation canopy cover retention and removal

mitigation requirements pursuant to the Conservation Regulations Napa County Code (NCC) Section 18.108.020. This section requires 70% retention of the vegetation canopy cover on the parcel (or contiguous parcels under common ownership), and that any vegetation canopy cover removed as part of the project be mitigated at a 3:1 ratio (by acreage) via preservation or restoration, and permanently preserved through deed restriction or other means acceptable to the County. Due to impacts from fires in 2020, the vegetation canopy cover analysis shall be as configured on the parcel existing on June 19, 2018, pursuant to NCC Chapter 8.80.130, Conservation Regulations for Fire Damaged Properties.

The vegetation canopy cover subject to NCC Section 18.108.020 includes the oak woodland and coniferous forest vegetation communities. Two (2) oak trees are considered for removal and conversion to road improvement. As proposed, the project would plant 6 new oak trees, resulting in over 100% retention compared to the 2016 condition. This is compliant with NCC Section 18.108.020(C). The proposed removal of two (2) oak trees and replanting of six (6) oak trees complies with 3:1 replacement or preservation ratio found in NCC Section 18.108.020(D). In addition to the vegetation canopy cover analysis, the oak woodland removal is subject to General Plan Policy CON-24, which requires preservation or replacement of lost oak woodlands at a 3:1 ratio. The proposed planting of 6 oak trees to account for the two (2) oak tree being removed, meets the General Plan Policy requirement.

f. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures:

Mitigation measure **BIO-1:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

a. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.

b. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.

c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.

d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas shall undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.

Mitigation Measure **BIO-2**: Bat Tree Habitat Assessment and Surveys.

Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from

approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities

V.	**CULTURAL RESOURCES.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☒	☐
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Discussion:

a/b. The proposed project includes the construction of 28,382 sq. ft. of additions to an existing underground cave, construction of a 3,889 sq. ft. utility area, construction of 6,555 sq. ft. and 916 sq. ft. hospitality buildings for accessory winery uses, 65,000-gallon water tank, driveway improvements, and the addition of five (5) parking spaces. The proposed new development would primarily occur in areas that have previously been disturbed due to previously approved winery development, vineyard development, wildfire, and/or ornamental landscaping.

According to the Napa County Environmental Resources Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no archaeological resources have been identified on the property. However, if any previous undiscovered resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval that will be imposed on the project. Impacts are anticipated to be less than significant.

7.2 ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

c. No human remains have been encountered on the property and no information has been encountered that would indicate that this project would encounter human remains. If human remains are encountered during project development, construction of the project is required to cease, and the requirements of Condition of Approval 7.2, listed above, would apply. Impacts would be less than significant.

Mitigation Measures: None are required.

VI.	**ENERGY.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion:

a. During construction of the proposed project, the use of construction equipment, truck trips for hauling materials, and construction workers' commutes to and from the project site would consume fuel. Construction activities and corresponding fuel energy consumption would be temporary and localized. In addition, there are no unusual project characteristics that would cause the use of construction equipment or haul vehicles that would be less energy efficient compared with other similar agricultural construction sites within Napa County.

The proposed project would comply with Title 24 energy use requirements, and once construction is complete, equipment and energy use would be slightly higher than existing levels and the proposed project would not include any unusual maintenance activities that would cause a significant difference in energy efficiency compared to the surrounding developed land uses. Thus, the proposed project would not result in wasteful, inefficient, or unnecessary energy use. This impact would be less than significant

b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None are required.

VII.	**GEOLOGY AND SOILS.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv) Landslides?	☐	☐	☒	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction	☐	☐	☒	☐

or collapse?

d)	Be located on expansive soil creating substantial direct or indirect risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion:

a. i) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.

ii) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.

iii) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. The project site is identified as having a very low liquefaction potential according to the Napa County Environmental Resource Maps (liquefaction layers), compliance with the latest edition of the California Building Code for seismic stability would result in less than significant impacts.

iv) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there is no evidence of landslides on the subject site.

Impacts would be less than significant.

b. The total proposed grading for development of the site's building pads, garbage enclosures, parking, driveway improvements, and cave construction is estimated at approximately 26,300 cubic yards. All on site civil improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the County Engineering Division prior to the commencement of any on site land preparation or construction. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards (NCRSS), Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code. Prior to issuance of a building or grading permit the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. Engineering Division Conditions of Approval have been included to ensure compliance with the requirements. Impacts would be less than significant.

c/d. According to the Napa County Environmental Resource Maps (based on the following layers – Geology, Surficial deposits, Soil Types, Geologic Units), the project site includes Boomer loam volcanic bedrock (2 to 35 percent slopes), Perkens gravelly loam (5 to 9 percent slopes), Bale clay loam (2 to 5 percent slopes) MLRA 15, and Riverwash. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Building improvements will be constructed in compliance with the latest edition of the California Building Code. The project is not proposed on any unstable geologic unit or soil that would become unstable or would create direct or indirect risks to life or property. Impacts are expected to be less than significant.

e. A Wastewater Feasibility Study, dated February 3, 2023, was prepared by Applied Civil Engineering (Exhibit D), which outlines the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs.

The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged, resulting in a less than significant impact.

f. No paleontological resources or unique geological features have been identified on the property in the project area. The project is unlikely to encounter paleontological or unique geological features. Impacts would be less than significant.

Mitigation Measures: None are required.

VIII.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

On April 20, 2022, the BAAD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAD April 2022)[2]. The updated thresholds to evaluate GHG and climate impacts from land use projects are qualitative and geared toward building and transportation projects. Per the BAAD, all other projects should be analyzed against either an adopted local Greenhouse Gas Reduction Strategy (i.e., Climate Action Plan (CAP)) or other threshold determined on a case-by-case basis by the Lead Agency. If a project is consistent with the State's long-term climate goals of being carbon neutral by 2045, then a project would have a less-than-significant impact as endorsed by the California Supreme Court in Center for Biological Diversity v. Department of Fish & Wildlife (2015) 62 Cal. 4th 204). There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a very small portion of a project's lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012, a Draft CAP (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The BOS also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions. In addition, the BOS recommended utilizing the emissions checklist and associated carbon stock and sequestration factors in the Draft CAP to assess and disclose potential GHG emissions associated with project development and operation pursuant to CEQA.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016, the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. On July 24, 2018, the County prepared a Notice of Preparation of a Draft Focused EIR for the Climate Action Plan. The review period was from July 24, 2018, through August 22, 2018. The Draft Focused EIR for the CAP was published May 9, 2019. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or online at https://www.countyofnapa.org/589/Planning-Building-Environmental- Services. The County's draft CAP was placed on hold, when the Climate Action Committee (CAC) began meeting on regional GHG reduction strategies in 2019. The County is currently preparing an updated CAP to provide a clear framework to determine what land use actions will be necessary to meet the State's adopted GHG reduction goals, including a quantitative and measurable strategy for achieving net zero emissions by 2045.

For the purposes of this assessment the carbon stock and sequestration factors identified within the 2012 Draft CAP are utilized to calculate and disclose potential GHG emissions associated with agricultural "construction" and development and with "ongoing" agricultural maintenance and operation, as further described below. The 2012 Draft CAP carbon stock and sequestration factors are utilized in this assessment because they provide the most generous estimate of potential emissions. As such, the County considers that the anticipated potential emissions resulting from the proposed project that are disclosed in this Initial Study reasonably reflect proposed conditions and therefore are considered appropriate and adequate for project impact assessment.

[2] https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines, April 2022

Regarding operational emissions, as part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Land Use and Climate Innovation (LCI) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions. The CEQA Guidelines and the LCI Technical Advisory concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact. The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips. The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less-than-significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

a/b. Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan.

Consistent with the General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

The County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). Pursuant to State CEQA Guidelines Section 15183, this assessment focuses on impacts that are "peculiar to the project," rather than the cumulative impacts previously assessed, because this Initial Study assesses a project that is consistent with an adopted General Plan for which an EIR was prepared. GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide (CO2), methane, ozone, and the fluorocarbons, which contribute to climate change. CO2 is the principal GHG emitted by human activities, and its concentration in the atmosphere is most affected by human activity. It also serves as the reference gas to which to compare other GHGs. For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed.

GHG emissions from construction represent a very small portion of a project's lifetime GHG emissions. The BAAD recommended thresholds do not include a construction-related climate impact threshold at this time. One time "Construction Emissions" associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment, and worker vehicle trips (hereinafter referred to as Equipment Emissions). The physical improvements associated with this project include the construction of 28,382 sq. ft. of additions to an existing underground cave, construction of a 3,889 sq. ft. utility area, construction of 6,555 sq. ft. and 916 sq. ft. hospitality buildings for accessory winery uses, 65,000-gallon water tank, driveway improvements, and the addition of five (5) parking spaces. As discussed in Section III. Air Quality, construction emissions would have a temporary effect and BAAD recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to relevant best management practices identified by the BAAD and the County's standard conditions of project approval, construction-related impacts are considered less than significant. See Section III. Air Quality for additional information.

The BAAD proposed thresholds for land use projects are designed to address "Operational" GHG emissions which represent the vast majority of project GHG emissions. Operational emissions associated with a winery generally include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions).

As noted above, Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAD recommended minimum design elements.

Specifically for buildings, the project must not:

- Include natural gas appliances or natural gas plumbing (in both residential and nonresidential development); and
- Result in any wasteful, inefficient, or unnecessary electrical usage as determined by the analysis required under CEQA section 21100(b)(3) and CEQA Guidelines section 15126.2(b).

The project will be required, through conditions of project approval, to prohibit the use of natural gas appliances or plumbing. Additionally, at the time of construction the project will be required to comply with the California Building Code, which is currently being updated to include regulations to assist in the reduction of air quality impacts associated with construction, such as prohibiting natural gas appliance and plumbing. The new construction will be required to install energy efficient fixtures complying with CA Building Code Title 24 standards. See section VI. Energy for additional information on energy usage.

Specifically for transportation, the project must:

- Achieve compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, and
- Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target reflecting the following recommendations:
    - Residential projects: 15 percent below the existing VMT per capita;
    - Office projects: 15 percent below the existing VMT per employee; or
    - Retail projects: no net increase in existing VMT.

The project will be required to comply with the recently adopted version of CALGreen Tier 2. Project approval will include a condition of approval to ensure this is reviewed and implemented at the time of construction through adherence to the California Building Code.

As discussed above and in section XVII. Transportation, the County maintains TIS Guidelines that include VMT analysis requirements for projects based on trip generation. The project trip generation numbers did not require completion of a traffic study or VMT analysis.

The Department of Public Works has conditioned the project to require a Transportation Demand Management Plan prior to building permit issuance, detailing measures to reduce vehicle trips. These measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities such as bicycle parking.

The proposed tree removal is subject to GHG analysis, as the proposed total tree removal would result in loss of carbon sequestration. Tree removal associated with the project includes two (2) oak trees for the proposed driveway improvements and construction of the proposed utility area. Emissions resulting from the tree removal is offset by the replanting of minimum 3:1 by acreage ratio of similar woodland on developable land (i.e., <30% slopes, outside of setbacks). To be consistent with the State's long-term climate goals of being carbon neutral by 2045, the project includes the planting of six (6) oak trees on otherwise developable land. Based on the proposed design and required conditions of approval, the loss in carbon sequestration from the proposed removal of trees would be offset by replanting the equivalent amount or more of carbon sequestering trees on developable land as would be removed by the project.

New development resulting from this project will utilize energy conserving lighting and water efficient fixtures. A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application. If the proposed project adheres to these relevant design standards identified by BAAD, the requirements of the California Building Code, and the County's conditions of project approval, impacts are considered less than significant.

Mitigation Measures: None are required.

IX.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires?	☐	☐	☒	☐

Discussion:

a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less than significant impact.

b. Hazardous materials such as diesel, maintenance fluids, and paints would be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of the continued operations of an existing winery that would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environment. Impacts would be less than significant.

c. There are no schools located within one-quarter mile of the proposed project. According to Google Earth, the closest school (Palisades High School) is located approximately 3.4 linear miles to the west of the project site in Calistoga. No impacts would occur.

d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.

e/f. No impact would occur as the project site is not located within an airport land use plan.

As detailed further in Section XVII. Transportation, an Exception to the Napa County Road and Street Standards ("NCRSS") is requested for improvements to the driveway and the driveway entrance to accommodate environmental and physical constraints that present challenging obstacles to the installation of a fully compliant road. The Napa County Road and Street Standards (NCRSS) requires a 22 ft minimum width for commercial access roads. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision-maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like.

The existing driveway in this area serves only the subject parcel. From Station 0+00 (County Right Away) to Station 13+00, the driveway is currently paved with gravel and chipseal to an average width of 14 feet. This area was previously granted an Exception to the Road and Street Standards for width due to proximity to Biter Creek. Longitudinal slopes vary and generally average less than 5%. At Station 13+00, the driveway turns away from the stream and the paved width increases to approximately 20 feet from Station 13+00 to the winery site (Station 19+00). Longitudinal slopes vary and generally average approximately 10%.

As part of this project, the majority of the driveway will be expanded to 20' width with 2' of shoulders. An approximately 100 linear foot portion of the driveway, from station 2+50 to 3+50, is incombered by mature oak trees and a stream setback. In this portion, the project proposes to maintain an existing driveway width of 12 feet and a horizontal clearance of 14 feet. Current NCRSS require the

road to be 20' paved width, with 1' shoulders on each side with a 15 foot horizontal clearance; however, widening the road as required in this area would require complete driveway reconstruction, removal of mature native oak trees, and the installation of approximately 1,000 square feet of impervious surface within the stream setback.

An exception is requested for the existing driveway width at this location for the existence of physical site limitations including existing natural water courses and large native trees. Signage will be added at each end of each section of driveway stating "Single-Lane Road Next 100 Feet". Finally, the area around the winery buildings will be cleared of vegetation in accordance with the Napa County Defensible Space Guidelines, resulting in a driveway that provides the following characteristics:

1. Access for emergency wildland fire equipment;
2. Safe civilian evacuation;
3. Signing that avoids delays in emergency equipment response;
4. Available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
5. Fuel modification sufficient for civilian and fire fighter safety.

The project has been reviewed by the Napa County Fire Marshal's Office and Engineering Services Division and found acceptable, as conditioned. Therefore, the proposed project would not impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan, or obstruct emergency vehicle access and impacts would be less than significant.

g. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The proposed driveway improvements would provide adequate access to the project site from Silverado Trail/Lommel Road and would improve ingress/egress. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Mitigation Measures: None are required.

X.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces which would:				
	i) result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
	iv) impede or redirect flood flows?	☐	☐	☒	☐

d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion:

The County requires all discretionary permit applications to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

On June 7, 2022, the Napa County Board of Supervisors provided interim procedures to implement provisions of the Napa County Groundwater Sustainability Plan (GSP) for issuance of new, altered or replacement well permits and discretionary projects that would increase groundwater use. The direction limits a parcel's groundwater allocation to 0.3- acre feet per acre per year, or no net increase in groundwater use if that threshold is exceeded already for parcels located in the Groundwater Sustainability Agency (GSA) Subbasin. For parcels not located in the GSA Subbasin (i.e., generally located in the hillsides), a parcel-specific Water Availability Analysis (WAA) would suffice to assess potential impacts on groundwater supplies. For this proposed project, while portions of the project parcels are located within the GSA Subbasin, the parcels' wells are physically located outside the GSA Subbasin.

Tier 1 Analysis: Since the wells on both parcels are located outside of the GSA Subbasin, calculations for the existing and proposed water uses and a groundwater recharge analysis was performed based on a parcel-specific WAA.

Tier 2 Analysis: To assess potential impacts resulting from project well(s) interference with neighboring wells within 500 feet and/or springs within 1,500 feet, the County's Water Availability Analysis Guidance Document- May 2015 (WAA) requires applicants to perform a Tier 2 analysis where the proposed project would result in an increase in groundwater extraction from project well(s) compared to existing levels.

Tier 3 Analysis: To assess the potential impacts of groundwater pumping on hydrologically connected navigable waterways and those non-navigable tributaries connected to navigable waters, the WAA guidance requires applicants to perform a Tier 3 or equivalent analysis for new or replacement wells, or discretionary projects that would rely on groundwater from existing or proposed wells that are located within 1,500 feet of designated "Significant Streams."[3]

Public Trust: The public trust doctrine requires the state and its legal subdivisions to "consider," give "due regard," and "take the public trust into account" when considering actions that may adversely affect a navigable waterway. (Environmental Law Foundation v. State Water Resources Control Bd.; San Francisco Baykeeper, Inc. v. State Lands Com.) There is no "procedural matrix" governing how an agency should consider public trust uses. (Citizens for East Shore Parks v. State Lands Com.) Rather, the level of analysis "begins and ends with whether the challenged activity harms a navigable waterway and thereby violates the public trust." (Environmental Law Foundation, 26 Cal.App.5th at p. 403.). As demonstrated in the Environmental Law Foundation vs State Water Resources Control Board Third District Appellate Court Case, that arose in the context of a lawsuit over Siskiyou County's obligation in administering groundwater well permits and management program with respect to Scott River, a navigable waterway (considered a public trust resource), the court affirmed that the public trust doctrine is relevant to extractions of groundwater that adversely impact a navigable waterway and that Counties are obligated to consider the doctrine, irrespective of the enactment of the Sustainable Groundwater Management Act (SGMA).

On January 10, 2024, Napa County released the Interim Napa County Well Permit Standards and WAA Requirements - January 2024 (Interim Standards), providing guidance to comply with the Public Trust.

a. As discussed in Section VII. Geology and Soils a Wastewater Feasibility Report, dated February 3, 2023, was prepared by Applied Civil Engineering (Exhibit D), which outlines two options for the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs.

Option A: The existing septic system serving the winery is consists of a system has a combined domestic and process waste septic system. The system is a conventional gravity distribution type system that was installed between August 2008 and December 2008. The system was designed to serve a 30,000 gallon per year winery with a peak flow of 1,000 gallons per day (gpd) of process wastewater, 165 gpd of winery sanitary wastewater and a four bedroom residence with a design flow of 600 gpd. The total design flow is 1,765. To bring the wastewater system into compliance with current code, match the proposed employee and visitation numbers, and the proposed

[3] Refer to Figure 1: Significant Streams for Tier 3, located at www.countyofnapa.org/3074/Groundwater-Sustainability. The "Significant_Streams" and "Significant_Streams_1500ft_buffer" GIS layers are published as publicly-available open data through the County's ArcGIS Online Account.

production numbers, the existing system could achieve the required 2,200 gpd with the addition of four new leach lines at 100 LF each. This system would require the process wastewater be pre-treated before being disposed of in the leach field.

Option B: Given the requirement for pretreatment of process wastewater, the handling of the process and domestic waste streams could be processed separately. The domestic waste could continue to go to the existing leach field since the peak flows (690 gpd) are less than the 1,765 gpd design capacity for the existing leach field. The process waste in this scenario would be pretreated to land application strength requirements (160 gm/L BOD and 80 mg/L TSS) and surface irrigated to approximately two (2) acres of vineyard located southwest of the winery development area.

All application of treated winery process wastewater must comply with the requirements of the Napa County Process Wastewater Guidelines for Surface Drip Irrigation. The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The Division of Environmental Health reviewed this report and concurred with its findings, conditioned that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required. Additionally, water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. Impacts would be less than significant.

b. A Water Availability Analysis was prepared by Richard C. Slade & Associates LLC. (RCS), dated January 31, 2023. As directed by the County's Water Availability Analysis Guidance Document of May 2015 (WAA) and the Interim Standards, the report includes Tier 1 calculations for the existing and proposed water uses and a groundwater recharge analysis, a Tier 2 well interference analysis, and a Tier 3 surface water interference analysis.

There are five existing wells across two parcels owned by Hourglass Winery (APNs 021-010-080-000 and 021-010-081-000): Groundwater for vineyard irrigation is pumped primarily using Well Nos. 1, 2, 3, and 4. Occasionally, some supplemental groundwater is pumped from Well 5 when necessary. One pond exists on the subject property (located on APN 021-010-080-000), which is lined and filled only with direct rainfall and with groundwater pumped from the onsite wells. The wells are "cycled" throughout the irrigation season to fill the pond and allow periods of rest (water level recovery) for each well. RCS's report analyses that the existing wells were constructed between 1991-2008, were constructed with well depths ranging from 370-508 feet deep, constructed with PVC casings with diameters ranging from 5-6 inches, and sanitary seals ranged from 20-54 feet below ground surface (bgs). For the proposed winery project, Well 5 will be pumped to meet all winey demands, and is considered to be the "project well". Well 5 is constructed with a cement sanitary seal from ground surface to 54 feet bgs. This seal depth, greater than 50 feet, meets the requirements necessary to allow Well 5 to be used for public water supply purposes. Reported maximum airlift rates for initial post-construction airlifting operations in the onsite wells were estimated by the respective driller to have ranged from 25 gallons per minute (gpm) in Well 1, to 130 gpm in the Well 3, at the time of their respective well construction.

Tier 1: The Tier 1 analysis considered existing uses onsite to include the existing winery, and winery landscaping irrigation, and vineyard across both parcels. The existing groundwater usage is estimated at 12.93 acre-feet per year (AFY). The proposed project would increase groundwater use by 0.57 AFY resulting in an overall water usage of 13.5 AFY.

Existing and Proposed Groundwater Usage Broken Down Across Uses

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Vineyard (21.2 acres)	10.6	10.6	0
Winery Process Water	0.968	1.290	+0.322
Winery Landscaping	1.228	1.228	0
Employees	0.07	0.216	+0.146
Tasting Room Visitation	0.06	0.067	+0.007
Events and Marketing, with onsite catering	0.0	0.075	+0.075
Events and Marketing, with offsite catering	0.008	0.021	+0.013
Total	**12.934**	**13.497**	**+0.563**

Well 1 through 5 and the majority of the project parcels are outside of the GSA. A smaller western portion of the project parcels are within the GSA boundary. Napa County's WAA procedures are dependent on the location of the project well(s) being located inside or outside of the GSA. Since portions of the parcels are outside the GSA and inside the GSA, each have different methods to calculate the total groundwater recharge of the subject areas and the recharge values are then combined into one total rate of recharge for the subject property. Due to portions of the project parcels being outside of the GSA boundary, a parcel specific recharge calculation was prepared for this portion of the project. The groundwater recharge was estimated by reviewing the soil properties and geological materials present

and their ability to percolate groundwater to the saturated zone of the aquifer. Calculation of evapotranspiration using local climate data along with soil moisture storage and precipitation is believed to provide a more accurate representation of local conditions; evapotranspiration is the largest component of the water balance. The analysis used the PRISM data aggregated from a 10-year average for precipitation in Napa County between water year 2011-12 and water year 2020-21. The project WAA estimates that the portion of the project parcel outside of the GSA has a recharge of 0.4 AFY per acre. For the purposes of the WAA, even though a majority of the parcel is located outside of the groundwater basin, RCS chose to apply the GSA's more conservative estimate of 0.3 AFY per acre across the entire parcel.

Napa County's WAA guidelines allot 0.3 AFY of water per acre of land within the GSA or no net increase if that allocation is already exceeded. As RCS recommended using the 0.3 AFY of water per acre for the portion of land outside of the GSA, the entire parcel would be subject to a recharge calculation of 0.3 AFY of water per acre of land. The 46 acres of the project parcels has an estimated groundwater recharge of 13.5 AFY (46 acres x 0.30 AFY).

As a whole, the total proposed groundwater demand is 13.49 AFY, equivalent to 99.9% estimated annual groundwater recharge values for parcel area. Due to this factor, Napa County has conditioned the project with the following Condition of Approval:

6.15(e) Groundwater Demand Management Program

1. *The permittee shall install a meter on each well serving the parcel (Well 1 through 5). Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the five wells serving the parcel.*
2. *The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.*
3. *The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.*
4. *As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this Use Permit.*
5. *For the first twelve months of operation under this permit, the permittee shall read the meters of at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage value in i below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.*
    i. *Annual cumulative groundwater usage for all wells on the property shall not exceed 13.49 af/yr.*
6. *The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.*
7. *At the completion of the reporting period per 6.15(e)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:*
    i. *On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.*

4.20(a) Groundwater Management – Groundwater use from all wells on the property shall be limited to 13.49-acre feet of groundwater per year for all winery and vineyard water consuming activities on the project parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15 (e).

In the event that changed circumstances or significant new information provide substantial evidence[8] that the groundwater

[4] Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

Tier 2: Pursuant to County's WAA, a Tier 2 analysis is required when a neighboring off-site well is located within 500 feet of the project well or the well is located within 1,500 feet from a spring. The project well (Well 5) is located within 500 feet from three (3) neighboring wells but greater than 1,500 feet from a known spring. Two of these neighboring wells are located northeast of Well 5, whereas the other offsite well is located southeast of the subject property (east of Lommel Rd). Due to damage that occurred in the 2020 Glass Fire, only one neighboring well head was physically accessible. This well is located approximately 245 feet from the project well. The neighboring well was constructed in 2009 to a depth of 505 feet using PCV casing, perforations extended from a depth of 155-505 feet bgs in the 5-inch diameter casing. A 72-hours of pump tests was conducted on Well 5, at pump rates averaging 9 gallons per minute (gpm), and seven water level tests were completed on the neighboring well simultaneously. Based on this data, no water level drawdown interference was induced.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the Public Trust Doctrine. As discussed herein, the existing project will comply with the County's WAA guidance document. Per the County's WAA, a Tier 3 analysis was performed to evaluate potential groundwater to surface water interaction.

RCS's WAA concludes that the project well (Well 5) is not in direct hydraulic connection with any defined significant streams because:

a. Based on the available data, flow in both Biter and Dutch Henry Creek is typically constrained to the wetter portion of the year, following significant rain events. Many data sources show that both creeks are often dry.
b. A watershed survey conducted by the Napa County Resource Conservation District (NCRCD) in 2012 noted that the streams in the Silby Creek watershed were essentially dry channels at the time of the survey.
c. Well 5 is constructed in a manner that excludes flow into the well by virtue of the cement sanitary seal that extends to a depth of 54 ft bgs. At this depth, groundwater in the thin alluvial sediments (if any) is excluded from entering the well.
d. Perforations in the Well 5 casings begin at a depth of 94 ft bgs, far below the depth of the alluvium in either creek channel.
e. Water level data for Well 5 for several different dates show water elevations that are below the bottom elevations of both stream channels. Further, flow conditions in the creed do not correlate with water level elevations in Well 5.

The WAA found that the aquifers of the project well is not directly connected to Dutch Henry Creek or Biter Creek. The proposed project conforms to Napa County's WAA Tier 3 guidelines. Due to these factors, the project well presumptively meets Napa County's Tier 3 WAA guidelines for groundwater-surface water interaction. County has satisfied its duty to consider impacts to trust resources and no further analysis is required. Impacts would be less than significant.

c/d. The project site is not located within a Federal Emergency Management Agency (FEMA) 100-year flood zone, in a dam or levee failure inundation area, or in an area subject to seiche or tsunami (Napa County GIS FEMA flood zone and dam levee inundation areas layers; Napa County General Plan - Safety Element. pg. 10-20. All proposed work would take place on relatively flat areas of prior disturbance or in areas that are predominately vineyard. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation

Mitigation Measures: None are required.

XI.	**LAND USE AND PLANNING.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Physically divide an established community?	☐	☐	☒	☐
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion:

a/b. The project would not occur within an established community, nor would it result in the division of an established community. The project complies with the Napa County Code and all other applicable regulations. The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

Agricultural Preservation and Land Use Policy AG/LU-1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is AWOS (Agriculture, Watershed, and Open Space) and AR (Agricultural Resources), which allows "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

The proposed use of the property for the "fermenting and processing of grape juice into wine" (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space…") and General Plan Economic Development Policy E-1 (The County's economic development will focus on ensuring the continued viability of agriculture…).

The General Plan includes Community Character Policy CC-2, requiring wineries to be designed generally of a high architectural quality for the site and its surroundings. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures: None are required

XII.	**MINERAL RESOURCES.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:

a./b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the 2005 Napa County Baseline Data Report (Mines and Mineral Deposits, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on the project site. No impacts would occur.

Mitigation Measures: None are required.

XIII.	**NOISE.** Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

a/b. The project would result in a temporary increase in noise levels during grading and construction activities for the proposed winery tasting room/office, garbage enclosure, and driveway improvements. Construction activities would be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. As such, the project would not result in potentially significant temporary construction noise or vibration impacts. The nearest residence to the proposed tasting room is approximately 814 feet to the northwest with considerable amounts of vineyard in between the structures. Due to this distance, there is a low potential for impacts related to construction noise that would result in a significant impact. Furthermore, construction activities would occur during the period of 7am-7pm on weekdays, during normal hours of human activity. All construction activities would be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project would not result in long-term significant construction noise impacts. Conditions of approval identified below would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Impacts would be less than significant.

. *"7.3 CONSTRUCTION NOISE*

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm."

The project proposes to increase daily visitation, at 20 visitors per day and with a maximum of 140 visitors per week for by-appointment Tours and Tastings. The project also proposes to increase the existing marketing program as described under Project Description (I). The applicant also proposes to allow on-premises consumption activities in conformity with Business and Professions Code Sections 23358, 23390 and 23396.5 on the patios of proposed hospitality buildings.

Additional regulations contained within County Code Chapter 8.16 establish exterior noise criteria for various land uses in the County. As described in the Project Setting, above, land uses that surround the proposed parcel are predominantly large lot residential properties and vineyards; of these land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 decibels for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.) within which the applicant proposes to conduct events. Noise impacts of the proposed project would be considered bothersome and potentially significant if sound generated by it had the effect of exceeding the standards in County Code more than 50 percent of the time (i.e., more than 50 decibels for more than 30 minutes in an hour for a residential use).

The nearest off-site residence to the proposed winery is approximately 814 feet to the northwest. Under the proposed project, the largest outdoor event that would occur on the parcel would have an attendance of no more than 500 guests, and all events would end by 10:00 p.m., including clean-up. Winery operations would continue to occur between 7:00 a.m. and 5:00 p.m. (production, excluding harvest) and 10:00 am to 5:00 p.m. (tours and tasting). The potential for the creation of significant noise from visitation is significantly reduced, since the tasting areas are predominantly within the winery structure itself, with the exception of the patio and garden areas.

Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should further ensure that marketing events and other winery activities do not create a significant noise impact. Events and non-amplified music, including clean-up are required to finish by 10:00 p.m. Amplified music or sound systems would not be permitted for outdoor events as identified in standard Condition of Approval 4.10 below. Temporary events

would be subject to County Code Chapter 5.36 which regulates proposed temporary events. The proposed project would not result in long-term significant permanent noise impacts.

"4.10 AMPLIFIED MUSIC
There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings."

b. The project site is not located within the influence area of the Napa County Airport, according to the Airport Land Use Compatibility Plan: the closest airport to the subject parcel is the Angwin Parrett Field Airport, located over 4.3-miles to the east. No impacts would occur.

Mitigation Measures: None are required.

XIV.	**POPULATION AND HOUSING.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

a. The Association of Bay Area Governments' Plan Bay Area 2050 Growth Pattern figures indicate that the total households for Napa County are projected to increase some 10% by the year 2050, increasing from 50,000 to 56,000. Unincorporated Napa County, along with the cities of American Canyon, City of Napa, St. Helena, Calistoga and the town of Yountville all have existing compliant 6th Cycle Housing Elements certified by the State Department of Housing and Community Development. For the 6th Cycle, which runs from 2023 – 2031, Napa County jurisdictions have identified and have rezoned or are in the process of rezoning land to accommodate 3,844 dwelling units, more than half of the households projected by ABAG to develop in Napa County by 2050. In addition, the project would be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs. Napa County collects fees from developers of nonresidential projects to help fund local affordable housing (see Napa County Code Section 18.107.060 – Nonresidential developments – Housing fee requirement). The fees are assessed with new construction and are collected at time of building permit issuance for new construction of winery buildings.

Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environment damage with the provision of a "decent home and satisfying living environment for every Californian." (See Public Resources Code §21000(g).) The 2008 General Plan sets forth the County's long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. The policies and programs identified in the additional iterations of the General Plan Housing Element function, in combination with the County's housing impact mitigation fee, to ensure adequate cumulative volume and diversity of housing. Impacts on the local and regional population and housing balance would be less than significant.

The proposed project would employee ten (10) full-time and two (2) harvest employees, eight (8) more than the site's existing conditions. This small number is unlikely to increase housing demand beyond what has been identified in local jurisdiction housing elements over the immediate housing cycle. Employees and visitors to the winery could increase demand for group transportation services to the winery, though the potential for employment changes of other business supporting the winery's requested operations is uncertain, unquantifiable, and speculative. No new infrastructure is proposed that might induce growth by extending service outside of the boundaries of the project site.

b. The project does not displace any existing people or housing.

Mitigation Measures: None are required

XV.	**PUBLIC SERVICES.** Would the project result in:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	i) Fire protection?	☐	☐	☒	☐
	ii) Police protection?	☐	☐	☒	☐
	iii) Schools?	☐	☐	☒	☐
	iv) Parks?	☐	☐	☒	☐
	v) Other public facilities?	☐	☐	☒	☐

Discussion:

Public services are currently provided to the project site and the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshal conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Napa County Fire Marshal's Office and Engineering Services Division have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

Mitigation Measures: None are required

XVI.	**RECREATION.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

a. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.

b. No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit application. The proposed project would not result in substantial population growth, resulting in no increase in the use of recreational facilities and requiring no construction or expansion of recreational facilities. The proposed project would have no impact.

Mitigation Measures: None are required.

XVII.	**TRANSPORTATION.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐
e)	Conflict with General Plan Policy CIR-14, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	☐	☐	☒	☐

Discussion:

a/b.

As part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Land Use and Climate Innovation (LCI) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions.

The County's General Plan Circulation Element contains a policy statement (Policy CIR-7) indicating that the County expects development projects to achieve a 15% reduction in project-generated VMT to avoid triggering a significant environmental impact. Specifically, the policy directs project applicants to identify feasible measures that would reduce their project's VMT and to estimate the amount of VMT reduction that could be expected from each measure. The policy states that "projects for which the specified VMT reduction measures would not reduce unmitigated VMT by 15 or more percent shall be considered to have a significant environmental impact." That policy is followed by an action item (CIR-7.1) directing the County to update its CEQA procedures to develop screening criteria for projects that "would not be considered to have a significant impact to VMT" and that could therefore be exempted from VMT reduction requirements.

The new CEQA Guidelines and the LCI Technical Advisory note that CEQA provides a categorical exemption (Section 15303) for

additions to existing structures of up to 10,000 square feet, so long as the project is in an area that is not environmentally sensitive and where public infrastructure is available. LCI determined that "typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract 110-124 trips per 10,000 square feet". They concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less than significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT.

Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

Based on maximum winery employee and visitor/guest data for the harvest/crush season, the proposed project would be expected to generate 80 daily trips on a weekday and 77 daily trips on a Saturday. This count includes vehicle trips required for 375 tons of grape haul.

Since operational and visitor trips associated with the project is below the 110-trip threshold in the Office of Land Use and Climate Innovation guidelines and the County's TIS Guidelines VMT screening criteria the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

c. An Exception to the Napa County Road and Street Standards ("NCRSS") is requested for improvements to the driveway and the driveway entrance to accommodate environmental and physical constraints that present challenging obstacles to the installation of a fully compliant road. The Napa County Road and Street Standards (NCRSS) requires a 22 ft minimum width for commercial access roads. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision-maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like.

The existing driveway in this area serves only the subject parcel. From Station 0+00 (County Right Away) to Station 13+00, the driveway is currently paved with gravel and chipseal to an average width of 14 feet. This area was previously granted an Exception to the Road and Street Standards for width due to proximity to Biter Creek. Longitudinal slopes vary and generally average less than 5%. At Station 13+00, the driveway turns away from the stream and the paved width increases to approximately 20 feet from Station 13+00 to the winery site (Station 19+00). Longitudinal slopes vary and generally average approximately 10%.

As part of this project, the majority of the driveway will be expanded to 20 foot width with 2 feet of shoulders. An approximately 100 linear foot portion of the driveway, from station 2+50 to 3+50, is incombered by mature oak trees and a stream setback. In this portion, the project proposes to maintain an existing driveway width of 12 feet and a horizontal clearance of 14 feet. Current NCRSS require the road to be 20 foot paved width, with 1 foot shoulders on each side with a 15 foot horizontal clearance; however, widening the road as required in this area would require complete driveway reconstruction, removal of mature native oak trees, and the installation of approximately 1,000 square feet of impervious surface within the stream setback.

An exception is requested for the existing driveway width at this location for the existence of physical site limitations including existing natural water courses and large native trees. Signage will be added at each end of each section of driveway stating "Single-Lane Road Next 100 Feet". Finally, the area around the winery buildings will be cleared of vegetation in accordance with the Napa County Defensible Space Guidelines, resulting in a driveway that provides the following characteristics:

1. Access for emergency wildland fire equipment;

2. Safe civilian evacuation;
3. Signing that avoids delays in emergency equipment response;
4. Available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
5. Fuel modification sufficient for civilian and fire fighter safety.

The proposed project's incorporation of the aforementioned design features results in a less than significant impact.

d/e. The winery project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated daily demand during harvest conditions. The project site, as proposed, would have a total of fourteen (14) parking spaces (with one designated for ADA drivers). Visitors to the Winery will be by appointment only. On a busy day, a maximum of 30 visitors (11 daily vehicles) will arrive in a staggered arrangement so that there should never be more than three or four guest vehicles at the site at anytime. Occasionally, visitors will arrive in a higher-occupancy vehicle such as an SUV, minivan or smaller shuttle bus. The ten (10) full-time employees and two (2) harvest employees per day would then occupy the remaining spaces. The project is designed to meet the Napa County Road and Street Standards or same overall practical effect as the standards, to conform to the latest emergency access requirements, and the existing road system would continue to provide adequate emergency access to the project site. When larger marketing events are held, guests will be brought to the site via bus; furthermore, reducing the proposed project's need for additional parking.

Mitigation Measures: None are required.

XVIII. **TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion:

a/b. Notice of the proposed project was sent certified mail to Middletown Rancheria, Mishewal Wappo Tribe of Alexander Valley, and Yocha Dehe Wintun Nation on October 15. The County received a response email from the Middletown Rancheria of Pomo Indians of California on October 16, 2025, indicating that the project area is within their aboriginal territories and the correspondence requested project information and tribal consultation. On October 16, 2025, the County replied to the Middletown Rancheria and stated that the application is in process and subject to review pursuant to the California Environmental Quality Act (CEQA) so tribal consultation would be ongoing. The County sent consultation closure notices to the Mishewal Wappo Tribe of Alexander Valley and Yocha Dehe Wintun Nation on November 19, 2025, because no request for consultation was received and more than 30 days had elapsed since the County's consultation invitations were provided.

On December 2, 2025, a site inspection was conducted with The Middletown Rancheria (Michael Rivera) and Napa County Planning Division staff (Matt Ringel) as part of requested consultation. In subsequent communications with The Tribe on December 3, 2025, mitigation measure **TCR-1** was agreed to further protect and avoid impacts to potential tribal cultural resources.

According to the Napa County Environmental Resources Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no archaeological resources have been identified on the property. Furthermore, no resources that may be significant pursuant to Public Resources Code Section 5024.1(c) have been identified in the development area. The Cultural Resources conditions of approval discussed in Section V (Cultural Resources), would further avoid and reduce potential impacts to unknown resources.

The incorporation of mitigation measure **TCR-1** would result in less-than-significant impacts to Tribal Cultural Resources, including those that may be eligible for the California Historical Resources Information System or local register, or cultural resources as defined in Public Resources Code Section 5024.1(c).

Mitigation Measures:

Mitigation Measure **TCR-1**: Tribal Cultural Resources

1. Prior to initial ground disturbance, the applicant shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.
2. Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.
3. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and Permittee. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.
4. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.
5. The Permittee must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Permittee to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities

XIX.	UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

a. As discussed in detail in Section VII. Geology and Soils, a Wastewater Feasibility Report, dated February 3, 2023, was prepared by Applied Civil Engineering (Exhibit D), which outlines two options for the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs.

Option A: The existing septic system serving the winery is consists of a system has a combined domestic and process waste septic system. The system is a conventional gravity distribution type system that was installed between August 2008 and December 2008. The system was designed to serve a 30,000 gallon per year winery with a peak flow of 1,000 gallons per day (gpd) of process wastewater, 165 gpd of winery sanitary wastewater and a four bedroom residence with a design flow of 600 gpd. The total design flow is 1,765. To bring the wastewater system into compliance with current code, match the proposed employee and visitation numbers, and the proposed production numbers, the existing system could achieve the required 2,200 gpd with the addition of four new leach lines at 100 LF each. This system would require the process wastewater be pre-treated before being disposed of in the leach field.

Option B: Given the requirement for pretreatment of process wastewater, the handling of the process and domestic waste streams could be processed separately. The domestic waste could continue to go to the existing leach field since the peak flows (690 gpd) are less than the 1,765 gpd design capacity for the existing leach field. The process waste in this scenario would be pretreated to land application strength requirements (160 gm/L BOD and 80 mg/L TSS) and surface irrigated to approximately two (2) acres of vineyard located southwest of the winery development area. The process wastewater system will be designed per RWQCB and Napa County requirements. The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The division of Environmental Health reviewed this report and concurred with its findings, conditioned that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required.

Based on the proposed uses, the onsite water system will be classified as a transient noncommunity (TNC) public water system per the State of California Drinking Water Requirements. Impacts would be less than significant.

b. As discussed in Section X. A Water Availability Analysis was prepared by Richard C. Slade (RCS), dated January 31, 2023. The report includes calculations for the existing and proposed water uses and a groundwater recharge analysis. An onsite water audit of existing uses was completed, and the existing water use associated with the winery, landscaping, and vineyards are estimated to be 12.93 AFY. Due to the proposed winery expansion, total water usage would increase to 13.49 AFY. Overall, the project would result in an increased water usage of 0.56 AFY. The preparation of the groundwater recharge analysis utilized Napa County's WAA guidance document to establish a 0.3 AFY per acre of recharge for the project parcel, and calculated that the project parcels had a recharge value of 13.5 AFY. As a whole, the total proposed groundwater demand is 13.49 AFY, equivalent to 99.9% estimated annual groundwater recharge values

for parcel area. The proposed water use would not adversely impact groundwater availability.

c. Wastewater would be treated on-site and would not require a wastewater treatment provider; therefore, no impact would occur.

d/e. According to the 2005 Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures: None are required.

XX.	**WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
	b) Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
	c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
	d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion:

a. There are no proposed project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The proposed driveway improvements and proposed project will be designed and improved to meet the same practical effect of the commercial standards as defined in the Napa County Road and Street Standards (NCRSS) and California Board of Forestry and Fire Protection State Minimum Fire Safe Regulations (FSR). Access onto and throughout the parcel includes design components to accommodate fire and emergency apparatus. The Napa County Fire Marshal's Office has reviewed the plans, which demonstrate that the project would have adequate emergency access to the proposed project. The new building would be equipped with sprinklers and fire suppression equipment as required by the CA building Code. Impacts of the project would be less than significant.

b. The proposed project is located within a very high fire hazard severity zone and in the State Responsibility (SRA) district. The proposed project includes the construction of 28,382 sq. ft. of additions to an existing underground cave, construction of a 3.889 sq. ft. utility area, construction of 6,555 sq. ft. and 916 sq. ft. hospitality buildings for accessory winery uses, 65,000-gallon water tank, driveway improvements, and the addition of five (5) parking spaces. The project's driveway runs across the site and contiguous to the existing vineyard, which is situated on slopes ranging from 0-10%. The driveway gains access from Dutch Henry Canyon Road, which connects to Silverado Trail. The proposed project includes improvements to the project driveway to aid in the safe ingress and egress of visitors and emergency personnel to and from the site. The majority of the proposed winery will be underground, within an existing winery cave to be expanded, and the hospitality portion of the winery is to be located within a new 6,555 sq. ft. and 916 sq. ft. structure, located adjacent to the looped driveway. The proposed improvements would not result in a physical modification to the slope of the site, changes prevailing winds, or alter other factors that would likely exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts of the project would be less than significant.

c. The existing driveway will be improved and will be constructed to demonstrate the same overall practical effect of the County's RSS and State FSR. Proposed utility improvements will be undergrounded, and the winery will contain fire suppression infrastructure, including fire sprinklers. During construction, the risk of igniting a fire would be low because vegetation would be cleared prior to development, and the risk would be temporary due to the limited duration of construction. Operation and maintenance activities would be similar to activities already occurring on properties in the area. This development is not considered a type of improvement that exacerbates wildfire

risk or significant environmental risk. Impacts will be less than significant.

d. The physical improvements are located within an area that has recently been disturbed due to wildfire. The proposed project would not physically alter the site in a way which would expose people or structure to risks such as downstream or downslope flooding or landslides resulting from runoff, post-fire instability or drainage changes. Impacts would be less than significant.

Mitigation Measures: None are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

a. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community or substantially reduce the number or restrict the range of a rare or endangered plant or animal species.

b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to air quality, greenhouse gas emissions, hydrology, and traffic are discussed in the respective sections above and were determined to have a less than significant impact. The Department of Public Works has conditioned the project to require a Transportation Demand Management Plan prior to building permit issuance, detailing measures to reduce vehicle trips. These measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities such as bicycle parking. Section X. Hydrology includes detail on the Water Availability Analysis which demonstrates that the proposed project would result in an increase of 0.56 AFY over the existing levels. Potential cumulative impacts would be less than significant.

c. All potential impacts identified in this Mitigated Negative Declaration are less than significant with the exception of Biological and Tribal Cultural Resources, for which mitigation measures are proposed. Therefore, the proposed project would not result in significant environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

Mitigation Measures: None are required.

Hourglass Winery, Use Permit Major Modification #P19-00102-MOD, Viewshed Protection Program #P23-00278-VIEW, Exception to the Conservation Regulations #P23-00279-UP, and Exception to the Road and Street Standards
Mitigation Monitoring and Reporting Program

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
MM BIO-1: Minimize potential indirect impacts to special-status nesting birds and raptors	**BIO-1:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5: a. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work. b. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.	The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.	P	PD	PC __/__/__

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist
PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist. Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas shall undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.				
MM BIO-2: Minimize potential indirect impacts to bats	**BIO-2**: Bat Tree Habitat Assessment and Surveys. Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.	The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities	P	PD	PC __/__/__

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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
TCR-1: Tribal Cultural Resources	**TCR-1**: Tribal Cultural Resources 1. Prior to initial ground disturbance, the applicant shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources. 2. Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries. 3. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and Permittee. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities	The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.	P	PD	PC __/__/__

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist

PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources. 4. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training. 5. The Permittee must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Permittee to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.				

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist
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“D”

Page 2	Use Permit Major Modification Application
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Page 40	Viewshed Protection Program Application
Page 67	Applicant’s Project Narrative

NAPA COUNTY

Planning, Building, and Environmental Services

A Tradition of Stewardship
A Commitment to Service

USE PERMIT APPLICATION

Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Main: (707) 253-4417
Fax: (707) 253-4336

PLANNING APPLICATION FORM

A Tradition of Stewardship
A Commitment to Service

Applicant Information

Applicant's Name:	Phone:	E-Mail Address:
9 Buttons, LLC, Jeff Smith	707-968-9332	jeff@hourglasswine.com
Applicant's Mailing Address:	**City:**	**State/Zip Code:**
1104 Adams St, Suite 104	St Helena	CA/94574
Property Owner's Name: (if different from Applicant)	**Phone:**	**E-Mail Address:**
Property Owner's Mailing Address:	**City:**	**State/Zip Code:**
Agent's Name: (if different from Applicant)	**Phone:**	**E-Mail Address:**
Albion Surveys, Inc, Jon Webb	707-963-1217	jwebb@albionsurveys.com
Agent's Mailing Address:	**City:**	**State/Zip Code:**
1113 Hunt Ave	St Helena	CA/94574
Other Representative: (Engineer/Architect)	**Phone:**	**E-Mail Address:**
Representative's Mailing Address:	**City:**	**State/Zip Code:**

Property Information

Project Name and Address: Hourglass Winery Use Permit Major Modification, 817 Lommel Rd, Calistoga, CA 94515

Assessor's Parcel Number(s): Portions of 018-060-024 & 021-010-001

Site of site (acreage and/or square footage): 15 Ac

General Plan Designation: AWOS Zoning: AW

Application Type[1] (For Staff Use)

Administrative	Zoning Administrator	Planning Commission/ALUC/BOS	Misc. Services
☐ Admin Viewshed	☐ Certificate of Legal Non Conformity	☐ AG Preserve Contract	☐ Use Determination
☐ Erosion Control Plan: Track II	☐ Viewshed	☐ Development Agreement	☐ Status Determination
☐ Erosion Control Plan: Track I	☐ Minor Modification	☐ Airport Land Use Consistency Determination	
☐ Fence Entry Structure Permit	☐ Road Exception	☐ General, Specific or Airport Land Use Plan Amendment	
☐ Land Division/Mergers	☐ Variance	☐ Use Permit	
☐ Site Plan Approval/Modif.		☒ Major Modification	
☐ Temporary Event: _____		☐ Variance	
☐ Very Minor Modification		☐ Zoning Map/Text Amendment	
☐ Addressing		☐ Road Exception	
☐ Signs		☐ Con. Reg. Exception	
☐ Other: _____	☐ Other: _____	☐ Other: _____	☐ Other: _____

[1]: **Include corresponding submittal requirements for each application type.**

Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by Board of Supervisor Resolution No. 2018-102 including the establishment of an hourly fee application agreement and initial deposit (Section 80.250 Hourly Project Policies and Procedures). Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

3-22-19

Property Owner's Signature and Date

Property Owner's Signature and Date

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

3-22-19

Applicant's Signature and Date

Agent

	Application Fees	
Date Received: 3/25/19	Deposit Amount	$ 10,000
Received by: Dana Ayers	Flat Fee Due	$
Receipt No. 134509	Total	$ 10,000
File No. PI9-00102	Check No	13155, 6542

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

☑ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.

☑ **Application Fee:**

Use Permit/Major Modification (All Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of **$10,000. Check made payable to County of Napa.**

Small Winery Exemption (Winery Uses): Total fees are based on actual time and materials and flat fees. A deposit in the amount of $5,000. Check made payable to County of Napa.

Minor Modification (Winery Uses): Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials over 3 hours for Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

Administrative Permit (Winery Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of $1,500. Check made payable to County of Napa.

Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

Very Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

☑ **Read and Sign the Hourly Fee Agreement**

☑ **Detailed Project Description: T**he Project Description should address all of the applicable items listed below:

1. Existing site conditions and uses.
2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
3. Days of the week and hours of operation.
4. Maximum number of employees per shift and hours of shifts.
5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
6. What is your water supply? How/where is liquid/solid waste disposed?

☑ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17"copies of plans consistent with information contained in the ***Building Division – Design Information - Sample Site Plan Handout:*** https://www.countyofnapa.org/1890/Building-Documents .

☑ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17"copies of plans with the following information and details:

1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
2. Use of each area within each structure/building.
3. Location of emergency exists.

☑ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17" copies of plans with the following information and details:

1. All relevant dimensions.
2. Exterior materials.
3. Exterior colors.
4. Existing grade.
5. Finished grade.
6. Finished floor level.
7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.

☒ **Technical Information and Reports**

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. Traffic Study consistent with Traffic Impact Study Preparation Requirements Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study.
3. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
6. Water Availability/Groundwater Study (consistent with the *WAA Guidance Document* adopted by the Board 5/12/2015). Please refer to the following link: https://www.countyofnapa.org/876/Water-Availability-Analysis .
7. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

   Tree canopy coverage:

   Tree canopy cover (1993): _____acres

   Tree canopy cover to be removed: _____acres _____%

   Tree canopy cover to be retained: _____acres _____%

   Understory (i.e. brush, shrubs, grasses):

   Understory cover (1993): _____acres

   Understory to be removed: _____acres _____%

   Understory to be retained: _____acres _____%

   This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website: https://www.countyofnapa.org/DocumentCenter/View/12882/WQTPO-implementation-guide?bidId=
8. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)
   - ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
   - ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
   - ☐ Visual Impacts Study (Photographic simulations)
   - ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
   - ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
   - ☒ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
   - ☐ Other: _____
   - ☐ Other: _____

☒ **Additional Information Required by the Environmental Health Department:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form, enclosed.
6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

Please click on Other Information tab at https://www.countyofnapa.org/1904/Environmental-Health-Division for forms and handouts related to use permit application submittal.

▣ **Additional Information Required by the Engineering Services:**

2020 Napa County Road & Street Standards
https://www.countyofnapa.org/DocumentCenter/View/3787/Napa-County-Road-and-Street-Standards---2020-PDF

Project Guidance for Stormwater Compliance
https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF

BASMAA Post-Construction Stormwater Management Manual
https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance
https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF

▣ ***Please Note***
While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Deputy Planning Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**

▣ **Plans and Studies provided electronically via file share (coordinated at intake).**

Hourly Fee Agreement

PROJECT File: _____; request for _____

Winery Use Permit Major Modification. I, 9 Buttons LLC-Jeff Smith, the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing $ 5,000 as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.

2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.

3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.

4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided

5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.

6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

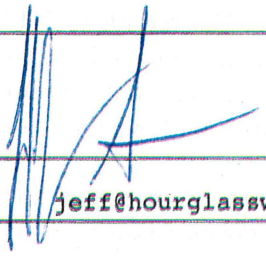
7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

9 Buttons LLC-Jeff Smith

Mailing Address of the Applicant responsible for paying processing fees:

1104 Adams Street, Suite 104, St helena, CA 94574

Signature:* 

Email Address: jeff@hourglasswine.com

Date: 3-18-19

Phone Number: 707-968-9332

*ATTENTION - The applicant will be held responsible for all charges.

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

Please see attached project narrative for details

What, if any, additional licenses or approvals will be required to allow the use? None will be required

District _____ Regional _____

State _____ Federal _____

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

Please see project Narrative for details

Improvements, cont.

Total on-site parking spaces: 8 existing 14 proposed

Loading areas: 1 existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☒ Type III 1 Hr ☐ Type III N

☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)

(*for reference, please see the latest version of the California Building Code*)

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 1 acre

Employment and Hours of Operation

Days of operation: 7 existing 7 proposed

Hours of operation: 7am-5pm existing 7am-5pm proposed

Anticipated number of employee shifts: 1 existing 1 proposed

Anticipated shift hours: 7am-5pm existing 7am-5pm proposed

Maximum Number of on-site employees:

☐ 10 or fewer ☒ 11-24 ☐ 25 or greater (specify number) _____

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

9 Buttons, LLC - Jeff Smith	
Print Name of Property Owner	Print Name Signature of Applicant (if different)
3-22-14	
Signature of Property Owner Date	Signature of Applicant Date

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	[X] Existing	[ ] Expanded	[ ] Newly Proposed	[ ] None
Tours and Tasting- Open to the Public	[ ] Existing			
Tours and Tasting- By Appointment	[X] Existing	[X] Expanded	[ ] Newly Proposed	[ ] None
Food at Tours and Tastings	[ ] Existing	[ ] Expanded	[ ] Newly Proposed	[ ] None
Marketing Events*	[X] Existing	[X] Expanded	[ ] Newly Proposed	[ ] None
Food at Marketing Events	[X] Existing	[ ] Expanded	[ ] Newly Proposed	[ ] None
Will food be prepared…	[X] On-Site?	[X] Catered?		
Public display of art or wine-related items	[ ] Existing	[ ] Expanded	[ ] Newly Proposed	[X] None

** For reference please see definition of "Marketing," at Napa County Code §18.08.370 -* http://library.municode.com/index.aspx?clientId=16513

Production Capacity *

Please identify the winery's…

Existing production capacity: 30,000 gal/y Per permit №: P06-01161-UP Permit date: 4-18-2007

Current maximum actual production: 30,000 gal/y For what year? 2018

Proposed production capacity: 60,000 gal/y

** For this section, please see "Winery Production Process," at page 11.*

Visitation and Hours of Operation

Please identify the winery's…

Maximum daily tours and tastings visitation:	10 existing	20 proposed
Average daily tours and tastings visitation[1]:	6 existing	18 proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	M-Sun 10-5 existing	M-Sun 10-5 proposed
Non-harvest Production hours[2]:	existing 7-5 existing	7-5 proposed

[1] Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.
[2] It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

The existing marketing program will change, additional marketing events are proposed. The existing events are as follows:

15 per year, maximum 30 people, between Noon and 4pm and between 6pm and 10pm

1 Wine Auction Event maximum 100 people between Noon and 4 pm and between 6pm and 10pm

Additional, proposed events are: 3 Marketing Events up to 250 people. 1 Wine release, marketing event of 500 people and 39 Marketing Events up to 30 people(Total of 54-30person events).

Wine purchased on-premise may be consumed on-premise pursuant to Assembly Bill 2004.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Food will be prepared by caterers off property and the proposed kitchen in the caves will be used by caterers for prep and serving. Employees may use the kitchen for their meals.

i A Commercial k tchen is proposed in the Hospitality building

Food for small events(30 or less people) will be prepared in the on-site commercial kitchen. Food for events over 30 people will be prepared offsite by caterers.

Definitions

The below are paraphrased from County Code, please see referenced code sections for full text.

a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees. *See Napa County Code §18.104.210*

b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems. *See Napa County Code §18.104.220*

c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes. *See Napa County Code §18.104.200*

d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production. *See Napa County Code §18.104.200*

Conservation Development and Planning

Winery Production Process

A Tradition of Stewardship
A Commitment to Service

The Napa County Code contains various references to winery production and refers to production capacity as "the wine bottled or received" at a winery and refers to "bottling and storage of bottled wine and shipping and receiving of bulk and bottled wine "(Code Section 18.16.030(G)(4)).[1]

This handout was developed by the County planning staff with the assistance of a number of local industry representatives to assist property owners and other interested parties in interpreting Napa County Code references to winery production. It does not create a new definition or regulation.

A winery's total annual production equals either (1) the sum of all wine created through fermentation in a given year, plus the net total of all fermented bulk wine received and shipped in the same year, including all bottled wine received on the premises during the same year; or (2) the amount of wine bottled on the premises in the same given year, *whichever is greater*.

Using the diagram on the right, this means the greater of A+(B-C), or D. If B-C is a negative number, total production is equal to either A or D, whichever is greater

This interpretation holds true for all physical winery facilities regardless of the number of business entities (e.g. Alternating Proprietors/Custom Crush) they accommodate or the date that their production capacity was established or recognized. However, wineries occupying multiple facilities are governed by the specific terms of their use permit or Certificate of Legal Non-conformity (CLN), which may vary.

Quantities represented by items A through D on the diagram can be determined by reviewing a winery's annual submittals to the federal Bureau of Alcohol, Tobacco and Firearms (ATF). The County may periodically request a copy of these submittal (s) as a way to monitor compliance with previously adopted conditions/requirements. The County recognizes that annual variations can occur due to the grape harvest and the timing of finishing/bottling, and will generally review and average three to five consecutive years of data.

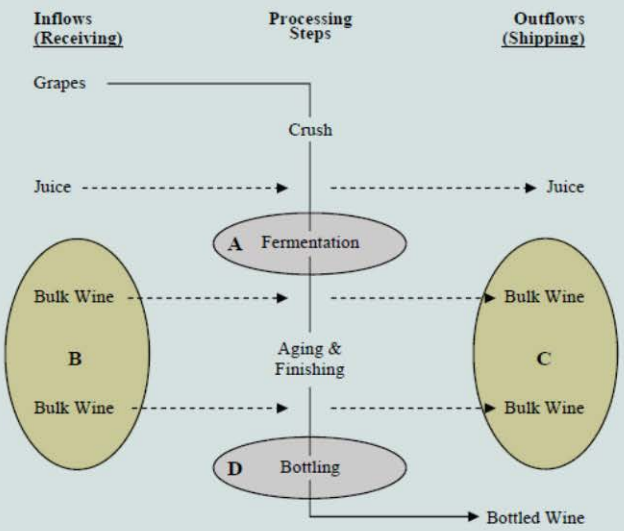


Figure 1. Winery Production Process

[1] The complexity of these statements can be attributed to the authors' desire to avoid "double counting" bulk wine that is both received and bottled at a winery, and the fact that multiple vintages are present within a winery at any given time.

July 2008

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing 56,130 sq. ft. 1.3 acres

Proposed 67,730 sq. ft. 1.6 acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

37,215 sq. ft. 0.85 acres 2.2 % of parcel

Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing 10,450 sq. ft. Proposed 55,340 sq. ft.

Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing 490 sq. ft. 4.7 % of production facility

Proposed 9,950 sq. ft. 18 % of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

☐ None – no visitors/tours/events (**Class I**) ☐ Guided Tours Only (**Class II**) ☒ Public Access (**Class III**)

☐ Marketing Events and/or Temporary Events (**Class III**)

Please identify the winery's… 6,400 Constructed

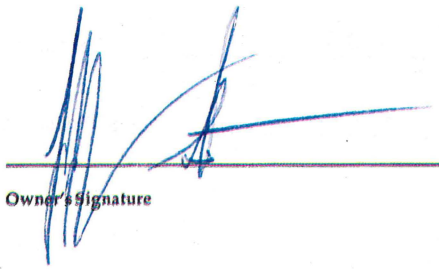
Cave area Existing: 10,400 Approved sq. ft. Proposed: Add 28,382 + 10,400=38,372 sf

Covered crush pad area Existing: 8,250 sq. ft. Proposed: 8,250 sq. ft.

Uncovered crush pad area Existing: 0 sq. ft. Proposed: 0 sq. ft.

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c), I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.



Owner's Signature

3/22/19

Date

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	Well	Well
Name of proposed water supplier (if water company, city, district):		
Is annexation needed?	☐Yes ☐No	☐Yes ☐No
Current water use:	650 gallons per day (gal/d)	
Current water source:	Well	
Anticipated future water demand:	gal/d	gal/d
Water availability (in gallons/minute):	180 gal/m	gal/m
Capacity of water storage system:	15,000 gal	gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	Tanks and Reservoir	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	**sewage**	
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	Septic	
Name of disposal agency (if sewage district, city, community system):		
Is annexation needed?	☐Yes ☐No	☐Yes ☐No
Current waste flows (peak flow):		1000 WineProcessgal/d
Anticipated future waste flows (peak flow):		
Future waste disposal design capacity:		2190 gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): _Hauled to Lake County

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559-3082
(707) 253-4417

A Tradition of Stewardship
A Commitment to Service

Clear Form

PROJECT DESCRIPTION

Winery Name: Hourglass Winery/9 Buttons LLC P19-00102 **Date Prepared:** 10/16/24

Existing/Permitted Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	1	1
	Weekend	1	1
Number of Part Time Employees*	Weekday	2	0
	Weekend	1	0
Maximum Daily Visitation	Weekday	10	10
	Weekend	10	10
Annual Gallons of Production		30,000	30,000
Annual Tons of Grape Haul		187.5	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	30	30
	Weekend	30	30

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	10	4
	Weekend	10	4
Number of Part Time Employees*	Weekday	2	0
	Weekend	2	0
Maximum Daily Visitation	Weekday	20	20
	Weekend	20	20
Annual Gallons of Production		60,000	60,000
Annual Tons of Grape Haul		375.0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	30	30
	Weekend	30	30

*Number of full time and part time employees should represent the max number of employees that will be working on any given day (including all vendors and contractors employed for the largest event that occurs two or more times per month on average).

Hourglass Winery/9 Buttons LLC P19-00102

TRIP GENERATION

Existing Winery					**Harvest**	**Non-Harvest**
Maximum Daily Weekday Traffic (Friday)						
	Harvest	*Non-Harvest*				
FT Employees	1	1	3.05 one way trips/employee	FT Employee Daily Trips	3.1	3.1
PT Employees	2	0	1.9 one way trips/employee	PT Employee Daily Trips	3.8	0.0
Max Visitors	10	10	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	7.7	7.7
Max Event	30	30	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	23.1	23.1
Gallons of Production	30,000		0.000018 truck trips	Production Daily Trips	0.5	0.5
Tons of Grape Haul#	187.5		0.013889 truck trips	Grape Haul Daily Trips	2.6	0.0
				Total Weekday Daily Trips	41	35
				Total Weekday Peak Hour Trips*	7	5
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	*Non-Harvest*				
FT Employees	1	1	3.05 one way trips/employee	FT Employee Daily Trips	3.1	3.1
PT Employees	1	0	1.9 one way trips/employee	PT Employee Daily Trips	1.9	0.0
Max Visitors	10	10	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	7.1	7.1
Max Event	30	30	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	21.4	21.4
Gallons of Production	30,000		0.000018 truck trips	Production Daily Trips	0.5	0.5
Tons of Grape Haul#	187.5		0.013889 truck trips	Grape Haul Daily Trips	2.6	0.0
				Total Weekend Daily Trips	37	33
				Total Weekend Peak Hour Trips*	8	6
Maximum Annual Traffic						
				Total Annual Trips**	12,985	

Proposed Winery					**Harvest**	**Non-Harvest**
Maximum Daily Weekday Traffic (Friday)						
	Harvest	*Non-Harvest*				
FT Employees	10	4	3.05 one way trips/employee	FT Employee Daily Trips	30.5	12.2
PT Employees	2	0	1.9 one way trips/employee	PT Employee Daily Trips	3.8	0.0
Max Visitors	20	20	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	15.4	15.4
Max Event	30	30	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	23.1	23.1
Gallons of Production	60,000		0.000018 truck trips	Production Daily Trips	1.1	1.1
Tons of Grape Haul#	375.0		0.013889 truck trips	Grape Haul Daily Trips	5.2	0.0
				Total Weekday Daily Trips	80	52
				Total Weekday Peak Hour Trips*	20	11
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	*Non-Harvest*				
FT Employees	10	4	3.05 one way trips/employee	FT Employee Daily Trips	30.5	12.2
PT Employees	2	0	1.9 one way trips/employee	PT Employee Daily Trips	3.8	0.0
Max Visitors	20	20	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	14.3	14.3
Max Event	30	30	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	21.4	21.4
Gallons of Production	60,000		0.000018 truck trips	Production Daily Trips	1.1	1.1
Tons of Grape Haul#	375.0		0.013889 truck trips	Grape Haul Daily Trips	5.2	0.0
				Total Weekend Daily Trips	77	49
				Total Weekend Peak Hour Trips*	23	13
Maximum Annual Traffic						
				Total Annual Trips**	20,824	

Net New Trips		**Harvest**	**Non-Harvest**
Maximum Weekday Traffic (Friday)			
If total net new daily trips is greater than 110, a TIS is required	**Net New Weekday Daily Trips**	39	17
	Net New Weekday Peak Hour Trips*	13	6
Maximum Weekend Traffic (Saturday)			
If total net new daily trips is greater than 110, a TIS is required	**Net New Weekend Daily Trips**	40	16
	Net New Weekend Peak Hour Trips*	15	7
Maximum Annual Traffic			
A Traffic Impact Study is NOT Required	**Net New Annual Trips****	7,839	

#Trips associated with Grape Haul represent harvest season only.

*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.

Information for Caltrans Review

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Please provide separate **Winery Traffic Information / Trip Generation Sheets** for existing and proposed operations.

Napa County Winery Traffic Generation Characteristics

Employees

Half-hour lunch: All - 2 trips/day (1 during weekday PM peak)
Hour lunch: Permanent Full-Time – 3.2 trips/day (1 during weekday PM peak)
Permanent Part-Time – 2 trips/day (1 during weekday PM peak)
Seasonal: 2 trips/day (0 during weekday PM peak)—crush
see full time above—bottling
Auto Occupancy: 1.05 employees/auto

Visitors

Auto occupancy:
Weekday = 2.6 visitors/auto
Weekend = 2.8 visitors/auto

Peaking Factors:

Peak Month:	1.65 x average month
Average Weekend:	0.22 x average month
Average Saturday:	0.53 x average weekend
Peak Saturday:	1.65 x average Saturday
Average Sunday:	0.8 x average Saturday
Peak Sunday:	2.0 x average Sunday

Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved

Average 5-Day Week (Monday-Friday) - 1.3 x average weekend

Average Weekday: 0.2 x average 5-day week

Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved
Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

Service Vehicles

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)
Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr
Case Goods (250 days/yr): 0.8 trips/1000 gal/yr

Planning, Building & Environmental Services - David Morrison, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

A Tradition of Stewardship
A Commitment to Service

Project name & APN:
Project number if known:
Contact person:
Contact email & phone number:
Today's date:

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
☐	☐	BMP-1	**Generation of on-site renewable energy**

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calcuate how much electrical energy your project may need.

☐	☐	BMP-2	**Preservation of developable open space in a conservation easement**

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Doing	Plan To Do		
☐	☐	**BMP-3**	**Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____

☐ ☐ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transporation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other: _____

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Doing	Plan To Do		
☐	☐	**BMP-7**	**Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

☐	☐	**BMP-8**	**Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

☐	☐	**BMP-9**	**Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

☐	☐	**BMP-10**	**Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

☐	☐	**BMP-11**	**Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

☐	☐	**BMP-12**	**Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Doing	Plan To Do		
☐	☐	**BMP-13**	**Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

☐	☐	**BMP-14**	**Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

☐	☐	**BMP-15**	**Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

☐	☐	**BMP-16**	**Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

☐	☐	**BMP-17**	**Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Doing	Plan To Do		
☐	☐	**BMP-18**	**Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see http://www.naparecycling.com/foodcomposting for more details.

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

☐ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Doing	Plan To Do		
☐	☐	**BMP-23**	**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.** *The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.*
☐	☐	**BMP-24**	**Limit the amount of grading and tree removal** *Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.*
☐	☐	**BMP-25**	**Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a)	☐	**LEED™ Silver** (check box BMP-25 and this one)
BMP-25 (b)	☐	**LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	☐	**LEED™ Platinum** (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐	☐	**BMP-26**	**Are you, or do you intend to become a Certified Green Business or certified as a"Napa Green Winery"?** *As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.*
☐	☐	**BMP-27**	**Are you, or do you intend to become a Certified "Napa Green Land"?** *Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*

Already Doing | Plan To Do

☐ ☐ **BMP-28 Use of recycled materials**

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

☐ ☐ **BMP-29 Local food production**

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

☐ ☐ **BMP-30 Education to staff and visitors on sustainable practices**

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

☐ ☐ **BMP-31 Use 70-80% cover crop**

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

☐ ☐ **BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

By selecting this BMP, you agree not to burn the material pruned on site.

☐ ☐ **BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**

☐ ☐ **BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

Comments and Suggestions on this form?

Sources:

1. Napa County Bicycle Plan, NCTPA, December 2011

2. California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change

3. Napa County General Plan, June 2008.

4. California Office of the Attorney General. 2010. Addressing Climate Change at at the Project Level available at http: //ag.ca.gove/global warming/pdf/GW_mitigation_measures.pdf

5. U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.

6. California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.

7. U.S. Department of Energy (2010). Cool roof fact sheet.

8. http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html

9. Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.

10. http://energy.gov/energysaver/articles/solar-water-heaters. Retrieved 2013-05-02.

11. http://energy.gov/energysaver/articles/solar-water-heater. Retrieved 2013-05-09

12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html

13.http://www.napagreen.org/about. Retrieved 2013-05-09

14. http://www.countyofnapa.org/pages/departmentcontent.aspx?id=4294971612

15. http://www.napasan.com/Pages/ContentMenu.aspx?id=109

16. http://water.epa.gov/polwaste/green/index.cfm

COUNTY OF NAPA
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS

APPLICATION PACKET

1. Checklist
2. Application Review Procedures
3. Application
4. Supplemental Application Form
5. Indemnification Statement
6. Adjoining Property Owner Requirements
7. Plan Requirements
8. Sample Graphics

PRE-SUBMISSION REQUIREMENTS

Prior to the submission of your application materials, please call Planning Division Secretary at (707) 253-4417 to schedule a pre-submittal application review meeting (See Completeness Checklist). The purpose of the meeting is to review your application to make sure it is complete for submittal. According to state law, your application will receive a determination of completeness within thirty (30) days after submittal.

USE PERMIT EXCEPTION TO CONSERVATION REGULATIONS

APPLICATION CHECKLIST

1.	X	Completed signed application
2.	X	Completed supplemental application form
3.	X	Site Location Map (on 7" by 7½" portion of a 7½-minute U.S. Geological survey topographic map
4.	X	Complete Site Plan with all existing and proposed improvements shown, including structures, parking, roads, driveways, easements and leach field.
5.	*	Title Insurance Co. Certified List of All Property Owners within 1000 feet of the subject parcel specifying name, address, and parcel number.
6.	*	Assessor's pages used in compiling property owners list.
7.	X	Make checks out to the **County of Napa**. *(Amount to be determined at the pre-application meeting).*
8.	N/A	Pre-Submittal application review meeting with Planning Division Staff (Date:_____)
9.	N/A	Additional information that may be required by Planning Division.
10.	N/A	Erosion Control Plan only for agricultural projects (vineyard conversions, etc.)

APPLICATION REVIEW PROCEDURES

USE PERMIT
EXCEPTION TO THE CONSERVATION REGULATIONS

A Use Permit for an exception to the Conservation Regulations must be approved by the Planning Commission prior to development. Development may not begin until all necessary permits have been obtained, including any building or grading permits.

NOTE: The Use Permit application is not complete until all the information listed on the checklist is submitted for review.

The Use Permit applies to the land, not to the property owner. Therefore, once a Use Permit is approved for a given parcel of land, any new owner may operate under the same Use Permit pursuant to the conditions and applicable mitigation measures under which it was approved.

THE INFORMATION THAT YOU PROVIDE IN THE USE PERMIT APPLICATION, INCLUDING THE SUPPLEMENTAL APPLICATION AND EROSION CONTROL PLAN WILL PROVIDE THE BASIS FOR THE EVALUATION OF YOUR APPLICATION, INCLUDING ENVIRONMENTAL REVIEW. THE INFORMATION WILL ALSO BE USED AS A BASIS FOR THE ESTABLISHMENT OF CONDITIONS OF APPROVAL.

Application

1. The attached application and supplemental information forms require that you provide some basic information as well as a detailed erosion control plan for the proposed project. Prior to submittal, the applicant must schedule a pre-application meeting with a representative of the Planning Division to determine whether or not the proposed project can meet the minimum standards and requirements of the Conservation Regulations. When the application is submitted, a filing fee is collected to cover the costs of processing and analysis time, legal advertising, field investigations, and similar matters.

2. Within 30 days of receiving an application, the Planning Division will review the materials submitted to make sure that all the items listed on the application completeness checklist have been provided. Each item submitted will be reviewed for accuracy and completeness. In addition, an initial environmental review of the project will be undertaken. If all pertinent items on the checklist have been provided, each item supplied is complete and accurate, and no additional environmental data is needed, the application will be deemed complete. All applications accepted for processing will be referred to applicable County and public agencies for review, recommendation, and conditions. If the application is incomplete the applicant will be informed as to what additional materials, information and/or studies are needed to make the application complete. Upon submission of **all** the materials requested, the application will be found complete and distributed for review and comment.

Processing Time Limits

3. Use Permit applications are subject to processing time limits pursuant to California Government Code Section 65950. Generally, upon a determination by the County that the application is complete, the County is required to take action on a Use Permit within 180 days unless an environmental impact report (EIR) is required pursuant to the California

Environmental Quality Act of 1970 et seq. If an EIR is required, the permit must be approved or denied within 1 year.

Environmental Assessment

4. After any application has been accepted as complete, an assessment of the project's potential impact(s) on the environment will be conducted. If the Planning Division determines, based on that assessment, that the project is exempt from further environmental review, the project will be scheduled for a noticed public hearing. If the project is located in any recognized environmentally sensitive area or has other potentially significant environmental impacts, one or more detailed studies may be required to determine the extent of these impacts. If it is determined that significant environmental impacts could result from the project, the applicant will be required to prepare an Initial Study/Mitigated Negative Declaration or an Environmental Impact Report (EIR).

Public Hearing

5. Upon completion of the environmental assessment for the project and preparation of the appropriate environmental document (i.e., categorical exemption, negative declaration, or EIR), the project will be scheduled for a noticed public hearing before the Planning Commission. The purpose of the hearing is to receive public testimony, evaluate the appropriateness of the environmental determination made by the Planning Division, determine compliance with County regulations, and either approve or deny the project. A notice of public hearing containing a brief description of the project and the date, time, and location of the hearing will be published and mailed to all property owners within 1000 feet of the project site, 30, 20 or 10 days prior to the scheduled hearing.

6. At the public hearing, the report and recommendation of the Planning Division is presented. The applicant and project proponents are given an opportunity to present testimony in support of the Use Permit. Opponents to the request are given an opportunity to express their reasons why the environmental determination is not appropriate or why the Use Permit should not be granted. At the close of the hearing, the Planning Commission will consider the request, the Planning Division Report, and the testimony received during the public hearing and take formal action to approve, conditionally approve, or deny the Use Permit.

Appeal

7. Following action on the project, there is a 10 working day appeal period before the use permit becomes effective. During this period, the decision of the Planning Commission may be appealed to the Board of Supervisors by a County department, the applicant, or project opponents by filing a written appeal on a form provided by the Department, including payment of an appeal fee that varies with the length of the public hearing that has been held on the project. Once a proper appeal has been filed, a public hearing on the appeal will be set within 90 days. At the conclusion of the public hearing, the Board will either approve, deny, or modify the decision or action being appealed. Reconsideration of the Board's action can be sought if a request for reconsideration is filed within 30 days of the Board's decision.

A Tradition of Stewardship
A Commitment to Service

FILE #_____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR USE PERMIT EXCEPTION TO CONSERVATION REGULATIONS

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____

TYPE OF APPLICATION: _____ Date Published: _____

REQUEST: _____ Date Complete: _____

_____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

PROJECT NAME: Hourglass Winery

Assessor's Parcel #: 018-060-024 & 021-010-001 Existing Parcel Size: 29.97 ±

Site Address/Location: 701 Lommel Road (No. / Street) Calistoga (City) CA (State) 94515 (Zip)

Property Owner's Name: 9 Button Vineyard LLC Care of: Jeff Smith

Mailing Address: 1104 Adams Street, Suite 103 (No. / Street) Saint Helena (City) CA (State) 94574 (Zip)

Telephone #: (707) 968 - 9332 Fax #: (___) ___ - _____ E-Mail: jeff@hourglasswine.com

Applicant's Name: Same as property owner.

Mailing Address: _____ (No. / Street / City / State / Zip)

Telephone #: (___) ___ - _____ Fax #: (___) ___ - _____ E-Mail: _____

Status of Applicant's Interest in Property: Owner

Representative Name: Mike Muelrath, P.E.

Mailing Address: 2160 Jefferson Street, Suite 230 (No. / Street) Napa (City) CA (State) 94559 (Zip)

Telephone # (707) 320-4968 Fax #: (___) _____ E-Mail: mike@appliedcivil.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records, as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

_____ Signature of Applicant	9/29/23 Date	_____ Signature of Property Owner	9/29/23 Date
Jeff Smith Print Name		Jeff Smith Print Name	

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: $_____ Receipt No.: _____ Received by: _____ Date: _____

SUPPLEMENTAL APPLICATION FORM
USE PERMIT EXCEPTION TO CONSERVATION REGULATION

1. Please explain the reason for the exception request.

The proposed widening of an existing winery driveway as a requirement of a pending winery use permit modification application. Part of the pre-existing winery driveway is located within within the setback corridor along the blue line stream commonly referred to as Biter Creek which flows along the south side of the existing driveway. Along the north side of the driveway is pre-existing vineyards. The Road and Street Standards require widening of the existing driveway and therefore an exception is required as the widening work is within the stream setback area.

It is important to note that the existing driveway was construced prior to 1991 when the Conservation Regulations were adopted and stream setbacks were established. This request is to allow an exception to widen this existing legal road and not to create a new road within the stream setback zone.

2. Are there any alternatives to the project which would not require an exception? Please explain.

One alternative would be to build a completely new driveway outside of the stream setback area. This would displace over one acre of existing producing vineyards. Furthermore, this would create at 0.7 acres of new impervious surface and grading, vegetation removal and land disturbance covering at least once acre of surface area in close proximity to the stream corridor. This alternative is not feasible due to the associated land disturbance and loss of vineyards.

A second alternative would be to ask for an exception to the Road and Street Standards to allow the driveway to remain in its current condition. This alternative is not feasible because it is possible to widen the driveway without removal of any native vegetation in most areas (only vineyard land is impacted by a majority of the proposed widening) and therefore the findings for an exception to the Road and Street Standards cannot be made other than in one discrete area where an exception to the Road and Street Stanards is being sought to allow a reduced width to preserve oak trees located along the edge of the driveway.

3. Describe how the project can meet the findings described in Section 18.104.040 A (structural or road project), or Section 18.108.040B (agricultural project).

This project is considered a structural project and therefore the findings required by Section 18.108.040A are outlined below.

Section 18.108.040.A. Structural/road development projects

a. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading: (Please describe).

The driveway widening located within the stream setback has been designed to complement the natural landform and minimize grading and vegetation removal within the stream setback area by utilizing the pre-existing road bed and limiting all required widening to the north side of the driveway, away from the stream. This approach ensures that the existing setback / buffer area between the driveway and the stream will remain in its current condition and will not be reduced in size. Minimal grading is required since the area for widening is currently used as part of the vineyard road and is level with the existing driveway.

b. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project, including the following elements:

i. Multiple-floor levels which follow existing, natural slopes;

ii. Foundation types such as poles, piles, or stepping level which minimize cut and fill and the need for retaining walls;

iii. Fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

No structures are proposed within the setback area. The structures that are proposed as part of the overall use permit modification project are located out of the stream setback and in full compliance with the County Viewshed requirements which address the items listed above. Therefore, by conforming to Viewshed standards the project will also be complying with the provisions of this section.

c. The development project minimizes removal of existing vegetation , incorporates existing vegetation into final design plans, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

The driveway widening design preserves all existing native vegetation in the stream setback area with the exception of one tree that will be removed. All other trees and other native vegetation will be preserved. The widening will only impact the existing vineyard / cover crop and the entire buffer between the existing driveway and the stream will be preserved.

4. Adequate fire safety measures have been incorporated into the design of the proposed development.

The project proposes full compliance with all required fire safety measures including: 1) Driveway widening to comply with the Napa County Road and Street Standards with one noted exception; 2) All buildings are fully sprinklered; 3) Fire hydrant(s) are provided onsite in compliance with California Fire Coderequirements; 4) Onsite water storage provided in tanks to meet all required fire hydrant and fire sprinkler demands; and 5) Vegetation management will be employed to provide defensible space in accordance with CalFire requirements.

5. Disturbance to streams and watercourses shall be minimized, and setbacks shall be retained as specified in Section 18.108.025.

No disturbance to streams will occur as part of this project. The work within the stream setbacks will be strictly limited to the area needed to create safe ingress and egress driveway improvements. The widening will occur on the side of the driveway away from the stream and the existing buffer / setback between the existing driveway and the stream will be fully preserved.

6. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

The entire project area was reviewed by Kjeldsen Biological Consulting. Kjeldsen's review and analysis determined that there are no endangered plant or animal habitats that will be impacted by the proposed project.

Section 18.108.040.B. Agricultural projects, or Agricultural roads as defined by Planning, Building, and Environmental Services, Engineering Division

7. The erosion rate that results two years from the completion of the proposed agricultural development does not exceed the soil tolerance factor approved by the Natural Resource Conservation Service for the soil type, topography and climatic conditions in which the project is located;

Not Applicable - not an agricultural project

8. Impacts on streams and watercourses are minimized, and adequate setbacks along these drainageways are or will be maintained.

Not Applicable - not an agricultural project

9. The project does not adversely impact sensitive, rare, threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

Not Applicable - not an agricultural project

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Applicant

Property Owner (if other than Applicant)

9/29/23
Date

Hourglass Winery
Project Identification

ADJOINING PROPERTY OWNER LIST REQUIREMENTS

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses and the assessor's parcel numbers of the property owned.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information.

INSTRUCTIONS TO TITLE COMPANY

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers, and mailing addresses on an 8½" by 11" sheet of Avery #5351 Plain Paper Copier Labels so that this information can be readily copied on to new labels for use in mailing by Planning, Building, and Environmental Services.

2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled, on the pages.

If you should have any questions, please contact the Planning, Building, and Environmental Services at (707) 253-4417.

PLAN REQUIREMENTS

SITE LOCATION MAP REQUIREMENTS

One (1) copy of a site location map. Said map shall consist of a 7" by 7 1/2" portion of the **7 1/2 minute** U.S. Geological Survey Topographic map that covers the project vicinity or an accurate reproducible copy thereof. This map section shall be pasted or taped (not stapled) in the space provided on the site location map blank contained in this application packet. The following information shall be **accurately** plotted thereon:

a) The location of the boundary lines of all existing parcels involved and any new parcels to be formed.

b) The location of all existing improvements to be used including but not limited to existing access roads.

c) The location of all new improvements proposed including but not limited to buildings and access roads/driveways. For the purpose of this section proposed building sites on parcel/subdivision maps along with all the associated improvements necessary to put a home at the location selected shall be considered as "new improvements".

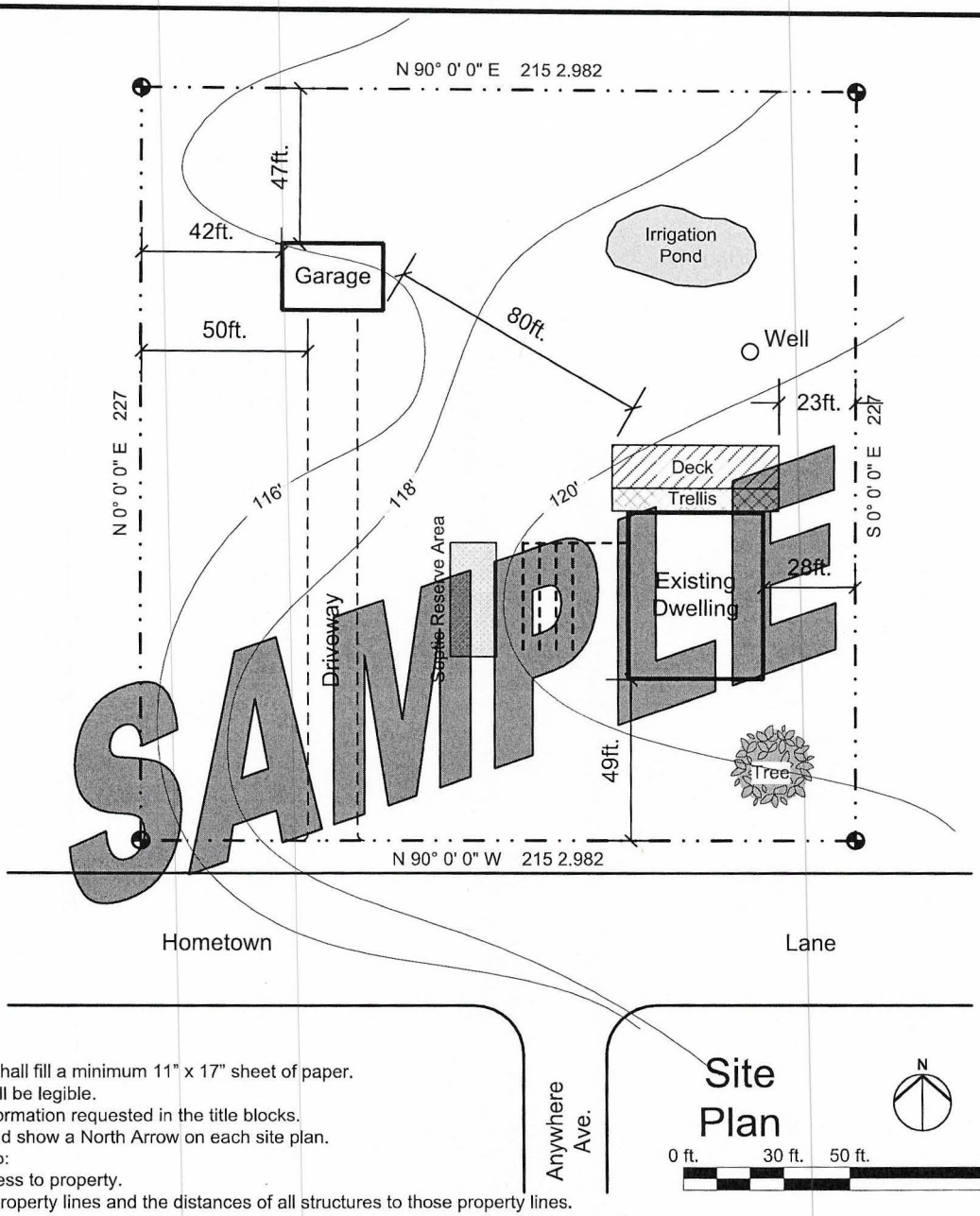
The location of all boundary **lines and** improvements **plotted must be accurate to within 50 feet** (i.e., 1/20th of an inch).

The symbols to be used in preparing this location map are specified in the legend on the site location map blank provided.

EROSION CONTROL PLAN REQUIREMENTS

Four (4) additional copies of the erosion control plan and narrative prepared in accordance with Section 18.108 et seq. of the county Code.

A clear, clean, readable, black-line reduction on 11" X 17" paper may be required to accompany the project. This will be determined at the Pre-application meeting.



Each different plan shall fill a minimum 11" x 17" sheet of paper.
Plans and notes shall be legible.
Provide all of the information requested in the title blocks.
Indicate the scale and show a North Arrow on each site plan.
Did you remember to:

- Show access to property.
- Show all property lines and the distances of all structures to those property lines.
- Show all roads, streets, driveways, rivers, reservoirs, dams, creeks, streams, paths and the distance from centerline of roads, streets and highways.
- Show all buildings and/or structures on the property, existing and proposed and the distances between those buildings and/or structures.
- Show all easements.
- Show all water wells, fire hydrants, water storage tank(s), LP gas tank(s).
- Show all septic system(s) and required 100% expansion area (reserve area). *
- Show stock pile(s) of dirt, soil, rocks and/or earth.

Five copies of the site plan are required for all building permits.

* Reserve area is a County code requirement. You must identify an adequate reserved area on your site plan. This reserve area will be reviewed on a case by case basis. If you have a very small parcel or a parcel with unusual site constraints you may be required to prove reserve area before a clearance on your building permit may be issued.

APN:	
Name:	
Address:	
Phone:	

COUNTY of NAPA
OFFICE OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES
Sample Site Plan for Permit Submission

COUNTY OF NAPA
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

VIEWSHED PROTECTION PROGRAM

APPLICATION PACKET

1. Applicant's Checklist
2. Viewshed Protection Program Application
3. Indemnification Agreement
4. Application Completeness Requirements and Checklist
5. Adjoining Property Owner's List Requirements
6. Excerpts from Viewshed Protection Program Ordinance
7. Viewshed Protection Design Manual
8. Slope Determination Methodology

NOTE:

PLEASE INCLUDE THREE COPIES OF
ALL REQUIRED APPLICATION MATERIALS SUBMITTED.

VIEWSHED PROTECTION PROGRAM

APPLICANT'S CHECKLIST

**Please refer to enclosed cover letter for descriptions of all required items listed below.*

1. [X] Completed and Signed Application and Indemnification Form*

   *A signed Indemnification Form will only be required if a public hearing is conducted (i.e. if this is an item before the Zoning Administrator or Commission).

2. [X] Vicinity Map
3. [X] Proposed Site Plan
4. [X] Topographic Map/Preliminary Grading Plan
5. [X] Building/Structural Elevations
6. [X] Landscaping and/or Vegetation Retention Plan
7. [X] Exterior Lighting Plan
8. [X] Visual Impact Analysis
9. [X] Title Insurance Company Certified List of Adjoining Property Owners within 1000 feet
9. [X] Application Fee of $_____ (to be determined at time of Pre Application meeting) (Napa County Policy Manual, Part 3 § 80.050). Checks made payable to the County of Napa.

Note:

1) Items numbered 2-4 above may be combined and submitted on the same drawing.
2) A detailed list of all the required submittal items is provided herein under "Application Completeness Requirements and Checklist".
3) Many of the items required for review under the Viewshed Ordinance are the same items that would be normally be required for an Erosion Control Plan (ECP) Review. If you are concurrently applying for an ECP Review, provide us with a copy of the appropriate items. Please, do not duplicate your efforts.

A Tradition of Stewardship
A Commitment to Service

FILE #_____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

1195 THIRD STREET, SUITE 210, NAPA, CALIFORNIA, 94559 • (707) 253-4417

APPLICATION FOR VIEWSHED PROTECTION PROGRAM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ DATE SUBMITTED: _____
TYPE OF APPLICATION: _____ DATE PUBLISHED: _____
REQUEST: _____

Project Type: Structure ___ Driveway ___ Road ___ Reservoir ___ Mass Grading ___ Other _____
Other Permits Applied/Pending/Required:
ECP ___ Grading Permit ___ Use Permit ___ Variance ___
SDSDS ___ Groundwater Permit: ___
#_____ #_____ #_____ #_____ #_____ #_____

Review Agencies: PBES: _X_ County Consultant: ___ Name/Contact: _____

Final Approval: PBES _X_ Date: ____/____/____ Conditions: Yes ___ No ___

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Jeff Smith

Telephone #: (707) 968 - 9332 Fax #: (___)____-_____ E-Mail: jrsmith@napanet.net

Mailing Address: 1104 Adams Street, Suite 104 Saint Helena CA 94574
No. Street City State Zip

Status of Applicant's Interest in Property: Property Owner

Property Owner's Name:
9 Buttons LLC, Jeff Smith

Telephone #: (707) 968 - 9332 Fax #: (___)____-_____ E-Mail: jrsmith@napanet.net

Mailing Address: 1104 Adams Street, Suite 104 Saint Helena CA 94574
No. Street City State Zip

Site Address/Location: 701 Lommel Road Calistoga CA 94515
No. Street City State Zip

Assessor's Parcel #: see below Parcel Size: 39 acres Development Area Size: +/- 1 acre acres

Slope Range of Development Area: <5 % to 28 % APNs: 018-060-024 & 021-010-001

(**NOTE**: Contour map/survey is required for all development areas with an estimated slope of 15% or greater and for all road/driveway projects, Contour map must include all areas within 100'of the cut and fill edges. Percent slope shall be calculated and presented as whole numbers. (Please see attached Slope Determination Methodology)

I hereby certify that all the information contained in this application, including but not limited to, this application form, the supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

_____ 9/29/23 _____ 9/25/23
Signature of Applicant Date Signature of Property Owner Date

Jeff Smith 9 Buttons LLC, Jeff Smith
Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee: $_____ Receipt. No. _____ Received by: _____ Date: _____

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Applicant

Property Owner (if other than Applicant)

9/29/23

Date

Project Identification

VIEWSHED PROTECTION PROGRAM

APPLICATION COMPLETENESS REQUIREMENTS AND CHECKLIST

1. ☐ Completed and Signed Application and Indemnification Form.

2. ☐ Vicinity Map.

   A. A 7" by 5 ½" portion of a 7.5-minute (1"=2000') United States Geological Survey (USGS) topography map.
   B. Map shall show improvements in their relationship to abutting properties/structures and major and minor ridgelines.

3. ☐ Proposed Site Plan. A proposed site plan shall be prepared to locate only the proposed site improvements and areas to be disturbed (i.e. building site, graded area). Scale of the plan shall be appropriate to the area disturbed either through grading, construction or clearing of vegetation. The area surrounding the building pad/site shall be scaled at 1" = 20' or finer and roads or driveways at 1"=100' or finer. A scaled Site Plan shall include:

   A. Location of all existing structure(s) to be removed or remain on site; note on plan whether to remain or to be removed.
   B. Location of all existing vegetation six inches in diameter or greater, measured in diameter at breast height (DBH), including variety, height and canopy width.
   C. Location of all proposed impervious surfaces (i.e. driveways, motor courts, patios).
   D. Location of all wastewater disposal systems on site.
   E. Proposed setbacks from property lines(s) and other structures.
   F. Location of all spoils/stock pile area for all excavated and/or imported soils.
   G. Total floor area shown, including all floors, of all structures, regardless of use.

4. ☐ Topographic Map/Preliminary Grading Plan. Map shall note the following:

   A. Existing and proposed contours of the building site before and after all construction is completed, drawn at 2' or 5' intervals at a scale of 1"=20' or better; driveways or access roads must show 5' intervals at a scale of 1"=100' or better.
   B. Map shall include the following section(s) at minimum:
      i. Disturbed areas, including proposed/existing roads;
      ii. Building(s) height(s), measured according to the most recently County adopted California Building Code;
      iii. Roadways/Driveways, shown at intervals as required in County Slope Determination Methodology, Conservation Regulations Exhibit A (Resolution 91-61), shorter intervals may be required in areas of changing topography;
      iv. Retaining walls or man-made embankments and berms, illustrating location and height (scale of ¼" = 1').
   C. Preliminary drainage plans for the site, showing the pattern and direction of flow, as well as any on site natural or man-made drainage/waterways.
   D. Highest point of the proposed structure(s) measured vertically to top of nearest ridgeline.

5. ☐ Building/Structure Elevations.

   A. Elevations shall scaled and include type of building material, color treatment and sample color-chip, roofing material and color.
   B. Include information on window reflectivity and extent of window coverage.
   C. "Building Height(s)," as defined in the most recent County adopted edition of the California Building Code, must also be shown on the elevations (See item #3 C. Determining Building Height in the Viewshed Protection Manual for measurement details).

6. ☐ Landscaping and/or Vegetation Retention Plan. Newly planted vegetation for the purpose of visual screening, must be of sufficient size to adequately screen the proposed structure(s) in two (2) to five (5) years. A complete plan shall include the following:

   A. Identify and locate all the existing vegetation to remain as visual screening for the proposed structure(s), indicate variety, height and canopy width.
   B. Identify initial planting sizes and varieties of all materials to be installed.
   C. Illustrate the size and canopy width of planted materials, as they would appear 10 years after installation.
   D. Distinguish the natural and/or installed landscaping to be included in the visual impact analysis.
   E. Installed landscaping must be compatible with existing vegetation and landscape.
   F. Establish a comprehensive landscape maintenance program, including a protection and pruning program for existing and planted trees.

7. ☐ Exterior Lighting Plan. Identifying the location, type of fixture, focus/purpose, as well as the use of any timers or motion sensor devises

8. ☐ Visual Impact Analysis. One or more of the following may be required to determine the visual impact of the structure(s) and its associated improvements and their conformance with the Viewshed Protection Program.

   A. Story poles (the temporary placement of a mock wooden skeleton in the general shape of the building, then draping plastic orange snow fencing around the roofline to portray the visual prominence and bulk of the proposed structure).
   B. Computer simulation.
   C. Photomontage.
   D. Picture or visual as viewed from designated public road at point(s) where the structure(s) is/are visible.
   E. Appropriately scaled model.
   F. Additional views or materials as required by staff from other vantage points.

9. ☐ Title Insurance Company Certified List of Adjoining Property Owners within 1000 feet. Identifying all property owners within 1000' of the subject parcel, specifying name, address and parcel number; included on two sets of mailing labels with accompanying Assessor's Pages used to compile the above property owner list. Please see "ADJOINING PROPERTY OWNER LIST REQUIREMENTS" for details on preparing the requested list.

10. ☐ Application Fee of $_____ (to be determined at Pre-App meeting) plus an Initial Environmental Review Fee (if applicable) of $_____ (to be determined at Pre-App meeting) (Napa County Policy Manual, Part 3 § 80.050). Checks made payable to the County of Napa.

ADJOINING PROPERTY OWNER LIST REQUIREMENTS

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses and the assessor's parcel numbers of the property owned.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. A title insurance company must certify each such list, ensuring that it reflects the most recent County tax roll information.

INSTRUCTIONS TO TITLE COMPANY

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by Planning, Building, and Environmental Services.

2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

If you should have any questions, please contact Planning, Building, and Environmental Services at (707) 253-4417.

Chapter 18.106 - VIEWSHED PROTECTION PROGRAM

18.106.010 - Purpose.

The purpose and intent of these regulations is to protect the public health, safety, and community welfare and to otherwise protect the scenic quality of the county both for visitors to the county as well as for its residents by ensuring that future improvements are compatible with existing land forms, particularly county ridgelines and that views of the county's many unique geologic features and the existing landscape fabric of the county's hillside areas are protected and preserved. These regulations are consistent with the goals and policies of the Napa County general plan, particularly as specified in the land use, open space and conservation, circulation and the scenic highways elements. Furthermore, it is intended that these regulations accomplish the following:

A. Provide hillside development standards to minimize the impact of man-made structures and grading on views of existing landforms, unique geologic features, existing landscape features and open space as seen from designated public roads within the county;
B. Protect and preserve views of major and minor ridgelines from designated public roads;
C. Create a development review process that maximizes administrative, staff level approval of projects which meet administrative standards, while also providing a vehicle for review by the zoning administrator or planning commission of those projects that do not meet the administrative standards;
D. Minimize cut and fill, earthmoving, grading operations and other such man-made effects on the natural terrain to ensure that finished slopes are compatible with existing land character; and
E. Promote architecture and designs that are compatible with hillside terrain and minimize visual impacts.

18.106.030 - General provisions.

A. Applicability—New and Expanded Structures. No building permit, erosion control plan for structural development, grading or other administrative permit shall be issued by any county staff, agency or department for any new structure or improvement to an existing structure if the structure is located on a slope of fifteen percent or more as defined in Section 18.106.020 or if the structure is located on any minor or major ridgeline as defined in Section 18.106.020 except as specifically provided for herein. The ordinance codified in this section shall apply to all new structures located on slopes of fifteen percent or more or located on a minor or major ridgeline. In the event of a conflict among the regulations in this chapter and those elsewhere in this code, the regulations in this chapter shall prevail. The provisions of this chapter shall also apply to projects undertaken by public agencies and special districts except for the maintenance of existing county public roads within existing rights-of-way.
B. Applicability—Grading or Earthmoving Activities. No permit or administrative or discretionary approval shall be issued to authorize any grading or earthmoving activity, including grading or earthmoving necessary to create or improve an existing or new driveway, road or other access, or benches or shelves, if such earthmoving or grading would occur on slopes of fifteen percent or more until the applicant has complied with the applicable provisions of this chapter. Agricultural roads within planted areas subject to erosion control plans under Chapter 18.108 of the code shall not be subject to this requirement.
C. Relationship to the Review of Tentative Parcel Maps, Final Maps, and Subdivision Maps. All future building sites identified on either a tentative parcel map, final map, or subdivision map shall be reviewed and conditions of approval established to ensure conformity with the purpose and intent of this chapter.

D. Relationship to Previously Approved Use Permits and Small Lot Subdivisions. All structures described in a use permit approved prior to the effective date of Ordinance Number 1189 shall not be subject to the requirements of this chapter. Parcels in small lot subdivisions (defined as groups of at least five parcels of less than two acres each for the purposes of this section) established prior to the effective date of Ordinance Number 1268 shall not be subject to the requirements of this chapter.

E. Relationship to Previously Accepted or Approved Building Permits. All residential structures or accessory structures for which a building permit was approved prior to the effective date of Ordinance Number 1189, or for which a building permit application had been accepted and deemed complete for departmental review by the county prior to December 1, 2001, shall not be subject to the requirements of this chapter. Such structures and the accompanying permits may be modified prior to the final occupancy inspection if the predominant portion of the proposed modifications to the structure is screened from view from a designated public road by natural vegetation, landscaping, architectural design, and colortone that is in accordance with the Design Manual and provisions of this chapter.

F. Relationship to Use Permit Applications. Applications requiring the issuance of a use permit or use permit modification, as required by the code, will be reviewed for their adherence to the requirements of this chapter during the application process for the issuance of the use permit or use permit modification.

G. Relationship to Conservation Regulations. The structures or activities referred to in Section 18.108.050, except subsections (A) and (B), shall be exempt from the requirements of this chapter and will be cleared for further processing.

H. Determination of Adverse Effects on Ridgelines. The director shall determine whether the proposed location of a structure could adversely affect a minor or major ridgeline for the purpose of administering this chapter based upon elevation of the proposed structure, the height of its roof line and the location of the structure in relationship to surrounding topography.

I. Application Form and Fee. Applications for new, expanded or remodeled structures subject to this chapter shall be submitted to the department on a form provided by the department accompanied by a fee determined by a resolution adopted by the board of supervisors.

(Ord. 1278 § 1 (part), 2006: Ord. 1268 § 8, 2005: Ord. 1232 § 2, 2003: Ord. 1189 § 3 (part), 2001)

18.106.040 - Projects subject to administrative review.

A. General Provisions. Permit applications which meet the criteria in subsection (A) or (E) of Section 18.106.030, and/or grading or earthmoving activities meeting the criteria in subsection (B) of Section 18.106.030, shall be submitted to the department for review by the director. If the application, either as submitted, or upon the inclusion of specified measures, meets the criteria specified in subsection (B) or (C) of this section, the director shall certify that the project complies with the applicable provisions of this chapter and the project will then be cleared for continuing processing pursuant to Title 15 of the code. The director may require the submittal of additional information including, but not limited to, a photo or computer simulation of the project and associated improvements, prior to determining that the project meets the criteria contained in this chapter.

B. Visibility Determination. If the director determines that the project cannot be viewed from any designated public road, because of its relationship to surrounding topography or existing vegetation, then the project will be cleared for further processing pursuant to the code. If the determination was made based on existing vegetation coverage, then the property owner, prior to the issuance of a building permit, shall be required to execute and record in the county recorder's office a use restriction, in a form approved by county counsel, requiring the existing covering vegetation to be maintained, or replaced with equivalent

vegetation, by the owner or the owner's successors, so as to prevent the project from being viewed from any designated public road.

C. Administrative Criteria. A project shall be certified and cleared for further processing, if the director determines that a project meets all of the following conditions:
    1. The highest point of the proposed structure is located more than twenty-five vertical feet below a major or minor ridgeline;
    2. The project as designed and sited meets all of the following standards and substantially conforms to the Design Manual:
        a. The maximum floor area, including all floors, of the main residence or agricultural structure is four thousand square feet or less and the maximum floor area, including all floors, for accessory structures are a combined total of two thousand five hundred square feet or less,
        b. The height of the structure is twenty-four feet or less as measured from finished grade along fifty percent or more of the longest wall as viewed from any designated public road,
        c. The improvement(s), including any required earthmoving or grading associated with the structure shall minimize removal of existing vegetation with emphasis on preserving mature trees. If the improvements require the removal of any tree with a diameter of six inches or greater, a detailed landscaping plan shall be prepared showing the location and replacement of trees and vegetation in a manner which screens the improvements from substantial views from designated public roads and provides for defensible space in conformance with state law,
        d. A significant portion of natural on-site vegetation has been retained to naturally screen the project from views of designated public roads,
        e. Landscaping will be installed and designed to screen the project from substantial views from designated public roads,
        f. The project lighting, including site lighting, has been designed to minimize off-site visibility and glare,
        g. The exterior color treatment of the structure will blend with the color of surrounding vegetation and landforms,
        h. Exterior windows and trim are nonreflective, and
        i. Roof angles and composition are designed to conform to existing landforms and landscape;
    3. If the structure is an addition to an existing residence or an agricultural structure, the total floor area, including all floors shall not exceed four thousand square feet. If the addition pertains to an accessory structure, the total floor area, including all floors, shall not exceed a combined total of two thousand five hundred square feet;
    4. The project as sited and designed shall be in substantial compliance with the Design Manual to reduce its visual impact on the views of major and minor ridgelines as viewed from any designated public road and unique topographic or geologic features as viewed from any county road. The following landforms will be considered to be unique topographic or geologic features for the purposes of this subsection: Mt. St. Helena, Stag's Leap, Calistoga Palisades, Round Hill, Mt. George and Mt. St. John;
    5. Involves the grading of less than one and one-half acres of land;

6. Future structures, including roads, driveways, wastewater disposal systems, and necessary earthmoving to construct project improvements shall be located to avoid environmentally sensitive areas as defined by Section 18.08.270 of the code;
7. A detailed landscape plan prepared by a qualified landscape professional shall be prepared which incorporates the criteria set forth in the Design Manual for review and approval by the director.

D. Prior to the issuance of a building permit for any project authorized under this section, the property owner shall be required to execute and record in the county recorder's office a use restriction, in a form approved by county counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successors so as to maintain conformance with either subsection (B) or (C) of this section.

E. Projects that do not satisfy the criteria and standards contained in Section 18.106.040 shall be subject to review and approval under Section 18.106.050

(Ord. 1278 § 1 (part), 2006: Ord. 1232 § 3, 2003: Ord. 1189 § 3 (part), 2001)

18.106.050 - Processing of projects subject to review and approval by the zoning administrator or the commission.

A. If the director determines that a project does not meet the criteria in Section 18.106.040 the project shall not be cleared for further processing until the findings contained in subsection (B) of this section are made and a permit is issued by the zoning administrator, or upon referral, by the commission.

B. The zoning administrator or commission shall make all of the following findings prior to approving a project:
1. The project as designed or modified is consistent with Chapter 18.108 of the code;
2. If the highest point of the proposed project is located more than twenty-five vertical feet below a major or minor ridgeline, that measures have been included in the project to reduce its visual impact on the major or minor ridgeline through use of existing natural vegetation, landscaping, topographical siting, architectural design, and colortone; or if the highest point of the proposed structure is within twenty-five vertical feet of a major or minor ridgeline, that the existing vegetation, proposed landscaping, topographical siting, architectural design, and colortone screen the predominant portion of the proposed structure;
3. The proposed structure, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated public roads;
4. The proposed structure, access road and other site improvements, including earthmoving or grading, and benches or shelves minimize the removal of vegetation;
5. The siting and design of site improvements and access roads minimize grading and alteration of natural landforms and topography;
6. A landscape and/or vegetation retention plan in conformance with the Design Manual has been submitted and approved for the site that would provide maximum screening from designated public roads through preservation of existing vegetation and the planting of new vegetation and provide for defensible space in conformance with state law;
7. The proposed structure and associated improvements substantially conform with the Design Manual in order to reduce their visual impact on the views of major and minor ridgelines as viewed from any designated public road and unique topographic or geologic features as viewed from any county road. The following landforms will be considered to be unique topographic or

geologic features for the purposes of this subsection: Mt. St. Helena, Stag's Leap, Calistoga Palisades, Round Hill, Mt. George and Mt. St. John;

C. Prior to the issuance of a building permit for any project authorized under this section, the property owner shall be required to execute and record in the county recorder's office a use restriction, in a form approved by county counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successor so as to maintain conformance with subsection (B) of this section;

D. If one or more of the findings in subsection (B) of this section cannot be made, the application shall be forwarded to the commission for a possible exception pursuant to Section 18.106.070

(Ord. 1278 § 1 (part), 2006: Ord. 1232 § 4, 2003: Ord. 1189 § 3 (part), 2001)

18.106.060 - Required public and private notification.

A. Within seven days of the issuance of a tentative decision that the project is subject to administrative approval under Section 18.106.040, the director shall give notice of his tentative decision, including the date on which the tentative decision will become final, which date shall be ten calendar days following the date notice of the tentative decision is mailed.

1. The notice shall be provided to the city or town closest to where the project is proposed to be built and to all public or private property owners located within three hundred feet of the outer perimeter of the property on which the project would be constructed as shown on the latest equalized assessment roll.
2. The tentative decision shall be final once the period identified in the notice has expired unless an appeal has been filed by the applicant or any interested person pursuant to Chapter 2.88 of this code, in which case the tentative decision shall become final only if and when the appeal is withdrawn, dismissed or denied. If the appeal is granted, in whole or in part, the decision of the board on appeal shall become final in the manner and within the time set forth in Chapter 2.88

B. At least ten days prior to a decision by the zoning administrator or the commission under Section 18.106.050 or 18.106.070, notice of a public hearing shall be provided to the city or town closest to where the project is proposed to be built and to all property owners located within three hundred feet of the outer perimeter of the property on which the project would be constructed as shown on the latest equalized assessment roll.

(Ord. 1278 § 1 (part), 2006: Ord. 1232 § 5, 2003: Ord. 1201 § 7, 2002; Ord. 1189 § 3 (part), 2001)

18.106.070 - Exceptions.

Upon application by the property owner of a site, an exception to the requirement contained in subsection (B) of Section 18.106.050 may be granted by the commission. Such exception may be granted if, after conducting a public hearing and reviewing available building sites on the subject property, the commission makes all of the following findings:

A. Compliance with the provisions of subsection (B) of Section 18.106.050 would result in greater visual impact than would the proposed construction on the proposed building site;

B. Compliance with the provisions of subsection (B) of Section 18.106.050 would result in greater impact on existing landforms and landscape than would the proposed construction on the proposed building site;

C. Measures have been included in the project to reduce its visual impacts as seen from any designated public roads. Such measures include but are not limited to:

1. Installation of landscaping designed to screen the project from view of designated public roads;
2. Low level lighting on buildings and site which minimize off-site visibility and glare;
3. Nonreflective exterior windows and window frames;
4. Use of earth tone colors on building exteriors;
5. Roof angles and composition designed to conform with the existing land forms and landscape; and
6. Building height has been designed to minimize the silhouetting against the sky when viewed from any designated public road or open space owned or managed by a public agency or land trust.

D. Prior to the issuance of a building permit for any project authorized under this section, the property owner shall be required to execute and record in the county recorder's office a use restriction, in a form approved by county counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successors so as to maintain conformance with subsection (C) of this section.

E. The project as designed or modified is consistent with the requirements of Chapter 18.108 of the code.

(Ord. 1278 § 1 (part), 2006: Ord. 1232 § 6, 2003: Ord. 1189 § 3 (part), 2001)

VIEWSHED PROTECTION DESIGN MANUAL
VIEWSHED PROTECTION PROGRAM

A. Purpose.

The purpose of this manual is to detail the requirements of the Viewshed Protection Ordinance. The manual utilizes text and graphical examples accompanied with brief explanations intended to standardize hillside development and convey the intent of the Ordinance. Where possible, the manual provides examples explains of practices intended to minimize the impact of man-made structures and grading on views of existing landforms and landscape, unique geologic features as seen from designated public roads within Napa County.

B. General Requirements and Conventions.

1. All final grades, including all cut and fill slopes, visible from any designated public road shall be:
    a. Consistent with the existing landscape to the greatest extent possible, avoiding uninterrupted slope surfaces that stand out against existing topographic contours;
    b. Contoured to resemble existing terrain by varying slope increments and breaking the visual surface of banks and inclines both vertically and horizontally as naturally as possible;
    c. Constructed to allow for the creation of berms or mounding at the top of slopes and in other locations for the screening of structures and assurance proper site drainage.

2. Design, height and massing of hillside development shall:
    a. Maintain a balance of scale and proportion using design components that are harmonious with natural landforms and landscaping;
    b. Be small scale and low in height, conforming with hillside topography by stepping or staggering the mass of the proposed building up or down slope, avoiding flat pad construction and vertical massing;
    c. Utilize structural elements, building materials and color tones which blend artificial surfaces with surrounding native elements;
    d. Utilize construction materials, glass, roofing and other surfaces that are of a non-reflective nature;
    e. Ensure articulated walls that utilize reveals, cornice detailing, alcoves or other features which are appropriate to the scale of the building and building projections, trellises, landscaping or other devices, which in total, serve to break up long, continuous building walls which are visible from designated public roads; and
    f. Ensure that the proposed structure is not silhouetted against the sky when viewed from any designated public road.

3. Roadways, driveways and utility alignments shall be:
    a. Located to minimize grading and earthmoving activity, by following existing contours and positioned upon gradual slopes whenever possible;
    b. Constructed to blend with the existing landscape, through alignment with the natural curving contour of the land instead of keeping to straight lines or geometric patterns;
    c. Concealed from view through preservation and maintenance of existing vegetation or through planned landscaping that is constant with the natural character of the area.

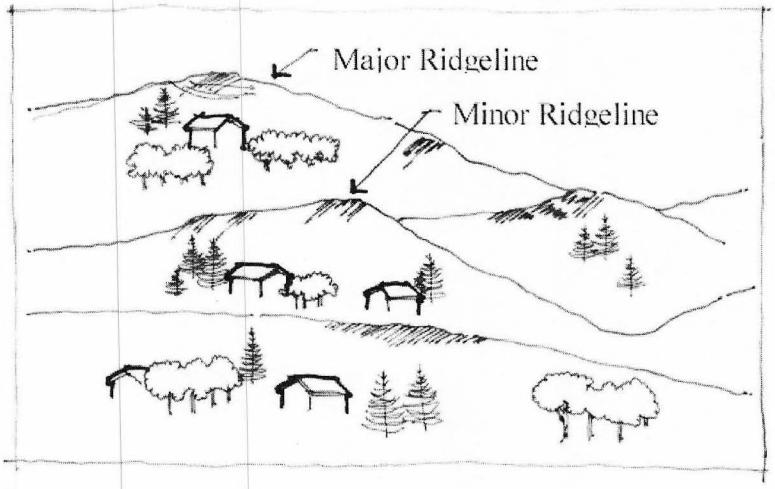
4. Landscape planting and vegetation preservation shall:
    a. Incorporate trees where appropriate, planted in random groupings or clusters that mimic or maintain natural assemblages rather than in systematic rows;
    b. Maintain vegetation lines which convey the existing slope of the hillside;
    c. Preserve native vegetation, including grasses and open space when ever possible;
    d. Use native materials to the greatest extent possible and/or non-natives that are compatible with indigenous vegetation and confined to the adjacent vicinity of the proposed structure;

e. Include a sufficient irrigation, maintenance and monitoring program designed to provide species requirements as well as protect against sedimentation, soil loss and land sliding;

5. Exterior and landscape lighting applications shall be:
   a. Designed to minimize nighttime disruption and visual glare by shielding lamp sources downward and away from view of designated public roads;
   b. Controlled by timers and/or motion sensors, to limit the duration of use and reduce prolonged glare;
   c. Sized with the minimum wattage possible to meet desired application.

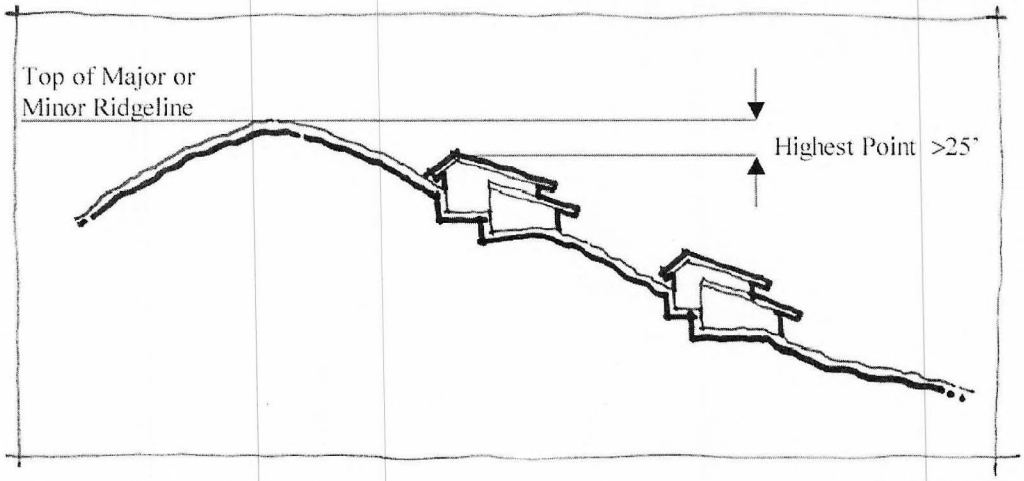
C. Graphical examples.

1. Major and minor ridgelines:



   a. "Major Ridgelines" shall mean a ridgeline, which is prominently visible from a substantial land area within the County, characterized by the lack of a topographical backdrop where the sky is visible beyond the ridge;
   b. "Minor Ridgelines" shall mean a ridgeline that is not prominently visible to a large area of the County and those typically lower in height, when compared to the surrounding terrain and which may be visible only to a limited area, or have a backdrop of a nearby higher topographical feature.

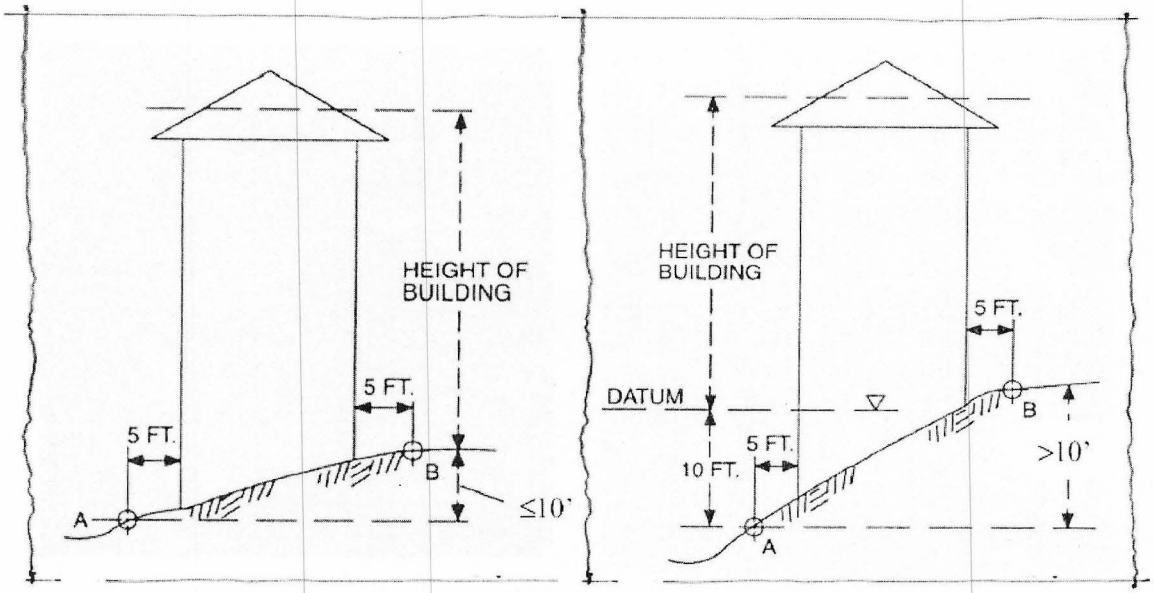
2. Restricted development area for administrative review:



   a. A project shall be certified and cleared for further processing under 18.106.040(B) if the project cannot be seen form a designated public road or under 18.106.040(C) if all the administrative criteria listed in

that section are met, including that the highest point of the proposed structure is located more than 25' below a major or minor ridgeline.

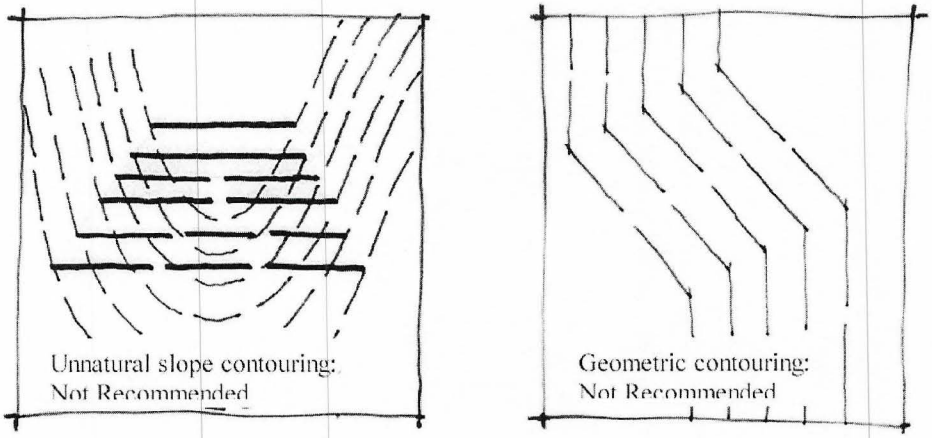
3. Determining height of a building:

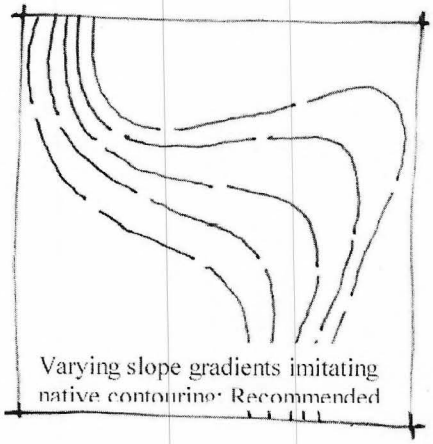


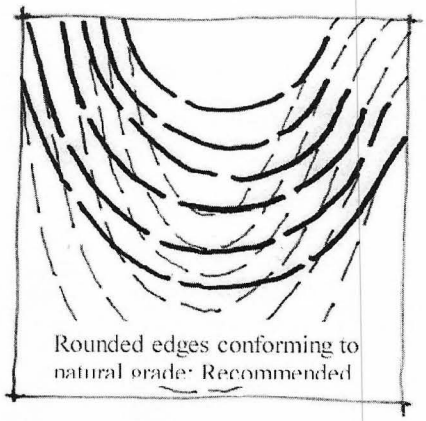
a. Height of a building is the vertical distance above the highest point of the coping of a flat roof or deck line of a mansard roof or to the average height of the highest gable of a pitched of hipped roof. The reference datum shall be either of the following, whichever yields the greater height of building:
   i. The elevation of the highest adjoining sidewalk or ground surface within a 5' horizontal distance of the exterior wall when such sidewalk or ground surface is not more than 10' above lowest grade;
   ii. An elevation 10' higher than the lowest grade when the sidewalk or ground surface described in item a. above is more than 10' above lowest grade;

b. The height of a stepped or terraced building is the maximum height of any segment of the building.

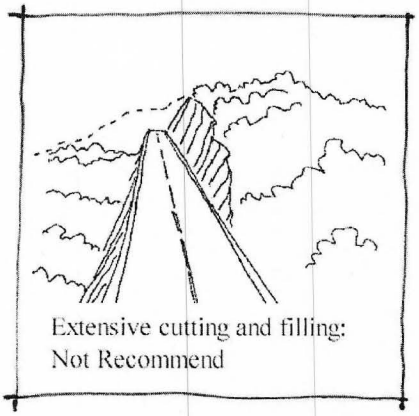
4. Grading cut and fill slopes, roadways and driveways:

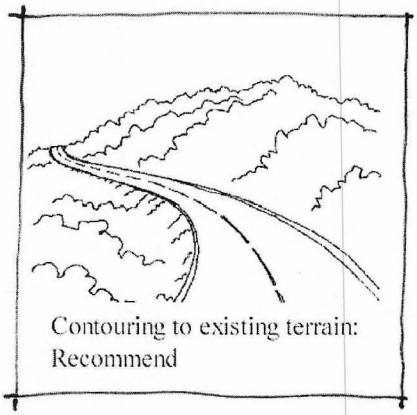




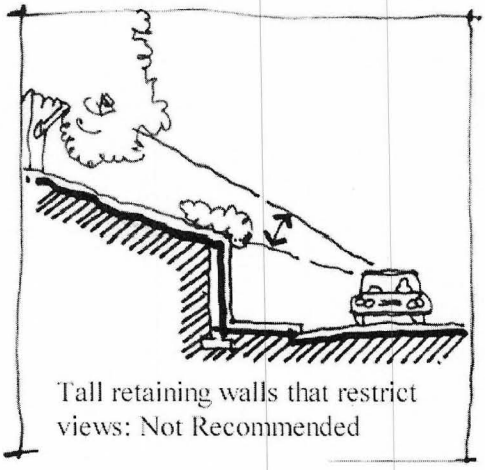


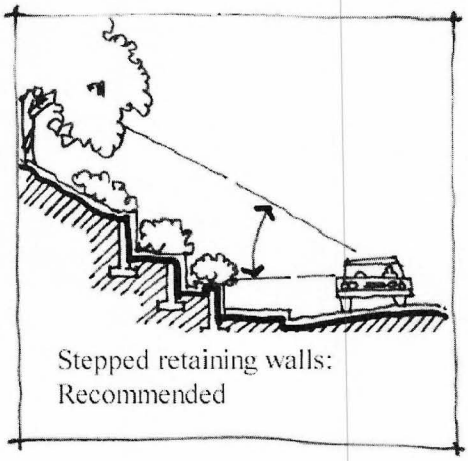
a. Finished cut and fill slopes shall be constructed to blend with the existing landscape, curving with the natural contour of the land, avoiding straight lines and/or geometric patterns;

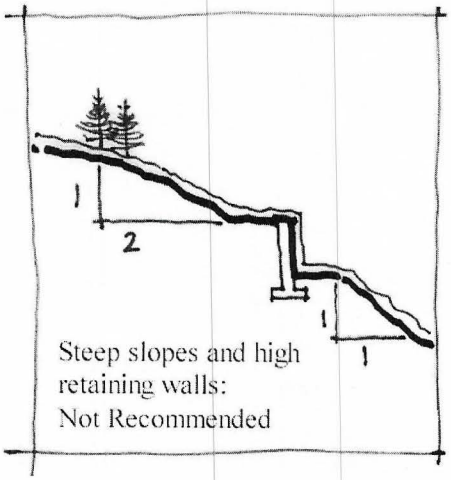


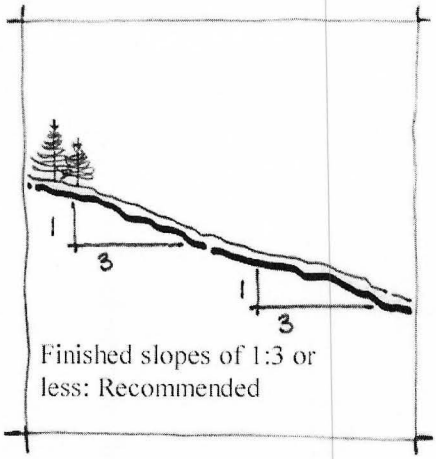


b. Unwarranted cutting and filling should be avoided when constructing roads, driveways and other related structures, using measures such as laterally balancing cut and fills, alignment with natural contours and restricting development to gentle climbing gradients;



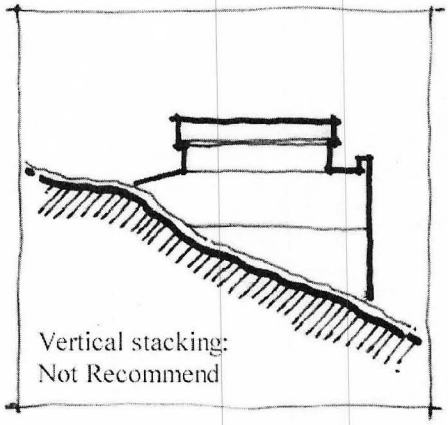


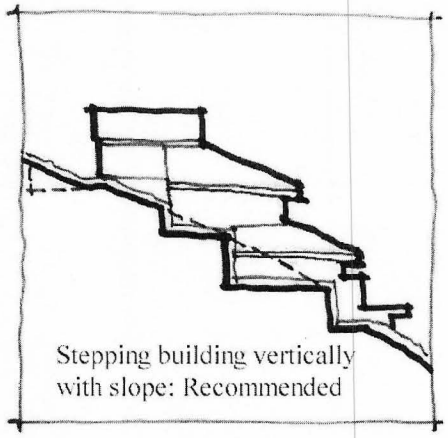


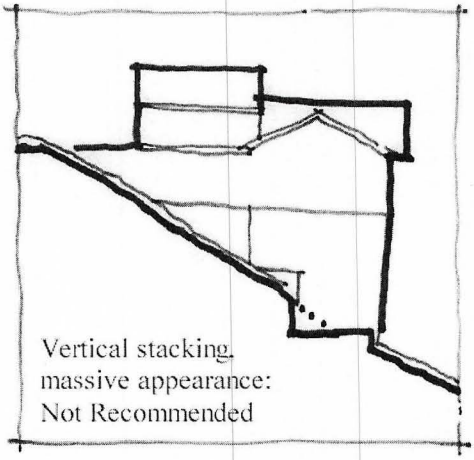


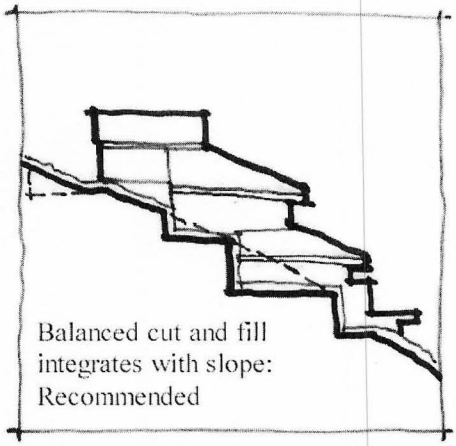
c. Retaining walls along roadways or associated with structural developments should be stepped and terraced incrementally, avoiding tall flat surfaces that restrict views and slopes steeper than 1:3;

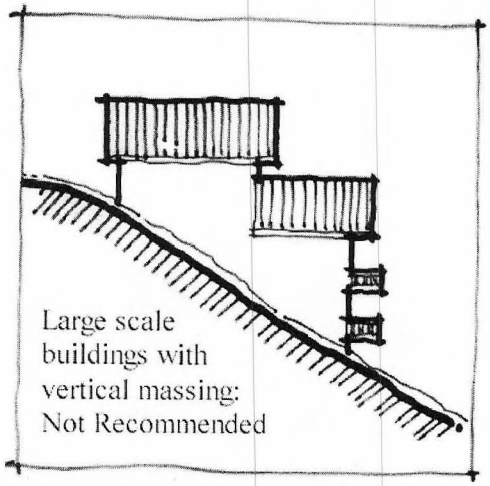
5. Building design, massing and configuration:

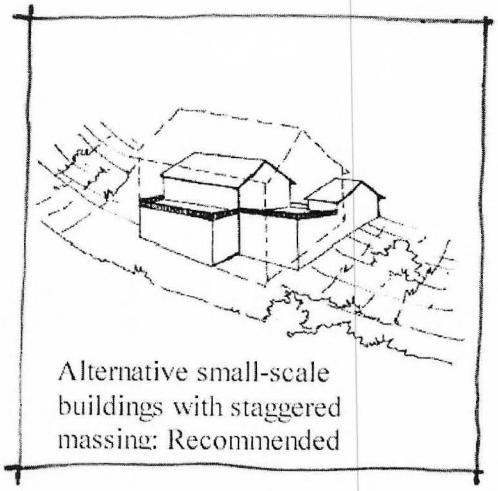






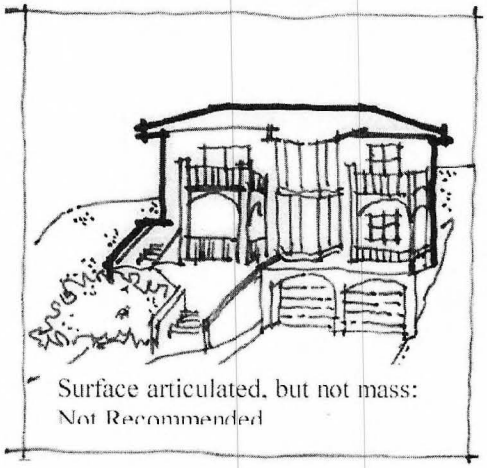


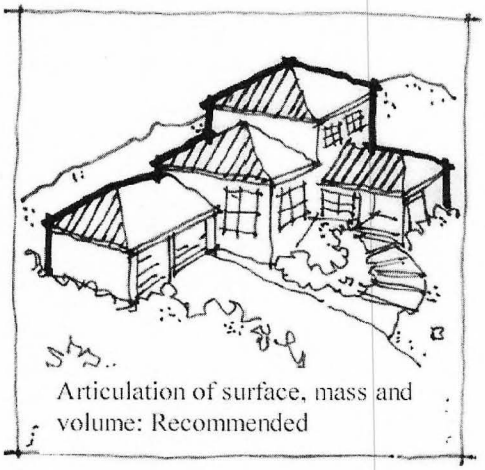




a. Small scale and low in height construction is recommended, conforming with hillside topography by stepping or staggering the mass of the proposed structure up or down slope, avoiding flat pad construction;

b. Maintain a balance of scale and proportion using design components which are harmonious with natural landforms and landscaping;

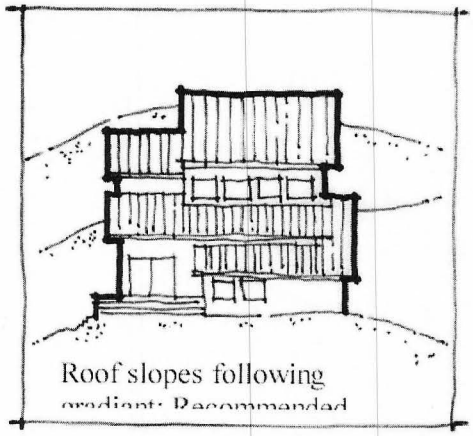


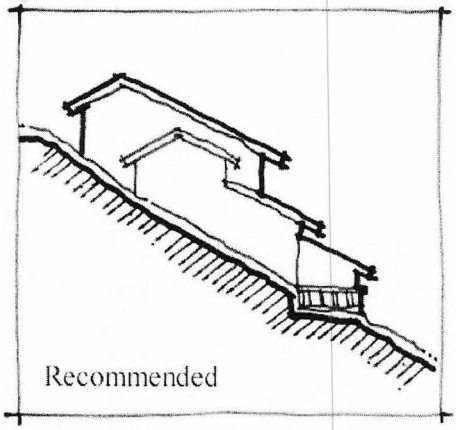


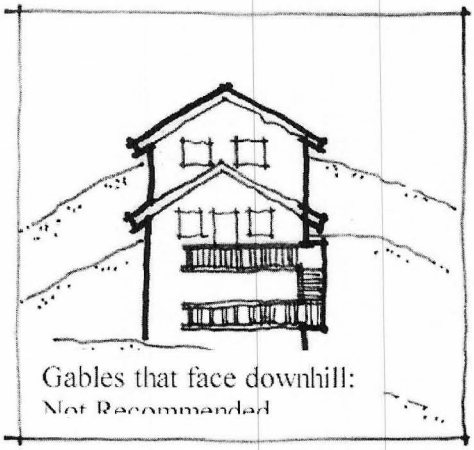


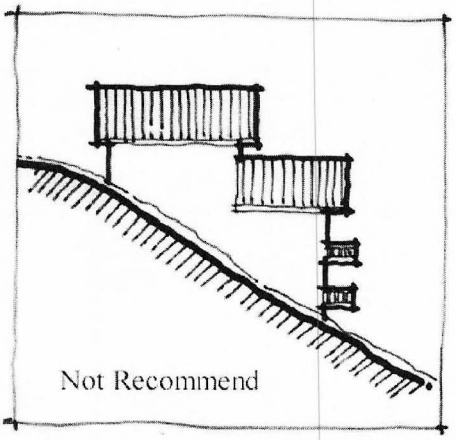


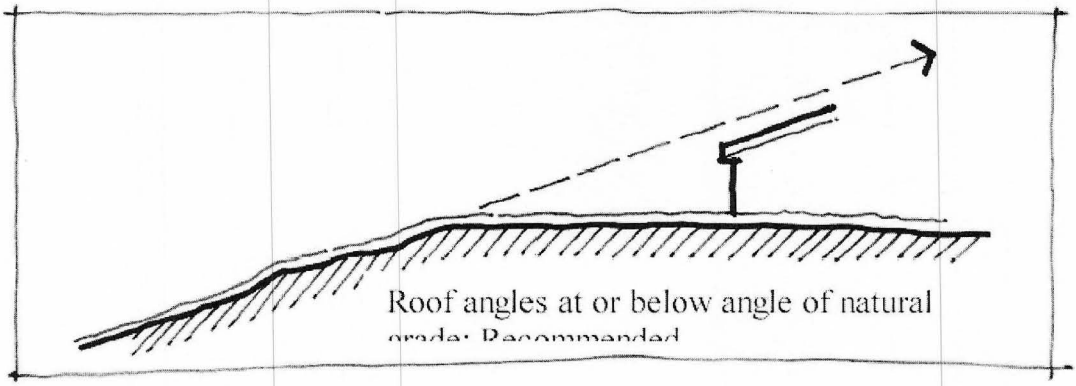
c. Building shall ensure articulated walls and utilize reveals, cornice detailing, alcoves or other features which breakup the scale of the building. Uses of projections, trellises, landscaping or other devices which in total serve to break up long, continuous building walls is encouraged;



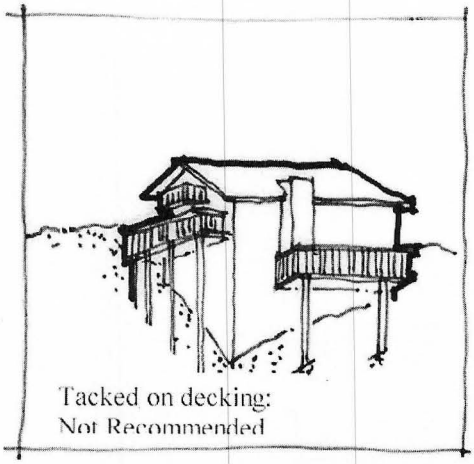


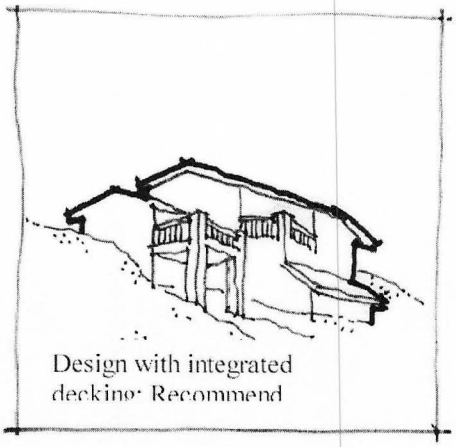






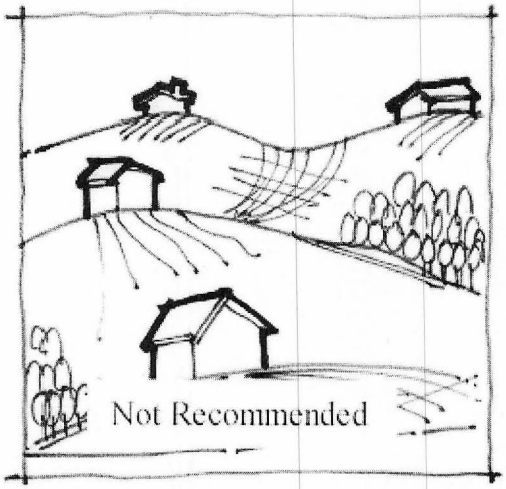
d. Roof slopes that follow the gradient of the site are recommended over those that diverge from the hill slope;
e. Construction materials, glazing, roofing and other surfaces that are of a non-reflective nature are encouraged;

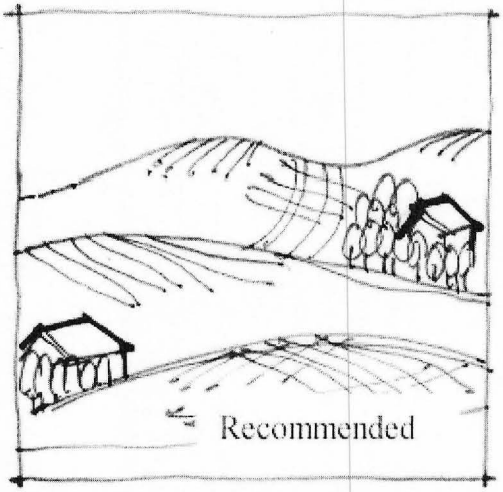




f. Installation of decking that is integrated into the building is recommended over that which is attached or tacked on to exterior walls;

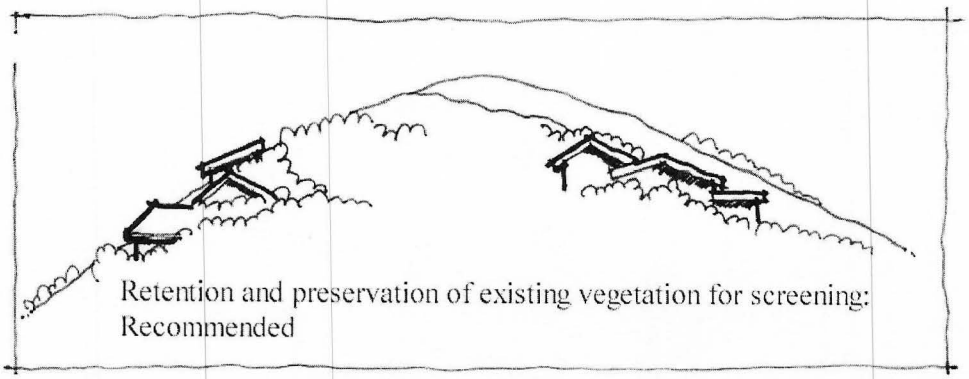
g. To the greatest extent possible, structural elements, building materials and color tones shall blend artificial surfaces with surrounding native elements;



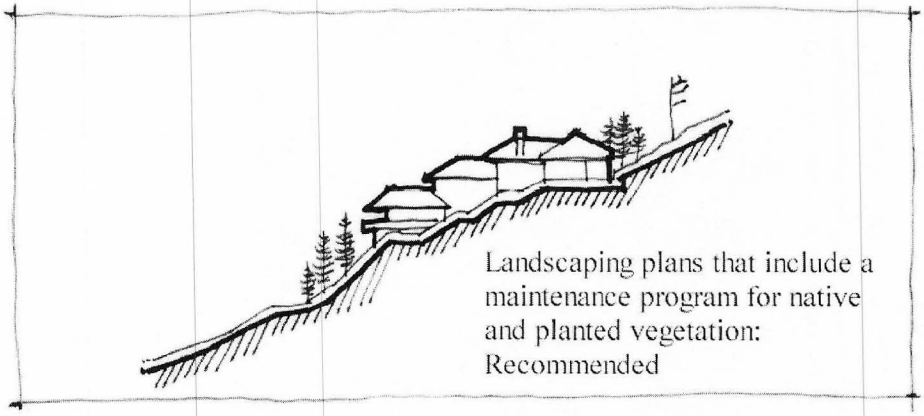


h. Proposed structures shall not be sited atop peaks nor silhouetted against the sky when viewed from any designated public road.

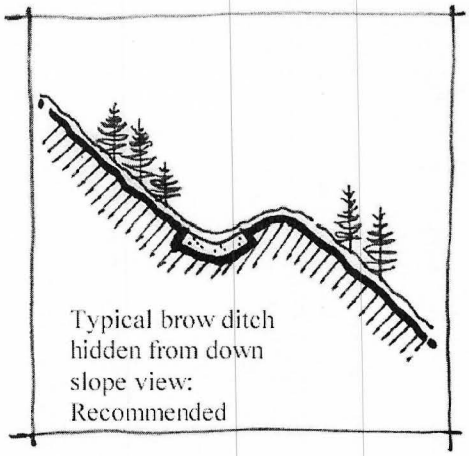
6. Landscape planning and vegetation preservation:



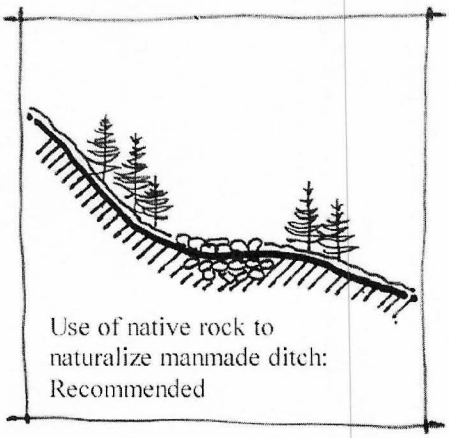
Retention and preservation of existing vegetation for screening: Recommended



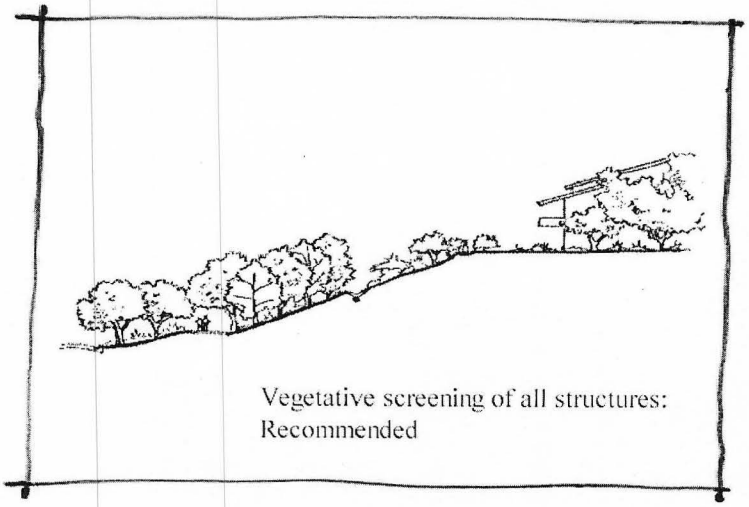
Landscaping plans that include a maintenance program for native and planted vegetation: Recommended



Typical brow ditch hidden from down slope view: Recommended

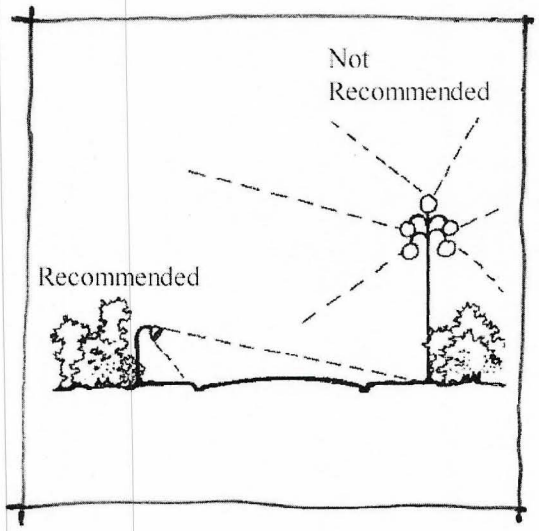


Use of native rock to naturalize manmade ditch: Recommended



a. Whenever possible, structures, including roads shall be concealed from view through preservation and maintenance of existing vegetation or through planned landscaping that is consistent with the natural character of the area.

7. Exterior lighting of structures and landscaping:



a. Outdoor lighting shall be designed to minimize nighttime disruption. Lamp sources should be shielded from view and light source directed downward. Timers and motion detectors should be used wherever possible.

NOTE: The Viewshed Protection Manual has not been updated to reflect the revisions to the Viewshed Protection Program Ordinance. The Ordinance shall prevail if there's a conflict between the Manual and the Ordinance

NAPA COUNTY
PLANING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210, NAPA, CALIFORNIA, 94559 • (707) 253-4417

SLOPE DETERMINATION METHODOLOGY
VIEWSHED PROTECTION PROGRAM

Slope is the ratio of the vertical distance to the horizontal distance, or the elevation change in feet divided by the distance in feet. The percent slope of a development area (ie, the entire contiguous area that will be disturbed by the land clearing, grading, or other earthmoving activities) is the natural slope of the existing terrain, **NOT** the finished or proposed percent slope resulting from the project.

Structures & Related Improvements: The percent slope of each contiguous development area shall be measured perpendicular to the contours across the area being disturbed including the driveway when the driveway is less than 50 feet in length. Its average slope shall be determined by averaging at least 3 typical cross sections. The slope determination will be made using a site plan with a contour interval of 2 to 5 feet and a scale of 1"=20' or better.

When a driveway exceeds 50 feet in length, the slope of the "structural development area" is measured perpendicular to the contours across the area being disturbed excluding the driveway. The driveway slope is measured separately as identified in the Roads and Driveways category below.

If the average slope of each development area is less than 30%, an administrative approval may be granted. If the average slope of any development area is 30% or greater, work in that area cannot be undertaken unless a use permit is approved by the Napa Co. Zoning Administrator or Conservation Development and Planning Commission. If the average slope is greater than 50%, approval of a variance will be required (*For further information regarding a variance please contact a planner).*

Roads & Driveways: The percent slope of a road or driveway longer than 50 feet shall be measured using the following procedure:

a) Stations will be established on the plan along the centerline of the proposed roadway at 100 foot intervals with 0+00 being assigned to the point where grading commences (at the new roads juncture with the existing road)

b) Cross sections at a scale of 1" = 10' horizontal and vertical extending **100 feet** from outer limits (edges) of the grading shall be taken at each station (i.e. at 0+00, 1+00, 2+00 etc). When the roadway is less than 200' long, 3 equally spaced cross sections shall be taken. The axis of each cross section shall be perpendicular to the existing contours pertinent to that section. The average slope of each cross section shall be calculated by dividing the difference in elevation of the cut and/or fill catch points by the intervening distance.

c) The average slope of the roadway shall be determined by averaging all these cross sections excluding those measured at less than 5% slope.

This slope determination will be made by evaluating a site plan with a contour interval of 5 feet or less and a scale of 1"= 100' or better.

If the average slope calculated is less than 30%, an administrative approval may be issued. If the average is 30% or greater **OR** if three (3) or more cross sections exceed 50%, road development cannot be undertaken unless a use permit is approved by the Napa Co Conservation Development and Planning Commission. If the average slope is greater than 50%, approval of a variance will be required *(For further information regarding a variance please contact a planner).*

General Land Clearing: The methodology for determining slope and the criteria applied thereto are the same as those utilized for agricultural projects under the Conservation Regulations (see section below).
Agriculture: The percent slope of each contiguous area cleared (i.e., each area not separated by roads, streams, or non-cleared areas) shall be measured perpendicular to the contours across said area. Its average slope shall be determined by averaging at least 3 typical cross sections

The slope determination will be made by evaluating a site plan with a scale of 1"=200' or greater. When the project involves less than 30 acres contour intervals of 20 feet or less shall be used. When the project involves more than 30 acres, contours intervals of 5 feet or an interval acceptable to the CDPD shall be used.

If the slopes of all portions of each contiguous area are less than 30%, an administrative approval may be issued. However, if any portion within each contiguous area to be cleared is 30% or greater in slope, the following standards then apply:

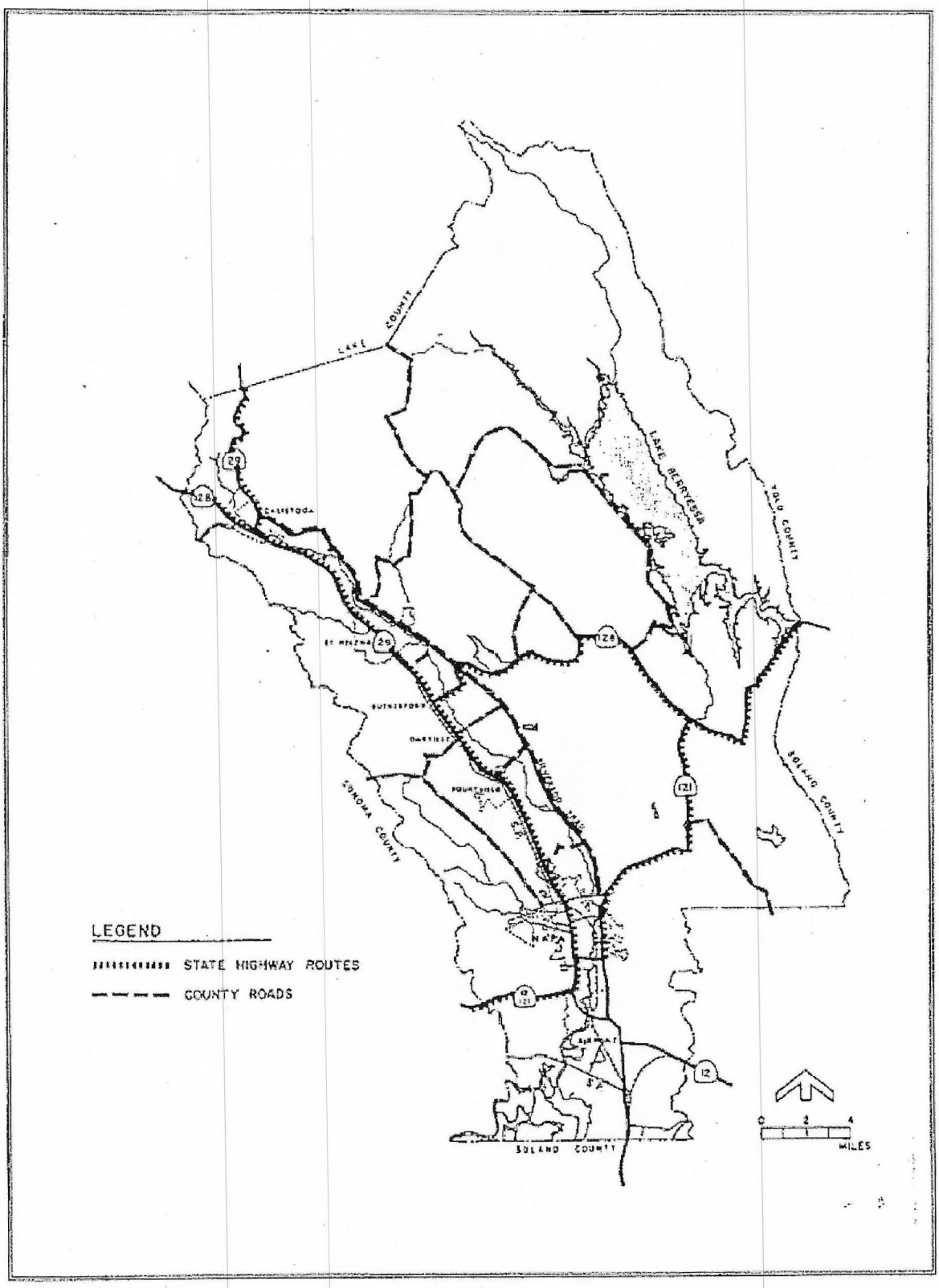
a) If the total area of the contiguous clearing is larger than 1 acre, sub-areas completely inside the boundaries of the area being cleared up to 1 acre in size in the 30%-50% slope range may upon the recommendation of the Napa Co Resource Conservation District or County Consultant AND written approval by the Director or his/her designee be cleared. Clearing of areas in the 30%-50% slope range (1) adjacent to the boundaries of the proposed clearing, or (2) exceeding 1 acre in size will require approval of a use permit by the Napa Co Conservation, Development and Planning Commission.

b) If the total contiguous area to be cleared or graded is less than 1 acre, up to 1/3 of the area to be cleared or graded may exceed 30% in slope but only upon the recommendation of the Napa Co Resource Conservation District or County Consultant AND written approval by the Director or his/her designee.

c) Any area with a greater than 50% slope cannot be cleared or graded unless a variance is approved (*For further information please contact a planner)*

If the average slope of any area is 30% or greater development of that area cannot be undertaken unless the Napa County Planning, Building, and Environmental Services and Planning Commission approve a use permit. Moreover, any area with an average slope greater than 50% cannot be cleared or graded unless a variance is approved *(For further information regarding a variance please contact a planner)*.

FIGURE 75: CANDIDATES FOR SCENIC HIGHWAY DESIGNATION



DESIGNATED PUBLIC ROADS

(Figure 76 – Scenic Highways Element Napa County General Plan)

COUNTY ROADS

Silverado Trail
Dry Creek Road – Oakville Grade
Petrified Forest Road
Deer Park Road and Howell Mountain Road (from St. Helena to Pope Valley Road)
Butts Canyon, Pope Valley and Chiles Valley Roads
Pope Canyon Road
Wooden Valley Road
Berryessa Knoxville Road
Oak Knoll Avenue
Yountville Cross Road
Zinfandel Lane
Lodi Lane
Bale Lane
Jameson Canyon Rd from Hwy 29 to the Solano County Line;
American Canyon Rd from Flosden/Fairgrounds Rd. to Interstate 80;
Highway 29 in its entirety;
Mt. Veeder Road;
Partrick Road;
Lokoya Road;
Wall Road;
Larkmead Lane;)
Dunaweal Lane;
Tubbs Lane;
Redwood Road;
Spring Mountain Road; and
Old Sonoma Road

STATE HIGHWAYS

State Hwy 128 (from Rutherford to Monticello Dam)
State Hwy 29 (from American Canyon to Lake County Line)
State Hwy 121 (from Sonoma County to Napa; from Napa to State Hwy 128)

VIEWSHED UPDATES

ORDINANCE #1232 adopted 12-9-03 amended the Viewshed regulations to include the following;

1. The extension of applicability to include "benches and shelves" which are defined as "flat areas which could be used as a building site which are otherwise surrounded by slopes of fifteen percent or greater';

2. The definition of "substantially" as "fifty one percent or more of viewable areas as it relates to views or screening of structures and benches and shelves from the designated road(s)"; and

3. A requirement, depending on the project, to execute and record a "use restriction" prior to the issuance of building permit.

Be advised that the above is only a summary of the amendments. For specific information on the viewshed program and regulations in its entirety, consult Chapter 18.106 of the Napa County Code.

STATEMENT OF REQUEST

9 Buttons LLC and Hourglass Winery
Lommel Road Calistoga
NCAPN 018-060-024 and 021-010-001

The Owner of the subject 39 acre parcel, Mr. Jeff Smith/9 Buttons LLC, is applying for a Major Modification of his 30,000 Gallon Winery Use Permit approved April 18, 2007 under Use Permit P06-01161-UP. The Owner is filing this Major Modification application as part of the County initiated Winery Compliance program and to also request increases in the permitted Employees, Visitation by Appointment, Marketing Events and Wine Production.

Since March 2019 when this application was filed, the 39 acre property was burned in the September 2020 Glass Fire. Exterior portions of the winery were destroyed by the Glass fire as was the Residence. Currently there exists the winery 6,400 square foot (sf) cave structure, 1,000 sf mechanical area, winery septic system, 8,250 sf post-fire constructed covered crush and tank pad and the residence swimming pool.

The winery will continue to use Lommel Road for access to the Silverado Trail. The property contains 5 water wells. Well #5 will be used solely for the Winery. A Tier 1, Tier II and Tier III Water Availability Analysis (WAA) report was prepared by Richard Slade and Associates and is included in this application. The results of the Analysis determined Well #5 is more than adequate to serve the winery under the current County Water Use guidelines. There are five existing water storage tanks on the property. Two of the water tanks are above the winery on the hillside and will be removed as part of this permit. The location of the two tanks being removed will be restored to native conditions. The existing septic system will be expanded to accommodate the proposed increase in production, employees and visitors.

Due to the proximity of the existing winery access road to Biter Creek, a road widening exception is being requested over portions of the existing road to protect significant trees and Biter Creek in this area.

The current Use Permit allows for 1 full time employee and 2 part time employees. The facility currently has 2 full time production employees and 2 hospitality employees on site. There are also 2 additional full time administration employees working from offices in St Helena. This application is requesting approval for 10 full time, on-site employees and 2 part time, on-site employees.

The current Use Permit allows for 10 visitors a day and 22 visitors a week. Pre Glass Fire, the facility had 18 visitors a day on average. This application is requesting approval to have up to 20 visitors a day and up to 140 per week in total.

The current Use Permit allows for fifteen (15), 30 person marketing events and one (1) 100 person marketing event. In addition to these approved events, this application is requesting approval of a) thirty-nine (39), 30 person marketing events, bringing the total to fifty-four (54) 30 person marketing events, b) three (3) additional marketing events up to 250 people per event and c) one (1) additional marketing event up to 500 people.

The current use permit allows for a production limit of 30,000 gallons of wine per year. The facility currently operates within this limit based upon a 3 year average(2017-2019). In 2018, due to a large harvest, the Winery produced 45,000 gallons. This application is requesting approval to increase the annual winery production from 30,000 gallons to 60,000 gallons per year.

The approved winery facility is 10,400 square feet (sf) of type 3 caves, of which 6400 square feet have been constructed, an 8,250 covered crush and tank pad, and a mechanical pad and bathroom totaling 1,000 square feet.

This application is requesting approval to increase the caves by 28,382 square feet, totaling 38,782 square feet(10,400 sf + 28,382 sf). The caves will include a small kitchen(300 sf) for staff meals and catering preparation and 2 bathrooms totaling 449 sf. The Cave Spoils not utilized for on-site construction will be hauled to Lake County. Additionally, a 3,889 square foot uncovered utility pad and 578 sf bathroom/employee room is proposed adjacent to the existing utility pad.

This application is also requesting approval of a 6,259 sf hospitality and office building which will contain offices for staff, a commercial kitchen, hospitality rooms, bathrooms and covered outdoor deck area. Additionally, a 916 square foot “lookout” hospitality building is being proposed under this application. The “lookout” hospitality building is comprised of a 523 square foot tasting room, a bathroom (57 sf) and a covered deck (336 sf).

There will be a two-way driveway to the Winery Production/caves area. A one-way road will “loop” from the end of the two-way road for access to the “lookout” building and connect back to the two-way road.

There will be a two-way, dead end “spur” road accessing the parking area and the Hospitality building. The two-way “spur” road will branch off of the two-way road described in the above paragraph.

Prepared by Albion Surveys, Inc for Jeff Smith and 9 Buttons LLC,

Jon Webb

Jon M Webb June 4, 2024

“E”

Road and Streets Standards Exemption Request

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

APPLIED
CIVIL ENGINEERING
INCORPORATED

February 3, 2023
August 31, 2023 - Revision #1

Job No. 19-129

Mr. Brian Bordona, Director
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, California 94559

Re: Request for Exception to the Napa County Road and Street Standards for the Hourglass Use Permit Modification Application (P19-00102)
701 Lommel Road, Calistoga, California APNs 018-060-024 & 021-010-001

Dear Mr. Bordona:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit Modification application for Hourglass Winery. We are providing this information for your review and final decision by the Conservation, Development and Planning Commission pursuant to Section 3 of the Napa County Road and Street Standards. Section 3 allows exceptions to the Standards provided that the exception still provides the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare and:

1. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural watercourses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like;

2. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or

3. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

It is our opinion that approving the subject Use Permit Modification along with the proposed driveway improvements and granting this exception will:

1. Reduce the removal of mature oak trees and native vegetation;

2. Minimize the need for grading within the stream setbacks;

3. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare; and

4. Improve emergency vehicle access to the subject property and the area in general compared to what exists today.

The remainder of this letter describes the proposed project, provides background information regarding existing access conditions, outlines the proposed driveway improvements, identifies specific areas where an exception to the Standards is being requested and provides justification for the requested exception.

Project Description

Hourglass Winery is applying for a Use Permit Modification to modify the entitlements for their existing winery facility located at 701 Lommel Road in St. Helena, California. The Use Permit Modification application under consideration proposes the following characteristics:

- Wine Production:
  - 60,000 gallons of wine per year
  - Crushing, fermenting, aging and bottling

- Employees:
  - 10 full-time employees
  - 2 part-time employees

- Marketing Plan:
  - Daily Tours and Tastings by Appointment
    - 20 visitors per day maximum
    - Food prepared offsite by catering company

  - Private Marketing Events – Type 1
    - 30 guests maximum
    - 54 events per year
    - Food prepared onsite or offsite by catering company,

  - Private Marketing Events – Type 2
    - 100 guests maximum
    - 1 event per year

- Food prepared offsite by catering company
- Portable toilets used for all events with more than 30 guests

- Private Marketing Events – Type 3
  - 250 guests maximum
  - 3 events per year
  - Food prepared offsite by catering company
  - Portable toilets used for all events with more than 30 guests

- Private Marketing Events – Type 4
  - 500 guests maximum
  - 1 event per year
  - Food prepared offsite by catering company
  - Portable toilets used for all events with more than 30 guests

Existing improvements on the property include the winery and agricultural buildings, vineyards, caves and the related access and utility infrastructure. A new hospitality building and cave expansion is proposed as part of the Use Permit Modification. Please see the Hourglass Winery Site Plan Exhibit by Albion Surveys for approximate locations of existing and proposed facilities.

Existing Access Road Conditions

Access to the Hourglass Winery is via a private driveway that begins at the southwest corner of the subject property. The driveway provides access to the subject Hourglass Winery property as well as the adjacent property under common ownership.

From STA 0+00 (County Right of Way) to STA 13+00 +/- the driveway is paved with gravel and chipseal to an average width of 14 feet. This area was previously granted an exception to the Standards for width due to proximity to Biter Creek (blueline stream). Longitudinal slopes vary and generally average less than 5%.

At STA 13+00 +/- the driveway turns away from the stream and the paved width increases to approximately 20 feet from STA 13+00 to the winery site (STA 19+00 +/-). Longitudinal slopes vary and generally average approximately 10%.

Napa County Road and Street Standards Requirements

The Napa County Road and Street Standards require private access driveways serving wineries provide two (2) 10-foot-wide travel lanes (20 feet total), 22 feet of total horizontal clearance (including the travel lanes), 15 feet of vertical clearance, 50 foot minimum inside turning radius and a maximum 16% longitudinal slope (provisions are made to allow slopes up to 18% if paved with asphalt and up to 20% in certain circumstances if there are less sloping areas above and below the 20% section).

Proposed Driveway Improvements and Request for Exception to Napa County Road and Street Standards

Improving the existing private driveway to the full 20 foot width is possible throughout most of the driveway length and the Applicant is proposing to make such improvements where feasible to fully comply with the standards. There is one short stretch of approximately 100 LF from STA 2+50 to 3+50 where there are existing mature oak trees and a stream setback that preclude the ability to widen in this area. In this one distinct location we are requesting an exception to the standards to allow a reduced with of 14 feet.

Location #1: STA 2+50

Feature Exception is Requested for: Roadway Width

The existing driveway is 12 feet wide in this area with 14 feet of horizontal clearance and no widening is proposed.

Basis for Exception: Environmental Constraints
Biter Creek is located to the right side of the road. An estimated 3,000 square feet of grading and native vegetation removal and placement of 1,000 sf of new impervious area within the stream setbacks and removal of approximately three native trees within stream setback would be required to widen the road to comply with the Standards. By allowing the requested exception this environmental impact can be avoided.

Same Practical Effect Discussion:
The proposed configuration meets the same practical effect criteria as outlined below:

a) Access for emergency wildland fire equipment: The existing driveway and shoulder area will allow for wildland fire equipment to maneuver through this stretch of driveway. The reduced width area is completely intervisible from end to end and therefore approaching vehicles to wait for oncoming vehicles to pass before entering the reduced width area.
b) Safe civilian evacuation: Similar to as described above the existing driveway configuration will allow safe civil evacuation, even with fire trucks navigating the roadway since the short segment of driveway with reduced width is completely intervisible from end to end.
c) Signing that avoids delays in emergency equipment response: Although not required by the Standards, the Applicant will install a sign at the start of the private driveway to inform motorists that the road has a single traffic lane and motorists must use turnouts to allow emergency vehicles to pass (as is standard practice when a motorist is approached from behind or ahead by an emergency vehicle).
d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire: There is existing water storage for fire protection for the existing winery facility as required by the associated development permits. When the structures are modified or new structures are built, as contemplated under this application, the plans for the permits for these projects will include fire protection water storage in the volumes required by the codes in effect at the time of submittal. Complying with the applicable codes will ensure there is adequate water available and accessible for the purpose of attacking a wildfire or protecting a structure from a fire.

e) Fuel modification sufficient for civilian and fire fighter safety: When the structures contemplated under this application are submitted for building permit review the plans will include provisions for fuel modification (vegetation management) as required by the codes in effect at the time of submittal. Complying with the applicable codes will ensure that fuel modification is completed as needed for civilian and firefighter safety.

Conclusions & Findings In Support of Exception Request

It is our opinion that this request to allow the existing access driveway to be approved with significant improvements and with one short segment that do not strictly comply with the Standards meets the criteria established in Section 3 of the Road and Street Standards. More specifically, approval of the proposed exception will:

1. Preserve mature native trees and native vegetation within and near the stream setback zone;

2. Minimize the need for grading within and near the stream setback zone;

3. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare.

We look forward to hearing from a representative from your department to discuss any questions that may arise during review of this request. Please contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:



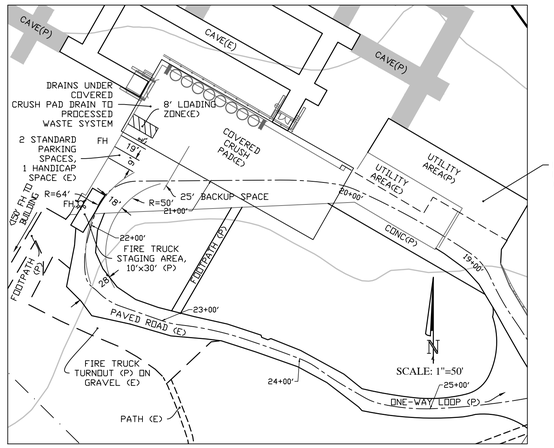
Michael R. Muelrath

Michael R. Muelrath, R.C.E. 67435
Principal

Copy:
Jeff Smith, Hourglass Winery (via email)
Jon Webb, Albion Surveys (via email)

Enclosures:
Hourglass Winery Site Plan Exhibit

FIRE TRUCK ACCESS DETAIL



NO PROCESSING IN PROPOSED UTILITY AREA. DRAINS FLOW TO STORM DRAIN

LEGEND:

⚠	CONTROL POINT
AC	ASPHALTIC CONCRETE
CL	CENTERLINE
DI	DRAIN INLET
(E)	EXISTING
EOB	ELECTRICAL OUTLET BOX
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GP	GUY POLE
JP	JOINT POLE
LO	LIVE OAK
(P)	PROPOSED
SSCO	SANITARY CLEANER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UG	UNDERGROUND
WV	WATER VALVE
WO	WHITE OAK
	UTILITY POLE
12/25	TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
	FLOW LINE OF CREEK OR DRAINAGE DITCH
	EDGE OF DIRT/GRAVEL ROAD
	EDGE OF CURB
	EDGE OF ASPHALT/CONCRETE PAVEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	1' CONTOUR
	5' CONTOUR
DHL DHL DHL DHL	OVERHEAD POWER AND/OR TELEPHONE LINE
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ADJUSTED
	PROPOSED LOT LINE ADJUSTMENT PROPERTY LINE
	BUILDING LINE
	CENTER LINE
	EASEMENT LINE
	GRADE BREAK–TOP/TOE
	VINEROW
	EROSION CONTROL PLAN LIMITS (APPROX.)
	PROPOSED CAVE AREA
	PROPOSED ROAD WIDENING AREA

Dutch Henry Canyon Road

Silverado Trail

Lommel Road

SELBY CREEK

BITER CREEK

Lommel Road (extension)

A County Road

START OF PRIVATE DRIVEWAY (STA 0+00)

WIDEN (E) GATE TO PROVIDE 22' MIN CLEAR WIDTH WHEN OPEN; WIDEN TO NORTH, AWAY FROM STREAM

22'(P)

21' GATE(E)

STREAM SETBACK

22'(P)

VINEYARD BLOCK(E)

VINEYARD AVENUE(E) (TYPICAL)

TOP OF BANK

300' SETBACK FROM LOMMEL ROAD CL

STA 2+50 TO 3+50

EXCEPTION REQUESTED IN THIS AREA FOR 100' OF DRIVEWAY TO HAVE A WIDTH LESS THAN 22' TO PRESERVE EXISTING TREES AND AVOID REMOVAL OF NATIVE VEGETATION IN THE STREAM SETBACK AREA

TREES(E)

SEE DETAIL

Lands of
LOOKING GLASS VINEYARD LLC
Portions of 021-010-001 & 018-060-024
PROPOSED PARCEL TWO
39.00 acres±

VINEYARD BLOCK(E)

14'–20' WIDE PAVED ROAD UTILIZED FOR WINERY & RESIDENCE ACCESS FROM LOMMEL RD.(E) INSIDE EASEMENT AREA.
MAINTAIN SHOULDER / WIDEN ON VINEYARD SIDE TO PROVIDE 20' PAVED AND 22' TOTAL WIDTH PER COMMON DRIVE STANDARDS WITH ONE EXCEPTION WHERE NOTED.
PROVIDE EXTRA WIDTH IN CURVES WITH R<200' AS SHOWN.
ALL WORK ON NORTH SIDE OF ROAD IS EXISTING VINEYARD ROAD AND NO VEGETATION REMOVAL IS REQUIRED

APPROXIMATE STREAM SETBACK

40' ACCESS & UTILITY EASEMENT SERVING THE WINERY PARCEL(E)

EXISTING PROPERTY LINE

Lands of
LOOKING GLASS VINEYARD LLC
Portion of 021-010-001
PROPOSED PARCEL ONE
6.00 AC±

VINEYARD BLOCK(E)

PROPOSED PROPERTY LINE

WELL(E)

WATER TANK(E)

CONCRETE PAD(E)

100'

POND(E)

STREAM SETBACK

R=200'

R=150'

DRIVEWAY (P)

LO 16/35 (E) TO BE REMOVED

36.5'(E)

18.5'(E)

22'(P)

15'(E)

R=50'

24' PAVED 26' TOTAL IN CURVE

R=50'

WINERY WELL #5 (E)

100'

DRIVEWAY NOTE:
DRIVEWAY SLOPES ARE LESS THAN 16% THROUGHOUT AND SURFACE WILL BE A MINIMUM OF 5" CLASS 2 AB WITH A DOUBLE SEAL COAT PER COUNTY STANDARDS.

N54°48'25"E 43.98

N53°29'28"E 27.31

N55°26'44"E 124.06

N81°33'02"E 146.54

Lands of
PAN MACEDONIAN ASSOC OF SF
021-020-007

Lands of
781466 ALVERTA LTD
018-060-025

Lands of FROSTFIRE VINEYARDS II LLC
021-010-074

Lands of
CALISTOGA RANCH CLUB
018-060-086

400' CAVE SETBACK
NO EXISTING SEPTIC SYSTEMS IN SETBACK AREA

Lands of
PEJU PROVINCE WINERY
018-060-089
PROPOSED PARCEL THREE
55.39 Ac.±

EROSION CONTROL PLAN LIMITS (APPROX.)

PATH OF SPOILS REMOVAL FROM CAVE EXCAVATION AND NEW PORTAL (P)

PROPOSED PROPERTY LINE

CAVE PORTAL(P)

S80°19'33"E 786.04

PROPOSED PROPERTY LINE

82'

55'

WATER TANKS(E)

92'

TEMPORARY STOCKPILE AREA(P) (500–1,000 CUBIC YARDS)

CAVES (P)

597'± TO CL ROAD

WATER TANK, 65K GALLON(P)

PUMP HOUSE(P)

PUMP HOUSE(E)

100'

WELL(E)

WATER TANKS(E)

FOOTPATH (P)

WINERY PARKING(E)

CAVE PORTAL(E)

TASTING PAVILION (P)

EROSION CONTROL PLAN LIMITS (APPROX.)

FIRE TRUCK TURNOUT(P) ON GRAVEL(E)

SEE DETAIL

CAVES(E)

CROSSED CRUSH PAD(E)

FERMENTING TANKS UNDER COVERED CRUSH PAD(E)

CAVE PORTAL(E)

CAVE PORTAL (P)

CAVES (P)

BATHROOM /MECHANICAL ROOM(E)

100'

WELL SHED(E)

PATH(E)

POOL (E) *NOTE: NO LONGER FOR SWIMMING USE*

ROAD MIN. 14' WIDE(P)

(P) PW IRRIGATION AREA (2 ACRES)

EXISTING PROPERTY LINE

DRIVEWAY & ADA PARKING (P)

FIRE TRUCK HAMMER-HEAD (P)

HOSPITALITY CENTER (P)

REDUCE PORTION OF (E) DRIVEWAY LOOP

UTILITY AREA (P)

ONE–WAY LOOP (P) INTERSECTION PER DETAIL P–2

EIGHT 9'x19' PARKING SPACES(E)

R=50'

R=60'

R=200'

22'(P) 19'(E)

WINERY LEACH FIELD (E)

(P) PW IRRIGATION AREA (2 ACRES)

PATH(E)

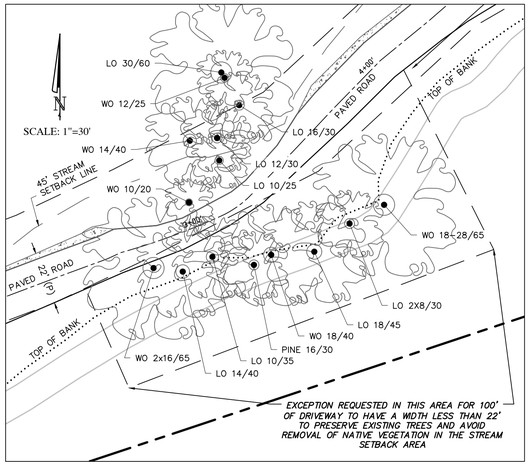
FENCE(E)

(P) PROCESS WASTE TREATMENT SYSTEM

N55°43'13"W 1538.63

400' CAVE SETBACK
NO EXISTING SEPTIC SYSTEMS IN SETBACK AREA

TREE DETAIL



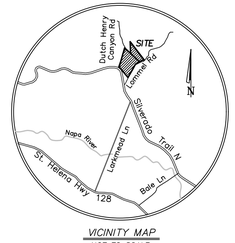
SURVEYOR'S CERTIFICATE

THIS IS PREPARED BY ME OR UNDER MY DIRECTION.
FOR NEW ALBION CALIFORNIA INC., DBA ALBION SURVEYS

Jon M. Webb — OCTOBER 2, 2023

JON M. WEBB

LICENSED LAND SURVEYOR
JON M. WEBB
No. 6709
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

SCALE: 1"=100'

CONTOUR INTERVAL=40'
VERTICAL DATUM PER NAPA COUNTY GIS.
DIRECTION OF NORTH BASED ON A COMPASS SIGHTING.

ALBION

ALBION SURVEYS, INC.
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963–1217
FAX (707) 963–1829

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE PROPOSED SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION OR ACREAGE. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CONSTRUCTION OR CONVEYANCE. OTHER EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY ADDITIONAL INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 018–060–024 & 021–010–001
STREET: 701 LOMMEL ROAD
CITY: CALISTOGA
SITE CONTACT: JEFF SMITH
PHONE: 968–9332, CELL 484–9333

ARCHITECT

COMPANY: LUNDBERG DESIGN
CONTACT: MICHELLE KRIEBEL
EMAIL: MICHELLE@LUNDBERGDESIGN.COM

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
CONTACT: MIKE MUELRATH
EMAIL: MIKE@APPLIEDCIVIL.COM

WINERY USE PERMIT MAP
FOR THE LANDS OF
HOURGLASS WINERY & 9 BUTTONS VINEYARD LLC
COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: AUGUST 10, 2006
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: J. CANNON
DATE: SEPTEMBER 25, 2019
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: R. MATTERI
DATE: DECEMBER 6, 2022
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: M. GARRETT
DATE: FEBRUARY 15, 2023
DRAWN BY: M. BELL
DATE: OCTOBER 2, 2023
DRAWN BY: M. BELL

ALBION REFERENCES

PROJECT NO: 2166
ASSOCIATED DWG(S):
PROJECT MANAGER: JON WEBB
ORIGINAL FIELD BOOK NO:
DATE: 10/2/2023

SHEET 1
C3D PROJECT 2166
DWG 2166-II USE

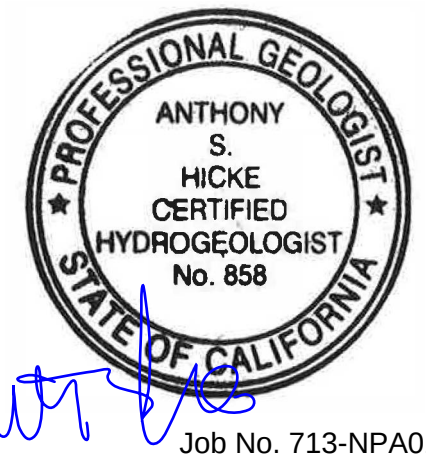
“F”

Water Availability Analysis

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

MEMORANDUM

January 31, 2023



To: Mr. Jeff Smith
9 Buttons LLC
1104 Adams Street, Suite 104
St. Helena, CA 94574
Sent via email: jeff@hourglasswine.com

Cc: Mr. Jon Webb (jwebb@albionsurveys.com)
Mr. Troy Thompson (troy@hourglasswine.com)
Mr. Mike Muelrath (mike@appliedcivil.com)

Job No. 713-NPA01

From: Anthony Hicke and Richard C. Slade
Richard C. Slade & Associates LLC (RCS)

Re: Results of Napa County Tier 1, Tier 2, and Tier 3 Water Availability Analyses
Hourglass Winery
4208 Silverado Trail North
Calistoga, CA 94515

Introduction

This Memorandum presents the key RCS findings, conclusions, and preliminary recommendations regarding the Water Availability Analysis (WAA) for the proposed new winery project for the Hourglass Winery property (subject property) in Napa County, California. This document was prepared for the property owner to provide hydrogeologic analyses in conformance with Napa County Tier 1, Tier 2, and Tier 3 WAA requirements, as described in the Napa County WAA Guidelines Document (WAA, 2015).

The subject property is comprised by two parcels and is located at 4208 Silverado Trail North in the Calistoga area of Napa County (County). The Napa County Assessor's Parcel Numbers (APNs) for the two parcels are 021-010-001 and 018-060-024, with assessed acreages of 30 acres and 15 acres, respectively. Figure 1, "Well Location Map," shows the approximate boundaries of the subject property superimposed on a USGS topographic map of the area. The approximate parcel boundaries shown on Figure 1 were adapted from the County Assessor's parcel data, which are freely available on the County GIS website. Note that acreages measured using GIS calculation methods do not agree with the assessed acreages. However, as is standard practice for WAA work by RCS in Napa County, RCS will rely on the assessed acreages for the

purposes of this WAA Memorandum. Figure 1 also shows the locations of the existing onsite wells, (Well Nos. 1, 2, 3, 4, and 5) as well as the approximate locations of some offsite wells owned by others. Note that the locations of the proximal offsite wells shown on Figure 1 are not considered to represent all nearby but offsite wells owned by others that may exist in the area. Figure 2, "Aerial Photograph Map," shows the same property boundary and well locations that are illustrated on Figure 1, but the base map for Figure 2 is an aerial photograph of the area (photo dated April 16, 2022) that was obtained via the ArcGIS Pro software package.

The property (including the onsite vines and existing winery) was badly damaged during the Glass Fire in 2020,. Recently, 18.7 acres of vines were replanted to replace the burned vines. The proposed project includes the redevelopment of a winery on the property to replace the winery that was destroyed by the fire. RCS understands the proposed project is to construct a new winery with a production capacity of 60,000 gallons of wine per year. The winery will include, along with wine production and the necessary employees, a wine tasting room and other events. Water demands for all future onsite developments will be met using groundwater from onsite wells. The vineyards and landscaping at the subject property will be irrigated using groundwater pumped primarily by Well Nos. 1, 2, 3, and 4, with some supplemental water being pumped from Well 5 when necessary. All irrigation water is to be pumped to and distributed from an onsite pond (the pond is visible on Figure 2 on the southern portion of the larger parcel). All winery demands will be met using groundwater pumped from Well 5, and therefore Well 5 is considered to be the "project well" of the analyses herein.

The basic purpose of this Memorandum is to comply with all three "Tiers" of Napa County's WAA guidelines promulgated by the County in May 2015 (WAA, 2015). A "Tier 1" WAA requires preparation of the annual groundwater recharge that occurs at the subject property, and comparison of that recharge estimate to the proposed groundwater use at the property. Because there is at least one known offsite well owned by others (see Figure 1) that is located within 500 ft of Well 5 (i.e., the "project well"), then a "Tier 2" WAA is required to determine possible offsite well interference that may be caused by pumping of the project well to meet the groundwater demands of the project. A "Tier 3" WAA analysis is required because the project well is located within 1,500 ft of a "Significant Stream" as defined by Napa County Planning, Building, and Environmental Services (PBES). Figures 1 and 2 show the "Significant Streams" defined by Napa County PBES.

Site Conditions

From review of data provided by the property owner and the project Civil Engineer, Advanced Civil Engineering of Napa, CA (ACE), and from the field reconnaissance visit by an RCS geologist to the subject property on June 9, 2019 (prior to the September 2020 Glass Fire), the following key items were noted and/or observed (refer to Figures 1 and 2):

a. The Hourglass Winery property is comprised by two individual parcels having County Assessor's Parcel Numbers (APNs) of 021-010-001 and 018-060-024 with assessed acreages of 30 acres and 15 acres, respectively. The total County-assessed area of the subject property is therefore 45 acres. Note that the property is currently undergoing a lot line adjustment such that the boundary between the two parcels that comprise the subject property may change slightly compared to that which is shown on Figures 1 and 2. The outer boundaries of the two parcels will not be changed as part of the lot line adjustment.

b. The subject property is located on the east side of the Napa Valley near the City of Calistoga. As illustrated by the topographic contours illustrated in Figure 1, the subject property is situated in a small valley just east of the Silverado Trail, with a portion of the property extending up into a hillside area.

c. Two intermittent creek channels[1], Dutch Henry Creek and Biter Creek, are shown on Figure 1 to pass within the boundaries of the subject property. The two creeks are classified as "Significant Streams" as defined by Napa County PBES (PBES, 2022c). At the time of the RCS July 2019 site visit, both creeks were observed by the RCS geologist to be dry.

d. As shown on Figures 1 and 2, there are five water-supply wells at the subject property. Groundwater for vineyard irrigation is pumped primarily using Well Nos. 1, 2, 3, and 4. Occasionally, some supplemental groundwater is pumped from Well 5 when necessary.

e. One pond exists on the subject property. The pond is lined and is filled only with direct rainfall and with groundwater pumped from the onsite well. No surface water runoff is used to fill the onsite pond. The wells are reportedly "cycled" throughout the irrigation season to fill the pond and allow periods of rest (water level recovery) for each well.

f. Development on offsite areas east, north, and west of the subject property consist primarily of vineyards and residences. Areas offsite to south are primarily undeveloped and naturally vegetated (see Figure 2); note that the Figure 2 aerial photograph was taken before the 2020 Glass Fire.

g. During the July 2019 site visit, the RCS geologist traveled along Lommel Road, Dutch Henry Canyon Road, and the Silverado Trail in an attempt to identify possible locations of nearby, offsite wells owned by others. RCS refers to such work as a "windshield survey." During this survey, the RCS geologist attempted to identify possible offsite well locations by observing typical well-house enclosures, pressure tanks, storage tanks, power lines, or direct observation of a wellhead.

   RCS geologists also identified the approximate locations of possibly existing offsite wells owned by others using records downloaded from an online search of the County website (PBES, 2022b). Using the website, a few "Well Completion Reports" (WCRs, also known as "driller's logs") or well drilling permits were obtained for the locations for wells historically drilled in the area.

   Figures 1 and 2 show the approximate locations of known, reported, and/or inferred nearby offsite wells surrounding the subject property, as determined from the field reconnaissance and well log research. Those locations are not considered to be inclusive of all actual offsite wells that may exist in the area. Note that Well 5, the project well, is located within 500 ft of the locations of three of those offsite wells.

Local Geologic Conditions

Figure 3, "Geology Map," illustrates the types, lateral extents, and boundaries between the various earth materials mapped at ground surface in the region by others. Specifically, Figure 3 has been adapted from the results of regional geologic field mapping of the Calistoga 7.5' Quadrangle,

[1] The two drainages in question are shown as "dashed lines" on the USGS topographic map (denoting intermittent status).

Napa and Sonoma Counties, as published by the California Geological Survey (CGS, 2013). As shown on Figure 3, the key earth materials mapped at ground surface in the area, from geologically youngest to oldest, include the following:

- Stream channel deposits (map symbol Qhc). These deposits are comprised of fluvial sediments that lie within the two intermittent stream channels that cross the property, and are composed of relatively thin (extending to depths of only a few feet or so) of loose sand, silt, and gravel.
- Alluvial-type deposits (map symbols Qa, Qhf). These deposits consist of undifferentiated and/or undivided alluvium and/or alluvial fan deposits. These deposits are generally unconsolidated, and consist of layers and lenses of sand, gravel, silt, and clay deposited as a result of the erosion of and transport from the nearby hills. These alluvial deposits (map symbol Qhf) are shown on Figure 3 to be exposed at ground surface beneath a majority of the topographically lower and flatter valley portions of the subject property, and extend west across the property toward Silverado Trail and the main floor of the Napa Valley. Because the subject property is situated at the base of hills, the alluvium is interpreted to be relatively thin beneath the property, with the thickness of the deposits becoming greater from east to west, ranging from total depths of 10 ft to perhaps 30 ft to 50 ft below ground surface (bgs).
- Sonoma Volcanics (map unit Tsrc). The Sonoma Volcanics are comprised by a highly variable sequence of chemically and lithologically diverse volcanic rocks. Surrounding the subject property, and exposed in the higher elevation portions of the property, is the Rhyolite of Calistoga, one of the many rock types (or units) that comprise the Sonoma Volcanics geologic formation. This unit forms dome hills protruding from the valley alluvium in and around Calistoga, including the hills surrounding the subject property. The unit is comprised of hard lava flows of rhyolite composition, with interbeds of pumiceous ash-flow tuff (volcanic ash), and welded tuff. These volcanic rocks are also interpreted to underlie the alluvium beneath the subject property. The total thickness of these rocks beneath the subject property is unknown but is interpreted to extend to depths of at least 500 ft or more, based on the driller's descriptions of earth materials available on WCRs available for the onsite wells (the WCRs are discussed later in this Memorandum).
- Great Valley Complex and Franciscan Formation. Geologically older (Cretaceous- and Jurassic-aged) Great Valley Complex rocks and Franciscan Formation Rocks are not shown on Figure 3 but are known to be exposed offsite at ground surface to the north and east of the subject property, outside of the map boundaries of Figure 3. These rocks consist mainly of well-consolidated to cemented thickly bedded sandstone, conglomerate, siltstone, and shale. These geologically older rocks, which are considered to be the bedrock of the area, are interpreted to underlie the volcanic rocks at depth beneath the subject property.

Local Hydrogeologic Conditions

The earth materials described above can generally be separated into two basic categories, based on their relative ability to store and transmit groundwater to wells. These two basic categories are:

Potentially Water-Bearing Materials

The Sonoma Volcanics, which are represented by consolidated pumiceous ash flow tuff, welded tuff, and hard, fractured volcanic flow rocks, are considered to be the principal water-bearing materials beneath the subject property and its environs. The occurrence and movement of groundwater in Sonoma Volcanic rocks tend to be controlled primarily by the secondary porosity within the rock mass, that is, by the fractures and joints that have been created in these welded tuffs (consolidated ash deposits), or harder volcanic flow-type rocks over time by various volcanic and tectonic processes. Specifically, these fractures and joints have been created as a result of the cooling of these originally molten flow rocks and ash flow deposits following their deposition, and also from mountain building or tectonic processes (faulting and folding) that have occurred over time in the region after the rocks were erupted and hardened. Some groundwater can also occur in zones of deep weathering between the periods of volcanic events that yielded the various flow rocks and also within the pore spaces created by the grain-to-grain interaction in volcanic tuff and ash.

The amount of groundwater available at a particular drill site for a well constructed into the Sonoma Volcanics beneath the subject property would depend on such factors as:

- The thickness of ash flow tuffs and flow rocks beneath the property.
- Whether the preponderant volcanic material beneath the property is well-consolidated ash flow tuff and flow rocks, or softer, less consolidated, fine-grained ash materials.
- The number, frequency, size and degree of openness of the fractures/joints in the volcanic rocks.
- The degree of interconnection of the various fracture/joint systems in the subsurface and to ground surface.
- The extent to which the open fractures may have been possibly in-filled over time by chemical precipitates/deposits and/or weathering products (clay, etc.).
- The amount of recharge from local rainfall that becomes available for deep percolation to the fracture systems.
- To a lesser extent, the size of the pore-spaces formed by the grain-to-grain interactions of volcanic ash particles.

As stated above, the principal rock type interpreted to exist to depths of at least 500 ft in the subsurface beneath the property, based on review of WCRs for onsite wells, is the Sonoma Volcanics rocks. From our long-term experience with the Sonoma Volcanics, and based on our numerous other water well construction projects in Napa County, pumping capacities in individual wells have ranged widely, from rates as low as a few gpm (if abundant, poorly consolidated and fine-grained ash flow tuff is present), to rates as high as 200 gpm or more (if abundant harder, fractured flow rocks and welded tuffs are present).

Potentially Nonwater-Bearing Rocks

This category includes the geologically older and fine-grained sedimentary rocks of the Great Valley Complex. These potentially nonwater-bearing rocks are interpreted to underlie the volcanic rocks at great depth beneath the subject property. In essence, these diverse and geologically old rocks are well-cemented and well-lithified and have an overall low permeability. Occasionally,

localized conditions can allow for small quantities of groundwater to exist in these bedrock materials wherever they may be sufficiently fractured and/or are relatively more coarse-grained. However, even in areas with potentially favorable conditions, well yields are often only a few gpm in these bedrock materials, and the water quality can be marginal to poor in terms of total dissolved solids concentrations, and other dissolved constituents.

Key Construction and Testing Data for Existing Wells

As stated above, five wells exist within the boundaries of the subject property at the locations shown on Figures 1 and 2. DWR Well Completion Reports (WCRs, or "driller's logs") were provided to RCS for each well by the property owner; copies of those WCRs are included in the Appendix to this report. Table 1, "Summary of Available Well Construction and Pumping Data," provides a tabulation of key well construction and pumping data that are available for the onsite wells. The wells are grouped according to which of the two onsite parcels they were constructed. Note that a WCR was provided for an older onsite well (with designation "destroyed" on Table 1). Data for that destroyed well are included on Table 1 to present a complete dataset, and a copy of its WCR is also included in the Appendix. However, the exact location on the property where the destroyed well used to exist is unknown, and therefore no location for the destroyed well is shown on Figures 1 or 2.

Well Construction Data

Table 1 is sorted according to the individual parcel on which each well exists, and includes key construction data for the onsite wells. Review of Table 1 reveals the following:

- Construction dates for the onsite wells range from 1991 to 2008.
- Well depths range from 370 ft to 508 ft deep.
- All wells are constructed with PVC casing, with casing diameters ranging from 5 inches to 6 inches.
- Sanitary seal depths range from 20 ft to 54 ft below ground surface for the onsite wells. For the proposed winery project, Well 5 will be pumped to meet all winery demands, and is considered to be the "project well". It is therefore noteworthy that Well 5 is constructed with a cement sanitary seal from ground surface to 54 ft bgs. This seal depth, greater than 50 ft, meets the requirements necessary to allow Well 5 to be used for public water supply purposes.

Summary of Key Airlifting "Test" Data

The driller's logs for the onsite wells provide the depth to the original post-construction static water levels (SWLs) for the onsite wells, along with the original airlifting test rates (as shown on Table 1). These data include:

- Initial SWL depths following completion of well construction reportedly ranged from 25 ft to 121 ft bgs, depending on the well and its date of construction, with the exception of Well 4. Well 4 had a much deeper SWL (at 360 ft bgs) following the completion of its construction.

- Reported maximum airlift rates[2] for initial post-construction airlifting operations in the onsite wells were estimated by the respective driller to have ranged from 25 gallons per minute (gpm) in Well 1, to 130 gpm in the Well 3, at the time of their respective well constructions.
- "Water level drawdown" values during airlifting were not listed on the driller's logs for the onsite wells, because water level drawdown cannot be measured during airlifting operations; thus, the original post-construction specific capacity[3] value for the wells cannot be calculated from the limited data on the driller's log.

Pumping Tests

Two different pumping tests were performed in Well 5 as part of the Winery project development. Each test was performed for a specific purpose, and as such, the tests were performed at different pumping rates and different durations. In addition, well capacity testing was performed in the four onsite irrigation wells (Wells 1, 2, 3, and 4). Below is a description of each test, including the testing goals, specific testing parameters, and the results of each test.

First Pumping Test of Project Well (Well 5), December 2020

On December 28, 2020, a 72-hour constant rate pumping test of Well No. 5 was performed by LGS Drilling, Inc. (LGS), a pumping contractor located in Vacaville, California. The purposes of the testing were to determine: whether or not Well 5 could meet the demands of the winery project; and whether or not pumping Well 5 at the necessary demand rate induced water level drawdown impacts on nearby offsite wells owned by others.

Before commencement of the pumping test, LGS performed limited well rehabilitation in Well 5. This is because the well had not been pumped for some time and because of possible fire damage to the well. This rehabilitation work consisted of mechanical, chemical, and pumping development to help to remove biological growths and possible sediment that may have that accumulated in the casing perforations and adjoining gravel pack over time. Well rehabilitation is part of normal well maintenance and is strongly recommended for all wells by RCS.

Nearby Offsite Wells

Three offsite wells are known to exist within 500 ft of Well 5 (see Figures 1 and 2). Two of these wells are located northeast of Well 5, whereas the other offsite well is located southeast of the subject property (east of Lommel Rd). In order to collect data necessary to determine possible offsite well impacts due to pumping the project well, the wells to the northeast of the property were identified by RCS and the property owner as possible water level observation points for the testing period.

Access onto the property to the northeast of Well 5 was arranged with the owner of that property by the Hourglass property owner. This access arrangement allowed LGS to assess the two wells to determine if either could be used as a water level observation monitoring point (similar to the Hourglass wells, these offsite wells were also damaged by the Glass Fire.) Although the

[2] As a rule of thumb, RCS geologists estimate that normal operational pumping rates for a new well equipped with a permanent pump are typically on the order of only about one-half or less of the airlifting rate reported on a driller's log.

[3] Specific capacity, in gallons per minute per foot of water level drawdown (gpm/ft ddn), represents the ratio of the pumping rate in a well (in gpm) divided by the amount of water level drawdown (in ft ddn) created in the well while pumping at that rate.

wellheads were badly damaged by fire, access was possible through the wellhead of one of the offsite wells. This well is labeled as "Observation Well, Dec 2020 PPG Test" Figures 1 and 2, and is located approximately 245 ft from Well 5 (the project well). The presumed driller's log for this observation well (WCR 0940789) was obtained from Napa County. Key construction details for this offsite observation well derived from the WCR include:

- The Observation Well was drilled and constructed in 2009 to a depth of 505 ft using PVC casing; this is similar to the depth of Well 5.
- Perforations extended between the depths of 155 ft to 505 ft bgs in the 5-inch diameter casing. The perforations are notably similar in depth to those in onsite Well 5 (the Pumping Well); see Table 1.
- A cement sanitary seal was emplaced to a depth of 25 ft bgs in the offsite well.

Data Collection

Water level data were collected in Well 5 (the Pumping Well) by LGS using a manual water level sounder. In addition, an electronic water level monitoring device (a pressure transducer data logger) was deployed into Well 5. The data logger was programmed to automatically collect water level data at a frequency of once every two minutes; LGS also collected occasional manual measurements (multiple measurements per day) in the offsite Observation Well. Figure 4, "Constant Rate Pumping Test, Hourglass Winery Well 5," shows the water level data collected during the pumping test in both Well 5 (the Pumping Well) and the offsite water level Observation Well; both the manual data and the data logger-collected data are shown thereon. Regular totalizer dial readings were collected from wells throughout the pumping test period by LGS.

Results of Testing

Testing of Well 5 was performed using, as reported by LGS, a 3-horsepower test pump installed to a depth of approximately 425 ft below the wellhead reference point (ft brp). The 72-hour pumping test was performed at an average flow rate of 9 gpm. Key data available from the constant rate pumping test by LGS include:

- A SWL of 123.1 ft brp was measured in the Pumping Well (Well 5) before the test began.
- Based on totalizer data recorded by the pumper, the Well 5 was initially pumped at a rate of 14 gpm. Although a constant rate pumping test was intended, declining water levels during the test required the pumper to incrementally reduce the pumping rate beginning after 24 hours of pumping. Ultimately, a rate of 8 gpm was achieved by the pumper after about 52 hours of pumping. The average pumping rate over the entire length of the 72-hour test was 9 gpm.
- A maximum pumping water level (PWL) of 314.7 ft brp was measured after approximately 52 hours of pumping. The pumping rate adjustments at hour 52 of the test caused an increase in PWLs for a few hours, after which time the PWLs began to decline again. Following the various pumping rate reductions described above, a final PWL of 302.0 ft brp was measured at the end of the 72-hour pumping period, after the

pumping rate adjustment; this represents a water level drawdown of 183.2 ft at the end of the test.

- Based on the average pumping rate of 9 gpm, the specific capacity of Well No. 5 is calculated to have been 0.05 gpm/ft ddn at the time of testing, following a pumping duration of 72 hours.
- No water level changes were observed in the offsite water level Observation Well at any time during the 72 hours of continuous pumping, despite the pumping rate fluctuations and water level drawdowns in the Pumping Well. Seven water level measurements were collected by LGS in the Observation Well over the course of the pumping test at Well 5. Based on these data, no water level drawdown interference was induced in the offsite Observation Well by virtue of pumping Well 5 for 72 continuous hours.

Second Pumping Test of Project Well (Well 5), October 2021

A second pumping test was performed in Well 5, beginning on October 5, 2021. The purpose of the second test was to pump the well at a constant rate for 10 days, for the express purpose of generating the necessary data to comply with the requirements set forth in the California Code of Regulations (CCR), Title 22 §64554, "New and Existing Source Capacity". For this test, Well 5 was pumped at a nominal rate of 3 gpm for a period of 10 days, with water level data collected throughout the test. Consistent with State regulations for the purpose of obtaining an accurate static water level value, prior to beginning the 10-day test, the well was pumped for 2 hours at the same pumping rate at which the test was to be conducted (3 gpm), followed by 12 hours of non-pumping, after which time an accurate SWL depth was monitored.

Data Collection

This second, longer pumping test was administrated primarily by Hourglass Winery staff, with advisement from RCS. Occasional manual water level data were collected by Hourglass staff using an electric tape water level sounder. A pressure transducer (data logger) was also installed and operated in Well 5 by ACE (the project Civil Engineer). Data were collected by the transducer at a frequency of one measurement every five minutes for the duration of the pumping potion of the test and the recovery period. Figure 5, "Water Level Data During October 2021 Constant Rate Pumping Test of Hourglass Winery Well 5" illustrates the water level data collected during the 10-day testing period. No water level data from the offsite Observation Well were collected during this second pumping test.

Results of Testing

A 10-day (14,400 minute) pumping test was performed successfully, with an average pumping rate of 3.1 gpm over the duration of the test, and the necessary water level and flow rate data were collected. Key information gleaned from the testing data collected by the property owner and ACE, as illustrated on Figure 5, are as follows:

- The initial pre-test pumping and recovery period, as required by CCR Title 22 §64554 was successfully completed.
- A SWL of 147.9 ft brp was recorded just prior to the start of the test.

- After approximately 5-days of pumping, the slope of the water level drawdown curve changed significantly. Multiple inflection points (changes in slope) can be observed on the water level drawdown curve shown on Figure 5. Such inflection points suggest that flow into the well is changing. Different aquifer systems are being stressed as the effects of pumping the well propagate further into the aquifer from the well bore. The changes in slope are indicative of the variable nature of aquifer properties in fractured rock aquifer systems, like those found in the Sonoma Volcanics.
- Water levels were stable at the end of the testing period. Although difficult to discern on Figure 5 due to the scale of the graph, the pumping water level in the project well was stable and essentially unchanged during the last four hours of the pumping test (the water level decrease over that period was only 0.1 ft).
- A maximum PWL of 371.6 ft brp was measured at the end of the 10-day pumping period. This PWL represents a total water level drawdown of 223.7 ft at the end of the test. Additionally, these end-of-test, deepest PWLs are known to be ~53 ft above the pump intake depth of 425 ft brp.
- Rapid water level recovery was observed following the cessation of pumping. Water levels recovered to 90% of the total drawdown within just over one day of the end of the test. Full water level recovery was achieved just after five days of non-pumping.
- A specific capacity value for Well 5 at the end of the 10-day test is calculated to be 0.014 gpm/ft ddn at the time of testing.

Pumping Tests of Irrigation Wells (Wells 1, 2, 3, and 4)

Each of the four onsite irrigation wells were damaged to varying degrees as a result of the 2020 Glass Fire. In response to the damage, the property owner retained LGS to determine whether or not each of these four wells was still viable. LGS therefore performed limited pumping development in each well for an hour or two. Following the limited development, test pumping was performed. The pumping tests were not formal constant rate pumping tests or constant drawdown pumping tests, but they were similar in nature and closely approximated such tests (referred to herein as "capacity testing"). Importantly, water level and flow rate data were collected for each test period, and the data are useful to identify the estimated operational pumping rate of each well. Similar to Well 5, each of the four irrigation wells was subjected to well rehabilitation work prior to performing the well capacity testing.

This capacity testing of the four irrigation wells occurred between December 30, 2020 and February 4, 2021. Table 3, "Summary of Irrigation Well Capacity Pumping Tests", summarizes the testing results based on data collected, recorded, and reported by LGS. Key data available from these tests by LGS include:

- All data were recorded by LGS, including water level data, pumping rate data, and other observations.
- Water level data were collected using a manual electric tape water level sounder, except for the water levels in Well 4, which were collected using a sonic water level sounder.
- Pumping rates ranged from 7 gpm to 20 gpm for the wells, with testing durations ranging from 2 hours to 24.5 hours.

- Water level recovery rates and magnitudes were variable for each of the four irrigation wells. Water level recovery was nearly complete for Wells 1 and 3. Well 3 showed rapid water level recovery, while Well 4 showed average water level recovery rates. Well 2 exhibited relatively slow water level recovery rates.
- Water level data for Well 4 are considered to be questionable due to a reported blockage downwell that prevented accurate water level monitoring. Reportedly, no sounding tube to facilitate water level measurements could be installed in the well, either. Using a sonic water level meter, an estimate of the static water level was derived, but no other water level data could be measured. The LGS pumper reported that the water levels in Well 4 were likely deeper than 300 ft bgs.
- Well 4 had a blockage downwell that prevented the measurement of reliable water level data.
- Recommended operational rates shown on the table are based on the lowest pumping rate performed by LGS at the end of each pumping period. Based on discussions with the property owner, these reported values are the general well capacities for each of the wells.
- The total combined recommended operation pumping rate of all four irrigation wells is 41 gpm, or 27 gpm not including Well 4 (excluded due to questionable water level measurements).

Project Groundwater Demands

For the purposes of this WAA, Well 5 is considered to be the "project well", as it will be used to meet all proposed water demands for the proposed Winery. Before destruction of the property by the 2020 Glass Fire, onsite water demands for the former vineyards and winery were met by pumping groundwater from all five onsite wells. For vineyard irrigation, water was pumped into the onsite pond, and then distributed for irrigation directly from the pond. Water for the winery was directed to onsite tanks for distribution.

In the future, Well 5 will be the sole onsite well to provide groundwater to the proposed Winery. Groundwater pumped for winery purposes from Well 5 will be pumped into a tank (or tanks) and then distributed to the various winery uses. For the onsite vineyards, water from Wells 1, 2, 3, and 4 will initially be pumped into the onsite reservoir and thereafter it will be distributed for irrigation. Occasionally, Well 5 will also be pumped into the onsite reservoir and used for supplemental vineyard irrigation needs in the future; this is expected to typically occur near the end of the irrigation season when vineyard demands are highest.

Note that in this document, "existing" groundwater demands are meant to refer to groundwater use at the property that existed before the 2020 Glass Fire.

Proposed Groundwater Demands

A summary of groundwater demands for the entire subject property, including those new water demands for the proposed winery, has been prepared by ACE; the table is appended to this document. As shown thereon, the proposed groundwater use for the entire property in the future is 13.5 acre feet per year (AFY), and this has been calculated as follows.

- Project Winery Demand (to be pumped from Well 5) = 1.67 AFY.

- This includes both process water and domestic uses for the winery and is rounded up from the ACE estimate of 1.668 AFY
- As shown on the table prepared by ACE, this is only a slight increase of less than 0.6 AFY from the existing winery demand of 1.106 AFY

- Irrigation Water Use (to be pumped primarily from Wells 1, 2, 3, and 4) = 11.83 AFY. This value includes water demands for both the vineyard and landscaping at the property.
  - Landscaping Irrigation Water Use = 1.228 AFY
  - Vineyard Irrigation Water Demand = 10.6 AFY
    - This demand estimate considers a total of 21.2 acres of vines on the Hourglass property, calculated as the sum of:
      - 18.7 acres of existing vineyards
      - 2.5 acres of vineyards (with existing entitlement) that have not yet been planted.
    - This 10.6 AFY demand estimated was reportedly calculated by ACE using the standard assumption from the Napa County WAA Guidelines (2015) that one acre of vines uses 0.5 AF of water per year. The vineyard manager for the Hourglass property, Mr. Josh Clark of Hardin Clark Vineyard Management, estimates the annual groundwater demand for the onsite vineyards (including the entitled but not yet planted vineyards) to be about 8.8 AFY, or about 0.41 AF per acre of vines. To present a more conservative analysis, the higher value of the County's standard assumption is used herein.
  - Irrigation demand at the property will remain unchanged; the proposed future irrigation demand is the same as the existing groundwater demand for irrigation.

Proposed Pumping Rates

To meet the project winery groundwater demand of 1.67 AFY for process water and domestic water purposes, Well 5 would need to pump at a rate of approximately 2 gpm. This rate is calculated assuming Well 5 is operated on a 50% operations basis throughout the year (pumping 12 hours per day, every day of the year). As evidenced by the pumping tests performed in the project well (discussed above), Well 5 is quite capable of supplying water at these rates, and has been subject to two long term pumping tests at rates greater than 2 gpm; the 72-hour test, which was conducted at an average rate of about 9 gpm; and the subsequent 10-day test was successfully completed at a rate of about 3 gpm.

Wells 1, 2, 3 and 4 will need to pump at a combined rate of approximately 23 gpm to meet the groundwater demand for all required irrigation (both vineyard irrigation and landscaping). This assumes that irrigation pumping occurs only during a typical, 20 week irrigation season only, and that the four wells are operated on a 50% operations basis throughout the year (pumping 12 hours per day, every day of the year). As shown on Table 3 and discussed above, based on the capacity testing performed by LGS, the four irrigation wells are able to pump at total combined rates of

27 gpm to perhaps as high as 41 gpm. In addition, if necessary, Well 5 has extra capacity (above the necessary 2 gpm for Winery demands) that can be used to supplement the irrigation supply.

Tier 1 – "Groundwater Recharge Estimate"

Napa County recently promulgated new guidelines for WAA preparation with respect to groundwater recharge calculations in response to the Governor's Executive Order N-7-22 (PBES, 2022a) and the ongoing drought in the State The County has mandated for parcels outside of the Napa Valley Subbasin of the Napa-Sonoma Valley Groundwater Basin, as defined by the California Department of Water Resources (CA DWR) Bulletin 118 (CA DWR, 2021), that groundwater recharge must consider "average rainfall" to be only the average annual rainfall that has occurred in the last 10 water years[4]. If a parcel lies within a designated groundwater basin, then the allowable groundwater usage allotments are to be calculated as 0.3 acre feet per year (AFY) of allowable groundwater usage for each one acre of land occupied by the subject property.

Groundwater basin boundaries in the State have been defined and designated by the California Department of Water Resources (CA DWR) in their Bulletin 118, "California Groundwater" (2021). Those CA DWR boundaries are the same as those used to define groundwater basin boundaries for the purposes of Groundwater Sustainability Plan (GSP) preparation. Figures 2 and 3 show the boundaries of the Napa Subbasin of the Napa-Sonoma Groundwater Basin (referred to herein as "the groundwater basin") and defined by the CA DWR (CA DWR Bulletin 118, 2021), along with the boundaries of the subject property. As shown on Figures 2 and 3, only a portion of the property lies within the boundaries of the defined groundwater basin. Further, review of Figure 3 reveals that the boundary of that groundwater basin does not appear to align with the geologic mapping of the area; a hydrogeologist would expect the boundary of the groundwater basin to more closely follow the contact between the younger alluvial materials and the volcanic rock exposures in the area.

Review of the 10-year PRISM average data set (PBES, 2022a) reveals that the ten-water year average rainfall for period 2012 to 2021 for the subject property is 30.4 inches (2.5 ft). Estimates of groundwater recharge as a percentage of rainfall were presented for a number of watersheds (but not all watersheds) in Napa County in the report titled "Updated Napa County Hydrogeologic Conceptual Model" (LSCE&MBK, 2013). Watershed boundaries within Napa County are shown on Figures 8-3 and 8-4 in that report (not reproduced herein). The subject property is located within the boundary lines of the watershed referred to by MBK as the "Napa River Watershed at St. Helena." As shown on Table 8-9 on page 97 of the referenced report (LSCE&MBK, 2013), 14% of the average annual rainfall that occurs within this watershed was estimated to be able to deep percolate as groundwater recharge (i.e., the recharge rate). Multiplying the 2.5 ft of rainfall by the 14% groundwater recharge percentage yields 0.4 ft of rainfall per unit area. Assuming one acre of land, then the calculated groundwater recharge rate would be approximately 0.4 AFY/ac.

For the purposes of these WAA analysis for the Hourglass property, even though a majority of the property is located outside of the groundwater basin, RCS will not apply the higher value of 0.4 AFY/ac recharge value listed above, but rather the more conservative 0.3 AFY/ac recharge value required to be used when a property is within the groundwater basin. Based on the assessed acreage of the subject of 45 acres (one parcel assessed at 15 acres, and the second

[4] Here, a water year is defined as beginning on October 1 and ending on September 30 of the following year. As an example, water year 2012 would begin on October 19, 2020, and end on September 30, 2021.

assessed at 30 acres), multiplied by the 0.3 AFY/ac recharge value, a total annual recharge value of 13.5 AFY is calculated for the subject property[5].

As described above, the annual winery groundwater demand was estimated by ACE to be 1.67 AFY, whereas the irrigation demand was conservatively estimated by ACE to be 11.83 AFY, for a total groundwater demand of 13.5 AFY for the entire property. Because the estimated groundwater demand for the project is equal to the conservative estimate of groundwater recharge at the property, the Tier 1 WAA conditions are satisfied.

Tier 2 – "Well Interference Evaluation"

Because there are three offsite wells located within 500 ft of Well 5, then a Tier 2 WAA is necessary to determine whether or not pumping the project well (Well 5) for the proposed winery project will cause water level drawdown interference on neighboring wells. As discussed above under the heading "First Pumping Test of Project Well (Well 5), December 2020", water levels were monitored in an offsite Observation Well on a neighboring property during the 72-hour pumping test of Well 5 conducted in December of 2020. This offsite well is located approximately 245 ft northeast of Well 5 (see Figure 2). Additionally, the construction details for this offsite water level Observation Well and Well 5 (the Pumping Well) are very similar; the wells are constructed to similar depths and with similar perforated intervals.

Well 5 was pumped at an average pumping rate of 9 gpm for 72 continuous hours. As shown on Figure 4, water levels that were measured periodically in the Observation Well were unchanged during the Well 5 pumping period. Hence, no water level interference was observed in the offsite Observation Well by virtue of pumping the Project Well (Well 5). Because no water level drawdown was observed in this offsite well, then the test satisfies the acceptable drawdown criteria defined in the "Default Well Interference Criteria" shown on Table F-1 of the May 12, 2015 Napa County WAA Guidelines (WAA, 2015). Those drawdown criteria in the WAA Guidelines (WAA, 2015) show that water level drawdown interference is not considered significant by the County if the induced drawdown interference is less than 10 ft for offsite wells that have a casing diameter up to six inches (the casing diameter of this water level Observation Well is five inches).

The magnitude of water level drawdown in an aquifer (or aquifers) that is created by virtue of pumping a well is generally, with a few exceptions that are not applicable to the project site, greatest nearest the pumping well. Water level drawdown effects decrease as the distance from the pumping well increases. This water level drawdown region surrounding any pumping well is commonly referred to by hydrogeologists as a water level "cone of depression". Because the December 2020 pumping test showed that pumping Well 5 had no effect on the neighboring Observation Well located 245 ft to the northeast, then it can be inferred that water level drawdown effects would also not be observed at any wells in the area at distances even greater than 245 ft from the pumping well.

Tier 3 – Review of Possible "Groundwater/Surface Water Interaction"

Napa County has published information defining which Rivers, Streams, and Creeks within the County are considered "significant" for the purposes of Tier 3 WAA review. These "Significant

[5] A "prolonged drought analysis" is no longer required for WAA preparation due to the required use of the 10-year annual rainfall average or the unit groundwater use of 0.3 AFY/ac (PBES, 2022e).

Streams" have been defined by Napa County on a recently published, undated map titled "Napa County Well Permit Standards: Significant Streams". Napa County has made available two GIS layers from the map: "Significant_Streams" and "Significant_Streams_1500ft_Buffer" (PBES 2022c). These two layers were used by RCS to determine if there were any streams of significance on the subject property, and if Well 5 (the project well) is within 1,500 feet of a "Significant Stream". According to the County's WAA Guidelines (WAA, 2015), if a project well lies within 1,500 ft of a significant stream, creek, or river, then a Tier 3 WAA is required.

Figure 1 shows the subject property boundaries superimposed on a Unites States Geological Survey (USGS) topographic map of the Calistoga Quadrangle. As shown thereon, two creek channels cross the subject property: Biter Creek, and Dutch Henry Creek. Dutch Henry Creek is tributary to Biter Creek. Any runoff in Dutch Henry Creek flows toward the south, toward its confluence with Biter Creek. Biter Creek flows toward the southwest (upstream) of the confluence with Dutch Henry Creek, and nearly due south (downstream) of that confluence. Well 5 is located about 95 ft west of Biter Creek, and about 1,000 ft east of Dutch Henry Creek (see Figure 1). The combined creek channel crosses under Silverado Trail just downstream of the confluence, where Biter Creek continues to flow south where it eventually meets the Napa River. According to a document titled "Northern Napa River Tributary Streams Survey Report" (NCRCD, 2012), the combined creek channel is known as Selby Creek from Silverado Trail to the Napa River.

Creek Flow Observations

As shown on Figure 1, both Dutch Henry Creek and Biter Creek are shown on the USGS base map as a dashed line, denoting an "intermittent stream". This means that neither creek is known to flow year round (i.e., they are not perennial streams). Instead, the creeks likely flow only during or immediately after periods of precipitation in the region (typically the winter and perhaps early spring months). During the later spring and summer months, Biter Creek and Dutch Henry Creek in the vicinity of the subject property are very likely dry. The intermittent nature of both creeks was confirmed by the property owner based on observations made over the years of owning the property.

RCS was able to recover only limited information related to historic surface water flows in both Dutch Henry Creek and Biter Creek. As mentioned above, at the time of the RCS July 2019 site visit to the subject property, both creeks were observed to be dry. As reported by the property owner, both creeks were also dry during the 2020 and 2021 pumping tests of Well 5. In January 2023, both creeks were observed by Hourglass staff to be flowing.

A survey of the Selby Creek Watershed (with includes both Dutch Henry Creek and Biter Creek) is described in the May 2012 Napa Resource Conservation District (NRCD) report titled "Northern Napa River Tributary Streams Survey Report" (NCRCD, 2012). Qualitative creek flow information is described in that document. Figure 9 in that document (not reproduced herein) labels both Dutch Henry Creek and Biter Creek as a "Dry Channel" (NCRCD, 2012) in the vicinity of the subject property (and Well 5), with many pictures of the dry channel areas (dated September 13, 2011) included in the text of the document. The text states that "During the survey period, the majority of the [Selby Creek] stream channel was dry", and "Biter Creek was completely dry during the survey" (NCRCD, 2012). Limited, isolated pools were noted in portions of Dutch Henry Creek (the locations of which are unclear in the document text), and the document notes "a lack of stream flows" at the time of the survey (NCRCD, 2012)

Another attempt to determine historic surface flow in Biter Creek was completed by reviewing historic "street view" photographs of the creek available from the Google Maps website (Google Maps, 2022). Observations were made looking roughly south from Silverado Trail, in the area around where Biter Creek crosses under Silverado Trail and becomes Selby Creek, south of the subject property. Table 4, "Summary of Street View Stream Photo Review," is a summary of the qualitative creek conditions determined by RCS via review of the available "street view" photographs. As shown in the table, the photographs available for the Creek support the assertion that the Creek is intermittent, and typically only flows during the rainy season (roughly between December and April each year).

Table 4 – Summary of "Street View" Stream Photo Review

Date of "Street View" Photo	Flow Visible? (Y/N)	Qualitative Flow Volume Assessment
May 2021	N	Dry
March 2021	Y	Limited Flow
April 2019	Y	Significant Flow
December 2016	Y	Significant Flow
April 2016	Y	Limited Flow
July 2015	N	Dry
May 2014	N	Dry
April 2013	N	Dry
June 2012	N	Dry
May 2011	N	Dry
November 2007	N	Dry

Groundwater Sustainability Plan Review

In Section 6, "Groundwater and Surface Water Conditions", of the Napa Valley Subbasin GSP, (LSCE, 2022), a discussion of the hydraulic connection of groundwater and creeks within the County, as simulated by computer modeling, is presented. Figure 6-123b (not reproduced herein) shows the "average annual hydraulic connection" of creeks, including a portion of Biter Creek/Dutch Henry Creek that lies within the groundwater basin and at the southern end of the subject property (LSCE, 2022). That portion of Biter Creek/Dutch Henry Creek is shown as having "> 0 weeks – 2 weeks" of annual hydraulic connectivity nearest the subject property, and up to "> 2 weeks – 13 weeks" of connectivity further downstream, outside of the boundaries of the

subject property (LSCE, 2022). As stated on page 6-45 of Section 6 of the GSP, "An average annual hydraulic connection exceeding 26 weeks likely reflects a connection that extends beyond the wet season" (LSCE, 2022). Because connectivity to groundwater of Biter Creek in the area of the subject property is limited to approximately 13 weeks per year (according to the GSP), then any connection to groundwater (if any) likely does not extend beyond the wet season.

Geologic Cross Section

To help demonstrate the lack of connectivity between Well 5 (the Project Well) and the two intermittent creek channels (Biter Creek and Dutch Henry Creek) that lie within 1,500 ft of Well 5, RCS created a Geologic Cross Section of the property; see Figure 6, "Cross Section A-A'". Figures 1, 2 and 3 show the alignment of the geologic cross section created by RCS for the purposes of this Tier 3 analysis. The alignment of the cross section was chosen such that it intersected both the project well and the channels of both Biter Creek and Dutch Henry Creek, along the shortest straight-line distance to capture both Creeks. The cross section is a scaled schematic illustration that shows the interpreted geologic conditions beneath the property and the well casing construction of the project well (Well 5). Well 3 (an irrigation well) is also depicted on the section because the cross section line happens to intersect that well. Figure 6 is notated with the surface features that the cross section intercepts, including creek names and the subject property boundaries. Also shown on the cross section are select SWL depth measurements collected over time in Well 5 and Well 3. The SWL measurements shown on the figure were measured by either an RCS geologist, Hourglass staff, or LGS (the pumping contractor).

The lack of connection between groundwater accessible to the project well and surface water in the vicinity of the subject property is also demonstrated on Figure 6. As illustrated on the figure, Well 5 has a 54-foot deep sanitary cement seal that precludes groundwater in the alluvial sediments that may be in contact with possible flows in Biter Creek and Dutch Henry Creek from entering the well. Further, the perforations in Well 5 begin at a depth of 94 feet bgs, within the volcanic rocks, far below the bottom depths of either creek channel.

Static water levels measured in Well 5 (the project well) are shown on Figure 6, and are visible in relation to the approximate elevation of the bottom of the nearby creeks. Every SWL level shown on Figure 6 is lower in elevation that the bottom of either Biter Creek or Dutch Creek. The two most recent SWL measurements in Well 5 are from November 18, 2022, and January 19, 2023. The November 2022 measurement was more than 130 ft deeper than the elevation of the bottom of Biter Creek, and the January 2023 measurement was more than 120 feet deeper than the bottom of the same Creek, as examples. The fact that the water levels measured in Well 5 have remained at depths deeper than the estimated bottom of both creeks is further evidence that the creeks are not directly connected to the perforation intervals in Well 5. Also, in November 2022, the two creeks were observed to not be flowing, but in January 2023, both Creeks were observed to be flowing. In both instances, the water levels in Well 5 were far below the bottom of the Creek. Therefore, the water level data from Well 5 combined with the qualitative observations of flow (or lack thereof) in the creek shows that water in the creek cannot be correlated with the water level in Well 5. If, theoretically, a connection between the groundwater in Well 5 and the two creeks did exists, then the water levels in the wells would be expected to be at or near the elevation of the bottom of the creeks, suggesting a "connected stream" condition. Here, the groundwater accessed by Well 5 is shown to be "disconnected" from creek flow.

Groundwater available to Well 5 is stored in a fractured rock aquifer system. Pumping tests of Well 5 (described above) showed significant drawdown during pumping. Even changes in the

slope of the drawdown curve suggest the variability of fracture systems in the volcanic rocks at depth in the area; no information reviewed suggests that fractures in the volcanics rocks are in direct contact with Dutch Henry Creek or Biter Creek. As shown on the Figure 3 geologic map, both creek channels lie on top of thin deposits of alluvial stream channel and alluvial fan deposits along those channels.

Observations and data presented above strongly support the assertion that the project well is not hydraulically connected to Dutch Henry Creek or Biter Creek. As shown on the Figure F-2 "Decision Tree" in the County's WAA Guidance Document (WAA, 2015), and described in the Guidance Document text, because the project well is not hydraulically connected to surface water(s), the "Groundwater/Surface Water Evaluation is complete."

Key Conclusions and Recommendations

1. The proposed Project is to re-establish a Winery at the subject property to replace the winery that was destroyed as a result of the 2020 Glass Fire. The new Winery will have a production of 60,000 gallons of wine per year, and will include water demands for employees, tastings, and other events.
2. Water demands for the winery will be met solely by pumping Well 5.
3. The subject property includes a vineyard, comprised of by 18.7 acres of existing vineyards and 2.5 acres of vineyards with existing entitlement that have not yet been planted.
4. Consistent with past practice, water demands for the existing vineyards will continue to be met by pumping groundwater from Wells 1, 2, 3, and 4 into the onsite irrigation pond. Occasionally, Well 5 will be used to supplement the onsite irrigation water.
5. The proposed (future) average annual groundwater demand for the winery is 1.67 AFY. This is an increase of just less than 0.6 AFY from the existing (pre-Glass Fire) groundwater demand of 1.1 AFY (as estimated by ACE).
6. Irrigation demands for vineyards and landscaping at the property will remain unchanged at 11.83 AFY, the same as the existing (pre-fire) demand.
7. Assuming groundwater recharge at the subject property 0.3 AFY/ac of land (in accordance with Napa County PBES (2022d), then the 45-acre property would receive 13.5 AFY of groundwater recharge annually. This is equal to the total groundwater demand proposed for the property of 13.5 AFY (winery demand of 1.67 AFY plus irrigation demand of 11.83 AFY). Hence, the project complies with the Napa County Tier 1 WAA requirements (WAA, 2015).
8. Well 5 was subjected to two long-term pumping tests: a 72-hour test during which Well 5 was pumped at an average rate of approximately 9 gpm; and a 10-day constant rate pumping test, with an average pumping rate of about 3 gpm. Both pumping rates are more than sufficient to satisfy the 2-gpm pumping rate necessary to meet the demands of the proposed Winery (assuming a 50% well operational rate, and a year-round pumping schedule).
9. Well capacity pumping tests were performed by others in Wells 1, 2, 3, and 4. The total tested pumping capacity of the four wells combined ranges from 27 gpm to as high as 41 gpm. These combined pumping rates are sufficient to meet the irrigation

demands of the property of 23 gpm (assuming that the wells are pumped on a 50% operational basis, every day during a 20-week long irrigation season).

10. During the December 2020, 72-hour pumping test of Well 5, water levels were monitored in both the pumping well (Well 5) and an offsite Observation Well owned by a neighbor located roughly 245 ft from Well 5. Construction of both wells is very similar, with similar depths and similar perforated casing intervals. At an average pumping rate of about 9 gpm (a much higher pumping rate than the 2 gpm required for the Winery project) , and after 72 hours of continuous pumping, no water level decline (i.e., no water level drawdown interference) was induced in the Observation Well by virtue of pumping Well 5 (the project well). Because no water level drawdown impacts were observed in the offsite well, the Tier 2 WAA requirements (WAA, 2015) have been met.
11. Multiple data sources related to flow measurements in Dutch Henry Creek, Biter Creek, and Selby Creek were reviewed by RCS. RCS also created a geologic cross section (Figure 4) to help illustrate the subsurface hydrogeologic conditions and relative elevation of Well 5 construction details to the nearby creeks (within 1,500 ft of Well 5). Data reviewed support the assertion that Well 5 is not hydraulically connected to either Dutch Henry Creek or Biter Creek (when flowing), and therefore, Tier 3 WAA requirements (WAA, 2015) have been satisfied. Observations that further support this lack of hydraulic connectivity between groundwater beneath the subject property and intermittent flow in both creeks include:
    - Based on the available data, flow in both Creeks is typically constrained to the wetter portion of the year, following significant rain events. Many data sources show that both creeks are often dry.
    - A watershed survey conducted by NCRCD in 2012 noted that the streams in the Selby Creek watershed were essentially dry channels at the time of the survey.
    - Well 5 is constructed in a manner that excludes flow into the well by virtue of a cement sanitary seal that extends to a depth of 54 ft bgs. At this depth, groundwater in the thin alluvial sediments (if any) is excluded from entering the well.
    - Perforations in the Well 5 casing begin at a depth of 94 ft bgs, far below the depth of the alluvium in either creek channel.
    - Water level data for Well 5 for several different dates show water elevations that are below the bottom elevations of both stream channels. Further, flow conditions in the creek do not correlate with water level elevation in Well 5.
12. RCS recommends continuation of groundwater monitoring at the subject property. This would include the frequent, ongoing monitoring of static and pumping water levels in Well 5, and also monitoring of the instantaneous flow rates and cumulative pumped volumes from the well.

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Water Availability Analysis (WAA) 2015. "Guidance Document", prepared for Napa County Board of Supervisors, Adopted May 12, 2015.

Table 1
Summary of Available Well Construction and Pumping Data
Hourglass Winery

WELL CONSTRUCTION DETAILS

Reported Well Designation	DWR Well Log No.	Date Drilled	Method of Drilling	Pilot Hole Depth (ft bgs)	Casing Depth (ft bgs)	Casing Type	Casing Diameter (in)	Borehole Diameter (in)	Sanitary Seal Depth (ft bgs)	Perforation Intervals (ft bgs)	Type and Size (in) of Perforations	Gravel Pack Interval (ft) and Size
APN 021-010-001												
Well 1	482423	April 1991	Air Rotary	515	508	PVC	5	8	0-24 (cement)	90-508	Factory-cut 0.125	24-508 3/8" Gravel
Well 3	527309	January 1997	Air Rotary	380	370	PVC	5	9	0-3 (cement); 3-21 (bentonite)	170-370	Factory-cut 0.125	21-370 Pea Gravel
APN 018-060-024												
Destroyed	119626	June 1986	Air Rotary	160	160	PVC	6	10	0-20 (cement)	95-160	Factory-cut 0.040	20-160 3/4"
Well 2	710541	November 2000	Air Rotary	500	487	PVC	6	9	0-22 (concrete)	207-227; 367-427; 447-487	Factory-cut 0.032	22-487 Pea Gravel
Well 4	0938175	October 2006	Air Rotary	530	518	PVC	5	9	0-53 (cement)	300-518	Factory-cut 0.032	53-518 Well Pack Gravel
Well 5	1073626	August 2008	Mud Rotary	460	460	PVC	5	9	0-54	94-460	Factory-cut 0.032	54-460 Well Pack Gravel

POST-CONSTRUCITON YIELD DATA

Reported Well Designation	Date & Type of Yield Data	Duration of "Test" (hrs)	Estimated Flow Rate (gpm)	Static Water Level (ft)	Pumping Water Level (ft)	Estimated Specific Capaity (gpm/ft ddn)
APN 021-010-001						
Well 1	4/29/91 Airlift	2	21	25	ND	ND
Well 3	1/22/21 Airlift	8	13	271	275	3
APN 018-060-024						
Destroyed	June 1986 Airlift	1	40	96	ND	ND
Well 2	1/13/21 Airlift	24	7	294	386	0.08
Well 4	1/22/21 Airlift	8	13	271	275	3.16
Well 5	12/21/20 Airlift	72	9	123	306	0.05

Notes: ft bgs = feet below ground surface
in = inches
hrs = hours
gpm = gallons per minute
gpm/ft ddn = gallons per minute per foot of water level drawdown

Table 2
Summary of Recent Pumping Data
Hourglass Winery

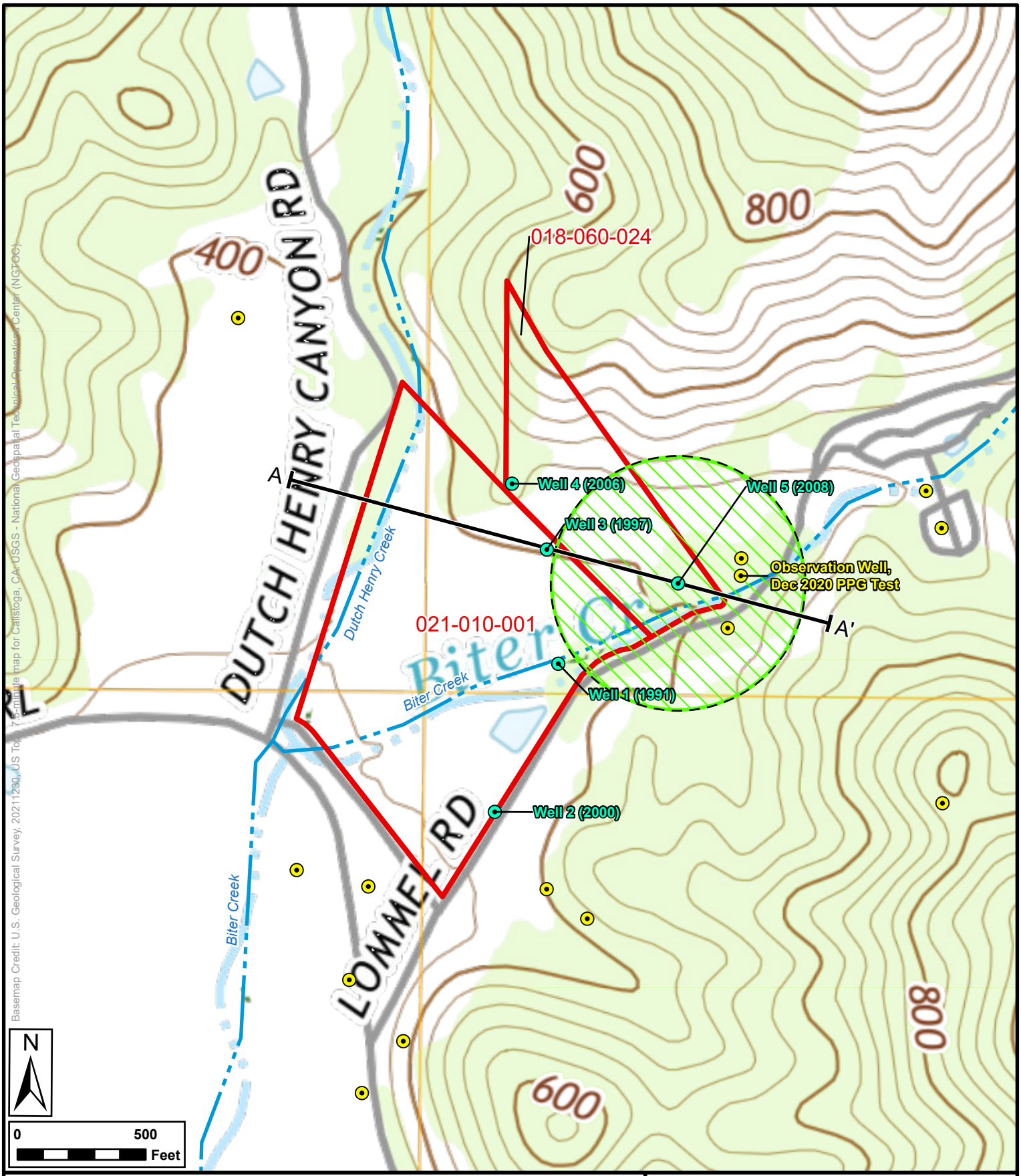
Reported Well Designation	Date & Type of Yield Data	Duration of "Test" (hrs)	Estimated Flow Rate (gpm)	Static Water Level (ft)	Pumping Water Level (ft)	Estimated Specific Capaity (gpm/ft ddn)
APN 021-010-001						
Well 1	2/4/21 Pumping	7	14	43	395	0.04
Well 3	1/22/21 Pumping	8	13	271	275	3.2
APN 018-060-024						
Destroyed	June 1986 Airlift	1	40	96	ND	ND
Well 2	1/13/21 Pumping	24	7	294	386	0.08
Well 4	1/22/21 Pumping	8	13	271	275	3.2
Well 5	12/21/20 Pumping	72	9	123	306	0.05

Notes: ft bgs = feet below ground surface
hrs = hours
gpm = gallons per minute
gpm/ft ddn = gallons per minute per foot of water level drawdown

Table 3
Summary of Irrigation Well Capacity Pumping Tests
Hourglass Winery

Reported Well Designation	Date of Capacity Testing	Duration of Pumping (hrs)	Average Flow Rate During Pumping Period (gpm)	Pre-Test Static Water Level (ft)	Final Pumping Water Level (ft)	Final Recovery Water Level (ft)	Duration of Recovery (hrs)	Type of Pumping Test	Recommended Operational Rates (gpm)
APN 021-010-001									
Well 1	2/4/21	7.25	13.90	42.5	395	68.30	16.75	Constant Drawdown	7
Well 1	2/5/21	2	20	68.3	242.2	41.5	71	Constant Rate	
Well 3	1/22/21	8	13	271	275.12	271.1	0.15	Constant Rate	13
APN 018-060-024									
Well 2	1/13/21	24.5	7	294.1	399	384.0	96	Constant Drawdown	7
Well 4	12/30/20	1	14	300?	N/A	N/A	N/A	Constant Rate	14?

Notes: ft bgs = feet below ground surface
hrs = hours
gpm = gallons per minute
gpm/ft ddn = gallons per minute per foot of water level drawdown



LEGEND

- Onsite Well (Showing Year Drilled)
- Offsite Well (Approximately Located)
- 500-ft Buffer Zone Around Well 5
- Cross Section Line
- Significant Stream (PBES & LSCE, 10/5/22)
- Subject Property (Showing APN; Adapted from Napa County Parcels, 11/2/22)

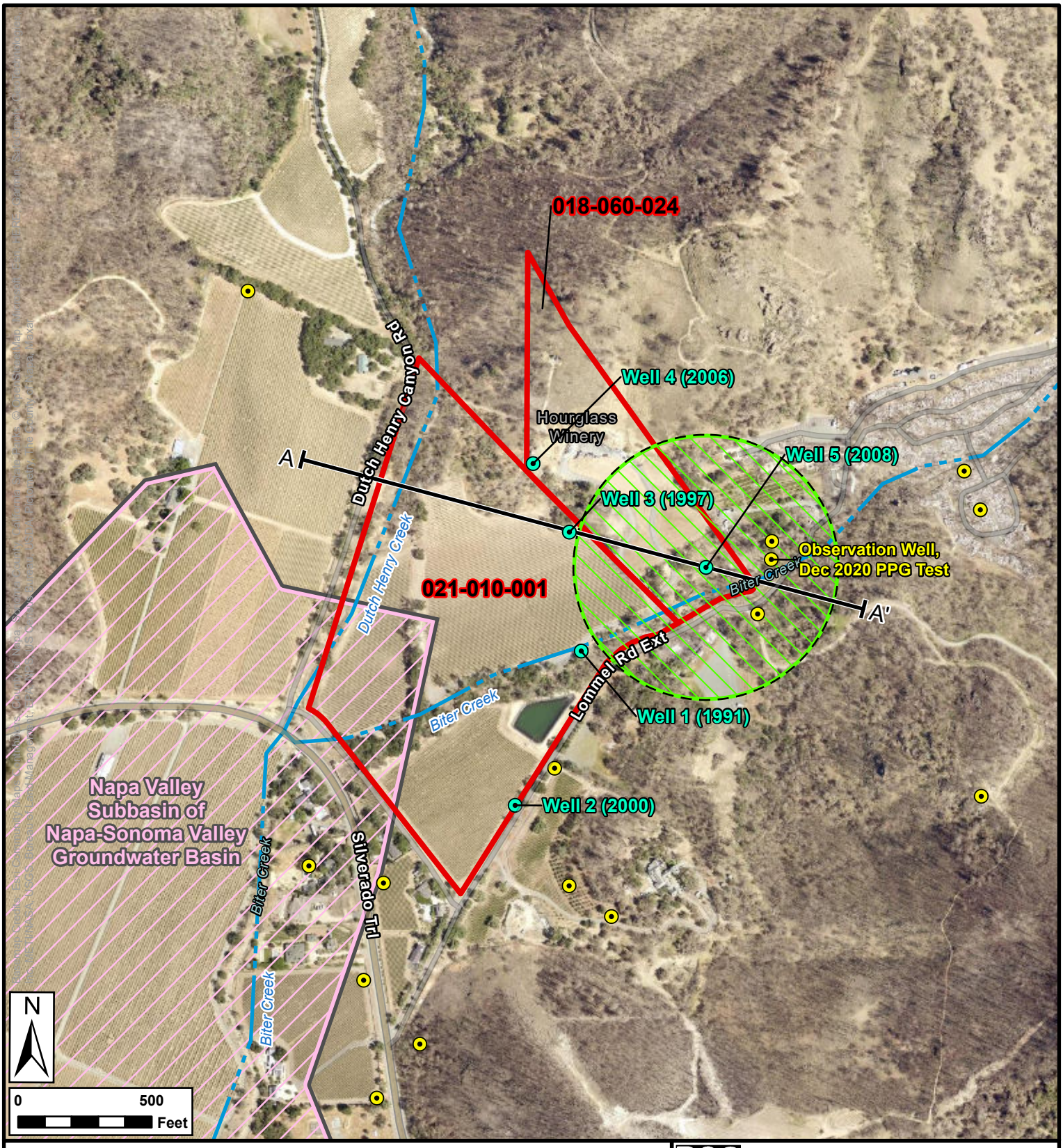
Note: All locations shown are approximate.

RCS

Figure 1
Location Map

RCS Job No. 713-NPA01 January 2026

Cartographic Presentation by E. Linden. Spatial Reference Name: NAD 1983 StatePlane California II FIPS 0402 Feet



LEGEND

- Onsite Well (Showing Year Drilled)
- Offsite Well (Approximately Located)
- 500-ft Buffer Zone Around Well 5
- Cross Section Line
- Significant Stream (PBES & LSCE, 10/5/22)
- Subject Property (Showing APN; Adapted from Napa County Parcels, 11/2/22)
- Groundwater Basin Boundary (DWR, 2021)

Note: All locations shown are approximate.

RCS

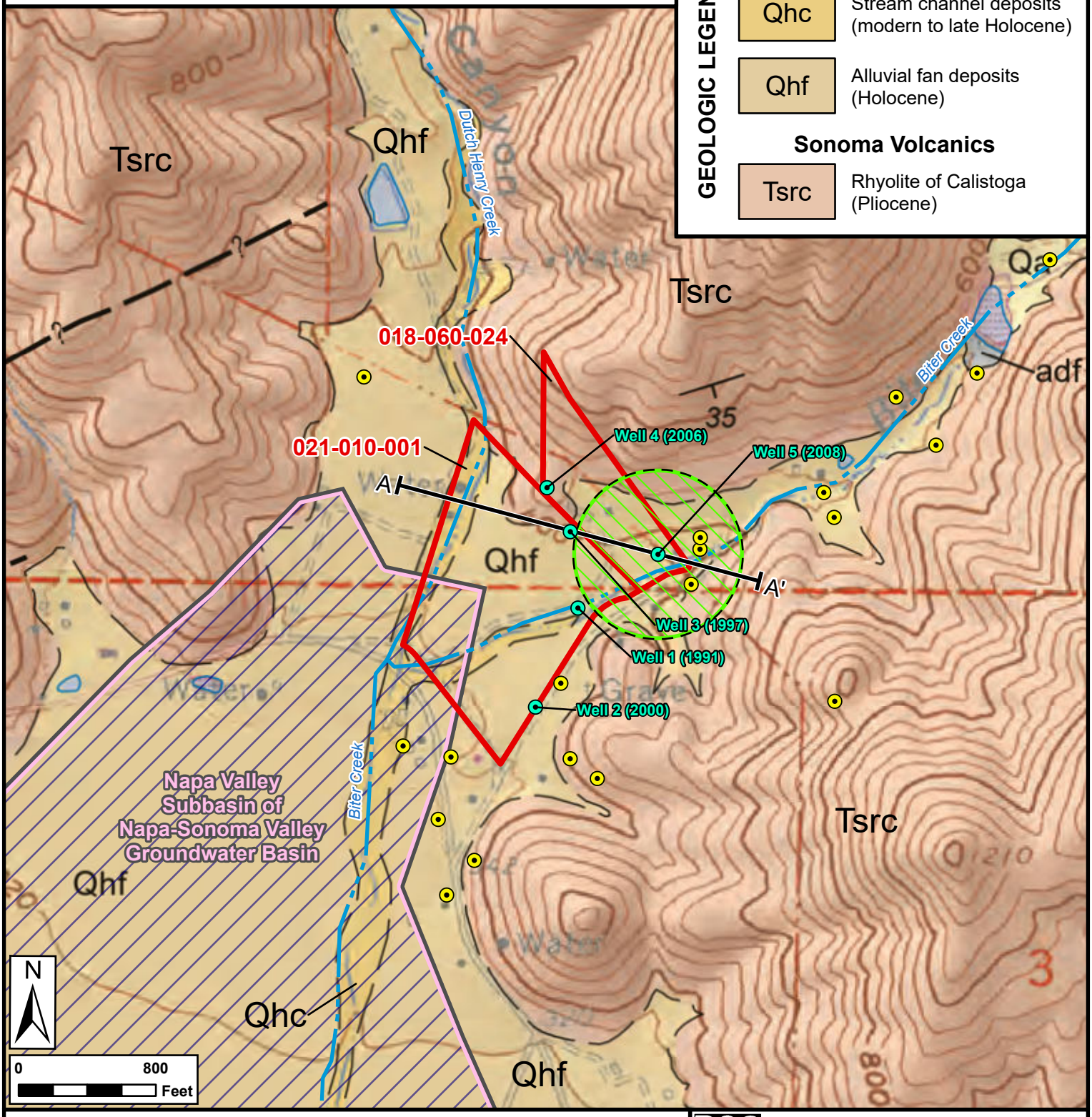
Figure 2
Aerial Imagery Map

RCS Job No. 713-NPA01

January 2

Cartographic Presentation by E. Linden. Spatial Reference Name: NAD 1983 StatePlane California II FIPS 0402 Feet

Geologic map adapted from:
Delattre, M.P. & Gutierrez, C.I., 2013. Preliminary Geologic Map of the Calistoga 7.5' Quadrangle, Napa and Sonoma Counties, California: A Digital Database. Version 1.0. California Geological Survey.



LEGEND

- Onsite Well (Showing Year Drilled)
- Offsite Well (Approximately Located)
- 500-ft Buffer Zone Around Well 5
- Cross Section Line
- Significant Stream (PBES & LSCE, 10/5/22)
- Subject Property (Showing APN; Adapted from Napa County Parcels, 11/2/22)
- Groundwater Basin Boundary (DWR, 2021)

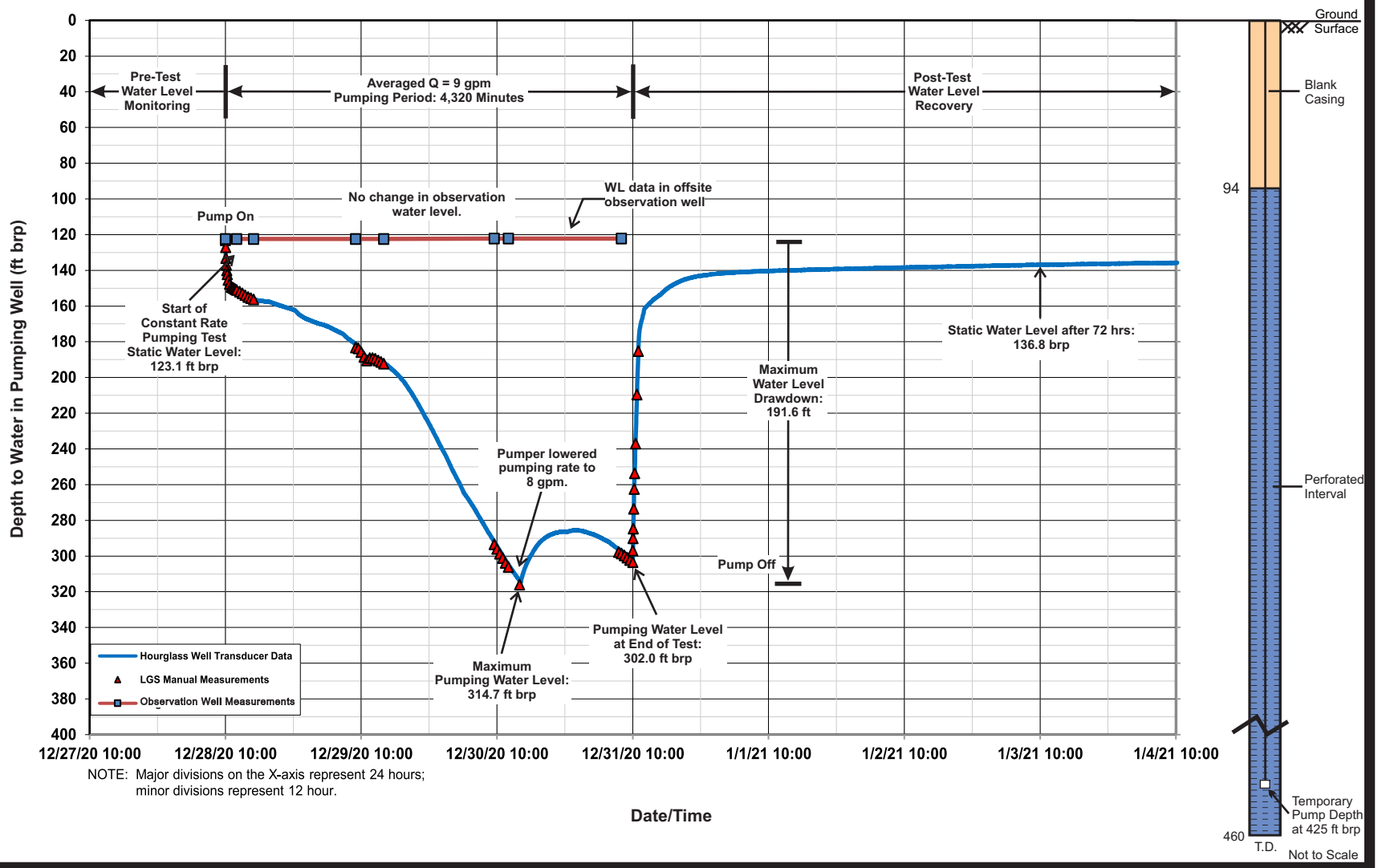
Note: All locations shown are approximate.

RCS

Figure 3
Geology Map

RCS Job No. 713-NPA01 January 2

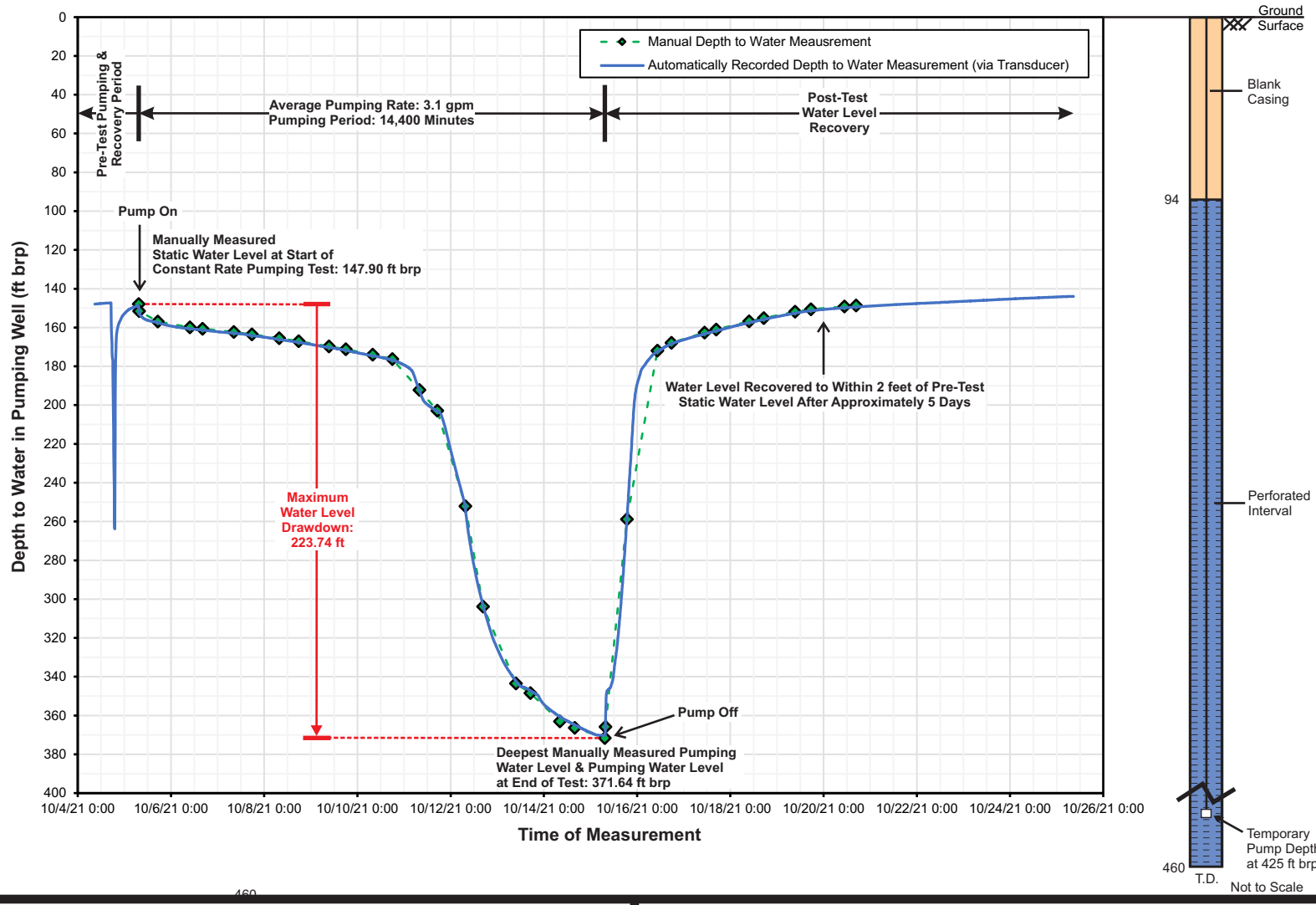
Cartographic Presentation by E. Linden. Spatial Reference Name: NAD 1983 StatePlane California II FIPS 0402 Feet



RICHARD C. SLADE & ASSOCIATES LLC
CONSULTING GROUNDWATER GEOLOGISTS
14051 Burbank Blvd., Suite 300
Sherman Oaks, CA 91401
Southern California: (818) 506-0418
Northern California: (707) 963-3914
www.rcslade.com

FIGURE 4
CONSTANT RATE PUMPING TEST
HOURGLASS WINERY WELL 5

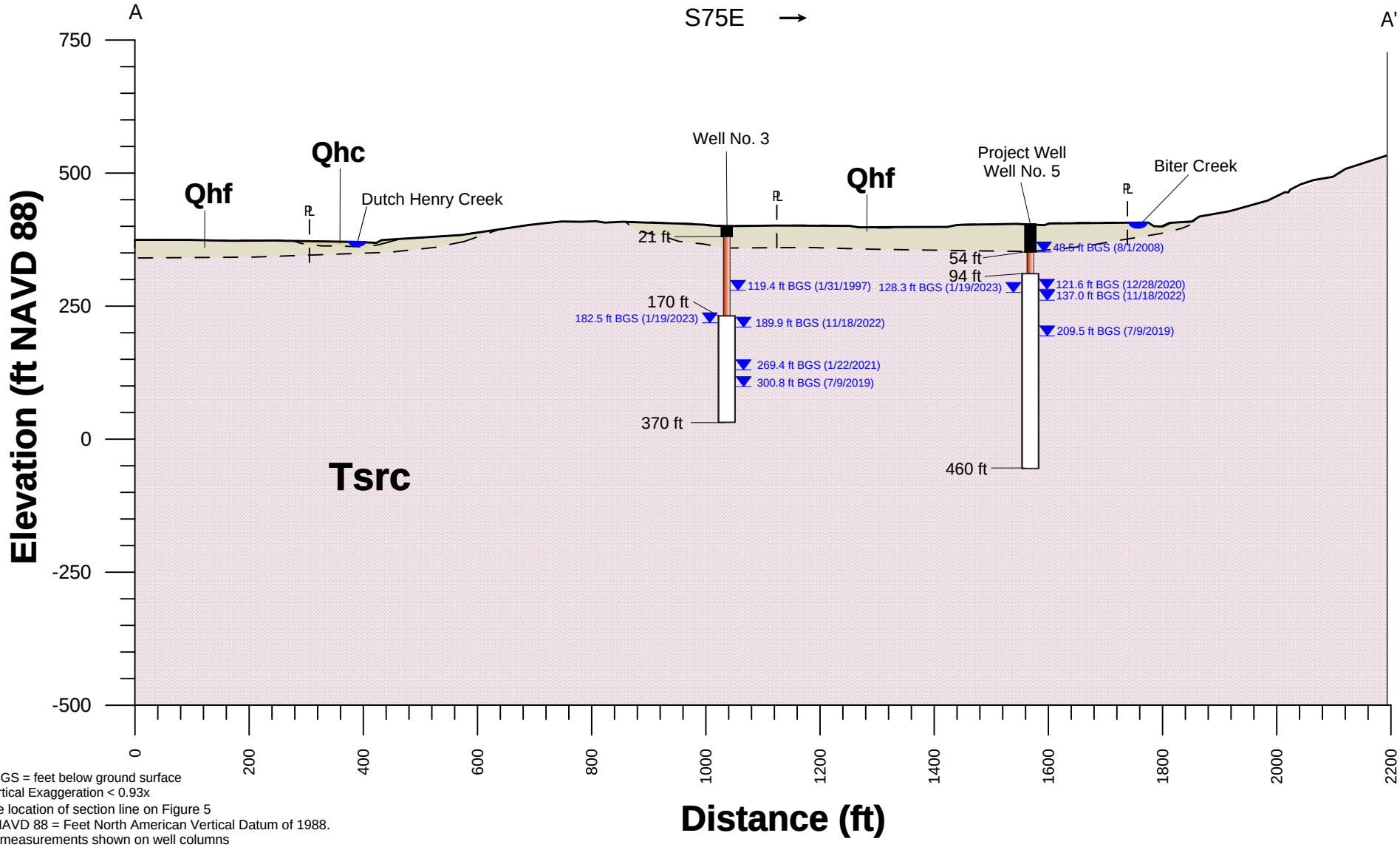
Job No. 713-NPA01 **January 2023**



RICHARD C. SLADE & ASSOCIATES LLC
CONSULTING GROUNDWATER GEOLOGISTS
14051 Burbank Blvd., Suite 300
Sherman Oaks, CA 91401
Southern California: (818) 506-0418
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www.rcslade.com

FIGURE 5
WATER LEVEL DATA DURING
OCTOBER 2021 CONSTANT RATE PUMPING TEST
OF HOURGLASS WINERY WELL 5

Job No. 713-NPA01 **January 2023**



ft BGS = feet below ground surface
Vertical Exaggeration < 0.93x
See location of section line on Figure 5
ft NAVD 88 = Feet North American Vertical Datum of 1988.
All measurements shown on well columns
are below ground surface.

LEGEND

- Cement Seal
- Blank Casing
- Perforated Interval
- Static Water Level
- PL Property Line
- Qhc — Stream channel deposits (modern to latest Holocene)
- Qhf — Alluvial fan deposits (Holocene)
- Tsrc — Rhyolite of Calistoga (Pliocene)

RCS

FIGURE 6
CROSS SECTION A-A'

RCS Job No. 713-NPA01

231

January 2023

APPENDIX

WELL COMPLETION REPORTS

FOR

HOURGLASS PROPERTY

ORIGINAL
File with DWR

Page ___ of ___
Owner's Well No. ___
Date Work Began 4-22-1991 , Ended 4-30-1991
Local Permit Agency Napa County Environmental Mgmt.
Permit No. 028436 Permit Date 4-19-1991

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet
No. 482423

DWR USE ONLY — DO NOT FILL IN
08N06W03E
STATE WELL NO./STATION NO.
LATITUDE LONGITUDE
APN/TRS/OTHER

Well 1

GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)
DEPTH TO FIRST WATER 90 (Ft.) BELOW SURFACE

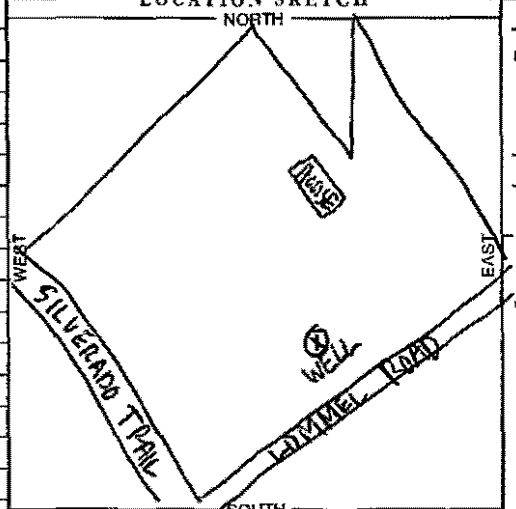
DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	6	Br. clay & boulders
6	55	br. clay with gravel
55	130	tuff
130	515	rhyolite

TOTAL DEPTH OF BORING 515 (Feet)
TOTAL DEPTH OF COMPLETED WELL 508 (Feet)

WELL LOCATION

Address 4208 Silverado Trail
City Calistoga
County Napa
APN Book ___ Page ___ Parcel #021-010-001
or
Township 9 N. Range 6 W. Section 34
or
Latitude ___ DEG. ___ MIN. ___ SEC. NORTH Longitude ___ DEG. ___ MIN. ___ SEC. WEST

LOCATION SKETCH



Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc.
PLEASE BE ACCURATE & COMPLETE.

ACTIVITY (✓)

X NEW WELL
MODIFICATION/REPAIR
___ Deepen
___ Other (Specify)
___ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USE(S) (✓)

___ MONITORING
WATER SUPPLY
___ Domestic
___ Public
XX Irrigation
___ Industrial
___ "TEST WELL"
___ CATHODIC PROTECTION
___ OTHER (Specify)

DRILLING METHOD Rotary (air) FLUID ___

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC WATER LEVEL 25 (Ft.) & DATE MEASURED 4-29-91
ESTIMATED YIELD* 21 (GPM) & TEST TYPE air
TEST LENGTH 2 (Hrs.) TOTAL DRAWDOWN 480 (Ft.)
** May not be representative of a well's long-term yield.*

CASING(S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CON-DUCTOR	FILL PIPE	MATERIAL/GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	24	10								
24	515	8								
0	90		x				plastic	5	F480	
90	508			x			plastic	5	F480	1/8"

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	24	x			grout
24	508			x	3/8 gravel

ATTACHMENTS (✓)

___ Geologic Log
___ Well Construction Diagram
___ Geophysical Log(s)
___ Soil/Water Chemical Analyses
___ Other ___

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME HUCKFELDT WELL DRILLING
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 2110 Penny Lane CITY Napa STATE CA. ZIP 94559

Signed Lloyd Huckfeldt
WELL DRILLER/AUTHORIZED REPRESENTATIVE
DATE SIGNED 4-30-1991
C57 LICENSE NUMBER 439-746

DWR 188 REV. 7-90 IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

ORIGINAL
File with DWR

Page 1 of 1

Owner's Well No. _____

Date Work Began 11-16-00 , Ended 11-22-00

Local Permit Agency Napa County Environmental Mgmt.

Permit No. 96-11684 Permit Date 11-14-00

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

No. 710541

DWR USE ONLY — DO NOT FILL IN
09N06W34
STATE WELL NO./STATION NO.
LATITUDE LONGITUDE
APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)

DRILLING METHOD rotary FLUID _____

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	25	clay with boulders
25	90	volcanic tuff
90	480	volcanic rhyolite
480	500	hard green volcanics
		cont. casing layout
367	427	screen PVC 6" .032 slot
427	447	blank PVC 6"
447	487	screen PVC 6" .032 slot

TOTAL DEPTH OF BORING 500 (Feet)

TOTAL DEPTH OF COMPLETED WELL 487 (Feet)

Well 2

WELL LOCATION

Address 4208 Silverado Trail

City Calistoga

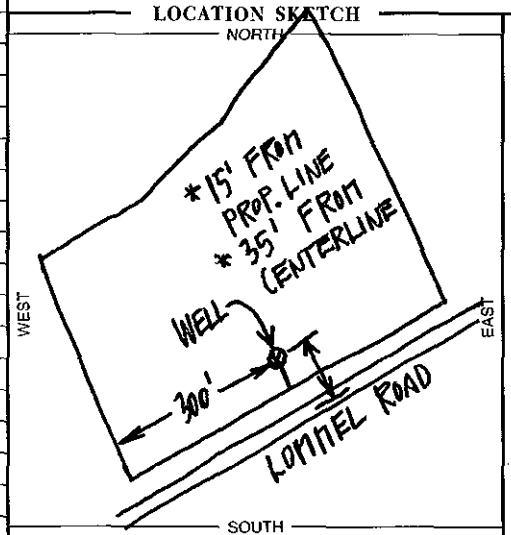
County Napa

APN Book 18 Page 060 Parcel 24

Township _____ Range _____ Section _____

Latitude _____ DEG. MIN. SEC. NORTH Longitude _____ DEG. MIN. SEC. WEST

LOCATION SKETCH



*Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.***

ACTIVITY (✓)

X NEW WELL

MODIFICATION/REPAIR
___ Deepen
___ Other (Specify)

___ DESTROY *(Describe Procedures and Materials Under "GEOLOGIC LOG")*

PLANNED USES (✓)

WATER SUPPLY
X Domestic ___ Public
X Irrigation ___ Industrial

___ MONITORING
___ TEST WELL
___ CATHODIC PROTECTION
___ HEAT EXCHANGE
___ DIRECT PUSH
___ INJECTION
___ VAPOR EXTRACTION
___ SPARGING
___ REMEDIATION
___ OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 390 (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 90 (Ft.) & DATE MEASURED 11-22-00

ESTIMATED YIELD * 18 (GPM) & TEST TYPE air lift

TEST LENGTH 2 (Hrs.) TOTAL DRAWDOWN N/A (Ft.)

** May not be representative of a well's long-term yield.*

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CON-DUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	25	15								
25	500	9								
0	207		X				PVC F480	6	SDR-21	
207	227			X			PVC F480	6	SDR-21	.032
227	367		X				PVC F480	6	SDR-21	

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	22	X			concrete
22	487			X	pea gravel

ATTACHMENTS (✓)

___ Geologic Log
___ Well Construction Diagram
___ Geophysical Log(s)
___ Soil/Water Chemical Analyses
___ Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME HUCKFELDT WELL DRILLING
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 2110 Penny Lane CITY Napa STATE CA ZIP 94559

Signed _____ WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED 11-28-00

C-57 LICENSE NUMBER 439-746

DWR 188 REV 11-97

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

ORIGINAL
File with DWR

Page 1 of 1

Owner's Well No. _____

Date Work Began 1-28-97, Ended 1-31-97

Local Permit Agency Napa County Environmental Mgmt.

Permit No. _____ Permit Date 1-24-97

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

No. 527309

DWR USE ONLY — DO NOT FILL IN
STATE WELL NO./STATION NO. 08N06W03
LATITUDE _____ LONGITUDE _____
APN/TRS/OTHER _____

GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)

DEPTH TO FIRST WATER 19 (Ft.) BELOW SURFACE

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	19	clay with embedded boulders
19	40	light brown weathered tuff
40	60	gray rhyolite
60	300	light gray rhyolite med. hard
300	360	hard rhyolite
360	370	med. rhyolite
370	380	gray ash clay

TOTAL DEPTH OF BORING 380 (Feet)

TOTAL DEPTH OF COMPLETED WELL 370 (Feet)

Well 3

WELL LOCATION

Address 4208 Silverado Trail

City Calistoga

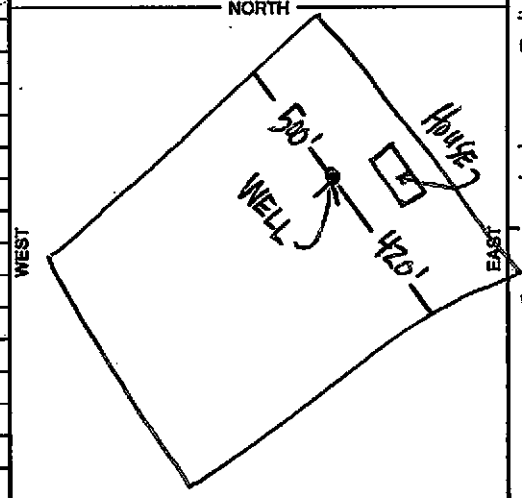
County Napa

APN Book 021 Page 010 Parcel 001

or Township _____ Range _____ Section _____

or Latitude _____ DEG. MIN. SEC. NORTH Longitude _____ DEG. MIN. SEC. WEST

LOCATION SKETCH



Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc. PLEASE BE ACCURATE & COMPLETE.

ACTIVITY (✓)

X NEW WELL

MODIFICATION/REPAIR

___ Deepen

___ Other (Specify)

___ DESTROY (*Describe Procedures and Materials Under "GEOLOGIC LOG"*)

PLANNED USE(S) (✓)

___ MONITORING

WATER SUPPLY

___ Domestic

___ Public

X Irrigation

___ Industrial

___ "TEST WELL"

___ CATHODIC PROTECTION

___ OTHER (Specify)

DRILLING METHOD Rotary Air FLUID _____

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC WATER LEVEL 121 (Ft.) & DATE MEASURED 1-31-97

ESTIMATED YIELD* 130 (GPM) & TEST TYPE air lift

TEST LENGTH 1 (Hrs.) TOTAL DRAWDOWN N/A (Ft.)

* *May not be representative of a well's long-term yield.*

CASING(S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CONDUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	25	10								
25	380	9								
0	170		X				PVC F480	5	SDR-21	
170	370			X			PVC F480	5	SDR-21	1/8"

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	3	X			concrete
3	21		X		bentonite
21	370			X	pea gravel

ATTACHMENTS (✓)

___ Geologic Log

___ Well Construction Diagram

___ Geophysical Log(s)

___ Soil/Water Chemical Analyses

___ Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME HUCKFELDT WELL DRILLING (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 2110 Penny Lane CITY Napa STATE CA ZIP 95449

Signed _____ (WELL DRILLER/AUTHORIZED REPRESENTATIVE) DATE SIGNED 2-4-97 C-57 LICENSE NUMBER 439-746

DWR 188 REV. 7-90

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

ORIGINAL
File with DWR

Page ___ of ___
Owner's Well No. ___
Date Work Began 10/19/2006, Ended 10/25/2006
Local Permit Agency Napa County
Permit No. 06-01495 Permit Date 10/19/2006

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet
No. 0938175

DWR USE ONLY — DO NOT FILL IN
09N06W34
STATE WELL NO./STATION NO.
LATITUDE ___ LONGITUDE ___
APN/TRS/OTHER ___

GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)
DRILLING METHOD Rotary FLUID Air

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	18	Brown Ash
18	105	Gray Oil Shale
105	190	White Clay & Gray Ash
190	255	Gray Oil Shale
255	420	White & Gray Hard Ash
420	440	Gray Shale
440	530	White Hard Ash

TOTAL DEPTH OF BORING 530 (Feet)
TOTAL DEPTH OF COMPLETED WELL 518 (Feet)

NOT FOR PUBLIC DISCLOSURE
CONFIDENTIAL
WATER CODE SECTION 13752

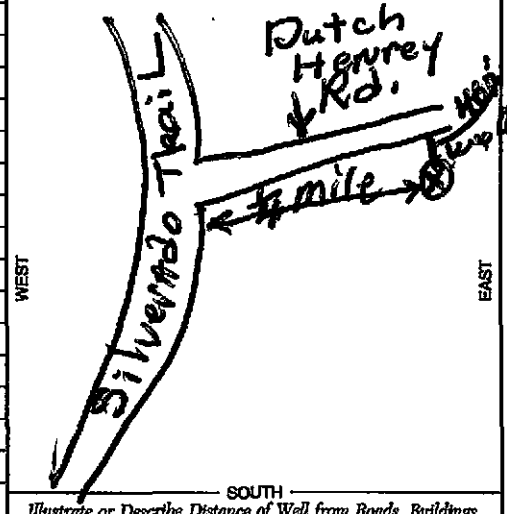
WELL OWNER

Nam
Mai
CITY
Well 4

WELL LOCATION

Address 9 Rutton 4208 Silverado Trail
City Calistoga
County Napa
APN Book 018 Page 060 Parcel 024-000
Township ___ Range ___ Section ___
Lat ___ DEG. ___ MIN. ___ SEC. N
Long ___ DEG. ___ MIN. ___ SEC. W

LOCATION SKETCH



Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

ACTIVITY (✓)

✓ NEW WELL
MODIFICATION/REPAIR
___ Deepen
___ Other (Specify)
___ DESTROY *(Describe Procedures and Materials Under "GEOLOGIC LOG")*

USES (✓)

WATER SUPPLY
___ Domestic ✓ Public
___ Irrigation ___ Industrial
___ MONITORING
___ TEST WELL
___ CATHODIC PROTECTION
___ HEAT EXCHANGE
___ DIRECT PUSH
___ INJECTION
___ VAPOR EXTRACTION
___ SPARGING
___ REMEDIATION
___ OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 370 (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 360 (Ft.) & DATE MEASURED 10-25-06
ESTIMATED YIELD 124 (GPM) & TEST TYPE Air Lift
TEST LENGTH 5 (Hrs.) TOTAL DRAWDOWN 158 (Ft.) GPM at day of Test
** May not be representative of a well's long-term yield.*

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CONDUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	53	11	✓				Plastic	5	F480	
53	300	8 3/4	✓				"	"	"	
300	518	8 3/4		✓			"	"	"	.032

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	53	✓			
53	518				Well Pack Gravel

ATTACHMENTS (✓)

___ Geologic Log
___ Well Construction Diagram
___ Geophysical Log(s)
___ Soil/Water Chemical Analyses
___ Other ___
ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Pulliam Well Exploration (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
ADDRESS 5110 Highway 128 CITY Napa STATE CA ZIP 94558
Signed [signature] C-57 LICENSED WATER WELL CONTRACTOR
DATE SIGNED 11-14-06 C-57 LICENSE NUMBER 808-508

DWR 188 REV. 05-03 IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM OSP 236

18-0600-024

QUADRUPLICATE
For Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

No. 1073626

DWR USE ONLY — DO NOT FILL IN
STATE WELL NO./STATION NO.
LATITUDE / LONGITUDE
APN/TRS/OTHER

Page ___ of ___
Owner's Well No. Well 5
Date Work Began 07/23/2008, Ended 08/01/2008
Local Permit Agency Napa County
Permit No. E08-00380 Permit Date 07/16/2008

GEOLOGIC LOG

ORIENTATION (✓) (✓) VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)
DRILLING METHOD Rotary FLUID Mud

DEPTH FROM SURFACE Ft. to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0 – 12	Brown Clay, Dirt & Gravel
12 – 50	Brown Clay & Boulders
50 – 65	White Ash & Rock
65 – 95	White Clay & Ash
95 – 105	White Rock
105 – 120	White Clay
120 – 200	White Rock
200 – 220	White Clay Rock
220 – 240	White Rock
240 – 300	White Clay Rock
300 – 380	White Rock
380 – 400	White Clay Roc
400 – 460	White Rock

TOTAL DEPTH OF BORING 460 (Feet)
TOTAL DEPTH OF COMPLETED WELL 460 (Feet)

RECEIVED
AUG 26 2008
DEPT. OF ENVIRONMENTAL MANAGEMENT

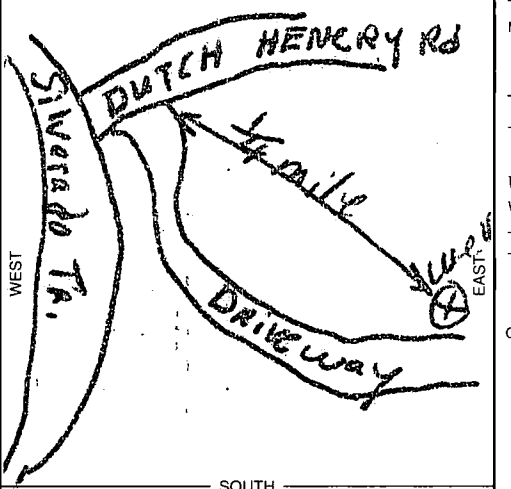
WELL OWNER

Name J. Dutton Vineyard LLC
Mailing Address 1164 Adams St.
CITY St. Helena STATE CA ZIP 94574

WELL LOCATION

Address 701 Lommel Rd.
City Napa
County Napa
APN Book 018 Page 060 Parcel 024-000
Township ___ Range ___ Section ___
Lat ___ DEG. ___ MIN. ___ SEC. N
Long ___ DEG. ___ MIN. ___ SEC. W

LOCATION SKETCH



*Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.***

ACTIVITY (✓)

(✓) NEW WELL
MODIFICATION/REPAIR
___ Deepen
___ Other (Specify)
___ DESTROY *(Describe Procedures and Materials Under "GEOLOGIC LOG")*

USES (✓)

WATER SUPPLY
___ Domestic ___ Public
___ Irrigation ___ Industrial
___ MONITORING
___ TEST WELL
___ CATHODIC PROTECTION
___ HEAT EXCHANGE
___ DIRECT PUSH
___ INJECTION
___ VAPOR EXTRACTION
___ SPARGING
___ REMEDIATION
___ OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER N/A (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 50 (Ft.) & DATE MEASURED 8-1-08
ESTIMATED YIELD * 60 (GPM) & TEST TYPE 8 hr. Test
TEST LENGTH 4 (Hrs.) TOTAL DRAWDOWN ___ (Ft.) GPM at
Day of Test
** May not be representative of a well's long-term yield.*

CASING (S)

DEPTH FROM SURFACE Ft. to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CON-DUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0 – 54	11	✓				Plastic	5	F480	
54 – 94	8 3/4	✓				✓	✓	✓	
94 – 460	8 3/4		✓			✓	✓	✓	.032

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft. to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0 – 54				
54 – 460			✓	3/8 Pea Gravel

ATTACHMENTS (✓)

___ Geologic Log
___ Well Construction Diagram
___ Geophysical Log(s)
___ Soil/Water Chemical Analyses
___ Other ___

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Jon Dutton (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
5110 Highway 128 Napa, CA 94558
ADDRESS CITY STATE ZIP
Signed ___ (C-57 LICENSED WATER WELL CONTRACTOR)
DATE SIGNED 8-26-08
C-57 LICENSE NUMBER 808-508

DWR 188 REV. 05-03
IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM
237

ORIGINAL

File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

WATER WELL DRILLERS REPORT

018 060 024

Do not fill in

No. 119626

[redacted]e of Intent No.
[redacted]l Permit No. or Date

State Well No.
Other Well No. 09N06W34

Destroyed Well

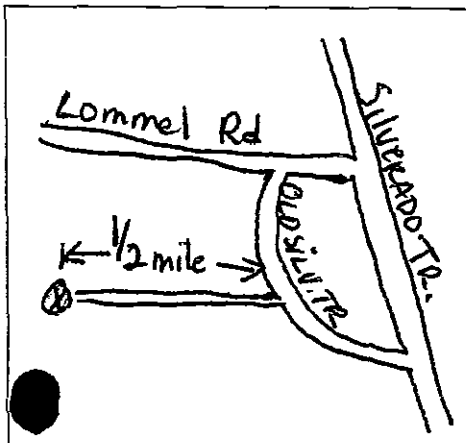
(2) LOCATION OF WELL (See instructions):

County Napa Owner's Well Number 18-060-24

Well address if different from above 4208 Old Silverado Tr.(Lommel)

Township Range Section

Distance from cities, roads, railroads, fences, etc.



WELL LOCATION SKETCH

(3) TYPE OF WORK:

New Well [X] Deepening [ ]
Reconstruction [ ]
Reconditioning [ ]
Horizontal Well [ ]
Destruction [ ] (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:

Domestic [X]
Irrigation [ ]
Industrial [ ]
Test Well [ ]
Stock [ ]
Municipal [ ]
Other [ ]

(5) EQUIPMENT:

Rotary [ ] Reverse [ ]
Cable [ ] Air [X]
Other [ ] Bucket [ ]

(6) GRAVEL PACK:

Yes [X] No [ ] Size 3/4"
Diameter of bore 9 7/8"
Packed from 20 ft. to 160 ft.

(7) CASING INSTALLED:

Steel [ ] Plastic [X] Concrete [ ]

From ft.	To ft.	Dia. in.	Gage or Wall
0	95	6	200

(8) PERFORATIONS:

Type of perforation or size of screen: machine

From ft.	To ft.	Slot size
95	160	.040

(9) WELL SEAL:

Was surface sanitary seal provided? Yes [X] No [ ] If yes, to depth 20 ft.
Were strata sealed against pollution? Yes [ ] No [X] Interval ft.
Method of sealing grout

(10) WATER LEVELS:

Depth of first water, if known 105 ft.
Standing level after well completion 96 ft.

(11) WELL TESTS:

Was well test made? Yes [X] No [ ] If yes, by whom? driller
Type of test Pump [ ] Bailer [ ] Air lift [X]
Depth to water at start of test 96 ft. At end of test ? ft
Di[redacted]ge 40 gal/min after 1 hours Water temperature
C[redacted]l analysis made? Yes [ ] No [X] If yes, by whom?
Was electric log made? Yes [ ] No [X] If yes, attach copy to this report

(12) WELL LOG:

Total depth 160 ft. Depth of completed well 160 ft.

from ft.	to ft.	Formation (Describe by color, character, size or material)
0	6"	soil
6"	3'	tuffa
3'	105	semi-hard blue grey rock
105	160	hard blue grey rock, black stringers, fractured

Work started 6/20 19 86 Completed 6/30 19 86

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

SIGNED Harold Gregson (Well Driller)

NAME Doshier and Gregson Drilling, Inc. (Person, firm, or corporation) (Typed or printed)

Address 5365 Napa-Vallejo Highway

City Vallejo Zip 94589

License No. 294001 Date of this report 7/7/86

COPY FOR PUBLIC USE
WATER CODE SEC. 13752
INITIAL

DWR 188 (REV. 7-76) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

APPENDIX

HOURGLASS WINERY
GROUNDWATER USE ESTIMATES
BY
APPLIED CIVIL ENGINEERING (ACE)

APPLIED CIVIL ENGINEERING INCORPORATED

Hourglass Winery

Groundwater Use Estimate

	Estimated Water Use (Acre-Feet / Year)		
	Existing		Proposed
Residential Water Use			
Primary Residence[1] - Not Applicable	0.000		0.000
Pool[1A] - Not Applicable	0.000		0.000
Second Dwelling Unit - Not Applicable	0.000		0.000
Guest Cottage - Not Applicable	0.000		0.000
Total Residential Domestic Water Use	0.000		0.000
Winery Domestic & Process Water Use			
Winery - Daily Visitors[2][3]	0.060		0.067
Winery - Events with Meals Prepared Onsite[2][4]	0.000		0.075
Winery - Events with Meals Prepared Offsite[2][5]	0.008		0.021
Winery - Employees[2][6]	0.067		0.202
Winery - Event Staff[2][6]	0.003		0.014
Winery - Process[2][7]	0.968		1.290
Total Winery Water Use	1.106		1.668
Irrigation Water Use			
Lawn[8]	0.000		0.000
Other Landscape[9]	1.228		1.228
Vineyard - Irrigation[10]	10.600		10.600
Vineyard - Frost Protection - Not Applicable	0		0
Vineayrd - Heat Protection - Not Applicable	0		0
Total Irrigation Water Use	11.828		11.828
Total Combined Water Use	12.93		13.50

Estimates per Napa County Water Availability Analysis - Guidance Document, May 12, 2015 unless noted

[1]0.5 to 0.75 ac-ft/yr for Primary Residence, includes some landscaping per Napa County WAA Guidance Document

[1A]0.1 ac-ft/yr for pool without cover per Napa County WAA Guidance Document

[2] See attached Winery Production, Guest, Employee and Event Staff Statistics

[3] 3 gallons of water per guest per Napa County WAA Guidance Document

[4] 15 gallons of water per guest per Napa County WAA - Guidance Document

[5] 5 gallons of water per guest used because all food preparation, dishwashing, etc. to occur offsite

[6]15 gallons per shift per Napa County WAA - Guidance Document

[7]2.15 ac-ft per 100,000 gallons wine per Napa County WAA - Guidance Document

[8]0.1 ac-ft/yr per 1,000 sf of lawn per Napa County WAA - Guidance Document - 0 sf lawn

[9]Estimate provided by owner based on past usage

[10] 0.5 ac-ft/ac per Napap County WAA - Guidance Document - 18.7 acres of vineyard existing and 2.5 acres entitled but not yet planted

Hourglass Winery

Existing Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production[1]	45,000	gallons per year

Tours and Tastings by Appointment[1]		
Monday through Thursday	18 guests max per day	
Friday through Sunday	18 guests max per day	
Total Guests Per Year		6,552

Events - Meals Prepared Offsite[1]		
15 per year	30 guests max	450
1 per year	100 guests max	100
0 per year	0 guests max	0
Total Guests Per Year		550

Events - Meals Prepared Onsite[1]		
0 per year	0 guests max	0
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		0

Winery Employees[2]		
4 employees	1 shift per day	
Total Employee Shifts Per Year		1,460

Event Staff[3]		
15 per year, 30 guests	3 event staff	45
1 per year, 100 guests	10 event staff	10
0 per year, 0 guests	0 event staff	0
Total Event Staff Per Year		55

[1] Winery production, tours and tasting and event guest statistics per Winery Use Permit Modification Application

[2] Employee counts per Winery Use Permit Application

[3] Assumes 1 event staff per 10 guests (in addition to regular winery employees)

Hourglass Winery

Proposed Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production[1]		60,000	gallons per year
Tours and Tastings by Appointment[1]			
Monday through Thursday	20 guests max per day		
Friday through Sunday	20 guests max per day		
Total Guests Per Year		7,280	
Events - Meals Prepared Offsite[1]			
0 per year	30 guests max	0	
1 per year	100 guests max	100	
3 per year	250 guests max	750	
1 per year	500 guest max	500	
Total Guests Per Year		1,350	
Events - Meals Prepared Onsite[1]			
54 per year	30 guests max	1,620	
0 per year	0 guests max	0	
0 per year	0 guests max	0	
Total Guests Per Year		1,620	
Winery Employees[2]			
12 employees	1 shift per day		
Total Employee Shifts Per Year		4,380	
Event Staff[3]			
54 per year, 30 guests	3 event staff	162	
1 per year, 100 guests	10 event staff	10	
3 per year, 250 guests	25 event staff	75	
1 per year, 500 guests	50 event staff	50	
Total Event Staff Per Year		297	

[1] Winery production, tours and tasting and event guest statistics per Winery Use Permit Modification Application

[2] Employee counts per Winery Use Permit Modification Application

[3] Assumes 1 event staff per 10 guests (in addition to regular winery employees)

“G”

Biological Resource Survey

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

Biological Resource Survey

Hourglass Winery Major Modification
701 Lommel Road
Calistoga, CA



Prepared
For

Hourglass Wine Company

By

Kjeldsen Biological Consulting

August 2023

Biological Resource Survey

Hourglass Winery Major Modification
701 Lommel Road
Calistoga, CA

PROJECT NAME:

Hourglass Winery Major Modification
Hourglass Wine Company, Inc.
701 Lommel Road
Calistoga, CA 94515
APN 018-060-024 , 021-010-001

SURVEYOR:

Jon Webb
Albion Surveys, Inc.
1113 Hunt Ave
Saint Helena, CA 94574

REPORT PREPARED BY:

Kjeldsen Biological Consulting
923 St. Helena Ave.
Santa Rosa, CA 95404
(707) 544-3091
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PERIOD OF STUDY:

March to August 2023

Biological Resource Survey
Hourglass Winery Major Modification
701 Lommel Road
Calistoga, CA

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CDFW CNDDB Rare Find Special-status Species Listed for the Quadrangle and Surrounding Quadrangles

U.S. Fish and Wildlife Service IPAC Listed Species for the Project Site

Biological Resource Survey

Hourglass Winery Major Modification
701 Lommel Road
Calistoga, CA

Executive Summary

This study was conducted at the request of Albion Surveys, Inc., on behalf of the property owner, as background information for project permits from the Napa County Planning, Building and Environmental Services Department. The project proposes a major modification for additional caves, accessory and production space, a new hospitality center, new tasting pavillion, and improvements of existing roads. The property is located on the east side of the Napa Valley southeast of Calistoga. The property is within the watershed of the Napa River and is within the USGS Calistoga Quadrangle.

The purpose of this report is to identify biological resources that may be affected by the proposed project. The fieldwork studied the proposed project envelope and the adjoining environment. The findings presented below are the results of fieldwork conducted during the spring and summer of 2023 by Kjeldsen Biological Consulting:

- There is an existing cave facility, vineyards and access road on the property. The project footprint is within a Ruderal Grassland, and Mixed Oak Woodlands. The property burned in 2020;
- The project will not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies or identified as special-status species;
- The project will not adversely impact any sensitive biotic communities or habitats of limited distribution on the county's Baseline Data Report;
- There are no Sensitive Natural Communities regulated by the California Department of Fish and Wildlife or US Fish and Wildlife within or associated with the project footprint;
- The proposed project will not substantially interfere with native wildlife species, wildlife corridors, and or native wildlife nursery sites;
- The footprint of the project will not significantly contribute to habitat loss or habitat fragmentation;
- The project proposes the removal of a small amount of native Oaks;
- There are two USGS Blue Line drainages on both sides of the property. There is also an ephemeral drainage within the proposed project modifications;
- Road improvements and cave spoils removal are proposed with the stream setback. Road improvements within the setback of Biter Creek will require an exemption to the Conservation Regulations;
- A complete list of all plants and animals encountered on and near the project site is included in Appendix A.

Recommendations

The following measures are presented to reduce potential biological impacts by the proposed project to a less than significant level pursuant to the California Environmental Quality Act.

All project construction activities must be limited to the project footprint. Best Management Practices including silt and erosion control measures must be implemented to protect off-site movement of sediment and dust during and post construction. The erosion control plan for the project must be implemented.

The project must comply with Napa County General Plan Policy CON-24 Paragraph (c) stating that a project should "provide replacement of lost oak woodlands or preservation of like habitat at a 3:1 ratio."

Tree and vegetation removal must occur from August 15 to January 31, outside of the general bird nesting season. If tree and vegetation removal during this time is not feasible, a pre-construction nesting bird survey must be performed by a qualified biologist no more than 14 days prior to the initiation of tree removal or ground disturbance. The survey must cover the Project Area (including tree removal areas) and surrounding areas within 500 feet. If active bird nests are found during the survey, an appropriate no- disturbance buffer must be established by the qualified biologist. Once it is determined that the young have fledged (let the nest) or the nest otherwise becomes inactive (e.g., due to predation), the buffer may be lifted and work may be initiated within the buffer.

The Ephemeral Drainage should be provided with a 35-foot setback as per Napa County requirements. If the drainage is to be impacted then permits from, California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB) will be required.

If road improvements are proposed within the setback of Biter Creek an exemption to Napa County Conservation Regulations must be approved.

Grading shall occur during the dry season and must be suspended during unseasonable rainfalls of greater than one-half inch over a 24-hour period. If rainfall is in the forecast, standard erosion control measures (e.g., straw waddles, bales, silt fencing) must be deployed adjacent to ephemeral drainages. Construction personnel should be informed of the location of the site's aquatic resources with high-visibility flagging or staking prior to construction. No materials or equipment shall be stored near drainages on the property.

Biological Resource Survey
Hourglass Winery Major Modification
701 Lommel Road
Calistoga, CA

A. PROJECT DESCRIPTION

This study was conducted at the request of Albion Surveys, Inc., on behalf of the property owner, as background information for project permits from the Napa County Planning, Building and Environmental Services Department.

A.1 Introduction

The project proposes a major modification for additional caves, accessory and production space, a new hospitality center, new tasting pavillion, and improvements of existing roads. The property is located on the east side of the Napa Valley southeast of Calistoga at 701 Lommel Road. Habitat impacted by the project consists of Ruderal Grassland and Mixed Oak Woodlands. Spoils from the cave construction will be stored and hauled offsite. The study site is within the USGS Calistoga Quadrangle. Plate I provides a site and location map of the property. Plate III provides an aerial photograph of the property and study site.

A.2 Background

The project site is located along the edge of the valley floor. The property burned in 2020. Several structures burned where the hospitality center is proposed. Several native Oak will be removed as part of the development. Habitat on the project site consists of Ruderal Grassland, and Mixed Oak Woodland. Access to the project site is via Lommel Road. There is an existing access road adjacent to Biter Creek that will be improved and widened as part of the project. Many of the oaks trees on the property were damaged in the fire. Some of the oak trees are recovering while others are declining. Dead trees have already been removed.

A.3 Purpose

The purpose of this report is to identify biological resources that may be affected by the proposed project as listed below:

- To determine the presence of potential habitat for special-status species which would be impacted by the proposed project, including habitat types which may have the potential for supporting special-status species (target species that are known for the region, habitat, the Quadrangle and surrounding Quadrangles);

- To identify and assess potential impacts to Federal or State protected wetlands as defined by Section 404 of the Clean Water Act;
- To determine if the project will substantially interfere with native wildlife species, wildlife corridors, and or native wildlife nursery sites;
- Identify any State or Federal biological permits required by the proposed project; and
- Recommend measures to reduce biological impacts to a less than significant level pursuant to the California Environmental Quality Act (CEQA).

B. SURVEY METHODOLOGY

Seasonal field work was conducted March to August 2023, to provide an evaluation of flora and fauna with techniques that would provide an analysis for the presence of or potential for any special-status animals, plants, unique plant populations and or critical habitat associated with the proposed project.

B.1 Project Scoping

The scoping for the project considered seasonal fieldwork, location and type of habitat and or vegetation types present on the property or associated with potential special-status plant species known for the Quadrangle, surrounding Quadrangles, the County or the region. Our scoping also considered records in the most recent version of the Department of Fish and Wildlife California Natural Diversity Data Base (CDFW CNDDB RareFind5) and the California Native Plant Society (CNPS) Rare Plant Inventory. "Target" special-status species are those listed by the State, the Federal Government or the California Native Plant Society or considered threatened in the region. Our scoping is also a function of our familiarity with the local flora and fauna as well as previous projects on other properties in the area.

Tables II and III present CDFW CNDDB Rare Find species and U.S. Fish and Wildlife Service listed species for the Quadrangle and surrounding Quadrangles.

B.2 Field Survey Methodology

Our studies were made by walking transects through and around the project site. Our fieldwork focused on locating suitable habitat for organisms or indications that such habitat exists on the proposed project area. Digital photographs were taken during our studies to document conditions and selected photographs are included within this report. A floristic and seasonally appropriate survey was conducted in the field at the time of year when rare, threatened, or endangered species are both evident and identifiable for all the species expected to occur within the study areas.

Plants Field surveys were conducted identifying and recording all species on the site and in the near proximity. Transects through the proposed project sites were made methodically by foot. Transects were established to cover topographic and vegetation variations within the study area. The Intuitive Controlled approach calls for the qualified surveyor to conduct a survey of the area by walking through it and around its perimeters, and closely examining portions where target species are especially likely to occur. The open nature of the site, historic use, and ongoing management practices facilitated our field studies. All plant life was recorded in field notes and is presented in Appendix A.

The fieldwork for identifying special-status plant species is based on our knowledge and many years of experience in conducting special-status plant species surveys in the region. Plants were identified in the field or reference material was collected, when necessary, for verification using laboratory examination with a binocular microscope and reference materials. Herbarium specimens from plants collected on the project site were made when relevant. Voucher material

for selected individuals is in the possession of the authors. All plants observed (living and/or remains from last season's growth) were recorded in field notes.

Typically, blooming examples are required for identification however it is not the only method for identifying the presence of or excluding the possibility of rare plants. Vegetative morphology and dried flower or fruit morphology, which may persist long after the blooming period, may also be used. Skeletal remains from previous season's growth can also be used for identification. Some species do not flower each year or only flower at maturity and therefore must be identified from vegetative characteristics. Algae, fungi, mosses, lichens, ferns, Lycophyta and Sphenophyta have no flowers and there are representatives from these groups that are now considered to be special-status species, which require non-blooming identification. For some plants, unique features such as the aromatic oils present are key indicator. For some trees and shrubs with unique vegetative characteristics flowering is not needed for proper identification. The vegetative evaluation as a function of field experience can be used to identify species outside of the blooming period to verify or exclude the possibility of special-status plants in a study area.

Habitat is also a key characteristic for consideration of special-status species in a study area. Many special-status species are rare in nature because of their specific and often very narrow habitat or environmental requirements. Their presence is limited by specific environmental conditions such as: hydrology, microclimate, soils, nutrients, interspecific and intraspecific competition, and aspect or exposure. In some situations, special-status species particularly annuals may not be present each year and in this case one has to rely on skeletal material from previous years. A site evaluation based on habitat or environmental conditions is therefore a reliable method for including or excluding the possibility of special-status species in an area.

Animals were identified in the field by their sight, sign, or call. Our field techniques consisted of surveying the area with binoculars and walking the perimeter of the project site. Existing site conditions were used to identify habitat, which could potentially support special-status animal species. All animal life was recorded in field notes and is presented in Appendix A.

Trees adjoining the project footprint were surveyed to determine whether occupied raptor nests were present within the proximity of the project site (i.e., within a minimum 500 feet of the areas to be disturbed). Surveys consisted of scanning the trees on the property (500 ft +) with binoculars searching for nests or bird activity. Our search was conducted from the property and by walking under existing trees looking for droppings or nest scatter from nests that may be present that were not observable by binoculars.

Corridors Aerial photos were reviewed to evaluate the habitat surrounding the site and the potential for wildlife movement, or wildlife corridors from adjoining properties onto or through the property. Our field methodology for identifying corridors for movement searched for game trails or habitat that would favor movement of wildlife or potential gene flow. We also looked for barriers that would prevent movement or direct movement to particular areas. No game cameras, track plates, or other field equipment were used.

These five functions were used to evaluate potential wildlife corridors on the property. Corridors are considered suitable for flora and fauna movements if they provide avenues along which:

1. Wide-ranging animals can travel, migrate and meet mates;
2. Plants can propagate;
3. Genetic interchange can occur;
4. Populations can move in response to environmental changes and natural disasters; and
5. Individuals can re-colonize habitats from which populations have been locally extirpated.

Wetlands The project site was reviewed to determine from existing environmental conditions with a combination of vegetation, soils, and hydrologic information if seasonal wetlands were present. Wetlands were evaluated using the ACOE's three-parameter approach: Vegetation, Hydrology, and Soils.

Tributaries to Waters of the U.S. & Waters of the State are determined by the evaluation of continuity and "ordinary high-water mark." The ordinary high water mark is determined based on the top of scour marks and high flow impacts on vegetation. Waters of the U.S. (WOTUS) are defined as wetlands, ponds, lakes, creeks, streams, rivers, ephemeral drainages, ditches and seasonally ponded areas (EPA and ACOE Rule August 28, 2015). Seasonal stream channels with a definable bed and bank fall within the jurisdiction of EPA, ACOE and CDFW. Tributaries to Waters of the U.S. as well as "Waters of the State" are determined by the presence of a definable bed and bank, evidence of or ability to transport sediment and/or a blue line on the USGS Quadrangle Map.

The Migratory Bird Treaty Act of 1918 makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The MBTA also prohibits disturbance or harassment of nesting migratory birds at any time during their breeding season.

Special-status Species or Listed Species are plants or animals that have been designated by Federal or State agencies as rare, threatened or endangered, and California Native Plant Society.

Plant Communities or Alliances The classification of plant communities in this report is based on A Manual of California Vegetation Sawyer 2009. Plant Communities are vegetation types that are recognizable by the dominant species present with identifiable boundaries. They are a result of site specific edaphic conditions, hydrology, topography, aspect, natural disturbance and elevation. Plant assemblages provide food, cover and habitat for wildlife often with specific species present.

Sensitive Communities CDFW CNDDB identifies environmentally sensitive plant communities that are rare or threatened in nature. Sensitive habitat is defined as any area that meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Wildlife Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting

areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes.

Critical Habitat is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery.

Streams /Drainages

There are two types of streams or drainages; 1) perennial flowing waters and 2) seasonal ephemeral drainages that convey water during and shortly after rainfall. The USGS 7.5 Minute Quadrangle map for the site was analyzed for the presence of "blue line" creeks. Onsite topography and evidence of bed and bank was used for evaluating ephemeral drainages. Drainages were walked and visually evaluated for continuity of bed and bank as well as signs of aquatic life. The streambed was evaluated for flow, pools, substrate, bank and quality of habitat was recorded in field notes. Vegetation in the streambed was recorded if present and quality and quantity of riparian conditions as distinct from surrounding vegetation noted.

Stream Classification

Class I - Fish always or seasonally present onsite, includes habitat to sustain fish migration and spawning.

Class II - Fish always or seasonally present, aquatic habitat for non-fish aquatic species.

Class III - No aquatic life present, watercourse showing evidence of being capable of sediment transport to Class I and II waters under normal high-water flow conditions.

Class IV - Man-made watercourses, usually downstream, established domestic, agricultural, hydroelectric supply or other beneficial use.

"Ephemeral" or "intermittent stream" means any natural channel with defined bed and banks containing flowing water or showing evidence of having contained flowing water, such as deposit of rock, sand, gravel, or soil, that does not meet the definition of "stream" in this chapter.

Ephemeral or intermittent streams that do not meet the criteria for a stream as defined in Section 18.108.030 shall have a minimum 35-foot setback (per Napa County).

Table I. Time and Date of Field Work.

Date	Personnel	Person-hr.	Time	Conditions
March 30, 2023	Chris K. and Daniel T. Kjeldsen	2.0 person - hours	9:00 to 10:00	Cool
April 27, 2023	Chris K. and Daniel T. Kjeldsen	4.0 person-hours	12:30 to 2:30 pm	Overcast, cool
May 17, 2023	Chris K. and Daniel T. Kjeldsen	4.0 person-hours	10:00 to 12:00 pm	Overcast, no wind, with mild temperatures
June 17, 2023	Chris K. and Daniel T. Kjeldsen	4.0 person-hours	10:00 to 12:00 pm	Clear, light breeze, with warm temperatures
July 12, 2023	Chris K. and Daniel T. Kjeldsen	4.0 person-hours	10:00 to 12:00 pm	Clear, warm temperatures
August 8, 2023	Chris K. and Daniel T. Kjeldsen	2.0 person-hours	9:00 to 10:00	Overcast, cool

C. RESULTS / FINDINGS

C.1 Biological Setting

The study site is located in Napa County southeast of Calistoga along the edge of the valley floor. The property burned in 2020. The project is relatively flat with caves into the hillside. Habitat on the project site consists of disturbed Ruderal Grassland, and Mixed Oak Woodland. Several structures burned where the hospitality center is proposed. Clean up of burned debris has disturbed the area. Many of the oaks trees on the property were damaged in the fire. Some of the oak trees are recovering while others are declining. Dead trees have been removed.

Biter Creek is located along the southern side of the project and contains an oak overstory with little understory vegetation. Access the project site is proposed along the existing gravel road adjacent to Biter Creek. This road will be improved and widened as part of the project. Selby creek is located along the norther property line and vegetation associated burned in recent fires.

The parcel drains by direct infiltration or sheet flow into Biter Creek and Selby Creek, thence the Napa River.

Road improvements within the setback of Biter Creek will require an exemption to the Conservation Regulations.

The property is within the inner North Coast Range Mountains, a geographic subdivision of the larger California Floristic Province. The property and surrounding region are strongly influenced storms and fog from the Pacific Ocean. The region is in climate Zone 14 "Ocean influenced Northern and Central California" characterized as an inland area with ocean or cold air influence. The climate of the region is characterized by hot, dry summers and cool, wet winters, with precipitation that varies regionally from less than 30 to more than 60 inches per year. This climate regime is referred to as a "Mediterranean Climate." The average annual temperature ranges from 45 to 90 degrees Fahrenheit. The variations of abiotic conditions including geology results in a high level of biological diversity per unit area in the region.

C.2 Habitat Types Present

The vegetation of California has been considered to be a mosaic with major changes present from one area to another often with distinct vegetation changes within short distances. It is generally convenient to refer to the vegetation associates on a site as a plant community or alliance. Typically plant communities or vegetation alliances are identified or characterized by the dominant vegetation form or plant species present. There have been numerous community classification schemes proposed by different authors using different systems for the classification of vegetation. A basic premise for the designation of plant communities, associations or alliances is that in nature there are distinct plant populations occupying a site that are stable at any one time (climax community is a biotic association, that in the absence of disturbance maintains a stable assemblage over long periods of time).

The Napa County Baseline Data Report defines Biotic communities as the characteristic assemblages of plants and animals that are found in a given range of soil, climate, and topographic conditions across a region. The following Napa County vegetation types are found on the project site: Ruderal Grassland (Annual Grasslands) and Mixed Oak Woodlands.

The CNPS Rare Plant Inventory associates rare and endangered species with "Habitat Types." The Habitat Type for the project sites would be classified by CNPS as Valley and Foothill Grassland.

In the sections below the habitat types present within the footprint of the proposed project is described and further categorized with the system of vegetation classification by Sawyer *et al* A Manual of California Vegetation Second Edition. Sawyer classifies the vegetation on the project site as Grassland Semi-natural Stands with Herbaceous Layer and Woodland Alliance of Mixed Oak Woodland. This classification is the presently preferred system that over time will replace existing classification systems.

Grassland Semi-Natural Herbaceous Stands with Herbaceous Layer (Annual Grasslands)

Semi-Natural Herbaceous Grasslands are a result of decades of agriculture and the introduction of non-native grasses and herbs. Sawyer uses the term "Semi-natural Stands to refer to non-native introduced plants that have become established and coexist with native species. This includes what can be termed weeds, aliens, exotics or invasive plants in agricultural and nonagricultural settings.

Avena ssp. Semi-natural Herbaceous Stand, Wild Oats Grasslands. The membership rules require *Avena ssp.* to be > 50% relative cover of the herbaceous layer. Semi-natural stands are those dominated by non-native species that have become naturalized primarily as a result of historic agricultural practices and fire suppression.

Wildlife Associated with Semi-natural Grasslands

Semi-natural Grasslands with Herbaceous Layer within the study area provide habitat for a variety of birds and small mammals. The vegetation present provides browse for deer, cover and foraging habitat for mice and voles, habitat for Pocket Gopher, foraging habitat for Broad-footed Moles, shrews, and cover and foraging habitat for Black-tailed Jackrabbit. Numerous bird species forage for insects and seeds in these grasslands. Bats will forage for insects over this area and raptors will feed on reptiles and mammals in this type of vegetation cover. In general, however, the non-native annual grasslands, such as are present on the study site, are not an optimum habitat for wildlife.

Forest or Woodland Alliances

Woodland Alliances are characterized by a dominant tree overstory and different degrees of understory development. Fire management, canopy age and degree of closure, windfalls, historic use, grazing, substrate base, aspect and rainfall are variables that control the degree of understory shrubs, herbs and tree recruitment.

Mixed Oak Woodland is dominated by Live Oaks, Black Oaks and Blue Oaks in varying densities. Understory vegetation is limited due to historic use, shade and leaf litter. Scattered herbaceous

vegetation includes native grasses such as California fescue (*Festuca californica*) and blue wildrye (*Elymus glaucus*) and many of the non-native grasses discussed above. Native forbs (herbaceous flowering plants that are not graminoids) in the understory include milk maids (*Cardamine californica*), Indian warrior (*Pedicularis densiflor*a), purple snakeroot (*Sanicula bipnnatifida*) and blue dicks (*Dichellostema capitata*).

***Quercus* (*agrifolia, douglasii, garryana, kelloggii, lobata, wislizeni*) Forest Alliance Mixed Oak Forest**; *Quercus agrifolia, Q. douglasii, Q, garryana, Q. kelloggii, Q. lobata* and/or *Q. wislizeni* are co-dominant in the tree canopy with *Aesculus californica, Arbutus menziesii, Pinus sabiniana, Pseudotsuga menziesii,* and *Umbellularia californica*. Trees > 30 m. The canopy is intermittent to continuous. Shrubs are infrequent or common, herbaceous layer is sparse or abundant, may be grassy. This Alliance is found in valleys and on gentle to steep slopes. The membership rules require three or more *Quercus* species present at >30% constancy and they are co-dominant in the tree canopy.

Wildlife: Mixed Oak Woodlands are productive for wildlife and support a variety species. The understory associates vary with aspect, fire history and grazing pressure. The annual acorn crop provides an important food source for many species of birds and mammals particularly deer and the introduced wild turkey. Numerous insects feed on oaks. The wildlife associated with Oak Woodlands includes the following: deer, squirrels, mountain lion, coyote, striped skunk, bobcat, fox and numerous rodents. Numerous fungi including many mycorrhizal fungi are associated with this species. Many mosses, liverworts and lichens are associated with these trees. Reptiles in this habitat include: western fence lizard, alligator lizard, king snake, common gopher snake, and western rattlesnake. Amphibians include: salamanders, frogs, newts, and toads. Many of California's birds are associated with this habitat.



Figure 1. Location of Hospitality Center.



Figure 2. Location of Tasting Pavillion.



Figure 3. Existing entrance road adjacent to Biter Creek to be widened and improved.



Figure 4. Existing entrance road adjacent to Biter Creek



Figure 5. Existing crush pan and cave entrance.



Figure 6. Ephemeral drainage above the existing winery.



Figure 7. Area of proposed path to new portal for cave spoils removal.

The aerial photograph, Plate III illustrates the site and the surrounding environment. The environmental setting of the project site consists of:

- North of the project – Selby Creek, Oak Woodlands, vineyards;
- East of the project – Chaparral, Oak Woodlands;
- South of the project –Biter Creek, Oak Woodlands, Vineyards, Rural Residential;
- West of the project –Vineyards, Lommel Road.

C.3 Special-Status Species

Special-status organisms are plants or animals that have been designated by Federal or State agencies as rare, threatened or endangered. Section 15380 of the California Environmental Quality Act [CEQA (September, 1983)] has a discussion regarding non-listed (State) taxa. This section states that a plant (or animal) must be treated as Rare, Threatened, or Endangered even if it is not officially listed as such. If a person (or organization) provides information showing that a taxon meets the State's definitions and criteria, then the taxa should be treated as such.

A map from the CDFW CNDDB Rare Find displayes known special-status species in the proximity of the project as shown on (Plate II). These taxa as well as those listed in Appendix C Special-status Species known for the Quadrangle and Surrounding Quadrangles were considered and reviewed as part of our scoping for the project site and property. Reference sites were reviewed as part of our scoping for some of the species.

Special-status Plants

Table II below provides a list of plant species that are known to occur within the region of the proposed project (CDFW CNDDB Rare Find, CNPS search and U.S. Fish and Wildlife Service). The table includes an analysis of habitat for presence or absence. (The status of each species is shown in Appendix B).

Table II. Analysis of CDFW CNDDB, CNPS and USFWS special-status plant species known to be present in the region. Columns are arranged alphabetically by scientific name.

Scientific Name Common Name	**Species Habitat Association or Plant Community**	**Habitat Present on Project Site**	**Bloom Time**	**Obs. on or Near Site**	**Analysis of habitat on project site for presence or absence.**
Allium peninsulare var. *franciscanum* Franciscan Onion	Cismontane Woodland, Valley Foothill Grassland	Yes	May-June	No	Historic use of the project site precludes presance. This plant was not found during our surveys.
Amsinkia lunularis Bent-flowered Fiddleneck	Cismontane Woodland, Valley&Foothill Grassland	Yes	March-June	No	Historic land use and maintenance precludes presence on the project site.
Amorpha californica var. *napensis* Napa False Indigo	Cismontane Woodland	Yes	April-July	No	Species was not observed during our surveys.
Astragalus claranus Clara Hunt's Milk-vetch	Chaparral, Cismontane Woodland, Grassland	Yes	March-May	No	Historic land use and maintenance precludes presence on the project site.
Astragalus rattanii var. *jepsonianus* Jepson's Milk-Vetch	Cismontane Woodland, Valley and Foothill Grassland	Yes	April-June	No	Historic land use and maintenance precludes presence on the project site.
Balsamorhiza macrolepis var. *macrolepis* Big-scale Balsamroot	Chaparral, Valley and Foothill Grassland	No	March-June	No	Historic land use and maintenance precludes presence on the project site.
Blennosperma bakeri Sonoma Sunshine	Valley and Foothill Grassland, Vernal Pools	No	March-May	No	Absence of requisite mesic habitat.

Scientific Name Common Name	**Species Habitat Association or Plant Community**	**Habitat Present** on Project Site	Bloom Time	Obs. on or Near Site	Analysis of habitat on project site for presence or absence.
Brodiaea leptandra Narrow-anthered California Brodiaea	Cismontane Woodland	Yes	May-June	No	Requisite habitat, exposure and historic land use preclude presence on project site.
Calystegia collina ssp. *oxyphylla* Mt. Saint Helena Morning-glory	Chaparral Serpentinite	No	April-June	No	Requisite habitat and edaphic conditions absent.
Ceanothus divergens Calistoga Ceanothus	Chaparral, Serpentinite or Volcanic-Rocky	No	May-Sep.	No	Absence of typical habitat and vegetation associates.
Centromadia parryi ssp. *parryi* Pappose Tarplant	Grassland salt or alkaline Marshes	No	March-June	No	Requisite mesic conditions absent.
Downingia pusilla Dwarf Downingia	Wetlands	No	March-May	No	Requisite aquatic habitat absent on the site or in the immediate vicinity.
Eryngium constancei Loch Lomond Button-celery or Coyote Thistle	Vernal Pools	No	April-June	No	Absence of mesic conditions required for presence.
Fritillaria liliacea Fragrant Fritillary	Heavy Soil, Open Grasslands, Fields near Coast	No	Feb.-April	No	Absence of edaphic conditions required for presence.
Fritillaria pluriflora Adobe-lily	Chaparral, Cismontane Woodland, Valley and Foothill Grassland	Yes	Feb.-April	No	Requisite habitat and vegetation associates absent on the site or in the immediate vicinity.
Hemizonia congesta ssp. *congesta* Congested Headed Tarplant	Coastal Grassland	No	April Oct.	No	Absence of requisite habitat.

Scientific Name Common Name	**Species Habitat Association or Plant Community**	**Habitat Present on Project Site**	**Bloom Time**	**Obs. on or Near Site**	**Analysis of habitat on project site for presence or absence.**
Layia septentrionalis Colusa Layia	Cismontane Woodland, Valley and Foothill Grassland, Serpentinite	No	April-May	No	Requisite edaphic habitat absent on the site or in the immediate vicinity.
Leptosiphon jepsonii Jepson's Leptosiphon	Chaparral, Cismontane Woodland, Grassland	Yes	April-May	No	Species was not observed. Historic land use precludes presence.
Limnanthes floccosea ssp. *floccosa* Woolly Meadowfoam	Meadows and Seeps, Valley and Foothill Grassland, Cismontane Woodland, Vernal Pools	No	April-May	No	Requisite mesic habitat absent on the site or in the immediate vicinity.
Lasthenia californica ssp. *bakeri* Baker's Goldfields	Open Grasslands, Closed-cone Coniferous Forest openings	No	April-Oct.	No	Requisite habitat and vegetation associates absent.
Limnanthes vinculans Sebastopol Meadowfoam	Meadows and Seeps, Grassland, Vernal Pools	No	April-May	No	Requisite mesic habitat absent on the site or in the immediate vicinity.
Lupinus sericatus Cobb Mountain Lupine	Broadleaved Upland Forest, Chaparral, Cismontane Woodland	Yes	March-June	No	Species was not observed during our years of surveying the area. Listed along Biter Creek.
Microseris paludosa Marsh Microseris	Closed Cone Conifer Forests, Cismontane Woodland, Valley and Foothill Grassland	Yes	April-June	No	Absence of typical habitat and vegetation associates as well as absence of moisture.

Scientific Name Common Name	Species Habitat Association or Plant Community	Habitat Present on Project Site	Bloom Time	Obs. on or Near Site	Analysis of habitat on project site for presence or absence.
Navarretia leucocephala ssp. *bakeri* Baker's Navarretia	Meadows and Seeps Cismontane Woodland, Vernal Pools	No	May-July	No	Absence of typical habitat and vegetation associates.
Plagiobothrys strictus Calistoga Popcorn-flower or Calistoga Allocarya	Vernal Pools near thermal springs	No	March-June	No	Requisite mesic habitat absent on the site or in the immediate vicinity.
Poa napensis Napa Blue Grass	Meadows near Hot Springs	No	May-Aug.	No	Requisite mesic habitat absent on the site or in the immediate vicinity.
Puccinella simplex California Alkali Grass	Saline Flats, Mineral Springs	No	March-May	No	Lack of habitat.
Trichostema ruygtii Napa Bluecurls	Grassland	No	June-Aug.	No	Historic land use and maintenance precludes presence on the project site.
Trifolium amoenum, Two-fork Clover	Coastal Bluff Scrub, Grassland, Serpentinite	No	April-June	No	Historical use of the site precludes presence. This species is vulnerable to disturbance.
Trifolium hydrophilum Saline Clover	Marshes and Swamps Grassland	No	April-June	No	Absence of mesic habitat required for presence.
Viburnum ellipticum Oval-leaved Viburnum	Chaparral, Cismontane Woodland, Lower Coniferous Forest	No	May-June	No	Requisite habitat absent on the site or in the immediate vicinity.

The CDFW CNDDB Rare Find records the Quadrangle as a Sensitive Element Occurrence (EO) for the Calistoga Popcorn-flower (*Plagiobothrys strictus).* California Rare Plant Rank 1B1 (rare, threatened, or endangered in CA and elsewhere). State of California status: Threatened. Federal status: Endangered. Its habitat is springs and meadows. The project site does not contain habitat for this species.

The CDFW CNDDB does not show any records of special-status species of plants for the study site. The proposed project site does not contain habitat which would support special-status plant species. The historic use, lack of vernal pools, or wetlands, and vegetation associates reasonably

precludes the presence of special-status species within the proposed project area. Based on existing habitat, it is unlikely that the proposed project would have a substantial impact or result in any take of special-status plant species listed by CDFW and/or USFWS.

Special-status Animals

Table III below provides a list of animal species that are known to occur within the region of the proposed project (CDFW CNDDB and U.S. Fish and Wildlife Service). The table includes an analysis / justification for presence / absence. The status of each species is shown in Appendix B.

Table III. Analysis of CDFW CNDDB and USFWS target special-status animal species from the region. Columns are arranged alphabetically by scientific name.

Scientific Name Common Name	**Habitat**	**Potential for Property**	**Obs. on Project Site**	**Analysis of habitat on project site for presence or absence.**
Antrozous pallidus Pallid Bat	Roosts in Buildings and Overhangs, Woodlands	No May fly over	No	No potential roosting habitat on project site. Recorded in the area.
Buteo swainsoni Swainson's Hawk	Open areas with riparian influence	No	No	Lack of nesting habitat.
Corynorhinus townsendii Townsend's Big-eared Bat	Caves, also in Buildings. Trees min 24"DBH with basal hollow of 2 sq ft.	No May fly over	No	No potential roosting habitat on project site. Recorded in the area.
Danaus plexippus Monarch Butterfly	Milkweed, migrates along Coast	No	No	May pass through. Lack of food sources on project site.
Emys marmorata Western Pond Turtle	Slow moving water or ponds	No	No	Property does not contain habitat to support species.
Elanus leucurus White-tailed Kite	Nests in tall trees near water.	May fly over	No	Species was not observed during our survey.
Falco mexicanus Prairie Falcon	Nests on cliffs	May fly over	No	Lack of nesting habitat on site. Potential east of project.
Falco peregrinus anatum American Peregrine Falcon	Nests on cliffs	May fly over	No	Lack of nesting habitat on site. Potential east of project

Scientific Name Common Name	Habitat	Potential for Property	Obs. on Project Site	Analysis of habitat on project site for presence or absence.
Rana draytonii California Red-legged Frog	Creeks, Rivers, ponds, permanent flowing water	No	No	No breeding or upland estivation habitat on project site.
Strix occidentalis caurina Northern Spotted Owl	Old growth, Forested deep canyons	No	No	Habitat for this species is not present on the project site.
Taxidea taxus American Badger	Grasslands with food source of ground squirrels	No	No	No workings or burrows observed.

The California Department of Fish and Wildlife CNDDB records the Calistoga Quadrangle as a Sensitive Element Occurrence (EO) for the American Peregrine Falcon *(Falco peregrinus anatu).* The project site does not contain nesting or foraging habitat for this species.

The CNDDB RareFind (Plate II) does not show any records for special-status animal species on or near the project site. We found no evidence for the presence of any of the species listed in the table above during our surveys.

C.4 Discussion of Sensitive Habitat Types

The Napa County Baseline Data Report defines Biotic communities as the characteristic assemblages of plants and animals that are found in a given range of soil, climate, and topographic conditions across a region.

The Napa County Baseline Data Report as well as the California Department of Fish and Wildlife Natural Diversity Data Base (CDFW CNDDB) lists recognized Sensitive Biotic Communities. The Napa County Baseline Data Report lists twenty-three communities that are considered sensitive by CDFW due to their rarity, high biological diversity, and/or susceptibility to disturbance or destruction.

> Serpentine bunchgrass grassland, Wildflower field (located within native grassland), Creeping ryegrass grassland, Purple needlegrass grassland, One-sided bluegrass grassland, Mixed serpentine chaparral, McNab cypress woodland, Oregon white oak woodland, California bay forests and woodlands, Fremont cottonwood riparian forests, Arroyo willow riparian forests, Black willow riparian forests, Pacific willow riparian forests,, Red willow riparian forests, Narrowleaf willow riparian forests, Mixed willow riparian forests, Sargent cypress woodland, Douglas-fir–ponderosa pine forest (old-growth), Redwood forest, Coastal and valley freshwater marsh, Coastal brackish marsh, Northern coastal salt marsh, and Northern vernal pool.

Napa County biotic communities of limited distribution that are sensitive include: Native grassland, Tanbark oak alliance, Brewer willow alliance, Ponderosa pine alliance, Riverine, lacustrine, and tidal mudflats, and Wet meadow grasses super alliance.

The grasslands within the footprint of the project do not consist of any of the sensitive grassland communities listed by the County Baseline Data Report or CDFW.

Mixed oak woodland found on the project is not considered a California Department of Fish and Wildlife Sensitive habitat. California Natural Community List 71.100.14 Quercus douglasii – Quercus lobata – Quercus agrifolia / Toxicodendron diversilobum. Sensitive Alliance N.

Stream Analysis

Napa County Definition for a Defined Drainage is a watercourse designated by a solid line or dash and three dots symbol on the largest scale of the United States Geological Survey maps most recently published, or any replacement to that symbol, and or any watercourse that has a well-defined channel with a depth greater that four feet and banks steeper than 3:1 and contains hydrophilic vegetation, riparian vegetation or woody-vegetation including tree species greater that ten feet in height.

Biter Creek and Selby Creek would both be considered a Napa County Definition for a Defined Drainage. These drainages would be considered as a Class II - Fish are not present, but there is aquatic habitat for non-fish aquatic species.

There is an ephemeral drainage, within the footprint of the project. There were no pools or water present during our survey, and no aquatic life is present within this drainage. The substrate present consists of rocks and soil. There was no woody vegetation along the bed and banks. This ephemeral drainage would be considered a Class III. This drainage during storm events flows into a drop inlet structure installed by previous development on the site. See Plate III for locations.

D. POTENTIAL BIOLOGICAL IMPACTS

The project's effect to onsite or regional biological resources is considered to be significant if the project results in:

- Alteration of unique characteristics of the area, such as sensitive plant communities and habitats (i.e. serpentine habitat, wetlands, riparian habitat);
- Adverse impacts to special-status plant and animal species;
- Adverse impacts to important or vulnerable resources as determined by scientific opinion or resource agency concerns (i.e. sensitive biotic communities, special status habitats; e.g. wetlands);
- Loss of critical breeding, feeding or roosting habitat; and
- Interference with migratory routes or habitat connectivity.

A small amount of Oak Woodlands will be impacted by development on the project site. In the sections below a discussion of potential impacts of the project on the biological resources is presented.

D.1 Analysis of Potential Impacts to Special-status Species

Many special-status species are rare in nature because of their specific and often very narrow habitat or environmental requirements. Their presence is limited by specific environmental conditions such as: hydrology, microclimate, soils, nutrients, interspecific and intraspecific competition, and aspect or exposure. In some situations, special-status species particularly annuals may not be present each year and in this case one has to rely on skeletal material from previous years.

Plants
Our fieldwork did not find habitat for special-status plant species known for the Quadrangle, surrounding Quadrangles or for the region that would be impacted by the proposed project. The present habitat conditions of the project site and historic use are such that there is little reason to expect the occurrence of any special-status plant species within the footprint of the project.

Animals
Our fieldwork did not find habitat for special-status animal species known for the Quadrangle, surrounding Quadrangles or for the region that would be impacted by the proposed project. The present habitat conditions of the project sites and historic use are such that there is little reason to expect the occurrence of any special-status animal species within the footprint of the project.

California Department of Fish and Wildlife Natural Diversity Database, records the Pallid Bat (*Antrozous pallidus*) and Townsend's Big-eared Bat (*Corynorhinus townsendii)* in close proximity to the property.

Pallid Bats occupy a variety of habitats at low elevation including grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Trees on the project site have low potential for this species, due to small size and lack of large cavities.

Townsend's Big-eared Bat occupy a variety of habitats including forested regions, buildings, areas with mosaic of woodland, grassland, and/or shrubland. They forage near the foliage of trees and shrubs, 10- 30 m off the ground; hibernate fall-spring; nurseries are in colonies in caves, mines, and buildings; roosting sites include caves and cave-type dwellings such as tunnels, mines, and bridges. Habitat on the project site does not contain habitat for this species. These species are unlikely to be present and or impacted by the proposed project.

The disturbed open ruderal grassland and mixed oak woodlands on the project site are such that there is no reason to expect any impacts to special-status species off-site provided standard best management practices are utilized and the erosion control plan is implemented.

Habitat impacted by the proposed project is such that it will not substantially reduce or restrict the range of listed animals.

D.2 Analysis of Potential Impacts on Sensitive Habitat

Native Grassland
Native grasslands are dominated by a mixture of annual and perennial grasses, such as small fescue (*Festuca (Vulpia) microstachys*), purple needlegrass (*Stipa* (*Nasella) pulchra*), and nodding needlegrass (*Stipa (Nasella)cernua*). Native grasslands likely occurred in the County in most areas currently occupied by annual grassland. The project site has been disturbed in the past and contains mostly non-native grass species. Patches of purple needlegrass are present on the project site but do not meet the definition of Native Grass Grassland. The project will not impact Native Grass Grasslands.

Seasonal Wetland generally denotes areas where the soil is seasonally saturated and/or inundated by fresh water for a significant portion of the wet season, and then seasonally dry during the dry season. To be classified as "Wetland," the duration of saturation and/or inundation must be long enough to cause the soils and vegetation to become altered and adapted to the wetland conditions. Varying degrees of pooling or ponding, and saturation will produce different edaphic and vegetative responses. These soil and vegetative clues, as well as hydrological features, are used to define the wetland type. Seasonal wetlands typically take the form of shallow depressions and swales that may be intermixed with a variety of upland habitat types. Seasonal wetlands fall under the jurisdiction of the U.S. Army Corps of Engineers. There was no evidence of standing water, surface water or saturated soil conditions that would produce anaerobic soil conditions. No soil pits were dug as no areas were identified as seasonal wetlands. There are no seasonal wetlands associated with the proposed project footprint.

"Waters of the State" include drainages which are characterized by the presence of definable bed and bank that meet ACOE, and RWQCB definitions and or jurisdiction. Any direct discharge of into "Waters of the State" will require ACOE, CDFW, and RWQCB permits. Biter Creek, Selby Creek, and the ephemeral drainage on the property would all be considered Waters of the State.

There is an ephemeral drainage within the project footprint. Impact to this feature will require agencies permits.

Riparian Vegetation is by all standards considered sensitive. Riparian Vegetation functions to control water temperature, regulate nutrient supply (biofilters), bank stabilization, rate of runoff, wildlife habitat (shelter and food), release of allochthonous material, release of woody debris which functions as habitat and slow nutrient release, and protection for aquatic organisms. Riparian vegetation is also a moderator of water temperature has a cascade effect in that it relates to oxygen availability. The project will not impact or remove any riparian vegetation.

Trees Napa County requires the replacement of lost oak woodlands or preservation of like habitat on site. Removal of oak species limited in distribution shall be avoided to the maximum extent feasible. Within the Agricultural Watershed zoning district, require replacement of lost oak woodlands or permanent preservation of like habitat at a minimum 3:1 ratio when retention of existing vegetation is found to be infeasible.

The project proposes to remove a small amount of native Oak trees.

Wildlife Habitat and Wildlife Corridors are natural areas interspersed with developed areas are important for animal movement, increasing genetic variation in plant and animal populations, reduction of population fluctuations, and retention of predators of agricultural pests and for movement of wildlife and plant populations. Wildlife corridors have been demonstrated to not only increase the range of vertebrates including avifauna between patches of habitat but also facilitate two key plant-animal interactions: pollination and seed dispersal. Corridor users can be grouped into two types: passage species and corridor dwellers. The data from various studies indicate that corridors should be at least 100 feet wide to provide adequate movement for passage species and corridor dwellers in the landscape. Habitat on the project site do provide some degree for movement at a local scale, although the project site itself does not provide corridor functions beyond connecting similar forested and wooded parcels in surrounding areas. There are no identifiable wildlife corridors associated with the property.

Raptor Nests, Bird Rookeries, Bat Roosts, Wildlife Dens or Burrows
No bird rookeries or raptor nests were observed during our surveys on the property. Trees adjacent to the project do not contain suitable bat habitat.

Very few burrows were observed, but small mammals and songbirds likely utilize habitats on the project site for foraging and cover. No significant wildlife dens or burrows were observed. The project will not result in a significant negative impact to wildlife.

Unique Species that are Endemic, Rare or Atypical for the Area
The flora and fauna present are typical for the region. There were no unique species, endemic populations of plants or animals or species that are rare or atypical for the area present on the project site or property.

Habitat Fragmentation
Habitat fragmentation can result in a net-loss in overall habitat, an increase in edge habitat, and isolation effects, including genetic isolation. Due to these and other factors, small and isolated patches of habitat generally support lower species diversity than do large undeveloped areas. As a consequence of habitat fragmentation, abundance and diversity of species originally present often decline, and losses are most noticeable in small fragments. Loss of habitat, including habitat fragmentation, is the single most important factor affecting the long-term survival of rare, threatened and endangered species.

Habitat fragmentation is a local and global concern. The project will incrementally reduce a small amount of ruderal grassland habitat on the property. The proposed project will not lead to significant impacts to habitat fragmentation in the region, significant species exclusion, or significant change in species composition in the region. The project site is generally within a developed disturbed landscape and will not result in significant habitat fragmentation.

D.3 Potential Off-site Impacts of the Project

The project has the potential to impact aquatic species downstream by sediment loss. There are no expected significant impacts to off-site or local biological resources by the proposed project provided Recommendations in this report, Erosion Control Plan, and Best Management Practices are implemented during the development of the site.

D.4 Potential Cumulative Impacts

Cumulative biological effects are the result of incremental losses of biological resources within a region. Removal of vegetation can reduce the abundance and diversity of species in an area. Ruderal grasslands provide limited foraging, cover, and breeding habitat for native wildlife species.

Factors that were considered in the evaluation of cumulative biological impacts include:

1. Any known rare, threatened, or endangered species or sensitive species that may be directly or indirectly affected by project activities.

Significant cumulative effects on listed species may be expected from the results of activities over time that combine to have a substantial effect on the species or on the habitat of the species.

2. Any significant, known wildlife or fisheries resource concerns within the immediate project area and the biological assessment area (e.g. loss of oaks creating forage problems for a local deer herd, species requiring special elements, sensitive species, and significant natural areas).

Significant cumulative effects may be expected where there is a substantial reduction in required habitat or the project will result in substantial interference with the movement of

resident or migratory species. The significance of cumulative impacts on non-listed species viability was determined relative to the benefits to other non-listed species.

3. The aquatic and near-water habitat conditions on the site and immediate surrounding area. Habitat conditions of major concern are: pools and riffles, large woody material in the stream, and near-water vegetation.

No cumulative impacts to wildlife populations are expected by the proposed project provided that the recommendations are implemented. The project will reduce the area available to small mammals and foraging habitat for birds in the area. The loss of habitat is considered to be less than significant.

There are no significant impacts to migratory corridors or wildlife nursery site associated with the proposed project. The potential biological impacts of the project include the incremental loss of semi-natural grasslands and native oaks. The impact to local wildlife will be undetectable on a regional scale.

D.5 State and Federal Permit

Impact to the ephemeral drainages on the property will require agency consultation and permits from the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and Regional Water Quality Control Board.

E. RECOMMENDATIONS TO AVOID IMPACTS

E.1 Significance

The significance of potential impacts is a function of the scope and scale of the proposed project within the existing Federal, State and Local regulations and management practices. The determination of significance of impacts to biological resources consists of an understanding of the project as proposed and an evaluation of the context in which the impact may occur. The extent and degree of any impact on-site or off-site must be evaluated consistent with known or expected site conditions. Therefore, the significance of potential impacts is assessed relevant to a site-specific scale and the larger regional context.

E.2 Recommendations

The project must comply with Napa County SWPPP requirements to ensure that best management practices are adopted in order to minimize the amount of sediment and other pollutants leaving the site during construction activities.

Site development has the potential to impact biological resources without appropriate avoidance and protection measures.

Recommendation 1. All project construction activities must be limited to the project footprint. Best Management Practices including silt and erosion control measures must be implemented to protect off-site movement of sediment and dust during and post construction. The erosion control plan for the project must be implemented.

Recommendation 2. The project must comply with Napa County General Plan Policy CON-24 Paragraph (c) stating that a project should "provide replacement of lost oak woodlands or preservation of like habitat at a 3:1 ratio."

Recommendation 3. Tree and vegetation removal must occur from August 15 to January 31, outside of the general bird nesting season. If tree and vegetation removal during this time is not feasible, a pre-construction nesting bird survey must be performed by a qualified biologist no more than 14 days prior to the initiation of tree removal or ground disturbance. The survey must cover the Project Area (including tree removal areas) and surrounding areas within 500 feet. If active bird nests are found during the survey, an appropriate no- disturbance buffer must be established by the qualified biologist. Once it is determined that the young have fledged (let the nest) or the nest otherwise becomes inactive (e.g., due to predation), the buffer may be lifted and work may be initiated within the buffer.

Recommendation 4. The Ephemeral Drainage should be provided with a 35-foot setback as per Napa County requirements. If the drainage is to be impacted then permits from, California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB) will be required.

Recommendation 5. If road improvements are proposed within the setback of Biter Creek an exemption to Napa County Conservation Regulations must be approved.

Recommendation 65. Grading shall occur during the dry season and must be suspended during unseasonable rainfalls of greater than one-half inch over a 24-hour period. If rainfall is in the forecast, standard erosion control measures (e.g., straw waddles, bales, silt fencing) must be deployed adjacent to ephemeral drainages. Construction personnel should be informed of the location of the site's aquatic resources with high-visibility flagging or staking prior to construction. No materials or equipment shall be stored near drainages on the property.

F. SUMMARY

This study is provided as background information necessary for evaluating potential impacts of the project on local Biological Resources.

The project proposes a major modification for additional caves, accessory and production space, a new hospitality center, new tasting pavillion, and improvements of existing roads.

Spring and Summer 2023 floristic surveys did not find any special status plant species. Habitat impacted by the proposed project is typical of that found in the area. We find that the proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies or identified as special-status species, sensitive biotic communities or habitats of limited distribution on the county's Baseline Data Report

We find that the project as proposed with implementation of recommendations, will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.

We find that the project as proposed with implementation of recommendations, will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Following recommendations within this report the proposed project will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans.

We find that the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

We conclude that the proposed project following recommendations included in this report and implementation of Erosion Control Plan and best management practices, will not result in any significant adverse biological impacts to the environment.

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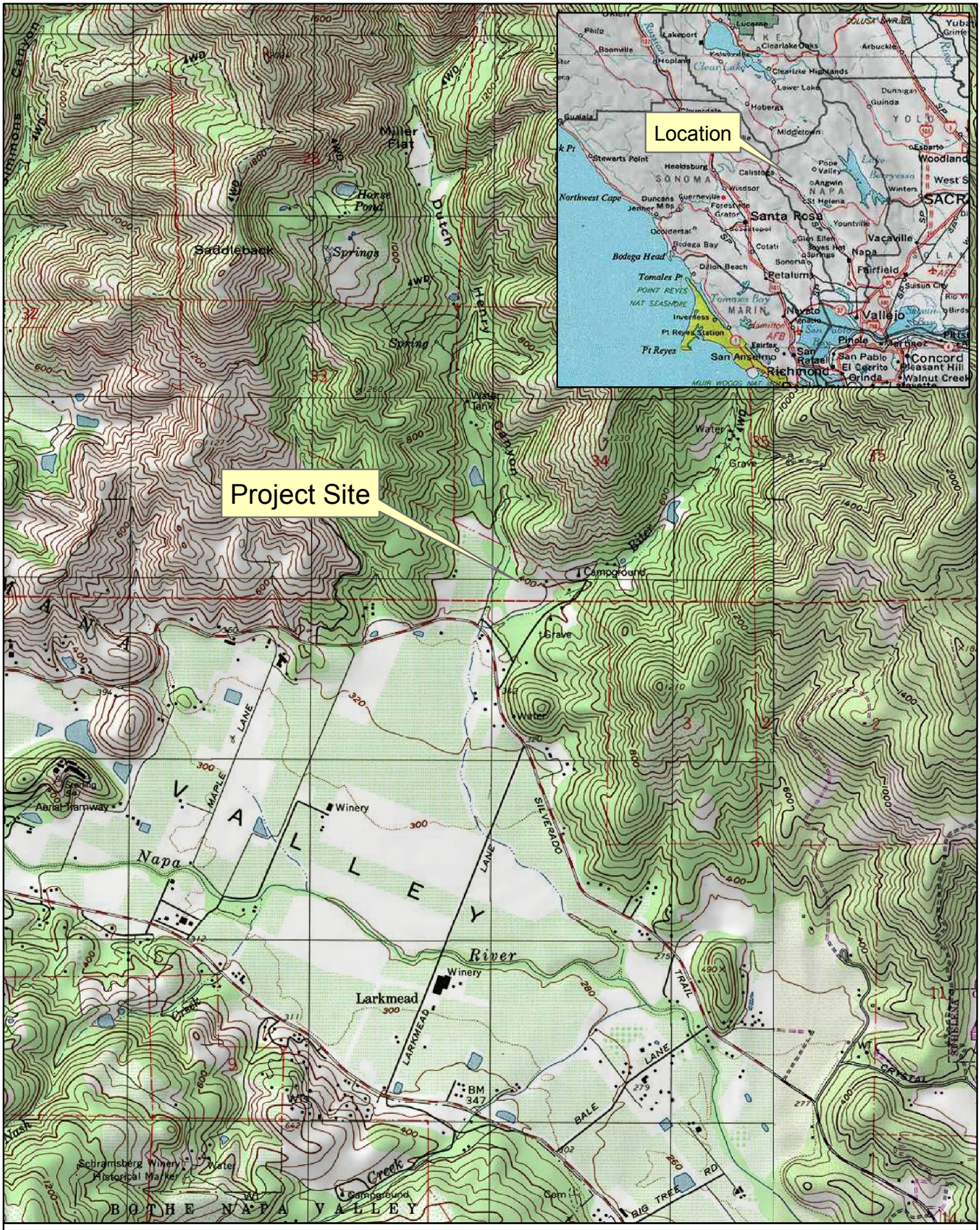
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G.2 Qualifications of Field Investigators

Chris K. Kjeldsen, Ph.D., Botany, Oregon State University, Corvallis, Oregon. He has over forty years of professional experience in the study of California flora. He was a member of the Sonoma County Planning Commission and Board of Zoning (1972 to 1976). He has over thirty years of experience in managing and conducting environmental projects involving impact assessment and preparation of compliance documents, Biological Assessments, CDFW Habitat Assessments, CDFW Mitigation projects, ACOE Mitigation projects and State Parks and Recreation Biological Resource Studies. Experience includes conducting special-status species surveys, jurisdictional wetland delineations, general biological surveys, 404 and 1600 permitting, and consulting on various projects. He taught Plant Taxonomy at Oregon State University and numerous botanical science and aquatic botany courses at Sonoma State University including sections on wetlands and wetland delineation techniques. He has supervised numerous graduate theses, NSF, DOE, Cal Fish & Game, Department of Forestry Jackson St Forest and local agency grants and served as a university administrator.

Daniel T. Kjeldsen, B. S., Natural Resource Management, California Polytechnic State University, San Luis Obispo, California. He spent l994 to l996 in the Peace Corps managing natural resources in Honduras, Central America. His work for the Peace Corps in Central America focused on watershed inventory, mapping and the development and implementation of a protection plan. He has over twenty years of experience in conducting Biological Assessments, CDFW Habitat Assessments, ACOE wetland delineations, wetland rehabilitation, and development of and implementation of mitigation projects and mitigation monitoring. He has received 3.2 continuing education units MCLE 27 hours in Determining Federal Wetlands Jurisdiction from the University of California Berkeley Extension. Attended Wildlife Society Workshop Falconiformes of Northern California Natural History and Management California Tiger Salamander 2003, Natural History and Management of Bats Symposium 2005, Western Pond Turtle Workshop 2007, Laguna Foundation & The Wildlife Project Rare Pond Species Survey Techniques 2009, and Western Section Bat Workshop 2011. A full resume is available upon request.


Location
Project Site
Miller Flat
Horse Pond
Saddlebackk
Springs
Dutch Henry Canyon
Spring
Water Tank
Campground
Grave
Water
Winery
Aerial Tramway
Grading
Napa
VALLEY
MAPLE LANE
SILVERADO TRAIL
LARKMEAD LANE
River
Larkmead
Winery
Creek
BM 347
BALE LANE
BIG TREE RD
Schramsberg Winery
Historical Marker
Cem
BOTHE NAPA VALLEY
Santa Rosa
Petaluma
Vallejo
Napa
Fairfield
Richmond
San Rafael
Concord
Woodland
Vacaville
Healdsburg
Sonoma
Windsor
Calistoga
St Helena
Yountville
Glen Ellen
Sonoma
Bodega Bay
Bodega Head
Tomales Pt
Point Reyes
Pt Reyes Station
Inverness
Dillon Beach
Tomales Bay
Lakeport
Clearlake
Lower Lake
Middletown
Hopland
Ukiah
Willits
Fort Bragg
Mendocino
Eureka
Redding
Chico
Oroville
Sacramento
Stockton
Modesto
Fresno
Bakersfield
Merced
Pinole
Martinez
Benicia
Vallejo
Napa
Sonoma
Marin
Yolo
Lake
Mendocino
Humboldt
Trinity
Shasta
Tehama
Glenn
Butte
Colusa
Sutter
Yuba
Nevada
Placer
El Dorado
Amador
Calaveras
Tuolumne
Mariposa
Madera
Fresno
Kings
Tulare
Kern
San Joaquin
Solano
Contra Costa
Alameda
San Mateo
Santa Clara
Santa Cruz
San Benito
Monterey
San Luis Obispo
Santa Barbara
Ventura
Los Angeles
Orange
San Diego
Imperial
Riverside
San Bernardino
Inyo
Mono
Alpine
Modoc
Lassen
Plumas
Sierra
Nevada
Placer
Sacramento
Yolo
Solano
Napa
Sonoma
Marin
Contra Costa
Alameda
San Francisco

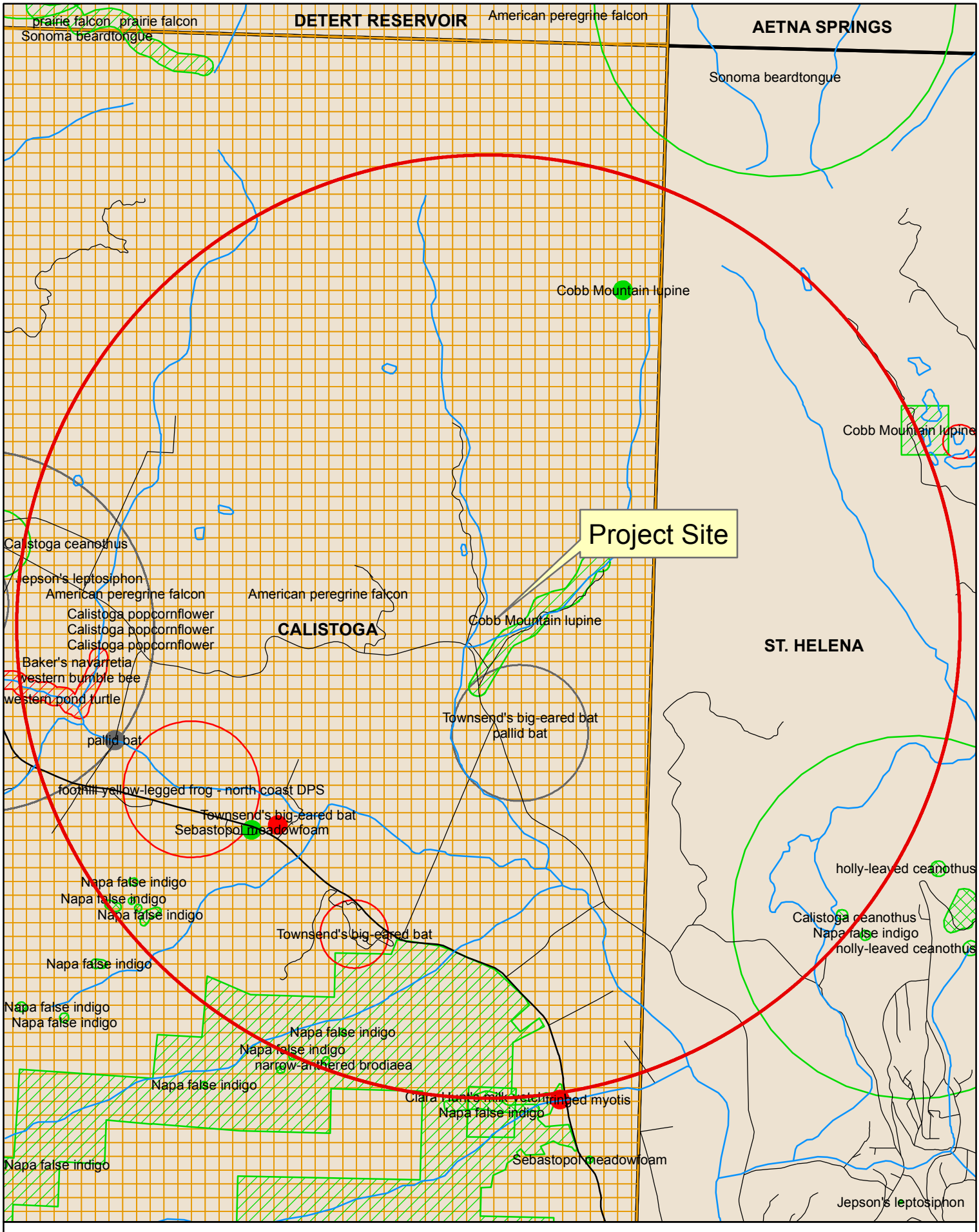


Plate II. CDFW CNDDB Rare Find Data

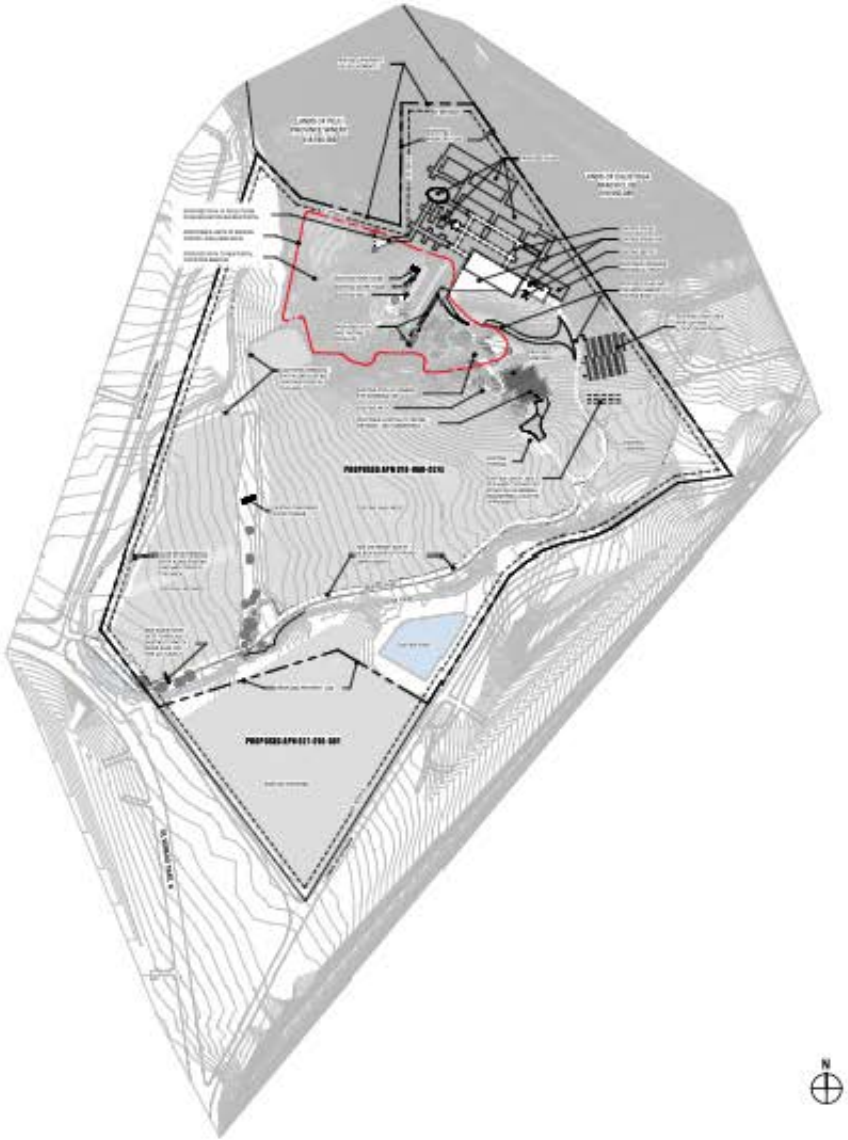
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Plate III. Aerial Photo / Survey Area

N



LUNDBERGDESIGN

Hourglass Winery Major Modification

701 Lommel Road, Calistoga, CA 94515

Proposed Site Plan

A1.02

APPENDIX A
Plants and Animals Observed On or Around The Project Site

PLANTS

The nomenclature for the list of plants found on the project site and the immediate vicinity follows: Irwin M. Brodo, Sylvia Duran Sharnoff and Stephen Sharnoff, 2001, for the lichens; S Norris and Shevrock - 2004, for the mosses; and B.G. Baldwin, D.H. Goldman, D.J. Keil, R. Patterson, T.J.Rosati, and D.H.Wilkens, editors, 2012 - for the vascular plants. The plant list is organized by major plant group.

Habitat type indicates the general associated occurrence of the taxon on the project site or in nature. **Abundance** refers to the relative number of individuals on the project site or in the region.

MAJOR PLANT GROUP **Family** **Genus** **Common Name**	**Habitat Type**	**Abundance**

NCN = No Common Name, * = Non-native, @= Voucher Specimen

FUNGI		
Basidiomycota- Club Fungi		
POLYPORACEAE		
Fomitopsis pinicola (Sw.) Karst Red-belted Conk	On Dead Conifers	Common
Trametes versicolor (L.) Lloyd Turkey Tail (=*Coriolus versicolor, Polyporus versicolor*	Woodlands on Dead Hardwood	Common
Trametes hirsuta (Wild.) Pers. Hairy Turkey Tail	Woodlands on Dead Wood	Common
MOSSES		
MINACEAE		
Funaria hygrometrica Hedw. NCN	Ruderal, Burned Areas	Common
Homalothecium nuttallii (Wilson) Jaeger NCN	Epiphytic on Trees	Common
Orthotrichum lyellii Hook & Tayl. NCN	Woodlands, Upper Canopy	Common
Scleropodium touretii (Brid.) L Koch NCN	.Woodlands	Common

MAJOR PLANT GROUP
Family
Genus **Habitat Type** **Abundance**
Common Name

NCN = No Common Name, * = Non-native, @= Voucher Specimen

LICHENS

FOLIOSE

Flavoparmelia caperata (L.) Hale Common Green Shield	On Oaks	Common
Flavopunctilia flaventor (Stirt.) Hale Speckled Green Shield	On Oaks, Occasional on Rocks	Common
Parmelia sulcata Taylor Hamered Shield Lichen	On Bark	Common
Physcia adscendens (Fr.) H. Olivier NCN	On Oaks	Common
Xanthoparmelia mexicana (Gyeln.) Hale	On Rocks	Common
Xanthoria polycarpa (Hoffm.) Rieber Pin-cushion Sunburst Lichen	On Oaks Young Twigs	Common

FRUTICOSE

Evernia prunastri (L.) Ach. NCN	On Oaks	Common
Ramalina farinacea (L.) Ach. NCN	On Oaks	Common
Ramalina menziesii Taylor non Tuck. Lace Lichen, Old Man's Beard	On Oaks	Common
Usnea intermedia=U. arizonica NCN	On Oaks	Common

CRUSTOSE

Ochrolechia orgonensis H. Magn. NCN	On Bark	Common
Pertusaria californica Dibben NCN	On Oaks	Common

VASCULAR PLANTS DIVISION CONIFEROPHYTA--GYMNOSPERMS

PINACEAE

Pinus sabiniana Douglas Gray or Foothill Pine	Dry Ridges	Occasional
Pseudotsuga menziesii (Vassey) Mayr var. *menziesii* Douglas-fir	Woodlands	Common

TAXODIACEAE

Sequoia sempervirens (D.Don) Endl Redwood	Planted	Common

MAJOR PLANT GROUP Family Genus Common Name	Habitat Type	Abundance

NCN = No Common Name, * = Non-native, @= Voucher Specimen

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS		
CLASS--DICOTYLEDONAE- TREES		
LAURACEAE		
Umbellularia californica (Hook.&Arn.) Nutt.	Conifer&Oak Woodlands	Occasional
California Laurel, Sweet Bay, Pepperwood, California Bay		
EUDICOTS		
FAGACEAE Oak Family		
Quercus agrifolia Nee	Woodlands	Common
Live Oak		
Quercus douglasii Hook.&Arn.	Woodlands	Common
Blue Oak (Hybridizes with *Q. garryana* and *Q. lobata*)		
Quercus kelloggii Newb. Hybrid *Q. kelloggii x Q.agrifolia*		Occasional
Black Oak		
Quercus lobata Nee.	Valley Grasslands	Common
Valley Oak		
ERICACEAE Heath Family		
Arbutus menziesii Pursh	Woodlands	Common
Madrone		
JUGLANDACEAE Walnut Family		
Fraxinus latifolia Benth.	Woodlands, Riparian	Occasional
Oregon Ash		
**Juglans nigra* L.	Ruderal Escape	Common
Black Walnut		
OLEACEAE Olive Family		
**Olea europaea* L.	Domestic Ruderal	Occasional
Olive		
SAPINDACEAE Soapberry Family		
Acer macrophyllum Prush	Riparian, Stream Banks, Canyons	Common
Big-leaf Maple		
Aesculus californica (Spach) Nutt.	Woodlands, Riparian	Common
California Buckeye		
VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS		
CLASS--DICOTYLEDONAE-SHRUBS AND WOODY VINES		
EUDICOTS		
ADOXACEAE Muskroot Family		
Sambucus nigra subsp *caerulea* (Raf.) Bolli	Shrub/Scrub	Occasional
Blue Elderberry (=*S. mexicana, S. caerulea)*		

MAJOR PLANT GROUP Family Genus Common Name	Habitat Type	Abundance

NCN = No Common Name, * = Non-native, @= Voucher Specimen

ANACARDIACEAE Sumac Family		
Toxicodendron diversilobum (Torry&Gray) E.Green Poison Oak	Woodlands	Common
APOCYANACEAE Dogbane Family		
**Vinca major* L. Periwinkle	Woodlands, Riparian, Ruderal	Common
ARALIACEAE Ginsing Family		
**Hedra helix* L. English Ivy	Ruderal	Occasional
ASTERACEAE (Compositae) Sunflower Family		
Baccharis pilularis deCandolle Coyote Brush	Woodlands, Grasslands	Common
CACTACEAE Cactus Family		
* *Cylindropuntia californica* Cholla	Ruderal Escape	Occasional
**Opuntia ficus-indica* (L.) Miller Mission Prickly-Pear, Indian-Fig Burbank's Spineless Prickly Pear	Escape	Common
CAPRIFOLIACEAE Honeysuckle Family		
Lonicera hispidula Douglas var. *vacillans* Honeysuckle	Woodlands, Riparian	Occasional
Symphoricarpos albus (L.) SF Blake *var.laevigatus* Snowberry	Riparian, Shrub/Scrub	Common
ERICACEAE Heath Family		
Arctostaphylos manzanita Parry ssp. *glaucesens* Common Manzanita	Woodlands	Common
FABACEAE (Leguminosae) Legume Family		
Acmispon glabor (Vogel) Bouillet Deerweed, California Broom (=*Lotus scoparius*)	Grasslands, Chaparral	Common
**Genista monspessulana* (L.) Johnson Broom, French Broom	Woodlands	Common
PHRYMACEAE Lopseed Family		
Mimulus aurantiacus Curtis Bush Monkey Flower	Woodlands	Occasional
RHAMNACEAE Buckthorn Family		
Ceanothus cuneatus Nutt.var. *cuneatus* Buckbrush	Chaparral	Common
ROSACEAE Rose Family		
Adenostoma fasciculatum Hooker&Arn. Chamise	Shrub/Scrub	Common

MAJOR PLANT GROUP Family Genus Common Name	Habitat Type	Abundance

NCN = No Common Name, * = Non-native, @= Voucher Specimen

Heteromeles arbutifolia (Lind.) M. Rome. Christmas Berry, Toyon	Shrub/Scrub	Common
VITACEAE Grape Family		
Vitis californica Benth California Wild Grape	Riparian Woodlands	Occasional
Vitis vinifera L. Grape	Domestic Introduction	Occasional

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS
CLASS--DICOTYLEDONAE-HERBS

EUDICOTS

APIACEAE (Umbelliferae) Carrot Family		
**Conicum maculatum* L. Poison Hemlock	Riparian	Common
**Dacus carota* L. Wild Carrot, Queen Anne's Lace	Ruderal Grasslands	Common
Sanicula crassicaulis DC. Pacific Sanicle	Woodlands	Common
**Torilis arvensis* (Huds.) Link Hedge-parsley	Grasslands Woodlands	Common
ASTERACEAE (Compositae) Sunflower Family		
**Carduus pycnocephalus* L.subsp.*pycnocephalus* Italian Thistle	Woodlands	Common
**Centaurea solstitalis* L. Yellow Star Thistle	Grasslands, Ruderal	Common
**Circium vulgare* (Savi) Ten. Bull Thistle	Grasslands, Ruderal	Common
**Helminthotheca echioides* (L.) Holub Ox-tongue (=*Picris echioides)*	Ruderal	Common
**Hypochaeris glabra* L. Cat's Ear	Ruderal	Common
**Lactuca serriola* L. Prickly Lettuce	Ruderal	Occasional
**Pseudognaphalium luteoalbum* (L.) Hill.&Burtt White Cudweed (=*Gnaphalium luteo-album)*	Ruderal	Common
**Senecio vulgaris* L. NCN	Ruderal	Occasional
**Sonchus asper* (L.) Hill var. *asper* Prickly Sow Thistle	Ruderal	Common

MAJOR PLANT GROUP **Family** **Genus** **Common Name**	**Habitat Type**	**Abundance**

NCN = No Common Name, * = Non-native, @= Voucher Specimen

**Sonchus oleraceus* L. Common Sow Thistle	Ruderal	Common
**Taraxacum officinale* F.H.Wigg Dandelion	Ruderal	Common
Wyethia glabra A.Gray Coast Mules Ears	Edge of Woodlands	Common
BORAGINACEAE Borage or Waterleaf Family		
Cyanoglossum grande Lehm. Hound's Tongue	Woodlands	Common
Plagiobothrys bracteatus (Howell) I.M.Johnst. Bracted Popcorn Flower	Grasslands, Moist areas	Common
BRASSICACEAE Mustard Family		
**Brassica rapa* L. Field Mustard	Grasslands, Ruderal	Common
**Raphanus sativus* L. Wild Radish	Ruderal	Common
**Sisymbrium officinalis* L. Hedge Mustard	Ruderal, Grasslands	Common
CARYOPHYLLACEAE Pink Family		
**Silene gallica* L. Small Flower Catchfly Windmill Pink	Ruderal/Grasslands/oakWoodlands	Common
**Stellaria media* (L.) Vill. Chickweed	Ruderal	Common
EUPHORBIACEAE Spurge Family		
**Euphorbia oblongata* Grseb. Oblong Spurge	Ruderal, Invasive Noxious Weed	Common
FABACEAE (Leguminosae) Legume Family		
Lathyrus vestitus Nutt. var. *vestitus* Hillside Pea	Woodlands	Occasional
Lupinus nanus Benth. Sky Lupine	Grasslands	Common
**Medicago polymorpha* L. Bur Clover	Ruderal, Grasslands	Common
**Lotus corniculatus* L. Bird's-foot Trefoil	Grasslands, Ruderal	Common
**Trifolium hirtum* All. Rose Clover	Ruderal	Common
**Vicia sativa* L. subsp. *nigra* Narrow Leaved-vetch	Grasslands, Ruderal	Common

MAJOR PLANT GROUP Family Genus Common Name	Habitat Type	Abundance

NCN = No Common Name, * = Non-native, @= Voucher Specimen

**Vicia villosa* Roth. subsp. *varia* Hairy Vetch, Winter Vetch, Lana Vetch	Ruderal	Common
GERANIACEAE Geranium Family		
**Erodium botrys* (Cav.) Bertol. Broadleaf Filaree, Long-beaked Filaree	Grasslands	Common
**Geranium dissectum* L. Common Geranium	Grasslands	Common
**Geranium robertianum* L. Red Robin	Canyons Oak Woodland, Shady	Common
HYPERICACEAE St John's Wort Family		
*@*Hypericum perforataum* L. ssp *perforatum* Klamath Weed	Grassland, Woodlands	Occasional
LAMIACEAE (Labiatae) Mint Family		
Stachys ajugoides Benth. Hedge-nettle	Moist Open Places	Occasional
MALVACEAE Mallow Family		
**Malva parviflora* L. Cheeseweed, Mallow	Ruderal	Common
MONTIACEAE Miner's lettuce Family		
*Claytonia perfoliata*Willd. ssp. *perfoliata* Miners Lettuce	Woodlands, Riparian	Common
ONAGRACEAE Evening-primrose Family		
+Clarkia purpurea (Curtis) Nels.&Macbr. subsp. *quadrivulnera* Godetia, Wine-cup Clarkia	Grasslands	Common
Epilobium ciliatum Raf. Subsp. *ciliatum* Northern Willow Herb	Ruderal	Common
OXILIDACEAE Oxalis Family		
**Oxalis pes-caprae* L. Bermuda Buttercup	Ruderal	Common
PAPAVERACEAE Poppy Family		
Eschscholzia californica Cahm. California Poppy	Grasslands	Common
PLANTAGINACEAE Plantain Family		
@Antirrhinum virga A.Gray Tall Snapdragon, N	Ruderal	Occasional
**Kickxia spuria* (L.) Dumort. Round-leaved Fluellin	Ruderal	Occasional
**Plantago lanceolata* L. English Plantain	Ruderal	Common

MAJOR PLANT GROUP **Family** **Genus** **Common Name**	**Habitat Type**	**Abundance**

NCN = No Common Name, * = Non-native, @= Voucher Specimen

POLYGONACEAE Buckwheat Family		
**Rumex crispus* L. Curly Dock	Ruderal	Common
PRIMULACEAE Primrose Family		
**Anagallis arvensis*L. Scarlet Pimpernel	Ruderal	Common
Dodecatheon hendersonii A. Gray Shooting Star, Mosquito Bills	Woodlands	Common
RUBIACEAE Madder Family		
Galium aparine L. Goose Grass	Woodlands, Riparian, Ruderal	Common
Galium porrigens Dempster Climbing Bedstraw	Grasslands, Woodlands	Common
SCROPHULARIACEAE Figwort Family		
**Verbascum blattaria* L. Moth Mullein	Ruderal	Occasional
SOLONACEAE Nightshade Family		
Necotiana aciuminata (Gram.) Hook var. *multiflora* Reiche Many Flowered Tobacco, N	Ruderal	Occasional
**Solanum americanum* Mill. Small Flowered Nightshade (*S. nodiflorum*),	Ruderal	Occasional

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS
CLASS--MONOCOTYLEDONAE-GRASSES

POACEAE Grass Family		
**Aira caryophyllea* L. Silver European Hairgrass	Grassland	Common
**Avena barbata* Link. Slender Wild Oat	Grasslands	Common
**Avena fatua* L. Wild Oat	Grasslands	Common
**Briza maxima* L. Large Quaking Grass, Rattlesnake Grass	Grasslands, Ruderal	Common
**Bromus diandrus* Roth Ripgut Grass	Ruderal, Grasslands	Common
**Cynosurus echinatus* L. Hedgehog, Dogtail	Ruderal	Common
Elymus glaucus Buckley ssp. *glaucus* Blue Wildrye	Woodlands	Common

MAJOR PLANT GROUP Family Genus Common Name	Habitat Type	Abundance

NCN = No Common Name, * = Non-native, @= Voucher Specimen

**Festuca bromoides* L. Six-weeks Fescue *(=Vulpia bromoides)*	Ruderal, Moist Flats become Dry	Common
Festuca microstachys Nutt. NCN (*=Vulpia microstachys)*	Grasslands, Ruderal	Common
**Festuca myuros* L. Rattail Fescue,Zorro Annual Fescue (*=Vulpia myuros)*	Grasslands	Common
**Festuca perennis* (L.) Columubus & Sm. Perennial Rye Grass (*=Lolium multiflorum, L. perenne)*	Grasslands	Common
**Hordeum murinum* Huds. subsp. *leporinum* Farmers Foxtail	Grasslands	Common
**Hordeum vulgare* L. Barley	Grasslands	Common
Gastridium phleoides (Nees& Meyen) Hubb. Nit Grass (*=Gastridium ventricosum)*	Ruderal, Grasslands	Occasional

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS
CLASS--MONOCOTYLEDONAE-SEDGES AND RUSHES

CYPERACEAE Sedge Family		
Caryx Ssp. Nursery Cultavar	Landscape Planting	Landscape
JUNCACEAE Juncus Family		
Luzula comosa Mey var. *comosa* Wood Rush	Grasslands, Woodlands	Common

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS
CLASS--MONOCOTYLEDONAE-HERBS

AGAVACEAE Centuray Plant Family		
Chlorogalum pomeridianum (DC.) Kunth var. *pomeridianum* Soap Plant	Woodlands, Grasslands	Common
ASPHODELACEAE Asphodel Family		
**Aloe maculata* All. Aloe	Garden Escape	Occasional
IRIDACEAE Iris Family		
Sisyrinchium bellum Watson Blue-eyed Grass	Grasslands	Common
LILIACEAE Lily Family		
Calochortus amabilis Purdy Yellow Globe Lily, Diogenes' Lantern	Grasslands, Woodlands	Occasional

MAJOR PLANT GROUP **Family** **Genus** **Common Name**	**Habitat Type**	**Abundance**

NCN = No Common Name, * = Non-native, @= Voucher Specimen

MELANTHIACEAE False-hellebore Family		
Toxicoscordion micranthum (Eastw.) Heller NCN (= *Zigadenus)*	Dry Slopes Flats	Occasional
THEMIDACEAE Brodiaea Family		
Brodiaea elegans Hoover subsp.*elegans* Harvest Brodiaea	Grasslands	Common
Dichelostemma capitatum (Benth.) Wood Blue Dicks	Grasslands, Open Woodlands	Occasional

Fauna Species Observed in the Vicinity of the Project Site

The nomenclature for the animals found on the project site and in the immediate vicinity follows: Mc Ginnis–1984, for the fresh water fishes; Stebbins-l985, for the reptiles and amphibians; Udvardy and Farrand–1998, for the birds; and Jameson and Peeters -l988 for the mammals.

AMPHIBIA AND REPTILIA		
ORDER		
Common Name	**Genus**	**Observed**
SQUAMATA		
Western Fence Lizard	*Sceloporus occidentalis*	X

AVES		
ORDER		
Common Name	**Genus**	**Observed**
AVES		
Acorn Woodpecker	*Melanerpes fomicivorus*	X
Common Crow	*Corvus brachyrhynchos*	X
House Finch	*Carpodactus mexicanus*	X
Scrub Jay	*Aphelocoma coerulescens*	X
Western Kingbird	*Tyrannus verticalis*	X
Violet-green Swallow	*Tachycineta thalassina*	*X*

MAMMALS		
ORDER		
Common Name	**Genus**	**Observed**
CARNIVORA		
Coyote	*Canis latrans*	Scat
RODENTIA		
California Ground Squirrel	*Citellus beecheyoi*	Den/Sight
Pocket Gopher	*Thomomys bottae*	Sight

APPENDIX B

CNPS Special Status-species Listed for the Project Quadrangle and Surrounding Quadrangles

CDFW CNDDB Rare Find Special-status Species Listed for the Quadrangle and Surrounding Quadrangles

U.S. Fish and Wildlife IPAC Service Listed Species for the Project Site

Search Results

16 matches found. Click on scientific name for details

Search Criteria: 9-Quad include [**3812255**], Habitat is one of [**VFGrs**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Astragalus breweri	Brewer's milk-vetch	Fabaceae	annual herb	Apr-Jun	None	None	G3	S3	4.2	Yes	1974-01-01	No Photo Available
Astragalus claranus	Clara Hunt's milk-vetch	Fabaceae	annual herb	Mar-May	FE	CE	G1	S1	1B.1	Yes	1974-01-01	No Photo Available
Brodiaea leptandra	narrow-anthered brodiaea	Themidaceae	perennial bulbiferous herb	May-Jul	None	None	G3?	S3?	1B.2	Yes	2001-01-01	 © 2018 Zoya Akulova
Calamagrostis ophitidis	serpentine reed grass	Poaceae	perennial herb	Apr-Jul	None	None	G3	S3	4.3	Yes	1974-01-01	No Photo Available
Centromadia parryi ssp. *parryi*	pappose tarplant	Asteraceae	annual herb	May-Nov	None	None	G3T2	S2	1B.2	Yes	2004-01-01	 © 2016 John Doyen
Erythronium helenae	St. Helena fawn lily	Liliaceae	perennial bulbiferous herb	Mar-May	None	None	G3	S3	4.2	Yes	1974-01-01	No Photo Available
Leptosiphon aureus	bristly leptosiphon	Polemoniaceae	annual herb	Apr-Jul	None	None	G4?	S4?	4.2	Yes	1994-01-01	 © 2007 Len Blumin
Leptosiphon jepsonii	Jepson's leptosiphon	Polemoniaceae	annual herb	Mar-May	None	None	G2G3	S2S3	1B.2	Yes	2001-01-01	 © 2012 Aaron Arthur
Lessingia hololeuca	woolly-headed lessingia	Asteraceae	annual herb	Jun-Oct	None	None	G2G3	S2S3	3	Yes	1994-01-01	 © 2015 Aaron Schusteff
Limnanthes vinculans	Sebastopol meadowfoam	Limnanthaceae	annual herb	Apr-May	FE	CE	G1	S1	1B.1	Yes	1974-01-01	 © 2015 Vernon

Navarretia leucocephala ssp. *bakeri*	Baker's navarretia	Polemoniaceae	annual herb	Apr-Jul	None	None	G4T2	S2	1B.1	Yes	1994-01-01	 © 2018 Barry Rice
Plagiobothrys strictus	Calistoga popcornflower	Boraginaceae	annual herb	Mar-Jun	FE	CT	G1	S1	1B.1	Yes	1974-01-01	No Photo Available
Poa napensis	Napa blue grass	Poaceae	perennial herb	May-Aug	FE	CE	G1	S1	1B.1	Yes	1974-01-01	No Photo Available
Puccinellia simplex	California alkali grass	Poaceae	annual herb	Mar-May	None	None	G2	S2	1B.2		2015-10-15	No Photo Available
Ranunculus lobbii	Lobb's aquatic buttercup	Ranunculaceae	annual herb (aquatic)	Feb-May	None	None	G4	S3	4.2		1974-01-01	No Photo Available
Trifolium hydrophilum	saline clover	Fabaceae	annual herb	Apr-Jun	None	None	G2	S2	1B.2	Yes	2001-01-01	 © 2005 Dean Wm Taylor

Showing 1 to 16 of 16 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2023. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 30 August 2023].

California Department of Fish and Wildlife Rare Find

Query Summary:
Quad IS (Mount St. Helena (3812266) OR Detert Reservoir (3812265) OR Aetna Springs (3812264) OR Mark West Springs (3812256) OR Calistoga (3812255) OR St. Helena (3812254) OR Santa Rosa (3812246) OR Kenwood (3812245) OR Rutherford (3812244)) AND Habitat IS (Valley & foothill grassland)

CNDDB Element Query Results

Scientific Name	Common Name	Federal Status	State Status	Global Rank	State Rank	CA Rare Plant Rank	Habitats
Allium peninsulare var. franciscanum	Franciscan onion	None	None	G4G5T2	S2	1B.2	Cismontane woodland, Ultramafic, Valley & foothill grassland
Ambystoma californiense pop. 3	California tiger salamander - Sonoma County DPS	Endangered	Threatened	G2G3T2	S2	null	Cismontane woodland, Meadow & seep, Riparian woodland, Valley & foothill grassland, Vernal pool, Wetland
Amsinckia lunaris	bent-flowered fiddleneck	None	None	G3	S3	1B.2	Cismontane woodland, Coastal bluff scrub, Valley & foothill grassland
Antrozous pallidus	pallid bat	None	None	G4	S3	null	Chaparral, Valley & foothill grassland
Astragalus claranus	Clara Hunt's milk-vetch	Endangered	Endangered	G1	S1	1B.1	Chaparral, Cismontane woodland, Ultramafic, Valley & foothill grassland
Astragalus rattanii var. jepsonianus	Jepson's milk-vetch	None	None	G4T3	S3	1B.2	Cismontane woodland, Ultramafic, Valley & foothill grassland
Balsamorhiza macrolepis	big-scale balsamroot	None	None	G2	S2	1B.2	Chaparral, Cismontane woodland, Ultramafic, Valley

							& foothill grassland
Blennosperma bakeri	Sonoma sunshine	Endangered	Endangered	G1	S1	1B.1	Valley & foothill grassland, Vernal pool, Wetland
Brodiaea leptandra	narrow-anthered brodiaea	None	None	G3?	S3?	1B.2	Broadleaved upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley & foothill grassland
Buteo swainsoni	Swainson's hawk	None	Threatened	G5	S4	null	Great Basin grassland, Riparian forest, Riparian woodland, Valley & foothill grassland
Calystegia collina ssp. oxyphylla	Mt. Saint Helena morning-glory	None	None	G4T3	S3	4.2	Chaparral, Lower montane coniferous forest, Ultramafic, Valley & foothill grassland
Centromadia parryi ssp. parryi	pappose tarplant	None	None	G3T2	S2	1B.2	Chaparral, Coastal prairie, Marsh & swamp, Meadow & seep, Valley & foothill grassland
Corynorhinus townsendii	Townsend's big-eared bat	None	None	G4	S2	null	Broadleaved upland forest, Valley & foothill grassland
Downingia pusilla	dwarf downingia	None	None	GU	S2	2B.2	Valley & foothill grassland, Vernal pool, Wetland
Elanus leucurus	white-tailed kite	None	None	G5	S3S4	null	Cismontane woodland, Marsh & swamp, Riparian woodland, Valley & foothill grassland, Wetland

Eryngium jepsonii	Jepson's coyote-thistle	None	None	G2	S2	1B.2	Valley & foothill grassland, Vernal pool
Falco mexicanus	prairie falcon	None	None	G5	S4	null	Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, Valley & foothill grassland
Fritillaria liliacea	fragrant fritillary	None	None	G2	S2	1B.2	Cismontane woodland, Coastal prairie, Coastal scrub, Ultramafic, Valley & foothill grassland
Fritillaria pluriflora	adobe-lily	None	None	G2G3	S2S3	1B.2	Chaparral, Cismontane woodland, Ultramafic, Valley & foothill grassland
Hemizonia congesta ssp. congesta	congested-headed hayfield tarplant	None	None	G5T2	S2	1B.2	Valley & foothill grassland
Layia septentrionalis	Colusa layia	None	None	G2	S2	1B.2	Chaparral, Cismontane woodland, Ultramafic, Valley & foothill grassland
Leptosiphon jepsonii	Jepson's leptosiphon	None	None	G2G3	S2S3	1B.2	Chaparral, Cismontane woodland, Ultramafic, Valley & foothill grassland
Limnanthes floccosa ssp. floccosa	woolly meadowfoam	None	None	G4T4	S3	4.2	Chaparral, Cismontane woodland, Valley & foothill grassland, Vernal pool, Wetland
Limnanthes vinculans	Sebastopol meadowfoam	Endangered	Endangered	G1	S1	1B.1	Meadow & seep, Valley & foothill grassland, Vernal pool, Wetland

Microseris paludosa	marsh microseris	None	None	G2	S2	1B.2	Cismontane woodland, Closed-cone coniferous forest, Coastal scrub, Valley & foothill grassland
Navarretia leucocephala ssp. bakeri	Baker's navarretia	None	None	G4T2	S2	1B.1	Cismontane woodland, Lower montane coniferous forest, Meadow & seep, Valley & foothill grassland, Vernal pool, Wetland
Plagiobothrys strictus	Calistoga popcornflower	Endangered	Threatened	G1	S1	1B.1	Meadow & seep, Valley & foothill grassland, Vernal pool, Wetland
Poa napensis	Napa blue grass	Endangered	Endangered	G1	S1	1B.1	Meadow & seep, Valley & foothill grassland, Wetland
Puccinellia simplex	California alkali grass	None	None	G2	S2	1B.2	Chenopod scrub, Meadow & seep, Valley & foothill grassland, Vernal pool
Serpentine Bunchgrass	Serpentine Bunchgrass	None	None	G2	S2.2	null	Valley & foothill grassland
Taxidea taxus	American badger	None	None	G5	S3	null	Chaparral, Chenopod scrub, Cismontane woodland, Valley & foothill grassland
Trichostema ruygtii	Napa bluecurls	None	None	G1G2	S1S2	1B.2	Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley & foothill grassland, Vernal pool, Wetland
Trifolium amoenum	two-fork clover	Endangered	None	G1	S1	1B.1	Coastal bluff scrub, Ultramafic, Valley & foothill grassland
Trifolium hydrophilum	saline clover	None	None	G2	S2	1B.2	Marsh & swamp, Valley & foothill

							grassland, Vernal pool, Wetland
Valley Needlegrass Grassland	Valley Needlegrass Grassland	None	None	G3	S3.1	null	Valley & foothill grassland
Wildflower Field	Wildflower Field	None	None	G2	S2.2	null	Valley & foothill grassland

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Napa County, California



Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are not shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Northern Spotted Owl Strix occidentalis caurina Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1123	Threatened

Reptiles

NAME	STATUS
Green Sea Turtle Chelonia mydas No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6199	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS

NOT FOR CONSULTATION

Burke's Goldfields Lasthenia burkei Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4338

Calistoga Allocarya Plagiobothrys strictus Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6161

Clara Hunt's Milk-vetch Astragalus clarianus Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3300

Loch Lomond Coyote Thistle Eryngium constancei Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5106

Napa Bluegrass Poa napensis Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/2266

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

Additional information can be found using the following links:

- Eagle Managment https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

There are bald and/or golden eagles in your project area.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list,click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

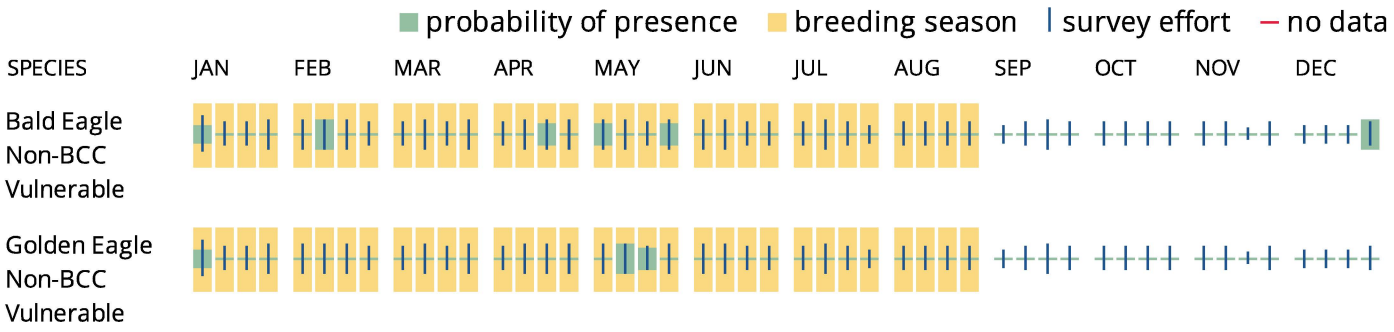
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

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Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

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NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Belding's Savannah Sparrow Passerculus sandwichensis beldingi — Breeds Apr 1 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8

Bullock's Oriole Icterus bullockii — Breeds Mar 21 to Jul 25

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

California Gull Larus californicus — Breeds Mar 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Cassin's Finch Carpodacus cassinii — Breeds May 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9462

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

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Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

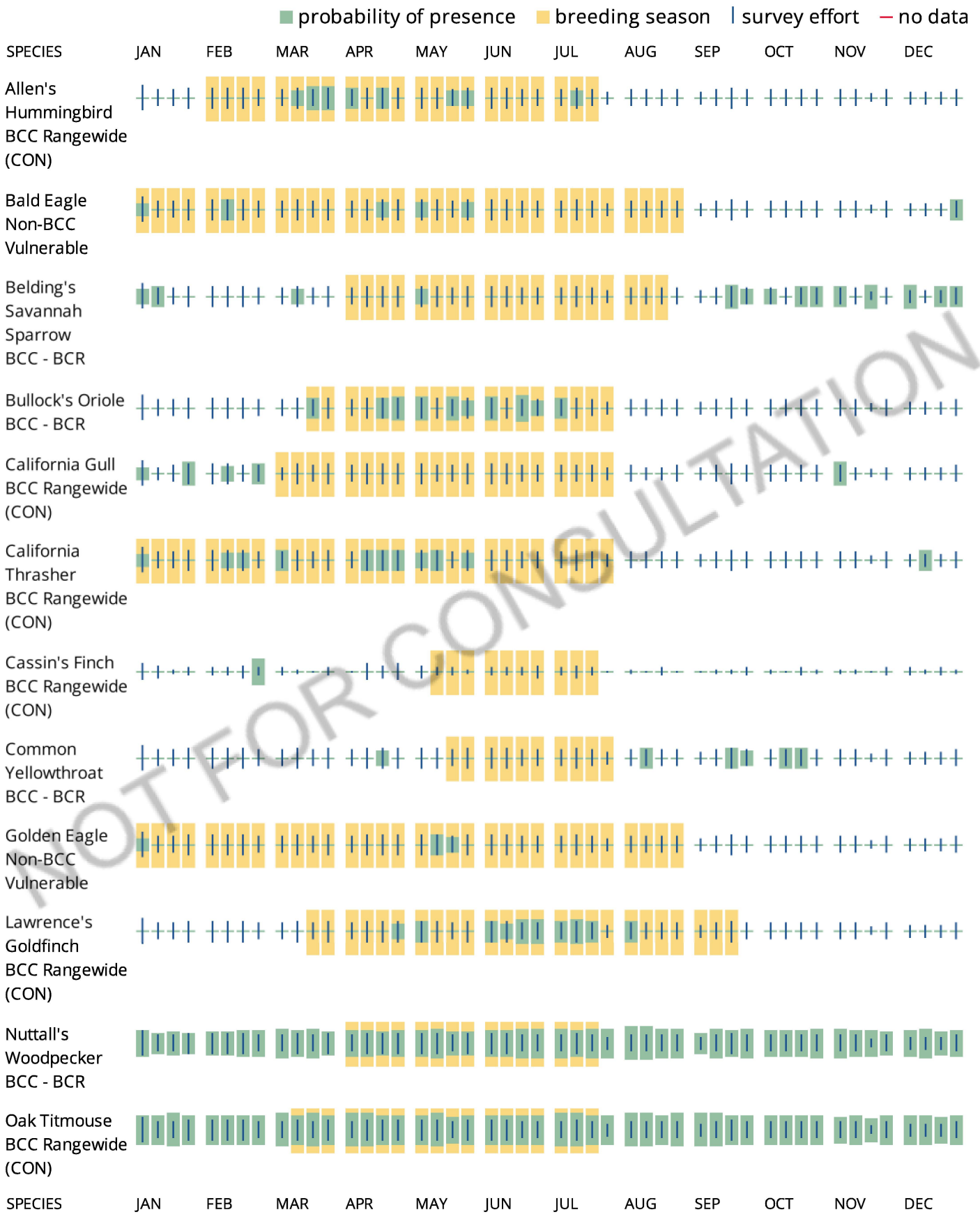
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

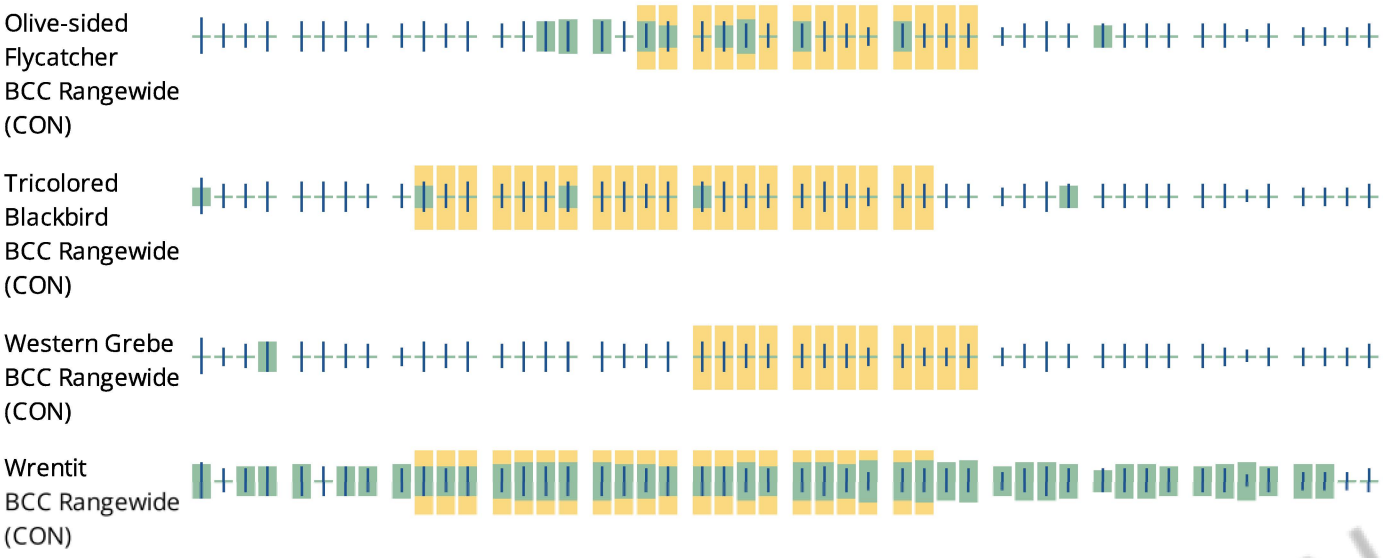
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much

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more sparse.



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

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Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

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Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

R4SBC

R4SBA

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does not replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

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Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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“H”

Stormwater Control Plan

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

Stormwater Control Plan
for a Regulated Project

Hourglass Winery
701 Lommel Road
Calistoga, CA
APNs 018-060-024 & 021-010-001

PREPARED FOR:
Hourglass Winery
701 Lommel Road
Calistoga, CA 94515

PREPARED BY:

APPLIED CIVIL ENGINEERING INCORPORATED
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MICHAEL R. MUELRATH
NO. 67435
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

Michael R. Muelrath 8/31/202

Michael R. Muelrath, PE Date

This Stormwater Control Plan was prepared using the template by Dan Cloak Environmental Consulting dated July 2014.

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Project Data

Table 1. Project Data Form

Project Name/Number	Hourglass Winery
Application Submittal Date	February 2023
Project Location	701 Lommel Road Calistoga, CA 94515 APNs 018-060-024 & 021-010-001
Project Phase No.	1
Project Type and Description	Use Permit Modification
Total Project Site Area (acres)	2 +/- (total disturbed area)
Total New and Replaced Impervious Surface Area	0.5 acres (approximate)
Total Pre-Project Impervious Surface Area	1 acres (approximate)
Total Post-Project Impervious Surface Area	1.5 acres (approximate)

I. Setting

I.A. Project Location and Description

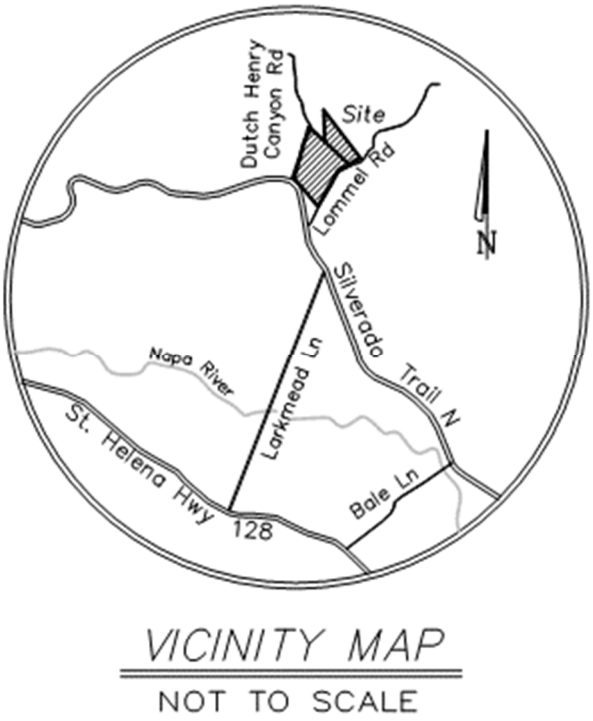


Figure 1: Location Map

Hourglass Winery is applying for a Use Permit Modification to add features to the existing winery facility and utility infrastructure at their property located at 701 Lommel Road in Napa County, California. The subject property, known as Napa County Assessor's Parcel Numbers 018-060-024 & 021-010-001, is located along the northwest side of Lommel Road southeast of the City of Calistoga in an unincorporated portion of Napa County.

The two parcels are zoned Agricultural Watershed (AW). Topography can be described as gentle to steep with average slopes ranging from less than 5% to in excess of 30%. The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows at least five soil types mapped on the property. The proposed development will occur primarily within the Bale clay loam, Perkins gravelly loam and Boomer loam soils types. All proposed above ground site improvements are located within the Pleasanton soils area (HSG B & C).

Existing improvements on the property include the winery and agricultural buildings, vineyards, caves and the related access and utility infrastructure. New hospitality buildings and cave expansion is proposed as part of the Use Permit Modification. Please see the

Hourglass Winery Site Plan Exhibit by Albion Surveys for approximate locations of existing and proposed facilities.

Runoff from the property generally flows south and westerly. Runoff concentrates in onsite drainage infrastructure and ultimate reaches Biter Creek which flows through the subject property in a westerly direction and is tributary to the Napa River.

I.B. Opportunities and Constraints for Stormwater Control

Opportunities for stormwater control include:

1. The moderately sloping topography will allow roof and impervious area runoff to be routed to treatment areas at lower elevations
2. Large vegetated buffers between all site improvements and drainage ways.

Constraints for stormwater control include:

1. The near surface soils have a moderate to slow infiltration rate (HSG B & C).
2. Existing vineyard areas and stream setback areas to be preserved.

II. Low Impact Development Design Strategies

II.A. Optimization of Site Layout

II.A.1. Limitation of development envelope

- The original winery footprint and outdoor work areas are being developed on areas that are already improved with winery development.
- New caves are being used to accommodate much of the new square footage.
- One of the new hospitality buildings will replace a previous residence in a location that was previously already developed.
- The proposed buildings and access roads have been carefully designed to preserve natural vegetation and vineyards on the property.

II.A.2. Preservation of natural drainage features

All natural drainage features on the property will be preserved.

II.A.3. Setbacks from creeks, wetlands, and riparian habitats

The project has been designed with respect to stream setbacks as required by the Napa County Conservation Regulations. A setback is shown along Biter Creek located just south of the winery driveway.

II.A.4. Minimization of imperviousness

All access ways and parking areas have be designed to the minimum Napa County width standards and will not be excessively large. This ensures that excess impervious surfaces are not created. The new buildings have been carefully designed to house the required functions with the minimum footprint necessary.

II.A.5. Use of drainage as a design element

Drainage design has been coordinated with the landscape design to provide an aesthetically pleasing site layout that addresses stormwater control requirements.

II.B. Use of Permeable Pavements

Permeable pavements are not proposed.

II.C. Dispersal of Runoff to Pervious Areas

The site layout and topography will allow for dispersal of runoff from impervious surfaces to pervious areas.

II.D. Stormwater Control Measures

Runoff from all impervious areas at the building site, including roofs and paved areas in the immediate vicinity of the winery facility, will be routed to a single bioretention facility as shown on the Stormwater Control Plan Exhibit. The facility will be designed and constructed to the criteria in the BASMAA Post-Construction Manual (2019), including the following features:

- Surrounded by a compacted soil berm.
- Each layer built to the elevations specified in the plans and referenced details:
    - o Bottom of Gravel Layer (BGL)
    - o Top of Gravel Layer (TGL)
    - o Top of Soil Layer (TSL)
    - o Overflow Grate
    - o Facility Rim
- 12 inches of Class 2 permeable rock, Caltrans specification 68-2.02F(3)
- 18 inches sand/compost mix meeting BASMAA specifications
- 6-inch-deep reservoir between top of soil elevation and overflow elevation
- Drain inlet with frame overflow structure, with grate set to specified elevation, connected to storm drain (overflow used where storm drain connection is available and omitted where no storm drain exists)
- Plantings selected for water conservation
- Irrigation system on a separate zone, with drip emitters and "smart" irrigation controllers
- Sign identifying the facility as a stormwater treatment facility.

III. Documentation of Drainage Design

III.A. Descriptions of Each Drainage Management Area

III.A.1. Table of Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
DMA #1	Hospitality building roofs, asphalt parking, etc.	17,000 +/-
DMA #2	Lookout and tasting room roofs and path	2,000 +/-
DMA #3	Loop road driveway	7,300
DMA #4	Cave portal	1,100
DMA #5	Utility yard	3,400

III.A.2. Drainage Management Area Descriptions

DMA #1, totaling 17,000 +/- square feet, consists of the hospital building roofs, parking, walkway, turnaround, etc. DMA #1 drains to Bioretention Area #1.

DMA #2, totaling 5,000 +/- square feet, consists of the lookout and tasting room roofs and access path. DMA #2 drains to Vegetated Receiving Area #2.

DMA #3, totaling 7,300 +/- square feet, consists of the loop road. DMA #3 drains to Vegetated Receiving Area #3.

DMA #4, totaling 1,100 +/- square feet, consists of the cave portal area. DMA #4 drains to Vegetated Receiving Area #4.

DMA #5, totaling 3,400 +/- square feet, consists of the utility yard. DMA #5 drains to Vegetated Receiving Area #5.

III.B. Tabulation and Sizing Calculations

III.B.1. Information Summary for Bioretention Facility Design

DMA #1	17,000 +/-

III.B.2. Self-Treating Areas

DMA Name	Area (square feet)
N/A	

III.B.3. Self-Retaining Areas

DMA Name	Area (square feet)
N/A	

III.B.4. Vegetated Receiving Areas

DMA Name	Area (square feet)
VRA #2	5,000
VRA #3	16,000
VRA #4	3,900
VRA #5	4,100

Areas Draining to Self-Retaining Areas

DMA Name	Area (square feet)	Post-project surface type	Runoff factor	Product (Area x runoff factor)[A]	Receiving self-retaining DMA	Receiving self-retaining DMA Area (square feet) [B]	Ratio [A]/[B]
None							

III.B.5. Areas Draining to Bioretention Facilities

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	Facility Name		
					Bioretention Area #1		
DMA #1	17,000	Impervious	1.0	17,000	Sizing factor	Min Facility Size	(P) Facility Size
DMA #1	0	Permeable	0.1	0			
Total=				17,000	0.04	680	700

Areas Draining to Vegetated Receiving Areas

DMA Name	Area (square feet)	Post-project surface type	Runoff factor	Product (Area x runoff factor)[A]	Vegetated receiving area DMA	Receiving self-retaining DMA Area (square feet) [B]	Ratio [A]/[B]<2
DMA#2	2,000	Imperv	1	2,000	VRA#2	5,000	0.4
DMA #3	7,300	Imperv	1	7,300	VRA #3	16,000	0.5
DMA #4	1,100	Imperv	1	1,100	VRA #4	3,900	0.3
DMA #5	3,400	Imperv	1	3,400	VRA #5	4,100	0.8

IV. Source Control Measures

IV.A. Site activities and potential sources of pollutants

IV.B. Source Control Table

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
☒Storm Drain Inlets	☒Mark all inlets with the words "No Dumping! Drains to Waterway" or similar.	☒Maintain and periodically repaint or replace inlet markings. ☒Provide stormwater pollution prevention information to all onsite personnel. ☒See applicable BMPs in Fact Sheet SC-44, "Drainage System Maintenance" in the CASQA Stormwater Quality Handbook at: www.casqa.org/resources/bmp-handbooks ☒Include the following in lease agreements (if facility is leased): "Tenant shall not allow anyone to discharge anything to the storm drains or to

		store or deposit materials so as to create a potential discharge to storm drains."
☒Interior Floor Drains and Elevator Shaft Pumps	☒All interior floor drains will be plumbed to the sanitary sewer.	☒Inspect and maintain drains to prevent blockage and overflow.
☐Interior Parking Garages	☐Parking garage floor drains will be plumbed to the sanitary sewer	☐Inspect and maintain drains to prevent blockage and overflow.
☒Indoor and Structural Pest Control	☒Buildings will be designed to meet applicable code requirements to discourage entry of pests.	☒Provide Integrated Pest Management information to Owners, lessees and operators.
☒Landscape / Outdoor Pesticide Use / Building and Grounds Maintenance	☒Landscape will be designed to accomplish the following: Preserve existing native trees, shrubs and groundcover to the maximum extent practicable. Minimize irrigation and runoff, promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Where landscape areas are used to retain or detain stormwater plants that are tolerant of saturated soil conditions will be used. Pest resistant plants will be specified where practicable. Plants will be selected for site soils, slopes, climate, sun, wind, rain, land use,	☒Maintain landscaping using the minimum required or no pesticides and fertilizers. ☒See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance" in the CASQA Stormwater Quality Handbook at: www.casqa.org/resources/bmp-handbooks ☒Provide IPM information to new owners, lessees and operators.

	air movement, ecological consistency and plant interactions.	
☒Pools, Spas, Ponds, Decorative Fountains and other Water Features	☒Do not connect to onsite wastewater disposal systems. Drain to landscape area for infiltration	☒See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance" in the CASQA Stormwater Quality Handbook at: www.casqa.org/resources/bmp-handbooks
☐Food Service	☐Restaurants, grocery stores and other food service operations will have a floor sink or other area for cleaning floor mats, containers and equipment located either indoors or in a covered area outdoors.	☐Drain must be connected to grease interceptor and grease interceptor must be pumped whenever solids accumulate to 35% of total tank capacity.
☒Refuse Areas	☒Refuse and recycling will be collected in the trash enclosure. The enclosure will be fenced to prevent dispersal of materials. If covered, the area will be drained to the sanitary sewer system. If not covered, all bins will have water tight lids. Adjacent areas will be graded to prevent run-on.	☒Refuse area must be patrolled and cleaned regularly.
☒Industrial Processes	☒All winery processing activities to be performed indoors or outdoors under roof. No processes to drain to	☒See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks

	exterior or to storm drain system.	
☒Outdoor Storage (Equipment or Materials)	☒All winemaking materials to be used onsite are to be unloaded and immediately moved to a covered area to minimize exposure to rainfall. ☒Material deliveries shall be scheduled for times when it is not raining to minimize exposure to rainfall. ☒Facility shall comply with Napa County requirements for Hazardous Waste Generation, Storage and Disposal, Hazardous Materials Release Response and Inventory, California Accidental Release (CalARP) and Uniform Fire Code Article 80 Section 103(b) & (c) 1991	☒See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks
☒Vehicle and Equipment Cleaning	☒No vehicle or equipment washing will be performed onsite. All employees will be informed that car washing is prohibited.	☒Not Applicable

☒Vehicle and Equipment Repair and Maintenance	☒No vehicle or equipment repairs will be performed onsite. All employees will be informed that vehicle maintenance onsite is prohibited.	☒Notify all future owners, lessees and operators that the following restrictions apply to this site: ☒No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinse water from parts cleaning into storm drains. ☒No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. ☒No person shall leave unattended parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.
☐Fuel Dispensing Areas	No vehicle fueling will be performed onsite. All employees will be informed that vehicle fueling onsite is prohibited.	☐The property owner, lessee or operator, as applicable, shall dry sweep the fueling area routinely. ☐See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks
☐Loading Docks	☐Loading docks shall be covered and graded to minimize run-on to and runoff from the loading area. ☐Roof downspouts shall be positioned to direct stormwater away from the loading area.	☐Move loaded and unloaded items indoors as soon as possible. See Fact Sheet SC-30, "Outdoor Loading and Unloading" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks

	☐Water from loading dock areas shall be drained to a containment system that is pumped regularly to avoid overflows.	
☒Fire Sprinkler Test Water	☒Provide a means to drain fire sprinkler test water to infiltrate into landscaping and not discharge to the storm drain.	☒See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks
Miscellaneous Drain, Wash Water or Other Sources ☒Boiler Drain Lines ☒Condensate Drain Lines ☒Rooftop Equipment ☐Drainage Sumps ☒Roofing, Gutters and Trim ☐Other:	☒Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. ☒Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. ☒Condensate drain lines may not discharge to the storm drain system. ☒Rooftop equipment with potential to produce pollutants shall be roofed	If architectural copper is used, implement the following BMPs for management of rinsewater during installation: ☐If possible, purchase copper materials that have been pre-patinated at the factory. ☐If patination is done on-site, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site. ☐Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. ☐Implement the following BMPs during routine maintenance: ☐Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling offsite.

	and/or have secondary containment. ☐Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ☐Include controls for other sources as specified by local agency.	
☒Plazas, Sidewalks and Parking Lots	None.	☒Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and haul offsite to municipal waste treatment plant for disposal, do not discharge to a storm drain.

IV.C. Features, Materials, and Methods of Construction of Source Control BMPs

Full design specifications for all source control BMPs will be submitted with the building permit drawing package.

V. Stormwater Facility Maintenance

V.A. Ownership and Responsibility for Maintenance in Perpetuity

The Applicant must commit to executing a Post Construction Stormwater BMP Maintenance Agreement which will be recorded with Napa County. This agreement will obligate the applicant to accept responsibility for operation and maintenance of stormwater treatment and flow-control facilities in perpetuity or until such time as this responsibility is formally transferred to a subsequent property owner.

V.B. Summary of Maintenance Requirements for Each Stormwater Facility

The bioretention facilities will be maintained on the following schedule at a minimum. Details of maintenance responsibilities and procedures will be included in a Stormwater Facility Operation and Maintenance Plan to be submitted for approval prior to the completion of construction.

At no time will synthetic pesticides or fertilizers be applied, nor will any soil amendments, other than aged compost mulch or sand/compost mix, be introduced.

Daily: The facilities will be examined for visible trash during regular policing of the site, and trash will be removed.

After Significant Rain Events: A significant rain event is one that produces approximately a half-inch or more rainfall in a 24-hour period. Within 24 hours after each such event, the following will be conducted:

The surface of the facility will be observed to confirm there is no ponding.

- Inlets and outlets will be inspected, and any accumulations of trash or debris will be removed.
- The surface of the mulch layer will be inspected for movement of material. Mulch will be replaced and raked smooth if needed.

Prior to the Start of the Rainy Season: In September or each year, the facility will be inspected to confirm there is no accumulation of debris that would block flow, and that growth and spread of plantings does not block inlets or the movement of runoff across the surface of the facility.

Annual Landscape Maintenance: In December – February of each year, vegetation will be cut back as needed, debris removed, and plants and mulch replaced as needed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

VI. Construction Checklist

Stormwater Control Plan Page #	Source Control or Treatment Control Measure	
1	Bioretention Area #1	
1	Storm Drain Inlets	
1	Interior Floor Drains and Elevator Shaft Pumps	
N/A	Interior Parking Garages	
1	Indoor and Structural Pest Control	
1	Landscape / Outdoor Pesticide Use / Building and Grounds Maintenance	
N/A	Pools, Spas, Ponds, Decorative Fountains and other Water Features	

N/A	Food Service	
I	Refuse Areas	
I	Industrial Processes	
I	Outdoor Storage (Equipment or Materials)	
N/A	Vehicle and Equipment Cleaning	
N/A	Vehicle and Equipment Repair and Maintenance	
N/A	Fuel Dispensing Areas	
N/A	Loading Docks	
I	Fire Sprinkler Test Water	
I	Miscellaneous Drain, Wash Water or Other Sources Boiler Drain Lines Condensate Drain Lines Rooftop Equipment Drainage Sumps Roofing, Gutters and Trim Other:	
I	Plazas, Sidewalks and Parking Lots	

VII. Certifications

This preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in intended to be in accordance with the current edition of the BASMAA Post-Construction Manual as required by Napa County.

LEGEND:

⚠	CONTROL POINT
AC	ASPHALTIC CONCRETE
CL	CENTERLINE
DI	DRAIN INLET
(E)	EXISTING
EOB	ELECTRICAL OUTLET BOX
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GP	GUY POLE
JP	JOINT POLE
LO	LIVE OAK
(P)	PROPOSED
SSCO	SANITARY CLEANER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UG	UNDERGROUND
WV	WATER VALVE
WO	WHITE OAK
UP	UTILITY POLE
12/25	TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
	FLOW LINE OF CREEK OR DRAINAGE DITCH
	EDGE OF DIRT/GRAVEL ROAD
	EDGE OF CURB
	EDGE OF ASPHALT/CONCRETE PAVEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	1' CONTOUR
	5' CONTOUR
DHL DHL DHL DHL	OVERHEAD POWER AND/OR TELEPHONE LINE
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ADJUSTED
	PROPOSED LOT LINE ADJUSTMENT PROPERTY LINE
	BUILDING LINE
	EASEMENT LINE
	GRADE BREAK–TOP/TOE
	VINEROW
	EROSION CONTROL PLAN LIMITS (APPROX.)
	PROPOSED CAVE AREA

Dutch Henry Canyon Road

Silverado Trail

Lommel Road

Napa County Road

SELBY CREEK

400' CAVE SETBACK
NO EXISTING SEPTIC
SYSTEMS IN SETBACK AREA

Lands of
PEJU PROVINCE WINERY

VEGETATED RECEIVING AREA #4
3,900 SF

DMA #4
1,100 SF
IMPERVIOUS

PROPOSED PROPERTY LINE

S00°19'33"E
786.04

PROPOSED PROPERTY LINE

WATER TANKS(E)

EROSION CONTROL PLAN LIMITS (APPROX.)

(P) PATH OF SPOILS FROM CAVE EXCAVATION AND NEW PORTAL

CAVE PORTAL (P)

CAVES (P)

597'± TO CL ROAD

START OF PRIVATE DRIVEWAY (STA 0+00)

WIDEN (E) GATE TO PROVIDE 22' MIN CLEAR WIDTH WHEN OPEN; WIDEN TO NORTH, AWAY FROM STREAM

21' GATE(E)

VINEYARD BLOCK(E)

VINEYARD AVENUE(E) (TYPICAL)

Lands of
LOOKING GLASS VINEYARD LLC
Portions of 021-010-001 & 018-060-024
PROPOSED PARCEL TWO
39.00 acres±

DMA #2
2,000 SF
IMPERVIOUS

VEGETATED RECEIVING AREA #2
5,000 SF

DMA #3
7,300 SF
IMPERVIOUS

VEGETATED RECEIVING AREA #3
16,000 SF

WATER TANK(E)

100'

WELL(E)

CAVE WINERY PORTAL(E)

PARKING(E)

FOOTPATH (P)

CAVES(E)

CAVES (P)

FERMENTING TANKS UNDER COVERED CRUSH PAD(E)

SEE DETAIL

CRUSH PAD(E)

FIRE TRUCK TURNOUT ON (E) GRAVEL

PUMP HOUSE(E)

POOL(E)

PATH(E)

CAVE PORTAL(E)

CAVE PORTAL (P)

CAVES (P)

BATHROOM /MECHANICAL ROOM(E)

N35°41'43"W
1568.03

DMA #5
3,400 SF
IMPERVIOUS

VEGETATED RECEIVING AREA #5
4,100 SF

(P) PW IRRIGATION AREA (2 ACRES)

ROAD MIN. 14' WIDE(P)

EROSION CONTROL PLAN LIMITS (APPROX.)

WELL SHED(E)

PROPERTY LINE

DRIVEWAY & ADA PARKING (P)

FIRE TRUCK HAMMERHEAD (P)

HOSPITALITY CENTER (P)

UTILITY AREA (P)

ONE-WAY LOOP (P) INTERSECTION PER DETAIL P-2

22'(P)
19'(E)

R=200'

EIGHT 9'x19' PARKING SPACES

REMOVE PORTION OF (E) DRIVEWAY LOOP

R=150'

R=50'

R=200'

WINERY LEACH FIELD (E)

DRIVEWAY (P)

18'(E)
22'(P)

22'(P)
15'(E)

30.5'(E)
28'

589°± TO CL OF ROAD

PATH(E)

(P) PW IRRIGATION AREA (2 ACRES)

24' PAVED
26' TOTAL
IN CURVE

R=50'

100'

WINERY WELL #5 (E)

(P) PROCESS WASTE TREATMENT SYSTEM

20'

180'

BITER CREEK

TOP OF BANK

300' SETBACK FROM LOMMEL ROAD CL

STA 2+50 TO 3+50
EXCEPTION REQUESTED IN THIS AREA FOR 100' OF DRIVEWAY TO HAVE A WIDTH LESS THAN 22' TO PRESERVE EXISTING TREES AND AVOID REMOVAL OF NATIVE VEGETATION IN THE STREAM SETBACK AREA

TREES(E)

SEE DETAIL

14'–20' WIDE PAVED ROAD UTILIZED FOR WINERY & RESIDENCE ACCESS FROM LOMMEL RD.(E) INSIDE EASEMENT AREA.
MAINTAIN SHOULDER / WIDEN ON VINEYARD SIDE TO PROVIDE 20' PAVED AND 22' TOTAL WIDTH PER STANDARDS WITH ONE EXCEPTION WHERE NOTED. PROVIDE EXTRA WIDTH IN CURVES WITH R<200'. ALL WORK ON NORTH SIDE OF ROAD IS EXISTING ROAD AND NO VEGETATION REMOVAL IS REQUIRED.

APPROXIMATE STREAM SETBACK

DMA #1
17,000 SF
IMPERVIOUS

40' ACCESS & EASEMENT SERVING THE WINERY PARCEL(E)

BIORETENTION AREA #1
700 SF

Lands of
LOOKING GLASS VINEYARD LLC
Portion of 021-010-001
PROPOSED PARCEL ONE
6.00 AC±

VINEYARD BLOCK(E)

PROPOSED PROPERTY LINE

WELL(E)

WATER TANK(E)

CONCRETE PAD(E)

POND(E)

100'

R=150'

TOP OF BANK

Lommel Road (extension)

A County Road

DRIVEWAY NOTE:
DRIVEWAY SLOPES ARE LESS THAN 16% THROUGHOUT AND SURFACE WILL BE A MINIMUM OF 5" CLASS 2 AB WITH A DOUBLE SEAL COAT PER COUNTY STANDARDS.

N54°48'25"E
43.98

N53°29'28"E
27.31

N55°26'44"E
124.06

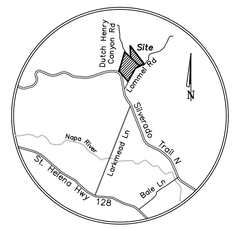
N81°33'02"E
146.54

Lands of
PAN MACEDONIAN ASSOC OF SF
021–020–007

Lands of
781466 ALVERTA LTD
018–060–025

Lands of
CALISTOGA RANCH CLUB
018–060–086

Lands of FROSTFIRE
VINEYARDS II LLC
021–010–074



VICINITY MAP
NOT TO SCALE

“I”

Public Water System Feasibility Report

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

TRANSIENT NON-COMMUNITY WATER SYSTEM INFORMATION

FOR

HOURGLASS WINERY

LOCATED AT:
701 Lommel Road
Calistoga, CA 94515
Napa County APN 018-060-024

PREPARED FOR:
Hourglass Winery
Care Of: Jeff Smith
1104 Adams Street, Suite 103
St. Helena, CA 94574

PREPARED BY:

APPLIED CIVIL ENGINEERING INCORPORATED

2160 Jefferson Street, Suite 230
Napa, CA 94559
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 19-129



Michael R. Muelrath 2/3/2023

Michael R. Muelrath R.C.E. 67435 Date

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INTRODUCTION

Hourglass Winery is applying for a Use Permit Modification to modify the entitlements for their existing winery located northeast of Silverado Trail between Lommel Road and Dutch Henry Canyon Road in Napa County, California. The subject property is also known as Napa County Assessor's Parcel Number 018-060-024.

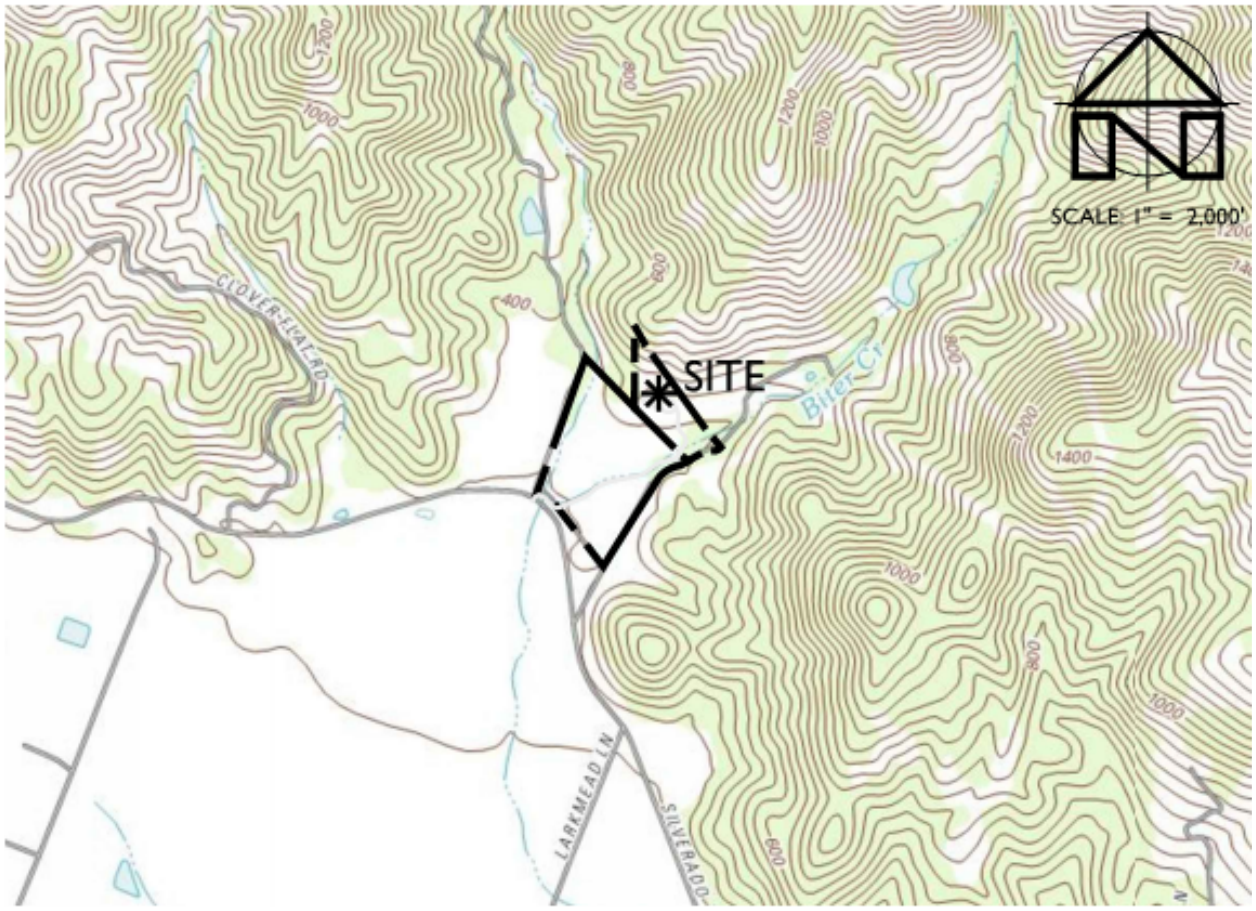


Figure 1: Location Map

- The Use Permit Modification application under consideration proposes the following Wine Production:
    - 60,000 gallons of wine per year
    - Crushing, fermenting, aging and bottling

- Employees:
    - 10 full-time employees
    - 2 part-time employees

- Marketing Plan:
    - Daily Tours and Tastings by Appointment
        - 20 visitors per day maximum
        - Food prepared offsite by catering company

    - Private Marketing Events – Type 1
        - 30 guests maximum
        - 54 events per year
        - Food prepared offsite by catering company

    - Private Marketing Events – Type 2
        - 100 guests maximum
        - 12 events per year
        - Food prepared onsite or by offsite catering company
        - Portable toilets used for all events with more than 30 guests

    - Private Marketing Events – Type 3
        - 250 guests maximum
        - 3 events per year
        - Food prepared offsite by catering company
        - Portable toilets used for all events with more than 30 guests

    - Private Marketing Events – Type 4
        - 500 guests maximum
        - 1 event per year
        - Food prepared offsite by catering company
        - Portable toilets used for all events with more than 30 guests

Existing improvements on the property include the winery and agricultural buildings, vineyards, caves and the related access and utility infrastructure. A new hospitality building and cave expansion is proposed as part of the Use Permit Modification. Please see the Hourglass Winery Site Plan Exhibit by Albion Surveys for approximate locations of existing and proposed facilities.

Groundwater is currently used for the existing winery facility and vineyard irrigation and will continue to be used for those purposes in the future.

Since the number of employees plus the number of visitors is expected to exceed 24 for 60 or more days out of the year the project will be required to implement a Transient Non-Community Public Water System.

Hourglass Winery has requested that Applied Civil Engineering Incorporated (ACE) prepare a brief report outlining the anticipated technical, managerial and financial aspects of the water system that will be required to serve the proposed winery to accompany the winery Use Permit application as required by Napa County.

WATER SYSTEM NAME

The water system will be known as the "Hourglass Winery Water System".

NAME OF PERSON WHO PREPARED THIS REPORT

This report was prepared by Michael Muelrath, PE of Applied Civil Engineering Incorporated. Information regarding the parameters of the subject Use Permit application was provided by representatives of Hourglass Winery and their Planning Consultant, Jon Webb.

TECHNICAL CAPACITY

System Description

Water for the existing winery and vineyards is currently provided by several existing onsite wells. However, water for the winery public water system will be provided only by Well #5 (Well Completion Report No. 1073626). According to the Well Completion Report this existing well does have the required 50 foot deep, 3 inch wide annular seal as is required for public water systems.

Treatment is expected to consist of standard water treatment technologies and detailed plans for the water treatment system will be prepared and presented to Napa County for review during the building permit and water system permit stage.

Water Demand Projection

Napa County Water Availability Analysis Guidelines were used to estimate the annual water demand for the proposed winery uses and associated landscaping around the new winery. The landscaping and vineyards were included in this analysis even though they have other sources of water available to meet irrigation needs. The total proposed water use is estimated to be approximately 13.5 acre-feet per year. Of the projected 13.5 ac-ft approximately 0.38 acre-feet is associated with domestic uses for the proposed winery and the balance is associated with vineyard and landscape irrigation and winery process water. Using the projected annual domestic water demand of 0.38 acre-feet per year, we have calculated an average daily demand of approximately 339.2 gallons and a maximum daily demand (MDD) of approximately 763 gallons (calculated using a peaking factor of 2.25 per California Waterworks Standards Section 64554b.3.(C)).

Source Adequacy

The existing well was constructed with a 54 foot deep, 3 inch wide cement annular seal to meet the requirements for public water systems. A copy of the Well Completion Report providing information about the existing well will be included with the water system application with the winery building permit application package to document adequacy of the seal.

Water Supply Capacity

Assuming a well pumping cycle of 12 hours per day the new well must be capable of producing at approximately 1.06 gallons per minute to meet the water system's MDD. A pumping test in accordance with California Waterworks Standards Section 64554 was performed by Applied Civil Engineering and Richard Slade and Associates on October 6, 2021. According to the report prepared by Richard Slade and Associates the yield for the well was determined to be at least 3.1 gpm which is significantly more than the required 1.06 gpm needed to meet the MDD. More details regarding the pumping test and recovery in accordance with California Waterworks Standards will be submitted prior to building permit and water system permit submittal to document the actual yield.

Furthermore, the results of the Water Availability Analysis prepared by Richard Slade and Associates confirms that the projected aquifer extraction is less than expected aquifer recharge and therefore long-term supply should be sufficient to meet the needs of the public water system and other irrigation uses.

Once the water system is permitted and constructed we recommend that the water level, yield and drawdown in the well be monitored on an ongoing basis to detect any trends in changing water table levels and well yield so that alternate sources can be developed if needed.

The water system must also include a water storage tank that can store at least the MDD (763 gallons).

Water Quality Characterization

Preliminary testing was completed in January 2021. These results indicate treatment will be required for manganese and arsenic removal. The water treatment system must be designed to reduce all required contaminant levels to below the regulatory maximum contaminant level (MCL) for each constituent, as applicable. Based on preliminary assessment and experience with other wells in the general project area we judge that it will be feasible to provide treatment as needed to meet water quality requirements for the new public water system.

Consolidation Analysis

We have reviewed the California State Water Resources Control Board System Area Boundary Layer (SABL) Look-up Tool and found three systems identified on the map that are located within 3 miles of the subject property:

1. City of Calistoga
2. Tucker Acres Mutual Water Company
3. Cal Fire Sonoma-Lake-Napa Unit HQ
4. Calistoga Farmworker Center

We have reviewed the possibility of connecting to one of these existing systems with the Napa County Local Agency Formation Commission and have determined that it is not feasible to

connect to an existing water system since the property is outside of the existing water system service areas and outside of the sphere of influence of all public water systems in the vicinity of the project area (see correspondence in Appendix 2). Furthermore, extension of infrastructure for long distances that would be required to connect to one of the existing systems is not feasible.

MANAGERIAL

Organization

Management and routine operation of the water system will be performed by the winery staff. One staff member will be responsible for performing sampling, reporting and keeping up to date records onsite in accordance with Napa County requirements. The winery staff person in charge of the water system will consult with water system specialists as needed if issues arise with any components of the water system. The water system manager will report directly to the property owner.

Land Ownership

The well, storage tank and all the piping will all be located on the same property as the proposed winery that it will serve which is owned by Nine Buttons LLC (see ownership documents in Appendix 4) and therefore no easements are necessary.

Water Rights

The Hourglass Winery Water System will use groundwater from a non-adjudicated groundwater basin exclusively and is therefore not subject to water rights through the State Water Resources Control Board.

FINANCIAL

There will be no revenue generated by the water system.

The expected expenses for the water system can be broken down into initial startup cost and ongoing operational cost as shown below.

Startup Cost

Startup cost includes the new water transmission piping, water storage tank, water treatment system equipment, booster pump and installation. The water treatment and storage equipment will be designed based on a full panel of water quality test results that will be performed on water from the existing well. Based on previous experience we estimate that the cost for these components will be approximately $136,700 (see budget spreadsheet in Appendix 3).

Actual costs will be dependent upon the location of the tank and other water system components as well as results of the water quality testing and design of the water treatment system.

Annual Operating Cost

Annual operating cost for the water system will include a portion of one employee's salary, cost for performing quarterly and annual water quality testing, equipment maintenance, replacement of consumable items, electrical service charges, professional fees and capital replacement allowance. The actual cost to operate and maintain the water system will be dependent on the final design of the water system. We estimate that the annual cost associated with operating and maintaining the water system will be approximately $20,000 per year (see budget spreadsheet in Appendix 3).

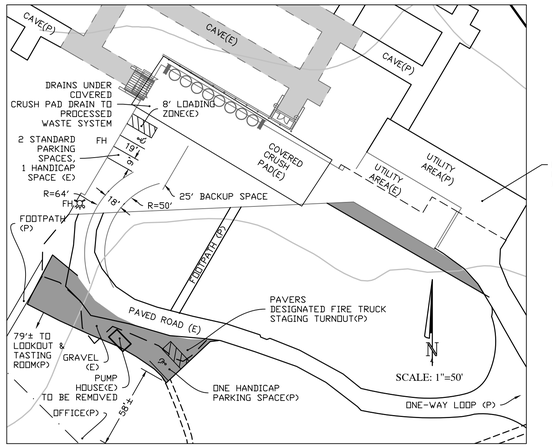
Funding

The startup costs have already largely been incurred during construction of the winery. The winery's annual budget must include a line item for water system operation and maintenance expenses to ensure finances are available to operate and maintain the water system throughout the life of the winery.

APPENDIX 1: Hourglass Winery Use Permit

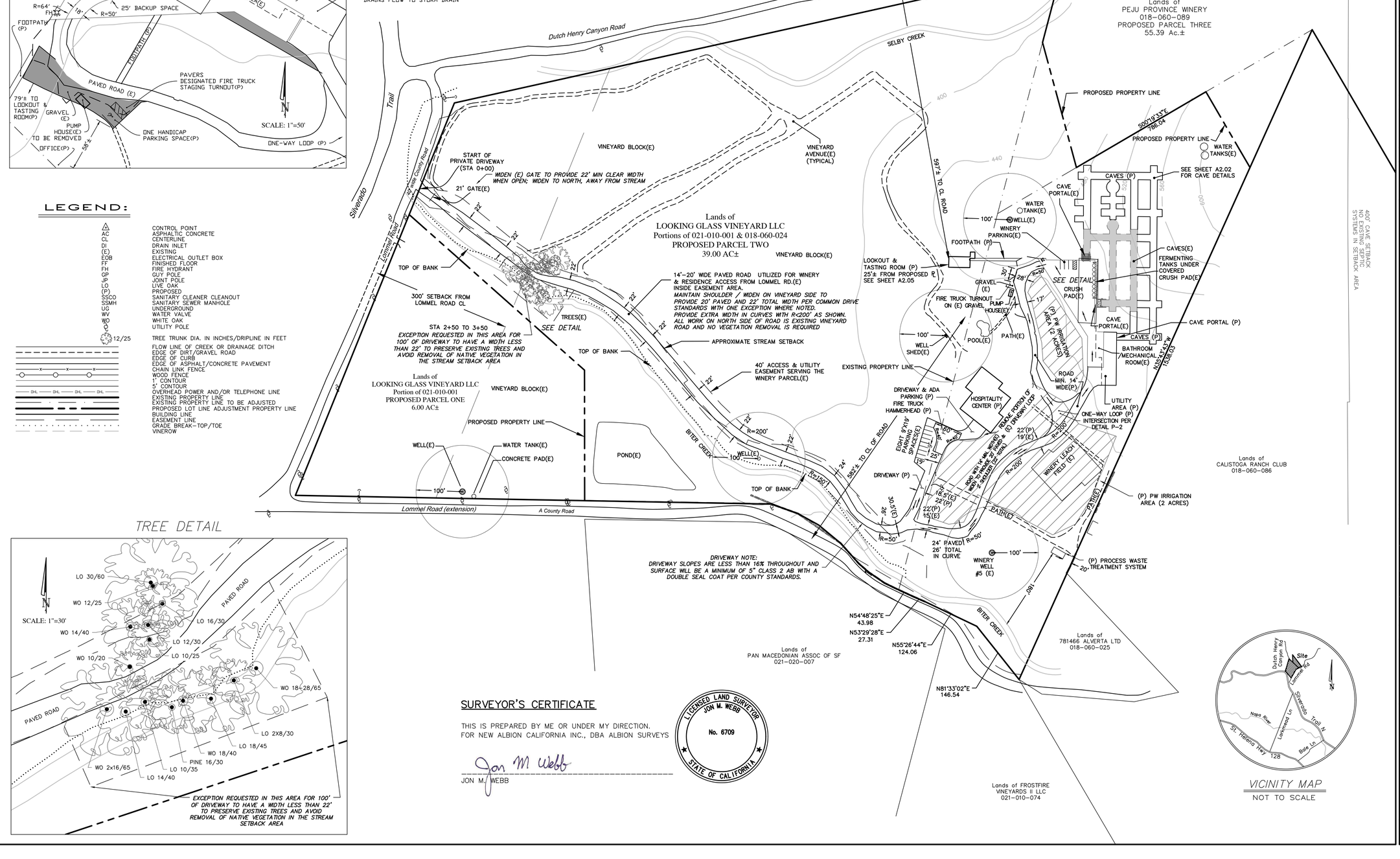
Site Plan (Reduced to 8.5" x 11")

FIRE TRUCK ACCESS DETAIL



LEGEND:

△	CONTROL POINT
AC	ASPHALTIC CONCRETE
CL	CENTERLINE
DI	DRAIN INLET
(E)	EXISTING
EOB	ELECTRICAL OUTLET BOX
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GP	GUY POLE
JP	JOINT POLE
LO	LIVE OAK
(P)	PROPOSED
SSCO	SANITARY CLEANER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UG	UNDERGROUND
WV	WATER VALVE
WO	WHITE OAK
UP	UTILITY POLE
12/25	TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
	FLOW LINE OF CREEK OR DRAINAGE DITCH
	EDGE OF DIRT/GRAVEL ROAD
	EDGE OF CURB
	EDGE OF ASPHALT/CONCRETE PAVEMENT
x x x	CHAIN LINK FENCE
	WOOD FENCE
	1' CONTOUR
	5' CONTOUR
OHL OHL OHL OHL	OVERHEAD POWER AND/OR TELEPHONE LINE
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ADJUSTED
	PROPOSED LOT LINE ADJUSTMENT PROPERTY LINE
	BUILDING LINE
	EASEMENT LINE
	GRADE BREAK–TOP/TOE
	VINEROW



TREE DETAIL

SURVEYOR'S CERTIFICATE

THIS IS PREPARED BY ME OR UNDER MY DIRECTION.
FOR NEW ALBION CALIFORNIA INC., DBA ALBION SURVEYS

Jon M. Webb

JON M. WEBB

LICENSED LAND SURVEYOR JON M. WEBB No. 6709 STATE OF CALIFORNIA

VICINITY MAP
NOT TO SCALE

ALBION
ALBION SURVEYS, INC.
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963–1217
FAX (707) 963–1829

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE PROPOSED SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION OR ACREAGE. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CONSTRUCTION OR CONVEYANCE. OTHER EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY ADDITIONAL INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 018–060–024 & 021–010–001
STREET: 701 LOMMEL ROAD
CITY: ST. HELENA
SITE CONTACT: JEFF SMITH
PHONE: 968–9332, CELL 484–9333

ARCHITECT

COMPANY: LUNDBERG DESIGN
CONTACT: MICHELLE KRIEBEL
EMAIL: MICHELLE@LUNDBERGDESIGN.COM

ENGINEER

COMPANY: APPLIED CIVIL
CONTACT: MIKE MUELRATH
EMAIL: MIKE@APPLIEDCIVIL.COM

WINERY USE PERMIT MAP

FOR THE LANDS OF
HOURGLASS WINERY & 9 BUTTONS
VINEYARD LORD LLC
COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: AUGUST 10, 2006
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: J. CANNON
DATE: SEPTEMBER 25, 2019
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: R. MATTERI
DATE: DECEMBER 6, 2022
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: M. GARRETT
DATE: FEBRUARY 15, 2023
DRAWN BY: M. BELL

ALBION REFERENCES

PROJECT NO: 2166
ASSOCIATED DWG(S):
PROJECT MANAGER: JON WEBB
ORIGINAL FIELD BOOK NO:
DATE:

SCALE: 1"=100'

CONTOUR INTERVAL=40'
VERTICAL DATUM PER NAPA COUNTY GIS.
DIRECTION OF NORTH BASED ON A COMPASS SIGHTING.

SHEET 1
CSD PROJECT 2166
DWG 2166-11 USE

APPENDIX 2: Correspondence with LAFCO

Mike Muelrath

From: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Sent: Monday, November 21, 2022 11:30 AM
To: Mike Muelrath
Subject: RE: Water Service at Hourglass Winery - 710 Lommel Road, Calistoga

Hi Mike,

All is well here. I hope the same is true for you.

I am confirming the proposed public water system for the Hourglass Winery located at 710 Lommel Road in Napa County, CA (APN 018-060-024) is located outside the jurisdictional boundaries and spheres of influence of all cities and special districts in Napa County that are authorized to provide public water service.

The subject is located approximately 2.6 miles away from the City of Calistoga, which is the nearest public agency that provides water service. Annexation to the City is not possible given the distance between the subject property and the City's sphere of influence.

Under California Government Code Section 56133, the City is prohibited from extending water service to the subject property unless there exists a documented threat to public health or safety involving existing facilities.

With all of this in mind, there are no public water service options available to the subject property at this time. Please let me know if you have any questions.

Have a happy Thanksgiving!

Brendon Freeman, Executive Officer
Local Agency Formation Commission of Napa County
1754 Second Street, Suite C
Napa, California 94559
Office: (707) 259-8645
Mobile: (707) 363-1783
www.napa.lafco.ca.gov
Like Us

From: Mike Muelrath <mike@appliedcivil.com>
Sent: Monday, November 21, 2022 7:46 AM
To: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Subject: Water Service at Hourglass Winery - 710 Lommel Road, Calistoga

[External Email - Use Caution]

Hi Brendon,

Hope all is well!

We are working on a public water system application for the Hourglass Winery located at 710 Lommel Road (APN 018-060-024). As part of the application we need a note from you relative to this properties ability to connect to an existing public water system.

Our research indicates that the property is not within the service area of any public water system and thus connection is not feasible.

I look forward to your response and thoughts on this matter.

Thank you,

Mike Muelrath, P.E.
Principal

APPLIED
CIVIL ENGINEERING
INCORPORATED

2160 Jefferson Street, Suite 230
Napa, CA 94559

(707) 320-4968 (Telephone)
(707) 227-7166 (Mobile)
www.appliedcivil.com

Please consider the environment before printing this email

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APPENDIX 3: Budgeting Spreadsheets

FIVE YEAR BUDGET PROJECTION (Small Community Water System)

INSTRUCTIONS: Yellow-shaded cells are for data entry; all other cells are locked except line item descriptions which can be changed if needed. Years 2 through 5 will be compounded automatically by the inflation factor in Cell G6.

System Name: Hourglass Winery Water System

Inflation Factor (%): 3.0

System ID Number: TBD

LINE		EXPENSES AND SOURCE OF FUNDS	2023	2024	2025	2026	2027
1		**OPERATIONS AND MAINTENANCE (O&M) EXPENSES**					
2		Salaries and Benefits	6,240.00	6,427.20	6,620.02	6,818.62	7,023.17
3		Contract Operation and Maintenance	0.00	0.00	0.00	0.00	0.00
4		Power and Other Utilities	2,500.00	2,575.00	2,652.25	2,731.82	2,813.77
5		Fees Regulatory	674.00	694.22	715.05	736.50	758.59
6		Treatment Chemicals	0.00	0.00	0.00	0.00	0.00
7		Coliform Monitoring	240.00	247.20	254.62	262.25	270.12
8		Chemical Monitoring	50.00	51.50	53.05	54.64	56.28
9		Transportation	0.00	0.00	0.00	0.00	0.00
10		Materials, Supplies, and Parts	500.00	515.00	530.45	546.36	562.75
11		Office Supplies	100.00	103.00	106.09	109.27	112.55
12		Miscellaneous	500.00	515.00	530.45	546.36	562.75
13		Additional O&M for New Project	0.00	0.00	0.00	0.00	0.00
14		**Total O&M Expenses:**	10,804.00	11,128.12	11,461.96	11,805.82	12,160.00
16		**GENERAL AND ADMINISTRATIVE EXPENSES**					
17		Engineering and Professional Services	740.00	762.20	785.07	808.62	832.88
18		Depreciation and Amortization	0.00	0.00	0.00	0.00	0.00
19		Insurance	0.00	0.00	0.00	0.00	0.00
20		Existing Contribution to CIP (From CIP J48)	8,039.75	8,039.75	8,039.75	8,039.75	8,039.75
21		O&M Reserve	0.00	0.00	0.00	0.00	0.00
22		Other Reserves	0.00	0.00	0.00	0.00	0.00
23		Miscellaneous	100.00	103.00	106.09	109.27	112.55
24	**	New Funding Project Costs	0.00	0.00	0.00	0.00	0.00
25		Additional New Project Contribution to CIP (From CIP J59)	0.00	0.00	0.00	0.00	0.00
26	**	Debt Service	0.00	0.00	0.00	0.00	0.00
27		**Total General and Administrative Expenses:**	8,879.75	8,904.95	8,930.91	8,957.64	8,985.18
28		**TOTAL EXPENSES (Line 14+ Line 27):**	19,683.75	20,033.07	20,392.87	20,763.46	21,145.17
30		**REVENUES RECEIVED**					
31		Cash Revenues (Water Rates)	0.00	0.00	0.00	0.00	0.00
32	**	Depreciation Reserves	0.00	0.00	0.00	0.00	0.00
33	**	Fees and Services	0.00	0.00	0.00	0.00	0.00
34	**	Hookup Charges	0.00	0.00	0.00	0.00	0.00
35	**	Withdrawal from CIP or Other Reserves	0.00	0.00	0.00	0.00	0.00
36	**	Other Fund Sources: Interest, Etc.	0.00	0.00	0.00	0.00	0.00
37	**	Grants	0.00	0.00	0.00	0.00	0.00
38	**	SRF Loan	0.00	0.00	0.00	0.00	0.00
39	**	Business Loans	0.00	0.00	0.00	0.00	0.00
40		**TOTAL REVENUE (Lines 31 through 39):**	0.00	0.00	0.00	0.00	0.00
41		**NET LOSS OR GAIN:**	-19,683.75	-20,033.07	-20,392.87	-20,763.46	-21,145.17

Report Prepared by (Name and Title): _____ Date: _____

(** Inflation factor not applied to future year projections)

	2023	2024	2025	2026	2027
Number of Customers:	1	1	1	1	1
Average Monthly Revenue Needed Per Customer:	1640.31	1669.42	1699.41	1730.29	1762.10

(total expenses ÷ # of customers ÷ 12)

SIMPLIFIED CAPITAL IMPROVEMENT PLAN (CIP)

Date: 2/3/2023
System ID No.: TBD
System Name: Hourglass Winery Water System
Service Connections: 1

*Enter information only in YELLOW shaded cells

QTY	COMPONENT			UNIT COST	INSTALLED COST	AVG LIFE, YEARS	ANNUAL RESERVE	MONTHLY RESERVE	MONTHLY RESERVE PER CUSTOMER
1	Drilled Well, 6", steel casing	Depth:	530	80	42400	25	1696.00	141.33	141.33
0	Drilled Well, 8", steel casing	Depth:	0	130	0	25	0.00	0.00	0.00
0	Drilled Well, 12", steel casing	Depth:		200	0	25	0.00	0.00	0.00
1	Wellhead Electrical Controls			700	700	25	28.00	2.33	2.33
0	Submersible Pump, 20 HP			9000	0	7	0.00	0.00	0.00
0	Submersible Pump, 3 HP			2000	0	7	0.00	0.00	0.00
1	Submersible Pump, 5 HP			3500	3500	7	500.00	41.67	41.67
1	Booster Pump Station, 10 HP, complete			14000	14000	5	2800.00	233.33	233.33
1	Booster Pump Station Electrical Controls			5000	5000	5	1000.00	83.33	83.33
0	Pressure Tank	Gallons:		1.5	0	10	0.00	0.00	0.00
1	Pressure Tank	Gallons:	80	1.5	120	10	12.00	1.00	1.00
0	Storage Tank, Plastic	Gallons:	5000	0.5	0	10	0.00	0.00	0.00
0	Storage Tank, Redwood	Gallons:		1.3	0	40	0.00	0.00	0.00
0	Storage Tank, Redwood	Gallons:		1.3	0	40	0.00	0.00	0.00
0	Storage Tank, Steel	Gallons:	12,445	1.2	0	50	0.00	0.00	0.00
0	Storage Tank, Steel	Gallons:		1.2	0	50	0.00	0.00	0.00
0	Storage Tank, Steel	Gallons:		1.2	0	50	0.00	0.00	0.00
1	Storage Tank, Concrete	Gallons:	10000	1.5	15000	80	187.50	15.63	15.63
3	Master Meter, 2"			450	1350	10	135.00	11.25	11.25
0	Master Meter, 3"			800	0	10	0.00	0.00	0.00
0	Master Meter, 4"			2500	0	10	0.00	0.00	0.00
0	Hypochlorinator w/ Tank & Pump, Complete			800	0	10	0.00	0.00	0.00
0	Pipe w/ sand bedding, 1" (Enter linear feet for quantity)			20	0	50	0.00	0.00	0.00
1500	Pipe w/ sand bedding, 2" (Enter linear feet for quantity)			25	37500	50	750.00	62.50	62.50
0	Pipe w/ sand bedding, 3" (Enter linear feet for quantity)			30	0	50	0.00	0.00	0.00
0	Pipe w/ sand bedding, 4" (Enter linear feet for quantity)			35	0	50	0.00	0.00	0.00
0	Pipe w/ sand bedding, 6" (Enter linear feet for quantity)			50	0	50	0.00	0.00	0.00
0	Standpipe Hydrant, 1-1/2"			700	0	20	0.00	0.00	0.00
0	Standpipe Hydrant, 2-1/2"			900	0	20	0.00	0.00	0.00
1	Customer Meter w/ Box & Shutoff, Complete			250	250	20	12.50	1.04	1.04
10	Distribution Valve, 2"			150	1500	10	150.00	12.50	12.50
0	Distribution Valve, 3"			250	0	10	0.00	0.00	0.00
0	Distribution Valve, 4"			600	0	20	0.00	0.00	0.00
0	Distribution Valve, 6"			850	0	20	0.00	0.00	0.00
1	Air & Vacuum Relief Valve, Typical			375	375	20	18.75	1.56	1.56
1	Calcite Filter and Softening			7500	7500	20	375.00	31.25	31.25
1	UV			7500	7500	20	375.00	31.25	31.25
	OTHER ITEM				0	1	0.00	0.00	0.00
	SUBTOTAL Existing CIP Costs				$136,695.00		$8,039.75	$669.98	$669.98
	NEW Project CIP Costs								
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	SUBTOTAL New Project CIP Costs				$0.00		$0.00	$0.00	$0.00
	TOTAL Existing and New Project CIP:				$136,695.00		$8,039.75	$669.98	$669.98

Report Prepared by (Title): _____ Date: _____

NOTE: Installed costs are averages and include all materials and contracted labor and equipment.

NOTES:

APPENDIX 4: Ownership Documents

2006-0027589

RECORDING REQUESTED BY:
Jeffery R. Smith
c/o Lars Johansson, Esq.
Sonnenschein, Nath & Rosenthal, LLP
525 Market Street, 26th Floor
San Francisco, California 94105-2708

WHEN RECORDED RETURN TO:
Jeffery R. Smith
c/o Lars Johansson, Esq.
Sonnenschein, Nath & Rosenthal, LLP
525 Market Street, 26th Floor
San Francisco, California 94105-2708

Recorded Official Records County of Napa JOHN TUTEUR Assessor-Recorder-Cou
011:17AM 07-Aug-2006

REC FEE 10.00
OVERAGE 1.00
LS
Page 1 of 2

DOCUMENTARY TRANSFER TAX IS $ 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

___Computed on the consideration or value of property conveyed; OR
___Computed on the consideration or value less liens or encumbrances remaining at time of sale.
_X_Realty not sold: Property transferred without consideration

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

APN: 018-060-024

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

GRANTOR(S): LOOKING GLASS VINEYARD, LLC, a Delaware limited liability corporation,
hereby GRANT(S) to 9 BUTTON VINEYARD, LLC, a California limited liability corporation,

the following described real property in the County of Napa, State of California, described as follows:

SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated _____

STATE OF CALIFORNIA }
}ss.
COUNTY OF Napa }

On 8.4.06 before me,
L Johnson, a notary public
personally appeared **Jeffery R. Smith**, personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____

By: _____
Looking Glass Vineyard, LLC
Jeffery R. Smith
Manager

L. JOHNSON
COMM. 1444832
NOTARY PUBLIC • CALIFORNIA
SISKIYOU COUNTY
My Comm. Expires October 11, 2007

MAIL TAX STATEMENTS TO:

Attn: Jeffery R. Smith, 9 Button Vineyard, LLC, 1104 Adams Street, Suite 103, St. Helena, CA 94571

END OF DOCUMENT

EXHIBIT "A"

Description of Parcel APN 018-060-024

All that certain tract of land situate, lying and being in the County of Napa, State of California, particularly described as follows:

All that portion of the tract of land conveyed to Stephen A. McFeely and Madeline E. McFeely by Grant Deed recorded October 30, 1985 in Book 1414 at Page 116 of Official Records of Napa County, California, which lies northeasterly of the easterly line of the Carne Humana Rancho.

End of Description

“J”

Wastewater Feasibility Study

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

APPLIED
CIVIL ENGINEERING
INCORPORATED

February 3, 2023

Job No. 19-129

Kim Withrow, REHS
Environmental Health Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Onsite Wastewater Disposal Feasibility Study for the
Hourglass Use Permit Modification Application (P19-00102)
701 Lommel Road, Calistoga, California APNs 018-060-024 & 021-010-001

Dear Ms. Withrow:

At the request of Hourglass Winery, we have evaluated the process and sanitary wastewater flows associated with the proposed Use Permit Modification. We have also analyzed the capacity of the existing process and sanitary wastewater system serving the winery facility to determine if it is adequate to serve the proposed changes in use.

The Use Permit Modification application under consideration proposes the following characteristics:

- Wine Production:
  - 60,000 gallons of wine per year
  - Crushing, fermenting, aging and bottling

- Employees:
  - 10 full-time employees
  - 2 part-time employees

- Marketing Plan:
  - Daily Tours and Tastings by Appointment
    - 20 visitors per day maximum

- Private Marketing Events – Type 1
  - 30 guests maximum
  - 54 events per year
  - Food prepared offsite by catering company,

- Private Marketing Events – Type 2
  - 100 guests maximum
  - 1 event per year
  - Food prepared offsite by catering company
  - Portable toilets used for all events with more than 30 guests

- Private Marketing Events – Type 3
  - 250 guests maximum
  - 3 events per year
  - Food prepared offsite by catering company
  - Portable toilets used for all events with more than 30 guests

- Private Marketing Events – Type 4
  - 500 guests maximum
  - 1 event per year
  - Food prepared offsite by catering company
  - Portable toilets used for all events with more than 30 guests

Existing improvements on the property include the winery and agricultural buildings, vineyards, caves and the related access and utility infrastructure. A new hospitality building and cave expansion is proposed as part of the Use Permit Modification. Please see the Hourglass Winery Site Plan Exhibit by Albion Surveys for approximate locations of existing and proposed facilities.

The remainder of this letter describes the existing process and sanitary wastewater disposal system, its design capacity, peak flows associated with the proposed changes in use and our analysis and recommendations related to the system's capability to handle the anticipated wastewater flows.

Existing Septic System

The winery facility is serviced by one combined domestic and process waste septic system. According to permit records on file with Napa County (E08-00380) the septic system is a conventional gravity distribution type system that was installed in between August 2008 and December 2008. The system was designed to serve a 30,000 gallon per year winery with a peak flow of 1,000 gallons per day (gpd) of process wastewater, 165 (gpd) of winery sanitary wastewater and a four bedroom residence with a design flow of 600 (gpd). The total design flow is 1,765 gpd.

Based on our review of the permit records it appears that the existing septic system is comprised of one 5,000 gallon process waste septic tank, one 1,200 gallon SS septic tank, and 1,800 LF of leach lines. The system was designed based on a soil application rate of 0.33 gpd/sf of trench

sidewall. Trenches were designed based on 3 sf of sidewall per lineal foot of trench. The trenches were designed such that they would have 36 inches of acceptable soil beneath the trench bottom.

The septic tanks are located just southeast of the winery building and the leach field is located southeast of the tanks, within the vineyard as shown on the Hourglass Winery Site Plan Exhibit prepared by Albion Surveys.

Proposed Process Wastewater Design Flows

We have used the generally accepted standard that six gallons of winery process wastewater are generated for each gallon of wine that is produced each year and that 1.5 gallons of wastewater are generated during the crush period for each gallon of wine that is produced. Based on the 60,000 gallon production capacity and the expectation that both white and red wine will be produced at the winery, we have assumed a 60 day crush period. Using these assumptions, the annual, average daily and peak winery process wastewater flows are calculated as follows:

$$\text{Annual Winery Process Wastewater Flow} = \frac{60{,}000 \text{ gallons wine}}{\text{year}} \times \frac{6 \text{ gallons wastewater}}{1 \text{ gallon wine}}$$

Annual Winery Process Wastewater Flow = 300,000 gallons per year

$$\text{Average Daily Process Wastewater Flow} = \frac{360{,}000 \text{ gallons wastewater}}{\text{year}} \times \frac{1 \text{ year}}{365 \text{ days}}$$

Average Daily Winery Process Wastewater Flow = 986 gallons per day

$$\text{Peak Winery Process Wastewater Flow} = \frac{60{,}000 \text{ gallons wine}}{\text{year}} \times \frac{1.5 \text{ gallons wastewater}}{1 \text{ gallon wine}} \times \frac{1 \text{ year}}{60 \text{ crush days}}$$

Peak Winery Process Wastewater Flow = 1,500 gallons per day (gpd)

Proposed Winery Sanitary Wastewater Design Flows

The peak sanitary wastewater flow from the winery is calculated based on the number of winery employees, the number of daily visitors for tastings and the number of guests attending scheduled marketing events. In accordance with Table 4 of the Napa County "Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems" we have used a design flow rate of 15 gallons per day per employee and 3 gallons per day per visitor for tastings. Table 4 does not specifically address design wastewater flows for guests at marketing events. Since the applicant is proposing that food will be prepared onsite for events with up to 30 guests, we have used a design flow of 15 gallons per guest similar to a restaurant. For larger events portable toilets will be used and therefore they are not evaluated here. Based on these assumptions, the peak winery sanitary wastewater flows are calculated as follows:

Employees

Peak Sanitary Wastewater Flow = 12 employees X 15 gpd per employee
Peak Sanitary Wastewater Flow = 180 gpd

Daily Tastings

Peak Sanitary Wastewater Flow = 20 visitors per day X 3 gallons per visitor
Peak Sanitary Wastewater Flow = 60 gpd

Marketing Event – Type 1

Peak Sanitary Wastewater Flow = 30 guests X 15 gallons per guest
Peak Sanitary Wastewater Flow = 450 gpd

Marketing Evet – Type 2, 3 & 4

Portable toilets will be used for these events and therefore they are not included in the peak flow calculations.

Total Peak Winery Sanitary Wastewater Flow

In order to manage the peak sanitary wastewater flows to the disposal field portable toilets will be used for all events with more than 30 guests in attendance as previously described. Furthermore no more than one marketing event will be held on any given day. Therefore, the worst case peak winery sanitary wastewater flow is calculated based on 12 employees, 30 visitors and a marketing event for 30 people with a meal prepared. The peak flow for these scenarios is calculated as follows:

Total Peak Winery Sanitary Wastewater Flow = 180 gpd + 60 gpd + 450 gpd = 690 gpd

Combined Peak Wastewater Flow

Combined Peak Wastewater Flow = Peak Winery Process Wastewater Flow + Total Peak Winery Sanitary Wastewater Flow

Combined Peak Winery Wastewater Flow = 1,500 gpd + 690 gpd = 2,190 gpd

Existing Septic System Capacity

As noted above the permit for the existing system indicates a design flow of 1,765 gpd.

Proposed Design Flow vs Existing Capacity

The predicted Combined Peak Winery Wastewater Flow for the proposed winery operational characteristics (2,190 gpd) is more than the design capacity of the existing wastewater disposal system (1,765 gpd).

Recommendations

There are several possible options for expanding the capacity of the existing septic system to serve the proposed operational needs. Adding four new leach lines at 100 LF each would bring the design capacity to 2,200 gpd. However, new State requirements will dictate that the process wastewater be pre-treated before being disposed of in the leach field.

Given the requirement for pretreatment there is also an alternative solution which includes handling the process and domestic waste streams separately. The domestic waste could continue to go to the existing leach field since the peak flows (690 gpd) are less than the 1,765 gpd design capacity for the existing leach field. The process waste in this scenario would be pretreated to land application strength requirements (160 mg/l BOD and 80 mg/l TSS) and surface irrigated to approximately 2 acres of vineyard located southwest of the winery development area.

Reserve Area

Napa County code requires that an area be set aside to accommodate a future onsite wastewater disposal system in the event that the primary system fails or the soil in the primary area is otherwise rendered unsuitable for wastewater disposal. The reserve area would need to account for 690 gpd of flow for winery domestic waste. One half of the existing leach field could be disconnected and saved for use as the required reserve area.

Pretreatment Irrigation Storage Tank Capacities

Additional pretreatment will be required to re-use the winery process wastewater for vineyard irrigation. Furthermore, a storage tank will be required to hold the treated water during periods that it cannot be applied to the vineyard. A water balance was prepared (attached) and we recommend a minimum storage volume of approximately 25,000 gallons to provide operational flexibility. The details of the pretreatment system and irrigation storage tank will be fully detailed on future construction permit submittals after Use Permit Modification approval.

Summary

The calculations presented above illustrate that the wastewater flows associated with the proposed Use Permit Modification can be handled onsite. Full design details of the required upgrades will be submitted for your review as part of the building permit and sewage permit process.

We trust that this provides the information you need to process the subject Use Permit Modification. Please feel free to contact us at (707) 320-4968 if you have any questions.
Sincerely,

Applied Civil Engineering Incorporated

By:



Michael R. Muelrath

Michael R. Muelrath RCE 67435
Principal

Copy:
Jeff Smith, Hourglass Winery (via email)
John Webb, Albion Surveys (via email)

Enclosures:
Hourglass Winery Site Plan Exhibit by Albion Surveys
Water Balance Spreadsheet

Irrigation Storage Tank Water Balance

Month	Beginning Balance	Process Wastewater	Land Application Capacity	Ending Balance
January	0	25,200	43,444	0
February	0	18,000	43,444	0
March	0	18,000	43,444	0
April	0	14,400	43,444	0
May	0	14,400	32,608	0
June	0	25,200	81,519	0
July	0	36,000	81,519	0
August	0	46,800	48,912	0
September	0	46,800	48,912	0
October	0	54,000	32,608	21,392
November	21,392	36,000	43,444	13,948
December	13,948	25,200	43,444	0
		360,000	586,741	

Notes:

1. All values shown above for beginning balance, inflow, outflow and ending balance are in units of gallons.
2. See attached tables for detailed explanation of process wastewater and irrigation data presented in this table.
3. This water balance is based on the assumption that the tank is empy in August, just prior to crush.
4. This table is intended to illustrate waste disposal capability only. Where irrigation demand exceeds availble treated wastewater availability additional irrigation water will be provided by another source.

Winery Process Wastewater Generation Analysis

Annual Wine Production	60,000	gallons
Wastewater Generation Rate	6	gallons per gallon of wine
Annual Wasewater Generation	360,000	gallons
Crush Season Length	60	days
Wastewater Generated During Crush	1.5	gallons per gallon of wine
Peak Wastewater Generation Rate	1,500	gallons per day

Winery Process Wastewater Generation Table			
Month	Percentage of Annual Total	Monthy Flow (gallons)	Average Flow (gpd)
January	7.0%	25,200	813
February	5.0%	18,000	643
March	5.0%	18,000	581
April	4.0%	14,400	480
May	4.0%	14,400	465
June	7.0%	25,200	840
July	10.0%	36,000	1,161
August	13.0%	46,800	1,510
September	13.0%	46,800	1,560
October	15.0%	54,000	1,742
November	10.0%	36,000	1,200
December	7.0%	25,200	813
Total	100.0%	360,000	

Notes:

1. Wastewater generation rates and monthly proportioning are based on our past experience with similar projects.

Irrigation Schedule Analsysis

Vineyard Information:

Total acres of vines	2 acres
Vine Row Spacing (approx)	7 feet
Vine Spacing (approx)	5 feet (estimated)
Vine density	1,245 vines per acre (estimated)
Total Vine Count	2,489 vines

Irrigation Information:

Seasonal Irrigation[1]	131.0 gallons per vine (May through October)
Non-Irrigation Application	0.8 inches per month October through April

Irrigation Schedule					
Month	Monthly Percentage[2]	Irrigation per Vine (gallons)	Seasonal Irrigation (gallons)	Non-Seasonal Irrigation Application (gallons)	Total (gallons)
January		0.0	0	43,444	43,444
February		0.0	0	43,444	43,444
March		0.0	0	43,444	43,444
April		0.0	0	43,444	43,444
May	10%	13.1	32,608	0	32,608
June	25%	32.8	81,519	0	81,519
July	25%	32.8	81,519	0	81,519
August	15%	19.7	48,912	0	48,912
September	15%	19.7	48,912	0	48,912
October	10%	13.1	32,608	0	32,608
November		0.0	0	43,444	43,444
December		0.0	0	43,444	43,444
Total	100%	131.0	326,078	260,663	586,741

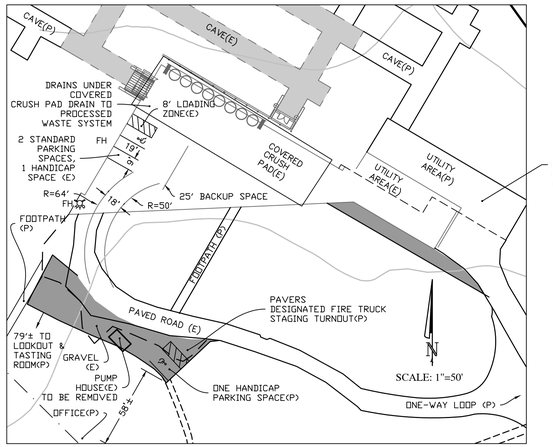
Notes:

1. Irrigation per vine is based on 0.5 acre-feet per acre of vines per WAA.

2. Monthly vineyard irrigation percentages are based on our past experience with projects of this type.

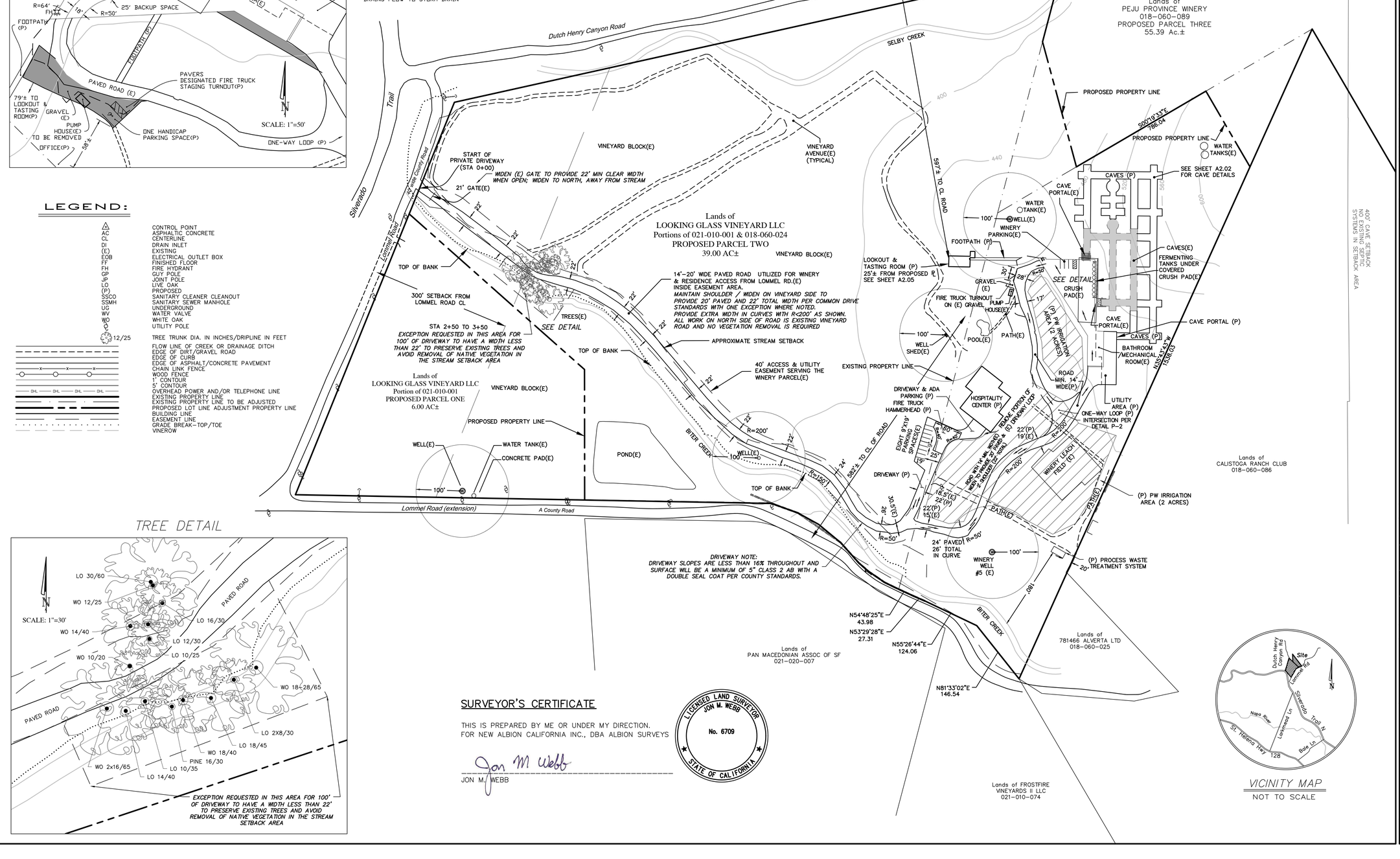
3. Non-Irrigation Application is for managing tank levels and assumes a maximum of 5 operational days per month based on historic weather data (Summit Engineering NBRID Capacity Study, 1996) and a saturated soil infiltration rate of 0.1 gallons per square foot per day uniformly over the entire area.

FIRE TRUCK ACCESS DETAIL



LEGEND:

⚠	CONTROL POINT
AC	ASPHALTIC CONCRETE
CL	CENTERLINE
DI	DRAIN INLET
(E)	EXISTING
EOB	ELECTRICAL OUTLET BOX
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GP	GUY POLE
JP	JOINT POLE
LO	LIVE OAK
(P)	PROPOSED
SSCO	SANITARY CLEANER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UG	UNDERGROUND
WV	WATER VALVE
WO	WHITE OAK
UP	UTILITY POLE
12/25	TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
	FLOW LINE OF CREEK OR DRAINAGE DITCH
	EDGE OF DIRT/GRAVEL ROAD
	EDGE OF CURB
	EDGE OF ASPHALT/CONCRETE PAVEMENT
x x x	CHAIN LINK FENCE
	WOOD FENCE
	1' CONTOUR
	5' CONTOUR
OHL OHL OHL OHL	OVERHEAD POWER AND/OR TELEPHONE LINE
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ADJUSTED
	PROPOSED LOT LINE ADJUSTMENT PROPERTY LINE
	BUILDING LINE
	EASEMENT LINE
	GRADE BREAK–TOP/TOE
	VINEROW



TREE DETAIL

SURVEYOR'S CERTIFICATE

THIS IS PREPARED BY ME OR UNDER MY DIRECTION.
FOR NEW ALBION CALIFORNIA INC., DBA ALBION SURVEYS

Jon M. Webb

JON M. WEBB

LICENSED LAND SURVEYOR JON M. WEBB No. 6709 STATE OF CALIFORNIA

VICINITY MAP
NOT TO SCALE

ALBION SURVEYS, INC.
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963–1217
FAX (707) 963–1829

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE PROPOSED SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION OR ACREAGE. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CONSTRUCTION OR CONVEYANCE. OTHER EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY ADDITIONAL INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 018–060–024 & 021–010–001
STREET: 701 LOMMEL ROAD
CITY: ST. HELENA
SITE CONTACT: JEFF SMITH
PHONE: 968–9332, CELL 484–9333

ARCHITECT

COMPANY: LUNDBERG DESIGN
CONTACT: MICHELLE KRIEBEL
EMAIL: MICHELLE@LUNDBERGDESIGN.COM

ENGINEER

COMPANY: APPLIED CIVIL
CONTACT: MIKE MUELRATH
EMAIL: MIKE@APPLIEDCIVIL.COM

WINERY USE PERMIT MAP

FOR THE LANDS OF
HOURGLASS WINERY & 9 BUTTONS
VINEYARD LLC
COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: AUGUST 10, 2006
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: J. CANNON
DATE: SEPTEMBER 25, 2019
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: R. MATTERI
DATE: DECEMBER 6, 2022
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: M. GARRETT
DATE: FEBRUARY 15, 2023
DRAWN BY: M. BELL

ALBION REFERENCES

PROJECT NO: 2166
ASSOCIATED DWG(S):
PROJECT MANAGER: JON WEBB
ORIGINAL FIELD BOOK NO:
DATE:

SCALE: 1"=100'

CONTOUR INTERVAL=40'
VERTICAL DATUM PER NAPA COUNTY GIS.
DIRECTION OF NORTH BASED ON A COMPASS SIGHTING.

SHEET 1
C3D PROJECT 2166
DWG 2166-11 USE

“K”

Winery Comparison Chart

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

Hourglass Winery
Permit #P19-00102-MOD, #P23-00278-VIEW, #P23-00279-UP
Summary of Changes

PERMITTED CONDITIONS - Small Winery Exemption	EXISTING CONDITIONS	PROPOSED REQUEST - Use Permit	NET CHANGE ANALYZED
Production (Gallons)	**Production (Gallons)**	**Production (Gallons)**	**Production (Gallons)**
30,000	30,000	60,000	Net increase of 30,000
Visitation	**Visitation**	**Visitation**	**Visitation**
10 Visitors/Day	18 Visitors/Day	20 Visitors/Day	Net increase in 2 Visitors/Day
22 Visitors/Week	126 Visitors/Week	140 Visitors/Week	Net increase of 14 Visitors/Week
1,144 Visitors/Year	6,570 Visitors/Year	7,300 Visitors/Year	Net increase of 730 Visitors/Year
Marketing Program	**Marketing Program**	**Marketing Program**	**Marketing Program**
Fifteen (15) events/year @ 30 guests	Fifteen (15) events/year @ 30 guests	54 events/year @ 30 guests	Net Increase of 39 events/year @ 30 guests
One (1) events/year @ 100 guests	One (1) events/year @ 100 guests	One (1) event/year @ 100 guests	Net Increase of three (3) events/year @ 250 guests
		Three (3) events/year @ 250 guests	Net Increase of one (1) event/year @ 500 guests
		One (1) event/year @ 500 guests	Net Total Increase of 2,420 guests/year
Employees:	**Employees:**	**Employees:**	**Employees:**
One (1) full-time employees	Two (2) full-time employees	Ten (10) full-time employees	Net increase of eight (8) full-time employees
Two (2) harvest employees	Two (2) harvest employees	Two (2) harvest employees	

Hourglass Winery
Permit #P19-00102-MOD, #P23-00278-VIEW, #P23-00279-UP
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	±39-acre and ±6-acre parcels
Proximity of Nearest Residence	814
Number of Wineries Located Within One Mile	3
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	No
Primary Road a Dead End	No
Located Within a Flood Zone	No
Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	State Responsibility Area / Very High
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	**STAFF COMMENTS**
Napa Green Certified or Other Related Program	None
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	N/A
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management	Yes
Violations Currently Under Investigation	Current application will resolve violoations
High Efficiency Water Use Measures Proposed	N/A
Existing Vineyards Proposed to be Removed	Yes (0.1 acre)
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	No
Closest fire station	Approximately 2.2 miles (Napa County Fire Department)

Hourglass Winery
#P19-00102-MOD, #P23-00278-VIEW, #P23-00279-UP
60,000 Gallon Wineries

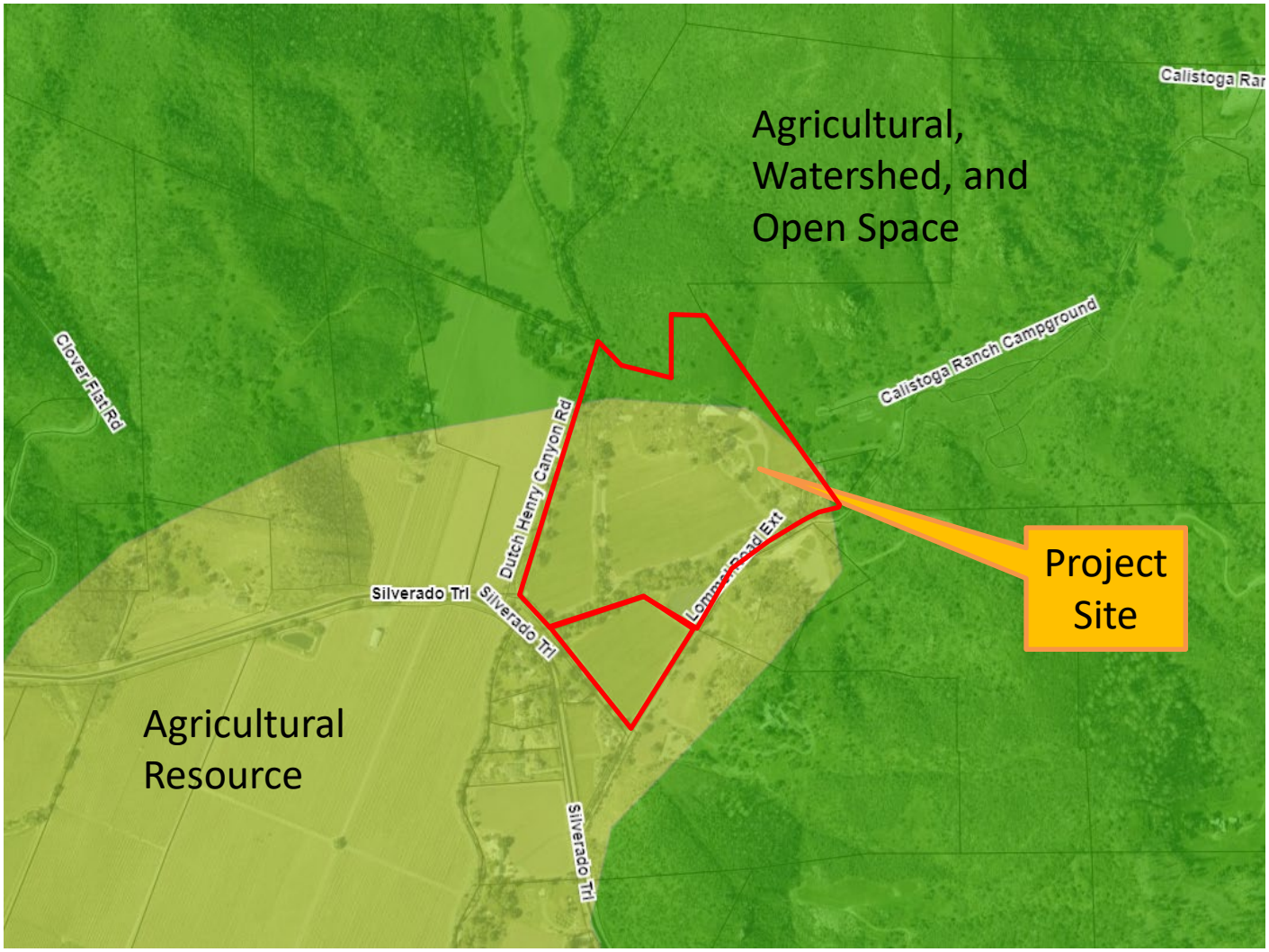
Name	Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
ATALON WINERY	12100	0	60,000	10	20	1040	0	0	1040	25.98	valley floor	Yes
MENDING WALL WINERY	33630	0	60,000	60	210	10920	1020	18	11940	20.89	valley floor	No
HUNNICUTT WINERY	11237	14100	60,000	32	168	8736	2720	56	11456	15.1	hillside	No
FREEMARK ABBEY	30232	0	60,000	0	1800	93600	0	0	93600	3.11	hillside	Yes
ARKENSTONE VINEYARDS	15528	25000	60,000	30	210	10920	708	18	11628	42.53	Angwin	No
SINEGAL ESTATE WINERY	7025	13200	60,000	21	120	6240	780	56	7020	30	valley floor	Yes
STAGS LEAP WINE WINERY (DOUMANI 1)	20739	3200	60,000	40	280	14560	0	0	14560	10.17	hillside	Yes
ELYSE WINERY	6650	0	60,000	6	24	1248	0	0	1248	2.5	valley floor	Yes
BELL WINE CELLARS	11409	0	60,000	100	250	12020	1760	28	13780	7.84	valley floor	Yes
ROBERT BIALI VINEYARDS	23804	0	60,000	21	195	10140	200	2	720	10.84	valley floor	No
PAUL HOBBS - NATHAN COOMBS WINERY	19250		60,000	30	210	10920	300	4	11220	90.03	MST	No
TRUCHARD VINEYARDS	1632	8438	60,000	35	100	5200	1865	175	7065	9.95	Carneros	Yes
SPELLETICH WINERY	7300	0	60,000	0	0	0	0	0	0	2.22	industrial	No
BOURASSA WINERY	9604	0	60,000	15	45	2340	500	10	2840	0.07	industrial	No
NAPA CUSTOM CRUSH / CAVES AT SODA CYN	2400	16000	60,000	20	140	7280	1320	18	8600	10	Soda Canyon	No

AVERAGE CALCULATION	15,010	4,918	60,000	29	259	13,420	704	26	13,437	19.37		
MEDIAN CALCULATION	11,755	0	60,000	26	182	9,438	400	7	**9,143**	**10.505**		
Hourglass Winery	**11,360**	**38,782**	**60,000**	**20**	**140**	**7,300**	**2,970**	**59**	**10,270**	**39 & 6**	**hillside**	**No**

“L”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

N

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

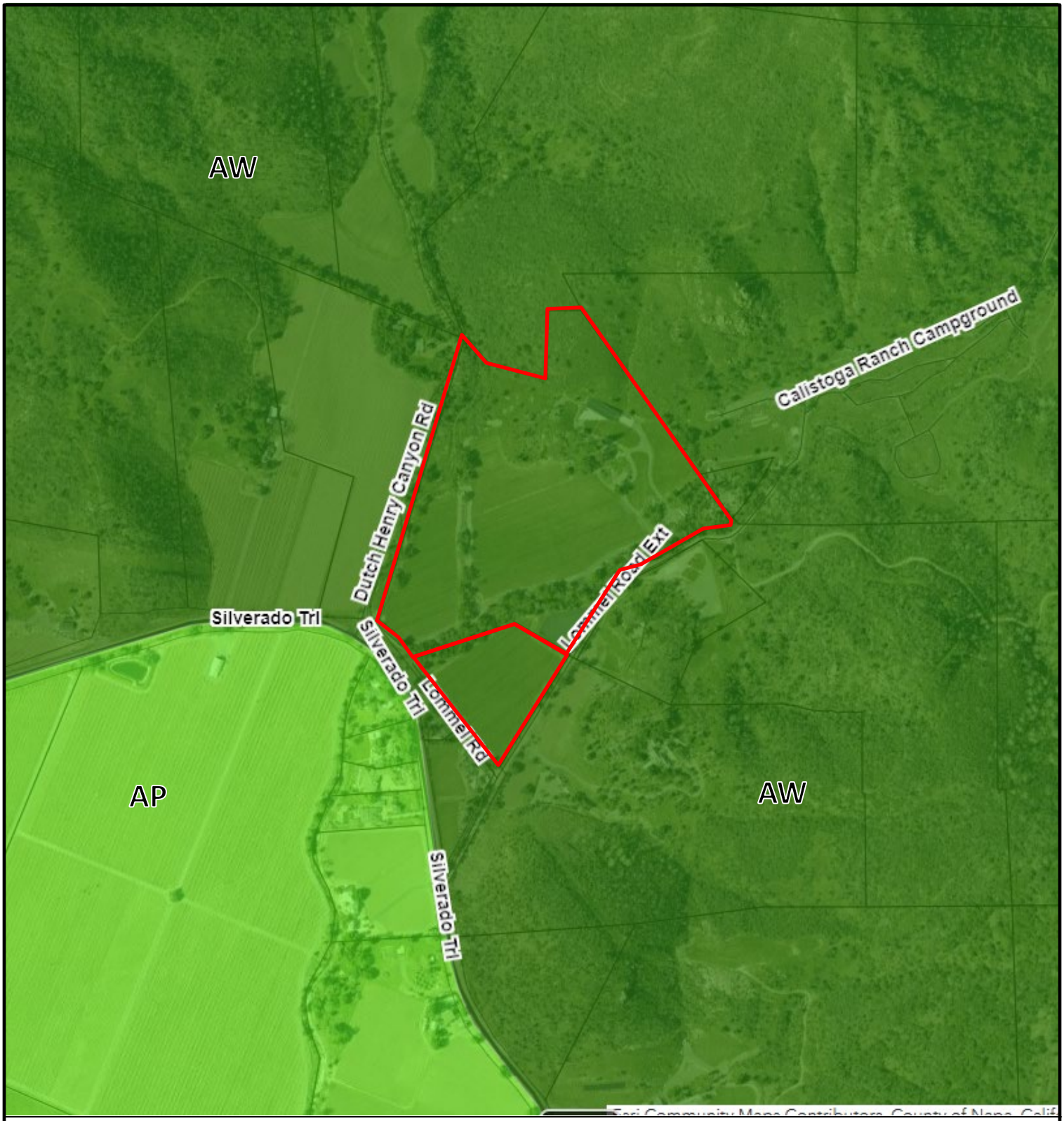
OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations



LEGEND

Zoning

Parcels

N

ZONING MAP



N

Existing Conditions

PERMITTING AGENCY STAMPS

PROJECT DIRECTORY

CLIENT: HOURGLASS WINE COMPANY
817 LOMMEL RD,
CALISTOGA, CA

CONTACT: JEFF SMITH
EMAIL: jeff@hourglasswine.com
T. 707.484.9333

ARCHITECT: LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO, CA 94107

LIC #: CI3244
CONTACT:Michelle Kriebel
EMAIL: michelle@lundbergdesign.com
T. 415.695.0110 x18

SURVEYOR: ALBION SURVEYS, INC
1113 HUNT AVE
SAINT HELENA, CA 94574

LIC #: CA 6709
CONTACT: Jon Webb
EMAIL: webb@albionsurveys.com
T. 707.963.1217 x 117

CIVIL ENGINEER: APPLIED CIVIL ENGINEERING INC.
2160 JEFFERSON ST., SUITE 230
NAPA, CA 94559

LIC #: RCE 67435
CONTACT: MIKE MUELRATH
EMAIL: mike@appliedcivil.com
T. 707.320.4968

LANDSCAPE ARCHITECT: ROCHE & ROCHE
1055 BROADWAY, SUITE G
SONOMA, CA

CONTACT: DAVE ROCHE
EMAIL: dave@rocheandroche.com
T. 707.933.8302

PLANNING DEPARTMENT: COUNTY OF NAPA
1195 THIRD STREET, 2ND FLOOR
NAPA, CA 94559

CONTACT:
EMAIL: planning@countyofnapa.org
T. 707-253-4417

PROJECT DATA

PROJECT NAME:	Hourglass Winery Major Modification
PROJECT ADDRESS:	701 Lommel Road, Calistoga, CA 94515
BUILDING OWNER:	HOURGLASS WINE COMPANY, INC
PARCEL #:	018-060-024 , 021-010-001
ZONING:	AGRICULTURAL WATERSHED AND OPEN SPACE

SCOPE OF WORK

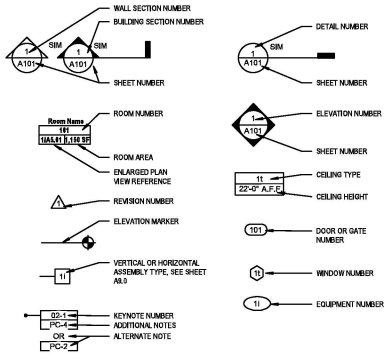
APPLICATION FOR MAJOR MODIFICATION PERMIT. SCOPE OF WORK INCLUDES ADDITIONAL CAVES AND ACCESSORY AND PRODUCTION SPACE AT THE EXISTING CRUSH PAD, A NEW HOSPITALITY CENTER AND NEW TASTING PAVILION AS WELL AS IMPROVING ROADS FOR FIRE AND FIRETRUCK CIRCULATION.

CODE INFORMATION

APPLICABLE BUILDING CODES:

1. 2022 California Building Code
2. 2022 California Fire Code
3. 2022 California Mechanical Code
4. 2022 California Plumbing Code
5. 2022 California Electrical Code
6. 2022 California Energy Code
7. 2022 California Green Code
8. Current Napa County Code

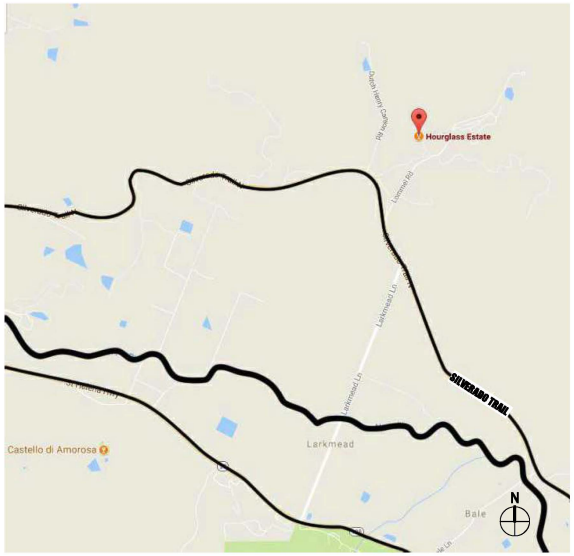
GRAPHIC LEGEND



DRAWING LIST

Sheet Number	Sheet Name	Sheet Issue Date
A0_PROJECT INFORMATION		
A0.01	Project Information	01/12/2024
CIVIL		
C1.00	Hourglass Winery Site Plan Exhibit	01/12/2024
SURVEY		
S0.00	Winery Use Permit Map	09/28/2023
A1_SITE		
A1.01	Existing Site Plan	02/03/2023
A1.02	Proposed Site Plan	01/12/2024
A1.03	Existing Site Plan with Slope Determination	09/28/2023
A1.04	Enlarged Proposed Site Plan North	01/12/2024
A1.10	Site Lighting Plan for Viewshed Area	01/12/2024
A2_PLANS		
A2.00	Proposed Floor Plan - Crush Pad & Caves	01/12/2024
A2.01	Proposed Floor Plan - Tasting Pavilion	09/29/2023
A2.02	Proposed Floor Plan - Hospitality Center	09/29/2023
A3_EXTERIOR ELEVATIONS		
A3.00	Proposed Elevations - Tasting Pavilion	02/03/2023
A3.01	Proposed Elevations - Hospitality Center	02/03/2023
A3.02	Proposed Elevations - Hospitality Center	02/03/2023
A3.03	Proposed Elevations - New Portals	01/12/2024
LANDSCAPE		
L1.1	Landscape Plan	01/12/2024
L1.2	Visual Impact Analysis	09/28/2023
L1.3	Visual Impact Analysis	01/12/2024
L1.4	Visual Impact Analysis	01/12/2024

VICINITY MAP



LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Hourglass Winery Major Modification
701 Lommel Road, Calistoga, CA 94515

FOR PERMITTING AGENCY USE:

LICENSED ARCHITECTS — THOMAS OLLE KRIEBEL — RENEWAL 08/31/2025 — STATE OF CALIFORNIA

Issues/ Revisions

Issue #	Description	Date
2	PERMIT SET REVISION	09/29/2023
3	PERMIT SET REVISION	01/12/2024

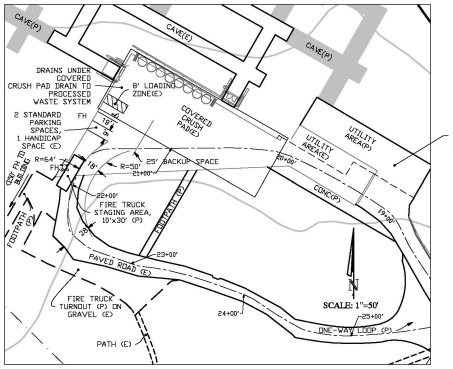
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Scale: As indicated

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Project Information

A0.01

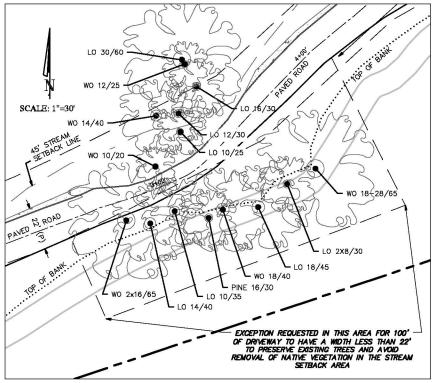
FIRE TRUCK ACCESS DETAIL

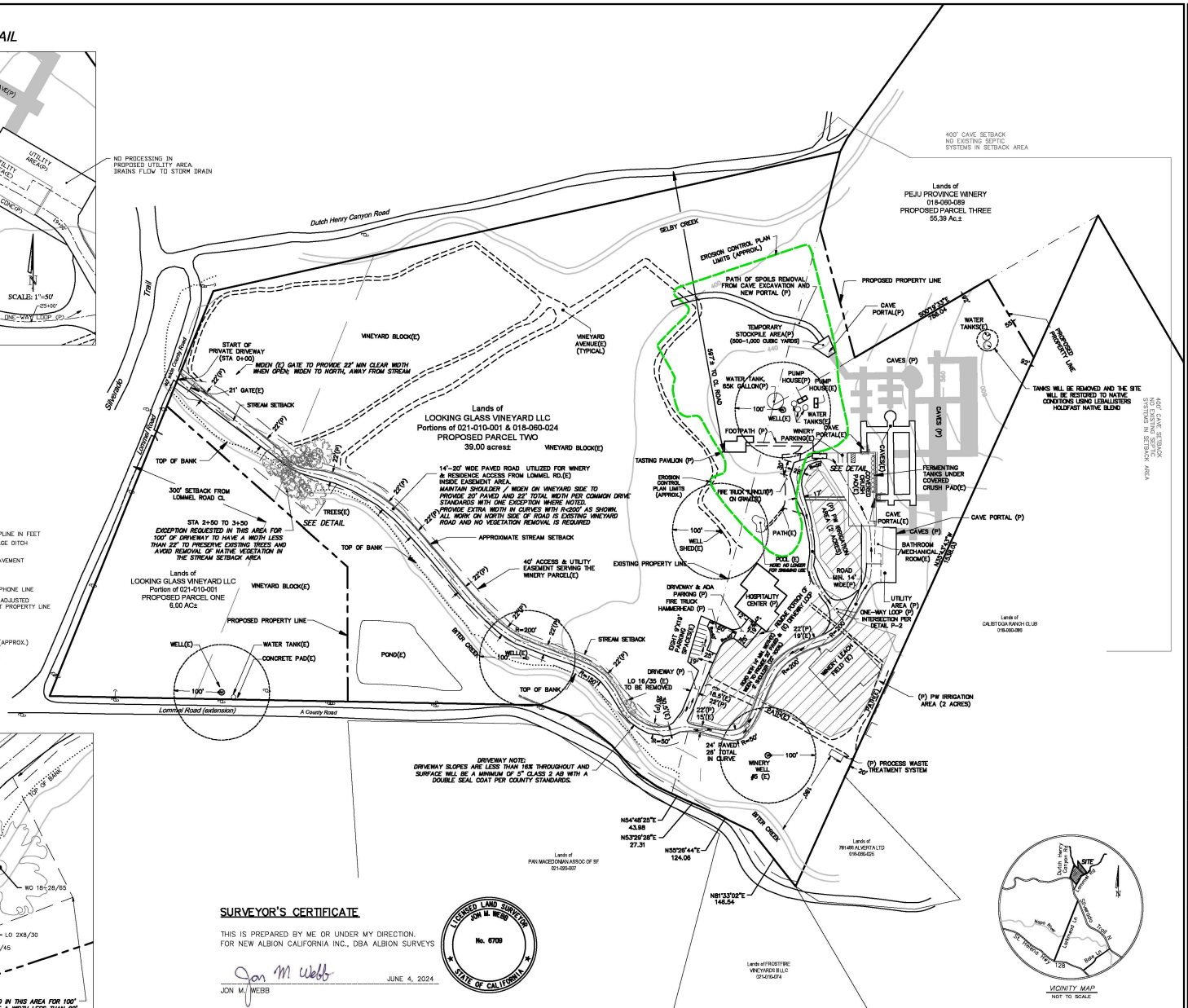


LEGEND:

⚠	CONTROL POINT
AC	ASPHALTIC CONCRETE
CL	CENTERLINE
DI	DRAIN INLET
(E)	EXISTING
EOB	ELECTRICAL OUTLET BOX
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GP	GUY POLE
JP	JOINT POLE
LO	LIVE OAK
(P)	PROPOSED
SSCO	SANITARY CLEANER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UG	UNDERGROUND
WV	WATER VALVE
WO	WHITE OAK
*UL	UTILITY POLE
12/25	TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
	FLOW LINE OF CREEK OR DRAINAGE DITCH
	EDGE OF DIRT/GRAVEL ROAD
	EDGE OF CURB
	EDGE OF ASPHALT/CONCRETE PAVEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	1' CONTOUR
	5' CONTOUR
	OVERHEAD POWER AND/OR TELEPHONE LINE
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ADJUSTED
	PROPOSED LOT LINE ADJUSTMENT PROPERTY LINE
	BUILDING LINE
	CENTER LINE
	EASEMENT LINE
	GRADE BREAK–TOP/TOE
	VINEROW
	EROSION CONTROL PLAN LIMITS (APPROX.)
	PROPOSED CAVE AREA
	PROPOSED ROAD WIDENING AREA

TREE DETAIL





SURVEYOR'S CERTIFICATE

THIS IS PREPARED BY ME OR UNDER MY DIRECTION. FOR NEW ALBION CALIFORNIA INC., DBA ALBION SURVEYS

Jon M Webb — JUNE 4, 2024

JON M. WEBB

LICENSED LAND SURVEYOR JON M. WEBB No. 6708 STATE OF CALIFORNIA

VICINITY MAP
NOT TO SCALE

ALBION

ALBION SURVEYS, INC.
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963-1217
FAX (707) 963-1829

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE PROPOSED SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION OR ACREAGE. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CONSTRUCTION OR CONVEYANCE. OTHER EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY ADDITIONAL INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 018-080-024 & 021-010-001
STREET: 701 LOMMEL ROAD
CITY: CALISTOGA
SITE CONTACT: JEFF SMITH
PHONE: 968-9332, CELL 484-9333

ARCHITECT

COMPANY: LUNDBERG DESIGN
CONTACT: MICHELLE KRIEBEL
EMAIL: MICHELLE@LUNDBERGDESIGN.COM

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
CONTACT: MIKE MUELRATH
EMAIL: MIKE@APPLIEDCIVIL.COM

WINERY USE PERMIT MAP
FOR THE LANDS OF
HOURGLASS WINERY & 9 BUTTONS
VINEYARD LLC
COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: AUGUST 10, 2006
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: J. CANNON
DATE: SEPTEMBER 25, 2019
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: R. MATTERI
DATE: DECEMBER 6, 2022
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: M. GARRETT
DATE: FEBRUARY 15, 2023
DRAWN BY: M. BELL
DATE: JUNE 4, 2024
DRAWN BY: M. BELL

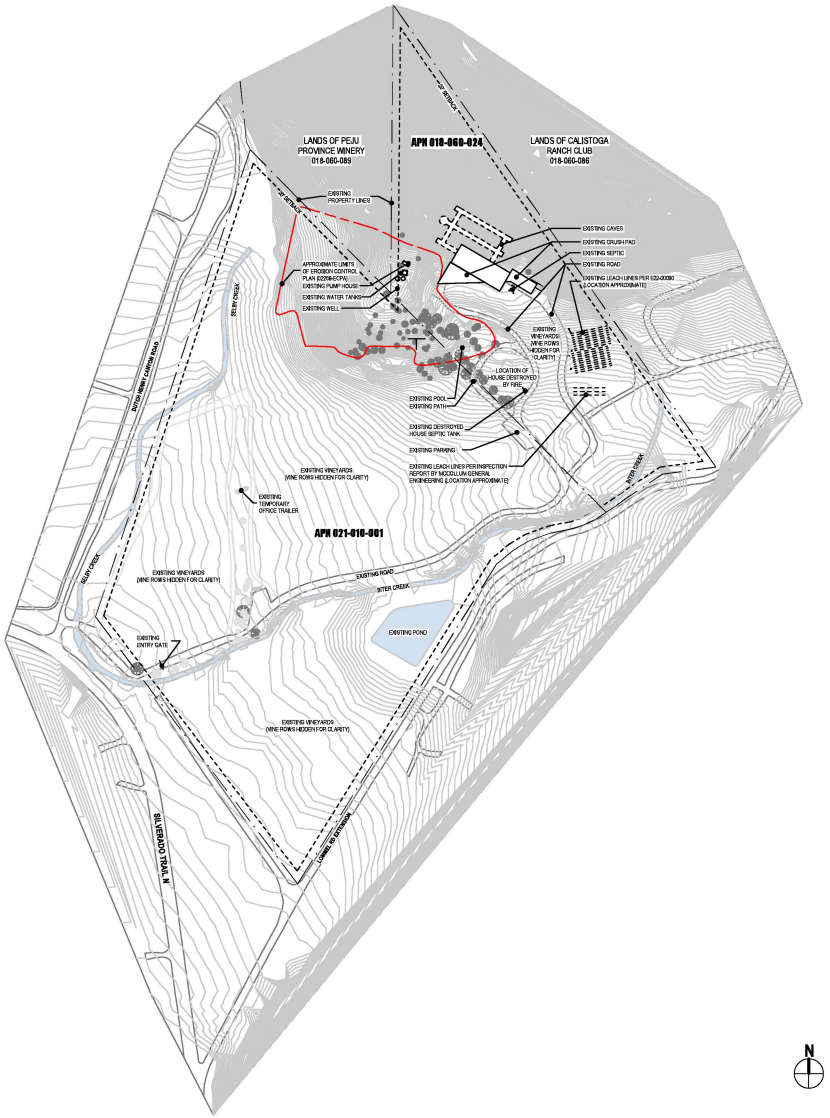
ALBION REFERENCES

PROJECT NO: 2166
ASSOCIATED DWG(S):
PROJECT MANAGER: JON WEBB
ORIGINAL FIELD BOOK NO:
DATE: 6/4/2024

SCALE: 1"=100'

CONTOUR INTERVAL=40'
VERTICAL DATUM PER NAPA COUNTY GIS.
DIRECTION OF NORTH BASED ON A COMPASS SIGHTING.

SHEET I
CSO PROJECT 2166
DWG 2166-01 USE



LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Hourglass Winery Major Modification

701 Lommel Road, Calistoga, CA 94515

FOR PERMITTING AGENCY USE:

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C-26784
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

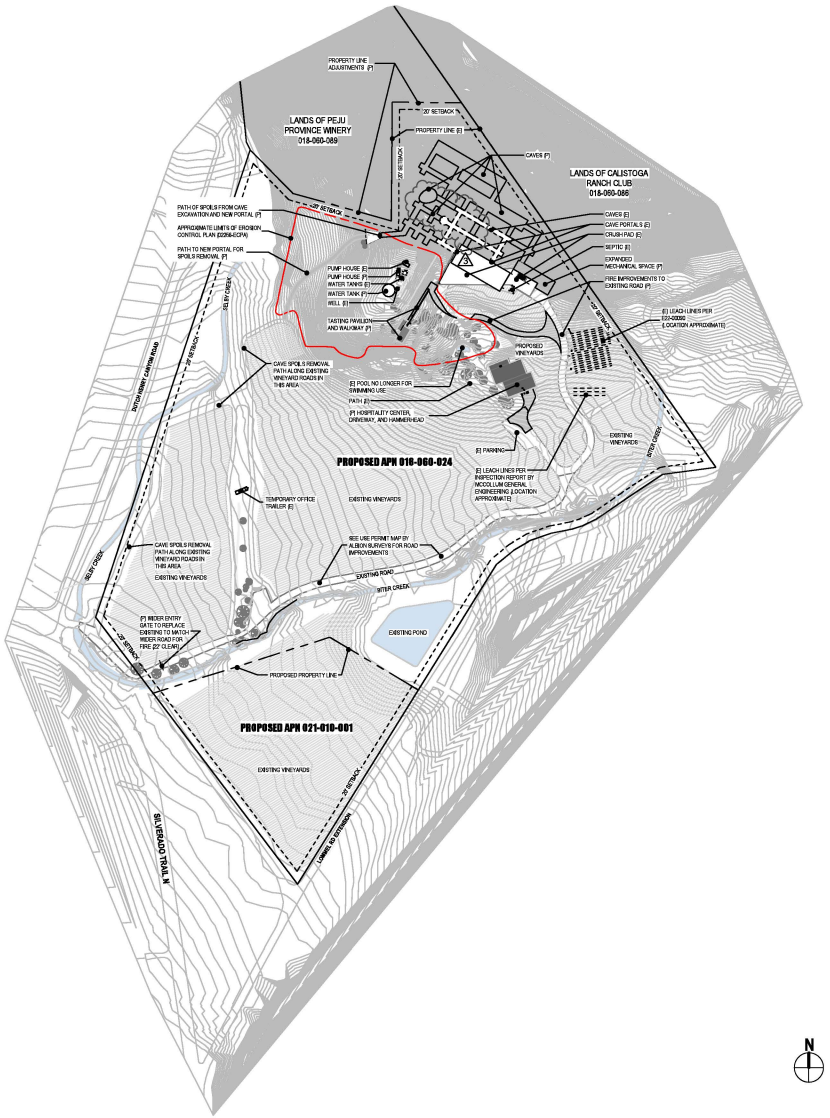
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2	PERMIT SET REVISION	09/29/2023

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Drawn By: MK / CC
Checked By: TOL
Scale: 1" = 160'-0"

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Existing Site Plan

A1.01



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Issues/ Revisions

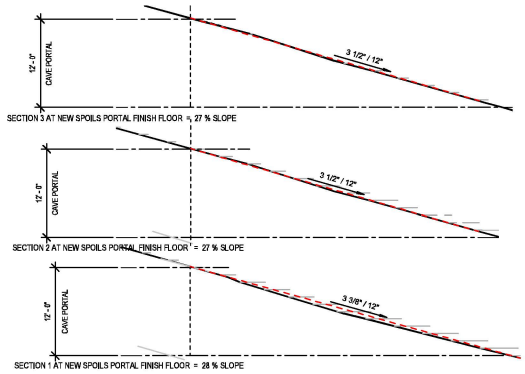
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3	PERMIT SET REVISION	01/12/2024

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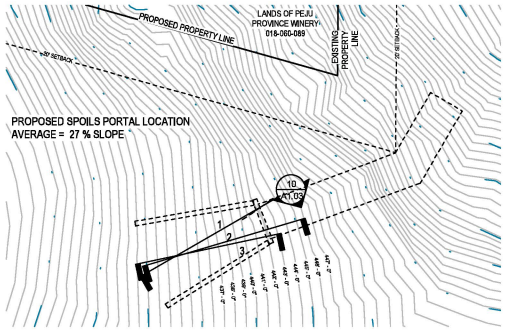
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Proposed Site Plan

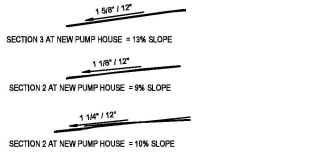
A1.02



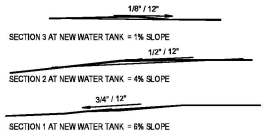
10 New Spoils Portal Slope Determination Average Slope = 27%
1/8" = 1'-0"



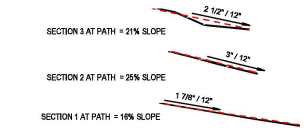
9 Enlarged Site Plan - New Spoils Portal Location
1" = 20'-0"



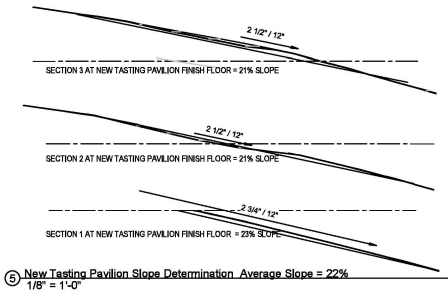
8 New Pump House Slope Determination Average Slope = 11%
1/8" = 1'-0"



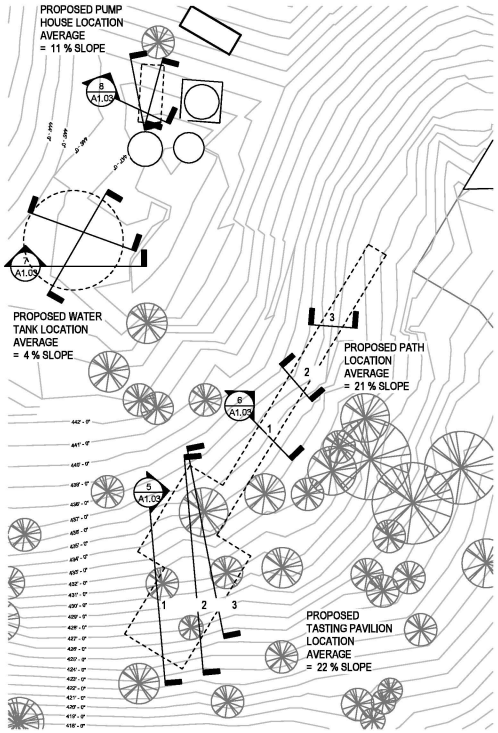
7 New Water Tank Slope Determination Average Slope = 4%
1/8" = 1'-0"



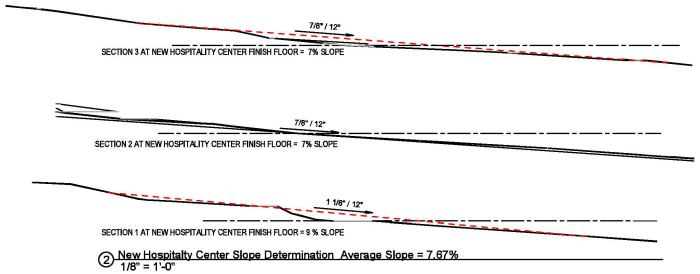
6 New Path to Tasting Pavilion Average Slope = 21%
1/8" = 1'-0"



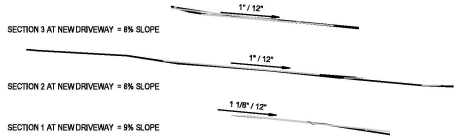
5 New Tasting Pavilion Slope Determination Average Slope = 22%
1/8" = 1'-0"



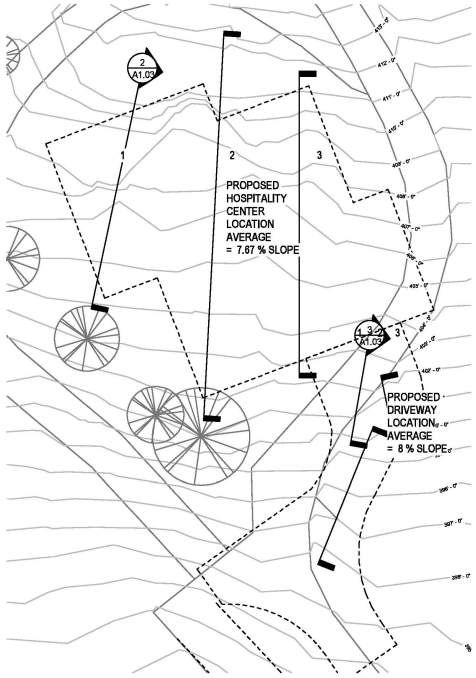
4 Enlarged Site Plan - New Tasting Pavilion Location
1" = 20'-0"



2 New Hospitalty Center Slope Determination Average Slope = 7.67%
1/8" = 1'-0"



3 New Driveway Slope Determination Average Slope = 8%
1/8" = 1'-0"



1 Enlarged Site Plan - New Hospitality Center and Driveway Location
1" = 20'-0"

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701 Lommel Road, Calistoga, CA 94515

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LICENSED ARCHITECT THOMAS OLLE LUNDBERG C 25921 RENEWAL DATE STATE OF CALIFORNIA

Issues/ Revisions

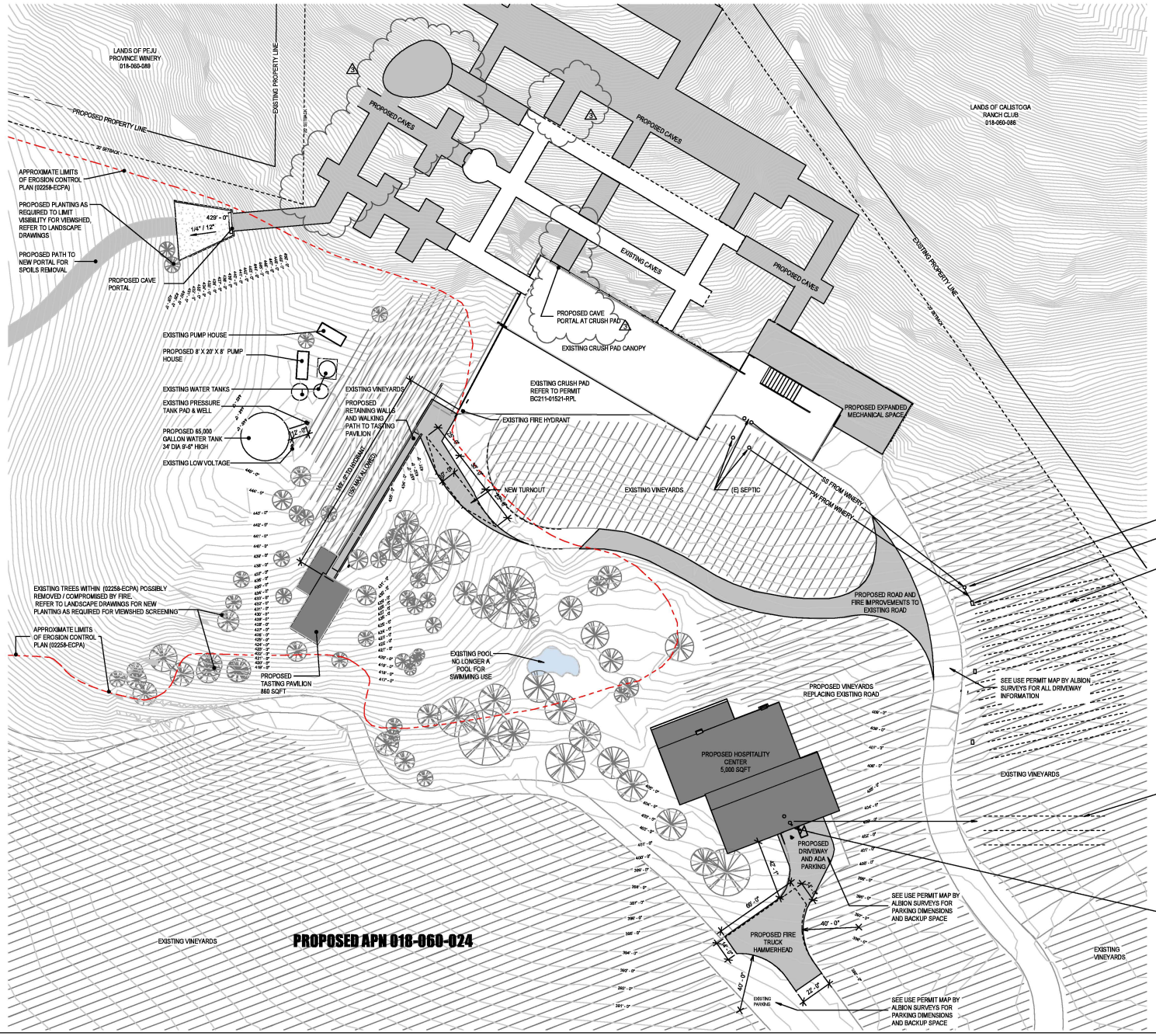
Issue #	Description	Date
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Existing Site Plan with Slope Determination

A1.03



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Issues/ Revisions

Issue #	Description	Date
1	PERMIT SET	02/03/2023
2	PERMIT SET REVISION	09/26/2023
3	PERMIT SET REVISION	01/12/2024

Print Date: 1/16/2024 8:24:36 PM
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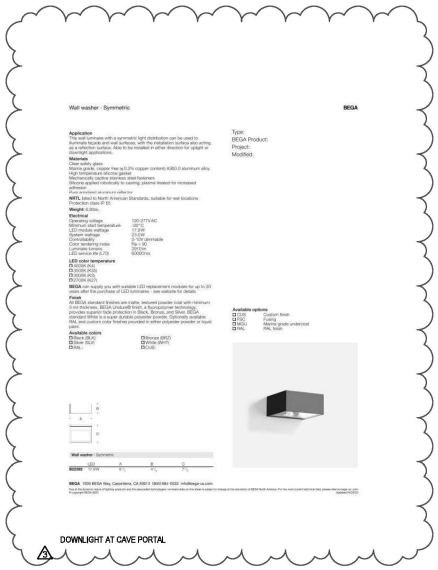
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Enlarged Proposed Site Plan North

A1.04



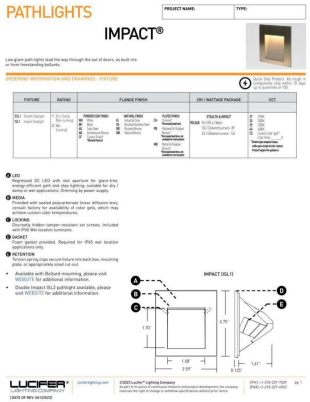
NEW PORTAL LIGHTING - DOWNLIGHT ABOVE DOOR



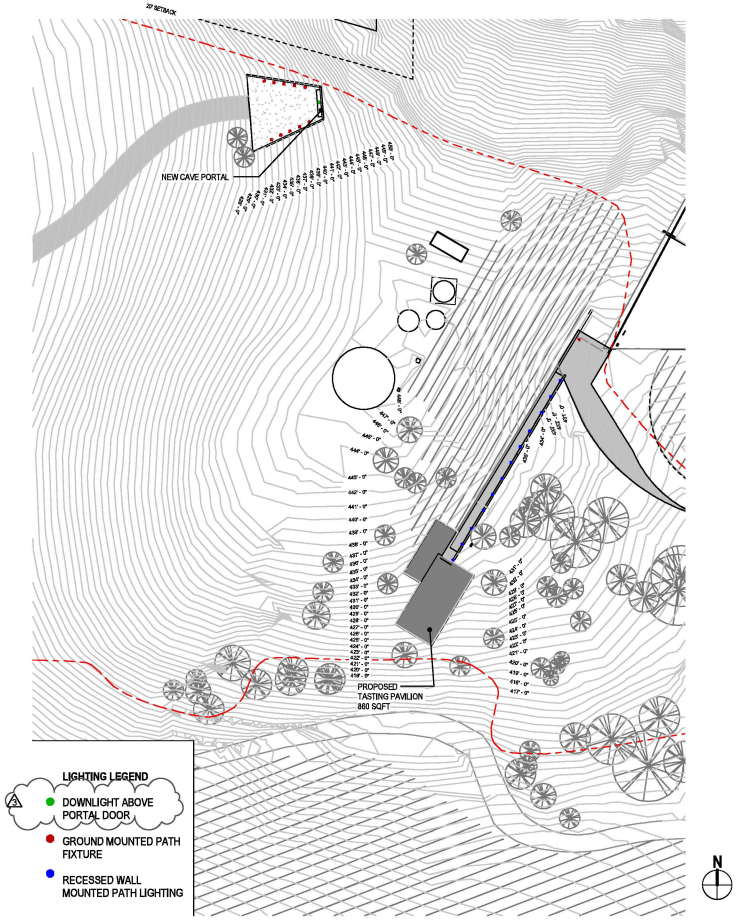
DOWNLIGHT AT CAVE PORTAL



GROUND MOUNTED PATH FIXTURE



RECESSED WALL MOUNTED PATH LIGHTING



1 Enlarged Site Plan - North - Lighting
1/32" = 1'-0"

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THOMAS OLLE LUNDBERG
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

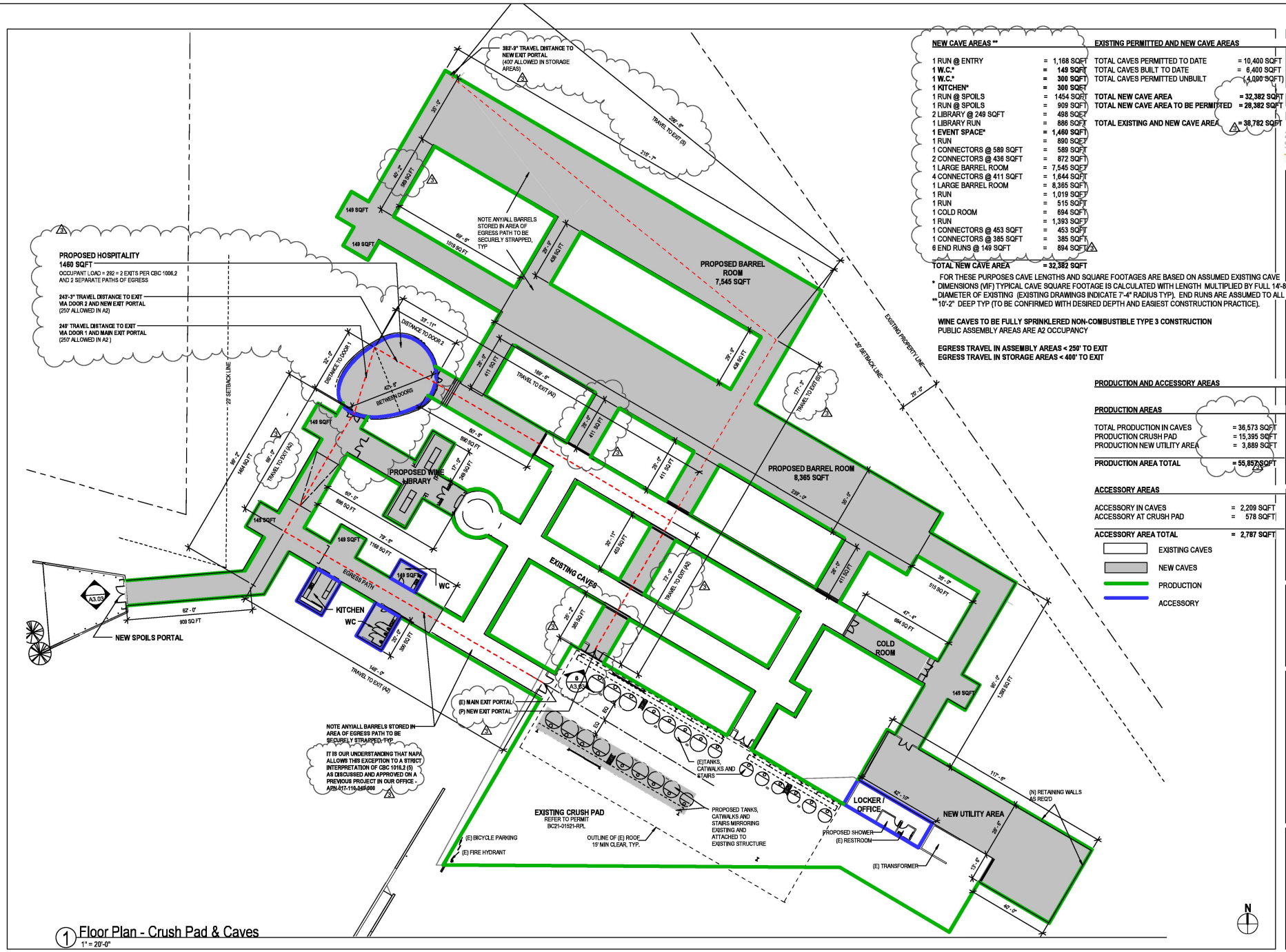
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2	PERMIT SET REVISION	09/28/2023
3	PERMIT SET REVISION	01/12/2024

Print Date: 1/16/2024 8:24:49 PM
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Site Lighting Plan for Viewshed Area

A1.10



1 Floor Plan - Crush Pad & Caves
1" = 20'-0"

NEW CAVE AREAS **

1 RUN @ ENTRY	=	1,168 SQFT
1 W.C.*	=	149 SQFT
1 W.C.*	=	300 SQFT
1 KITCHEN*	=	300 SQFT
1 RUN @ SPOILS	=	1454 SQFT
1 RUN @ SPOILS	=	909 SQFT
2 LIBRARY @ 249 SQFT	=	498 SQFT
1 LIBRARY RUN	=	886 SQFT
1 EVENT SPACE*	=	1,460 SQFT
1 RUN	=	890 SQFT
1 CONNECTORS @ 589 SQFT	=	589 SQFT
2 CONNECTORS @ 436 SQFT	=	872 SQFT
1 LARGE BARREL ROOM	=	7,545 SQFT
4 CONNECTORS @ 411 SQFT	=	1,644 SQFT
1 LARGE BARREL ROOM	=	8,365 SQFT
1 RUN	=	1,019 SQFT
1 RUN	=	515 SQFT
1 COLD ROOM	=	694 SQFT
1 RUN	=	1,393 SQFT
1 CONNECTORS @ 453 SQFT	=	453 SQFT
1 CONNECTORS @ 385 SQFT	=	385 SQFT
6 END RUNS @ 149 SQFT	=	894 SQFT
TOTAL NEW CAVE AREA	=	**32,382 SQFT**

EXISTING PERMITTED AND NEW CAVE AREAS

TOTAL CAVES PERMITTED TO DATE	= 10,400 SQFT
TOTAL CAVES BUILT TO DATE	= 6,400 SQFT
TOTAL CAVES PERMITTED UNBUILT	= (4,000 SQFT)
TOTAL NEW CAVE AREA	**= 32,382 SQFT**
TOTAL NEW CAVE AREA TO BE PERMITTED	**= 28,382 SQFT**
TOTAL EXISTING AND NEW CAVE AREA	**= 38,782 SQFT**

* FOR THESE PURPOSES CAVE LENGTHS AND SQUARE FOOTAGES ARE BASED ON ASSUMED EXISTING CAVE DIMENSIONS (VIF) TYPICAL CAVE SQUARE FOOTAGE IS CALCULATED WITH LENGTH MULTIPLIED BY FULL 14'-8" DIAMETER OF EXISTING (EXISTING DRAWINGS INDICATE 7'-4" RADIUS TYP). END RUNS ARE ASSUMED TO ALL BE 10'-2" DEEP TYP (TO BE CONFIRMED WITH DESIRED DEPTH AND EASIEST CONSTRUCTION PRACTICE).

WINE CAVES TO BE FULLY SPRINKLERED NON-COMBUSTIBLE TYPE 3 CONSTRUCTION
PUBLIC ASSEMBLY AREAS ARE A2 OCCUPANCY

EGRESS TRAVEL IN ASSEMBLY AREAS < 250' TO EXIT
EGRESS TRAVEL IN STORAGE AREAS < 400' TO EXIT

PRODUCTION AND ACCESSORY AREAS

PRODUCTION AREAS

TOTAL PRODUCTION IN CAVES	= 36,573 SQFT
PRODUCTION CRUSH PAD	= 15,395 SQFT
PRODUCTION NEW UTILITY AREA	= 3,889 SQFT
PRODUCTION AREA TOTAL	**= 55,857 SQFT**

ACCESSORY AREAS

ACCESSORY IN CAVES	= 2,209 SQFT
ACCESSORY AT CRUSH PAD	= 578 SQFT
ACCESSORY AREA TOTAL	**= 2,787 SQFT**

EXISTING CAVES
NEW CAVES
PRODUCTION
ACCESSORY

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Hourglass Winery Major Modification
701 Lommel Road, Calistoga, CA 94515

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Issues/ Revisions

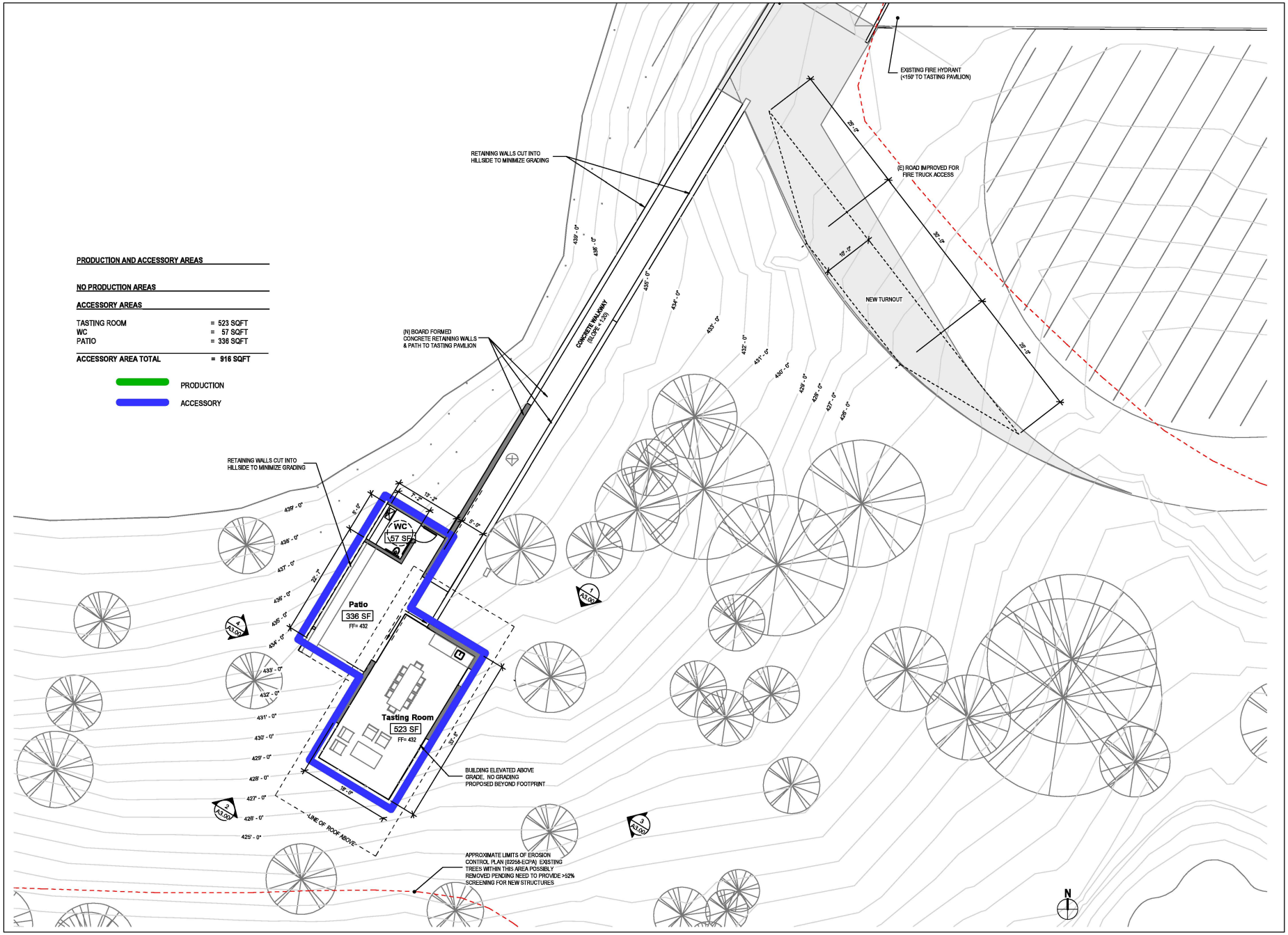
Issue #	Description	Date
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Proposed Floor Plan - Crush Pad & Caves

A2.00



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Issues/ Revisions

Issue #	Description	Date
1	PERMIT SET	02/03/2023
2	PERMIT SET REVISION	09/29/2023

Print Date: 1/16/2024 8:25:23 PM
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Scale: 1/8" = 1'-0"

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Proposed Floor Plan - Tasting Pavilion

A2.01



PRODUCTION AND ACCESSORY AREAS

PRODUCTION AREAS

WINE LIBRARY	= 296 SQFT
PRODUCTION AREA TOTAL	**= 296 SQFT**

ACCESSORY AREAS

COVERED VESTIBULE	= 337 SQFT
ENTRY	= 578 SQFT
RECEPTION / OFFICE	= 450 SQFT
COVERED DECK	= 144 SQFT
HALL	= 237 SQFT
OFFICE	= 290 SQFT
KITCHEN	= 717 SQFT
HOSPITALITY	= 398 SQFT
WC 2@38 SQFT	= 76 SQFT
ADA WC	= 105 SQFT
COVERED DECK	= 275 SQFT
HOSPITALITY	= 1,260 SQFT
COVERED OUTDOOR HOSPITALITY	= 748 SQFT
COVERED DECK	= 89 SQFT
HOSPITALITY	= 555 SQFT
ACCESSORY AREA TOTAL	**= 6,259 SQFT**

PRODUCTION

ACCESSORY

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
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701 Lommel Road, Calistoga, CA 94515

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Issues/ Revisions

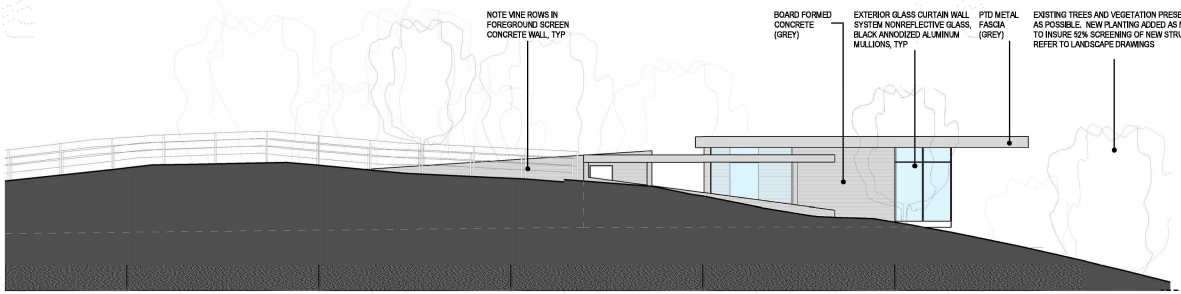
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2	PERMIT SET REVISION	09/29/2023

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Drawn By: MK / CC
Checked By: TOL
Scale: 1/8" = 1'-0"

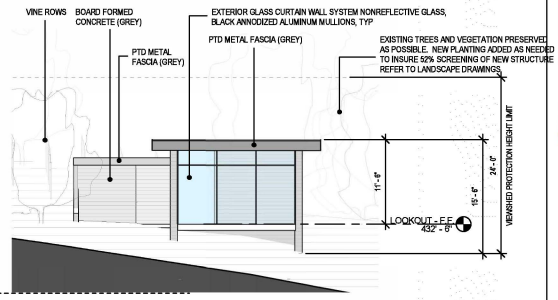
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Proposed Floor Plan - Hospitality Center

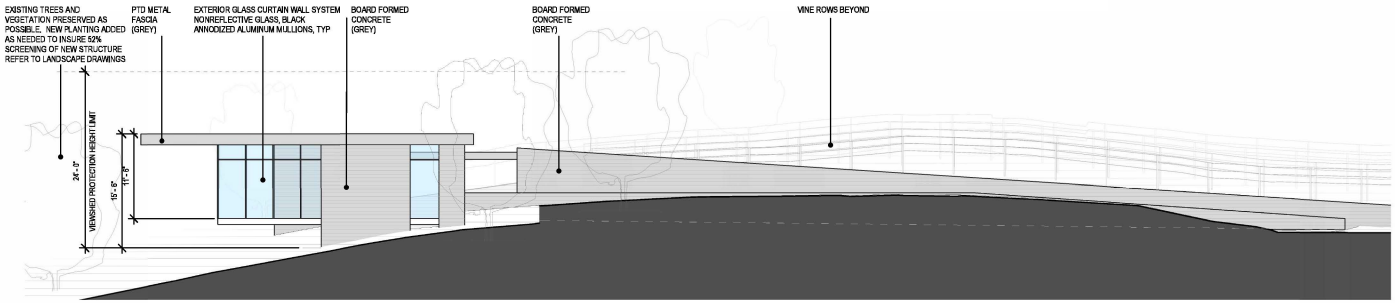
A2.02



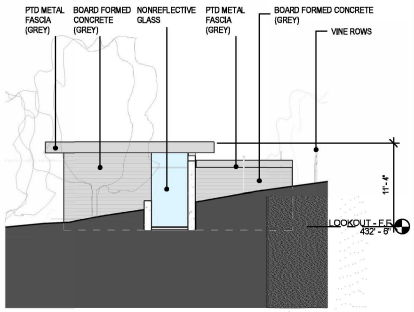
④ Tasting Pavilion - West Elevation
1/8" = 1'-0"



② Tasting Pavilion - South Elevation
1/8" = 1'-0"



③ Tasting Pavilion - East Elevation
1/8" = 1'-0"



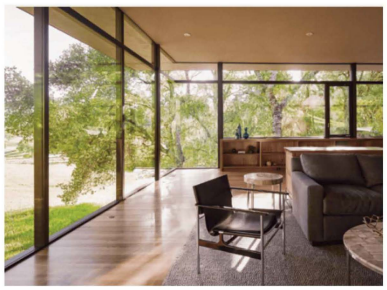
① Tasting Pavilion - North Elevation
1/8" = 1'-0"



BOARD FORMED CONCRETE - GREY



PAINTED METAL FASCIA - GREY (ANTI-GLARE AND ANTI-REFLECTIVE)



EXTERIOR GLASS CURTAIN WALL SYSTEM, NONREFLECTIVE GLASS, BLACK ANNODIZED ALUMINUM MULLIONS, TYP

NOTE:

IMPROVEMENTS SHALL MINIMIZE THE REMOVAL OF EXISTING VEGETATION, ESPECIALLY MATURE TREES.

EXISTING TREES NOT DAMAGED BY FIRE TO BE RETAINED TO NATURALLY SCREEN THE PROJECT FROM VIEWS OF DESIGNATED PUBLIC ROADS.

ADDITIONAL LANDSCAPING WILL BE INSTALLED AND DESIGNED TO SCREEN THE PROJECT.

ALL LIGHTING WILL BE DESIGNED TO MINIMIZE NIGHTIME DISRUPTION, OFF-SITE VISIBILITY AND GLARE. LAMP SOURCES TO BE SHIELDED FROM VIEW AND LIGHT SOURCE DIRECTED DOWNWARD, TYP. TIMERS AND MOTION DETECTORS USED WHEREVER POSSIBLE.

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Hourglass Winery Major Modification

701 Lommel Road, Calistoga, CA 94515

FOR PERMITTING AGENCY USE:

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C 25921
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

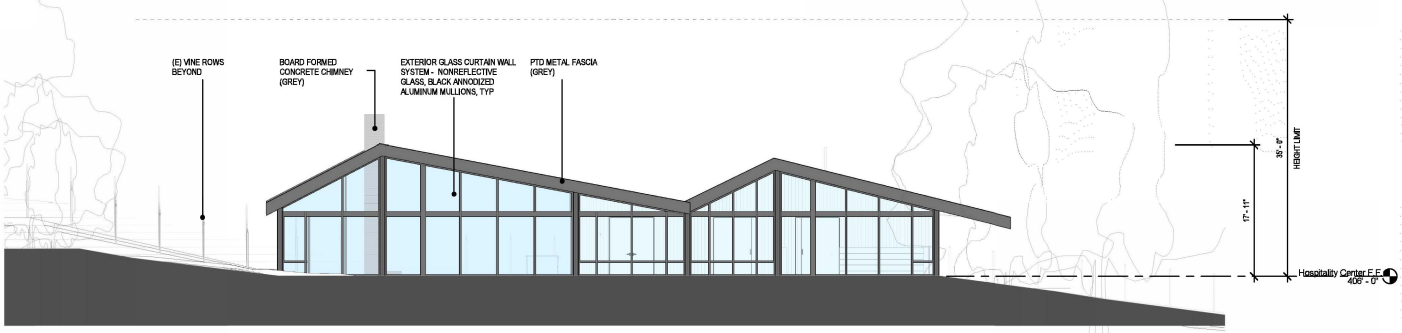
Issue #	Description	Date
1	PERMIT SET	02/03/2023
2	PERMIT SET REVISION	09/29/2023

Print Date: 1/16/2024 8:25:29 PM
Drawn By: MK / CC
Checked By: TOL
Scale: 1/8" = 1'-0"

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Proposed Elevations - Tasting Pavilion

A3.00

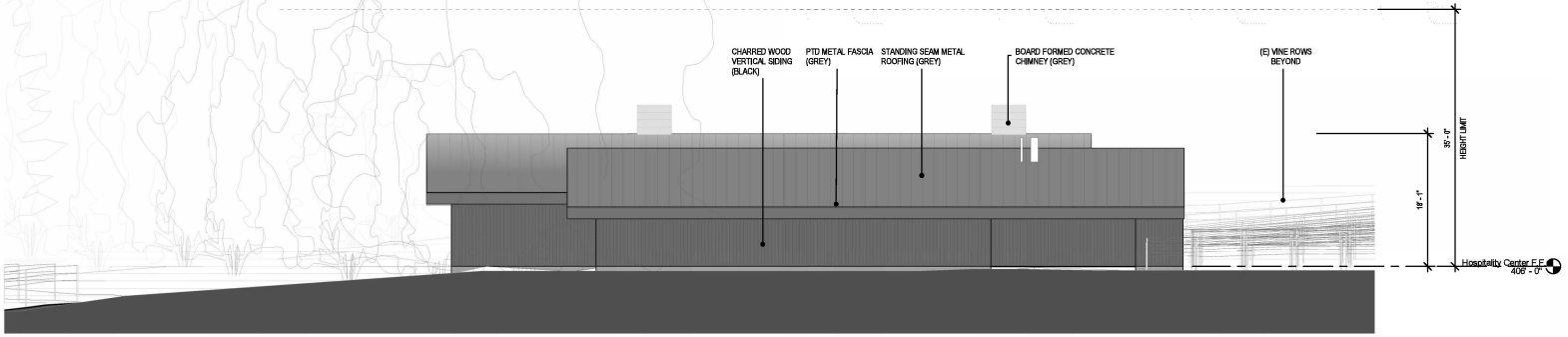


② Hospitality Center - West Elevation
1/8" = 1'-0"

NOTE:

IMPROVEMENTS SHALL MINIMIZE THE REMOVAL OF EXISTING VEGETATION, ESPECIALLY MATURE TREES.

ALL LIGHTING WILL BE DESIGNED TO MINIMIZE NIGHTIME DISRUPTION, OFF-SITE VISIBILTY AND GLARE. LAMP SOURCES TO BE SHIELDED FROM VIEW AND LIGHT SOURCE DIRECTED DOWNWARD, TYP. TIMERS AND MOTION DETECTORS USED WHEREVER POSSIBLE.



① Hospitality Center - South Elevation
1/8" = 1'-0"



PAINTED METAL ROOF AND FASCIA - GREY (ANTI-GLARE AND ANTI-REFLECTIVE)



BOARD FORMED CONCRETE - GREY



CHARRED WOOD - BLACK



STANDING SEAM METAL ROOF AND CHARRED WOOD







AGRARIAN FORM WITH DEEP SHADE PROVIDING ROOF, DARK MATERIALS THAT ALLOW THE LANDSCAPE TO DOMINATE. EXTERIOR GLASS CURTAIN WALL SYSTEM, NONREFLECTIVE GLASS, BLACK ANNODIZED ALUMINUM MULLIONS, TYP

Concept and Materials

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2620 THIRD STREET
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Hourglass Winery Major Modification

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C-26421
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STATE OF CALIFORNIA

Issues/ Revisions

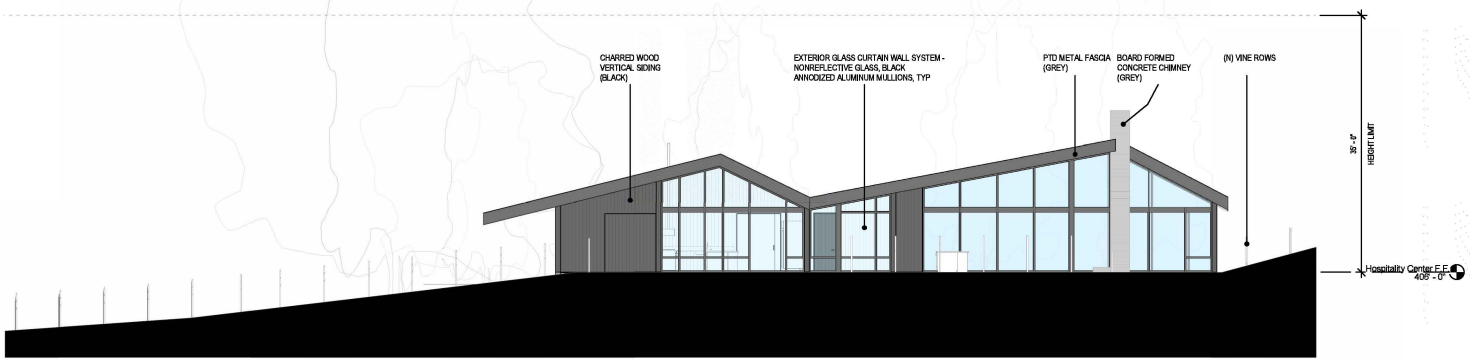
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1	PERMIT SET	02/03/2023
2	PERMIT SET REVISION	09/29/2023

Print Date: 1/16/2024 8:25:34 PM
Drawn By: MK / CC
Checked By: TOL
Scale: 1/8" = 1'-0"

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Proposed Elevations - Hospitality Center

A3.01

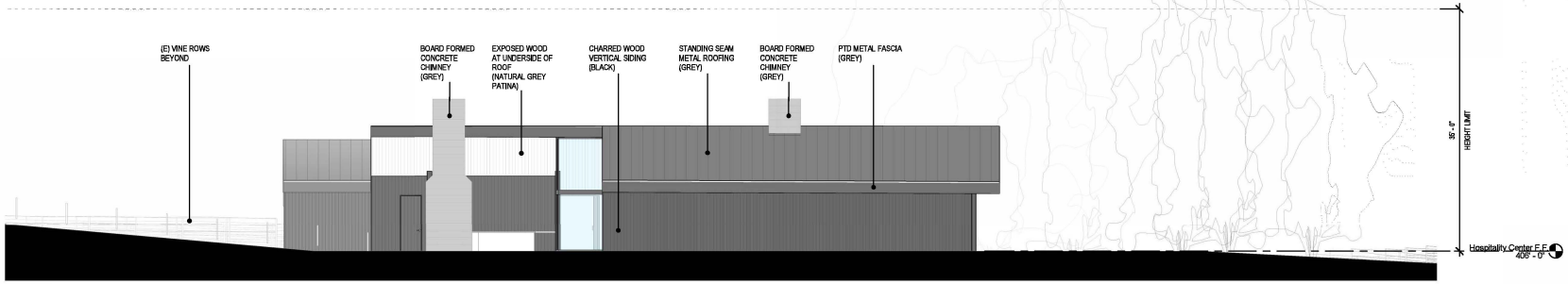


② Hospitality Center - East Elevation
1/8" = 1'-0"

NOTE:

IMPROVEMENTS SHALL MINIMIZE THE REMOVAL OF EXISTING VEGETATION, ESPECIALLY MATURE TREES.

ALL LIGHTING WILL BE DESIGNED TO MINIMIZE NIGHTIME DISRUPTION, OFF-SITE VISIBILTY AND GLARE. LAMP SOURCES TO BE SHIELDED FROM VIEW AND LIGHT SOURCE DIRECTED DOWNWARD, TYP. TIMERS AND MOTION DETECTORS USED WHEREVER POSSIBLE.



① Hospitality Center - North Elevation
1/8" = 1'-0"



PAINTED METAL ROOF AND FASCIA - GREY (ANTI-GLARE AND ANTI-REFLECTIVE)



BOARD FORMED CONCRETE - GREY



CHARRED WOOD - BLACK



STANDING SEAM METAL ROOF AND CHARRED WOOD







AGRARIAN FORM WITH DEEP SHADE PROVIDING ROOF, DARK MATERIALS THAT ALLOW THE LANDSCAPE TO DOMINATE. EXTERIOR GLASS CURTAIN WALL SYSTEM, NONREFLECTIVE GLASS, BLACK ANNODIZED ALUMINUM MULLIONS, TYP

Concept and Materials

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Hourglass Winery Major Modification

701 Lommel Road, Calistoga, CA 94515

FOR PERMITTING AGENCY USE:

LICENSED ARCHITECT THOMAS OLLE LUNDBERG C 25921 RENEWAL DATE STATE OF CALIFORNIA

Issues/ Revisions

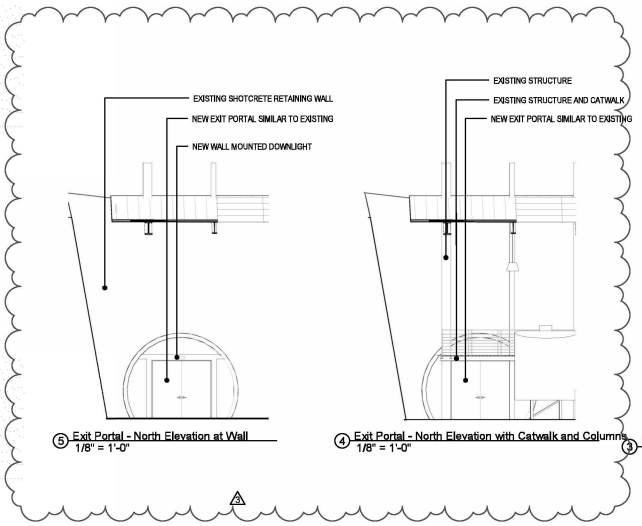
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2	PERMIT SET REVISION	09/29/2023

Print Date: 1/16/2024 8:25:38 PM
Drawn By: MK / CC
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Scale: 1/8" = 1'-0"

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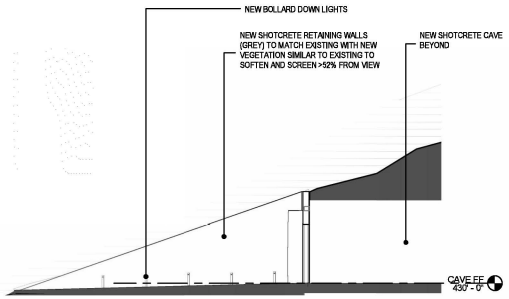
Proposed Elevations - Hospitality Center

A3.02

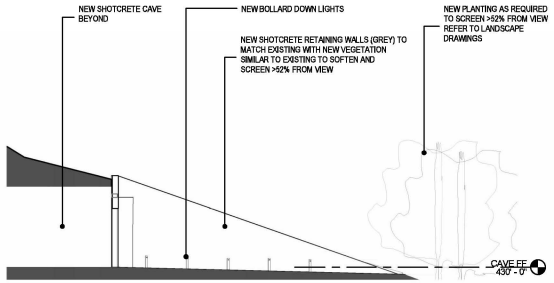


5 Exit Portal - North Elevation at Wall
1/8" = 1'-0"

4 Exit Portal - North Elevation with Catwalk and Columns
1/8" = 1'-0"



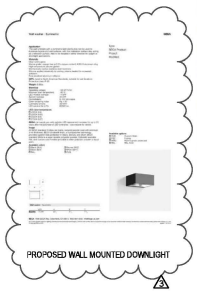
3 Spoils Portal - North Section / Elevation
1/8" = 1'-0"



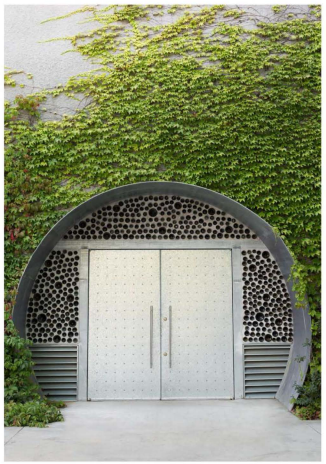
2 Spoils Portal - South Section / Elevation
1/8" = 1'-0"



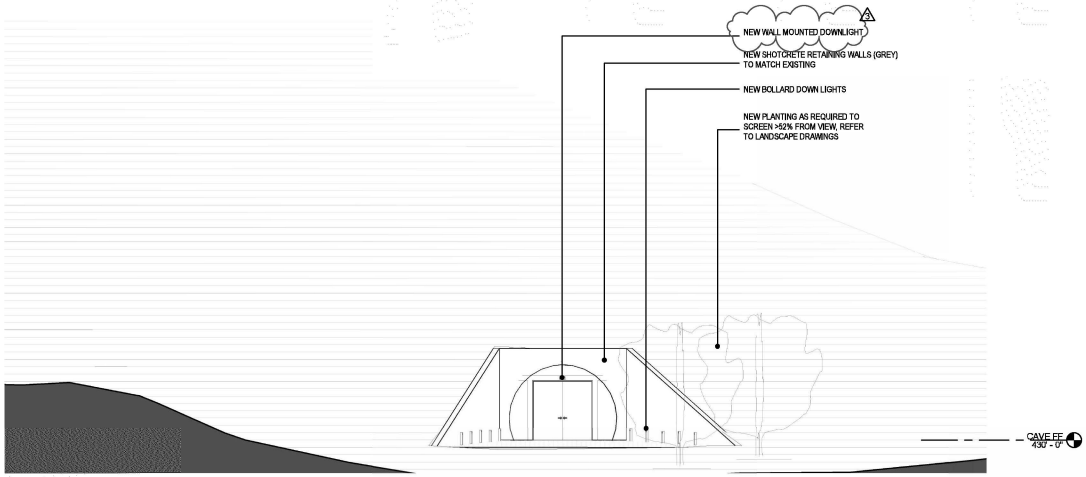
PROPOSED BOLLARD DOWN LIGHT



PROPOSED WALL MOUNTED DOWNLIGHT



NEW PORTALS SIMILAR TO EXISTING PORTAL WITH STEEL DOOR, LOUVERS AND FRAME, NEW DOWNLIGHT ABOVE DOOR



1 Spoils Portal - East Elevation
1/8" = 1'-0"

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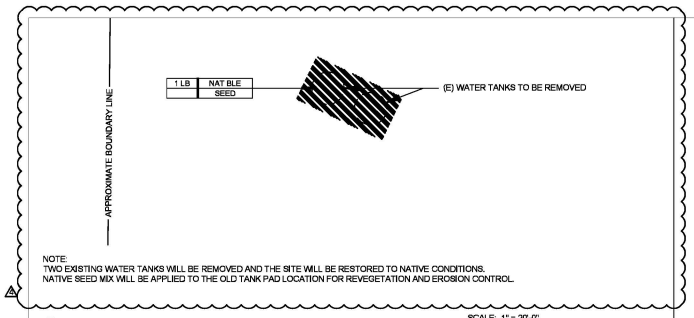
Issue #	Description	Date
1	PERMIT SET	02/03/2023
2	PERMIT SET REVISION	09/28/2023
3	PERMIT SET REVISION	01/12/2024

Print Date: 1/16/2024 8:25:41 PM
Drawn By: MK / CC
Checked By: TOL
Scale: 1/8" = 1'-0"

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Proposed Elevations - New Portals

A3.03



NOTE:
TWO EXISTING WATER TANKS WILL BE REMOVED AND THE SITE WILL BE RESTORED TO NATIVE CONDITIONS.
NATIVE SEED MIX WILL BE APPLIED TO THE OLD TANK PAD LOCATION FOR REVEGETATION AND EROSION CONTROL.

2 VIEW COORIDORS & SCREENING PLANTS
SCALE: 1" = 20'-0"

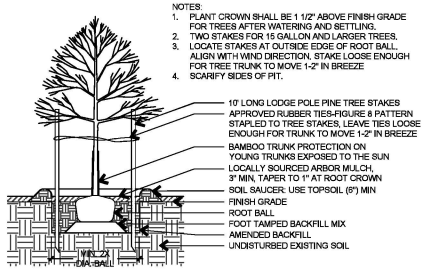
SCALE: 1" = 20'-0"
0' 10' 20' 50'

PLANT LIST

Symbol	Botanical Name	Common Name	Qty.	Installed Size	WUCOL Rating	Size at 5' Years	Size at Maturity	Notes
	Trees							
QUE AGN	Quercus agrifolia, natural	Coast Live Oak	3	36" box	VL	25' x 25'	40' x 40'	California native
	Shrubs							
CEA SNO	Ceanothus t. 'Snow Flurry'	California Wild Lilac	5	5 gal	L	15' x 15'	20' x 20'	California native
RHE CAL	Rhamnetteadrston c. 'California Glory'	Hanger Bush	2	5 gal	VL	20' x 20'	20' x 20'	California native
	Seeds							
NAT BLE	LeBallister's Holdfast Native Blend application rate: 1.5 lbs per 1000 sq. ft.	Holdfast Native Blend	1	lb bag	-	-	-	California native

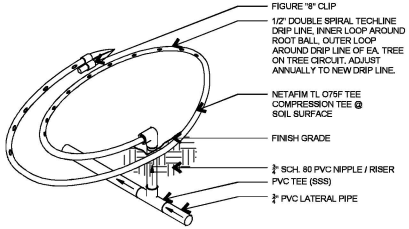
LANDSCAPING NOTES & TREE MAINTENANCE PROGRAM

1. ALL SCREENING OF EXISTING VIEW CORRIDORS TO BE PROVIDED BY NEW PLANTING. NO EXISTING VEGETATION TO BE RELIED UPON FOR SCREENING DUE TO EXTENSIVE FIRE DAMAGE.
2. INSTALL TREES PER TREE PLANTING DETAIL.
3. IRRIGATION PER TREE DRIP LOOP DETAIL.
4. DEER PROTECTION IS NOT REQUIRED SINCE THE PROPERTY IS FULLY ENCLOSED.
5. REMOVE & REPLACE TREE NURSERY STAKE(S) PER TREE PLANTING DETAIL. DO NOT REMOVE NURSERY STAKES FROM SHRUBS.
6. NO PRUNING TO OCCUR WITHIN THE FIRST 3 YEARS.
7. LICENSED ARBORIST TO ASSESS THE TREES AFTER 3-5 YEARS AND PROVIDE PRUNING RECOMMENDATIONS / SERVICES.
8. FOLLOWING INSTALLATION, IRRIGATE EACH TREE PER THE FOLLOWING SCHEDULE.
   - 8.1. IRRIGATE 5 DAYS A WEEK FOR ~60 MINUTES FOR FIRST TWO WEEKS. ASSESS TREE PERFORMANCE WEEKLY AND ADJUST AS REQUIRED.
   - 8.2. IRRIGATE 3 DAYS A WEEK FOR ~30 MINUTES UNTIL END OF FIRST YEAR. ASSESS TREE PERFORMANCE MONTHLY AND ADJUST AS REQUIRED.
   - 8.3. AFTER FIRST YEAR, ASSESS TREE PERFORMANCE BIANNUALLY AND ADJUST/ REDUCE IRRIGATION UNTIL TREE IS ESTABLISHED.
   - 8.4. REMOVE IRRIGATION DRIP LINES AND CAP SUPPLY ONCE THE TREE IS FULLY ESTABLISHED.
   - 8.5. AT ANY POINT IN THE IRRIGATION PERIOD, REDUCE OR PAUSE IRRIGATION DURING AND IMMEDIATELY AFTER RAIN EVENTS.
   - 8.6. EXPAND DRIP RING ANNUALLY TO MATCH DRIP LINE FOR FIRST 3 YEARS.

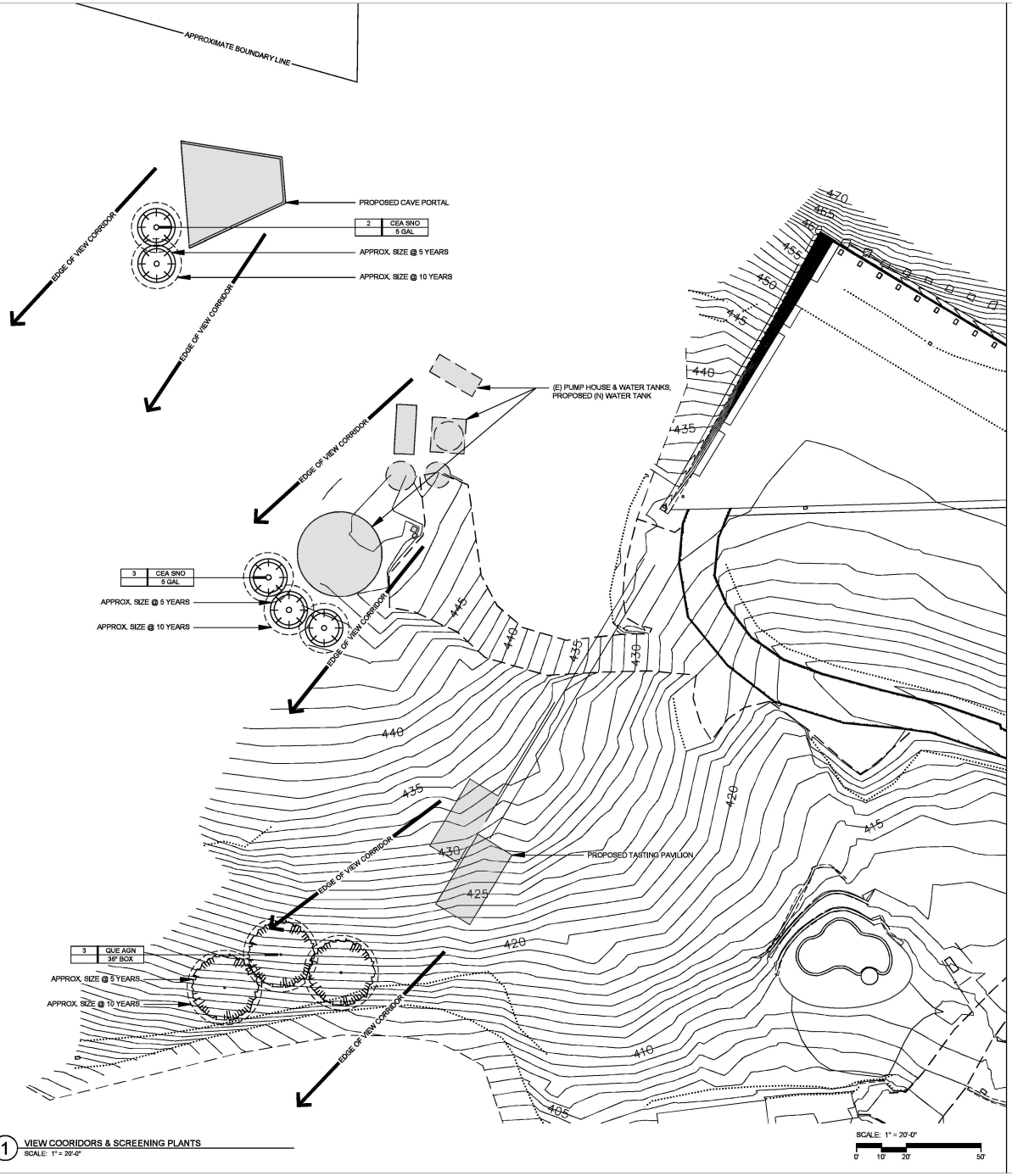


NOTES:
1. PLANT CROWN SHALL BE 1 1/2" ABOVE FINISH GRADE FOR TREES AFTER WATERING AND SETTLING.
2. TWO STAKES FOR 15 GALLON AND LARGER TREES.
3. LOCATE STAKES AT OUTSIDE EDGE OF ROOT BALL, ALIGN WITH WIND DIRECTION. STAKE LOOSE ENOUGH FOR TREE TRUNK TO MOVE 1-2" IN BREEZE
4. SCARIFY SIDES OF PIT.

3 TREE PLANTING DETAIL
SCALE: NTS



4 TREE DRIP LOOP DETAIL
SCALE: NTS



1 VIEW COORIDORS & SCREENING PLANTS
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"
0' 10' 20' 50'

ROCHE + ROCHE
LANDSCAPE ARCHITECTURE
1055 Broadway Suite G
Sonoma Ca, 95476
707 933 8302 T/F
www.rocheandroche.com

HOURGLASS WINERY MAJOR MODIFICATION
701 LOMMEL ROAD
CALISTOGA, CA 94515

LICENSED LANDSCAPE ARCHITECT DAVID F. ROCHE #3355 Expires 5/16/25 STATE OF CALIFORNIA

NO.	DATE	ISSUES AND REVISIONS	BY
1	01.12.24	COMMENTS RESPONSE 1	IDP
2		NOT USED	
3		NOT USED	
4	05.31.24	COMMENTS RESPONSE 4	IDP
5			
6			
7			

DATE 09/29/2023
SCALE

LANDSCAPING PLAN

L1.1

PERMIT SET



C (E) VIEW FROM (E) WATER TANKS
NUMBERS INDICATE LOCATIONS OF VIEWS BELOW - SCALE: NTS



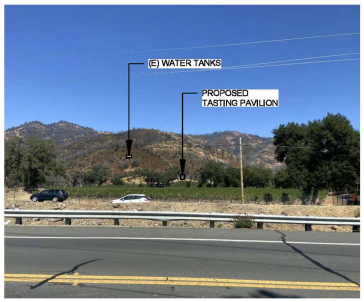
D (E) VIEW FROM PROPOSED TASTING PAVILION
NUMBERS INDICATE LOCATIONS OF VIEWS BELOW - SCALE: NTS



B MAP OF (E) VIEWS TO & FROM SILVERADO TRAIL
NUMBERS INDICATE LOCATIONS OF VIEWS BELOW - SCALE: NTS



A MAP OF (E) VIEWS TO & FROM CALIFORNIA STATE ROUTE 29 / 128
NUMBERS INDICATE LOCATIONS OF VIEWS BELOW - SCALE: NTS



5 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



4 (E) VIEW FROM CALIFORNIA STATE ROUTE 29 / 128
SCALE: NTS



3 (E) VIEW FROM CALIFORNIA STATE ROUTE 29 / 128
SCALE: NTS



2 (E) VIEW FROM CALIFORNIA STATE ROUTE 29 / 128
SCALE: NTS



1 (E) VIEW FROM CALIFORNIA STATE ROUTE 29 / 128
SCALE: NTS



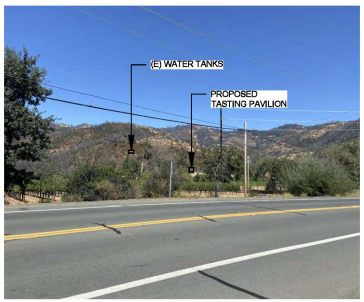
10 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



9 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



8 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



7 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



6 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS

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DAVID F. ROCHE
#3355
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NO.	DATE	ISSUES AND REVISIONS	BY
1	01.12.24	COMMENTS RESPONSE 1	IDP
2		NOT USED	
3		NOT USED	
4	05.31.24	COMMENTS RESPONSE 4	IDP
5			
6			
7			

DATE 09/29/2023
SCALE

VISUAL IMPACT ANALYSIS

L1.2

PERMIT SET



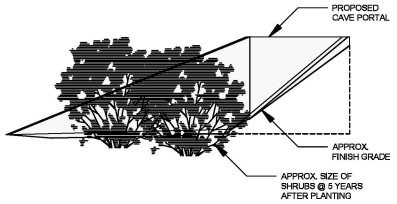
B (E) VIEW FROM LOCATION 5 ON SILVERADO TRAIL
SCALE: NTS



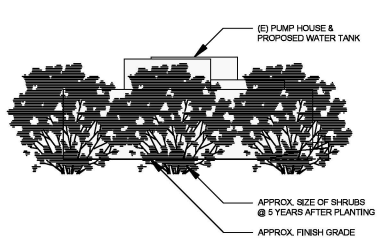
A MAP OF LOCATION 5 ON SILVERADO TRAIL
SCALE: NTS

OMIT

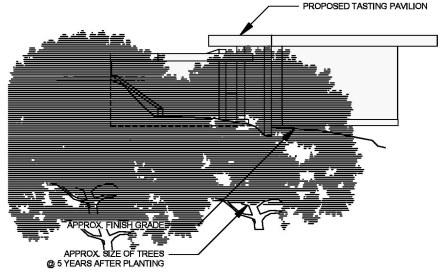
(E) WATER TANKS
~75% OF STRUCTURES SCREENED



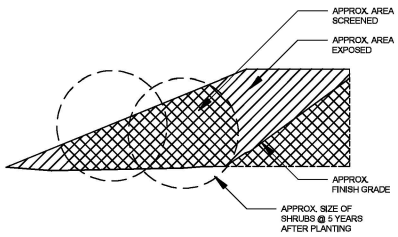
PROPOSED CAVE PORTAL
~68% OF STRUCTURES SCREENED

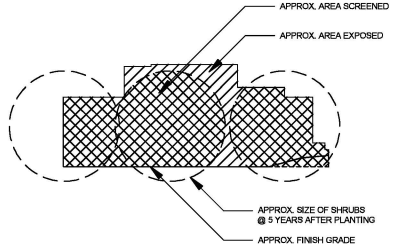


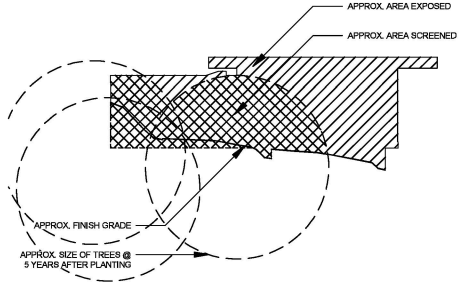
(E) PUMP HOUSE & PROPOSED WATER TANK
~88% OF STRUCTURES SCREENED



PROPOSED PAVILION
~62% OF STRUCTURES SCREENED







C ELEVATIONS OF STRUCTURES FROM LOCATION 5 ON SILVERADO TRAIL
SCALE: 1/8" = 1'-0"

NOTE: ALL ELEVATIONS PRODUCED VIA 3D COMPUTER GENERATION (AUTODESK REVIT)

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LANDSCAPE ARCHITECTURE
1055 Broadway Suite G
Sonoma Ca. 95476
707 933 8302 T/F
www.rocheandroche.com

HOURGLASS WINERY MAJOR MODIFICATION

701 LOMMEL ROAD
CALISTOGA, CA 94515

LICENSED LANDSCAPE ARCHITECT DAVID F. ROCHE #3355 Expires 5/14/25 STATE OF CALIFORNIA

NO.	DATE	ISSUES AND REVISIONS	BY
1	01.12.24	COMMENTS RESPONSE 1	IDP
2		NOT USED	
3		NOT USED	
4	05.31.24	COMMENTS RESPONSE 4	IDP
5			
6			
7			

DATE 09/29/2023
SCALE

VISUAL IMPACT ANALYSIS

L1.3

PERMIT SET



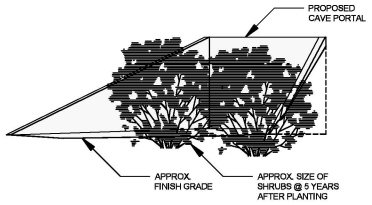
B (E) VIEW FROM LOCATION 7 ON SILVERADO TRAIL
SCALE: NTS

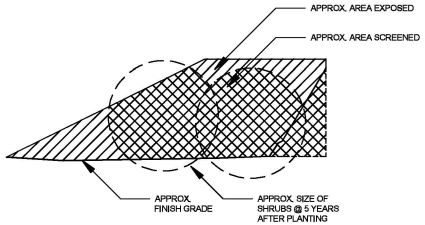


A MAP OF LOCATION 7 ON SILVERADO TRAIL
SCALE: NTS

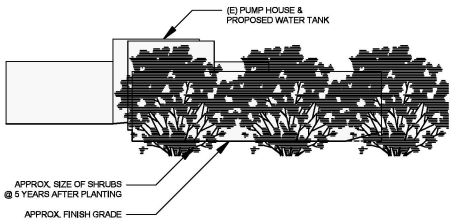
OMIT

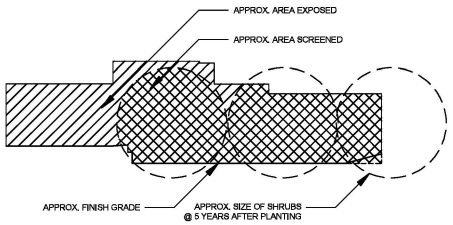
(E) WATER TANKS
~67% OF STRUCTURES SCREENED



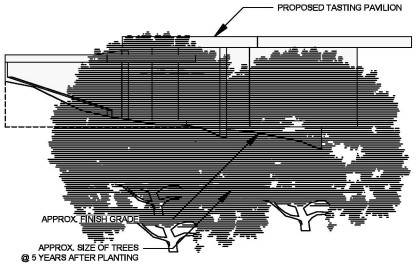


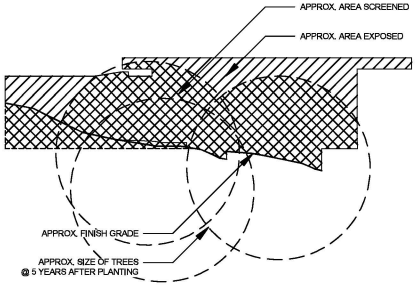
PROPOSED CAVE PORTAL
~75% OF STRUCTURES SCREENED





(E) PUMP HOUSE & PROPOSED WATER TANK
~68% OF STRUCTURES SCREENED





PROPOSED PAVILION
~79% OF STRUCTURES SCREENED

C ELEVATIONS OF STRUCTURES FROM LOCATION 7 ON SILVERADO TRAIL
SCALE: 1/8" = 1'-0"

NOTE: ALL ELEVATIONS PRODUCED VIA 3D COMPUTER GENERATION (AUTODESK REVIT)

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5			
6			
7			

DATE 09/29/2023
SCALE

VISUAL IMPACT ANALYSIS

L1.4

PERMIT SET

“M”

Public Comment

Hourglass Winery Use Permit Major Modification (P19-00102-MOD), Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

January 21, 2026

Napa County
Re: Winery Expansion for Hourglass Wine Company, Inc.

Dear Napa County,

We have been direct neighbors with Hourglass Winery for the past 20 years and they have been a very good neighbor. They care and have been very responsive to neighborhood needs and issues.

In 2018–2019, we assisted Hourglass with a lot line adjustment to help facilitate the winery modification.

The Smiths are a third-generation Napa Valley family, having moved here in the early 1960s. They have deep roots and have contributed significantly to the fabric of the community through philanthropic, educational, social, economic, and artistic endeavors. They care deeply about Napa Valley and are tireless champions of it.

They have been good stewards of the land, building a very minimal-footprint winery in 2009 that is hidden from public view, meets LEED standards, and has minimal impact on neighbors. They converted the vineyard to organic farming seven or eight years ago.

They suffered a complete loss of the winery, farmhouse, and three acres of vineyard in the 2020 Glass Fire. It has been a long road to recovery over the past five years, but they have persevered and rebuilt with the same mindset of being good neighbors and land stewards.

The winery is offset from Silverado Trail such that it is minimally visible to public viewsheds, and we have never experienced any unusual noise or light issues, except from normal farming activities.

The proposed modifications are comparatively small in scope, and the project is appropriately scaled and set back by neighbors on its 41-acre property. The project has easy egress over Lommel Road to Silverado Trail and poses no significant traffic issues.The proposed winery expansion will result in a modest increase in groundwater use of 0.6 acre-feet and meets the County's Water Availability Analysis Guidelines related to water use, well interference, and surface water interference.

In summary, we fully support this application and hope that the County will also support the reestablishment of a fire-impacted business that proposes modest and necessary increases in production and visitation, which are necessary for successful wineries given the current challenging economic circumstances facing the wine industry.

Sincerely,

Arian Peju
8466 St. Helena Hwy, Rutherford CA 9473

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Planning Commission | **Agenda Date:** 2/4/2026 | **File ID #:** 26-130

TO: Napa County Planning Commission

FROM: Brian D. Bordona, Director Planning, Building and Environmental Services

REPORT BY: Hannah Spencer, Planner III

SUBJECT: Promise Winery Variance (P25-00283-VAR), Use Permit (P22-00384-UP), and Exception to the Road and Street Standards

RECOMMENDATION

STEVE MCPHERSON / PROMISE WINERY / VARIANCE P25-00283, USE PERMIT P22-00384-UP, AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration (State Clearing House No. 2025120435), the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Variance to the 300-foot winery setback from a private road and the 600-foot winery setback from Sage Canyon Rd/Hwy 128 to allow winery buildings in the setbacks; a Use Permit to establish a new phased 30,000 gallons per year winery, including the conversion and expansion of an existing barn to a winery, construction of a wine cave and covered crush pad/bottling area for wine production, conversion of an existing accessory dwelling unit to a tasting room, construction of an unenclosed covered parking structure, associated tours and tastings by appointment only, and establishment of a marketing program; and an exception to the Napa County Road and Street Standards (RSS) for project driveway improvements that serve the same overall practical effect of the Napa County Road and Street Standards.

The project is located on an approximately 62.56-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 2004

Sage Canyon Rd, St. Helena, CA 94574; APN: 032-520-009.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project and approve the Variance No. P25-00283, Exception to the Road and Street Standards, and Use Permit No. P22-00384, as conditioned.

Staff Contact: Hannah Spencer, Planner III; Hannah.spencer@countyofnapa.org, (707) 253-4018

Applicant Contact: Steve McPherson, 2004 Sage Canyon Rd, Saint Helena, CA 94574

Applicant Representative Contact: Josh Devore, DP&F Law, 1500 First Street, Suite 200, Napa, CA 94559; jdevore@dpf-law.com, (707) 261-7000.

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment C;

2. Approve the Variance request (P25-00283-VAR) based on recommended Findings 8-12 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B;

3. Approve the Exception to the Road and Street Standards based on recommended Findings 13-15 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B;

4. Approve the Use Permit (P22-00384) based on recommended Findings 16-19 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B.

Discussion:

The Use Permit request (P22-00384) proposes to convert and expand an existing barn to a winery, convert an accessory dwelling unit (ADU) to a tasting room, construct a 5,000 square foot production cave and an adjacent covered crush pad/bottling space, and to construct a small unenclosed covered parking structure with an ADA restroom. A total of 1,229 square feet of indoor winery accessory use and 9,192 square feet of winery production use is proposed, resulting in a 13.4% accessory to production use ratio. The request includes a Variance application (P25-00283) to allow the winery to use existing buildings and construct new buildings within the 300-foot and 600-foot winery road setbacks, approximately 279 feet from the road centerline of a private road and 344 feet to 555 feet from the road centerline of Sage Canyon Rd/Hwy 128. Parking improvements include seven standard and two accessible spaces. Driveway improvements include widening and installation of intervisible turnouts along sub-standard segments of the road in areas outside of stream setbacks, as well as signage and management of vegetation to maintain line of sight. Two outdoor patios will be used for outdoor seating and onsite consumption of wine (Business & Professions Code §23358, 23390 and 23396.5). The winery would be constructed in two phases: Phase I includes the tasting room, winery barn, three employees, and production of 5,000 gallons per year; Phase II increases production to 30,000 gallons per year and adds two employees, after completion of cave and crush pad construction visitation, tours and tasting, retail wine sales, and a marketing program would be established as set forth in the recommended Conditions of Approval in Attachment B.

Staff has reviewed the proposed project and supports granting approval, subject to the attached recommended Findings and recommended Conditions of Approval included in Attachments A and B, respectively. Wineries are conditionally permitted uses within the Agricultural Watershed (AW) zoning district. The project is located within one (1) mile of six (6) existing wineries and is surrounded by mountainous terrain with oak and riparian woodland, shrubland, and grassland interspersed with rural residences, vineyards, and wineries. Most of the project footprint utilizes an existing building complex and surrounding areas disturbed by graveled parking and agricultural uses. Construction activities will result in 7,000+/- cubic yards of earthwork, removal of five oak trees from the building complex, and conversion of 1,500+/- square feet of chaparral habitat. Proposed construction activities avoid impacts to all sensitive biotic communities found on the property, including riparian habitat, oak woodland, serpentine shrubland, and serpentine grassland. Mitigation measures require pre-construction surveys and tribal monitoring to ensure potential impacts to protected plants, wildlife species and tribal cultural resources are significantly reduced. Additionally, the project proposes an overall decrease in water demand (-0.2862+/- acre-feet per year) by converting the ADU and using recycled winery process wastewater for vineyard irrigation. The Water Availability Analysis, prepared by CMP Civil Engineering & Land Surveying Inc., details that the proposed 2.74 acre-feet per year (AFY) water usage is within the parcel's estimated yearly groundwater recharge total of 50.05 AFY. Sanitary wastewater would be disposed of onsite in an existing conventional septic system that currently serves the existing accessory dwelling unit. Winery process wastewater disposal would be accommodated through a new pretreatment water recycling unit and used for irrigation, as detailed in the Water Feasibility Report, prepared by CMP Civil Engineering & Land Surveying Inc.

Based on the reasons stated above, staff recommends approval of the project, subject to the recommended Conditions of Approval.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration (State Clearing House No. 2025120435), the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Steve McPherson, 2004 Sage Canyon Rd, Saint Helena, CA 94574

Representative: Josh Devore, DP&F Law, 1500 First Street, Suite 200, Napa, CA 94559; jdevore@dpf-law.com, (707) 261-7000.

Zoning: Agricultural Watershed (AW)

General Plan Designation: Agriculture, Watershed and Open Space (AWOS)

Parcel Size: 62.56-acres

Application Filed: November 10, 2022

Resubmittals Received: December 18, 2023, June 3, 2024, October 28, 2024, May 14, 2025, October 1, 2025, and October 31, 2025

Application Deemed Complete: November 6, 2025

Courtesy Notice Sent: December 9, 2022; updated January 3, 2024

State Clearinghouse Number: 2025120435

Existing Development: The project is located on a moderately to steeply sloped parcel in the Pritchard Hill area, on the north facing slopes above Sage Creek and Sage Canyon Road/State Highway 128 (SR 128). The project driveway is on the south side of SR 128, located approximately 0.8 mile east of its intersection with Chiles Pope Valley Road. A 40-foot-wide right-of-way easement through a City of Napa-owned parcel (APN 032-520-006) provides access from SR 128 to the project parcel and a neighboring parcel. Portions of the existing shared private driveway are in the Sage Creek stream setback, which flows along SR 128 and borders the northern project parcel's boundary. According to Napa County GIS Environmental Maps (Vegetation layer) and a 2018 Biological Resources Assessment prepared by FirstCarbon Solutions, for Vineyard Erosion Control Plan #P17-00348, the property contains disturbed oak woodland (understory used for pasture), oak woodland, riparian woodland and ephemeral streams, nonnative grassland, serpentine shrubland, serpentine grassland, and native mixed chaparral.

The project proposes to use an existing building complex located on a topographic bench between 430 to 460 feet above mean sea level (above msl). The building complex contains an accessory dwelling unit (ADU), a barn, paved and graveled parking areas, domestic septic system and groundwater well, a 20,000-gallon water tank, landscaping and agricultural uses. Other uses on the property include a main residence and associated domestic septic system and groundwater well, a swimming pool and pool house (to be demolished per #P17-00348), garage, shed, a 4.46-acre vineyard, livestock corrals, and water tanks.

The applicant, Promise Wine, LLC, owns the adjacent parcel to the west (APN 032-520-008) which is developed with a residence, accessory structures and accessed via the western segment of the shared private driveway (through APN 032-520-003). The applicant manages both parcels as a single farming operation. The nearest (non-project related) off-site residence is located to the north, across SR 128, approximately 600 feet from the proposed winery building.

Adjacent General Plan Designation / Zoning / Land Use: The surrounding area consists of mountainous terrain with oak woodland, riparian woodland, shrubland, and grassland interspersed with rural residences, vineyards, and wineries.

Table 1. Surrounding Land Uses

Direction	Land Uses
North	Land zoned AW with AWOS General Plan Designation. City of Napa easement parcel, Sage Creek, rural residential land use, grassland, oak woodland.
East	Land zoned AW with AWOS General Plan Designation. Rural residential land use, Sage Creek, oak woodland.
South	Land zoned AW with AWOS General Plan Designation. Wineries, serpentine shrubland, oak woodland, vineyard.
West	Land zoned AW with AWOS General Plan Designation; Applicant's residence, serpentine shrubland, oak woodland.

Nearby Wineries located within one (1) mile of the project: Neyers Vineyards Winery, Bryant Family Winery, Villa Del Lago, Chappellet Winery, Kuleto Villa Vineyards, and Gandon Winery.

Request: Promise Wine, LLC requests a Phased Use Permit to allow a new 30,000 gallon per year winery, an exception to the Napa County Roads and Street Standards, and a Variance to winery setbacks established under Sec. 18.104.230(A) of the Zoning Code.

Phase I consists of the following:

- Conversion and expansion of an existing 1,300 square foot barn to a 2,794 square foot winery building (production use only) for barrel fermentation and aging of up to 5,000 gallons of wine per year with all other production steps occurring at an offsite custom crush facility; and an existing 1,268 square foot accessory dwelling unit to a tasting room (no change in size) with 845 square feet of accessory use and 423 square feet of production use.
- Construction of a new 2,465+/- outdoor patio next to the winery and a new 900 square foot unenclosed covered parking structure with a 62 square foot accessible restroom (accessory use) and 62 square feet of storage space (production use).
- Visitation, tours and tasting, retail wine sales for up to eight visitors per day, or 56 per week, and two marketing events per year with up to 25 people per event between the hours of 6 p.m. to 10 p.m., with

cleanup by 11 p.m. Events would be held at the tasting room, winery patio and surrounding areas.

- On-premises consumption of wine at the tasting room and winery outdoor patios (Business & Professions Code §23358, 23390 and 23396.5).
- Hours of operation are seven days a week from 8:00 a.m. to 5:00 p.m., except during harvest for production, and seven days a week from 9:00 a.m. to 6:00 p.m. for visitation.
- Two (2) full-time employees and one part-time employee (two employees are owner-operators who live onsite).
- Seven (7) on-site parking spaces consisting of: two existing standard spaces, three new standard spaces, and two new accessible spaces. Three of the seven spaces (two standard, one accessible) will be housed in the unenclosed covered parking structure.
- Use of an existing domestic septic system to serve the tasting room and winery. No winery process wastewater to be generated from the Phase I winery facility; cleaning of equipment will occur offsite.
- Use of an existing groundwater well (Well #1) and an existing 20,000-gallon water storage tank for winery domestic uses.
- Upgrades to the project entrance to meet Caltrans' sight distance requirements and road improvements, including an exception to the Napa County Roads and Street Standards (NCRSS) to achieve the same overall practical effect of the NCRSS for commercial roads.
- Connection to a 110,499-gallon fire protection/vineyard irrigation water tank (permitted under BR25-00800) and construction of a new fire pump house.
- Limited catered and pre-prepared food pairings (no commercial food facility proposed).
- Removal of five native oak trees from the building complex, consisting of four Blue Oaks ranging from 9-inch to 24-inch DBH and one 22-inch DBH White Oak.
- An overall 27.7% accessory/production use ratio consisting of 907 square feet of indoor accessory use and 3,279 square feet of production use.

Phase II consists of the following:

- Construction of a 5,000 square foot Type I wine cave for winery operations and storage (production use only), a 1,235 square foot covered crush pad and an adjacent 1,040 square foot mechanical enclosure to allow full wine production of up to 30,000 gallons per year.
- Conversion of a portion of the winery building interior to allow accessory uses including an employee restroom, break room, and office.
- Increasing visitation to 15 visitors per day, or 105 per week, and increasing marketing events to seven events per year with six 25-person events and one 100-person event. Portable restrooms will be used for the large event.
- No changes to Phase I on-premises consumption of wine.
- No changes to Phase I hours of operation.
- Increase employee count by adding two (2) part-time employees, for a total of five (5) employees.
- Construction of two (2) additional standard parking spaces for a total of nine (9) on-site parking spaces.
- Installation of a water recycling, biological processed waste system package unit and associated tanks to recycle winery process water and reuse for vineyard irrigation.
- Excavation of approximately 7,000 cubic yards of spoils and final placement of spoils spread uniformly throughout vineyard blocks B and C.
- No changes to Phase I limited catered and pre-prepared food pairings.
- An overall 13.4% accessory/production use ratio consisting of 1,229 square feet of indoor accessory use and 9,192 square feet of production use.

Zoning Setbacks: Excepting the 300-foot and 600-foot winery setbacks required under Sec. 18.104.230(A), all existing (E) and proposed (P) project structures meet required road and yard setbacks listed under Sec. 18.112 and 18.104.010.

Table 2. Zoning Setbacks

Zoning Setback Type	*Required Setback Distance*	*(E) ADU*	*(E) Barn*	*(P) Covered Parking Structure*	*(P) Covered Crush Pad*	*(P) Cave Portal*
Road Setback	70 feet from centerline of SR 128	488+/- feet	344+/- feet	555+/- feet	421+/- feet	450+/- feet
Winery Setback - Highways	600 feet from centerline of SR 128	488+/- feet	344+/- feet	555+/- feet	421+/- feet	450+/- feet*
Winery Setback -Other Public or Private Roads	300 feet from centerline of shared private driveway	360+/- feet	279+/- feet	382+/- feet	379+/- feet	400+/- feet
Front Yard	20 feet from front property line	> 250 feet	> 200 feet	> 250 feet	> 250 feet	> 300 feet
Side Yard	20 feet from side property lines	> 400 feet	> 700 feet	> 400 feet	> 700 feet	> 700 feet
Rear Yard	20 feet from rear property line	> 1,500 feet	> 1,500 feet	> 1,500 feet	> 1,500 feet	> 1,500 feet

*Per Sec. 18.104.230(A), Cave portals that are not visible from the road are exempt from the winery setbacks. All proposed winery structures, including cave portals, are screened from view from both the shared private road and Highway 128 by the surrounding topography and vegetation.

Parcel History: The project is located on Parcel "B" of a 1989 subdivision approved by Tentative Map No. 2489-PM. Although the original property was subdivided, subdivision Parcels "A" and "B" have been under the same ownership and continue to be managed together as a single farming operation. As noted previously, the applicant currently owns the adjacent parcel to the west (a.k.a. Parcel A). In 2016, Lot Line Adjustment #W16-00020 expanded the project parcel from 50.19-acres to 62.56 acres in size and subsequently changed the assigned APN from 032-520-007 to 032-520-009. The original single-family dwelling was built in 1965 and converted to a guest house in the late 1980's to allow construction of the property's main residence and barn, which commenced in 1990. In 2016, the landowner replaced the guest house with an ADU and completed related driveway improvements to meet Napa County Road and Street Standards for residential driveways.

Since 1994, the property has been subject to a Williamson Act Type "H" Contract which initially focused on alpaca breeding. Over time, agricultural uses of the property changed and in 2018, the County approved Erosion Control Plan #P17-00348-ECPA to establish a 4.46-acre vineyard (net 3.56 acres). Approximately 0.65 acres have been planted in Vineyard Block A and initial grading/site preparation has occurred in Vineyard

Blocks B and C. To satisfy conditions of approval of #P17-00348, the landowner recorded a deed restriction protecting 3.12 acres of Oak Woodlands in the northeast portion of the property, under Document No. 2018-0022516.

Code Compliance History: There are no open or pending code violations on the subject property, however there are four expired building and grading permits related to the main residence and private residential wine cave. Additionally, there is an expired building permit for the existing electric gate at the project driveway entrance (B16-01286) which is within the access easement on the City of Napa's easement parcel (APN 032-520-006).

Discussion Points:

Setting

The project site totals approximately 62.56-acres and is located at 2004 Sage Canyon Road/State Highway 128 (SR 128), approximately 0.5-mile east of Lake Hennessey. The property is in the Pritchard Hill area, on the north facing slopes above Sage Creek and SR 128. The existing building complex (project site) is located on a topographic bench in the northern-center portion of the parcel, approximately 344+/- to 488+/- feet from the highway. This area contains a barn, accessory dwelling unit (ADU), landscaping, parking areas and associated improvements. A portion of the existing barn is also within the 300-foot setback from the shared private road that serves the project parcel and the adjacent parcel to the west (APN 032-520-008). Other uses in vicinity include vineyard blocks A and B (approximately 2 acres), livestock pastures within disturbed oak woodland areas, a pool house, and a fenced garden. The residential driveway continues up a steep hill to the main residence and vineyard block C. Most of the property is either in the 600-foot setback from the highway, contains slopes exceeding 15 percent, or is vegetated with sensitive biotic communities including oak woodland, serpentine grassland, serpentine shrubland, and riparian habitat.

Winery Proposal and Design

The Use Permit request (P22-00384) proposes to convert and expand an existing barn to a winery, convert an ADU to a tasting room, construct a 5,000 square foot production cave and an adjacent covered crush pad/bottling space, and construct a small, covered parking structure with an ADA restroom. A total of 1,229 square feet of indoor winery accessory use and 9,192 square feet of winery production use is proposed, resulting in a 13.4% accessory to production use ratio. The request includes a Variance application (P25-00283) to allow the winery to use existing buildings and construct new buildings within the 300-foot and 600-foot winery road setbacks, approximately 279 feet from the centerline of the private road and 344 feet to 555 feet from the road centerline of SR 128. Parking improvements include seven standard and two accessible spaces. Driveway improvements include widening and installation of intervisible turnouts along sub-standard segments of the road in areas outside of stream setbacks, as well as signage and management of vegetation to maintain line of sight. Two outdoor patios will be used for outdoor seating and onsite consumption of wine (Business & Professions Code §23358, 23390 and 23396.5). The winery would be constructed in two phases: Phase I includes the tasting room, winery barn, three (3) total employees, and production of 5,000 gallons per year; Phase II increases production to 30,000 gallons per year and adds two (2) employees after the cave and crush pad are constructed. Visitation, tours and tasting, retail wine sales, and a marketing program would be established as set forth in the recommended Conditions of Approval in Attachment B.

Overall, the project proposes grading/excavation of a net 7,000+/- cubic yards and adding 20,930 square feet of impervious surface area on the project parcel, plus 925 square feet of new impervious surface area on the City of Napa's access easement parcel. Excess soil cut from the project site and cave spoils will be spread uniformly

in the onsite vineyards to achieve an onsite balance, resulting in an approximate one-foot-deep layer of spoils added to Vineyard Blocks B and C (not yet planted).

Visitation and Marketing

Consistent with the definition of "marketing of wine" (County Code Section 18.08.370), the applicant proposes a visitation and marketing program to include tours and tastings for up to 15 guests per day with a maximum of 105 guests per week (limited to 8 people per day/56 per week during Phase I). Visitation would be by appointment only and would occur between the hours of 9:00 a.m. and 6:00 p.m., Monday-Sunday. The applicant also proposes a total of six (6) marketing events per year allowing a maximum of 25 guests, and one (1) marketing event per year allowing a maximum of 100 guests (limited to 2 events per year with 25 people during Phase I). Conditions of Approval for the project require that shuttling is provided for all marketing events to accommodate the parking demand. Portable restroom facilities will be used for the largest event to avoid excessive loading on the domestic wastewater system. Marketing events will take place between 6:00 p.m. and 10:00 p.m. with quiet clean-up completing by 11:00 p.m.

Traffic / VMT Analysis

The parcel is accessed via a private shared driveway off SR 128. The project includes upgrades to the driveway entrance including trimming vegetation, re-striping the project driveway apron, installing new traffic safety signage and LED blinking warning signs along SR 128, and relocating existing mailboxes further back into the shoulder in coordination with Caltrans and Public Works. See below for further details on driveway improvements.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips and is presumed to have a less than significant impact for Vehicle Miles Travelled (VMT). Based on the County's winery trip generation assumptions, the proposed project would generate an average of 24 daily new trips on weekdays (27 during harvest) and 24 daily new trips on weekends (26 during harvest). Due to the relatively low number of new daily trips, the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

Parking

The winery project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated daily demand during harvest conditions. The project site, as proposed, would have a total of nine (9) parking spaces (with two designated for ADA drivers). Visitors to the Winery will be by appointment only. On a busy day, the 15 visitors (eight daily vehicles based on 2.6 people per vehicle) will arrive in a staggered arrangement so that there should never be more than three to four guest vehicles at the site at any time. Occasionally, visitors will arrive in a higher-occupancy vehicle such as an SUV, minivan or smaller shuttle bus. Two existing parking spaces located at the main residence, uphill from the project site, would be used to accommodate the two full-time employees who live onsite (owners). The other three part-time employees would then occupy the remaining spaces. Although the project would accommodate parking for daily operations, marketing events are estimated to require additional parking- 10 guest parking spaces for 25-person events and 39 spaces for 100-person events. Recommended Conditions of Approval require the winery to provide shuttle services for all marketing events. As such, the proposed project would not be in conflict with General Plan Policy CIR-14.

Project Entrance Improvements

To improve vehicle sight distance at the project entrance, the applicant proposes to trim vegetation along SR

128, re-stripe the project driveway apron, install new traffic safety signage and LED blinking warning signs along SR 128, and relocate existing mailboxes further back into the shoulder in coordination with California Department of Transportation and Napa County Department of Public Works, and as specified in the recommended Conditions of Approval.

Exception to NCRSS

Due to the access easement location, stream setbacks, and avoidance of mature oak trees and steep hillsides, the project requests an exception to the Napa County Roads and Street Standards (NCRSS). To achieve the same overall practical effect of the NCRSS for commercial roads, the project proposes driveway widening and installation of intervisible turnouts along sub-standard segments of the road, as well as signage and management of vegetation to maintain line of sight. Vegetation management consists of vegetation trimming along the driveway and removal of one Blue Oak tree from the upper portion of the driveway, below the proposed winery building's parking area. The paved driveway would be extended to the winery building to improve access and provide paved parking spaces and paved fire truck hammerhead turnaround areas. On May 20, 2025 (updated January 6, 2026), the Napa County Engineering Services Division and Fire Marshal's office determined these measures would achieve the same overall practical effect of the NCRSS.

Noise

The project would result in a temporary increase in noise levels during grading and construction activities and the intermittent increase of ambient noise resulting from wine making and visitation. The nearest non-project related residence is located to the north, across SR 128, approximately 600 feet from the proposed winery. Due to the distance, existing vegetation, and ambient noise levels from the highway, the potential for the creation of significant noise from the winery is significantly reduced. All production activities would occur inside the winery, within the covered crush pad located behind the winery, and in the cave. Noise resulting from winery truck traffic for a 30,000-gallon winery is expected to be negligible, as the facility would generate an average of one truck trip per day and three truck trips per day during harvest. Standard project conditions of approval further reduce noise impacts to neighbors by prohibiting outdoor amplified music and requiring marketing events to finish by 10:00 p.m., with quiet cleanup ending by 11:00 p.m.

Biological Resources

The property contains developed and disturbed areas including agricultural and residential structures, ranch roads, vineyards, and disturbed oak woodland with understory used for pasture. The project proposes to use buildings and adjacent areas within an existing building complex that is mapped as 'Urban or Built-up' according to the Napa County GIS Environmental Maps (Vegetation layer). All sensitive biotic communities found on the property will be avoided. These include riparian habitat, oak woodland, serpentine shrubland, and serpentine grassland. Additionally, all trees proposed for removal are outside of habitats classified as oak woodland, riparian oak woodland, or coniferous forest and therefore, the vegetation canopy cover retention and removal mitigation requirements under Conservation Regulations do not apply.

Based on inspection of the site, County GIS layers, and review of FirstCarbon Solutions' 2018 Biological Resource Assessment, staff concluded that a portion of the proposed cave and crush pad area (approximately 1,500 square feet) contains chaparral habitat that is within range of documented occurrences of two rare plants: green jewelflower (Streptanthus hesperidis) and Greene's narrow-leaved daisy (Erigeron greenei). To ensure impacts to protected plant species are avoided and/or reduced significantly, mitigation measures recommended for the project include pre-construction botanical surveys in conformance with California Department of Fish and Wildlife protocols. Since the project also proposes removing five oak trees from the building complex, pre-construction bat habitat assessments and nesting bird and raptor surveys are recommended to mitigate any potential impacts to bats and nesting birds and raptors. By incorporating the recommended mitigation measures

in addition to standard Conditions of Approval for stream protection, impacts to biological resources would be less than significant.

Cultural Resources

A Cultural Resources Assessment of the property was completed as part of the vineyard erosion control project #P17-00348, prepared by FirstCarbon Solutions dated May 5, 2017 (on file with County records, Confidential). The 2017 study included a check of the information on file with the County and the Northwest Information Center to identify any cultural resource survey reports and/or archaeological site records relevant to the project property. According to the 2017 study, no cultural resources have previously been recorded within 0.5 miles of the project parcel. FirstCarbon Solutions conducted a pedestrian survey of the property's vineyard blocks and surrounding areas and recommended standard measures for accidental discovery of archeological artifacts or human remains during construction, consistent with the County's standard Conditions of Approval.

On May 30, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. No request for consultation was received during the 30-day consultation invitation; however, in October 2025, the County received new information and concerns raised by the Middletown Rancheria of Pomo Indians of California ("Middletown Rancheria"). Representatives of Middletown Rancheria concluded the project is within Middletown Rancheria's Area of Concern due to its proximity to Lake Hennessy and known tribal cultural resources. The project was determined to have the possibility of unearthing tribal cultural resources which include, but are not limited to, Native American human remains, funerary objects, items or artifacts, sites, features, places, landscapes or objects with cultural values to the Middletown Rancheria during ground disturbance activities.

Due to the possibility of unearthing tribal cultural resources during ground disturbance activities, tribal monitoring mitigation measures have been incorporated into the project for preservation or mitigation of significant impacts to tribal cultural resources. As such, the proposed project would avoid and reduce potential impacts to unknown resources and would result in less-than-significant impacts to tribal cultural resources, including those that may be eligible for the California Historical Resources Information System or local register, or cultural resources as defined in Public Resources Code Section 5024.1(c).

Water Availability Analysis

A Water Availability Analysis was prepared by CMP Civil Engineering & Land Surveying Inc., originally prepared on December 6, 2023, and most recently updated on October 6, 2025 (WAA). As directed by the County's WAA Guidance Document dated May 2015 and the Interim Standards, the report includes Tier 1 calculations for the existing and proposed water uses and a groundwater recharge analysis and a Tier 2 well interference analysis. Although the existing project well is located within 1,500 feet of Sage Creek, a designated Significant Stream, the WAA concludes that a Tier 3 surface water interference analysis is not required because the project proposes a reduction in overall groundwater use through the removal of an existing residential use and the recycling of winery process wastewater for supplemental vineyard irrigation. Through these changes in operation, the project will reduce overall well pumping time and will therefore reduce any assumed harm relative to current conditions.

There are two existing wells on-site:

- Well #1 is the project well which currently serves the accessory dwelling unit and vineyard. Well #1 was completed in 1988 to a depth of 290 feet. At the time of completion, Well #1 produced 20 gallons per minute (gpm) during a four-hour well yield test (on file with county records; no permit

number).

- Well #2 is a non-project well that currently serves the main residence. Well #2 was constructed in 2014 and yields 1 gpm (Permit No. E14-00169).

Tier 1: The Tier 1 analysis considered existing uses onsite to include the main residence, accessory dwelling unit (with landscaping), and vineyard. The existing total groundwater usage is estimated at 3.03 acre-feet per year (AFY). Of the project parcel's 3.03 AFY of existing groundwater use, 1.25 AFY is used for residential use and up to 1.78 AFY is used/permitted for agriculture (vineyard). Of the project parcel's existing groundwater use, 75% (or 2.28 AFY) is sourced from the project well, Well #1.

There are no changes proposed to the existing main residence nor the permitted vineyard. The accessory dwelling unit is proposed to be converted to a tasting room and as a result, the overall water use attributed to residential use will decrease from 1.25 AFY to 0.75 AFY. CMP Civil Engineering & Land Surveying Inc. estimates the project to require a total of 0.76 AFY from the following uses: 0.55 AFY for winery processing; 0.11 AFY for employees and visitors; and 0.10 acre-feet for winery landscaping. Phase II of the project includes the beneficial reuse of treated process wastewater (0.55 AFY) to be used for vineyard irrigation. Thus, the parcel's total annual proposed water use (for Phase I and Phase II) is estimated to reduce from 3.03 AFY to 2.74 AFY. The project would result in an overall net reduction of approximately 0.2862+/- AFY of groundwater use.

Winery Domestic Water Usage:

Phase I domestic water usage is estimated to require 22,880 gallons per year, or 0.07 AFY:

- 2 full-time employees at 15 gallons per shift per employee and 1 part-time employee at 8 gallons per shift = 13,870 gallons per year
- 8 visitors per day at 3 gallons per person = 8,760 gallons per year
- 2 marketing events per year 25 guests per event, at 5 gallons per person = 250 gallons per year

Phase II domestic water usage is estimated to require 37,340 gallons per year, or 0.11 AFY:

- 2 full-time employees at 15 gallons per shift and 3 part-time employees at 8 gallons per shift per employee = 19,710 gallons per year
- 15 visitors per day at 3 gallons per person = 16,380 gallons per year
- 6 marketing events per year 25 guests per event and 1 event with 100 people, at 5 gallons per person = 1, 250 gallons per year

Winery Process Water Usage:

Winery process water is water used throughout the winery in winemaking tasks, including in the washing of grapes, cleaning of hoses, tanks, pumps, equipment, and building floors, and the preparation and washing of barrels, along with various other activities such as bottling. As discussed in the WAA, winery process water use is generally expressed as a ratio of water used to wine produced. During Phase I, the project proposes barrel storage and aging of up to 5,000 gallons of wine per year with all production steps occurring at an offsite custom crush facility, including barrel washing. As such, the project does not propose to use winery process water in Phase I. In Phase II, the project proposes full wine production for up to 30,000 gallons of wine per year. Per the WAA, 30,000 gallons of wine is estimated to require 180,000 gallons of water per year or 0.55 AFY, based on an assumed winery process water ratio of 6:1 (6 gallons of water for every 1 gallon of wine produced).

See Tables 1 and 2 below for estimated water usage broken down by project phasing.

Table 1. Phase I: Proposed Groundwater Usage (entire parcel)

Source of Demand	Well No.	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Main Residence	2	0.75	0.75	No change
Accessory Dwelling Unit (ADU)	1	0.40	0 (converted to tasting room)	-0.40
Landscaping	1	0.10	0.10	No change
Vineyard	1	1.78 (permitted under P17-00348)	1.78	No change
Employees (winery and tasting room employees)	1	0	0.04	+0.04
Tasting Room Visitation	1	0	0.026	+0.026
Marketing Events	1	0	250 gallons	+250 gallons
Total	**--**	**3.03**	**2.696**	**-0.334**

Table 2. Phase II: Proposed Groundwater Usage (entire parcel)

Source of Demand	Well No.	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Main Residence	2	0.75	0.75	No change
Accessory Dwelling Unit	1	0.40	0 (converted to tasting room)	-0.40
Landscaping	1	0.10	0.10	No change
Vineyard	1	1.78 (permitted under P17-00348)	1.23 (recycled process wastewater to supplement vineyard irrigation)	-0.55
Winery Production (process wastewater)	1	0	0.55	+0.55

Employees (winery and tasting room employees)		0	0.06	+0.06
Tasting Room Visitation	1	0	0.05	+0.05
Marketing Events	1	0	0.0038 (1,250 gallons)	+0.0038 (1,250 gallons)
Total	**--**	**3.03**	**2.7438**	**-0.2862**

Due to the parcel location outside of the GSA boundary, a parcel specific recharge calculation was prepared. In calculating the recharge for the 62.56-acre parcel, the project WAA quantifies the amount of average annual rainfall infiltrating to the underlying aquifer based on the average rainfall data collected from 2013 to 2023 provided by the Oregon State University PRISM Climate Group (30.72 inches), estimated losses to runoff, and estimated losses to evapotranspiration. CMP Civil Engineering & Land Surveying Inc. calculated groundwater recharge rate for this property is 0.80 acre-feet of water per acre of land. The analysis estimates the total annual recharge rate for the property is 50.05 AFY. The project's proposed reduction in water use of -0.2862+/- AFY would not impact groundwater availability. Comparing the proposed total groundwater use of 2.74 AFY to the calculated parcel groundwater recharge rate of 50.05 AFY, the WAA finds that the parcel has adequate water available to serve the proposed use and therefore passes the Tier 1 screening criteria.

Tier 2: The latest Interim Napa County Well Permit Standards and WAA Requirements require an interference analysis for any proposed increase in groundwater use occurring from project wells within 500 feet of any offsite well or 1,500 feet from any off-site spring. A Tier 2 analysis is not required for discretionary projects that use an existing well provided there is no increase in groundwater use. As discussed above, the project proposes to utilize the existing well (Well #1) currently used to supply irrigation for the vineyard and domestic water for the accessory dwelling unit. The existing residential well (Well #2) will not supply water to the winery and will continue to serve the main residence at an estimated 0.75 AFY.

The WAA documents Well #1 as completed to a depth of 290 feet in 1988 with a casing diameter of 6" and an annular seal depth of 32 feet. At the time of completion, the well yield test resulted in 20 gallons per minute for four hours. Due to the removal of a residential use and recycling of winery process wastewater for supplemental vineyard irrigation, the WAA estimates the project will result in a net decrease of 0.2862+/- AFY of groundwater pumped from the project well. Per the WAA Guidance Document, the Tier 2 requirements have been met due to the proposed reduction in groundwater use from the project well. No further analysis is required.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the Public Trust Doctrine. As discussed herein, the existing project will comply with the WAA guidance document.

The latest Interim Napa County Well Permit Standards and WAA Requirements require an analysis of potential groundwater to surface water interaction for new, altered, or increased groundwater use occurring from project wells within 1,500 feet of any County-identified Significant Stream inside the Napa River Watershed. Although the project well (Well #1) is approximately 416 feet from Sage Creek, the nearest Significant Stream, a stream interference analysis is not required because the project proposes a reduction in current groundwater use through the removal of a residential use and recycling of winery process wastewater for supplemental vineyard irrigation. The WAA estimates the modified uses of the site to result in a net decrease of approximately 0.2862 AFY of groundwater use. Through these changes in operation, the project will reduce overall well pumping time and will therefore reduce any assumed harm relative to current conditions.

Since the project well is within 1,500 feet of a designated significant stream, Napa County has conditioned the project to limit the existing volume of water (2.28 AFY) that may be pumped from the project well (Well #1), satisfying the County's Public Trust duties. See Conditions of Approval 4.20(c) and 6.15(e).

Wastewater System

A Wastewater Feasibility Study, dated October 22, 2024, was prepared by CMP Civil Engineering & Land Surveying Inc. which concludes that the ADU's existing engineered domestic wastewater treatment system and dispersal field has adequate capacity to serve the proposed domestic uses of the winery and tasting room (employees, visitation, marketing programs). Phase II of the winery project includes installation of a water recycling, biological processed waste system package unit with two 10,000 gallon holding tanks for treated wastewater to recycle winery process wastewater and reuse for vineyard irrigation. The Wastewater Feasibility Study demonstrates the site's existing vineyard is larger than the area required for the compliant land-application of treated process wastewater (winery process wastewater reused for vineyard irrigation). Per Napa County guidelines, a Registered Civil Engineer, Registered Environmental Health Specialist, or Licensed Contractor will provide ongoing monitoring and evaluation of the system. The Division of Environmental Health reviewed this report and concurred with its findings, conditioning that the selected design and plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Impacts would be less than significant.

Water System

As discussed above, domestic water for the project will be provided via an existing onsite groundwater well. Because the project does not involve serving 25 or more people for 60 days or more per year, the project's water supply system is not classified as a public water supply system and is exempt from State Water Board water supply permitting requirements. Prior to building permit issuance, the applicant will be required to meet County Environmental Health protection requirements for domestic water supply.

Green House Gas Emissions

On April 20, 2022, the Bay Area Air Quality Management District (BAAQMD) adopted new recommended thresholds for determining the significance of individual projects' greenhouse gas impacts under CEQA. Under the new thresholds, proposed land use projects may be analyzed for consistency with a qualified greenhouse gas (GHG) reduction strategy in the event one has been adopted. To date, Napa County has not adopted a qualified GHG reduction strategy pursuant to CEQA Guidelines section 15183.5. Absent an adopted strategy, BAAQMD recommends that a land use project include specified minimum design elements to ensure that the project is contributing its "fair share" toward achieving the state's key climate goal of carbon neutrality by 2045. Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects are evaluated per the BAAQMD recommended minimum design elements.

The project will be required, through Conditions of Approval, to meet relevant design standards identified by BAAQMD, including prohibiting the use of natural gas appliances or plumbing and compliance with the California Building Code Title 24 standards. Additionally, Conditions of Approval require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application which include exceeding the minimum number required bike racks, reusing winery process wastewater for vineyard irrigation, adhering to Water Efficient Landscape Ordinance requirements, and using energy conserving lighting (LED) and water efficient fixtures for both existing and new structures.

The project's proposed removal of five oak trees (approximately 0.12 acres of canopy) would result in a loss of

carbon sequestration capacity for the site. To ensure consistency with County carbon sequestration policies under General Plan Policy CON-65(e), staff recommend incorporating Conditions of Approval that require the applicant to implement vegetation protection fencing during construction and a tree replacement plan for five or more native carbon sequestering trees on the site.

Grape Sourcing

The proposed winery will have a maximum production of 30,000 gallons of wine. The 3.56 acres of on-site vineyards and other local Napa County vineyards will provide a source for grapes for wine production. The applicant has signed the County's 75 Percent Grape Source Agreement.

Variance Request

The proposal involves conversion of existing structures and construction of new structures for winery related uses within the 300-foot winery setback from a private road and the 600-foot winery setback from SR 128. This existing building complex is one of two accessible flatter areas of the property and is entirely within the 600-foot winery road setback. Additionally, a portion of the building complex (the existing barn) is within the 300-foot winery road setback from a private road that serves APN 032-520-008 and the project parcel. The other accessible level area of the property contains the main residence which meets the setback but is occupied by the landowner/winery operator and has a smaller footprint due to surrounding topography. Existing structures within the building complex include a barn/proposed winery which is 344+/- feet from the road centerline of SR 128 and 279+/- feet from the road centerline of the private road, and an ADU/proposed tasting room that is 488+/- feet from road centerline of SR 128. New winery structures proposed include an unenclosed covered parking structure with an ADA restroom and winery storage next to the proposed tasting room, located 555+/- feet from the road centerline of SR 128; and a covered crush pad with a mechanical enclosure located 421+/- from the road centerline of SR 128.

The barn and ADU were legally constructed in 1990 and 2016 under Building Permits #B46991 and #16-0470, respectively. Pursuant to County Code §18.104.230.C, conversion a of structure that legally existed prior to the adoption of the Winery Definition Ordinance (in 1990) is allowed without a variance provided that the structure is not expanded beyond the legally established footprint, and on a finding that the project is environmentally beneficial (to a structure that otherwise meets the setback). Although the barn was constructed in 1990, Section 18.104.230.C does not apply because the project proposes to expand the barn beyond its legally established footprint. Additionally, Section 18.104.230.C does not apply to the ADU as this building was replaced and expanded beyond its original footprint in 2016, which is after adoption of the WDO. For these reasons, both structures must meet the applicable winery road setbacks unless a variance is granted.

Furthermore, Resolution No. 2010-48 set the following policy regarding conversion of residences and barns for winery use that may request variances from winery setbacks: Exhibit A Section II - Conversion of Existing Structure states: To discourage property owners from constructing residences and barns with the express intent of converting them to wineries. The County does not generally support use permit proposals seeking to convert existing buildings to winery use if the buildings have been constructed or substantially modified within the last 5-7 years. As discussed above, it has been well over seven years since the ADU and the barn received occupancy.

The project includes a Cave Portal within the 600-foot winery setback however per Sec. 18.104.230(A)(1), cave portals that are not visible from the road are exempt from the winery setback. All proposed winery structures are screened from view from both the private road and SR 128 by the surrounding topography and vegetation, including the proposed cave portal. Therefore, the cave portal is not a part of this Variance request.

Staff supports the applicant's request for a variance. The barn and ADU are existing, located on a bench that is tucked into the hillside and screened from view from the private road and SR 128. The areas proposed for new structures are primarily disturbed and located adjacent to existing buildings. Most of the property is either in the 600-foot setback from the highway, contains slopes between 15 percent and greater than 30 percent, or is vegetated with sensitive biotic communities including oak woodland, serpentine grassland, serpentine shrubland, and riparian habitat. Developing other areas of the property with slopes less than 15% would elevate the geologic hazard and require substantial grading for access and new building pads, as well as permanent loss of vineyard or new stream crossings and conversion of sensitive biotic communities, depending on the location. Additionally, a portion of the existing barn/proposed winery building is within the 300-foot setback from the private road that serves the project parcel and the adjacent parcel to the west (APN 032-520-008).

As required by State and local statute, the granting of this variance would not confer a special privilege as the subject parcel contains a unique combination of existing development and regulatory constraints, namely slope and environmental constraints due to sensitive biotic habitat. There is nothing included in the variance proposal that would result in a measurable impact on the public health, safety, or welfare of the County of Napa. Conversion of the existing barn and ADU, as well as construction of the new structures would be subject to County Codes and regulations including but not limited to California building codes, fire department requirements, and water and wastewater requirements. The granting of the variance to the winery road setbacks will not adversely affect the health or safety of persons residing or working in the neighborhood of the property. The proposed winery structures would be located in an existing building complex that is screened from view from the private road and SR 128 due to surrounding topography and vegetation. Various County departments have reviewed the Project and commented regarding water, wastewater disposal, access, building permits, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure protection of public health and safety.

Public Comments: On January 6, 2024, staff received a public comment regarding the requested exception to the NCRSS, the variance to winery setbacks, and cave excavation (see Attachment L). No other public comments have been received as of the date of this staff report.

Decision Making Options:
As noted in the Executive Summary Section above, staff recommends that the Planning Commission approve the project as proposed, subject to the Findings and Conditions of Approval in Attachment A and B, respectively. However, staff has provided the following options for consideration by the Planning Commission.

Option 1 - Approve Applicant's Proposal (Staff Recommendation)

Disposition - This action would approve the project as proposed, allowing construction and operation of a 30,000-gallon per year winery with related tours and tastings and marking program that would allow up to 15 guests per day, seven days per week. The requested Use Permit would decrease water demands, increase vehicle trips and miles, and wastewater generation at the property, in addition to establishing approximately 23,105 sq. ft. of winery development area. The Variance request meets the provision of Code Section 18.128.060 and new construction would be compliant with Napa County zoning code regulations for winery developments, including minimum setbacks from property lines, maximum lot coverage, and maximum building height. With implementation of mitigation measures pertaining to biological and tribal cultural resources, potential environmental impacts of the project would be less than significant, and additional Conditions of Approval would be enforced with the intention of preserving public health, safety, welfare and convenience.

Staff recommends this option as the request is consistent with the Zoning Ordinance and applicable General Plan policies.

Action Required - Follow the proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made.

Option 2 - Modify the Applicant’s Proposal and Reduce Visitation

Disposition - Should the Planning Commission determine that the intensity of the visitation and marketing plan should be reduced, the Commission may take action to reduce the number of daily, weekly, or yearly visitors and/or reduce the number of proposed marketing events and/or reduce the hours of visitation.

Action Required - Follow proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to reduce the maximum daily visitation and/or number of marketing events. If significant revisions to the Conditions of Approval are required, the item may need to be continued to allow staff adequate time to prepare the revised conditions.

Option 3 - Deny Applicant's Proposal

Disposition - In the event the Commission determines that the project does not or cannot meet the required findings for the granting of a Use Permit and Variance, Commissioners should identify what aspect or aspects of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit is not being approved.

Action Required - Commission would move to deny the project.

Option 4 - Continuance Option
The Commission may continue an item to a future hearing date at its own discretion.

Attachments:
A - Recommended Findings
B - Recommended Conditions of Approval and Final Agency Approval Memos
C - Promise Winery IS-MND
D - Use Permit and Variance Applications and Narratives
E - County Road and Street Standards Exception Request
F - Water Availability Analysis
G - Wastewater Analysis
H - Biological Study (prepared for Erosion Control Plan #P17-00348)
I - Vehicle Sight Distance & Mitigation Report
J - 30,000-gal Winery Comparison Table and Summary of Changes
K - Graphics (land use and zoning maps, existing conditions and slope exhibits, project plans, site inspection photos)
L - Public Comments

“A”

Recommended Findings

PLANNING COMMISSION HEARING – FEBRUARY 4, 2026
RECOMMENDED FINDINGS

PROMISE WINERY VARIANCE (P25-00283-VAR), USE PERMIT (P22-00384-UP), AND EXCEPTION TO THE ROAD AND STREET STANDARDS
2004 SAGE CANYON ROAD, ST. HELENA, CA 94574
APN 032-520-009-000

ENVIRONMENTAL:

The Planning Commission (Commission) has received and reviewed the proposed Mitigated Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and makes the following findings.

That:

1. The Planning Commission has read and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prior to taking action on said Mitigated Negative Declaration and the proposed project.

2. The Mitigated Negative Declaration and MMRP is based on independent judgment exercised by the Commission.

3. The Mitigated Negative Declaration and MMRP was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).

4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment provided that measures to mitigate potentially significant impacts to biological and cultural resources are incorporated into the project approval.

5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.

6. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.

7. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Planning, Building, and Environmental Services Department, 1195 Third Street, Ste 210, Napa, California.

VARIANCE:

The following findings must be made in order for the Commission to grant a Variance pursuant to County Code § 18.128.060.

8. That the procedural requirements set forth have been met.

Analysis: An application and required processing fees have been submitted for a variance accompanied with a statement from the applicant outlining the reasons for the request. Site plans depicting the location of the project and elevation drawings showing the existing and proposed structures have been submitted as required by Napa County Code (NCC) §18.128.020. According to NCC § 18.128.040, the applicant shall bear the burden of proof in establishing facts supporting the applicant's eligibility for grant of variance while also providing other appropriate information, including graphic depictions necessary to show the grounds for granting of a variance. As such the applicant has submitted a narrative with responses to the required findings and the appropriate information needed to support approval of a variance. Noticing and public hearing requirements have been met. The hearing notice was posted on December 18, 2025, and copies were forwarded to property owners within 1,000 feet of the project parcels and all other interested parties.

9. Special circumstances exist applicable to the property, including size, shape, topography, location or surroundings, because of which strict application of the zoning district regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Analysis: This Variance is requested in tandem with the Use Permit request to allow conversion of existing structures and construction of new adjacent structures to establish a new winery. This existing building complex is one of two accessible flatter areas of the property and is entirely within the 600-foot winery road setback from Sage Canyon Road/Highway 128 (SR 128). Additionally, a portion of the building complex (the existing barn) is within the 300-foot winery road setback from a private road that serves APN 032-520-008 and the project parcel. The other accessible level area of the property contains the main residence which meets the setback but is occupied by the landowner/winery operator and has a smaller footprint due to surrounding topography. Existing structures within the building complex include a barn/proposed winery which is 344+/- feet from the road centerline of SR 128 and 279+/- feet from the road centerline of the private road, and an ADU/proposed tasting room that is 488+/- feet from the road centerline of SR 128. The barn and ADU were legally constructed in 1990 and 2016 under Building Permits #B46991 and #16-0470, respectively. New winery structures proposed include an unenclosed covered parking structure with winery storage space and an ADA restroom next to the proposed tasting room, located 555+/- feet from the road centerline of SR 128; and a covered crush pad with a mechanical enclosure located 421+/- from the road centerline of SR 128.

As discussed below, the Promise Winery parcel has a unique combination of geologic and biotic resource features. Although the subject parcel is over 60 acres and well above the 10-acre requirement for a winery parcel, its topography is steep and there are limited sites suitable for building a winery. Properties accessed from SR 128 within vicinity of the project site with the same zoning designation (AW) appear to contain steeper topography with limited topographical benches and limited presence, if any, of serpentine grassland and serpentine shrubland biotic communities.

<u>Special Circumstances</u>
The project parcel is characterized by steep slopes. Sage Creek, a designated significant stream, flows along SR 128 and borders the northern project parcel's boundary. The subject parcel has

special circumstances unique to it in that it contains an existing building complex sited on a topographical bench that is tucked into the hillside and screened from view from the highway. Most of the property is either in the 600-foot setback from the highway, contains slopes between 15 percent and greater than 30 percent, or is vegetated with sensitive biotic communities including oak woodland, serpentine grassland, serpentine shrubland, and riparian habitat. Additionally, a portion of the existing barn/proposed winery building is within the 300-foot setback from the private road that serves the project parcel and the adjacent parcel to the west (APN 032-520-008).

As can be seen from the slope exhibit provided under Graphics (Attachment K), the property is almost completely covered in either dark yellow color (surface slope of 15% to 30%), orange color (surface slope of 30% to 50%) and dark red (surface slope over 50%). The existing building complex is located on a bench in the northern portion of the property, approximately 344+/- feet from SR 128 and 279+/- feet from the private road, shown in areas with dark green color (surface slope of 0% to 5%) and light green (surface slope of 5% to 15%). Development of the other areas shown in green colors (slopes less than 15%) are either within the stream bank of Sage Creek (along SR 128) or would require construction of an access road that would pass through areas with greater than 30% slope and sensitive habitat in the southern portion of the property and are therefore not considered viable options.

Other geologic conditions on the property include a landslide and fault line. Napa County GIS Environmental Maps (Landslides line, polygon, and geology layers) show the property is underlain by a landslide deposit estimated to be 58 acres in size that extends from Sage Creek at the lower elevations of the site to about 0.5-mile upslope to the south. County GIS Environmental Maps (Fault layers) also show a quaternary fault line bisecting the southern portion of the property. Based on staff's review of the 2016 geotechnical report prepared by RGH Consultants for the ADU and other nearby improvements (on file with County records under 2004 Sage Canyon Rd, APN 032-520-009, Permit #B16-00470), the building complex appears to be the most suitable site for a new winery. RGH Consultants' report describes no active landslides, or any evidence of recent slope movement were observed at the ADU and surrounding areas surveyed at the time of their assessment in 2016. The 2016 geotechnical survey also describes no landforms observed within proximity of the ADU that would indicate the presence of active faults thus, RGH Consultants estimated the risk of fault rupture at the ADU site to be low.

Meeting the setbacks presents a practical difficulty as the areas located outside the required setbacks are on steep topography with slopes of between 15 percent and greater than 30 percent and would require conversion of either agricultural land or sensitive biotic communities. Although the vineyard blocks permitted under #P17-00348 are outside of both winery road setbacks and are unplanted, these areas contain slopes ranging from 15% to over 25%. Developing other areas of the property with slopes less than 15% would elevate the geologic hazard due to the proximity to the fault line and require substantial grading for access and new building pads, as well as new stream crossings and conversion of oak woodland, serpentine shrubland, and serpentine grassland.

Unnecessary Hardship

Developing a winery outside of the 300-foot and 600-foot road setbacks would create a substantial hardship in that any alternative location on the 62.56-acre parcel would necessitate substantial grading and earthmoving operations and the construction of additional structures, including access driveways, drainage and erosion control, on steeply sloping lands. This will necessitate the permanent loss of land permitted for vineyards or land with intact sensitive biotic communities. Additionally, grading and slope re-contouring will move development from an area on low geologic instability to areas of elevated geologic hazard. Although the applicant is not a licensed contractor, the applicant estimates building a winery on the areas outside of the winery setback, and extending the road to those areas, would cost millions of dollars.

The applicant owns the adjacent 40.06-acre parcel to the west (APN 032-520-008); however, this parcel contains only one single family dwelling and is characterized by steep slopes covered in oak woodland and serpentine shrubland. Converting the dwelling unit and surrounding area to a winery would result in loss of residential use of the property, conversion of oak woodland and necessitate a variance to the winery setback as the dwelling is approximately 488 feet from SR 128.

As the applicant's property, including the western parcel, cannot feasibly accommodate the imposed 300-foot and 600-foot winery road setbacks due to steep topography and sensitive biotic communities, the strict application of the setbacks would deprive the applicant of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

10. Grant of the variance is necessary for the preservation and enjoyment of substantial property rights.

Analysis: This finding requires the applicant to demonstrate that granting of the variance is necessary for the preservation and enjoyment of substantial property rights generally enjoyed by other property in the same zone and vicinity, but will be denied to the applicant's parcel due to special circumstances of the property and unnecessary hardship. This is generally referred to as the "parity" prong. The property is located within the AW zoning district in which wineries are permitted upon approval of a use permit. The property exceeds the minimum parcel size of 10 acres and as proposed, complies with all development standards for wineries, except for the required road setbacks. Approval of the variance will allow the subject property to be used as an agricultural use consistent with the site's zoning and General Plan land use designations. Further, the variance to the winery setbacks will allow the applicant to achieve a degree of parity with other properties in the vicinity within the same zoning district that are currently in agricultural use and are not constrained by the pre-existing conditions described above. Strict application of the setbacks, results in a practical hardship and a financial hardship which will restrict the ability to obtain a winery use permit. Grant of the variance will bring the parcel into "parity" with other properties zoned AW that have been granted use permits for wineries.

Other AW zoned properties located on SR 128 contain wineries in the 600-foot winery road setback. These include three pre-WDO wineries (Neyers Vineyards Winery, Nichelini Vineyards, Moss Creek Winery), Brown Estate Vineyards, and Dakota Shy Winery. The Brown Estate Vineyards parcel has similar topography, oak woodland, and vineyard constraints and obtained a variance to use an existing historic building located 280 feet from the centerline of SR 128.

Dakota Shy Winery is on a smaller flat parcel bounded by two highways and obtained a variance to expand their pre-WDO facilities because there was no alternative location on the site where the variance from winery road setbacks would not be necessary. Additionally, Gandona Winery, which is approximately one mile southwest of the project, obtained a variance to a 300-foot private road winery setback due to similar geological and biological constraints experienced by the applicant. Other wineries located within one mile of the site and in the same zoning district do not have frontage along a road/highway or are pre-WDO facilities and therefore are not limited by winery setbacks.

Conversion of existing structures on the property for winery purposes is necessary given the lack of other developable portions of the property and is environmentally preferrable. Granting of the variance is necessary for the applicant to utilize the existing building complex for the winery. By using these existing structures and their adjacent flatter, mostly disturbed areas, the project preserves sensitive biotic communities onsite as well as the permitted vineyard land onsite. If the landowner cannot use the existing structures and adjacent building areas, there is no other feasible developable portion of the property for winery purposes, and the landowner would be deprived of substantial property rights as a result.

11. Grant of the variance will not adversely affect the public health, safety or welfare of the County of Napa.

Analysis: The intent of the 300-foot and 600-foot winery setbacks is to avoid impacts to views and noise of a winery on major thoroughfares and neighbors and preserve the rural character of Napa County.

The requested variance will not adversely affect public health, safety and welfare and instead provides a benefit to the public welfare by avoiding scenic areas and substantial grading and vegetation removal, as discussed further below.

- The existing building complex is located on a topographic bench tucked into the hillside above SR 128, approximately 344 to 555 feet from the road centerline of SR 128 and 279+/- feet from a private road. Due to surrounding topography and vegetation, this building complex cannot be viewed from SR 128 or the private road. As such, none of the existing and proposed winery structures will be visible from views from SR 128 or the private road.
- By utilizing the existing building complex and adjacent hillside for the production cave, as well as the existing road that provides access to these areas, the project minimizes cut and fill and other earthmoving operations. Thus, approval of the variance will avoid substantial changes to the natural landforms and topography of the site.
- The project avoids sensitive biotic communities found on the property, including riparian habitat, oak woodland, serpentine shrubland, and serpentine grassland. Mitigation measures require pre-construction surveys to ensure potential impacts to protected plants and wildlife are significantly reduced.
- Placing the new unenclosed covered parking structure adjacent to the tasting room reduces the path of travel distance from the tasting room to the proposed ADA restroom (contained in parking structure).

Additionally, the project does not result in potential adverse impacts from noise, light, and dust:

- The nearest non-project related residence is located to the north, across SR 128 and approximately 600 feet from the proposed winery. Due to the distance, existing vegetation, and ambient noise levels from the highway, the potential for the creation of significant noise from the winery is significantly reduced. All production activities would occur inside the winery, within the covered crush pad located behind the winery, and in the cave. Noise resulting from winery truck traffic for a 30,000-gallon winery is expected to be negligible, as the facility would generate an average of one truck trip per day and three truck trips per day during harvest. Standard project conditions of approval further reduce noise impacts to neighbors by prohibiting outdoor amplified music and requiring marketing events to finish by 10:00 p.m., with quiet cleanup ending by 11:00 p.m.
- The winery is required to minimize nighttime light disruption and visual glare by using shielded exterior light fixtures and directing them downwards as specified in the County's standard Conditions of Approval.
- The winery must adhere to best management practices for dust control as specified in the County's standard conditions of approval.

Furthermore, various County departments have reviewed the Project and commented regarding water, wastewater disposal, access, building permits, and fire protection. Given that recommended conditions of approval and mitigation measures are incorporated, the project will not adversely affect the public health, safety or welfare of the County of Napa.

12. Grant of the variance in the case of other groundwater basins, or areas which do not overlay an identified groundwater basin, where grant of the variance cannot satisfy the criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080, substantial evidence has not been presented demonstrating that grant of the variance might cause a significant adverse effect on any underlying groundwater basin or area which does not overlay an identified groundwater basin.

Analysis: The project is located on a 62.56-acre parcel and is not located in the Napa Valley Floor or a groundwater deficient area. Water Availability Analysis was prepared (CMP Civil Engineering & Land Surveying Inc.) and submitted with the application utilizing the Napa County's Water Availability Analysis (WAA) Guidance Document (Adopted May 12, 2015) and 2024 Interim Guidelines. The analysis concluded that a Groundwater Recharge Rate of 50.05 acre-feet per year (AFY) has been identified for the parcel. The analysis states that the existing total water demand is 3.03 AFY and concluded that the projected water demand for the parcel would decrease by 0.2862 AFY, bringing the total water demand to 2.74 AFY. Additionally, project Conditions of Approval require the applicant to participate in a groundwater demand management program to verify that no more than the previously existing volume of water (2.28 AFY) is pumped from the project well (Well #1). Thus, the project would not increase groundwater extraction beyond the yearly maximum estimated groundwater recharge of 50.05 af/yr and will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

EXCEPTION TO THE ROAD AND STREET STANDARDS:

The Commission has reviewed the RSS) Exception request in accordance with the exception criteria in Section 3 of the RSS and makes the following findings:

13. The exception will preserve unique features of the natural environment which include, but are not limited to, steep slopes, heritage oak trees, or other trees of at least 6" dbh and found by the decision-maker to be of significant importance, but do not include manmade environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like.

Analysis: The driveway starts with a bridge crossing over Sage Creek which has a width of approximately 19 feet. Widening the existing bridge to 22 feet would likely trigger a full bridge replacement and construction within the streambed and bank. Immediately following the bridge is a 500+/- foot stretch of driveway with widths ranging from 13 to 22 feet, and sides bordered by Sage Creek on the right and steep slopes with oak trees on the left. The driveway continues uphill onto the project parcel with slopes starting at 4% and increasing to 19.9% before leveling out at the building complex. Approval of the Exception would preserve at least 18 to 24 mature oak trees, all over 6 inches DBH and avoid an estimated 10,000 square feet of grading and native vegetation removal, as well as grading on slopes exceeding 30%. By allowing the requested Exception, the project would also avoid placing approximately 3,000 square feet of new impervious area within the stream setback.

14. Grant of the Road and Street Standards Exception will provide the same overall practical effect as the Standards do in providing defensible space, and does not adversely affect the life, safety, and welfare of the public or persons coming to the property.

Analysis: To achieve the same overall practical effect of the NCRSS for commercial roads, the project proposes driveway widening and installation of intervisible turnouts along sub-standard segments of the road in areas outside of stream setbacks, as well as signage and management of vegetation to maintain line of sight. The paved driveway would be extended to the proposed winery barn (currently graveled) to improve access and provide paved fire truck hammerhead turnaround areas. The proposed design has been reviewed by the County Engineering Services Division and Fire Marshal, and they have determined that it meets the same overall practical effect as the NCRSS towards providing defensible space and consideration towards life, safety and public welfare.

15. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

Analysis: The lower portion of the driveway is located within a 40-foot-wide access easement on APN 032-520-006 which is owned by the City of Napa (recorded under document #2015-0019124). Most of the easement is constrained by Sage Creek to the right and steep topography and oak trees to the left.

USE PERMIT:

The Commission has reviewed the use permit request in accordance with the requirements of Napa County Code §18.124.070 and makes the following findings:

16. The Commission has the power to issue a use permit under the zoning regulations in effect as applied to the property;

Analysis: The project is consistent with Agricultural Watershed (AW) zoning district regulations. A winery (as defined in Napa County Code Section 18.08.640) and uses in connection with a winery (see Napa County Code Section 18.20.030) are permitted in an AW zoned district with an approved use permit. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code) as applicable.

17. The procedural requirements set forth in Chapter 18.124 of Napa County Code have been met;

Analysis: The use permit application has been appropriately filed, noticed, and public hearing requirements have been met. The public hearing notice and intent to adopt a Mitigated Negative Declaration was posted and published in the Napa Valley Register on December 18, 2025, and copies of the notice were forwarded to property owners within 1,000 feet of the Property and other interested parties. The public comment period ran from December 18, 2025 to February 3, 2026.

18. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County;

Analysis: Granting the Use Permit for the project as proposed and conditioned will not adversely affect health, safety or welfare of the County. Affected County divisions and departments have reviewed the project and commented regarding the proposed site access, grading, drainage, the existing septic system capacity, parking, building permits, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the protection of the public health, safety, and welfare.

19. The proposed winery use complies with the applicable provisions of Napa County Code and is consistent with the policies and standards of the Napa County General Plan;

Analysis: Compliance with the Zoning Ordinance The project is consistent with the AW zoning district regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.20.030) are permitted in the AW zoning district subject to an approved use permit. The proposed project includes the construction of a new winery facility with a visitation and marketing program. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

Analysis: Compliance with the General Plan As proposed and conditioned, the requested Use Permit is consistent with the overall goals and policies of the 2008 Napa County General Plan. The General Plan land use designation for the subject parcel is Agricultural, Watershed, and Open Space (AWOS). General Plan Agricultural Preservation and Land Use Goal AG/LU-1 guides the County to "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." General Plan Goal AG/LU-3 states that the County should "support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands." Goal AG/LU-3 and Policy AG/LU-2 recognize wineries as agricultural uses. The use of the property for fermenting and processing grape juice into wine supports the

economic viability of agriculture within the County, consistent with Goal AG/LU-3 and Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space…"). By allowing the proposed agricultural use, the requested Use Permit supports the economic viability of the existing vineyards and agricultural product processing, consistent with Economic Development Goal E-1 and Policy E-1. The "Right to Farm" is recognized throughout the General Plan and is specifically called out in Policy AG/LU-15 and in the County Code. "Right to Farm" provisions ensure that agriculture remains the primary land use in Napa County and is not threatened by potentially competing uses or neighbor complaints. Napa County's adopted General Plan reinforces the County's long- standing commitment to agricultural preservation, urban centered growth, and resource conservation.

Applicable Napa County General Plan goals and policies:

Goal AG/LU-1: Preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.

Goal AG/LU-3: Support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.

Policy AG/LU-4: The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space, except for those lands which are shown on the Land Use Map as planned for urban development. Policy AG/LU-8: The County's minimum agricultural parcel sizes shall ensure that agricultural areas can be maintained as economic units.

Policy AG/LU-15: The County affirms and shall protect the right of agricultural operators in designated agricultural areas to commence and continue their agricultural practices (a "right to farm"), even though established urban uses in the general area may foster complaints against those agricultural practices. The "right to farm" shall encompass the processing of agricultural products and other activities inherent in the definition of agriculture provided in Policy AG/LU-2.

Goal CON-10: Conserve, enhance and manage water resources on a sustainable basis to attempt to ensure that sufficient amounts of water will be available for the uses allowed by this General Plan, for the natural environment, and for future generations.

Goal CON-11: Prioritize the use of available groundwater for agricultural and rural residential uses rather than for urbanized areas and ensure that land use decisions recognize the long-term availability and value of water resources in Napa County.

Policy CON-53: The County shall ensure that the intensity and timing of new development are consistent with the capacity of water supplies and protect groundwater and other water supplies by requiring all applicants for discretionary projects to demonstrate the availability of an adequate water supply prior to approval. Depending on the site location and the specific circumstances, adequate demonstration of availability may include evidence or calculation of groundwater availability via an appropriate hydrogeological analysis or may be satisfied by compliance with County Code "fair-share" provisions or applicable State law. In some areas,

evidence may be provided through coordination with applicable municipalities and public and private water purveyors to verify water supply sufficiency.

Policy CON-55: The County shall consider existing water uses during the review of new water uses associated with discretionary projects, and where hydrogeological studies have shown that the new water uses will cause significant adverse well interference or substantial reductions in groundwater discharge to surface waters that will alter critical flows to sustain riparian habitat and fisheries or exacerbate conditions of overdraft, the County shall curtail those new or expanded water uses.

Policy CON-72: The County shall seek to reduce the energy impacts from new buildings by applying Title 24 energy standards as required by law and providing information to the public and builders on available energy conservation techniques, products, and methods available to exceed those standards by 15 percent or more.

Policy CON-77: All new discretionary projects shall be evaluated to determine potential significant project-specific air quality impacts and shall be required to incorporate appropriate design, construction, and operational features to reduce emissions of criteria pollutants regulated by the state and federal governments below the applicable significance standard(s) or implement alternate and equally effective mitigation strategies consistent with BAAQMD's air quality improvement programs to reduce emissions. In addition to these policies, the County's land use policies discourage scattered development which contributes to continued dependence on the private automobile as the only means of convenient transportation. The County's land use policies also contribute to efforts to reduce air pollution.

Policy CON-81: The County shall require dust control measures to be applied to construction projects consistent with measures recommended for use by the BAAQMD [Bay Area Air Quality Management District].

Goal E-1: Maintain and enhance the economic viability of agriculture.

Policy E-1: The County's economic development will focus on ensuring the continued viability of agriculture in Napa County.

Policy SAF-20: All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:
1) Adequacy of water supply.
2) Site design for fire department access in and around structures.
3) Ability for a safe and efficient fire department response.
4) Traffic flow and ingress/egress for residents and emergency vehicles.
5) Site-specific built-in fire protection
6) Potential impacts to emergency services and fire department response

20. The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on an affected groundwater basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080 of the Napa County Code.

Analysis: The subject property is not located in a "groundwater deficient area" as identified in Section 13.15.010 of the Napa County Code, and is consistent with General Plan Conservation Policies CON-53 and CON-55 which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources. Based on the submitted Water Availability Analysis (WAA) by CMP Civil Engineering & Land Surveying Inc., the subject parcel is outside of the GSA and has an estimated groundwater recharge of 50.05 acre-feet per year (af/yr). Water Demand Calculations submitted for the project indicate the water demand for existing uses on the property as 3.03 af/yr which includes: a primary residence (0.75 af/yr), accessory dwelling unit (0.40 af/yr) with landscaping (0.10 af/yr), and vineyard irrigation (1.78 af/yr). The proposed groundwater demand would reduce from 3.03 af/yr to 2.74 af/yr and include the following: a primary residence (0.75 af/yr), landscaping (0.10 af/yr), winery production (0.55 af/yr), vineyard irrigation supplemented by recycled process wastewater (1.23 af/yr), winery employees (0.06 af/yr), tasting room visitation (0.05 af/yr), and marketing events (0.0038 af/yr).

The proposed project would result in an overall decrease in water usage by 0.2862 af/yr and would not increase groundwater extraction beyond the yearly maximum estimated groundwater recharge of 50.05 af/yr. Additionally, project Conditions of Approval require the applicant to participate in a groundwater demand management program to verify that no more than the previously existing volume of water (2.28 AFY) is pumped from the project well (Well #1). Thus, the project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

Therefore, the project is considered not to have the potential to significantly impact groundwater resources. Since the projected water demand is well below the estimated water availability acre feet per year for the parcel, the requested Use Permit is consistent with General Plan Goals CON-10 and CON-11, as well as the policies mentioned above that support reservation and sustainable use of groundwater for agricultural and related purposes. The project will not require a new water system or other improvements and will not have a negative impact on local groundwater.

“B”

Recommended Conditions of Approval and Final Agency Approval Memos

PLANNING COMMISSION HEARING – FEBRUARY 4, 2026
RECOMMENDED CONDITIONS OF APPROVAL

PROMISE WINERY VARIANCE (P25-00283-VAR), USE PERMIT (P22-00384),
AND EXCEPTION TO THE ROAD AND STREET STANDARDS
2004 SAGE CANYON ROAD, ST. HELENA, CA 94574
APN 032-520-009-000

This permit encompasses and shall be limited to the project commonly known as **Promise Winery**, located at **2004 Sage Canyon Road**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

1.1 Approval of a Variance to Napa County Code Section 18.104.230(A) to allow conversion of an existing 1,300 square foot barn and a 1,268 square foot accessory dwelling unit to a winery and tasting room, and construction of new winery structures, located in the required winery setbacks as follows:

a. Winery Building 279+/- feet from the road centerline of a private road and 344+/- feet from the road centerline of Sage Canyon Rd (Hwy 128).
b. Tasting Room 488+/- feet from the road centerline of Hwy 128.
c. Covered Parking Structure 555+/- feet from the road centerline of Hwy 128.
d. Covered Crush Pad/Mechanical Enclosure 421+/- feet from the road centerline of Hwy 128.

1.3 An Exception to the Napa County Road and Street Standards (NCRSS) to allow for road widening and installation of intervisible turnouts (along STA 15+60 to STA 16+75, STA 16+75 to STA 17+50, STA 54+25 to STA 60+00, and STA 55+75 to STA 103+50), installation of signage, and vegetation management along the project driveway to achieve the same overall practical effect of the NCRSS for commercial roads pursuant to the plans prepared by Applied Civil Engineering, dated September 23, 2025. The NCRSS exception applies to

STA 10+00 to STA 15+60 and STA 16+75 to STA 17+50; all other sections will be compliant with the NCRSS.

1.4 Approval of a phased Use Permit to allow a 30,000 gallon per year winery with daily tours and tastings by appointment, and marketing events on a 62.56-acre parcel.

Phase I consists of the following:

a. Conversion and expansion of an existing 1,300 square foot barn to a 2,794 square foot winery building (production use only) for barrel fermentation and aging of up to 5,000 gallons of wine per year with all other production steps occurring at an offsite custom crush facility); and conversion of an existing 1,268 square foot accessory dwelling unit to a tasting room (no change in size) with 845 square feet of accessory use and 423 square feet of production use.
b. Construction of a new 2,465+/- outdoor patio next to the winery and a new 900 square foot enclosed covered parking structure with a 62 square foot accessible restroom (accessory use) and 62 square feet of storage space (production use).
c. Visitation, tours and tasting, retail wine sales, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below.
d. On-premises consumption of wine (Business and Professions Code Sections 23358, 23390 and 23396.5) as set forth in COA No. 4.4 below.
e. Hours of operation include seven days a week from 8:00 a.m. to 5:00 p.m., except during harvest for production, and seven days a week from 9:00 a.m. to 6:00 p.m. for visitation.
f. One employee in addition to the two owner-operators who live onsite for a total of three employees (two full-time, one part-time).
g. Seven on-site parking spaces consisting of the following: two existing standard spaces, three new standard spaces, and two new accessible spaces. Three of the seven spaces (two standard, one accessible) will be housed in the new covered parking structure.
h. Use of an existing domestic septic system to serve the tasting room and winery. No winery process wastewater to be generated from the Phase I winery facility; cleaning of equipment will occur offsite.
i. Use of an existing groundwater well (Well #1) and 20,000-gallon water storage tank for winery domestic uses.
j. Driveway improvements to meet requirements for an exception to the Napa County Road and Street Standards.
k. Connection to a 110,499-gallon fire protection/vineyard irrigation water tank (permitted under BR25-00800) and construction of a new fire pump house.
l. Limited catered and pre-prepared food pairings (no commercial food facility proposed).
m. Removal of five oak trees.

Phase II consists of the following:

a. Construction of a 5,000 square foot Type I wine cave for winery operations and storage (production use only), a 1,235 square foot covered crush pad and an adjacent 1,040 square foot mechanical enclosure to allow full wine production of up to 30,000 gallons per year.

b. Conversion of a portion of the winery building interior to allow accessory uses, including an employee restroom, break room, and office.
c. Visitation, tours and tasting, retail wine sales, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below.
d. No changes to Phase I on-premises consumption of wine.
e. No changes to Phase I hours of operation.
f. Increase number of employees to a total of five, consisting of two full-time and three part-time.
g. Construction of two additional parking spaces located at the winery building for a total of nine onsite parking spaces.
h. Installation of a water recycling, biological processed waste system package unit and associated tanks to recycle winery process water and reuse for vineyard irrigation.
i. Excavation of approximately 7,000 cubic yards of spoils and final placement of spoils spread uniformly throughout vineyard blocks B and C.
j. No changes to Phase I limited catered and pre-prepared food pairings.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a $500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing may occur at a winery only where such activities are accessory and "clearly incidental, related, and subordinate to the primary operation of the winery as a production facility."

Tours and tastings (defined below) may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

Winery Use Permit Phase I:
Tours and tastings shall be by appointment only and shall be limited to the following:

a. Frequency: 7 days per week, Monday through Sunday
b. Maximum number of persons per day: 8
c. Maximum number of persons per week: 56
d. Hours of visitation: 9:00 a.m. to 6:00 p.m.

Winery Use Permit Phase II:
Tours and tastings may commence in accordance with COA No. 9.9(c.) and shall be by appointment only and limited to the following:

a. Frequency: 7 days per week, Monday through Sunday
b. Maximum number of persons per day: 15
c. Maximum number of persons per week: 105
d. Hours of visitation: 9:00 a.m. to 6:00 p.m.

"Tours and tastings" means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times between 4:30 to 5:30 p.m. on weekdays.

A logbook (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building, and Environmental Services (PBES) Department upon request.

4.3 MARKETING

Marketing events shall be limited to the following:

Winery Use Permit Phase I:

a. **Small Event**
   1. Frequency: Two (2) times per year
   2. Maximum number of persons: 25
   3. Time of Day: 6:00 p.m. to 10:00 p.m. with clean-up by 11:00 p.m.
   4. Shuttle services shall be provided for marketing events to accommodate parking demand.
   5. Events shall occur at the tasting room and winery patio areas.

Winery Use Permit Phase II:

a. **Small Event**
   1. Frequency: Six (6) times per year
   2. Maximum number of persons: 25
   3. Time of Day: 6:00 p.m. to 10:00 p.m. with clean-up by 11:00 p.m.
   4. Shuttle services shall be provided for marketing events to accommodate parking demand.
   5. Events shall occur at the tasting room and winery patio areas.

b. **Large Event**
   1. Frequency: One (1) time per year
   2. Maximum number of persons: 100
   3. Time of Day: 6:00 p.m. to 10:00 p.m. with clean-up by 11:00 p.m.
   4. Shuttle services shall be provided for marketing events to accommodate parking demand.
   5. Events shall occur at the tasting room and winery patio areas.
   6. Portable restroom facilities shall be used to avoid excessive loading on the domestic wastewater system.

"Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to the County Code. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's Use Permit. To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of cost recovery, and any business content unrelated to wine must be limited.

Careful consideration shall be given to the intent of the event, the proportion of the business event's non-wine-related content, and the intensity of the overall marketing plan (County Code).

All marketing event activity, excluding quiet clean-up, shall cease by 10:00 p.m. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

Auction Napa Valley (ANV) events need not be included in a participating winery's marketing plan because they are covered by ANV's Category 5 Temporary Permit. The winery may utilize any ANV event authorized in this permit for another charitable event of similar size.

4.4 ON-PREMISES CONSUMPTION

In accordance with State law and the PBES Director's July 17, 2008, memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premises consumption of wine produced on-site and purchased from the winery may occur solely on the tasting room patio and winery patio as identified on plan sheets A3.1 and A3.3 of the architectural plan set submitted on October 31, 2025, prepared by Gould Architecture. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation and/or applicable limitations of permittee's marketing plan set forth in COA Nos. 4.2 and 4.3 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES

Unless specifically authorized by this permit or a previously approved permit, the existing single-family residence (main residence), pool house, and detached garage shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

4.6 GRAPE SOURCE

At least 75% of the grapes used to make the winery's still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the

event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation logbooks, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 RENTAL/LEASING

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

4.9 GROUND WATER MANAGEMENT – WELLS

This condition is implemented by the Planning, Building and Environmental Services Department:

The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County, if the PBES Director determines that substantial evidence[1] indicates that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. If data indicates the need for additional monitoring, and if the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In order to support the County's groundwater monitoring program, well monitoring data as discussed above will be provided to the County if the Director of PBES determines that such data could be useful in supporting the County's groundwater monitoring program. The project well will be made available for inclusion in the groundwater monitoring network if the Director of PBES determines that the well could be useful in supporting the program.

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as

[1] Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (between 4:00 p.m. to 6:00 p.m. on weekdays). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized marketing events allowed per COA No. 4.3 above.

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.

d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as "A-Frame" signs, is prohibited.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Engineering Division operational conditions as stated in their Memorandum dated October 28, 2025.

b. Engineering Division WAA Technical Adequacy Memo as stated in their Memorandum dated October 9, 2025.

c. Engineering Division Road and Street Standards Exception Memo as stated in their Memorandum dated January 6, 2026.

d. Environmental Health Division operational conditions as stated in their Memorandum dated June 5, 2025.

e. Building Division operational conditions as stated in their Memorandum dated July 23, 2025.

b. Department of Public Works operational conditions as stated in their Memorandum dated November 18, 2024.

f. Fire Department operational conditions as stated in their Memorandum dated November 6, 2025.

g. California Department of Transportation operational conditions as stated in their letter (email) dated June 18, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.19 OPERATIONAL MITIGATION MEASURES

The permittee shall comply with the following operational mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

a. The permittee shall comply with Mitigation Measures BIO-1 through BIO-3 and TCR-1 as listed in COA No. 6.12 below.

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

a. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects by the applicant, shall be implemented and evidence of implementation shall be provided to staff upon request.

b. All Winery Use Permit Phase II site improvements shall be completed prior to commencement of Phase II operations. Specifically, the domestic water supply and wastewater processing systems, parking, winery remodel, cave and crush pad improvements proposed under Phase II shall be constructed and finaled prior to increasing the number of employees, visitation and marketing program, and production volume listed under Phase I in COA No. 1.4, 4.2 and 4.3 above.

c. Groundwater Management – The project well (Well #1) shall be limited to 2.28-acre feet of groundwater per year for all winery and vineyard water consuming activities on the project parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(e) below.

In the event that changed circumstances or significant new information provide substantial evidence[2] that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

[2] Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

4.21 PREVIOUS CONDITIONS **[RESERVED]**

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Engineering Division operational conditions as stated in their Memorandum dated October 28, 2025.

b. Engineering Division WAA Technical Adequacy Memo as stated in their Memorandum dated October 9, 2025.

c. Engineering Division Road and Street Standards Exception Memo as stated in their Memorandum dated January 6, 2026.

d. Environmental Health Division operational conditions as stated in their Memorandum dated June 5, 2025.

e. Building Division operational conditions as stated in their Memorandum dated July 23, 2025.

b. Department of Public Works operational conditions as stated in their Memorandum dated November 18, 2024.

f. Fire Department operational conditions as stated in their Memorandum dated November 6, 2025.

g. California Department of Transportation operational conditions as stated in their letter (email) dated June 18, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.

b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.

a. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL

a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the

Planning Division's review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

d. Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.8 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of l
numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION

The property owner shall execute and record in the County Recorder's office a use restriction, in a form approved by County Counsel, requiring the winery buildings and tasting room building exteriors, water tanks, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation to be maintained by the owner or the owner's successor so as to maintain conformance with the County Code.

6.12 PERMIT PREREQUISITE MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

a. **MM BIO-1:** The owner/permittee shall implement the following measures to minimize potential impacts to special-status plant species (i.e., green jewelflower, Greene's narrow-leaved daisy, holly-leaved ceanothus, Jepson's leptosiphon, and Sonoma beardtongue):

Special Status Plants. Prior to the initiation of earth disturbing activities, the owner/permittee shall conduct botanical surveys for special-status plants at the project site, and adjacent to the project if indirect offsite impacts may occur, in conformance with CDFW's 2018 *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities* (see: https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants) to determine if special-status plants are present or to substantiate absence of these

species. Surveys shall be conducted during appropriate conditions and more than one year of surveys may be necessary per the protocol. If non-CESA listed special-status plants, including but not limited to California Rare Plant Rank plants, are detected and may be impacted by project activities, the project proponent shall mitigate for impacts at a 2:1 mitigation to impact ratio. Any special-status plants/populations removed, including inadvertent removals, as part of development authorized under #P22-00384, shall be replaced on-site at a ratio of 2:1 at locations with similar habitat. For such removal a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the Director and CDFW prior to commencement of grading and construction activities. At a minimum, the replacement plan shall include i) a site plan showing the locations where replacement plants will be planted, ii) a plant pallet composed the special-status plants specie(s) being removed including sizes and/or application rates, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management specifications, v) an implementation and monitoring schedule, and vi) performance standards with a minimum success rate of 80% to ensure the success of re-vegetation efforts. Any replaced special-status plants shall be monitored for a period of at least three years to success criteria are met.

Method of Monitoring: Prior to issuance of any grading permit or building permit(s) and through completion of initial site disturbance, the County shall review the results of all pre-construction surveys and any proposed removal of special-status plants/populations, including inadvertent removals. For such removal, a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the Director and CDFW prior to commencement of grading and construction activities. All measures shall be noted on the final project plans.

Responsible Agency: California Department of Fish and Wildlife

b. **MM BIO-2:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

    1. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be

repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.

2. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.
3. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.
4. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas shall undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

Method of Monitoring: The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide copies required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

Responsible Agency: California Department of Fish and Wildlife

c. **MM BIO-3**: Bat Tree Habitat Assessment and Surveys.
Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process

detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Method of Monitoring: The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide copies required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

Responsible Agency: California Department of Fish and Wildlife

d. **MM TCR-1:** Tribal Cultural Resources
    1. Prior to initial ground disturbance, the owner/permittee shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.
    2. Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.
    3. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation

can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

4. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.
5. The owner/permittee shall meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.

Method of Monitoring: The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide documentation to Napa County that they have engaged with the Middletown Rancheria to provide cultural monitors (as necessary) and that cultural sensitivity training has been provided to site workers.

Responsible Agency: Planning, Building & Environmental Services

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. In conjunction with building permit application submittal, the permittee shall not include natural gas appliances or natural gas plumbing within new areas of winery building construction and/or renovation of existing winery buildings.

b. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

c. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices Measures submitted with the project Minor Modification application shall be addressed through project construction and/or implemented through winery operation.

d. In conjunction with the building permit application submittal, the permittee shall submit plans for a winery sign as required by Condition of Approval 9.2. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words "Tours and Tasting by Prior Appointment Only" to inform the public of same.

e. Groundwater Demand Management Program:

1. The permittee shall install a meter on the project well (Well #1). The meter shall be placed in a location that will allow for the measurement of groundwater used from the project well. Prior to the issuance of building permits for the winery and associated structures, as approved under this permit, the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the project well.

2. The Plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.

3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.

4. As groundwater consuming activities already exists on the property, meter installation and monitoring shall begin immediately, and the first monitoring

report is due to the County within 120 days of approval of this permit.

5. For the first twelve months of operation under this permit, the permittee shall read the meter at the beginning of each month and provide the data to the PBES Director monthly. If the water usage from Well #1 exceeds, or is on track to exceed, 2.28 acre-feet per year, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required and shall be submitted to the PBES Director for review and action.

6. The permittee's well shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.

7. At the completion of the reporting period per 6.15(e)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:

   i. On or near the first day of each month the permittee shall read the water meter, and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meter during regular business hours.
   ii. Upon continued increases in operations approved under this permit, the PBES Director, or the Director's designated representative, has the right to revise the data submittal schedule.

f. Prior to wine cave grading and building permit final, the permittee shall obtain approval from the Department of Planning, Building, & Environmental Services for a revision to #P17-00348-ECP or a new Agricultural Erosion Control Plan, as applicable, to incorporate the proposed 7,000+/- cubic yards of cave spoils.

g. Canopy Retention:
Prior to issuance of building permits, the applicant shall submit a tree replanting plan, prepared by a certified arborist and subject to Planning Division approval, that includes replanting the equivalent amount (or more) of native carbon sequestering trees removed as a result of the project. The replanting plan shall also include a 5-year monitoring program. Alternatively, the applicant may identify and permanently preserve the equivalent amount (or more) of native carbon sequestering canopy through deed restriction or other means of permanent protection in a form approved by County Counsel. Areas proposed for replanting or preservation involving slopes exceeding 30% may only be considered if a report from a qualified professional (i.e. biologist) demonstrates the proposed area provides enhanced water quality and environmental benefits. Replacement trees shall be installed, or the deed restriction recorded, prior to final occupancy of building permits.

h. All Winery Use Permit Phase II site improvements shall be completed prior to

commencement of Phase II operations. Specifically, the domestic water supply and wastewater processing systems, parking, winery interior remodel, cave and crush pad improvements proposed under Phase II shall be constructed and finaled prior to increasing the number of employees, visitation and marketing program, and production volume listed under Phase I in COA No. 1.4, 4.2 and 4.3 above.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.

3. Cover all haul trucks transporting soil, sand, or other loose material off-site.

4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.

8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.

d. STORM WATER CONTROL
The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING
In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE
Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged,

loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 a.m. to 5 p.m.

7.4 CONSTRUCTION MITIGATION MEASURES

The permittee shall comply with the following construction mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project,

a. The permittee shall comply with Mitigation Measures BIO-1 through BIO-3 and TCR-1 as listed in COA No. 6.12 above.

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

a. Vegetation Protection:

1. Prior to any earthmoving activities temporary construction fencing or other means of project demarcation acceptable to the County shall be placed at the limits of the project footprint. The precise locations of said fences shall be inspected and approved by the Planning Division prior to the commencement of any earthmoving activities. No disturbance, including grading, placement of fill material, storage of equipment, etc., shall occur within the designated protection areas for the duration of winery construction and operation.

2. Trees or any other vegetation inadvertently removed as a result of the project shall be replaced onsite at a 2:1 ratio: trees shall be replaced with fifteen-gallon container size trees. For such removal a replacement plan shall be prepared for county review and approval that includes at a minimum, the locations where replacement trees and vegetation will be planted, plant container sizes or seeding specifications, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before vineyard planting activities. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate. Replacement trees shall be installed and documented that they are in good health prior to completion and finalization of the erosion control plan.

3. The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3rd of the canopy) and vegetation to be retained adjacent to the project area.

b. Stream Protection:

1. The location of stream setbacks shall be clearly demarcated in the field with temporary construction fencing, which shall be placed at the outermost edge of required setbacks shown on the project plans. Prior to any earthmoving activities, temporary fencing shall be installed: the

precise locations of said fences shall be inspected and approved by the Planning Division prior to any earthmoving and/or development activities. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated areas for the duration of erosion control plan installation and vineyard installation. The protection fencing shall remain in place for the duration of project implementation.

2. All construction and related traffic will remain outside of the protective fencing to the maximum extent practicable to ensure that the stream, buffer zones, and associated woodland habitat remains undisturbed.

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any winery identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words “Tours and Tasting by Prior Appointment Only” to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS

a. Prior to obtaining final occupancy for any winery structure, the permittee shall improve access and sight distance at the project driveway entrance as required by the Napa County Department of Public Works and California Department of Transportation. These improvements include, but may not be limited to, trimming vegetation, restriping the project driveway apron, installing a stop sign at the driveway for outbound vehicles, installing new traffic safety signage and LED blinking warning signs along Sage Canyon Rd, and relocating existing mailboxes further back into the shoulder. The design of access and sight distance improvements shall be designed in substantial conformance with the submitted Promise Wine Vehicle Sight Distance & Mitigation Report prepared by GHD, dated January 22, 2025, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

b. Prior to obtaining final occupancy for any winery structure, the permittee shall construct driveway improvements on the project driveway. The design of the road improvements shall be designed in substantial conformance with the submitted site plan dated January 31, 2025, prepared by Applied Civil Engineering, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

The permittee shall comply with the following preoccupancy mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project,

a. The permittee shall comply with Mitigation Measures BIO-1 through BIO-3 and TCR-1 as listed in COA No. 6.12 above.

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

a. Provide evidence that the required well meter has been installed and groundwater usage monitoring has commenced as required in COA Nos.4.20(c) and 6.15(e).
b. Prior to final, Building Permit #BR25-00080 (water storage tank) shall be revised to connect the tank to the project well.
c. All Winery Use Permit Phase II site improvements shall be completed prior to commencement of Phase II operations. Specifically, the domestic water supply and wastewater processing systems, parking, winery interior remodel, cave and crush pad improvements proposed under Phase II shall be constructed and finaled prior to increasing the number of employees, visitation and marketing program and production volume listed under Phase I in COA No. 1.4, 4.2 and 4.3 above.
d. Prior to final, all temporary construction fencing placed along ephemeral streams and protected oak woodland areas and other protected vegetation areas shall be removed from the project site.

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www.countyofnapa.org

Brian D Bordona
Director

MEMORANDUM

To:	Hannah Spencer, Planning	From:	Raulton Haye, Engineering
Date:	October 28, 2025	Re:	P22-00384 Promise Winery APN: 032-520-009

The Engineering Division has reviewed the use permit application P22-00384 for the winery located on assessor's parcel number 032-520-009. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.

3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.

4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

5. **Prior to issuance of a building permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.

6. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.

7. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

PREREQUISITES DURING PROJECT CONSTRUCTION

8. Required on-site pre-construction meeting with the Napa County PBES Engineering Division **prior to start of construction**.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

9. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit. **** If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

10. Operations and Maintenance Agreement for post construction Stormwater facilities must be legally recorded.
11. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Raulton Haye from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)253-4621 or by email at Rauton.Haye@countyofnapa.org

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Brian D. Bordona
Director

MEMORANDUM

To:	Hannah Spencer Planning	From:	Raulton Haye Engineering
Date:	October 9, 2025	Re:	**Permit No. P22-00384** **Promise Winery** **WAA Technical Adequacy**

The Engineering Division has reviewed the Water Availability Analysis (WAA) dated 10/6/2025, by CMP Civil Engineering for the Promise Winery – Use Permit, P22-00384, located on Assessor parcel number 032-520-009 at 2004 Sage Canyon Road, St Helena. The proposed plan requests the construction of a winery with an annual wine production of 30,000 gallons.

The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interatction pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Raulton Haye from the Napa County PBES Department Engineering Division at (707) 253-4621 or via e-mail at raulton.haye@countyofnapa.org.

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Brian D Bordona
Director

MEMORANDUM

To:	Hannah Spencer, Planning	From:	Raulton Haye, Engineering
Date:	January 6, 2026	Re:	P22-00384 Promise Winery. **Road Exception Evaluation** APN: 032-520-008

ROAD EXCEPTION REQUEST:

The Engineering Services Division received a request for an exception to the Napa County Road and Street Standards (NCRSS) for the access road serving the proposed winery located at 2000 Sage Canyon Road, St Helena CA. The Napa County Road and Street Standards (NCRSS) may allow for an exception if at least one of the following provisions are met:

i. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like;

ii. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or

iii. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

The subject parcel is served by an existing road that starts at the intersection of Sage Canyon Road. From Sage Canyon Road, the road, via a bridge, crosses over Sage creek and has a width of approximately 19 feet. From the end of the bridge the road is paved and runs west, directly adjacent to Sage creek for about 425 feet. The road continues approximately 250 ft to an intersection where it then bears northwest and traverses up a hillside for 3225 ft to the subject site. The road ranges in width from 14 to 19ft. The Napa County Road and Street Standards (NCRSS) requires a 22ft minimum width, and 20% maximum slope for roads serving commercial uses such as this proposed micro winery. The Promise Winery project is seeking exception to the NCRSS to accommodate environmental and physical constraints that forbid compliance with the standards. The Engineering and Fire Divisions have visited the site to evaluate the exception request.

Driveway Exception Request

STA 10+00 to 15+60

The Napa County Road and Street Standards (NCRSS) requires a 22ft minimum width for commercial access roads. This segment of the road is constrained by steep slopes and an adjacent blueline stream which forbids road expansion to the compliant width. There is also an existing bridge within this segment of road that would need to be replaced to meet the compliant width.

There is a driveway apron that connects to Sage Canyon Rd that provides more than sufficient space for access and egress. This area is immediately followed by the bridge that is wide enough to accommodate emergency and passenger vehicular traffic. An existing standard turnout at STA 14+50 would also serve as a refuge area to allow the passage of emergency vehicles. Furthermore, signage will be installed to inform motorists of the road conditions and the refuge area available within this segment of the road. Engineering has determined that these measures would provide the same overall practical effect towards providing defensible space.

STA 16+75 to STA 17+50

The Napa County Road and Street Standards (NCRSS) requires a 22ft minimum width for commercial access roads. The existing driveway throughout this segment is 16ft. There are a few mature oak trees with this area that would have to be removed to allow widening to the compliant width. The existing road, through this segment, will allow the passage of fire equipment. Before and after this short 75ft run, a standard, full-width pavement is proposed. Furthermore, signage will be installed to inform motorists of the road conditions and the turnout available within this segment of the road. Engineering has determined that these measures would provide the same overall practical effect towards providing defensible space.

STA 50+55 to STA 54+25

The Napa County Road and Street Standards (NCRSS) requires a 22ft minimum width for commercial access roads. The existing driveway is 14 ft wide in this area. The project proposed to widen the road to the maximum extent possible, which will result in drivable widths of 17 to 19ft. Within this area there are mature oak trees and slopes exceeding 30% on both sides of the driveway, that prohibits widening to the standard 22ft width. There is an existing ditch along the inboard edge of the road at the base of the up slope. There is concern that widening along this ditch may compromise the stability of the slope, therefore no disturbance is proposed for this area. The existing road, through this segment, will allow the passage of fire equipment. Before and after this 370ft stretch, a standard, full width pavement is proposed and there is an unobstructed line of sight along this corridor, between the compliant areas at the beginning and end of this segment. Furthermore, signage will be installed to inform motorists of the road conditions and direct them to available turnouts. Engineering has determined that these measures would provide the same overall practical effect towards providing defensible space.

ENGINEERING DIVISION EVALUATION AND RECOMMENDATION:

Engineering Division staff has reviewed the Request noted above with the applicant's authorized agents, Engineering staff and the Fire Marshal's office. With respect to Section (3) of the NCRSS as adopted by Resolution No. 2023-59 by the Board of Supervisors on April 18, 2023, this division has determined that the applicant has met the provisions for an exception to the NCRSS. The proposed improvement achieves the same overall practical effect by installing intervisible turnouts along sub-standard segments of the road and implementing signage and vegetation management measures to maintain line of sight.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items, please contact Raulton Haye from Napa County PBES Department Engineering Division at (707) 253-4621 or via e-mail at raulton.haye@countyofnapa.org

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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian Bordona
Director

MEMORANDUM

To:	Hannah Spencer, Project Planner	From:	Maureen S. Bown, Senior Environmental Health Specialist
Date:	June 5, 2025	Re:	Promise Wine 2004 Sage Canyon Rd. St. Helena, CA APN 032-520-009-000 Use Permit P22-00384

This Division has reviewed an application requesting approval to establish a winery, with a 2 phased approach, as depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. Sewer line permit(s) must be secured from this Division, prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater, to connect to the existing onsite wastewater system.

2. In Phase 2, plans for the proposed process wastewater pretreatment and reuse system, as described in the Onsite Wastewater Disposal Feasibility Report, dated 10/22/2024, shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division. According to the project narrative, dated October 28, 2024, all production will occur at a co-production facility and therefore, no process wastewater will be generated on site in Phase 1.

3. In Phase 2, permits to construct the process wastewater treatment and reuse system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.

4. The applicant shall enroll for coverage under the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water by submitting the Notice of Intent, Technical Report and Application to the San Francisco Regional Water Quality Control Board or Napa County, if applicable, for the proposed winery process water treatment system.

5. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.

6. A commercial food facility is not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.

7. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

Prior to granting final occupancy and thereafter:

8. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

9. The use of the existing onsite wastewater system (absorption field/drain field) area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.

Upon final occupancy and thereafter:

10. The applicant shall maintain the annual operating permit and regular monitoring of the Alternative Sewage Treatment System (wastewater system), as required by this Division, which includes submitting monitoring reports.

11. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to http://cers.calepa.ca.gov/ , and be approved by this Division within 30 days of said activities.

12. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at:\ http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

13. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to http://cers.calepa.ca.gov/ and approved by this Division.

14. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors, and odors.

15. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system, the plan submitted for review and approval must address bentonite disposal.

16. The proposed use shall not exceed the approved design flow of the existing septic system.

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Planning, Building & Environmental Services

1195 Third Street, Suite 210
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www.countyofnapa.org
Main: (707) 253-4417

Brian D. Bordona | Director

MEMORANDUM

To:	Hannah Spencer, Planner III	From:	David Giudice, CBO
Date:	07/23/2025	Re:	P22-00384, Promise Winery

The Building Division is not currently reviewing this project for compliance with the California Building Standards Code. At this stage, our review is limited to the Planning entitlements associated with the proposed project.

We have no issues or concerns with the approval of the **Use Permit**, as it is a Planning entitlement only and does not authorize any construction activity.

The plans provided for the application do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, “only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit”. The codes adopted at this time are 2019 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire, and part 11 Green Buildings.

A geotechnical report is required for all new building construction and any changes in occupancy, including the proposed changes to the guest cottage and barn. Additionally, the new concrete retaining walls around the existing barn will require geotechnical analysis and appropriate structural design considerations.

The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public. At the time of Permit Submittal your design professional shall submit plans for egress and accessibility for review

The increase in occupant load will require a revised egress plan demonstrating compliance with Chapter 10 of the California Building Code.

Outdoor assembly use areas are required to be accessible per scoping requirements found in Chapter 11B of the California Building Code. Increase in parking spaces will trigger additional accessible parking spaces.

If your marketing plan is proposing events please be aware that no events will be allowed in portions of the building that are not permitted under the Assembly occupancy requirements, this includes fermentation and barrel rooms. Please keep this in mind when you are planning your footprint and applying for the building permits

In accordance with the California Building Code no change shall be made in the use or occupancy of an existing building unless the building is made to comply with the requirements of the California Building Code as for a new building.

Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.

Review was completed of work that was shown on the proposed plans, if there are plans to utilize existing residential wine cave for the winery purpose review will need to be done and there may be additional requirements.

If you have any questions regarding the building permit process, feel free to contact us.

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Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Steven Lederer
Director

MEMORANDUM

To:	PBES Staff	From:	Anna Vickroy, P.E., T.E. Traffic Engineering Staff Consultant
Date:	November 18, 2024	Re:	Promise Winery (P22-00384) **Conditions of Approval**

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to provide conditions of approval regarding the Use Permit and Variance Application #P22-00384 (APN 032-520-009), for the proposed Promise Winery, located at 2000 & 2004 Sage Canyon Road, St. Helena in the County of Napa.

In preparation of this memorandum, we have reviewed the following documents:

- Vehicle Sight Distance & Mitigation Report dated October 11, 2024 by GHD
- Request for Exception to NCRSS dated October 11, 2024 by GHD
- Response to County Comment Letters, second application dated October 28, 2024 by DP&F Law
- Promise Winery Use Permit and Variance Project Narrative dated October 28, 2024

The Department of Public Works has established the following conditions of approval related to the Use Permit Application Number P22-00384. All listed conditions of approval shall be fully completed accordingly prior to the issuance of Occupancy permit:

1. Project Driveway

Driveway access to the public right-of-way must conform to the latest edition of the Napa County Road and Street Standards. Additionally, the driveway apron shall be improved with restriping to provide clear inbound and outbound paths to include a driveway centerline and stop bar. In addition, a stop sign shall be installed for outbound vehicles. The improvement plans shall be submitted to the County for review and approval prior to installation.

2. Improvements along Sage Canyon Road (SR-128)

Based on the Vehicle Sight Distance & Mitigation Report, the project is required to implement the following measures to improve vehicle sight distance from the project driveway looking east and west on Sage Canyon Road:

a) The existing vegetation on the south side of Sage Canyon Road both east and west of the project driveway shall be trimmed and maintained to the maximum extent possible to provide a line of sight to vehicles in the driveway and vehicles approaching the driveway. Lower

shrubs and bushes shall be cleared and maintained, tree canopies shall be trimmed and maintained upwards to provide a viewing window through the trees.

b) The existing mailboxes on the west side of the project driveway shall be relocated further back in the shoulder to provide additional vehicle sight distance to the west. In considering the exact location, the presence of parked vehicles to pick up mail and mail delivery vehicles shall also be considered. Additionally, the exact location shall be determined after trimming the vegetation to improve sight distance.

c) Intersection warning signs (W2-7L) along with Cross Traffic Ahead (W70) shall be installed in both directions on Sage Canyon Road. Additionally, LED blinking warning lights shall be installed on the W70 sign that shall be activated when a vehicle is outbound in the driveway. These lights can be solar powered if tree-cover allows access to the panel. The exact location of the signs as well as the design of the lights shall be included on an improvement plan and approved by Caltrans.

d) If Caltrans does not approve the blinking warning lights on the W70 sign, another option is to install a radar speed sign with an advisory speed of 40 mph in the westbound direction.

These improvements shall be reviewed and approved by Caltrans and shall require an encroachment permit from Caltrans.

3. Landscaping Maintenance

Landscaping adjacent to the project driveway shall be designed and maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 6 feet in height removed once the tree is established.

4. Encroachment Permit Requirement

An encroachment permit along with the required fee and a proposed traffic control plan will be required for the construction of any improvements within the public right-of-way. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. More information on these is available at our website: http://www.countyofnapa.org/publicworks/roads/

5. Transportation Demand Management Plan

It is recommended that the applicant/permittee voluntarily explore and implement a Transportation Demand Management (TDM) Plan, which should include measures to reduce daily vehicle trips, particularly during marketing and special events. These measures may include, but are not limited to, subsidized transit passes, carpool/vanpool, and bicycle trip-end facilities.

6. On Street Parking

Parking within the public right-of-way will be prohibited at all times, including marketing and/or temporary events.

The applicant is required to make the following corrections to the project documents before the Planning Commission meeting for permit approval, with the understanding that these corrections will not affect the results of the traffic analysis:

A. There continues to be inconsistencies in the number of employees. The Project Narrative identifies 3 part-time and 2 full-time employees in Phase 2. The Request for Exception letter identified 3 full-time and 2 part-time employees. The Winery Trip Generation Worksheet in Appendix C in the Vehicle Sight Distance & Mitigation Report identifies 2 full-time employees and 3 part-time employees. Please provide an update with the correct information on all documents.

B. The Left-Turn Lane Warrant analysis provided in Appendix C is based on the number of net new trips generated by the winery based on the Winery Trip Generation Worksheet. However, this analysis is required to be based on the total number of daily trips utilizing the driveway, which includes the existing residence (10 daily trips). Although it is acknowledged this adjustment will not change the outcome indicating that a left-turn lane is not warranted, this analysis should be corrected.

If you have any questions or concerns on this matter, please contact Ahsan Kazmi, P. E. at ahsan.kazmi@countyofnapa.org or call (707) 259-8370 if you have any questions.

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Napa County Fire Department
Fire Marshal's Office

951 California Blvd
Napa, CA 94559
www.countyofnapa.org
Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department
Conditions of Approval

TO:	Planning Department	**DATE:**	11/6/2025
FROM:	Jason Downs, Fire Marshal	**PERMIT #**	P22-00384
SUBJECT:	Promise Winery (Revised)	**APN:**	032-520-009-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.

2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.

3. Projects shall have an approved water supply for fire protection be made available as soon as combustible material arrives on the site. All underground fire lines, pump and tank plans are required to be a separate submittal from the building or civil plans.

4. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:

    1. Automatic fire-extinguishing systems
    2. Fire alarm and detection systems and related equipment
    3. Fire pumps and related equipment
    4. Private Fire service mains and their appurtenances
    5. Standpipe systems
    6. High-piled combustible storage
    7. Gates and barricades across fire apparatus access roads
    8. Emergency responder radio coverage systems

5. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards

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6. The Napa County Fire Marshal's Office has reviewed and acknowledges the road exception attached to P22-00384. Before issuance of a building or grading permit, the owner shall demonstrate on the plans that all roadway construction associated with this application shall conform to the Road Exception Evaluation composed by the Napa County Engineering Division. Any proposed new or reconstructed roadway, not included in the above-mentioned Road Exception Evaluation shall meet the requirements for a Commercial Driveway as outlined in the latest Napa County Road and Street Standards (RSS).

7. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.

8. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.

9. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5, the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA. All residential properties with an electric gate are required to install a Knox Key Switch (Model 3501 or 3502). Manual gates shall be secured with a Knox Padlock.

10. Turnarounds are required on driveways and dead-end roadways.

11. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.

12. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.

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Fire Marshal

Napa County Fire Department
Conditions of Approval

13. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.

14. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains

15. Commercial - Developments more than 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals.

16. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.

17. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.

18. Emergency Responder Radio Coverage in New Buildings: All new buildings *may* be required to provide approved emergency responder radio coverage within the building. This requirement will be determined by the Fire Code Official based on the existing coverage levels of the jurisdiction's public safety communication systems at the exterior of the building. The purpose of this provision is to ensure that emergency responders have adequate radio signal strength throughout the building during emergency operations.

19. Provide and maintain a minimum 100-foot defensible space around all structures, in compliance with the Napa County Defensible Space Ordinance, the Napa County Fire Marshal's Defensible Space Guidelines, and California Public Resources Code Section 4291, as applicable. Defensible space shall be established prior to final project approval

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Conditions of Approval

or occupancy and maintained in a fire-safe condition for the life of the project, subject to inspection by the Napa County Fire Marshal's Office.

20. Provide and maintain a minimum 10-foot defensible space on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with the Napa County Defensible Space Ordinance and the Fire Marshal's Defensible Space Guidelines and shall be always maintained in a fire-safe condition, subject to inspection and verification by the Napa County Fire Marshal's Office.

Please note the conditions of approval noted above are based on the Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any further questions please contact the Napa County Fire Marshal's Office by email at Fire.Marshal@countyofnapa.org.

From: Chen, Luana@DOT <Luana.Chen@dot.ca.gov> **On Behalf Of** LDR D4@DOT
Sent: Wednesday, June 18, 2025 8:26 PM
To: Spencer, Hannah <hannah.spencer@countyofnapa.org>
Subject: RE: Napa County Planning request for Caltrans comments on Promise Winery, 2000 & 2004 Sage Canyon Rd, St. Helena

[External Email - Use Caution]

Hi Hannah,

Thanks for your patience as we finalized comments for the Promise Wine Sight Distance & Mitigation Report. We appreciate the opportunity to have reviewed the report. Please find our comments below.

Traffic Safety
Please be advised that any improvements within Caltrans right-of-way, including any directional signs placed by wineries, will need to follow the California Manual on Uniform Traffic Control Devices and Caltrans Standard Plans and Specifications, rather than the City of Calistoga or County of Napa standards. As these linked documents are periodically updated, please check the Caltrans website to ensure you are using the latest versions/editions. Caltrans also has the Tourist-Oriented Directional Signs (TODS) program for wineries, which describes the qualifications and costs as well as provides typical examples of what the signs would look like.

Please note that the proposed new warning sign panels facing the traffic in each direction of travel should use fluorescent yellow backgrounds made of high-performance retroflective sheeting of American Society for Testing and Materials (ASTM) D4956-13 Type XI. Letters and borders of warning signs should be in black, non-reflective sheeting.

Please be also advised that the proposed W2-7L and W70(CA) signs installed within State ROW shall be maintained by the permit applicant.

Highway Operations/Construction-Related Impacts
In the encroachment permit application, please include a traffic handling plan and Transportation Management Plan (TMP) information for proposed mitigation work activities such as trimming existing vegetation, improving the Promise Wine driveway apron, and installation of warning signs. Please note that construction/work activities within 6 feet of

travel way may require closure of the adjacent travel way.

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 Rights-of-Way (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*).

If you have any questions regarding our comments, please let me know. Otherwise, Caltrans looks forward to reviewing the proposed work within State ROW when more details are available as part of the encroachment permit application process.

Kind regards,
Luana Chen
Transportation Planner
Local Development Review
LDR-D4@dot.ca.gov



“C”

Initial Study/Mitigated Negative Declaration

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

Initial Study Checklist
(form updated January 2019)

1. **Project Title**: Promise Winery Use Permit (File No. P22-00384), Variance (File No. P25-00283), and Exception to Road and Street Standards

2. **Property Owner:** Promise Wine, LLC, 2004 Sage Canyon Road, St. Helena, CA 94574

3. **County Contact Person, Phone Number and email:** Hannah Spencer, Planner III; (707) 253-4018, Hannah.spencer@countyofnapa.org.

4. **Project Location and Assessor's Parcel Number (APN):**

   2004 Sage Canyon Rd., St. Helena, CA 94574; APN 032-520-009
   Section 5, Township 07 North, Range 04 West, Mt. Diablo Principal Meridian
   Latitude 38° 29' 27.4" N / Longitude 122° 20' 11.4" W

5. **Project sponsor's name and address:** Steve McPherson, 2004 Sage Canyon Road, St. Helena, CA 94574

6. **General Plan description:** Agriculture, Watershed and Open Space (AWOS)

7. **Zoning:** AW (Agricultural Watershed)

8. **Background/Project History:** The project is located on Parcel "B" of the 1989 subdivision approved by Tentative Parcel Map No. 2489-PM. Although the original property was subdivided, subdivision Parcels "A" and "B" have been under the same ownership and continue to be managed together as a single farming operation. In 2016, Lot Line Adjustment #W16-00020 expanded the project parcel (Parcel "B") from 50.19-acres to 62.56 acres in size and subsequently changed the assigned APN from 032-520-007 to 032-520-009 (Note: Parcel "A" is the adjacent parcel to the west, APN 032-520-008). The project parcel's original single-family dwelling (built in 1965) was converted to a guest house in the late 1980's to allow construction of a new main residence and barn which commenced in 1990. In 2016, the landowner replaced the guest house with an accessory dwelling unit and completed related driveway improvements to meet Napa County Road and Street Standards. Other uses on the property include a swimming pool, pool house, garage, shed, a small vineyard, livestock corrals, two groundwater wells, multiple water tanks for domestic use and fire suppression, and two domestic septic systems which serve the main residence and accessory dwelling unit.

   Since 1994, the property has been subject to a Williamson Act Type "H" Contract which initially focused on alpaca breeding. Over time, agricultural uses of the property changed and in 2018, the County approved Erosion Control Plan #P17-0348-ECPA to establish a 4.46-acre vineyard (net 3.56 acres). Approximately 0.65 acres have been planted in vineyard Block A, and preparation for planting Blocks B and C is underway. To satisfy conditions of approval of #P17-00348, the landowner recorded a deed restriction protecting 3.12 acres of Oak Woodlands in the northeast portion of the property, under Document No. 2018-0022516.

   The project well, referred to as "Well #1" in the Water Availability Analysis (WAA) prepared by CMP Civil Engineering & Land Survey Inc., was constructed in 1988 (on file with county records; no permit number). Well #1 is 290 feet deep and currently serves the vineyard and accessory dwelling unit. Permit history shows Well #1 yielded 20 gallons per minute (gpm) at the time of well completion in 1988. Well #2 was constructed in 2014 under permit no. E14-00169 and serves the main residence. Well #2 is 128 feet deep and yields 1 gpm.

   The property's 1989 subdivision records and a more recent 2016 geotechnical report describe a spring source and spring tanks existing on the property. However, according to the project WAA, the spring source was not locatable during inspection of the site, and no spring tanks were identified. The project WAA presumes there are no longer any spring sources being used on the property as the property owner who has resided on the property since 2016 confirms there are no springs being used to serve existing uses and there is no spring box, spring tanks or other infrastructure generally required to develop a possible spring into a water source.

On August 14, 2025, PBES issued Building Permit #BR25-00800 to allow installation of a 110,499-gallon water tank on the property for residential fire suppression uses. On October 1, 2025, the applicant modified the proposed winery project to include use of this tank for winery fire suppression and vineyard irrigation uses. If the winery project is approved, the property owner will be required to revise #BR25-00080 to connect the tank to the winery to satisfy standard project conditions of approval.

The subject planning application #P22-00384 (Promise Winery Use Permit) was submitted on November 10, 2022, and deemed complete on November 6, 2025. The application originally requested a use permit for a Micro-Winery and was later modified to a request for a full Winery with Marketing Events. The application also includes requests for a variance (P25-00283) to winery setbacks and an exception to Napa County Road and Street Standards (NCRSS). On December 9, 2022, staff issued courtesy notices to interested parties and landowners of property within 1,000 feet; and again, on January 3, 2024, to reflect the updated project description.

9. **Description of Project:** Request for a Phased Use Permit to allow a 30,000 gallon per year winery with daily tours and tastings by appointment, and marketing events on a 62.56-acre parcel.

Phase I consists of the following:

- Conversion and expansion of an existing 1,300 square foot barn to a 2,794 square foot winery building (production use only) for barrel fermentation and aging of up to 5,000 gallons of wine per year with all other production steps occurring at an offsite custom crush facility) and conversion of an existing 1,268 square foot accessory dwelling unit to a tasting room (no change in size) with 845 square feet of accessory use and 423 square feet of production use.
- Construction of a new 2,465+/- square foot outdoor patio next to the winery and a new 900 square foot unenclosed covered parking structure including a 62 square foot accessible restroom (accessory use) and 62 square feet of storage space (production use).
- By appointment visitation, tours and tasting, and retail wine sales, for up to eight visitors per day, or 56 per week, and two marketing events per year with up to 25 people per event between the hours of 6 p.m. to 10 p.m., with cleanup by 11 p.m. Events would be held at the tasting room, winery patio and surrounding areas.
- On-premises consumption of wine (Business and Professions Code sections 23358, 23390 and 23396.5) at the outdoor patios of the tasting room and winery.
- Hours of operation are seven days a week from 8:00 a.m. to 5:00 p.m., except during harvest for production, and seven days a week from 9:00 a.m. to 6:00 p.m. for visitation.
- Two full-time employees and one part-time employee (two employees are owner-operators who live onsite).
- Seven on-site parking spaces consisting of: two existing standard spaces, three new standard spaces, and two new accessible spaces. Three of the six spaces (two standard, one accessible) will be housed in the new parking structure.
- Use of an existing domestic septic system to serve the tasting room and winery. No winery process wastewater to be generated from the Phase I winery facility; cleaning of equipment and barrel washing will occur at an offsite custom crush facility.
- Use of an existing groundwater well and water storage tank for winery domestic uses.
- Driveway improvements to meet the Napa County Road and Street Standards, where feasible.
- Connection to a 110,499-gallon fire protection/vineyard irrigation water tank (permitted under BR25-00800) and construction of a new fire pump house.
- Limited catered and pre-prepared food pairings (no commercial food facility proposed).

Phase II consists of the following:

- Construction of a 5,000 square foot Type I wine cave for winery operations and storage (production use only), a 1,235 square foot covered crush pad and an adjacent 1,040 square foot mechanical enclosure to allow full wine production of up to 30,000 gallons per year.
- Conversion of a portion of the winery building interior to allow accessory uses including an employee restroom, break room, and office.
- Increasing visitation to 15 visitors per day, or 105 per week, and increasing marketing events to seven events per year with six 25-person events and one 100-person event. Portable restrooms will be used for the large event.
- No changes to Phase I on-premises consumption of wine.
- No changes to Phase I hours of operation.
- Increase employee count by adding two part-time employees, for a total of five (5) employees.
- Construction of two additional standard parking spaces for a total of nine on-site parking spaces.
- Installation of a water recycling, biological processed waste system package unit and associated tanks to recycle winery process water and reuse for vineyard irrigation.
- Excavation of approximately 7,000 cubic yards of spoils and final placement of spoils spread uniformly throughout vineyard blocks B

and C.
- Tree and vegetation removal as discussed further below.
- No changes to Phase I limited catered and pre-prepared food pairings.

Groundwater Use:
The project will use water sourced from an existing groundwater well, referred to as "Well 1" in the WAA prepared by CMP Civil Engineering & Land Survey Inc. in 2025. The WAA estimates the project, at full build out, will require 0.76-acre feet of water per year (AFY); however, due to the elimination of the accessory dwelling unit and reuse of treated winery process wastewater for vineyard irrigation, the project is not expected to result in an overall increase in water use.

2025 WAA project water use estimate:
- -0.50 AFY - converting the accessory dwelling unit (includes 0.10 AFY for existing landscaping).
- +0.11 AFY - domestic winery water use (employees, tasting room visitors, events).
- +0.10 AFY - winery landscape water use.
- +0.55 AFY - wine processing (measured at 6 gallons of process waste per gallon of wine produced).
- -0.55 AFY - process wastewater treated and reused onsite for vineyard irrigation.

Total: -0.2862+/- AFY

Water Tank Storage:
An existing 20,000-gallon domestic water tank currently serving the accessory dwelling unit and vineyard will continue to be used for the winery project. A 110,499-gallon water tank permitted under BR25-00800 will be used to store water needed for winery fire suppression and supplemental vineyard irrigation. Both tanks are connected to the project well (Well #1).

Vegetation Removal, Grading and Access Improvements:
All grading, construction, and vegetation removal activities are proposed outside of the stream setbacks for Sage Creek, a County-designated Significant Stream, and onsite ephemeral streams. The project proposes to remove a total of five trees from the developed/disturbed area of the property. These include four Blue Oak trees ranging from 9-inch to 24-inch DBH and one 22-inch DBH White Oak to accommodate road widening, new parking spaces, and a new winery patio. Construction of the new crush pad and cave will result in removal of approximately 1,500 square feet of native mixed chaparral. The fire protection water tank permitted under BR25-00800 is under construction in a previously disturbed area; no shrubs or trees are proposed for removal. Overall, the project proposes grading/excavation of a net 7,000+/- cubic yards and adding 20,930 square feet of impervious surface area on the project parcel, plus 925 square feet of new impervious surface area on the driveway easement parcel. Excess soil cut from the project site and cave spoils will be spread uniformly in the vineyard to achieve an onsite balance, resulting in an approximate one-foot deep layer of spoils added to vineyard blocks B and C.

Proposed access improvements include upgrades to the project entrance and driveway, traffic safety signage, and vegetation management. On June 18, 2025, Caltrans accepted the applicant's proposed measures for improving sight distance at the driveway. These measures include trimming vegetation, re-striping the project driveway apron, installing new traffic safety signage and LED blinking warning signs along Sage Canyon Rd, and relocating existing mailboxes further back into the shoulder. Approved encroachment permits from Caltrans and Napa County Department of Public Works must be obtained prior to commencement of any improvements/work within the Sage Canyon Rd/Hwy-128 right-of-way.

Due to the access easement location, stream setbacks, and avoidance of mature oak trees and steep hillsides, the project requests an exception to the Napa County Roads and Street Standards (NCRSS) from the commercial driveway width standard at various locations along the existing driveway. To achieve the same overall practical effect of the NCRSS for commercial roads, the project proposes driveway widening and installation of intervisible turnouts along sub-standard segments of the road, as well as signage and management of vegetation to maintain line of sight. Vegetation management consists of vegetation trimming along the driveway and removal of one Blue Oak tree from the upper portion of the driveway, below the proposed winery building's parking area. The paved driveway would be extended to the proposed winery building to improve access and provide paved parking spaces and fire truck hammerhead turnaround areas. On May 20, 2025, the Napa County Engineering Services Division and Fire Marshal's office determined these measures would achieve the same overall practical effect of the NCRSS.

Variance:
Included with the use permit request is a variance to the Zoning Code's 300-foot winery setback requirement for the private road that serves the project parcel and adjacent parcel to the west (APN 032-520-008), as well as the 600-foot winery setback requirement from Sage Canyon Road (SR-128). A variance to the winery road setbacks would allow the landowner to utilize existing buildings and construct the new covered parking structure and crush pad/mechanical enclosure in flatter areas of the property which are adjacent to the

existing buildings. All existing and proposed structures are within approximately 344 to 488 feet from Sage Canyon Road. The existing barn/proposed winery building is approximately 279 feet from the private road. Justification for the variance focuses on the property's steep topography and minimizing grading and vegetation/tree removal by using existing buildings and adjacent flatter areas. The request highlights that all existing and proposed structures would be screened from view from both roads by existing topography and vegetation.

10. **Describe the environmental setting and surrounding land uses.** The project is located on a moderately to steeply sloped 62.57-acre parcel in the Pritchard Hill area, on the north facing slopes above Sage Creek and Sage Canyon Road/Hwy 128. The surrounding area consists of mountainous terrain with oak woodland, riparian woodland, shrubland, and grassland interspersed with rural residences, vineyards, and wineries.

    The project driveway is on the south side of Sage Canyon Road/Hwy 128, a designated viewshed road, located approximately 0.8 mile east of its intersection with Chiles Pope Valley Road. An existing driveway off a 40-foot-wide right-of-way easement through an adjacent property owned by the City of Napa provides direct access to the proposed tasting room and winery buildings. Portions of the existing paved driveway are in the Sage Creek stream setback, a designated significant stream, which flows along Sage Canyon Road/Hwy 128 and borders the northern project parcel's boundary. The entire parcel is within the Lake Hennessey Domestic Water Supply Drainage; several unnamed ephemeral streams crossing the property flow into Sage Creek and eventually Lake Hennessy. According to Napa County GIS Environmental Maps (Vegetation layer) and a 2018 biological resource assessment prepared by FirstCarbon Solutions, for #P17-00348, the property contains disturbed oak woodland (understory used for pasture), oak woodland, riparian woodland, nonnative grassland, serpentine shrubland, serpentine grassland, and native mixed chaparral. The project proposes using an existing building complex onsite, which contains residential and agricultural uses located at approximately 430 to 460 feet above mean sea level (above msl), with slopes ranging from approximately 2% to 20%.

    Promise Wine, LLC owns the adjacent parcel to the west (APN 032-520-008; subdivision Parcel "A") which is developed with a residence, accessory structures and a driveway that connects to City of Napa's easement parcel as well as the project parcel. Subdivision Parcel A continues to be managed with the project parcel as a single farming operation. The nearest non-project related residence is located to the north, across SR 128 and approximately 600 feet from the proposed winery.

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 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	**Other Agencies Contacted**
California Department of Fish and Wildlife (T)	Middletown Rancheria
San Francisco Regional Water Quality Control Board (R)	Mishewal Wappo Tribe of Alexander Valley
California Department of Transportation (R)	Yocha Dehe Wintun Nation

12. **Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.?

    Notice of the proposed project was sent certified mail to Middletown Rancheria, Mishewal Wappo Tribe of Alexander Valley, and Yocha Dehe Wintun Nation on May 30, 2025. The County received a response letter from the Yocha Dehe Wintun Nation on July 1, 2025 (Identification Number YD-05012017-04) indicating that the project area was not within their aboriginal territories. On July 15, 2025, the County replied to the Yocha Dehe Wintun Nation and closed the consultation invitation because the Tribe did not request consultation. On July 15, 2025, the County also sent consultation closure notices to the Middletown Rancheria and to the Mishewal Wappo Tribe of Alexander Valley because no request for consultation was received, and more than 30 days had elapsed since the County's consultation invitation was provided. Subsequently, the County coordinated with Middletown Rancheria during meetings held in October and November 2025. The County agreed to incorporate additional mitigation measures for the protection of tribal cultural resources in response to new information and concerns raised by the Middletown Rancheria. This is discussed in detail in **Section XVIII (Tribal Cultural Resources)**.

    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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., 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.

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a *(SUBSEQUENT)* NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Hannah Spencer
Signature

12-9-25
Date

Name: Hannah Spencer, Planner III
Napa County Planning, Building, and Environmental Services Department (PBES)

I.	**AESTHETICS.** Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

a/b/c. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken in. As generally described in the Environmental Setting and Surrounding Land Uses section, above, this area is defined by steep terrain with a mix of oak woodland, grassland, riparian woodland along Sage Creek, and shrubland interspersed with rural residential, vineyard, and winery uses. The project parcel is accessed from and borders Sage Canyon Road/Hwy 128- a County designated Viewshed Road. Development visible from designated viewshed roads are subject to the Napa County Viewshed Protection Program. Sage Canyon Road/Hwy 128 is also an "eligible State Scenic Highway" according to California State Scenic Highway System Map, which means the highway is considered part of the State Scenic Highway System and efforts should be made to protect its scenic qualities. Within the vicinity of the project site is Napa County Regional Park and Open Space District's Moore Creek Park.

The project proposes to utilize and remodel two existing structures and construct several new structures, including a new 900-square foot covered parking structure, 1,235 square foot covered crush pad with an adjacent 1,040 square foot mechanical enclosure, and a 5,000 square foot wine cave- all of which would be set back approximately 344 to 488 feet from Sage Canyon Road/Hwy 128. Although the winery structures will be in the County's 600-foot road setback for new wineries (NCC §18.104.230(A)1.), existing topography and vegetation screen these areas and structures from public views from Sage Canyon Road/Hwy 128. By using existing structures and access features, and constructing relatively small buildings, the project does not result in substantial changes to the natural landforms and topography of the site. Vegetation removal is limited, consisting of five oak trees and approximately 1,500+/- square feet of shrubland. All areas proposed for vegetation removal are screened from view from Sage Canyon Road/Hwy 128.

According to NCC §18.106.010(A), a primary purpose of the Napa County Viewshed Protection Program is to provide hillside development standards to minimize the impact of man-made structures and grading on views of existing landforms, unique geologic features, existing landscape features and open space as seen from designated public roads within the county. These standards include the protection of "substantial views" where 51 percent or more of the area facing the designated viewshed road can be seen, while NCC §18.106.030(A) states that the Viewshed Protection Program shall apply to all new structures located on slopes of 15 percent or more. The project proposes a cave portal and crush pad on slopes exceeding 15 percent; however, these features of the project cannot be viewed from any designated public road because of their relationship to surrounding topography and existing vegetation. Standard conditions of approval require that the landowner execute and record in the county's recorder's office a use restriction, in a form approved by county counsel, requiring the existing covering vegetation be maintained, or replaced with equivalent vegetation by the owner or the owner's successors. By incorporating standard conditions of approval, impacts to public views from Sage Canyon Road/Hwy 128 would be less than significant.

As mentioned above, Napa County Regional Park and Open Space District's Moore Creek Park (Moore Creek and Hennessey Units) is within the vicinity of the project site. Moore Creek Park offers trails with publicly accessible vantage points; with the nearest trail approximately 0.75 miles west of the project site. Although the project could be visible from these public vantage points, surrounding topography and vegetation would substantially screen the project site. Furthermore, the project's new structures would blend in with their surroundings as they generally repeat the form, line, color, texture, and night lighting of the existing development onsite. Standard conditions of approval

further reduce impacts to public views by requiring new structures to utilize earth tone and non-reflective materials and colors. All exterior lighting will be designed to minimize nighttime light disruption and visual glare (see discussion under d. below). As such, the project would not degrade the existing character of the site and its surroundings and impacts to publicly accessible vantage points from regional park trails would be less than significant.

For the reasons described above, the project would not result in substantial damage to scenic resources or substantially degrade, the visual character or quality of the site and its surroundings. The proposed new structures would not have a substantial adverse effect on a scenic highway or vista. Although Napa County does not have a design review ordinance, the proposed structures would be designed and built tastefully with natural materials and vegetation, limiting impacts of construction upon the land. Additionally, there are no historic buildings, significant rock outcroppings or geologic features on the project site that would be impacted by the proposed project. Therefore, the proposed project would have a less-than-significant impact on a scenic vista and scenic resources.

d. The proposed new winery facility may result in the use of additional lighting that may have the potential to impact nighttime views. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting for the winery is required to be shielded and directed downwards, with only low-level lighting allowed in parking areas. As designed and operating subject to the County's standard condition of approval noted below, the project would not have a significant impact resulting from new sources of outside lighting.

6.3 LIGHTING – PLAN SUBMITTAL

a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.

b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

Pursuant to standard Conditions of approval for wineries, the winery will be prohibited from installing highly reflective surfaces, therefore the project would not have a significant impact resulting from new sources of glare.

6.15(g) COLORS

The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation; or colors required by the Secretary of Interior's Standards for Treatment of Historic Properties; or natural earth tone building materials. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

Mitigation Measures: None are required.

II. AGRICULTURE AND FOREST RESOURCES.[1] Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

Discussion:

a/e. The project does not result in the conversion of mapped farmland. According to the Napa County Important Farmland 2020 map prepared by the California Department of Conservation, Division of Land Resource Protection, the entire project parcel is mapped as "Other Land". The nearest mapped Prime Farmland, Unique Farmland or Farmland of Statewide Importance is located over 2,000 feet to the south. No impacts will occur.

b. The project parcel has an Agriculture, Watershed and Open Space (AWOS) General Plan designation and is Zoned AW (Agricultural Watershed) which allows wineries upon the granting of a use permit. Napa County's General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. As such, the proposed winery project does not conflict with existing zoning for agricultural uses.

Since 1994, the project parcel has been subject to a Williamson Act Type "H" contract (Document No. 1994-005282). After the 2016 lot line adjustment was completed, the landowner rescinded and replaced the original Williamson Act contract with a new contract to reflect the adjusted property line boundaries. The replacement contract recorded on December 29, 2016, under Document No. 2016-0033487, restricts the use of the property to agricultural uses and uses deemed compatible with agriculture. Permitted uses listed under contract include sale of agricultural products grown, raised, or produced on the project parcel and agricultural processing facilities and permitted accessory uses thereto. As the project involves expanding the existing agricultural operations by establishing a winery to process grapes primarily grown onsite and a marketing program to sell wine produced onsite; the project does not conflict with the Williamson Act contract. Additionally, the project does not necessitate removal of vineyards or other agricultural uses conducted on the property. No impact would occur.

c-d. Forest Land" is defined in California Public Resource Code Section 12220(g) as "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. According to Napa County GIS Sensitivity Layers, a biological assessment prepared for the vineyard erosion control project #P17-00348 (FirstCarbon Solutions, 2018

[1] "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some "forest land" to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on "forest land." In that analysis specifically, and in the County's view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species, biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Wildlife, water quality, or other environmental resources addressed in this checklist.

Exhibit G), and staff's inspection of the site, the developed areas of the property are surrounded by shrubland, oak woodland, and riparian woodland. The project proposes to remove five (5) oak trees from developed areas and approximately 1,500 square feet of shrubland. Thus, no conversion of forest land would occur. Additionally, the project site is zoned as AW and is not zoned as forest land as defined in Public Resource Code Section 12220(g), timberland as defined in Public Resource Code Section 4526, or a Timberland Production Zone (TPZ) as defined in Government Code Section 51104(g). No impacts will occur.

Mitigation Measures: None are required.

III.	**AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	☐	☐	☒	☐

Discussion[2]:
See **Section VIII (Greenhouse Gas Emissions)** for the greenhouse gas (GHG) emissions disclosure and impact assessment.

Discussion: On June 2, 2010, the Bay Area Air Quality Management District's (BAAQMD) (now known as the Bay Area Air District) (BAAD)) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These Thresholds are designed to establish the level at which BAAD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in BAAD's updated CEQA Guidelines (updated May 2012). The Thresholds are advisory and may be followed by local agencies at their own discretion.

The Thresholds were challenged in court. Following litigation in the trial court, the court of appeal, and the California Supreme Court, all of the Thresholds were upheld. However, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. The Supreme Court also found that CEQA requires the analysis of exposing people to environmental hazards in specific circumstances, including the location of development near airports, schools near sources of toxic contamination, and certain exemptions for infill and workforce housing. The Supreme Court also held that public agencies remain free to conduct this analysis regardless of whether it is required by CEQA.

In view of the Supreme Court's opinion, local agencies may rely on Thresholds designed to reflect the impact of locating development near areas of toxic air contamination where such an analysis is required by CEQA or where the agency has determined that such an analysis would assist in making a decision about the project. However, the Thresholds are not mandatory and agencies should apply them only after determining that they reflect an appropriate measure of a project's impacts. These Guidelines may inform environmental review for development projects in the Bay Area, but do not commit local governments or BAAD to any specific course of regulatory action.

The Air District published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's 2015 opinion in Cal. Bldg. Indus. Ass'n vs. Bay Area Air Quality Mgmt. Dist., 62 Ca 4th 369.

[2] CEQA Thresholds and Guidelines Update (baaqmd.gov): https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines

a/b. The mountains bordering Napa Valley block much of the prevailing northwesterly winds throughout the year. Sunshine is plentiful in Napa County, and summertime can be very warm in the valley, particularly in the northern end. Winters are usually mild, with cool temperatures overnight and mild-to-moderate temperatures during the day. Wintertime temperatures tend to be slightly cooler in the northern end of the valley. Winds are generally calm throughout the county. Annual precipitation averages range from about 24 inches in low elevations to more than 40 inches in the mountains.

Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM2.5 levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAD, In Your Community: Napa County, April 2016).

The potential impacts associated with implementation of the project were evaluated consistent with guidance provided by BAAQMD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NOx and ROG), carbon monoxide (CO), nitrogen dioxide (NO2), and suspended particulate matter (PM10 and PM2.5). Other criteria pollutants, such as lead and sulfur dioxide (SO2), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

BAAD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAQMD provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through 2022. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the BAAD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD through 2022. Given the size of the entire project, which is approximately 9,192 square feet of floor area dedicated to production uses with approximately 5,000 square feet dedicated to tasting/hospitality uses (907 square feet indoor space, 4,100+/- square feet of outdoor space) compared to the BAAD's screening criterion of 541,000 square feet (general light industry) and 47,000 square feet (high quality restaurant) for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high-quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.) The project falls below the screening criteria as noted above and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

c/d. Land uses such as schools, playgrounds, childcare centers, hospitals and convalescent homes are considered sensitive to poor air quality, because infants and children, the elderly, and people with health afflictions, especially respiratory ailments, are more susceptible to respiratory infections and other air quality related health problems than the general public. Residential areas are also considered to be sensitive to air pollution because residents, which include children and the elderly, tend to be in close proximity of home for extended periods of time.

Land uses in the vicinity of project parcel include rural residential, agriculture (primarily vineyard), wineries, and a regional park. The closest school (St Helena Montessori School) is over 6 linear miles to the northwest of the project site in St. Helena. The closest residence is about 400 feet from the project site, on the adjacent parcel owned by the applicant, Promise Wine, LLC. As mentioned above, the applicant manages the adjacent parcel (APN -008) and the project parcel (APN -009) together, as a single agricultural operation. The next closest residence is approximately 600 linear feet from the project site, located across the canyon on the north side of Sage Canyon Road/Hwy 128. The City of St. Helena and nearby residential areas are over 5 miles west of the project area.

In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project

construction. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. These sources would generally be temporary and/or seasonal in nature and would occur at least 6 miles from the closest school and 5 miles from the nearest residential community, providing dilution of pollutants and odors. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant. Additionally, for the reasons identified above, the proposed project will not expose sensitive receptors or a substantial number of people to pollutants or objectionable odors, resulting in a less than significant impact.

7.1 SITE IMPROVEMENTS

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.*
2. *Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
3. *Cover all haul trucks transporting soil, sand, or other loose material off-site.*
4. *Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
5. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
6. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
7. *Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.*
8. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.*

Furthermore, while earthmoving and construction on the site would generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County's standard condition of approval relating to dust:

7.1 SITE IMPROVEMENTS

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. With exception of the applicant's residence on APN -008, the nearest offsite residence is approximately 600 linear feet from the project site, located across the canyon on the north side of Sage Canyon Road/Hwy 128. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None are required.

IV.	**BIOLOGICAL RESOURCES.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion:

a. The proposed winery facility includes use of an existing building complex, paved road and gravel parking areas, and three new structures. The existing 1,300 square-foot barn will be remodeled and expanded into a 2,794 square-foot winery facility with an outdoor patio. Construction activities will occur in the areas immediately surrounding the barn which are primarily graveled or disturbed by pasture and other agricultural uses, however the winery patio will result in removal of one adjacent 22" DBH white oak tree from the adjacent fenced pasture. The existing 1,268 square foot accessory dwelling will be converted to a tasting room and result in no new disturbance. A new 900-square foot covered parking structure is proposed next to the tasting room on a paved parking area and requires no new disturbance. The new 1,235 square foot covered crush pad, 1,040 square foot mechanical enclosure, and 5,000 square foot wine cave are proposed on a hillside adjacent to the barn's graveled parking area. This area contains a dirt road, fenced garden, and native mixed chaparral. As you move further up the hill, vegetation cover changes from chaparral to oak woodland. Approximately 1,500 square feet of the hillside chaparral habitat would be removed to accommodate construction activities. Disturbance resulting from the proposed road widening improvements will be limited to several road shoulder segments and areas within the building complex. Road and parking improvements in the building complex require removal of four blue oak trees ranging in size from 9" – 24" DBH. As discussed previously, the winery proposes to connect to a fire protection water tank permitted under #BR25-00800. The water tank is in a previously disturbed area with no shrubs or trees. Photographs of existing project site conditions are provided in **Exhibit H.**

Special Status Plants:

According to the Napa County GIS Environmental Maps (Vegetation layer) and FirstCarbon Solutions' 2018 Biological Resource Assessment prepared for the vineyard project (Vineyard Project BRA), the property contains developed and disturbed areas including agricultural and residential structures, ranch roads, vineyard, non-native grassland, and disturbed oak woodland with understory used for pasture. The undeveloped portions of the property contain oak woodland and other sensitive biotic communities, including riparian woodland along Sage Creek, Coast live oak woodland, serpentine grassland, and serpentine shrubland. Based upon a review of the resources databases listed in the Vineyard Project BRA, 13 special-status plant species have been documented within five miles of the project site, within the Yountville quadrangle. The Vineyard Project BRA found that many of these species require specialized habitats that were not found to occur on the property (**See Exhibit G**). No wetlands, vernal pools or other hydrological features were observed within the development area or are mapped by Napa County GIS Environmental Maps.

According to the Vineyard Project BRA, the chaparral habitat onsite has a good mix of native species which presented the highest probability of supporting three special-status plant species known to occur in chaparral habitat: holly-leaved ceanothus, Jepson's leptosiphon, and Sonoma beardtongue. Additionally, Napa County GIS Environmental Maps (CNDDB layer) show the project site (building complex) and entire northern portion of the property is within range of documented occurrences of two rare plants: green jewelflower *(Streptanthus hesperidis)* and Greene's narrow-leaved daisy *(Erigeron greenei)*. Green jewelflower is an annual herb that is found only in California and occurs within Chaparral (openings) and Cismontane woodland, growing at elevations from about 420 to 2,500 feet (CNPS Rare Plant Inventory website: Streptanthus hesperidis). Greene's narrow-leaved daisy is a perennial herb that is found only in California and occurs within Chaparral (serpentinite, and volcanic), growing at elevations from about 260 feet to 3,300 feet (CNPS Rare Plant Inventory website: Erigeron greenei). Both plants are CNPS California Rare Plant Rank (CRPR) List 1B species, which are considered "Rare, Threatened, or Endangered in California and Elsewhere" and are fairly threatened in California (i.e., moderate degree/immediacy of threat). CRPR List 1B species meet the definition of Section 1901, Chapter 10 of the Native Plant Protection Act, or Sections 2062 and 2067 of the California Endangered Species Act of the California Fish and Game Code (CFGC) and are eligible for state listing.

Based on inspection of the site, County GIS layers, and the Vineyard Project BRA, staff concluded that a portion of the proposed cave and crush pad area (approximately 1,500 square feet) contains chaparral habitat. Other areas of the project site are already developed or disturbed by agricultural uses.

Protecting the continued presence of special-status species, including special-status plants, special-status wildlife, and their habitats is encouraged by Napa County General Plan Goal CON-3.[3] Pursuant to Napa County General Plan Policy CON-13, the County requires discretionary agricultural projects consider and address impacts to wildlife habitat and avoid impacts to habitat supporting special-status species to the extent feasible, and where impacts to special-status species and their habitat cannot be avoided, projects shall include effective mitigation measures to provide protection for habitat supporting special-status species through buffering or other means. Specifically, General Plan Policy CON-13(d) and (e) provide protections for habitat through buffering or other means, and by requiring replacement of habitat of like quantity and quality on- or off-site to mitigate impacts on special status species.

Because the project is located within range of documented occurrences of green jewelflower and Greene's narrow-leaved daisy and contains a small area of potentially suitable chaparral habitat for these species, as well as for other special-status plants known to occur in chaparral, the project may result in direct or inadvertent removal of special status plants. Removal of special status plants is considered a potentially significant cumulative impact therefore, **Mitigation Measure BIO-1** has been incorporated into the project to require botanical surveys for special-status plants at the project development areas prior to any grading and/or vegetation removal and that any special-status plants/populations proposed for removal, including any inadvertent removals as part of development authorized under #P22-00384, are replaced on-site at a ratio of 2:1 at locations with similar habitat. Implementation of **Mitigation Measure BIO-1** will reduce potentially significant cumulative impacts on special-status plants to a less than significant level.

The other improvements proposed by the project include the parking structure, road improvements, and winery building expansion which are all within and/or immediately adjacent to developed and/or disturbed areas that are actively managed for residential and agricultural use. For these reasons, these areas have a low potential to support occurrences of any special-status plant species.

Special Status Wildlife:
Based upon a review of the resources databases listed in Vineyard Project BRA, nine special status wildlife species have been documented within five miles of the project site; as discussed above, many of these species require specialized habitats that were not found to occur on the property. The closest suitable habitats for five of these species occur one to two miles northeast at Lake Hennessey, a few miles to the east at Lake Berryessa, and a few miles to the west in Napa Valley. Of the four remaining special-status animal species, two are raptors (bald eagle and white-tailed kite). The Vineyard Project BRA found that while there is low potential for raptors to nest in the larger oaks and eucalyptus onsite, the property is too densely forested or developed to provide foraging habitat. White-tailed kites are more likely to be found nesting near savanna, open grasslands, marshes, partially cleared lands, and cultivated fields, which are not found in abundance on the project property. More suitable nesting habitat for the bald eagle exists adjacent to the nearby lakes in the area, closer to foraging habitat for fish. Given the project's isolation from other habitat areas, relatively small size, and proximity to active residential and agricultural uses, there is a low potential for these species to regularly utilize and/or nest in the project area. However, there is potential for nesting raptors and other native birds to use oak trees and larger native shrubs within proximity to the project. All nesting native bird species are protected from harm under the Migratory Bird Treaty Act of 1918 (MBTA). Proposed tree and vegetation removal and the temporary and intermittent increases in noise levels due to project construction may cause nest abandonment and death of young or loss of reproductive potential at active nests that could be located near project activities, resulting

[3] Goal Con-3: Protect the continued presence of special-status species, including special-status plants, special-status wildlife, and their habitats, and comply with all applicable state, federal, or local laws or regulations.

in potentially significant indirect and cumulative impacts to migratory birds and raptors. Implementation of **Mitigation Measure BIO-2** will require preconstruction surveys for nesting birds to reduce this impact to less than significant level.

The other two special-status species on the list are the obscure bumble bee and the pallid bat. The obscure bumble bee inhabits open grassy coastal prairies and coast range meadows and is therefore unlikely to occur onsite (Vineyard Project BRA). The pallid bat is usually found in rocky, mountainous areas and near water. It roosts in places such as attics, rock cracks, buildings, and caves. Although the Vineyard Project BRA found that pallid bats have a low potential to occur in the buildings and larger trees onsite, the project does propose building renovation and tree removal which could result in potential impacts to roosting bats. In an abundance of caution, in order to mitigate any potentially significant impacts to bat species, **Mitigation Measure BIO-3** requires a bat habitat assessment and surveys prior to any on site vegetation removal.

b. The project property contains a variety of sensitive biotic communities including riparian woodland along Sage Creek, Coast live oak woodland, serpentine grassland, and serpentine shrubland per Napa County GIS Environmental Maps (Vegetation layer). Protecting sensitive biotic communities, including mixed serpentine chaparral, is encouraged by the Napa County General Plan Conservation Element through General Plan Policy CON-17 which requires that the County preserve and protect sensitive biotic communities.

As discussed above, the project would remove 1,500+/- square feet of shrubs located on the edge of the barn complex. Although Napa County GIS Environmental Maps show this area is mapped as Coast live oak woodland, staff's inspection of the site and review of County GIS imagery layers and the Vineyard Project BRA concluded this area consists of chaparral habitat. The project does not encroach into or result in conversion of Coast live oak woodland, serpentine grassland, serpentine shrubland, or riparian woodland habitats onsite. Therefore, the project will not result in any potentially significant impacts to the sensitive natural communities found on the property and no mitigation is required.

c. The entire parcel is within the Lake Hennessey Domestic Water Supply Drainage. Per Napa County GIS Environmental Maps (Hydrology and Water layer) Sage Creek, a blue line stream borders the northern portion of the project parcel and several ephemeral streams originate or cross through this parcel and flow into Sage Creek which in turn flows into Lake Hennessy. Sage Creek and ephemeral streams onsite are all considered sensitive natural resources under Section 404/401 of the CWA and Section 1602 of the CFGC. These streams are mapped as USGS steams and therefore meet the Napa County stream definition pursuant to NCC Section 18.108.025.

The project would not result in significant impacts to riparian habitat or on-site streams or tributaries as the project has been designed to avoid all streams any associated riparian habitat with setbacks according to the slope from top of bank of streams with 15-30% slope (Sage Creek 65-foot setback) and ephemeral streams (35-foot setback) per Napa County Code Section 18.108.025(B) (General provisions – Intermittent/perennial streams). The project is also being designed to minimize grading by using existing structures and their adjacent flatter areas. Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm water Pollution Prevention Plan (SWPPP) may be required. Adherence to the design criteria of these policies and Napa County's Grading Regulations will ensure all work will include extensive erosion control measures in order to avoid erosion and the potential for transport of sediments to Sage Creek and ephemeral streams. To ensure the project results in reduced impacts to streams, standard project conditions of approval have been incorporated into the project.

Stream Protection – Standard Conditions: The applicant/owner shall implement the following measures to prevent the inadvertent encroachment into specified stream setbacks during construction and subsequent vineyard operations:

1. The location of stream setbacks shall be clearly demarcated in the field with temporary construction fencing, which shall be placed at the outermost edge of required setbacks shown on the project plans. Prior to any earthmoving activities, temporary fencing shall be installed: the precise locations of said fences shall be inspected and approved by the Planning Division prior to any earthmoving and/or development activities. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated areas for the duration of erosion control plan installation and vineyard installation. The protection fencing shall remain in place for the duration of project implementation.
2. All construction and related traffic will remain outside of the protective fencing to the maximum extent practicable to ensure that the stream, buffer zones, and associated woodland habitat remains undisturbed.

According to the Vineyard Project BRA, County GIS layers, and staff inspection of the site, the project development area does not contain other aquatic features such as vernal pools or wetlands. Therefore, no impacts to vernal pools or wetlands are expected.

d. The Napa County Baseline Data Report emphasizes preservation of wildlife corridors and prevention of habitat fragmentation. According to the Napa County Environmental Mapping (GIS CNDDB layer) and the Vineyard Project BRA, there are no wildlife

corridors on the parcel. The project activities would not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites. The site is currently developed with residential and agricultural uses and the proposed improvements would occur on, or adjacent to, previously disturbed areas of the property. Production activities would occur within the existing barn and the proposed adjacent cave; and hospitality activities would occur in the existing accessory dwelling unit. While the project property does offer migrating avian species potential nesting, foraging, and stopover habitat, migrating terrestrial species are unlikely to regularly utilize the project site, primarily due to better habitat with less human activity in the vicinity. Therefore, the proposed project would result in a less than significant impact on wildlife movement.

e. Based on the property zoning of Agricultural Watershed (AW) the project is subject to the vegetation canopy cover retention and removal mitigation requirements pursuant to the Conservation Regulations Napa County Code Section (NCC) 18.108.020. This section requires 70% retention of the vegetation canopy cover on the parcel (or contiguous parcels under common ownership), and that any vegetation canopy cover removed as part of the project be mitigated at a 3:1 ratio (by acreage) via preservation or restoration, and permanently preserved through deed restriction or other means acceptable to the County. Vegetation canopy cover subject to NCC Section 18.108.020 is defined as "the biotic communities classified as oak woodland, riparian oak woodland, or coniferous forest based on the current Manual of California Vegetation (MCV) and as described in the Napa County Baseline Data Report (2005 or as amended)." As discussed above, the project would result in the removal of five oak trees consisting of four Blue Oak trees ranging from 9-inch to 24-inch DBH and one 22-inch DBH White Oak; however, all five oak trees proposed for removal are located in areas mapped as "Urban or Built-up" per Napa County Environmental Mapping (GIS vegetation layer - based on the Manual of California Vegetation classification system and updated versions/information). Because the oak trees proposed for removal are not within areas classified as oak woodland, riparian oak woodland, or coniferous forest, the project does not trigger Napa County's Conservation Regulations' canopy retention mitigation requirements.

f. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plans because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures:

Mitigation Measure BIO-1: The owner/permittee shall implement the following measures to minimize potential impacts to special-status plant species (i.e., green jewelflower, Greene's narrow-leaved daisy, holly-leaved ceanothus, Jepson's leptosiphon, and Sonoma beardtongue):

Special Status Plants. Prior to the initiation of earth disturbing activities, the owner/permittee shall conduct botanical surveys for special-status plants at the project site, and adjacent to the project if indirect offsite impacts may occur, in conformance with CDFW's 2018 *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities* (see: https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants) to determine if special-status plants are present or to substantiate absence of these species. Surveys shall be conducted during appropriate conditions and more than one year of surveys may be necessary per the protocol. If non-CESA listed special-status plants, including but not limited to California Rare Plant Rank plants, are detected and may be impacted by project activities, the project proponent shall mitigate for impacts at a 2:1 mitigation to impact ratio. Any special-status plants/populations removed, including inadvertent removals, as part of development authorized under #P22-00384, shall be replaced on-site at a ratio of 2:1 at locations with similar habitat. For such removal a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the Director and CDFW prior to commencement of grading and construction activities. At a minimum, the replacement plan shall include i) a site plan showing the locations where replacement plants will be planted, ii) a plant pallet composed the special-status plants specie(s) being removed including sizes and/or application rates, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management specifications, v) an implementation and monitoring schedule, and vi) performance standards with a minimum success rate of 80% to ensure the success of re-vegetation efforts. Any replaced special-status plants shall be monitored for a period of at least three years to success criteria are met.

Method of Monitoring: Prior to issuance of any grading permit or building permit(s) and through completion of initial site disturbance, the County shall review the results of all pre-construction surveys and any proposed removal of special-status plants/populations, including inadvertent removals. For such removal, a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the Director and CDFW prior to commencement of grading and construction activities. All measures shall be noted on the final project plans.

Mitigation measure BIO-2: The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

a. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and

experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.

b. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.
c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.
d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas shall undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

Method of Monitoring: The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide copies required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

Mitigation Measure BIO-3: Bat Tree Habitat Assessment and Surveys.
Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Method of Monitoring: The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide copies required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

V.	CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Discussion:

a. The project includes converting an existing accessory dwelling unit built in 2016 to a tasting room, and a barn built in 1990 to a winery. No structures are proposed to be demolished. A Cultural Resources Assessment prepared for the vineyard erosion control project under #P17-00348 (FirstCarbon Solutions, May 5, 2017), included a records search and literature review for the property to determine if there were any structures that would be eligible for listing on the National Register of Historic Places or the California Register of Historic Resources. The Cultural Resource Assessment found that no cultural resources have previously been recorded within 0.5 miles of the project parcel, which is consistent with current Napa County Environmental Resource Maps (Cultural Resources). According to Napa County permit records for the 1989 subdivision application, there may be an 1850's residence on the adjacent parcel to the west. However, the project does not involve any offsite structures or their surroundings and as a result, will not impact any unrecorded historic resources.

b. FirstCarbon Solutions 2017 Cultural Resources Assessment included a record search and literature review for the project property and a surrounding 0.5-mile buffer to identify any cultural resource survey reports and/or archaeological site records relevant to the project property. As stated above, the Cultural Resource Assessment found that no cultural resources have previously been recorded within 0.5 miles of the project parcel. FirstCarbon Solutions determined there is a low probability of undiscovered prehistoric cultural resources at the site and recommended standard measures for accidental discovery of these resources.

On May 30, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The Yocha Dehe Wintun Nation responded on July 1, 2025, confirming the project is not within their aboriginal territories and declined to comment on the project. The County sent consultation closure notices to the Middletown Rancheria and Mishewal Wappo Tribe of Alexander Valley on July 15, 2025, because no request for consultation was received, and more than 30 days had elapsed since the County's consultation invitation was provided. Subsequently, the County received new information and concerns raised by Middletown Rancheria. In response, the County incorporated additional mitigation measures for the protection of tribal cultural resources as discussed in Section XVIII below.

As the project proposes ground disturbance, there is the possibility that buried archaeological deposits could be present and accidental discovery could occur. Therefore, the proposed project would be subject to the standard conditions of approval identified below to protect prehistoric cultural resources that may be discovered accidentally:

7.2 ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

c. No human remains have been encountered on the property and no information has been encountered that would indicate that this project would encounter human remains. If human remains are encountered during project development, construction of the project is

required to cease, and the requirements of Condition of Approval 7.2 and MM-TRC-1 would apply. Impacts would be less than significant.

Mitigation Measures: Refer to Section XVIII. Tribal Cultural Resources for proposed mitigation.

VI.	**ENERGY.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion:

a. During construction of the proposed project, the use of construction equipment, truck trips for hauling materials, and construction workers' commutes to and from the project site would consume fuel. Construction activities and corresponding fuel energy consumption would be temporary and localized. In addition, there are no unusual project characteristics that would cause the use of construction equipment or haul vehicles that would be less energy efficient compared with other similar agricultural construction sites within Napa County.

The proposed project would comply with Title 24 energy use requirements, and once construction is complete, equipment and energy use would be slightly higher than existing levels and the proposed project would not include any unusual maintenance activities that would cause a significant difference in energy efficiency compared to the surrounding developed land uses. Thus, the proposed project would not result in wasteful, inefficient, or unnecessary energy use. This impact would be less than significant.

b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None are required.

VII.	**GEOLOGY AND SOILS.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii)	Strong seismic ground shaking?	☐	☐	☒	☐

iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv)	Landslides?	☐	☐	☒	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil creating substantial direct or indirect risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion:

a. i) Faults that have ruptured to the ground surface during the Holocene time (about the last 11,000 years) are recognized as "active" and are included in the Alquist-Priolo earthquake fault zones (California Geological Survey, 2003). There are no known active faults that run beneath the project site on the most recent Alquist-Priolo Earthquake Fault Zoning Map. According to Napa County GIS Environmental Maps (Fault layers), the project is situated approximately 5 miles from the two nearest Alquist-Priolo Earthquake fault zones (Green Valley and West Napa faults). Napa County GIS Environmental Maps (Fault layers) also show the project property contains a quaternary fault line in the southern portion of the property, over 700 feet from the proposed winery buildings. The United States Geological Survey (USGS) interactive fault map titled U.S. Quaternary Faults (available online at U.S. Quaternary Faults) identifies this fault as the "Atlas Peak-Foss Valley lineament zone". Quaternary Faults are known to be active within the Quaternary period- about the last 1.6 million years. In 2016, RGH Consultants prepared a geotechnical report for the accessory dwelling unit and other nearby improvements on the property (on file with County records under 2004 Sage Canyon Rd, APN 032-520-009, Permit #B16-00470). The report included geologic literature review, a geotechnical reconnaissance of the site and explored subsurface conditions. No landforms were observed within proximity of the building complex that would indicate the presence of active faults thus, RGH Consultants estimated the risk of fault rupture at the site to be low. Additionally, construction of new structures and change in use of the existing structures will need to comply with standard County building permit policies which require geotechnical reports and appropriate structural design considerations as a part of the building permit application. Geotechnical reports are prepared by a California licensed geotechnical engineer and include recommendations for appropriate setback widths from fault traces that may exist on a property. As such, the proposed project would result in a less than significant impact with regards to rupturing of a known fault.

ii) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.

iii) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. The project site is identified as having a very low liquefaction potential according to the Napa County Environmental Resource Maps (liquefaction layers), compliance with the latest edition of the California Building Code for seismic stability would result in less than significant impacts.

iv) According to the Napa County GIS Environmental Maps (Landslides line, polygon, and geology layers) the project site is underlain by a landslide deposit estimated to be 58 acres in size that extends from Sage Creek at the lower elevations of the site to about 0.5-mile upslope to the south. The 2016 geotechnical report prepared by RGH Consultants (on file with County records under 2004 Sage Canyon Rd, APN 032-520-009, Permit #B16-00470) describes the project parcel as underlain by ancient landslide deposits that are relatively stable. RGH Consultants observed no active landslides or any evidence of recent slope movement at the building

complex area at the time of their assessment in 2016. As discussed above, construction of the project will need to comply with standard County building permit policies which will require a geotechnical (soils investigation) report and appropriate structural design considerations as a part of the building permit applications for all project structures. Geotechnical reports are prepared by a California licensed geotechnical engineer and address soil stability, guiding recommendations for foundation design and earthwork operations. By incorporating Building Division Conditions of Approval to ensure compliance with these requirements, potential impacts are reduced to less than significant.

b. The total proposed grading for development of the site's cave, building pads, driveway, and road improvements is estimated at approximately 7,000 cubic yards. All on site civil improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the County Engineering Division prior to the commencement of any on site land preparation or construction. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards (RSS), Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code. Prior to issuance of a building or grading permit the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. Engineering Division Conditions of Approval have been included to ensure compliance with the requirements. Impacts would be less than significant.

c/d. According to the Napa County GIS Environmental Maps (Geology, Surficial deposits, Soil Types, Geologic Units, Landslides polygon layers), the project parcel contains Sobrante loam (30 to 50 percent slopes) and is underlain by large Holocene landslide material that cover Franciscan graywacke. The 2016 geotechnical report prepared by RGH Consultants (on file with County records under 2004 Sage Canyon Rd, APN 032-520-009, Permit #B16-00470) determined the landslide was ancient (dormant) during their assessment of the property in 2016. The project area was also found to be affected by expansive soils that shrink and swell as they lose and gain moisture throughout the year. As discussed above, prior to issuance of project related building permits, a geotechnical report must be submitted for review and acceptance by the Building Division. Requirements to obtain building permits for new structures and change in occupancy will ensure the project complies with the latest edition of the California Building Code; and that any potential instability related to construction of the project will be addressed so that no on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse occurs. Proposed earthwork will be designed in accordance with Engineering Division Conditions of Approval to ensure that grading and construction activities do not create unstable slopes. Erosion control measures would be implemented in accordance with the Napa Countywide Stormwater Pollution Prevention Program which would reduce the impact of stormwater runoff or drainage changes being discharged on or offsite. Thus, potential impacts relating to soil stability will be addressed through appropriate structural design and construction standards and as a result, will be reduced to less than significant.

e. A Wastewater Feasibility Study, dated October 22, 2024, was prepared by CMP Civil Engineering & Land Surveying Inc. (**Exhibit D**), which outlines the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs. The Study concludes the project site has an existing engineered domestic wastewater treatment system and dispersal field with adequate capacity to serve the proposed domestic uses of the winery and tasting room (employees, visitation, marketing programs). There will be no winery process wastewater generated until construction of Phase II of the project is completed. Phase II will require permitting under the Statewide General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The Wastewater Feasibility Study demonstrates the site's existing vineyard is larger than the area required for the compliant land-application of treated process wastewater (winery process wastewater reused for vineyard irrigation). Environmental Health Division Conditions of Approval have been included to ensure compliance with County and State requirements for disposal of wastewater, resulting in a less than significant impact.

f. No paleontological resources or unique geological features have been identified in the project area which is comprised of Sobrante loam (30 to 50 percent slopes) and underlain by large Holocene landslide material that cover Franciscan graywacke, according to FirstCarbon Solutions' 2017 Cultural Resources Assessment (on file with County records, Confidential) and RGH Consultants' 2016 geotechnical study (on file with County records under 2004 Sage Canyon Rd, APN 032-520-009, Permit #B16-00470). FirstCarbon Solutions 2017 records search on the University of California Museum of Paleontology database indicates there are no significant paleontological resources from this and the other geologic units within 0.5 miles of the project property, thus they are considered to have no paleontological potential or sensitivity. Impacts would be less than significant.

Mitigation Measures: None are required.

VIII.	**GREENHOUSE GAS EMISSIONS**. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:
On April 20, 2022, the BAAD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAD April 2022).[4] The updated thresholds evaluate GHG and climate impacts from land use projects are qualitative and geared toward building and transportation projects. Per the BAAD, all other projects should be analyzed against either an adopted local Greenhouse Gas Reduction Strategy (i.e., Climate Action Plan (CAP)) or other threshold determined on a case-by-case basis by the Lead Agency. If a project is consistent with the State's long-term climate goals of being carbon neutral by 2045, then a project would have a less-than-significant impact as endorsed by the California Supreme Court in Center for Biological Diversity v. Department of Fish & Wildlife (2015) 62 Cal. 4th 204). There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a very small portion of a project's lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012, a Draft CAP (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The BOS also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions. In addition, the BOS recommended utilizing the emissions checklist and associated carbon stock and sequestration factors in the Draft CAP to assess and disclose potential GHG emissions associated with project development and operation pursuant to CEQA.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016, the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. On July 24, 2018, the County prepared a Notice of Preparation of a Draft Focused EIR for the Climate Action Plan. The review period was from July 24, 2018, through August 22, 2018. The Draft Focused EIR for the CAP was published May 9, 2019. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or online at https://www.countyofnapa.org/589/Planning-Building-Environmental-Services. The County's draft CAP was placed on hold, when the Climate Action Committee (CAC) began meeting on regional GHG reduction strategies in 2019. The County is currently preparing an updated CAP to provide a clear framework to determine what land use actions will be necessary to meet the State's adopted GHG reduction goals, including a quantitative and measurable strategy for achieving net zero emissions by 2045.

For the purposes of this assessment the carbon stock and sequestration factors identified within the 2012 Draft CAP are utilized to calculate and disclose potential GHG emissions associated with agricultural "construction" and development and with "ongoing" agricultural maintenance and operation, as further described below. The 2012 Draft CAP carbon stock and sequestration factors are utilized in this assessment because they provide the most generous estimate of potential emissions. As such, the County considers that the anticipated potential emissions resulting from the proposed project that are disclosed in this Initial Study reasonably reflect proposed conditions and therefore are considered appropriate and adequate for project impact assessment.

[4] https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines, April 2022

Regarding operational emissions, as part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Planning and Research (OPR) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions. The CEQA Guidelines and the OPR Technical Advisory concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less-than-significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

a/b. Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan. Consistent with these General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

The County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). Pursuant to State CEQA Guidelines Section 15183, this assessment focuses on impacts that are "peculiar to the project," rather than the cumulative impacts previously assessed, because this Initial Study assesses a project that is consistent with an adopted General Plan for which an EIR was prepared.

GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide (CO_2), methane, ozone, and the fluorocarbons, which contribute to climate change. CO_2 is the principal GHG emitted by human activities, and its concentration in the atmosphere is most affected by human activity. It also serves as the reference gas to which to compare other GHGs. For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed.

GHG emissions from construction represent a very small portion of a project's lifetime GHG emissions. The BAAQMD recommended thresholds do not include a construction-related climate impact threshold at this time. One time "Construction Emissions" associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment, and worker vehicle trips (hereinafter referred to as Equipment Emissions). The physical improvements associated with this project include use of existing structures and the construction of approximately 8,605 square feet of winery production space, 322 square feet of indoor accessory space, approximately 2,500 square feet of outdoor accessory space, driveway and parking improvements, and other winery related improvements. As discussed in Section III. (Air Quality), construction emissions would have a temporary effect and BAAQMD recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to relevant best management practices identified by the BAAQMD and the County's standard conditions of project approval, construction-related impacts are considered less than significant. See Section III. (Air Quality) for additional information.

The BAAQMD proposed thresholds for land use projects are designed to address "Operational" GHG emissions which represent the vast majority of project GHG emissions. Operational emissions associated with a winery generally include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions).

As noted above, Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAQMD recommended minimum design elements.

Specifically for buildings, the project must not:

- Include natural gas appliances or natural gas plumbing (in both residential and nonresidential development); and
- Result in any wasteful, inefficient, or unnecessary electrical usage as determined by the analysis required under CEQA section 21100(b)(3) and CEQA Guidelines section 15126.2(b).

The project will be required, through conditions of project approval, to prohibit the use of natural gas appliances or plumbing. Additionally, at the time of construction the project will be required to comply with the California Building Code, which is currently being updated to include regulations to assist in the reduction of air quality impacts associated with construction, such as prohibiting natural gas appliance and plumbing. The new construction will be required to install energy efficient fixtures complying with CA Building Code Title 24 standards. See section VI. (Energy) for additional information on energy usage.

Specifically for transportation, the project must:

- Achieve compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, and
- Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target reflecting the following recommendations:
    - Residential projects: 15 percent below the existing VMT per capita;
    - Office projects: 15 percent below the existing VMT per employee; or
    - Retail projects: no net increase in existing VMT.

The project will be required to comply with the recently adopted version of CALGreen Tier 2. Project approval will include a condition of approval to ensure this is reviewed and implemented at the time of construction through adherence to the California Building Code.

As discussed above and in section XVII. (Transportation), the County maintains TIS Guidelines that include VMT analysis requirements for projects based on trip generation. The project trip generation numbers did not require completion of a traffic study or VMT analysis.

According to the checked Voluntary Best Management Practices Measures submitted with the project application, the applicant plans to implement the following GHG reduction strategies: minimize grading and tree removal by using existing buildings; exceed the minimum number required bike racks; reuse winery process wastewater for vineyard irrigation; adhere to Water Efficient Landscape Ordinance requirements; and use energy conserving lighting (LED) and water efficient fixtures for both existing and new structures. GHG reduction strategies that are already being implemented on the property include use of 70-80% cover crop on the vineyard to reduce erosion and the amount of tilling, retaining biomass removed via pruning and thinning by chipping the material and reusing it, and preservation of 3.12 acres of oak woodland onsite per the conditions of a previous planning permit approval (#P17-00348). A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application.

The proposed tree removal is subject to GHG analysis required by General Plan Policy CON-65(e), as the proposed total tree removal would result in a loss of carbon sequestration capacity of the site. Tree removal associated with the project includes removal of four Blue Oak trees ranging from 9-inch to 24-inch DBH in size and one 22-inch DBH White Oak from the building complex, which collectively amounts to approximately 0.12 acres of canopy. By incorporating the canopy retention and tree protection Conditions of Approval below into the project, impacts resulting from tree removal would be reduced significantly.

Canopy Retention – Conditions of Approval:

- Prior to issuance of building permits, the applicant shall submit a tree replanting plan, prepared by a certified arborist and subject to Planning Division approval, that includes replanting the equivalent amount (or more) of native carbon sequestering trees removed as a result of the project. The replanting plan shall also include a 5-year monitoring program. Alternatively, the applicant may identify and permanently preserve the equivalent amount (or more) of native carbon sequestering canopy through deed restriction or other means of permanent protection in a form approved by County Counsel. Areas proposed for replanting or preservation involving slopes exceeding 30% may only be considered if a report from a qualified professional (i.e. biologist) demonstrates the proposed area provides enhanced water quality and environmental benefits. Replacement trees shall be installed, or the deed restriction recorded, prior to final occupancy of building permits.

Vegetation Protection – Conditions of Approval:

- Prior to any earthmoving activities temporary construction fencing or other means of project demarcation acceptable to the County shall be placed at the limits of the project footprint. The precise locations of said fences shall be inspected

and approved by the Planning Division prior to the commencement of any earthmoving activities. No disturbance, including grading, placement of fill material, storage of equipment, etc., shall occur within the designated protection areas for the duration of erosion control plan, and vineyard installation and operation.

- Trees or any other vegetation inadvertently removed as a result of the project shall be replaced onsite at a 2:1 ratio: trees shall be replaced with fifteen-gallon container size trees. For such removal a replacement plan shall be prepared for county review and approval that includes at a minimum, the locations where replacement trees and vegetation will be planted, plant container sizes or seeding specifications, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before vineyard planting activities. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate. Replacement trees shall be installed and documented that they are in good health prior to completion and finalization of the erosion control plan.
- The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3rd of the canopy) and vegetation to be retained adjacent to the project area.

By adhering to these relevant design standards identified by BAAD, the requirements of the California Building Code, and Conditions of Approval, the project would be consistent with the State's long-term climate goals of being carbon neutral by 2045. Impacts would be less than significant.

Mitigation Measures: None are required.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion:

a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in

accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project, some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less than significant impact.

b. Hazardous materials such as diesel, maintenance fluids, and paints would be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of the continued operations of an existing winery that would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environment. Impacts would be less than significant.

c. There are no schools located within one-quarter mile from the proposed winery buildings. According to Google Earth, the nearest school to the project site (St. Helena Montessori School) is over 6 linear miles to the northwest of the project site in St. Helena. No impacts would occur.

d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.

e. No impact would occur as the project site is not located within an airport land use plan.

f. As detailed further in Section XVII. (Transportation), the project proposes measures to improve access and sight distance at the project driveway entrance, as recommended in the Promise Wine Vehicle Sight Distance & Mitigation Report prepared by GHD, dated January 22, 2025 (**Exhibit F**). These measures were reviewed and accepted by the Napa County Department of Public Works (Public Works) and California Department of Transportation (Caltrans) and include trimming vegetation, restriping the project driveway apron, installing a stop sign at the driveway for outbound vehicles, installing new traffic safety signage and LED blinking warning signs along Sage Canyon Rd, and relocating existing mailboxes further back into the shoulder. Project Conditions of Approval require that the applicant obtain approved encroachment permits from Caltrans and Public Works prior to commencement of any improvements/work within the Sage Canyon Rd/Hwy 128 right-of-way.

   Additionally, an Exemption to the Napa County Road and Street Standards (NCRSS) is requested for improvements to the driveway to accommodate environmental and physical constraints that present challenging obstacles to the installation of a fully compliant road. The NCRSS require a 22 ft minimum width for commercial access roads. To achieve the same overall practical effect of the NCRSS for commercial roads, the project proposes driveway widening and installation of intervisible turnouts along sub-standard segments of the road, as well as signage and management of vegetation to maintain line of sight. The paved driveway would be extended to the proposed winery barn to improve access and provide paved parking spaces and fire truck hammerhead turnaround areas. The proposed design meets the same overall practical effect as the NCRSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general.

   The project has been reviewed by Caltrans, Public Works, as well as the Napa County Fire Department and PBES Engineering Services Division and found acceptable, as conditioned. Therefore, the project would not impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan, or obstruct emergency vehicle access and impacts would be less than significant.

g. The project is in a Very High Fire Hazard Severity Zone, approximately 0.5 miles from the perimeters of the R. Wilson fire (1959), Atlas Peak fire (1981) and Hennessey fire (2020). Although the project would increase the number of people visiting the site due to daily winery and tasting room operations and occasional marketing events; the project will be designed to comply with applicable State and County Codes, including but not limited to, a minimum 100-foot defensible space around all structures and a minimum 10-foot defensible space on both sides of the driveway, fire sprinklers in buildings, emergency vehicle access, and a dedicated on-site fire-fighting water supply. The project also includes upgrading the existing paved driveway to improve access and provide fire truck hammerhead turnaround areas to achieve the same overall practical effect of the NCRSS and California Fire Safe Regulations (FSR). Proposed driveway improvements aid in the safe ingress and egress of visitors and emergency personnel to and from the site. By requiring strict adherence to County Building and Fire Codes, and State Fire Safe Regulations, potential impacts would be reduced to less than significant.

Mitigation Measures: None are required.

X.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces which would:				
	i) result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
	iv) impede or redirect flood flows?	☐	☐	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

The County requires all discretionary permit applications (such as use permits and ECPAs) to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

On June 7, 2022, the Napa County Board of Supervisors provided interim procedures to implement provisions of the Napa County Groundwater Sustainability Plan (GSP) for issuance of new, altered or replacement well permits and discretionary projects that would increase groundwater use. The direction limits a parcel's groundwater allocation to 0.3- acre feet per acre per year, or no net increase in groundwater use if that threshold is exceeded already for parcels located in the GSA Subbasin. For parcels not located in the GSA Subbasin (i.e., generally located in the hillsides), a parcel-specific Water Availability Analysis would suffice to assess potential impacts on groundwater supplies. The project well is located outside GSA Subbasin/Hillside.

To assess potential impacts resulting from project well(s) interference with neighboring wells within 500 feet and/or springs within 1,500 feet, the County's WAA guidance[5] requires applicants to perform a Tier 2 analysis where the proposed project would result in an increase in groundwater extraction from project well(s) compared to existing levels.

To assess the potential impacts of groundwater pumping on hydrologically connected navigable waterways and those non-navigable tributaries connected to navigable waters, the County's WAA guidance requires applicants to perform a Tier 3 or equivalent analysis for new or replacement

[5] The County's Water Availability Guidelines (adopted May 2015)

wells, or discretionary projects that would rely on groundwater from existing or proposed wells that are located within 1,500 feet of designated "Significant Streams."[6]

Public Trust: The public trust doctrine requires the state and its legal subdivisions to "consider," give "due regard," and "take the public trust into account" when considering actions that may adversely affect a navigable waterway. (Environmental Law Foundation v. State Water Resources Control Bd.; San Francisco Baykeeper, Inc. v. State Lands Com.) There is no "procedural matrix" governing how an agency should consider public trust uses. (Citizens for East Shore Parks v. State Lands Com.) Rather, the level of analysis "begins and ends with whether the challenged activity harms a navigable waterway and thereby violates the public trust." (Environmental Law Foundation, 26 Cal.App.5th at p. 403.). As demonstrated in the Environmental Law Foundation vs State Water Resources Control Board Third District Appellate Court Case, that arose in the context of a lawsuit over Siskiyou County's obligation in administering groundwater well permits and management program with respect to Scott River, a navigable waterway (considered a public trust resource), the court affirmed that the public trust doctrine is relevant to extractions of groundwater that adversely impact a navigable waterway and that Counties are obligated to consider the doctrine, irrespective of the enactment of the Sustainable Groundwater Management Act (SGMA).

On January 10, 2024, Napa County released the Interim Napa County Well Permit Standards and WAA Requirements - January 2024, providing guidance to comply with the Public Trust.

a. As discussed in Section VII. (Geology and Soils) the project would not violate any water quality standards or waste discharge requirements. A Wastewater Feasibility Study, dated October 22, 2024, was prepared by CMP Civil Engineering & Land Surveying Inc. (**Exhibit D**) which concludes the project site has an existing engineered domestic wastewater treatment system and dispersal field with adequate capacity to serve the proposed domestic uses of the winery and tasting room (employees, visitation, marketing programs). Phase II of the project includes installation of a water recycling, biological processed waste system package unit to recycle winery process wastewater and reuse for vineyard irrigation. The facility will have to enroll for coverage under the Statewide General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The Wastewater Feasibility Study demonstrates the site's existing vineyard is larger than the area required for the compliant land-application of treated process wastewater (winery process wastewater reused for vineyard irrigation). The Division of Environmental Health reviewed this report and concurred with its findings, conditioning that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required. Impacts would be less than significant. Additionally, water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. Impacts would be less than significant.

b. A Water Availability Analysis was prepared by CMP Civil Engineering & Land Surveying Inc., originally prepared on December 6, 2023 and most recently updated on October 6, 2025 (WAA) (**Exhibit E**). As directed by the County's WAA Guidance Document dated May 2015 and the Interim Standards, the report includes Tier 1 calculations for the existing and proposed water uses and a groundwater recharge analysis and a Tier 2 well interference analysis. Although the existing project well is located within 1,500 feet of Sage Creek, a designated Significant Stream, the WAA concludes that a Tier 3 surface water interference analysis is not required because the project proposes a reduction in overall groundwater use through the removal of an existing residential use and the recycling of winery process wastewater for supplemental vineyard irrigation. Through these changes in operation, the project will reduce overall well pumping time and will therefore reduce any assumed harm relative to current conditions.

   There are two existing wells on-site:

   - Well #1 is the project well which currently serves the accessory dwelling unit and vineyard. Well #1 was completed in 1988 to a depth of 290 feet. At the time of completion, Well #1 produced 20 gallons per minute (gpm) during a four-hour well yield test (on file with county records; no permit number).
   - Well #2 is a non-project well that currently serves the main residence. Well #2 was constructed in 2014 and yields 1 gpm (Permit No. E14-00169).

   Tier 1: The Tier 1 analysis considered existing uses onsite to include the main residence, accessory dwelling unit (with landscaping), and vineyard. The existing total groundwater usage is estimated at 3.03 acre-feet per year (AFY). Of the project parcel's 3.03 AFY of existing groundwater use, 1.25 AFY is used for residential use and 1.78 AFY is used for agriculture (vineyard). Of the project parcel's existing groundwater use, 75% (or 2.28 AFY) is sourced from the project well, Well #1.

   There are no changes proposed to the existing main residence nor the permitted vineyard. The accessory dwelling unit is proposed to be converted to a tasting room and as a result, the overall water use attributed to residential use will decrease from 1.25 AFY to 0.75

[6] Refer to Figure 1: Significant Streams for Tier 3, located at www.countyofnapa.org/3074/Groundwater-Sustainability. The "Significant_Streams" and "Significant_Streams_1500ft_buffer" GIS layers are published as publicly-available open data through the County's ArcGIS Online Account.

AFY. CMP Civil Engineering & Land Surveying Inc. estimates the project to require a total of 0.76 AFY from the following uses: 0.55 AFY for winery processing; 0.11 AFY for employees and visitors; and 0.10 acre-feet for winery landscaping. Phase II of the project includes the beneficial reuse of treated process wastewater (0.55 AFY) to be used for vineyard irrigation. Thus, the parcel's total annual proposed water use (for Phase I and Phase II) is estimated to reduce from 3.03 AFY to 2.74 AFY. The project would result in an overall net reduction of approximately 0.2862+/- AFY of groundwater use.

Winery Domestic Water Usage:

Phase I domestic water usage is estimated to require 22,880 gallons per year, or 0.07 AFY:

- 2 full-time employees at 15 gallons per shift per employee and 1 part-time employee at 8 gallons per shift = 13,870 gallons per year
- 8 visitors per day at 3 gallons per person = 8,760 gallons per year
- 2 marketing events per year 25 guests per event, at 5 gallons per person = 250 gallons per year

Phase II domestic water usage is estimated to require 37,340 gallons per year, or 0.11 AFY:

- 2 full-time employees at 15 gallons per shift and 2 part-time employees at 8 gallons per shift per employee = 19,710 gallons per year
- 15 visitors per day at 3 gallons per person = 16,380 gallons per year
- 6 marketing events per year 25 guests per event and 1 event with 100 people, at 5 gallons per person = 1, 250 gallons per year

Winery Process Water Usage:

Winery process water is water used throughout the winery in winemaking tasks, including in the washing of grapes, cleaning of hoses, tanks, pumps, equipment, and building floors, and the preparation and washing of barrels, along with various other activities such as bottling. As discussed in the WAA, winery process water use is generally expressed as a ratio of water used to wine produced. During Phase I, the project proposes barrel storage and aging of up to 5,000 gallons of wine per year with all production steps occurring at an offsite custom crush facility, including barrel washing. As such, the project does not propose to use winery process water in Phase I. In Phase II, the project proposes full wine production for up to 30,000 gallons of wine per year. Per the WAA, 30,000 gallons of wine is estimated to require 180,000 gallons of water per year or 0.55 AFY, based on an assumed winery process water ratio of 6:1 (6 gallons of water for every 1 gallon of wine produced).

See Tables 1 and 2 below for estimated water usage broken down by project phasing.

Table 1. Phase I: Proposed Groundwater Usage (entire parcel)

Source of Demand	Well No.	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Main Residence	2	0.75	0.75	No change
Accessory Dwelling Unit (ADU)	1	0.40	0 (converted to tasting room)	-0.40
Landscaping[7]	1	0.10	0.10	No change
Vineyard	1	1.78 (permitted under P17-00348)	1.78	No change
Employees (winery and tasting room employees)	1	0	0.04	+0.04
Tasting Room Visitation	1	0	0.026	+0.026
Marketing Events	1	0	250 gallons	+250 gallons
Total	--	3.03	2.696	-0.334

[7] Approximately 3,000 square feet of existing non-xeriscape landscaping surrounds the accessory dwelling unit.

Table 2. Phase II: Proposed Groundwater Usage (entire parcel)

Source of Demand	Well No.	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Main Residence	2	0.75	0.75	No change
Accessory Dwelling Unit	1	0.40	0 (converted to tasting room)	-0.40
Landscaping	1	0.10	0.10	No change
Vineyard	1	1.78 (permitted under P17-00348)	1.23 recycled process wastewater to supplement vineyard irrigation	-0.55
Winery Production (process wastewater)	1	0	0.55	+0.55
Employees (winery and tasting room employees)		0	0.06	+0.06
Tasting Room Visitation	1	0	0.05	+0.05
Marketing Events	1	0	0.0038 (1,250 gallons)	+0.0038 (1,250 gallons)
Total	--	3.03	2.7438	-0.2862

Due to the parcel location outside of the GSA boundary, a parcel specific recharge calculation was prepared. In calculating the recharge for the 62.56-acre parcel, the project WAA quantifies the amount of average annual rainfall infiltrating to the underlying aquifer based on the average rainfall data collected from 2013 to 2023 provided by the Oregon State University PRISM Climate Group (30.72 inches), estimated losses to runoff, and estimated losses to evapotranspiration. CMP Civil Engineering & Land Surveying Inc. calculated groundwater recharge rate for this property is 0.80 acre-feet of water per acre of land. The analysis estimates the total annual recharge rate for the property is 50.05 AFY. The project's proposed reduction in water use of -0.2862+/- AFY would not impact groundwater availability. Comparing the proposed total groundwater use of 2.74 AFY to the calculated parcel groundwater recharge rate of 50.05 AFY, the WAA finds that the parcel has adequate water available to serve the proposed use and therefore passes the Tier 1 screening criteria.

Tier 2: The latest Interim Napa County Well Permit Standards and WAA Requirements require an interference analysis for any proposed increase in groundwater use occurring from project wells within 500 feet of any offsite well or 1,500 feet from any off-site spring. A Tier 2 analysis is not required for discretionary projects that use an existing well provided there is no increase in groundwater use. As discussed above, the project proposes to utilize the existing well (Well #1) currently used to supply irrigation for the vineyard and domestic water for the accessory dwelling unit. The existing residential well (Well #2) will not supply water to the winery and will continue to serve the main residence at an estimated 0.75 AFY.

The WAA documents Well #1 as completed to a depth of 290 feet in 1988 with a casing diameter of 6" and an annular seal depth of 32 feet. At the time of completion, the well yield test resulted in 20 gallons per minute for four hours. Due to the removal of a residential use and recycling of winery process wastewater for supplemental vineyard irrigation, the WAA estimates the project will result in a net decrease of 0.29+/- AFY of groundwater pumped from the project well. Per the WAA Guidance Document, the Tier 2 requirements have been met due to the proposed reduction in groundwater use from the project well. No further analysis is required.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the Public Trust Doctrine. As discussed herein, the existing project will comply with the WAA guidance document.

The latest Interim Napa County Well Permit Standards and WAA Requirements require an analysis of potential groundwater to surface water interaction for new, altered, or increased groundwater use occurring from project wells within 1,500 feet of any County-identified Significant Stream inside the Napa River Watershed. Although the project well (Well #1) is approximately 416 feet from Sage Creek, the nearest Significant Stream, a stream interference analysis is not required because the project proposes a reduction in current groundwater use through the removal of a residential use and recycling of winery process wastewater for supplemental vineyard irrigation. The WAA estimates the modified uses of the site to result in a net decrease of approximately 0.2862 AFY of groundwater use. Through these changes in operation, the project will reduce overall well pumping time and will therefore reduce any assumed harm relative to current conditions.

Because the project well is within 1,500 feet of a designated significant stream, Napa County has conditioned the project to limit the existing volume of water (2.28 AFY) that may be pumped from the project well (Well #1), satisfying the County's Public Trust duties.

6.15(e) Groundwater Demand Management Program:

1. *The permittee shall install a meter on the project well (Well #1). The meter shall be placed in a location that will allow for the measurement of groundwater used from the project well. Prior to the issuance of building permits for the winery and associated structures, as approved under this permit, the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the project well.*
2. *The Plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.*
3. *The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.*
4. *As groundwater consuming activities already exists on the property, meter installation and monitoring shall begin immediately, and the first monitoring report is due to the County within 120 days of approval of this permit.*
5. *For the first twelve months of operation under this permit, the permittee shall read the meter at the beginning of each month and provide the data to the PBES Director monthly. If the water usage from Well #1 exceeds, or is on track to exceed, 2.28 acre-feet per year, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required and shall be submitted to the PBES Director for review and action.*
6. *The permittee's well shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.*
7. *At the completion of the reporting period per 6.16(a)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:*
    - *On or near the first day of each month the permittee shall read the water meter, and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meter during regular business hours.*
    - *Upon continued increases in operations approved under this permit, the PBES Director, or the Director's designated representative, has the right to revise the data submittal schedule.*

4.20(c) Groundwater Management – The project well (Well #1) shall be limited to 2.28-acre feet of groundwater per year for all winery and vineyard water consuming activities on the project parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(e) below.

In the event that changed circumstances or significant new information provide substantial evidence[8] that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

Due to these factors, the project well presumptively meets Napa County's Tier 3 WAA guidelines for groundwater-surface water interaction. County has satisfied its duty to consider impacts to trust resources and no further analysis is required. Impacts would be less than significant.

c/d. The project site is not located within a Federal Emergency Management Agency (FEMA) 100-year flood zone, in a dam or levee failure inundation area, or in an area subject to seiche or tsunami (Napa County GIS FEMA flood zone and dam levee inundation areas layers; Napa County General Plan - Safety Element. pg. 10-20.) The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the project site. Improvement plans prepared prior to the issuance of a building permit would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50 requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. An estimated 7,000 cubic yards of cave spoils are proposed to be spread uniformly throughout the footprint of vineyard blocks B and C (permitted under Erosion Control Plan #P17-00348). Conditions of Approval for the project require the landowner to revise #P17-00348 or apply for a new erosion control plan, as applicable, to incorporate the proposed cave spoils while ensuring compliance with Napa County Conservation Regulations and the standard vineyard erosion control plan procedures aimed at protecting water quality. All on site civil improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of

[8] Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

pollution that would degrade water quality. The parcel is not located in an area that is known to be subject to inundation by tsunamis, seiches, or mudflows. Impacts would be less than significant.

e. The project does not conflict with the GSP or a water quality control plan. As discussed above, the parcel is outside of the GSA and would result in a net reduction in groundwater use from 3.03+/- AFY to 2.74+/- AFY which represents less than 6% of the property's total annual recharge rate. Water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. Impacts would therefore be less than significant.

Mitigation Measures: None are required.

XI.	**LAND USE AND PLANNING.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Physically divide an established community?	☐	☐	☒	☐
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion:

a/b. The project would not occur within an established community, nor would it result in the division of an established community. The project complies with the Napa County Code and all other applicable regulations. The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

Agricultural Preservation and Land Use Policy AG/LU-1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is AWOS (Agriculture, Watershed, and Open Space), which allows "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

The proposed use of the property for the "fermenting and processing of grape juice into wine" (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space…") and General Plan Economic Development Policy E-1 (The County's economic development will focus on ensuring the continued viability of agriculture…).

The General Plan includes two complimentary policies requiring wineries to be designed generally of a high architectural quality for the site and its surroundings. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures: None are required.

XII.	**MINERAL RESOURCES.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:

a./b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (Mines and Mineral Deposits, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on the project site. No impacts would occur.

Mitigation Measures: None are required.

XIII.	**NOISE.** Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

a/b. The project would result in a temporary increase in noise levels during grading and construction activities for the proposed winery. Construction activities would be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. As such, the project would not result in potentially significant temporary construction noise or vibration impacts. The nearest residence to the project is located on the applicant's adjacent parcel to the west at 2000 Sage Canyon Road (APN 032-520-008), approximately 400 feet from the proposed covered parking structure. As discussed above, the applicant owns and manages APN 032-520-008 and the project parcel together as a single agricultural operation. The closest non-project related residence is approximately 600 feet northeast of the proposed winery patio, at 1999 Sage Canyon Rd (APN 025-440-036). Riparian woodland along Sage Creek and Sage Canyon Road/Hwy 128 separate and buffer project activities from the residence at APN 025-440-036. Due to the distance, natural vegetation in the area, and ambient noise levels from the highway, there is a low potential for impacts related to construction noise to result in substantial temporary or long-term construction noise impacts. Further, construction activities would occur during the period of 7a.m. – 7 p.m. on weekdays, during normal hours of human activity. All construction activities would be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project would not result in long-term significant construction noise impacts. Conditions of approval identified below would require construction activities to be limited to

daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Impacts would be less than significant.

. *"7.3 CONSTRUCTION NOISE*
Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm."

Additional regulations contained within County Code Chapter 8.16 establish exterior noise criteria for various land uses in the County. As described in the Project Setting, above, land uses within vicinity of the project are rural residential properties, vineyards, wineries, and undeveloped parcels with woodland, grassland, and shrubland. Of those land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 decibels for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.), the timeframe within which the winery would have visitation and marketing events. Noise impacts of the project would be considered bothersome and potentially significant if sound generated by it had the effect of exceeding the standards in County Code more than 50 percent of the time (i.e., more than 50 decibels for more than 30 minutes in an hour for a residential use).

Noise from winery operations is generally limited and intermittent, meaning the sound level can vary during the day and over the course of the year, depending on the activities at the winery. The primary noise-generating activities are equipment associated with wineries including refrigeration equipment, bottling equipment, barrel washing, de-stemmers and press activities occurring during the harvest crush season, delivery trucks, and other vehicles. The Napa County General Plan EIR indicates the average, or equivalent, sound level (Leq) for winery activities is 51dBA in the morning and 41dBA in the afternoon. Audibility of a new noise source and/or increase in noise levels within recognized acceptable limits are not usually considered to be significant noise impacts, but these concerns should be addressed and considered in the planning and environmental review processes.

The project proposes daily winery operations that would occur between 8:00 a.m. and 5:00 p.m. (excluding harvest), which is during normal hours of human activity. Noise generated by production activities would generally be limited and intermittent. Furthermore, the winery facility is over 600 feet from the nearest non-project related residence and all production activities would occur inside the winery, within the covered crush pad that will be located generally behind the winery, and in the cave. Noise resulting from winery truck traffic is expected to be negligible based on the Winery Trip Generation form included in the County's Traffic Impact Study Guidelines, which estimates truck traffic trips generated from a 30,000-gallon winery would not exceed more than an average of one truck trip per day during normal operations and three truck trips per day during harvest. For these reasons, noise impacts resulting from the proposed winery production activities would be considered insignificant.

Other noise generating uses resulting from the project include the proposed visitation and marketing programs. Daily visitation for 15 visitors per day and a maximum of 105 visitors per week is proposed for By Appointment Tours and Tastings, between 9:00 a.m. to 6:00 p.m. The proposed marketing program consists of six annual events with 25 guests and one annual event with 100 guests, held between 6:00 p.m. and 10:00 p.m., with quiet cleanup by 11:00 p.m. The applicant also proposes allowing for activities in conformity with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004)) in the Tasting Room and on the patios adjacent to the Tasting Room and Winery buildings. Due to the distance from the nearest non-project related residence (approximately 600 feet), natural vegetation in the area, and ambient noise levels from Sage Canyon/Hwy 128, the potential for the creation of significant noise from visitation and marketing events is significantly reduced. Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should further ensure that marketing events and other winery activities do not create a significant noise impact. Project Conditions of Approval require events and non-amplified music to finish by 10:00 p.m., with quiet cleanup finished by 11:00 p.m. in accordance with the Exterior Noise Limits Table under Section 8.16.070 of the County Code. Amplified music or sound systems would not be permitted for outdoor events as identified in Standard Condition of Approval 4.10 below. Temporary events would be subject to County Code Chapter 5.36 which regulates proposed temporary events. The proposed project would not result in long-term significant permanent noise impacts.

"4.10 AMPLIFIED MUSIC
There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings."

c. The project site is not located within the influence area of the Napa County Airport, according to the Airport Land Use Compatibility Plan: the closest airport to the subject parcel is the Angwin Airport located over 7-miles to the northwest. No impacts would occur.

Mitigation Measures: None are required.

XIV.	**POPULATION AND HOUSING.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion:

a. Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environment damage with the provision of a "decent home and satisfying living environment for every Californian." (See Public Resources Code §21000(g).) The 2008 General Plan sets forth the County's long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. The policies and programs identified in the General Plan Housing Element function, in combination with the County's housing impact mitigation fee, to ensure adequate cumulative volume and diversity of housing.

The Association of Bay Area Governments' Plan Bay Area 2050 Growth Pattern figures indicate that the total households for Napa County are projected to increase some 10% by the year 2050, increasing from 50,000 to 56,000. Unincorporated Napa County, along with the cities of American Canyon, Napa, St. Helena, Calistoga and the town of Yountville all have existing compliant 6th Cycle Housing Elements certified by the State Department of Housing and Community Development. For the 6th Cycle, which runs from 2023 – 2031, Napa county jurisdictions have identified and have rezoned or are in the process of rezoning land to accommodate 3,844 dwelling units, more than half of the households projected by ABAG to develop in Napa county by 2050. Five (5) employees are requested as part of the project; two of the five employees would be owner operators who live onsite. The three additional employees who do not live onsite could lead to negligible population growth in Napa County. Relative to the County's projected low to moderate growth rate and overall adequate programmed housing supply that population growth does not rise to a level of environmental significance. In addition, the project would be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs. Cumulative impacts on the local and regional population and housing balance would be less than significant.

The proposed project does not require installation of any additional, new infrastructure, including that which might induce growth by extending services outside of the boundaries of the subject site or increasing the capacity of any existing roadway. Napa County collects fees from developers of nonresidential projects to help fund local affordable housing (see Napa County Code Section 18.107.060 – Nonresidential developments – Housing fee requirement). The fees are assessed with new construction and are collected at time of building permit issuance for new construction of winery buildings.

Employees and visitors to the winery could increase demand for group transportation services to the winery, though the potential for employment changes of other business supporting the winery's requested operations is uncertain, unquantifiable, and speculative. The policies and programs identified in the General Plan Housing Element, in combination with the County's housing impact mitigation fee, ensure adequate cumulative volume and diversity of housing. With limited staffing proposed and no off-site expansion of utilities or facilities to serve other developments, the project would have less than significant impact on population growth.

b. This application will displace one accessory dwelling unit by converting the structure to a tasting room. The proposed project will not displace a substantial number of people and will not necessitate the construction of replacement housing elsewhere. A less than significant impact would occur.

Mitigation Measures: None are required.

XV. **PUBLIC SERVICES.** Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

Discussion:

a. Public services are currently provided to the project site and the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshal conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire Department and Engineering Services Division have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

Mitigation Measures: None are required.

XVI.	**RECREATION.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

a. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.

b. No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit application. The proposed project would not result in substantial population growth, resulting in no increase in the use of recreational facilities and requiring no construction or expansion of recreational facilities. The proposed project would have no impact.

Mitigation Measures: None are required.

XVII.	**TRANSPORTATION.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐
e)	Conflict with General Plan Policy CIR-14, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	☐	☐	☒	☐

Discussion:

a/c/d. The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips. Based on maximum winery employee and visitor/guest data for the

harvest/crush season and the County's Trip Generation worksheet, the project would be expected to generate approximately 27 daily trips on a weekday and 26 daily trips on a Saturday. The trip generation does not exceed 110 net new daily trips, therefore the project is not required to prepare a traffic study. Trips resulting from the proposed seven (7) annual marketing events are considered negligible and are screened out from the County's Trip Generation worksheet.

The project proposes measures to improve access and sight distance at the project driveway entrance, as recommended in the Promise Wine Vehicle Sight Distance & Mitigation Report prepared by GHD, dated January 22, 2025 (**Exhibit F**). These measures were reviewed and accepted by the Public Works and Caltrans and include trimming vegetation, re-striping the project driveway apron, installing a stop sign at the driveway for outbound vehicles, installing new traffic safety signage and LED blinking warning signs along Sage Canyon Rd, and relocating existing mailboxes further back into the shoulder. Project Conditions of Approval require the applicant to obtain approved encroachment permits from Caltrans and Public Works prior to commencement of any improvements/work within the Sage Canyon Rd right-of-way.

Additionally, an Exemption to the NCRSS is requested for improvements to the driveway to accommodate environmental and physical constraints that present challenging obstacles to the installation of a fully compliant road. The NCRSS require a 22 ft minimum width for commercial access roads. To achieve the same overall practical effect of the NCRSS for commercial roads, the project proposes driveway widening and installation of intervisible turnouts along sub-standard segments of the road, as well as signage and management of vegetation to maintain line of sight. The paved driveway would be extended to the proposed winery barn to improve access and provide paved parking spaces and fire truck hammerhead turnaround areas. The proposed design meets the same overall practical effect as the NCRSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general.

In summary, the project has been reviewed by Caltrans, Public Works, and the Napa County Fire Department and Engineering Services Division and found acceptable, as conditioned. As proposed, the project would not conflict with any plans, ordinances or policies addressing the circulation system. All designs will comply with the County and State standards for safe access into and throughout the site. The project would not substantially increase hazards due to design features. Impacts would be less than significant.

b. As part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Land Use and Climate Innovation (LCI) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a T*echnical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions*.

The County's General Plan Circulation Element contains a policy statement (Policy CIR-7) indicating that the County expects development projects to achieve a 15% reduction in project-generated VMT to avoid triggering a significant environmental impact. Specifically, the policy directs project applicants to identify feasible measures that would reduce their project's VMT and to estimate the amount of VMT reduction that could be expected from each measure. The policy states that "projects for which the specified VMT reduction measures would not reduce unmitigated VMT by 15 or more percent shall be considered to have a significant environmental impact." That policy is followed by an action item (CIR-7.1) directing the County to update its CEQA procedures to develop screening criteria for projects that "would not be considered to have a significant impact to VMT" and that could therefore be exempted from VMT reduction requirements.

The new *CEQA Guidelines* and the LCI Technical Advisory note that CEQA provides a categorical exemption (Section 15303) for additions to existing structures of up to 10,000 square feet, so long as the project is in an area that is not environmentally sensitive and where public infrastructure is available. LCI determined that "typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract 110-124 trips per 10,000 square feet". They concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The TIS Guidelines include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less than significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. As noted above, based on the trip generation sheet, the maximum employee and visitor/guest data for the harvest/crush season, the proposed project would not exceed the 110 trip threshold and is therefore presumed to have a less than significant impact. The project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

e. Developers of new or expanded land uses are required to provide adequate parking or demonstrate that adequate parking exists to meet

their anticipated parking demand. Excess parking that could stimulate unnecessary vehicle trips or commercial activity exceeding the site's capacity is discouraged. The winery project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated daily demand during harvest conditions. The project proposes six standard parking spaces and two van accessible spaces at the winery and tasting room complex. Two existing parking spaces located at the main residence, uphill from the project site, would be used to accommodate the two full-time employees who are also owner operators. Visitors to the Winery will be by-appointment only. As such, typical operations would include 15 visitors arriving in potentially eight daily vehicles (based on 2.6 people per vehicle calculation) in a staggered arrangement so that there should never be more than three to four guest vehicles at the site at any one time. Occasionally, visitors could arrive in a higher-occupancy vehicle such as an SUV, minivan or smaller shuttle bus. The three part-time employees would occupy the remaining two or three parking spaces. Although the project would accommodate parking for daily operations, the proposed parking lot consisting of 7-standard and 2-ADA parking spaces would be inadequate for events. Marketing events are estimated to require 10 guest parking spaces for 25-person events and 39 spaces for 100-person events based on the standard 2.6 people per vehicle calculation. Therefore, a condition of approval has been incorporated into the project requiring the applicant provide shuttle services for marketing events. The proposed project would not be in conflict with General Plan Policy CIR-14.

Mitigation Measures: None are required.

XVIII. **TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion:

a/b. A Cultural Resources Assessment of the property as a part of the vineyard erosion control project #P17-00348, prepared by FirstCarbon Solutions dated May 5, 2017 (on file with County records, Confidential), included a check of the information on file with our office and the Northwest Information Center in Rohnert Park, California (the Regional Office of California Historical Resources Information System), to determine the presence or absence of previously recorded historic or prehistoric cultural resources, and a check of appropriate historic references to determine the potential for historic era archaeological deposits. The overall literature search determined that the current project area has not been the subject of a previous cultural resource study and there are no previously recorded archaeological sites located on or within a 0.5 mile radius of the project property. FirstCarbon Solutions contacted the Native American Heritage Commission (NAHC) to determine the presence or absence of listed Sacred Lands within the project area and all appropriate Native American organizations or individuals designated by the Native American Heritage Commission as interested parties for the project area. On April 11, 2017, the NAHC responded confirming a record search of the NAHC Sacred Lands File identified sacred sites in the project area and provided contacts for individuals representing four different tribes. Following the NAHC's recommendation, FirstCarbon Solutions sent notification letters to the tribes on April 19, 2017, which requested information pertaining to the cultural resources assessment. No responses were received.

FirstCarbon Solutions also conducted a pedestrian survey of the vineyard development areas onsite to locate any visible signs of potentially significant historic or prehistoric cultural deposits. Their survey resulted in negative findings for historic or prehistoric cultural resources or raw materials commonly used in the manufacturing of tools (e.g. obsidian Franciscan chert) and determined there is a low probability of undiscovered prehistoric cultural resources. FirstCarbon Solutions recommended standard measures for accidental discovery of these resources.

On May 30, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. Staff received a response from the Yocha Dehe Wintun Nation on July 1, 2025, confirming the project is not within their aboriginal territories. On July 15, 2025, the County also sent consultation closure notices to the Middletown Rancheria and to the Mishewal Wappo Tribe of Alexander Valley because no request for consultation was received, and more than 30 days had elapsed since the County's consultation invitation was provided. Subsequently, the County received new information and concerns raised by Middletown Rancheria. In response, the County incorporated additional mitigation measures for the protection of tribal cultural resources as discussed further below.

On October 29, 2025 and November 7, 2025, the County met with the Middletown Rancheria of Pomo Indians of California ("Middletown Rancheria"). Representatives of Middletown Rancheria concluded the project is within Middletown Rancheria's Area of Concern due to its proximity to Lake Hennessy and known tribal cultural resources. The project was determined to have the possibility of unearthing tribal cultural resources which include, but are not limited to, Native American human remains, funerary objects, items or artifacts, sites, features, places, landscapes or objects with cultural values to the Middletown Rancheria during ground disturbance activities. Therefore, Mitigation Measure TCR-1 has been incorporated into the Project to ensure the preservation or mitigation of significant impacts to tribal cultural resources.

As such, the proposed project, with the Cultural Resources conditions of approval discussed in Section V. (Cultural Resources) and Mitigation Measure TCR-1, would avoid and reduce potential impacts to unknown resources, and would result in less-than-significant impacts to Tribal Cultural Resources, including those that may be eligible for the California Historical Resources Information System or local register, or cultural resources as defined in Public Resources Code Section 5024.1(c).

Mitigation Measures:

Due to the possibility of unearthing tribal cultural resources which include, but is not limited to, Native American human remains, funerary objects, items or artifacts, sites, features, places, landscapes or objects with cultural values to the Middletown Rancheria ("Tribe"), during ground disturbance activities, the following mitigation measures shall be incorporated into the Project for preservation or mitigation of significant impacts to tribal cultural resources.

MM TCR-1: Tribal Cultural Resources

1. Prior to initial ground disturbance, the owner/permittee shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.

2. Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

3. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

4. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.

5. The owner/permittee shall meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide documentation to Napa County that they have engaged with the Middletown Rancheria to provide cultural monitors (as necessary) and that cultural sensitivity training has been provided to site workers.

XIX.	**UTILITIES AND SERVICE SYSTEMS.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

a. As discussed in detail in Section VII. Geology and Soils, a Wastewater Feasibility Study, dated October 22, 2024, was prepared by CMP Civil Engineering & Land Surveying Inc. (**Exhibit D**) which outlines the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs. The domestic wastewater system for the tasting room and winery will use an existing engineered domestic wastewater treatment system and dispersal field with adequate capacity to serve the project. The winery process wastewater system is proposed to include a pretreatment system followed by surface dispersal on vineyard irrigation areas which were determined to be larger than the area required for compliant land-application of treated process wastewater. The process waste system will be designed per RWQCB and PBES requirements. The facility will have to enroll for coverage under the

General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The division of Environmental Health reviewed this report and concurred with its findings, conditioned that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required.

Based on the proposed uses, the onsite water system will be not be classified as a transient noncommunity (TNC) public water system per the State of California Drinking Water Requirements. Impacts would be less than significant.

Stormwater drainage would be managed through the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. All on site civil improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division. Through compliance with County code impacts are less than significant.

The project does not require the construction of new or expanded electric power, natural gas, or telecommunications facilities. Impacts are expected to be less than significant.

b. As discussed in Section X. A Water Availability Analysis was prepared by CMP Civil Engineering & Land Surveying Inc., dated October 6, 2025 (WAA) (**Exhibit E**). The report includes calculations for the existing and proposed water uses and a groundwater recharge analysis. An onsite water audit of existing uses was completed, and the existing water use associated with the single-family residence, landscaping, accessory dwelling, and vineyards is estimated to be 3.03 AFY. The proposed removal of the accessory dwelling unit and recycling of winery process wastewater for supplemental vineyard irrigation would result in a net decrease in groundwater use by approximately 0.2862 AFY. Due to the parcel location outside of the GSA boundary, a parcel-specific recharge calculation was prepared. In calculating the recharge for the 62.56-acre parcel, the project WAA quantifies the amount of average annual rainfall infiltrating to the underlying aquifer based on the average rainfall date collected from 2013 to 2023 provided by the Oregon State University PRISM Climate Group (30.72 inches), estimated losses to runoff, and estimated losses to evapotranspiration. CMP Civil Engineering & Land Surveying Inc. calculated groundwater recharge rate for this property is 0.80 acre-feet of water per acre of land. The analysis estimates the total annual recharge rate for the property is 50.05 AFY. The project's proposed reduction in water use of -0.2862+/- AFY would not impact groundwater availability. Additionally, Napa County has conditioned the project to verify that no more than the previously existing volume of water (2.28 AFY) is pumped from the project well (Well #1). As a whole, the total proposed groundwater demand is equivalent to 5% of the estimated annual groundwater recharge values for parcel area. Therefore, the proposed water use is not expected to impact groundwater availability.

c. Wastewater would be treated on-site and would not require a wastewater treatment provider; therefore, no impact would occur.

d/e. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed of have more than sufficient capacity related to the current waste generation. The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures: None are required.

XX.	**WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b)	Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion:

a. There are no proposed project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The existing driveway will be designed and improved to meet the same practical effect of the commercial standards as defined in the Napa County Road and Street Standards (RSS) and California Board of Forestry and Fire Protection State Minimum Fire Safe Regulations (FSR). Access onto and throughout the parcel includes design components to accommodate fire and emergency apparatus. The Fire Marshal's office has reviewed the plans, which demonstrate that the project would have adequate emergency access to the proposed project. The new building would be equipped with sprinklers and fire suppression equipment as required by the CA building Code. No impacts would occur.

b. Wildfire risk is dependent upon existing environmental conditions, including but not limited to the amount of vegetation present, topography, and climate. The proposed project is in a flatter, developed area of a property that contains moderate to steep slopes surrounded by vineyards and residential uses and vegetation consisting primarily of oak woodland and shrubland. According to Napa County GIS Environmental Maps (Hazards and emergencies layer), the project is in a Very High Fire Hazard Severity Zone and in the State Responsibility (SRA) district. The proposed road and structural improvements would not result in a physical modification to the slope of the area, changes to prevailing winds, or alter other factors that would likely exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. As discussed above in Section IX. (Hazards and Hazardous Materials), projects located in Very High Fire Severity Zones are required by State and County Code to establish and maintain defensible space and all construction must comply with County Fire Code, including but not limited to, installing fire sprinklers in buildings, providing emergency vehicle access, and maintaining a dedicated fire-fighting water supply on-site, all of which would reduce the potential hazard of wildfires. Upgrading the existing paved driveway will improve access and sight distance and provide fire truck hammerhead turnaround areas to achieve the same overall practical effect of the NCRSS and California Fire Safe Regulations (FSR), thereby aiding the safe ingress and egress of visitors and emergency personnel to and from the site. Impacts of the project would be less than significant.

c. As mentioned above, the existing driveway will be improved to demonstrate the same overall practical effect of the County RSS and State FSR. Proposed utility improvements will be undergrounded, and the winery will contain fire suppression infrastructure, including fire sprinklers, and a fire hydrant connected to a 110,499-gallon fire protection water tank. During construction, the risk of igniting a fire would be low because vegetation would be cleared prior to development, and the risk would be temporary due to the limited duration of construction. Operation and maintenance activities would be similar to activities already occurring on properties in the area. This development is not considered a type of improvement that exacerbates wildfire risk or significant environmental risk. Impacts will be less than significant.

d. Most of the physical improvements are within an existing building complex on a flatter portion of the property, the majority of which is already graded, paved or in agricultural use. The construction of the cave would be set back behind an approximate 20-foot-high retaining wall built into the hillside. As discussed in Section VII. (Geology and Soils), the project parcel consists of moderate to steep terrain with expansive soils underlain by ancient landslide deposits that are relatively stable. No active landslides or any evidence of recent slope movement at the building complex area were observed by RGH Consultants at the time of their assessment in 2016 (on file with County records under 2004 Sage Canyon Rd, APN 032-520-009, Permit #B16-00470). Although the project would alter portions of the property to accommodate road widening, three new structures and related improvements, the proposed earthwork will be designed in accordance with Engineering Division Conditions of Approval to ensure that grading and construction activities do not create unstable slopes. Erosion control measures would be implemented in accordance with the Napa Countywide Stormwater Pollution Prevention Program which would reduce the impact of stormwater runoff or drainage changes being discharged on or offsite. Additionally, Building Division Conditions of Approval for the project require a geotechnical (soils investigation) report and appropriate structural design considerations as a part of the building permit application for all project structures. By incorporating Building and Engineering Division Conditions of Approval, the project would not physically alter the site in a way which would expose people or structure to risks such as downstream or downslope flooding or landslides resulting from runoff, post-fire instability or drainage changes. Impacts would be less than significant.

Mitigation Measures: None are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

a. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community or substantially reduce the number or restrict the range of a rare or endangered plant or animal species. Mitigation Measures **BIO-1**, **BIO-2,** and **BIO-3** require the applicant to obtain preconstruction surveys for special-status plants, nesting birds and raptors, and bats to minimize impacts associated with construction related activities to special-status plants, nesting birds and raptors, and bat species. Through implementation of the aforementioned Mitigation Measures, the project is anticipated to result in less than significant impacts to special status plant and animal species. Additionally, the project does not have the potential to eliminate important examples of the major periods of California's history or prehistory. As discussed in Section V. Cultural Resources and Section XVIII. Tribal Cultural Resources, the project has the possibility of unearthing tribal cultural resources during ground disturbance activities. Mitigation Measure **TCR-1** and the County's standard Archeological Finding Condition of Approval has been incorporated into the Project to ensure the preservation or mitigation of significant impacts to tribal cultural resources and prehistoric cultural resources that could be uncovered during ground disturbing activities.

b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to air quality, greenhouse gas emissions, hydrology, and traffic are discussed in the respective sections above and were determined to have a less than significant impact. As discussed in Section VIII. Green House Gas and Section XVII. Transportation, potential impacts to air pollution and GHG emissions are being addressed through meeting BAAD recommended design elements, with the addition of Greenhouse Gas Voluntary Best Management Practices, VMT reduction strategies, and standard Conditions of Approval. The applicant intends to implement a number of greenhouse gas reduction strategies including exceeding Title 24 energy efficiency standards, installation of water efficient fixtures, employing low-impact development practices, and installation of high efficiency lighting. Section X. Hydrology includes detail on the Water Availability Analysis which demonstrates that the proposed project would result in an overall decrease in groundwater use (-0.2862 AFY) over the existing levels. Potential cumulative impacts would be less than significant.

c. All potential impacts identified in this Mitigated Negative Declaration are less than significant with the exception of Biological Resources and Tribal Cultural Resources, for which Mitigation measures are proposed. Therefore, the proposed project would not result in significant environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

Mitigation Measures: None are required.

Potential Environmental Impacts	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact BIO-1	**MM BIO-1: Special Status Plants** The owner/permittee shall implement the following measures to minimize potential impacts to special-status plant species (i.e., green jewelflower, Greene's narrow-leaved daisy, holly-leaved ceanothus, Jepson's leptosiphon, and Sonoma beardtongue): Special Status Plants. Prior to the initiation of earth disturbing activities, the owner/permittee shall conduct botanical surveys for special-status plants at the project site, and adjacent to the project if indirect offsite impacts may occur, in conformance with CDFW's 2018 Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities (see: https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants) to determine if special-status plants are present or to substantiate absence of these species. Surveys shall be conducted during appropriate conditions and more than one year of surveys may be necessary per the protocol. If non-CESA listed special-status plants, including but not limited to California Rare Plant Rank plants, are detected and may be impacted by project activities, the project proponent shall mitigate for impacts at a 2:1 mitigation to impact ratio. Any special-status plants/populations removed, including inadvertent removals, as part of development authorized under #P22-00384, shall be replaced on-site at a ratio of 2:1 at locations with similar habitat. For such removal a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the Director and CDFW prior to commencement of grading and construction activities. At a minimum, the replacement plan shall include **i)** a site plan showing the locations where replacement plants will be planted, **ii)** a plant pallet composed the special-status plants specie(s) being removed including sizes and/or application rates, **iii)** planting notes and details including any recommended plant protection measures, **iv)** invasive species removal and management specifications, **v)** an implementation and monitoring schedule, and **vi)** performance standards with a minimum success rate of 80% to ensure the success of re-vegetation efforts. Any replaced special-status plants shall be monitored for a period of at least three years to success criteria are met.	Prior to issuance of any grading permit or building permit(s) and through completion of initial site disturbance, the County shall review the results of all pre-construction surveys and any proposed removal of special-status plants/populations, including inadvertent removals. For such removal, a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the Director and CDFW prior to commencement of grading and construction activities. All measures shall be noted on the final project plans.	P	PD, DFW	PC __/__/__

Potential Environmental Impacts	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact BIO-2	**MM BIO-2 Nesting Birds and Raptors** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5: **a.** For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work. **b.** After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.	The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide copies required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division	P	PD, DFW	PC __/__/__

Potential Environmental Impacts	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact BIO-2 Continued	**c.** In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW. **d.** Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist. Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas shall undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.				

Potential Environmental Impacts	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact BIO-3	**MM BIO-3: Bat Tree Habitat Assessment and Surveys**. Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.	The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide copies required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division	P	PD, DFW	PC __/__/__

Potential Environmental Impacts	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact TCR-1	**MM TCR-1: Tribal Cultural Resources** **1**. Prior to initial ground disturbance, the owner/permittee shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources. **2**. Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.	The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide documentation to Napa County that they have engaged with the Middletown Rancheria to provide cultural monitors (as necessary) and that cultural sensitivity training has been provided to site workers	P	PD	PC __/__/__

Potential Environmental Impacts	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact TCR-1 Continued	**3.** The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources. **4.** All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.				

Potential Environmental Impacts	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact TCR-1 Continued	**5.** The owner/permittee shall meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.				

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept

PE/G =Project Engineer/Geologist

PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

PROJECT REVISION STATEMENT

PROMISE WINERY VARIANCE (P25-00283-VAR), USE PERMIT (P22-00384-UP), AND EXCEPTION TO THE ROAD AND STREET STANDARDS

I hereby revise the Promise Winery Variance (P25-00283-VAR), Use Permit (P22-00384-UP), and Exception to the Road and Street Standards application for a new phased 30,000-gallon winery on a 62.56-acre parcel located at 2004 Sage Canyon Rd., St. Helena (APN 032-520-009), to include the following four (4) mitigation measures specified below:

MITIGATION MEASURES:

Mitigation Measure BIO-1 - **Special Status Plants:**
The owner/permittee shall implement the following measures to minimize potential impacts to special-status plant species (i.e., green jewelflower, Greene's narrow-leaved daisy, holly-leaved ceanothus, Jepson's leptosiphon, and Sonoma beardtongue):

Special Status Plants. Prior to the initiation of earth disturbing activities, the owner/permittee shall conduct botanical surveys for special-status plants at the project site, and adjacent to the project if indirect offsite impacts may occur, in conformance with CDFW's 2018 *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities* (see: https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants) to determine if special-status plants are present or to substantiate absence of these species. Surveys shall be conducted during appropriate conditions and more than one year of surveys may be necessary per the protocol. If non-CESA listed special-status plants, including but not limited to California Rare Plant Rank plants, are detected and may be impacted by project activities, the project proponent shall mitigate for impacts at a 2:1 mitigation to impact ratio. Any special-status plants/populations removed, including inadvertent removals, as part of development authorized under #P22-00384, shall be replaced on-site at a ratio of 2:1 at locations with similar habitat. For such removal a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the Director and CDFW prior to commencement of grading and construction activities. At a minimum, the replacement plan shall include i) a site plan showing the locations where replacement plants will be planted, ii) a plant pallet composed the special-status plants specie(s) being removed including sizes and/or application rates, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management specifications, v) an implementation and monitoring schedule, and vi) performance standards with a minimum success rate of 80% to ensure the success of re-vegetation efforts. Any replaced special-status plants shall be monitored for a period of at least three years to success criteria are met.

Mitigation Measure BIO-2 - **Nesting Birds and Raptors:**
The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

1. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project

activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.

2. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.
3. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.
4. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas shall undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

Mitigation Measure BIO-3 - Bat Tree Habitat Assessment and Surveys:
Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Mitigation Measure TCR-1 - Tribal Cultural Resources:

1. Prior to initial ground disturbance, the owner/permittee shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.
2. Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment

or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

3. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.
4. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.
5. The owner/permittee shall meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.

The Property Owners (Promise Wine, LLC) further commit themselves and successors-in-interest to (a) inform any future purchasers of the property of the above commitments; (b) include in all property leases a provision that informs the lessee of these restrictions and binds them to adhere to them, and (c) inform in writing all persons doing work on this property of these limitations.

The Property Owners (Promise Wine, LLC), understand and explicitly agree that with regards to all California Environmental Quality Act and Permit Streamlining Act (Government Code Sections 63920-63962) deadlines,

this revised application will be treated as a new project. The new date on which said application will be considered complete is the date on which an executed copy of this project revision statement is received by the Napa County Department of Planning, Building and Environmental Services.

Steve McPherson
On behalf of Promise Wine, LLC

12/15/2025
Date

“D”

Use Permit and Variance Application Forms and Project Narrative

NAPA COUNTY

Planning, Building and Environmental Services

A Tradition of Stewardship
A Commitment to Service

USE PERMIT/MAJOR MODIFICATION APPLICATION
WINERY USES

Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Main: (707) 253-4417
Fax: (707) 253-4336

A Tradition of Stewardship
A Commitment to Service

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact

Name: Steve McPherson
Mailing Address: 2004 Sage Canyon Road
City: Saint Helena State: CA Zip: 94574
Phone: 707.936.6053
E-Mail Address: steve@promisewine.com

Property Owner Contact

Name: Promise Wine, LLC
Mailing Address: same as applicant contact
City: State: Zip:
Phone:
E-Mail Address:

Agent Contact

Name: Joshua Devore and Thomas Adams, DP&F
Mailing Address: 1500 First Street, Suite 200
City: Napa State: CA Zip: 94559
Phone: 707.261.7000
E-Mail Address: jdevore@dpf-law.com; tadams@dpf-law.com

Other Representative Contact

☐ Engineer ☐ Architect ☑ Agent
Name: Josh Stehling
Mailing Address: 917 CHarter Oak Ave
City: Saint Helena State: CA Zip: 94574
Phone: 707.501.0632
E-Mail Address: josh@redgatedevelopment.com

Property Information

Project Name: Promise Winery - Use Permit (Resubmittal of project file no. P22-00384)
Project Address: 2004 Sage Canyon Road
Assessor's Parcel Number(s): ~~032-520-008-000 and~~ 032-520-009-000
Size of site (acreage and/or square footage): ~~101.45 total~~ 62.56 acres
General Plan Designation: AWOS Zoning: AW (Agricultural Watershed)

Application Type[1]

File No(s) _____

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
Erosion Control Plan: ☐ Track I ☐ Track II ☐ Admin Viewshed ☐ Fence Entry Structure Permit ☐ Land Division/Mergers ☐ Site Plan Approval/Modification ☐ Winery Administrative Permit ☐ Other Very Minor Modification ☐ Addressing ☐ Signs **Temporary Event:** ☐ 51-400 ☐ 401+ ☐ Late Application Submittal ☐ Application Entitled to Fee Waiver ☐ Other: _____	**Major Modification:** ☐ Winery ☐ Other **Use Permit:** ☑ Winery ☐ Other ☐ Viewshed ☐ AG Preserve Contract ☐ Development Agreement ☐ Airport Land Use Consistency Determination ☐ General, Specific or Airport Land Use Plan Amendment ☑ Variance **Variance application was submitted with original application. ☐ Zoning Map/Text Amendment ☑ Road Exception ☐ Con. Reg. Exception ☐ Other: _____	☐ Certificate of Legal Non Conformity ☐ Other Minor Modification ☐ Road Exception ☐ Small Winery Exemption ☐ Winery Minor Modification ☐ Variance ☐ Viewshed ☐ Other: _____ **Misc. Services** ☐ Use Determination ☐ Status Determination ☐ Other: _____

[1]: **Include corresponding submittal requirements for each application type.**

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

☑ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.

☑ **Application Fee: (Please refer to the following link for applicable application fees per permit type:** Fees & Payments | Napa County, CA (countyofnapa.org)

Use Permit/Major Modification (All Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of **$10,000. Check made payable to County of Napa.**

Micro-Winery Use Permit: Total Fees are based on actual time and materials and flat fees. A deposit in the amount of $10,000. Check made payable to County of Napa.

Small Winery Exemption (Winery Uses): Total fees are based on actual time and materials and flat fees. A deposit in the amount of $5,000. Check made payable to County of Napa.

Minor Modification (Winery Uses): Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials for project review and Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

Administrative Permit (Winery Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of $1,500. Check made payable to County of Napa.

Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

Very Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

☑ **Read and Sign the Hourly Fee Agreement**

☑ **Read and Sign Certification and Indemnification Form**

☑ **Read and Sign Initial Statement of Grape Source Form or Micro Winery Grape Source Form**

☑ **Provide Adjoining Property Owners List for Courtesy Notice and Public Hearing Notice Mailouts**

☑ **Detailed Project Description: T**he Project Description should address all of the applicable items listed below:

1. Existing site conditions and uses.
2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
3. Days of the week and hours of operation.
4. Maximum number of employees per shift and hours of shifts.
5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
6. What is your water supply? How/where is liquid/solid waste disposed?

☑ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17"copies of plans consistent with information contained in the ***Building Division – Design Information - Sample Site Plan Handout:*** Sample-Site-Plan-PDF (countyofnapa.org)

☑ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17"copies of plans with the following information and details:

1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
2. Use of each area within each structure/building.
3. Location of emergency exists.

☑ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17" copies of plans with the following information and details:

1. All relevant dimensions.
2. Exterior materials.

3. Exterior colors.
4. Existing grade.
5. Finished grade.
6. Finished floor level.
7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.

☑ **Technical Information and Reports**

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. FOR MICRO-WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Micro-Winery Use Permit Supplemental Submittal Requirements.
3. Traffic Study consistent with Traffic Impact Study (TIS) Guidelines. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study. Study (TIS). If it is determined that a TIS is not required, physical traffic improvements (such as a left turn lane) or a site distance analysis may be required as determined by the Director of Public Works. Please consult with the Department of Public Works and the current version of the Napa County Road and Street Standards, which can be found following this link: Napa County Road & Street Standards (countyofnapa.org)
4. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
5. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
6. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
7. Water Availability/Groundwater Study (consistent with the *WAA Guidance Document* adopted by the Board 5/12/2015). Please refer to the following link: .Attachment-D---Water-Availability-Analysis-Guidelines-5-12-15-PDF (countyofnapa.org)
8. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

   Tree canopy coverage:

   Tree canopy cover (1993): no change _____acres

   Tree canopy cover to be removed: _____acres _____%

   Tree canopy cover to be retained: _____acres _____%

   Understory (i.e. brush, shrubs, grasses):

   Understory cover (1993): no change _____acres

   Understory to be removed: _____acres _____%

   Understory to be retained: _____acres _____%

   This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website: Water-Quality-and-Tree-Protection-Ordinance-Implementation-Guide (countyofnapa.org)
9. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

   ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
   ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
   ☐ Visual Impacts Study (Photographic simulations)
   ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
   ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
   ☑ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
   ☐ Other: _____
   ☐ Other: _____

10.Voluntary Best Management Practices Checklist – Please fill out enclosed form.

☑ **Additional Information Required by the Environmental Health Department:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form
6. Solid Waste & Recycling Storage area location and size included on overall site plan.
7. Cave setback plan if a cave is proposed.

Please click on Other Information tab at https://www.countyofnapa.org/1904/Environmental-Health-Division for forms and handouts related to use permit application submittal.

☑ **Additional Information Required by the Engineering Services:**

2021Napa County Road & Street Standards

Napa County Road & Street Standards (countyofnapa.org)

Project Guidance for Stormwater Compliance

https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF

BASMAA Post-Construction Stormwater Management Manual

https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance

https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF

☑ **Additional Information Required by the Fire and Building for Wine Cave Design:**

Proposed or Modified Winery Caves – Please include a description of uses to be conducted in the Cave. A cave floor plan shall be provided identifying where all production and hospitality uses will be conducted. Please identify how exiting requirements will be met pursuant to Building and Fire Codes.

☑ ***Please Note***

While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the PBES Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**

☑ **Please contact the Planning Division Staff at the following email address: Planning@countyofnapa.org to obtain a PBES Cloud link to upload application materials and to process filing payment.**

WINERY OPERATIONS

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	☐ Existing	☐ Expanded	☒ Newly Proposed	☐ None
Tours and Tasting- Open to the Public	☐ Existing			
Tours and Tasting- By Appointment	☐ Existing	☐ Expanded	☒ Newly Proposed	☐ None
Food at Tours and Tastings	☐ Existing	☐ Expanded	☒ Newly Proposed	☐ None
Marketing Events*	☐ Existing	☐ Expanded	☒ Newly Proposed	☐ None
Food at Marketing Events	☐ Existing	☐ Expanded	☒ Newly Proposed	☐ None
Will food be prepared…	☐ On-Site?	☒ Catered?		
Public display of art or wine-related items	☐ Existing	☐ Expanded	☐ Newly Proposed	☒ None
Wine Sales/Consumption – AB 2004	☐ Existing		☒ Proposed	☐ None

** For reference please see definition of "Marketing," at Napa County Code §18.08.370* - http://library.municode.com/index.aspx?clientId=16513

Production Capacity *

Please identify the winery's…

Existing permitted production capacity: 0 gal/y Per permit : _____ Permit date: _____

Current maximum actual production: 0 gal/y For what year? _____

Average 3 year production: 0 gal/y

Proposed production capacity: 5,000 gallons per year (Phase 1); 30,000 gallons per year (Phase 2)

** For this section, please see "Winery Production Process".*

Visitation and Operations

Please identify the winery's…

Maximum daily tours/tastings visitation:	none existing	8 people/day(Phase 1); 15 people/day (Phase 2) proposed
Maximum weekly tours/tastings visitation:	none existing	56 visitors per week (Phase 1); 105 visitors per week (Phase 2 proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	n/a existing	M-Su, 9am-6pm proposed
Production days and hours[1]:	n/a existing	M-Su, ~~9am-6pm~~ 8am - 6pm proposed

[1] It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C). The project description should include information on location and quantity of grapes.

See narrative.

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, hours, location/facilities to be used, food service details, etc. Provide a site plan showing where the marketing event activities will occur, including overflow/off-site parking. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

See narrative.

On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur.

See narrative.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service and existing type of commercial kitchen (low, medium or high risk) and/or food preparation areas authorized by the County Environmental Health Division. (Attach additional sheets as necessary.)

See narrative.

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing 0 sq. ft. 0 acres

Proposed ~~17,322~~ 17,384 (Phase 1); ~~23,040~~ 23,105 (Phase 2) sq. ft. 0.40 acres (Phase 1); 0.53 acres (Phase 2) acres

Winery Coverage. Consistent with the definition at "b.," and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

~~53,904~~ 53,966 (Phase 1); ~~59,705~~ 59,767 (Phase 2) sq. ft. 1.24 (Phase 1); 1.37 (Phase 2) acres 3% (Phase 1); 3.4% (Phase 2) % of parcel

Production Facility. Consistent with the definition at "c.," and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing 0 sq. ft. Proposed ~~2,692~~ 3,279 (Phase 1); ~~10,235~~ 10,822 (Phase 2) sq. ft.

Accessory Use. Consistent with the definition at "d.," and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing 0 sq. ft. 0 % of production facility

Proposed ~~845 (Phase 1); 1,167 (Phase 2)~~ 907 (Phase 1); 1,230 (Phase II) sq. ft. ~~31.4% (Phase 1); 11.4% (Phase 2)~~ ~~33.6% (Phase 1); 14.2% (Phase 2)~~ 27.7% (Phase I); 13.4% (Phase 2) % of production facility

Caves and Crush pads

If new or expanded caves are proposed, please indicate which of the following best describes the public accessibility of the proposed and existing cave space: Please denote on cave floor plans the location of existing and proposed cave type/activities and identify location of on-site cave spoils on a site plan.

Existing Cave:

☐ None – no visitors/tours/events (**Class I**) ☐ Guided Tours Only (**Class II**) ☐ Public Access (**Class III**)

☐ Marketing Events and/or Temporary Events (**Class III**)

Expanded or New Cave:

☒ None – no visitors/tours/events (**Class I**) ☐ Guided Tours Only (**Class II**) ☐ Public Access (**Class III**)

☐ Marketing Events and/or Temporary Events (**Class III**)

Please identify the winery's...

Cave area (total)	Existing: 0 sq. ft.	Proposed: 5,000 (Phase 2) sq. ft.
Cave area (Production)	Existing: 0 sq. ft.	Proposed: 5,000 (Phase 2) sq. ft.
Cave area (Accessory)	Existing: 0 sq. ft.	Proposed: 0 sq. ft.
Covered crush pad area	Existing: 0 sq. ft.	Proposed: 1,235 (Phase 2) sq. ft.
Uncovered crush pad area	Existing: 0 sq. ft.	Proposed: 0 sq. ft.
Cave Spoils total:		Proposed: 5,000 (Phase 2) cy.

Cave Spoils Use: ☒ Onsite ☐ Offsite

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559-3082
(707) 253-4417

A Tradition of Stewardship
A Commitment to Service

Clear Form

PROJECT DESCRIPTION

Winery Name: Promise Winery - Use Permit (Resubmittal of project file no. P22-00384) **Date Prepared:** 12/15/23

Existing Entitled Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	0	0
	Weekend	0	0
Number of Part Time Employees*	Weekday	0	0
	Weekend	0	0
Maximum Daily Visitation	Weekday	0	0
	Weekend	0	0
Annual Gallons of Production		0	0
Annual Tons of Grape Haul		0.0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	2	2
	Weekend	2	2
Number of Part Time Employees*	Weekday	3	3
	Weekend	3	3
Maximum Daily Visitation	Weekday	15	15
	Weekend	15	15
Annual Gallons of Production		30,000	30,000
Annual Tons of Grape Haul		187.5	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

*Number of full time and part time employees should represent the max number of employees that will be working on any given day (including all vendors and contractors employed for the largest event that occurs two or more times per month on average).

TRIP GENERATION

Existing Winery					Harvest	Non-Harvest
Maximum Daily Weekday Traffic (Friday)						
	Harvest	*Non-Harvest*				
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors	0	0	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
				Total Weekday Daily Trips	0	0
				Total Weekday Peak Hour Trips*	0	0
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	*Non-Harvest*				
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors	0	0	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
				Total Weekend Daily Trips	0	0
				Total Weekend Peak Hour Trips*	0	0
Maximum Annual Traffic						
				Total Annual Trips**	0	

Proposed Winery					Harvest	Non-Harvest
Maximum Daily Weekday Traffic (Friday)						
	Harvest	*Non-Harvest*				
FT Employees	2	2	3.05 one way trips/employee	FT Employee Daily Trips	6.1	6.1
PT Employees	3	3	1.9 one way trips/employee	PT Employee Daily Trips	5.7	5.7
Max Visitors	15	15	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	11.5	11.5
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	30,000		0.000018 truck trips	Production Daily Trips	0.5	0.5
Tons of Grape Haul#	187.5		0.013889 truck trips	Grape Haul Daily Trips	2.6	0.0
				Total Weekday Daily Trips	27	24
				Total Weekday Peak Hour Trips*	10	9
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	*Non-Harvest*				
FT Employees	2	2	3.05 one way trips/employee	FT Employee Daily Trips	6.1	6.1
PT Employees	3	3	1.9 one way trips/employee	PT Employee Daily Trips	5.7	5.7
Max Visitors	15	15	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	10.7	10.7
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	30,000		0.000018 truck trips	Production Daily Trips	0.5	0.5
Tons of Grape Haul#	187.5		0.013889 truck trips	Grape Haul Daily Trips	2.6	0.0
				Total Weekend Daily Trips	26	24
				Total Weekend Peak Hour Trips*	12	10
Maximum Annual Traffic						
				Total Annual Trips**	8,969	

Net New Trips		Harvest	Non-Harvest
Maximum Weekday Traffic (Friday)			
If total net new daily trips is greater than 40, a TIS is required	**Net New Weekday Daily Trips**	27	24
	Net New Weekday Peak Hour Trips*	10	9
Maximum Weekend Traffic (Saturday)			
If total net new daily trips is greater than 40, a TIS is required	**Net New Weekend Daily Trips**	26	24
	Net New Weekend Peak Hour Trips*	12	10
Maximum Annual Traffic			
A Traffic Impact Study is NOT Required	**Net New Annual Trips****	8,969	

#Trips associated with Grape Haul represent harvest season only.

*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

A Tradition of Stewardship
A Commitment to Service

Project name & APN: Promise Winery - Use Permit; 032-520-008 & -009
Project number if known: P22-00384
Contact person: Steve McPherson
Contact email & phone number: steve@promisewine.com 707.963.6053
Today's date: 12/15/23

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
☐	☐	BMP-1	**Generation of on-site renewable energy**

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calcuate how much electrical energy your project may need.

The project covers a minor renovation to two existing facilities. Unsure as to whether or not a roof-mounted PV system would be feasible without major costly construction. Owner will review during the building permit phase.

Already Doing	Plan To Do	ID #	BMP Name
☑	☐	BMP-2	**Preservation of developable open space in a conservation easement**

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

3.12 acres were deed restricted for ECP P17-00348. No additional conservation under this permit which proposes minimal changes to site.

Already Doing | Plan To Do

☐ ☐ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

None anticipated.

☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles Not applicable for a winery of this scale.
Typical annual fuel consumption or VMT
Number of alternative fuel vehicles
Type of fuel/vehicle(s)
Potential annual fuel or VMT savings

☐ ☐ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

None expected for Phase 1. Owner will review options for Phase 2 during the detailed design phase.

☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transporation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other:

Not applicable for a winery of this scale. However, two of three employees (winery owners) reside on site, as such, 2/3 of trips are eliminated.

Estimated annual VMT

Potential annual VMT saved
% Change

Already Doing	Plan To Do		
☐	☐	**BMP-7**	**Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

Owner plans to review CALGREEN Tier 1 feasibility at the Winery building (renovated agriculture barn) during the building permit phase.

☐ ☐ **BMP-8 Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

Not intended. Hot water heating systems are already installed at both facilities covered by this permit.

☑ ☐ **BMP-9 Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

All lights are LED, and new lights at the new Winery and wine cave will also be LED.

☐ ☐ **BMP-10 Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

☐ ☑ **BMP-11 Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

Owner will install bike racks near both the Tasting Room and the Winery.

☐ ☐ **BMP-12 Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

This doesn't seem feasible given the site location on HWY 128.

Already Doing	Plan To Do		
☐	☑	**BMP-13**	**Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

A packaged recycled water system will be installed during Phase 2 construction for irrigation purposes.

☐	☑	**BMP-14**	**Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

Owner plans to install efficient fixtures but these may or may not be certified by WaterSense.

☐	☐	**BMP-15**	**Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

LIDs will be reviewed during the detailed design stage for Phase 2.

☐	☑	**BMP-16**	**Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

Owner will adhere to WELO for the building permit if applicable.

☐	☐	**BMP-17**	**Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Doing	Plan To Do		
☐	☐	**BMP-18**	**Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see http://www.naparecycling.com/foodcomposting for more details.

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

☐ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

There are existing trees that achieve this result.

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Doing	Plan To Do		
☐	☐	**BMP-23**	**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.** *The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.*
☐	☐	**BMP-24**	**Limit the amount of grading and tree removal** *Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.*
☐	☐	**BMP-25**	**Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a)	☐	**LEED™ Silver** (check box BMP-25 and this one)
BMP-25 (b)	☐	**LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	☐	**LEED™ Platinum** (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐	☐	**BMP-26**	**Are you, or do you intend to become a Certified Green Business or certified as a"Napa Green Winery"?** *As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.*
☐	☐	**BMP-27**	**Are you, or do you intend to become a Certified "Napa Green Land"?** *Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*

Already Doing	Plan To Do		
☐	☐	**BMP-28**	**Use of recycled materials** *There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.*
☐	☐	**BMP-29**	**Local food production** *There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*
☐	☐	**BMP-30**	**Education to staff and visitors on sustainable practices** *This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*
☑	☐	**BMP-31**	**Use 70-80% cover crop** *Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.*
☑	☐	**BMP-32**	**Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site** *By selecting this BMP, you agree not to burn the material pruned on site.*
☐	☐	**BMP-33**	**Are you participating in any of the above BMPS at a 'Parent' or outside location?** Not applicable to this project.
☐	☑	**BMP-34**	**Are you doing anything that deserves acknowledgement that isn't listed above?** Primary focus on converting small, existing structures for the intended use. To handle added production in Phase 2, a wine cave will be constructed rather than a new winery structure, reducing the visibility and potential risks of fire.

Comments and Suggestions on this form?

FILE #_____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

A Tradition of Stewardship
A Commitment to Service

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____
TYPE OF APPLICATION: _____ Date Published: _____
REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT

PROJECT NAME: Promise Wine Micro-Winery

Assessor's Parcel #: 032-520-009-000 Existing Parcel Size: 50.2 Acres

Site Address/Location: 2004 Sage Canyon Road, Saint Helena, CA 94574
No. Street City State Zip

Property Owner's Name: Promise Wine, LLC

Mailing Address: 2004 Sage Canyon Road, Saint Helena, CA 94574
No. Street City State Zip

Telephone #:(707) 963 - 6053 Fax #: (____)_____-_____ E-Mail: steve@promisewine.com

Applicant's Name: Promise Wine, LLC

Mailing Address: 2004 Sage Canyon Road, Saint Helena, CA 94574
No. Street City State Zip

Telephone #:(707) 963 - 6053 Fax #: (____)_____-_____ E-Mail: steve@promisewine.com

Status of Applicant's Interest in Property: _____

Representative Name: Dickenson, Peatman and Fogarty; Joshua S. Devore

Mailing Address: 1500 First Street, Suite 200, Napa, CA 94559
No. Street City State Zip

Telephone # (707) 261-7000 Fax #: (____) _____ E-Mail: jdevore@dpf-law.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

_____ 11/9/22 _____
Signature of Property Owner Date Signature of Applicant Date

Steve McPherson, Promise Wine, LLC
Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
Total Fees: $_____ Receipt No. _____ Received by: _____ Date: _____

REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

See accompanying project narrative

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

See accompanying project narrative

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

See accompanying project narrative

VARIANCES:

A variance is a constitutional safety valve to prevent a property from becoming unusable if the zoning code were strictly applied. It protects against an unconstitutional taking by allowing the owner to seek a deviation from the applicable zoning so as to enjoy the benefits (i.e., property rights) afforded to other properties in the vicinity and under the same zoning designation.

The findings for a variance must satisfy each prong of a four-prong test. Specifically, an applicant must demonstrate that: 1) they will suffer practical difficulties and unnecessary hardships in the absence of the variance; 2) these hardships result from special circumstances relating to the property that are not shared by other properties in the area; 3) the variance is necessary to bring the applicant into parity with other property owners in the same zone and vicinity; and 4) the proposed variance will not be contrary to public interest, safety, health, and welfare.

GENERAL:

1. Courts view variances as an exception rather than the rule. The requirements for variances under California law are very strict.

2. Variance findings should be as detailed as possible, and provide specific facts and rationale to support each of the factors.

3. The justification for a variance shall be based solely on comparative information describing the disparities between the subject property and surrounding properties.

4. The burden of demonstrating that the variance findings are met shall be the responsibility of the applicant. Depending on the request, the applicant may need the assistance of professional engineers and attorneys to develop the necessary data and facts supporting their request.

5. Profit motive, benefit to community, practical difficulty, superior building standards, lack of opposition, operational efficiencies and attractive architectural features all may have value and be desirable from a planning perspective, but these factors are legally irrelevant when considering a variance application.

6. A variance cannot be granted to allow a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel or property.

7. An applicant must provide sufficient information to ensure that granting the variance does not result in a special privilege to the applicant and a method of doing that is through comparison to other properties within the vicinity under the same zoning designation. It is not a valid legal argument that a neighboring property received a variance in the past.

DEFINITIONS:

Unnecessary Hardship. Hardship is generally evaluated based on economics and effective use. If the property can be put to effective use, consistent with its existing zoning, without the deviation sought, it is not significant that the variance sought would make the applicant's property more valuable, or that it would enable the applicant to recover a greater income, nor that it would relieve the applicant from undesired costs in compliance with the existing restrictions. An unnecessary hardship occurs where the natural condition or topography of the land, such as peculiarities of the size, shape or grade of the parcel, places the landowner at a disadvantage vis-à-vis other landowners in the area. The hardship must relate to a unique condition of the property and not be self-induced or pertain to the plight or desires of the owner. The hardship must be specific to the property; not personal to the owner or applicant.

Special Circumstances. An applicant must show special circumstances applicable to their property as compared to other properties in the vicinity and with the same zoning designation. Special circumstances can be documented through the use of GIS mapping to show the conditions of properties in the vicinity *compared* to the conditions of an applicant's property. Without such a comparison or other evidence in the record showing the conditions of surrounding properties, this finding cannot be made.

Parity. Variances are intended to bring the property up to parity with such other properties and must not amount to a grant of special privileges over and above those privileges enjoyed by such other properties in the vicinity and zone. Parity is based on equality of the property rather than equality of the owners. There must be an affirmative showing that the subject property differs substantially and in relevant aspects from other parcels in the zone, otherwise the granting of a variance would amount to a "special privilege."

Effect of Variance on Public Welfare. Any decision to grant or deny a variance must be consistent with public interest, safety, health, and welfare, and must not be contrary to the intent or spirit of the general plan or the zoning ordinance. This factor requires staff to consider whether the applicant's project serves other policy goals, including non-zoning regulations or policies. These non-zoning regulations may also contribute to the applicant's hardship by placing other restrictions that do not relate to zoning, but which might render a particular use impossible under current zoning regulations.

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Applicant Steve McPherson

Property Owner (if other than Applicant)

11/9/22
Date

Project Identification

Revised October 30, 2025

Promise Winery Use Permit and Variance Project Narrative

P22-00384

APN 032-520-009

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This is an application for a development permit. The owners of an existing family vineyard at 2000 & 2004 Sage Canyon Rd., Steve and Jennifer McPherson, proprietors of Promise Wine, LLC, seek to establish a small estate winery. This application was previously submitted under the Micro Winery Ordinance. However, the application is now revised to seek approval of a Winery as a two-phase project. Promise Wine proposes to first construct a very limited winery operation under Phase 1, with the approved right to continue to Phase 2 when conditions allow, as summarized below:

Phase 1 - Development of limited winery operation using existing structures:

- Establish a winery within existing structures using a co-production model which will gradually increase production from estate vineyards to eventually ferment up to 5,000 gallons of wine on the property;

- Remodel and slightly expand an existing barn to provide 2,794 sq. ft. of wine production space;
- Convert an existing second dwelling to provide 845 sq. ft. of accessory space and 432 sq. ft. of production space;
- Add a small accessory structure adjacent to the existing second dwelling for an accessible restroom and covered parking;
- Provide for daily visitation of 8 people per day, or 56 per week;
- Have two marketing events per year of up to 25 people;
- Visitation hours of 9 a.m. to 6 p.m.;
- Have (1) employee in addition to the two (2) owners that live on site;
- Provide four (4) parking spaces, including two (2) accessible spaces;
- Provide retail wine sales;
- Provide on-site consumption; and
- Provide limited catered or pre-prepared food pairings.

Phase 2 – Continued development of winery facility

- Expanded winery production to 30,000 gallons;
- Construct a 5,000 sq ft. cave for winery operations and barrel storage;
- Construct a 1,235 sq. ft. covered crush pad at one cave portal;
- Remodel the Phase 1 winery building to relocate some winery operations to the new winery structures;
- Install a water recycling, biological processed waste system package unit;
- Increase visitation to 15 people per day max/105 per week;
- Increase marketing events to seven per year, comprised of six (6) events at 25 people max, and one (1) event at 100 people max;
- Provide five (5) total employees (3 part-time and 2 full-time); and
- Provide eight (8) parking spaces (2 ADA, 6 regular).

This document sets forth the Detailed Project Description called for in the Checklist of Required Materials, as well as the narrative sections of the Use Permit Application form for Wine Production Process, Grape Origin, Marketing Program and Food Service. Pursuant to the pre-application meeting, no special studies are required for the project.

This document also sets forth the justification of a variance from the 600-foot setback for state highways. The project proposes to use existing structures – a barn and second dwelling – on the property, which is heavily wooded and steep. The existing structures, while approximately 345 and 488 feet, respectively, from the road and not visible, are less than 600 feet from Sage Canyon Road (SR-128). The flatter portions of the property that are beyond 600 feet are already developed or designated for vineyard, and the remainder is densely vegetated and steep. As such, conversion of the existing structures preserves the ability of applicant to use the property for a winery, while avoiding unnecessary hardships and preserving the environment.

We appreciate your consideration of these requests. Please advise us as to any additional information you require to process this application.

I. DETAILED PROJECT DESCRIPTION:

1. EXISTING SITE CONDITIONS AND USES

Promise Wine was established in 2004 by the McPhersons and produces approximately 1,000 cases of wine annually via custom crush. The McPhersons currently have approximately one acre under vine on their property, with approval for approximately four acres total under an existing ECP (P17-00348-ECPA.) The property consists of two adjacent parcels totaling 101.45 acres, which are protected by "Type 'H'" Williamson Act contracts. The property is accessed by a short private driveway on the south side of Sage Canyon Road just east of Lake Hennessy. The parcels each have permitted wells and waste disposal systems. The property is located at the base of Pritchard Hill. The rear of the property is heavily wooded and slopes steeply towards neighboring developed vineyards and wineries. A 2018 declaration of restrictive covenants protects 3.12 acres of Oak Woodlands on the property.

The winery will be located on the eastern parcel (-009) in an existing permitted agricultural barn (Permit #46991) built in 1990. The barn will be converted to winery production commercial occupancy and expanded. An existing permitted second dwelling built in 2016 will be converted to commercial use for winery accessory uses, case storage and employee restroom. The winery parcel also has a primary residence which is the McPherson's home and will remain a residence. An existing home occupation permit (P16-00032-HO) for the McPherson's residence will be abandoned upon activation of the winery permit.

There are also primary and secondary residences on the western parcel (-008.) The existing primary and secondary dwellings on the two parcels are accessed via a shared private driveway. As standard analysis provides for 10 ADT per residence, the four dwellings thus currently are allocated a total of 40 ADT on the driveway (although actual usage is much lower). One of the dwelling units will be converted to winery use, with no more than 10 trips per day. As such, there will be no change in driveway trips as a result of Phase 1 of the project.

2. PROPOSED USES

In November 2022, Promise applied under the then-new Micro Winery Ordinance for establishment of a micro winery on the property. Despite the intent of the Micro Winery Ordinance to streamline winery approvals, the application was subject to plenary review by the County equivalent to a standard winery. During that processing, the County revised its Road and Street Standards, eliminating the exemption that would have applied to the Micro Winery which was below the 40 ADT trigger. Promise notes it is concerned about the process that led to that revision and whether such revision was made legally or with due consideration of the applicable standards.

Following extensive discussions with Staff, Promise determined that a Micro Winery project simply was not a rational investment. Promise thus hereby is reapplying for a full winery use permit.

Because of the intense effort of permitting and developing a winery, and the Micro Winery Ordinance's prohibition of modifications to those permits for a period of time, Promise is now instead applying for a phased development of a standard Winery. The first phase is similar to its original Micro Winery proposal. Promise estimates it will cost at least $2 million just to get through Phase 1, and is thus a significant investment in the property and is intended to vest the phased permit fully. Phase 2 would be a substantial ($10M+) additional investment that would proceed only once conditions permit that expansion to be feasible.

A. Winery

Phase 1:

The winery will initially be housed in existing structures. As the first phase of development, the existing approximately 1,700 sq. ft. agricultural barn (including its covered outdoor area) will be converted to winery production use. An addition of approximately 1,000 sq. ft will allow for installation of an employee restroom and improving the utility of the existing structure. The existing second residence will be converted to 845 sq. ft of accessory use, including tasting room and guest restroom, and production storage for case goods and an employee restroom. A small accessory structure adjacent to the new tasting room will provide for an ADA accessible restroom and covered parking. As such, only minimal exterior change to the property will be required, none of which is visible from off-site.

Outdoor tasting space is available on the existing covered patio. In addition, visitors will be able to walk around the property to view the vineyard and views. An on-site consumption (AB 2004) area is designated on the existing covered patio adjacent to the proposed tasting room. (See sheet A1.2.)

The winery access road would be improved to meet the current Road and Street Standards to the maximum extent feasible given the constraints on the property. Minor exceptions to the RSS are set out in the accompanying road exception request prepared by Applied Engineering. The exceptions provide the same overall practical effect as the RSS while avoiding grading on steep slopes and other environmental obstacles.

Phase 2:

The second phase of development would construct a 5,000 sq. ft. cave located behind the Phase 1 winery building. An additional small 1,235 sq. ft. covered crush pad would be adjacent to one of the cave portals. The developed Phase 1 winery would also undergo modest remodeling. A water recycling, biological processed waste package system would be added to recycle winery process water for vineyard irrigation.

B. Wine Production Process

The property currently has an Erosion Control Plan (ECP) for approximately 4.5 acres (3.56 net acres) of vineyards approved in 2018. Approximately one acre is already planted. Near and longer-term plans provide for planting the remainder of the approved ECP acreage, as well as permitting additional acres on the western parcel. All grapes will continue to be harvested and hauled to a custom crush facility. Production on site is projected to ramp up over time to the requested initial Phase 1 winery size of 5,000 gallons per year.

Applicant does not anticipate reaching the 5,000 gallon production for some time. Initially, pursuant to a co-production model, at least 201 gallons of juice produced from the estate grapes at an off-site facility will be returned to the property for fermentation annually. Only barrel fermentation and aging will take place on site during Phase 1. All other production steps will occur at the co-production facility. As such, no process wastewater will be generated on site in Phase 1. (The property will have a functioning wastewater system for domestic waste, and any incidental wastewater would be handled by the existing system.)

Phase 2 would allow for continuation of the winery growth up to 30,000 gallons, by installing a cave for wine production and barrel aging. As part of Phase 2, a water-recycling process waste system will be installed to eliminate the co-production steps and bring all production on site. A covered crush pad will be located adjacent to one of the cave portals. Other than minor interior remodeling of the Phase 1 winery building, there will be no other structural changes at Phase 2.

C. Road Improvements and Exception

As set forth in detail in the accompanying Road and Street Standards exception request, as part of Phase 1 the existing access driveway will be improved to meet the Road and Street Standards for commercial roads to the extent possible. In light of the constraints that exist due to the setbacks from Sage Creek and steep slopes, the driveway will be improved with limited exceptions for width in certain areas.

In addition, based on the findings in the Vehicle Sight Distance and Mitigation Report, improvements and mitigation measures are planned to be implemented to improve sight distance and driver awareness at the driveway intersection with Sage Canyon Road, which is located at the end of an existing bridge within an easement:

- Existing vegetation on the south side of Sage Canyon Road, both east and west of the driveway, will be trimmed.
- The driveway apron will be re-striped to provide clear inbound/outbound paths to include a driveway center-line and stop-bar. In addition, a stop-sign will be installed for outbound vehicles.
- Warning and Cross-Traffic Ahead signs will be installed on Sage Canyon Road both east and west of the driveway.

- A winery directional sign will be installed for motorists approaching the driveway from the west on Sage Canyon Road.
- The existing mailboxes will be relocated further back in the shoulder to provide additional vehicle sight distance sighting to the west.
- LED blinking warning signs will be installed on Sage Canyon Road.

These improvements and mitigation measures are intended to improve overall driver awareness at the intersection of the existing driveway and Sage Canyon Road.

3. DAYS OF THE WEEK AND HOURS OF OPERATION

The winery proposes visitation seven (7) days per week, between 9 a.m. and 6 p.m. daily.

Office and production hours will be 8 a.m. to 5 p.m. daily, except during harvest.

4. EMPLOYEE HEAD COUNT

Phase 1:

The winery will have up to three (3) employees including the proprietors. The two (2) proprietors live on site, and one (1) employee will commute.

Phase 2:

The winery will add two (2) part time employees, to total three (3) full time and two (2) part time. The two (2) proprietors will continue to live on site, and one (1) FT and two (2) PT employees will commute.

5. ADDITIONAL LICENSES OR APPROVALS

Promise Wines currently holds a Type 02 winery license for its production at its custom crush facility. Standard additional alcohol beverage licenses (ABC and TTB) including an additional Type 02 for the new winery facility will be required.

6. WATER SUPPLY AND WASTE HANDLING.

A. Water Availability

As set forth in the accompanying water availability analysis prepared by CMP Engineering, the Phase 1 winery will use a negligible amount of water, and the Phase 2 winery, which will use a wastewater recycling system, will also use an immaterial amount of water.

The current vineyard was established by an ECP in 2017 that showed a conservative allocation of 24.5 ac-ft/yr of water available. The vineyard uses on-site water from wells as its primary water source. Total existing use is calculated 2.68 ac-ft/yr.

No process water will be used by the facility in Phase 1. Any production steps requiring cleaning of equipment will occur offsite. The only additional structure in Phase 1 is to construct the ADA restroom accessory structure, while the existing guest house will be converted to winery use. As such the actual expected winery use is insignificant in Phase 1, and the project will result in a net decrease in water use by abandoning the guest house.

In Phase 2, while production volume and accessory use would increase, a water recycling process waste system will be installed to recycle the process wastewater to vineyard irrigation. As such, even with an increase in visitation, the project will have a net reduction in water use as shown in the accompanying Water Availability Analysis prepared by CMP.

Water will be supplied by the existing well on site. Because the project calls for a net decrease in water use, no additional well analysis is required. Water usage will be well below the threshold for a public water system.

An additional water storage tank has been approved for the property under separate permit (BR25-00800) to store water for the vineyards as well as the future winery fire suppression. A fire pump house near existing tanks will serve the fire suppression system. The new tank will be served from the existing project well and will provide storage but not itself result in any change in water use. Winery domestic water will be stored in the existing tank near the barn.

B. Wastewater

Under the co-production model, applicant does not propose to undertake any processing beyond fermentation and barrel aging on site. Thus, no process water will be generated on site during Phase 1.

Under Phase 2, a process waste package system using a biological treatment system will be installed. Wastewater will be recycled to vineyard irrigation use.

In both phases, Domestic waste will be handled on site by the existing septic field which is more than adequate as shown in the accompanying wastewater feasibility study prepared by CMP.

C. Solid Waste

Solid waste will be minimal and stored on site in standard closed-lid receptacles. No uncovered waste will be stored on site. In Phase 2, covered solid waste containers would be stored in the covered crush area.

II. ADDITIONAL APPLICATION SECTION DISCUSSIONS

1. Grape Sourcing

Phase 1:

Grapes will be sourced almost exclusively from the existing vineyard on the property. A minimal amount of other non-estate fruit may be acquired for blending purposes as needed. Crush will occur at a custom crush facility to avoid significant processing facilities or use of process water. At least 201 gallons, and eventually up to 5,000 gallons will then be fermented on site.

Phase 2:

Grapes will continue to be sourced from vineyards developed on the property. Additional grapes may also be acquired consistent with any applicable grape source rules.

2. Marketing Program

Phase 1:

Marketing on site will consist primarily of tours and tastings for up to eight (8) visitors per day as defined by code. Two marketing events per year will be held at the property of no more than 25 guests each.

Phase 2:

Tours and tastings visitation will expand to 15 visitors per day/105 per week. Marketing events will expand to seven (7) per year, comprised of six (6) events at 25 people, and one (1) event at 100 people.

3. Food Service

Food service will be limited to food and wine pairings consistent with N.C.C. 18.08.620. Food service will consist of crackers, pretzels, or pre-packaged non-potentially hazardous foods; or will be catered. No on-site food preparation will be conducted.

III. VARIANCE

As noted above, the property borders Sage Canyon Rd (SR-128), which is designated a state highway and thus is subject to a 600-foot setback. As the project calls for conversion of existing structures less than 600 feet from the road, a variance is required.[1] Applicant requests reduction

[1] The building permit for the barn converted by the Project was finalized on May 23, 1990, thus missing the setback exemption in 18.104.230 C for existing structures by just a few months.

of the setback to 344 feet to accommodate the expansion of the existing barn for installation of an employee restroom and production area. All other winery structures will be more than this distance from the road. The cave portals will not be visible from the road.

The narrative responses for the variance application are set forth below.

1. *Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.*

The property is zoned AW and located at the base of Pritchard Hill. It is generally steeply sloped and has limited flatter areas for development. Those flatter areas are largely within the 600-foot setback. As shown on accompanying plan sheet C1, the property has existing structures – the barn and second dwelling – in the flatter portions of the property within 600 feet of the road. The barn is currently approximately 345 feet from the centerline, and the second dwelling is approximately 488 feet from the centerline. Such setbacks would be sufficient were the property located on almost any other road in the County. However, the property is located on a curve in a rural portion of Sage Canyon Road, which places much of the developable portions of the property within 600 feet of the road.

The limited flatter portions of the property beyond 600-feet from the road are already developed with an existing residence or approved agriculture. Thus, development of a winery in new structures elsewhere on the property beyond the 600-foot setback is essentially impossible. Even if a location could be identified that was within an allowable slope, it would require extensive removal of trees and vegetation and extensive grading.

Other properties located on State Highways such as Highway 29 or the up-valley portion of Highway 128, which are flatter, can accommodate 600-foot setbacks. However, Promise's property cannot accommodate the imposed 600-foot setback due to its shape, topography and vegetation. Thus, the strict application of the setback would deprive Promise's property of privileges enjoyed by other similar properties in the vicinity and under identical zoning classification.

2. *Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.*

The property is zoned AW and a winery is allowed with a use permit. Promise has a substantial interest in development of a winery on its property, has established vineyards and plans for additional vineyard development, and a long-running wine brand that requires approval of a winery for it to enjoy its property for winemaking, hosting onsite tastings, and direct to consumer sales.

Conversion of existing structures on the property for winery purposes is necessary given the lack of other developable portions of the property, and environmentally preferrable. If Promise is not able to use the existing structures, there is no other feasible developable portion of the property for winery purposes, and Promise would be deprived of substantial property rights as a result.

3. *Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.*

The intent of the 600-foot winery setback is to avoid impacts to views and noise of a winery on major thoroughfares and neighbors. Promise proposes to initially use existing structures on its property. Those structures already are not visible from any neighboring properties nor the road. The slight expansion of the barn to accommodate an employee restroom will also not be visible or noticeable. Further development of a covered crush pad and cave will be located behind the existing structures and pushed up against and into the steep slope to further minimize impact to the property. As such, only denial of the variance could potentially adversely affect its neighbors by requiring substantial construction elsewhere on the property.

No external noise will be produced as there is no proposed external production in Phase 1, and most activities in Phase 2 will be within the cave. Rather, denial of the variance would require new structures to be built that would require grading and removal of trees and vegetation. Only were the variance denied would such activities need to be undertaken that would be potentially noticeable to the neighbors. As such, approval of the variance benefits the health or safety of persons residing or working in the neighborhood. The variance provides a benefit to the public welfare by avoiding construction impacts or vegetation removal.

Thus, for the above reasons, approval of a variance to allow conversion of the existing structures and expansion of the barn within the 600-foot setback is appropriate.

IV. CONCLUSION

The McPhersons appreciate your attention to their vision of enhancing their family farm and establishing a winery on the property with the least impact possible.

“E”

County Road and Street Standards Exception Request

APPLIED
CIVIL ENGINEERING
INCORPORATED

December 11, 2023
January 31, 2025 – Revision #1

Job No. 22-125

Mr. Brian Bordona, Director
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, California 94559

Re: Request for Exception to the Napa County Road and Street Standards for the Promise Wines Winery Use Permit Application P22-00384
2000 Sage Canyon Road, St. Helena, California APN 032-520-008

Dear Mr. Bordona:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit application for Promise Wines. We are providing this information for your review and final decision by the Planning Commission pursuant to Section 3 of the Napa County Road and Street Standards (2023). Section 3 allows exceptions to the Standards provided that the exception still provides the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare and:

1. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural watercourses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision maker to be of significant importance, but does not include manmade environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like;

2. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or

3. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

It is our opinion that approving the subject Use Permit along with the proposed driveway improvements and granting this exception will:

1. Reduce the removal of mature oak trees and native vegetation;

2. Minimize the need for grading within the stream setbacks and on steep hillsides exceeding 30% slope;

3. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare; and

4. Improve emergency vehicle access to the subject property and the area in general compared to what exists today.

The remainder of this letter describes the proposed project, provides background information regarding existing access conditions, outlines the proposed driveway improvements, identifies specific areas where an exception to the Standards is being requested and provides justification for the requested exception.

Project Description

Promise Wines LLC is applying for a Use Permit to construct and operate a new winery at their property located at 2000 Sage Canyon Road in St. Helena, California. The Use Permit application under consideration proposes the operational parameters summarized below:

- Wine Production:
  - 5,000 gallons of wine per year (phase 1)
  - 30,000 gallons of wine per year (phase 2)
  - Crushing, fermenting, aging and bottling

- Employees:
  - 2 full-time employees
  - 3 part-time employees

- Marketing Plan:
  - Daily Tours and Tastings by Appointment
    - 15 visitors per day max
    - 105 people per week max
    - 5,000 people per year max
  - Private Marketing Events – Type 1
    - 25 guests maximum
    - 6 events per year
  - Private Marketing Events – Type 2
    - 100 guests maximum
    - 1 event per year

Existing improvements on the property include a residence, a second dwelling unit, agricultural buildings, vineyards and the related access and utility infrastructure. The project proposes to convert an existing second dwelling unit and an existing barn to be winery structures and also to construct a new cave and covered crush pad and mechanical yard. Please see the Promise Wine LLC Use Permit Conceptual Site Improvement Plans for approximate locations of existing and proposed facilities.

Existing Access Road Conditions

Access to the Promise Wine site is via a private driveway that begins at the south side of Sage Canyon Road (State Route 128), approximately 4.25 miles east of Silverado Trail. The driveway provides access to the subject property and an adjacent property owned by Promise Wine LLC as well as parcels owned by the City of Napa that appear to be undeveloped.

At STA 10+00 (State Right of Way at Sage Canyon Road) the driveway has a paved apron providing a connection to Sage Canyon Road. The driveway then immediately crosses a bridge over Sage Creek and has a width of approximately 19 feet. From the end of the bridge (STA 11+00) to STA 18+00 +/- the driveway is paved with asphalt to an average width of 14 feet. Longitudinal slopes vary and generally average less than 5%. From STA 11+00 to 15+25 the driveway is immediately adjacent to Sage Creek.

At STA 17+75 +/- there is an intersection and the driveway to the Promise Wine site turns to the left to traverse up the hillside (STA 50+00 to End). This segment of driveway serves only the Promise Wine property. This segment of driveway is also paved and widths average 14 feet to 16 feet. Longitudinal slopes in this area range are generally less than 10% at the top and bottom of the hill with the intermediate section inclined at a slope of up to 20% to traverse from the toe of the hill to the building site.

Napa County Road and Street Standards Requirements

The Napa County Road and Street Standards require private access driveways serving wineries to provide two (2) 10-foot-wide travel lanes (20 feet total), 22 feet of total horizontal clearance (including the travel lanes), 13'-6" of vertical clearance, 50 foot minimum inside turning radius and a maximum 16% longitudinal slope (provisions are made to allow slopes up to 18% if paved with asphalt and up to 20% in certain circumstances if there are less sloping areas above and below the 20% section).

Proposed Driveway Improvements and Request for Exception to Napa County Road and Street Standards

Improving the existing private driveway to the full 20 foot drivable width is possible for portions of the driveway and the Applicant is proposing to make such improvements where feasible to fully comply with the Standards. There are however portions of the driveway where there are existing mature oak trees, topographic constraints (steep slopes and large grade differentials) and/or stream setback constraints that preclude the ability to widen to the full standard. In these discrete segments of the driveway we are requesting an exception to the standards to allow a reduced width. The specific areas where an exception to the Standards is being sought are described below:

Location #1: STA 10+00 to STA 15+60

Feature Exception is Requested for: Roadway Width

The existing driveway varies between 13 and 20 feet wide in this area and no widening is proposed.

Basis for Exception: Environmental Constraints
Sage Creek is located to the right side of the road with the top of bank generally being less than five feet from the road edge. Along the left side of the road the topography slopes up steeply with near vertical elevation changes of five to ten plus feet and steeply sloping hillside above. An estimated 10,000 square feet of grading and native vegetation removal, placement of approximately 3,000 sf of new impervious area within the stream setbacks and removal of approximately eighteen to twenty four mature native trees within stream setback would be required to widen the driveway to comply with the Standards. Furthermore, there is an older bridge in this area (STA 10+50 to 11+00) that would also have to be widened to provide the required roadway width. Widening of the existing bridge is likely not feasible and therefore a full replacement would be required. By allowing the requested exception this environmental impact and potential impact to stream corridor can be avoided.

Same Practical Effect Discussion:
The proposed configuration meets the same practical effect criteria as outlined below:

a) *Access for emergency wildland fire equipment:* The existing driveway and shoulder area will allow for wildland fire equipment to maneuver through this stretch of driveway. The driveway apron at the connection to Sage Canyon Road is generous in size and the bridge that immediately follows is wide enough for an emergency vehicle and passenger vehicle to pass. Furthermore, there is an existing full turnout located at STA 14+50 that can allow vehicles to pull off and allow emergency vehicles to pass.
b) *Safe civilian evacuation:* Similar to as described above the existing driveway configuration will allow safe civilian evacuation, even with fire trucks navigating the roadway since this short segment of driveway with reduced width has wide areas for passing at either end.
c) *Signing that avoids delays in emergency equipment response:* Although not required by the Standards, the Applicant will install a sign at the start of the private driveway to inform motorists that the road has a single traffic lane in some areas and motorists must use turnouts to allow emergency vehicles to pass (as is standard practice when a motorist is approached from behind or ahead by an emergency vehicle).
d) *Available and accessible water to effectively attack wildfire or defend a structure from wildfire:* There is existing water storage for fire protection for the existing buildings as required by the associated development permits. When the structures are modified and new structures are built, as contemplated under this application, the plans for the permits for these projects will include fire protection water storage in the volumes required by the codes in effect at the time of submittal. Complying with the applicable codes will ensure there is adequate water available and accessible for the purpose of attacking a wildfire or protecting a structure from a fire.
e) *Fuel modification sufficient for civilian and fire fighter safety:* When the structures contemplated under this application are submitted for building permit review the plans will include provisions for fuel modification (vegetation management) as required by the codes in effect

at the time of submittal. Complying with the applicable codes will ensure that fuel modification is completed as needed for civilian and firefighter safety.

Location #2: STA 16+75 to STA 17+50

Feature Exception is Requested for: Roadway Width

The existing driveway is 16 feet wide in this area and no widening is proposed.

Basis for Exception: Environmental Constraints
There are mature oak trees on both sides of the driveway in this area that are worthy of preservation. At a minimum one existing 48 inch diameter oak tree would be removed to facilitate widening in this area. By allowing the requested exception this environmental impact can be avoided.

Same Practical Effect Discussion:
The proposed configuration meets the same practical effect criteria as outlined below:

a) *Access for emergency wildland fire equipment:* The existing driveway and shoulder area will allow for wildland fire equipment to maneuver through this stretch of driveway. With the proposed improvements the driveway provides the full required width immediately before and after this short stretch that is only 75 feet long and completely intervisible from end to end which will allow for free flowing vehicle movements and passing.
b) *Safe civilian evacuation:* Similar to as described above the existing driveway configuration will allow safe civilian evacuation, even with fire trucks navigating the roadway since this short segment of driveway with reduced width has wide areas for passing at either end and there is a clear line of sight through this area.
c) *Signing that avoids delays in emergency equipment response:* Although not required by the Standards, the Applicant will install a sign at the start of the private driveway to inform motorists that the road has a single traffic lane in some areas and motorists must use turnouts to allow emergency vehicles to pass (as is standard practice when a motorist is approached from behind or ahead by an emergency vehicle).
d) *Available and accessible water to effectively attack wildfire or defend a structure from wildfire:* There is existing water storage for fire protection for the existing buildings as required by the associated development permits. When the structures are modified and new structures are built, as contemplated under this application, the plans for the permits for these projects will include fire protection water storage in the volumes required by the codes in effect at the time of submittal. Complying with the applicable codes will ensure there is adequate water available and accessible for the purpose of attacking a wildfire or protecting a structure from a fire.
e) *Fuel modification sufficient for civilian and fire fighter safety:* When the structures contemplated under this application are submitted for building permit review the plans will include provisions for fuel modification (vegetation management) as required by the codes in effect at the time of submittal. Complying with the applicable codes will ensure that fuel modification is completed as needed for civilian and firefighter safety.

Location #3: STA 50+55 to STA 54+25

Feature Exception is Requested for: Roadway Width

The existing driveway is 13 feet to 14 feet paved width in this area. Widening is proposed to the maximum extent that is practical. This will result in 20' paved width at STA 53+50 to allow cars to pass. Vegetation management is proposed to improve line of sight.

Basis for Exception: Environmental Constraints
There are mature oak trees and slopes exceeding 30% slope on both sides of the driveway in this area that are worthy of preservation. An estimated 10,000 square feet of grading and removal of 12-18 trees on slopes more than 30% would be required to widen the driveway in this area. Widening is not proposed on the inboard edge of the road over the existing ditch because regrading in that area would likely undermine the stability of the steep slope above. By allowing the requested exception tree removal and grading on steep slopes can be avoided.

Same Practical Effect Discussion:
The proposed configuration meets the same practical effect criteria as outlined below:

a) *Access for emergency wildland fire equipment:* The existing driveway with proposed improvements will allow for wildland fire equipment to maneuver through this stretch of driveway. With the proposed improvements there will be enough width for a small vehicle and emergency vehicle to pass unimpeded. The driveway provides the full required width immediately before and after this stretch which will allow for free flowing vehicle movements and passing as vehicles approach this segment with reduced width. Furthermore from STA 50+25 to 53+55 the line of site is unobstructed thus providing intervisibility through the reduced width section.
b) *Safe civilian evacuation:* Similar to as described above the existing driveway configuration will allow safe civilian evacuation, even with fire trucks navigating the roadway since this short segment of driveway with reduced width has wide areas for passing at either end.
c) *Signing that avoids delays in emergency equipment response:* Although not required by the Standards, the Applicant will install a sign at the start of the private driveway to inform motorists that the road has a single traffic lane in some areas and motorists must use turnouts to allow emergency vehicles to pass (as is standard practice when a motorist is approached from behind or ahead by an emergency vehicle).
d) *Available and accessible water to effectively attack wildfire or defend a structure from wildfire:* There is existing water storage for fire protection for the existing buildings as required by the associated development permits. When the structures are modified and new structures are built, as contemplated under this application, the plans for the permits for these projects will include fire protection water storage in the volumes required by the codes in effect at the time of submittal. Complying with the applicable codes will ensure there is adequate water available and accessible for the purpose of attacking a wildfire or protecting a structure from a fire.
e) *Fuel modification sufficient for civilian and fire fighter safety:* When the structures contemplated under this application are submitted for building permit review the plans will include provisions for fuel modification (vegetation management) as required by the codes in effect at the time of submittal. Complying with the applicable codes will ensure that fuel modification is completed as needed for civilian and firefighter safety.

Conclusions & Findings In Support of Exception Request

This request for an exception to the Standards is strictly limited to the existing driveway features described above. All other portions of the existing driveway will be improved to provide full conformance with the Standards and all new driveway segments will be constructed to provide full conformance with the Standards.

It is our opinion that this request to allow the existing access driveway to be approved with significant improvements that will achieve compliance in many areas where feasible and with three isolated segments that do not strictly comply with the Standards meets the criteria established in Section 3 of the Road and Street Standards. More specifically, approval of the proposed exception will:

1. Reduce the removal of mature oak trees and native vegetation;

2. Minimize the need for grading within the stream setbacks and on steep hillsides exceeding 30% slope;

3. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare; and

4. Improve emergency vehicle access to the subject property and the area in general compared to what exists today.

We look forward to hearing from a representative from your department to discuss this request. Please contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:



Michael R. Muelrath

Michael R. Muelrath, R.C.E. 67435
Principal

Copy:

Stephen McPherson, Promise Wine LLC (via email)
Josh Stehling, Red Gate Development (via email)

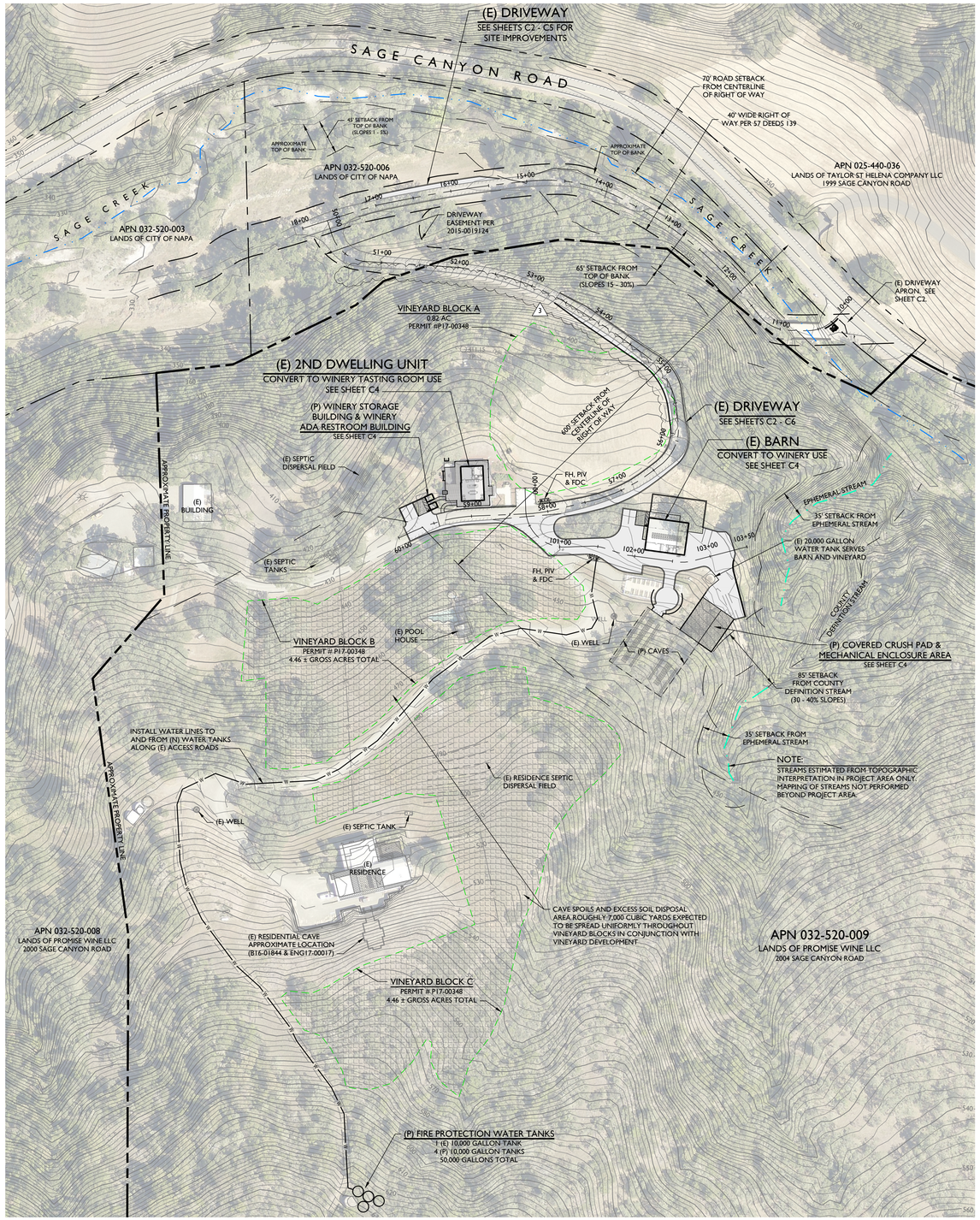
Enclosures:

Promise Wine LLC Winery Use Permit Conceptual Site Improvement Plans

© 2025 APPLIED CIVIL ENGINEERING INCORPORATED

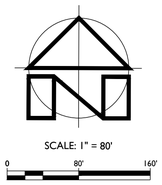
PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



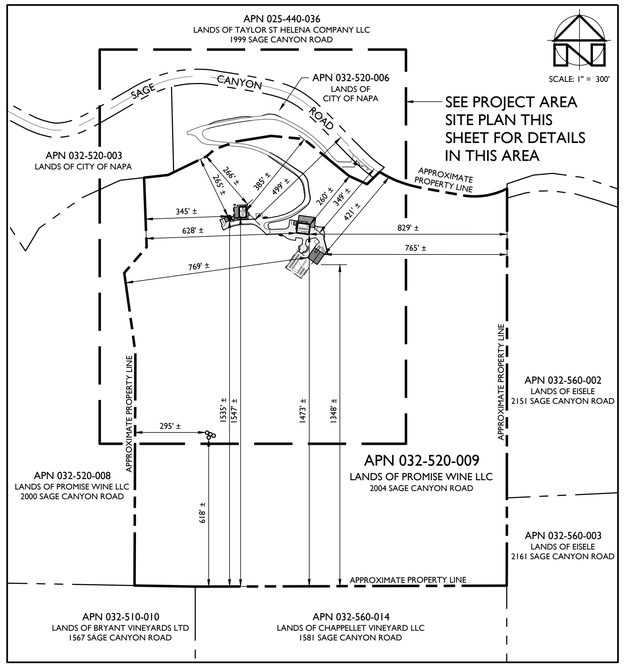
PROJECT AREA SITE PLAN

SCALE: 1" = 80'



SCALE: 1" = 80'

0 80' 160'



OVERALL SITE PLAN

SCALE: 1" = 300'

GRADING QUANTITIES*

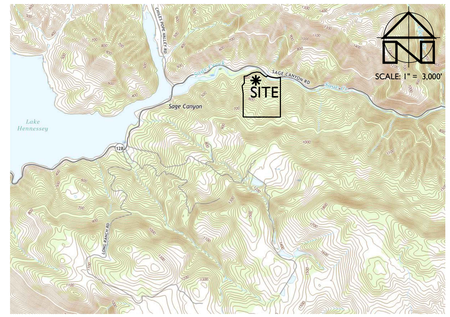
CUT	2,500 ± CY
FILL	500 ± CY
CAVE SPOILS	5,000 ± CY
NET**	7,000 ± CY (CUT)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT SITE AND CAVE SPOILS WILL BE PLACED IN THE SOIL DISPOSAL AREA TO ACHIEVE AN ONSITE BALANCE.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM ELEVATION DATA DERIVED FROM BARE-EARTH SURFACE DIGITAL ELEVATION MODELS (DEMS) CREATED FROM LIDAR DATA FLOWN IN 2018 IN RESPONSE TO THE WIDESPREAD 2017 FIRES IN NORTHERN CALIFORNIA AS PART OF ONGOING NATIONWIDE 3DEP (U.S. GEOLOGICAL SURVEY 3D ELEVATION PROGRAM) EFFORTS. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN ON FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF PROMISE WINE, LLC" PREPARED BY TERRA FIRMA SURVEYS, INC., DATED MARCH 1, 2023. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
   SHEET C1: TWO (2) FEET, HIGHLIGHTED EVERY TEN (10) FEET.
   OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. VERTICAL DATUM: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



LOCATION MAP

SCALE: 1" = 3,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
PROMISE WINE LLC
1241 ADAMS STREET #1146
SAINT HELENA, CA 95474
SITE ADDRESS:
2000 SAGE CANYON ROAD
SAINT HELENA, CA 94574
ASSESSOR'S PARCEL NUMBER:
032-520-008
PARCEL SIZE:
40.1 ± ACRES
PROJECT SIZE:
1.2 ± ACRES
ZONING:
AGRICULTURAL WATERSHED (AW)
DOMESTIC WATER SOURCE:
WELL
FIRE PROTECTION WATER SOURCE:
STORAGE TANK
WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN AND PROFILE STA 10+00 TO STA 16+00
C3	DRIVEWAY PLAN AND PROFILE STA 16+00 TO STA 55+75
C4	DRIVEWAY PLAN AND PROFILE STA 55+75 TO STA 103+50
C5	DRIVEWAY CROSS SECTIONS STA 10+25 TO STA 17+25
C6	DRIVEWAY CROSS SECTIONS STA 50+50 TO STA 59+25
C7	STORMWATER CONTROL PLAN
C8	IMPERVIOUS SURFACE EXHIBIT

PURPOSE STATEMENT:

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED WINERY USE PERMIT.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0405E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- EXISTING EASEMENT OR SETBACK
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE OF ROADWAY
- BLUE LINE STREAM
- COUNTY DEFINITION STREAM
- EPHEMERAL STREAM

APPLIED CIVIL ENGINEERING INCORPORATED
2160 Jefferson Street, Suite 120
Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER M. RAY HUME
No. 87472
Exp. 12/31/2026
STATE OF CALIFORNIA
FOR USE AS PERMIT ONLY NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: JANUARY 31, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS

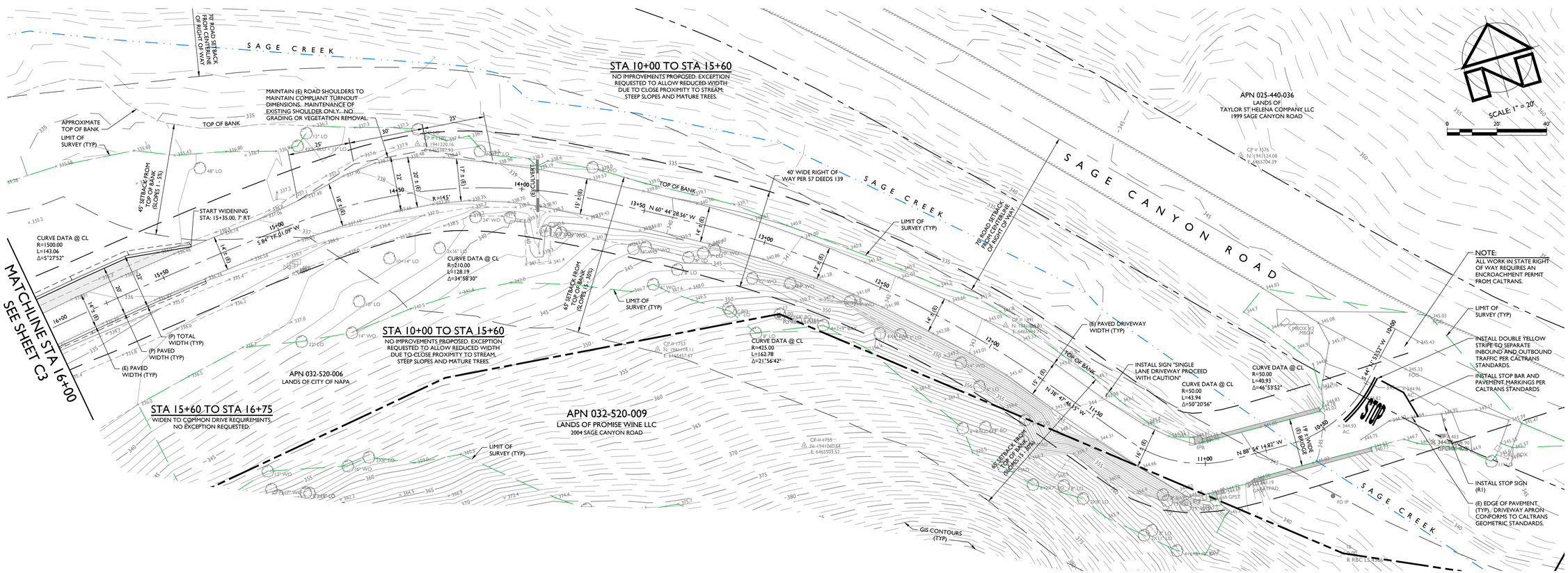
JOB NUMBER: 22-125

FILE: 22-125CONC-OSP.DWG

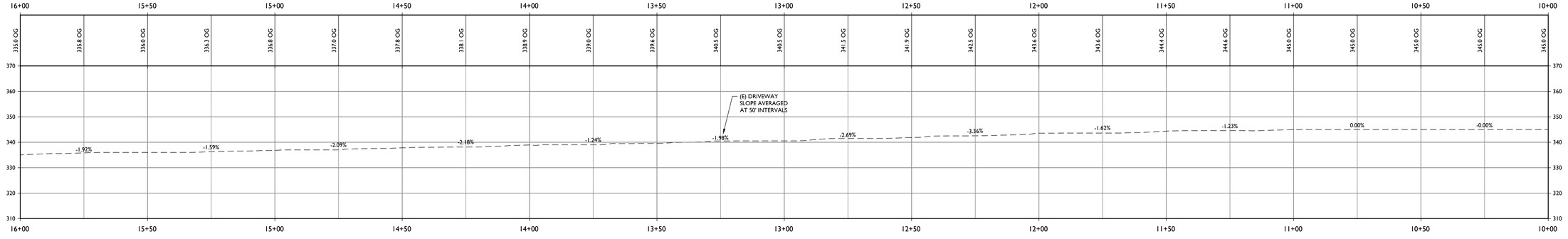
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C1 OF 8

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DRIVEWAY PLAN
STA 10+00 TO STA 16+00
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 10+00 TO STA 16+00
SCALE: 1" = 20'

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PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN AND PROFILE STA 10+00 TO STA 16+00

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. MAHER
No. 87910
CIVIL
STATE OF CALIFORNIA
Exp. 12/31/2026
FOR PERMIT REVIEW ONLY
NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: JANUARY 31, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS

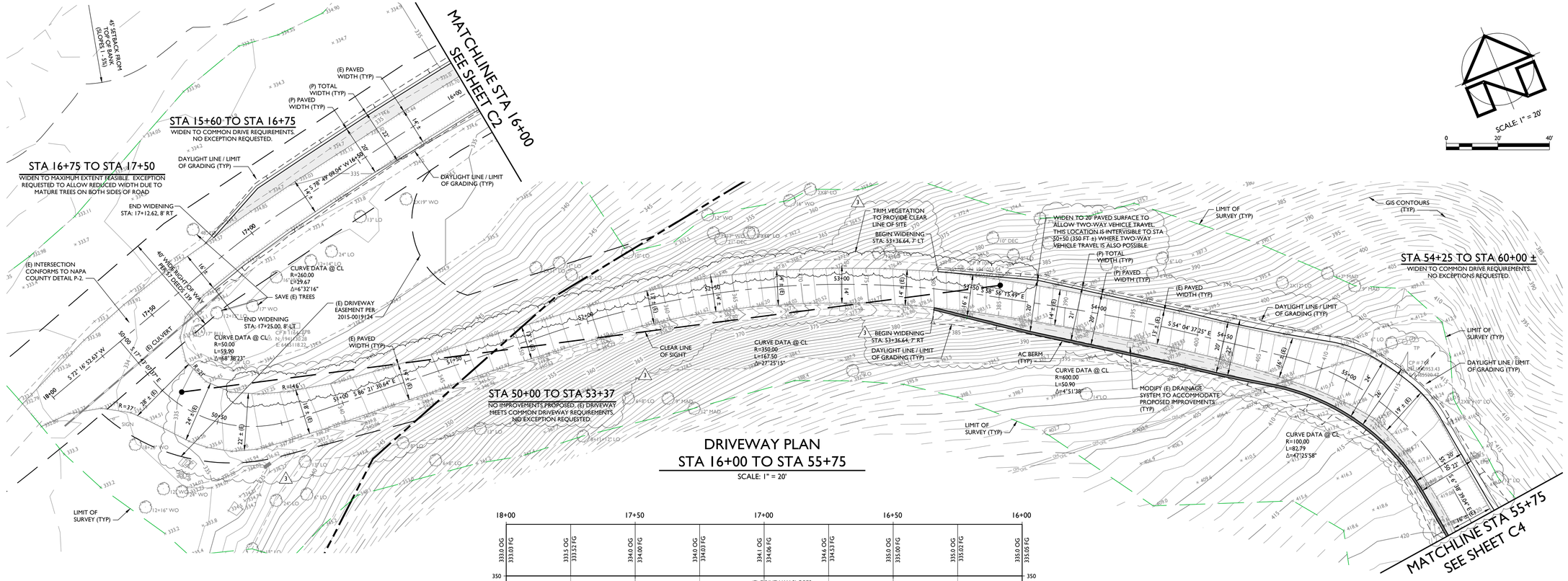
JOB NUMBER: 22-125

FILE: 22-125CONC-DWY.DWG

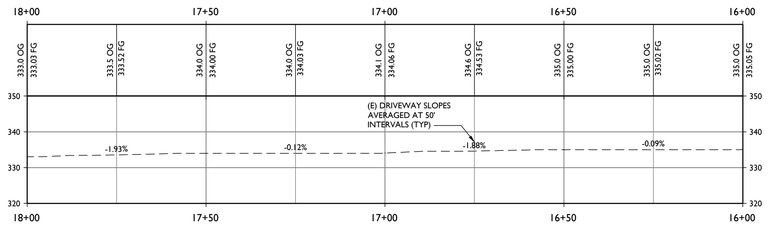
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C2 OF 8

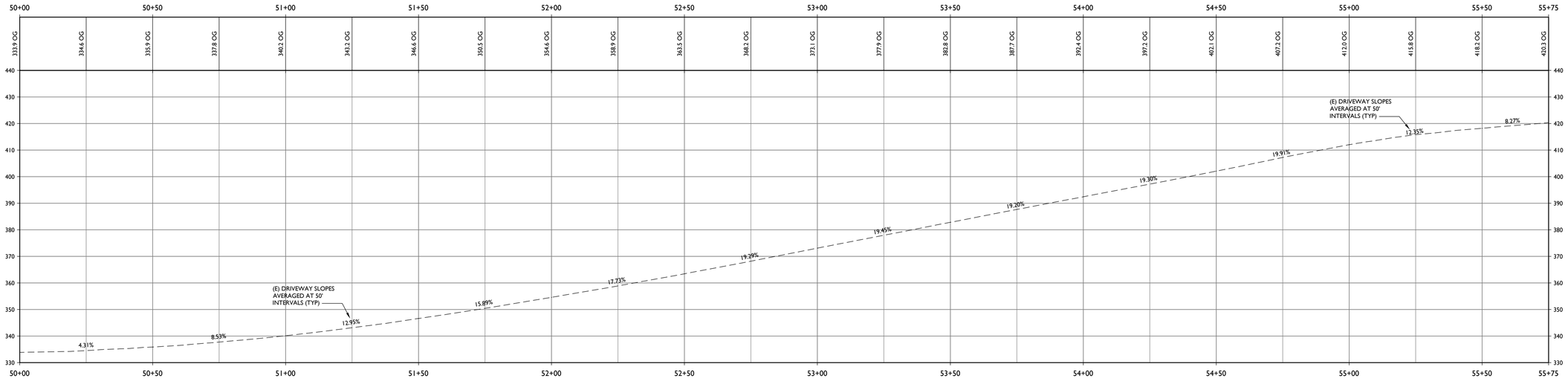
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DRIVEWAY PLAN
STA 16+00 TO STA 55+75
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 16+00 TO STA 18+00
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 50+00 TO STA 55+75
SCALE: 1" = 20'

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PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN AND PROFILE STA 16+00 TO STA 55+75

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MAY
No. 67620
1/31/2025
CIVIL
STATE OF CALIFORNIA

FOR USE BY OWNER PERMIT ONLY NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: JANUARY 31, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS

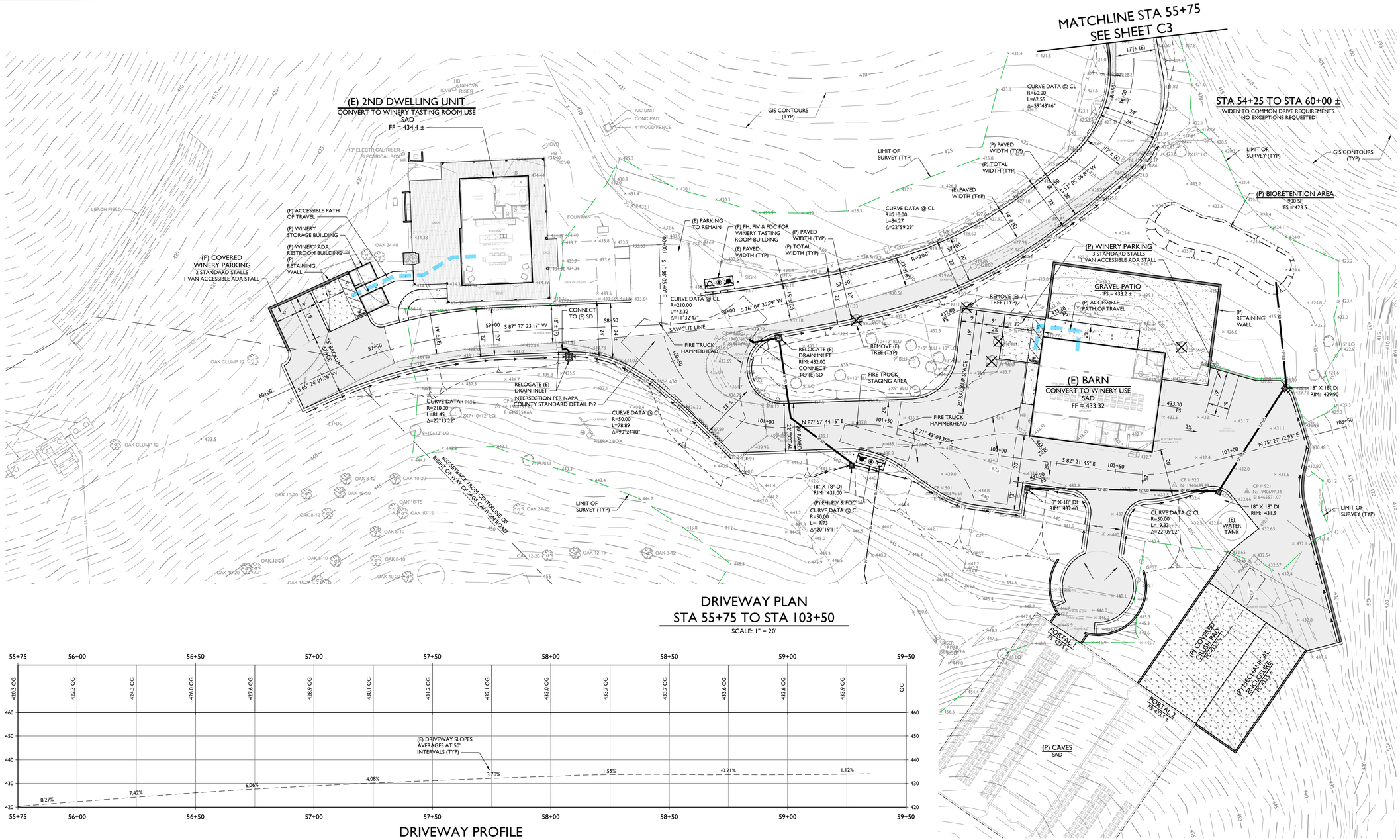
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FILE: 22-125CONC-DWY.DWG

ORIGINAL SIZE: 24" X 36"

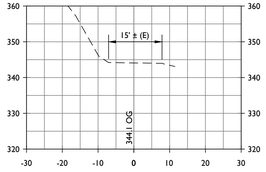
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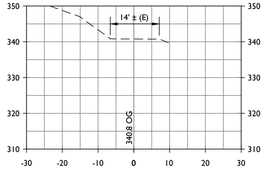

MATCHLINE STA 55+75
SEE SHEET C3
(E) 2ND DWELLING UNIT
CONVERT TO WINERY TASTING ROOM USE
SAD
FF = 434.4 ±
(P) COVERED
WINERY PARKING
2 STANDARD STALLS
1 VAN ACCESSIBLE ADA STALL
(P) ACCESSIBLE PATH OF TRAVEL
(P) WINERY STORAGE BUILDING
(P) WINERY ADA RESTROOM BUILDING
(P) RETAINING WALL
(E) PARKING TO REMAIN
(P) FH, PIV & FDC FOR WINERY TASTING ROOM BUILDING
(E) PAVED WIDTH (TYP)
(P) TOTAL WIDTH (TYP)
(P) PAVED WIDTH (TYP)
LIMIT OF SURVEY (TYP)
GIS CONTOURS (TYP)
CURVE DATA @ CL
R=210.00
L=42.32
Δ=11°32'47"
CURVE DATA @ CL
R=210.00
L=84.27
Δ=22°59'29"
CURVE DATA @ CL
R=60.00
L=62.55
Δ=59°43'46"
CURVE DATA @ CL
R=50.00
L=81.45
Δ=28°13'22"
CURVE DATA @ CL
R=50.00
L=78.89
Δ=90°24'40"
CURVE DATA @ CL
R=50.00
L=19.33
Δ=22°09'02"
CURVE DATA @ CL
R=50.00
L=17.73
Δ=20°19'11"
CONNECT TO (E) SD
RELOCATE (E) DRAIN INLET
INTERSECTION PER NAPA COUNTY STANDARD DETAIL P-2
FIRE TRUCK HAMMERHEAD
FIRE TRUCK STAGING AREA
SAWCUT LINE
REMOVE (E) TREE (TYP)
REMOVE (E) PAVED AREA
(P) FH, PIV & FDC
(P) WINERY PARKING
3 STANDARD STALLS
1 VAN ACCESSIBLE ADA STALL
GRAVEL PATIO
FS = 433.2 ±
(P) ACCESSIBLE PATH OF TRAVEL
(P) RETAINING WALL
(E) BARN
CONVERT TO WINERY USE
SAD
FF = 433.32
(P) BIORETENTION AREA
900 SF
FS = 433.5
(E) WATER TANK
(P) COVERED CRUSH PAD
FS = 433.5 ±
(P) MECHANICAL EQUIPMENT ENCLOSURE
FS = 433.5
PORTAL 1
FS = 433.5
PORTAL 2
FS = 433.5 ±
(P) CAVES
SAD
STA 54+25 TO STA 60+00 ±
WIDEN TO COMMON DRIVE REQUIREMENTS.
NO EXCEPTIONS REQUESTED.
400' SETBACK FROM CENTERLINE OF RIGHT OF WAY OF SAGE CANYON ROAD
LEACH FIELD
FOUNTAIN
SIGN
A/C UNIT
CONC PAD
4' WOOD FENCE
10" ELECTRICAL RISER
ELECTRICAL BOX
RISER
OAK CLUMP 12
OAK 24 40
OAK 24-25
OAK 8-12
OAK 10-20
OAK 10-15
OAK 8-10
OAK 12-20
OAK 12-15
OAK 15-24
OAK 18-30
OAK 6-10
OAK 10-30
OAK 10-40
OAK 12-30
OAK 12-40
OAK 15-30
OAK 15-40
OAK 18-40
OAK 18-50
OAK 24-30
OAK 24-40
OAK 30-40
OAK 30-50
OAK 36-50
OAK 36-60
OAK 48-60
OAK 48-70
OAK 60-70
OAK 60-80
OAK 72-80
OAK 72-90
OAK 84-90
OAK 84-100
OAK 96-100
OAK 96-110
OAK 108-110
OAK 108-120
OAK 120-120
OAK 120-130
OAK 132-130
OAK 132-140
OAK 144-140
OAK 144-150
OAK

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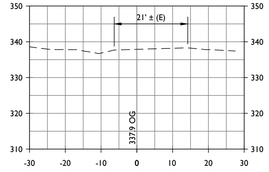
11+50



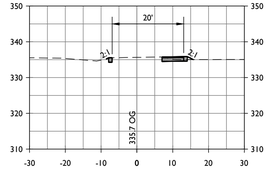
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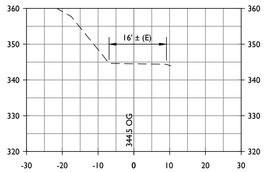
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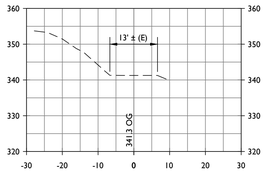
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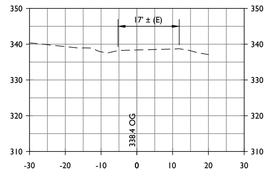
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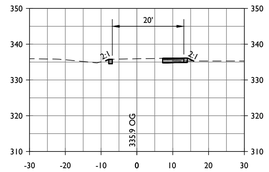
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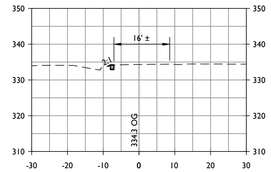
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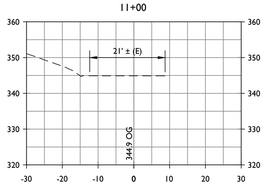
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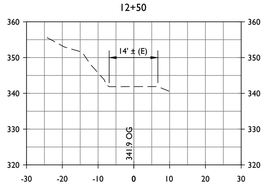
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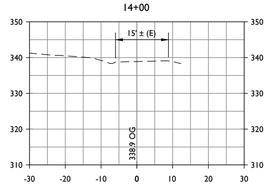
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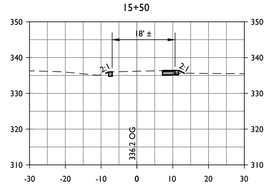
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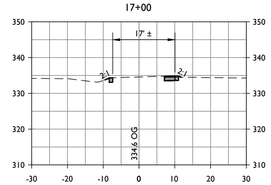
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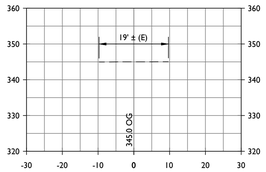
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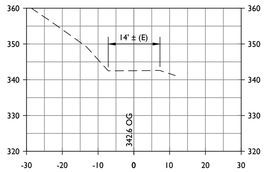
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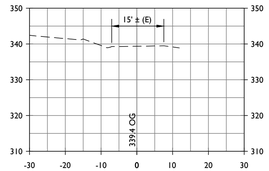
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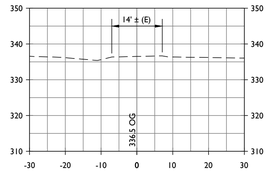
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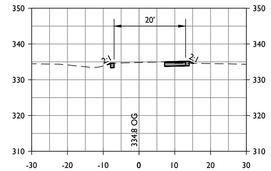
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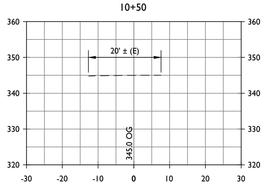
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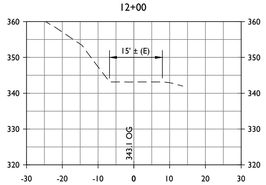
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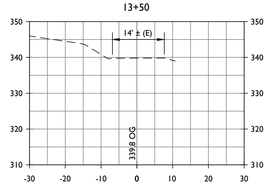
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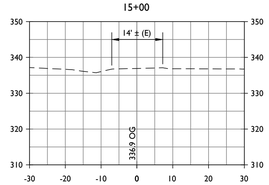
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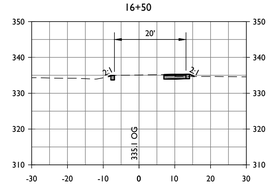
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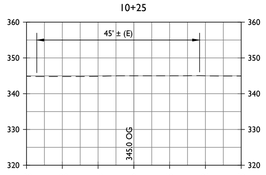
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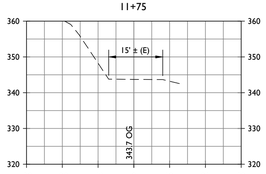
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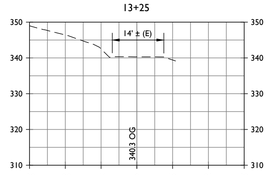
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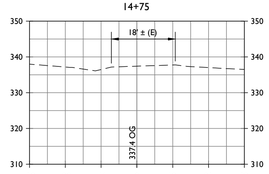
11+75



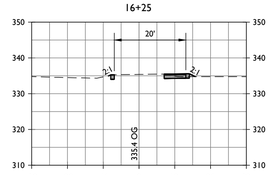
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14+75



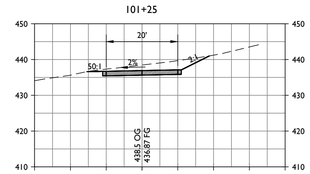
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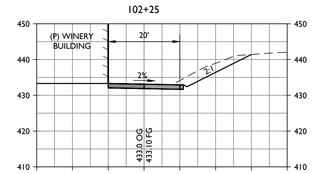
DRIVEWAY CROSS SECTIONS
STA 10+25 TO STA 17+25

SCALE: 1" = 20'

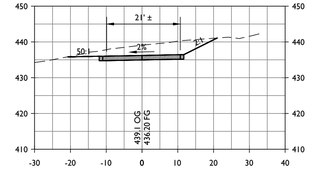
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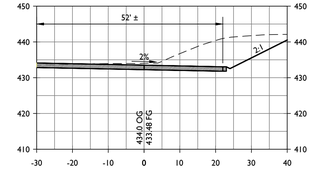
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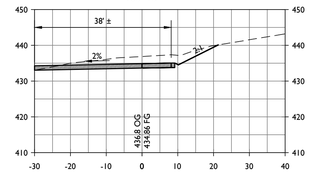
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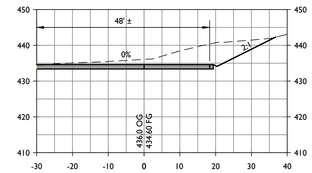
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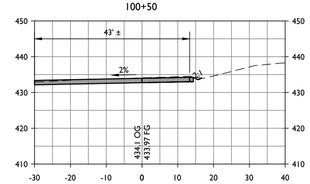
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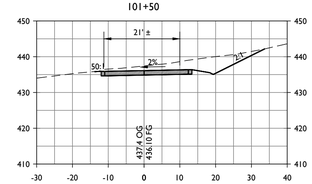
101+75



100+50



101+50



DRIVEWAY CROSS SECTIONS
STA 100+50 TO STA 102+25

SCALE: 1" = 20'

APPLIED CIVIL ENGINEERING INCORPORATED
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Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 10+25 TO STA 17+25 & STA 100+50 TO STA 102+75

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: JANUARY 31, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS

JOB NUMBER: 22-125

FILE: 22-125CONC-DWY.DWG

ORIGINAL SIZE: 24" X 36"

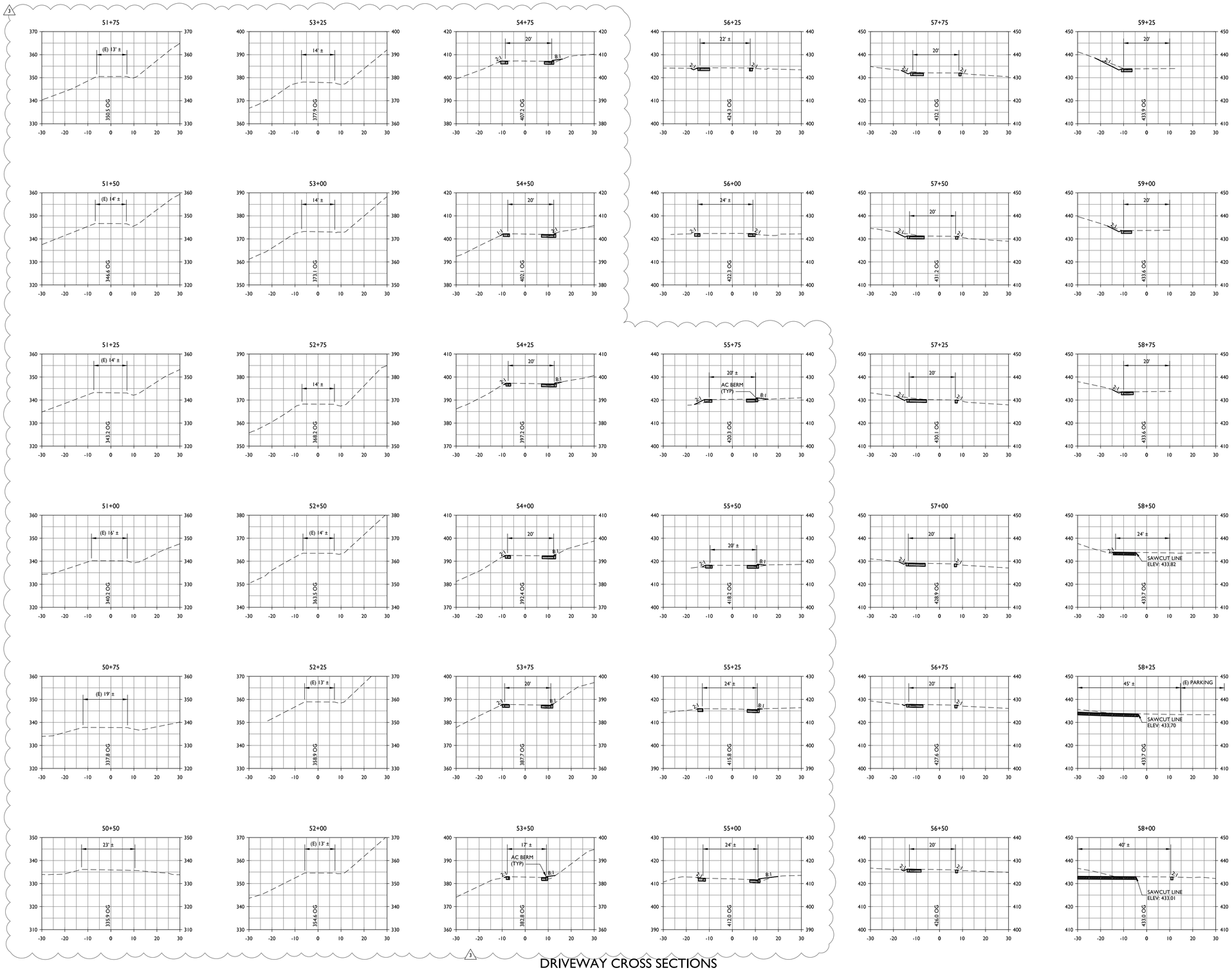
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C5

OF

8

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DRIVEWAY CROSS SECTIONS
STA 50+50 TO STA 59+25

SCALE: 1" = 20'

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(707) 320-4988 | www.appliedcivil.com

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 50+50 TO STA 59+25

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MAHONEY
No. C 74120
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

FOR USE BY OWNER PERSONNEL ONLY. NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: JANUARY 31, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS

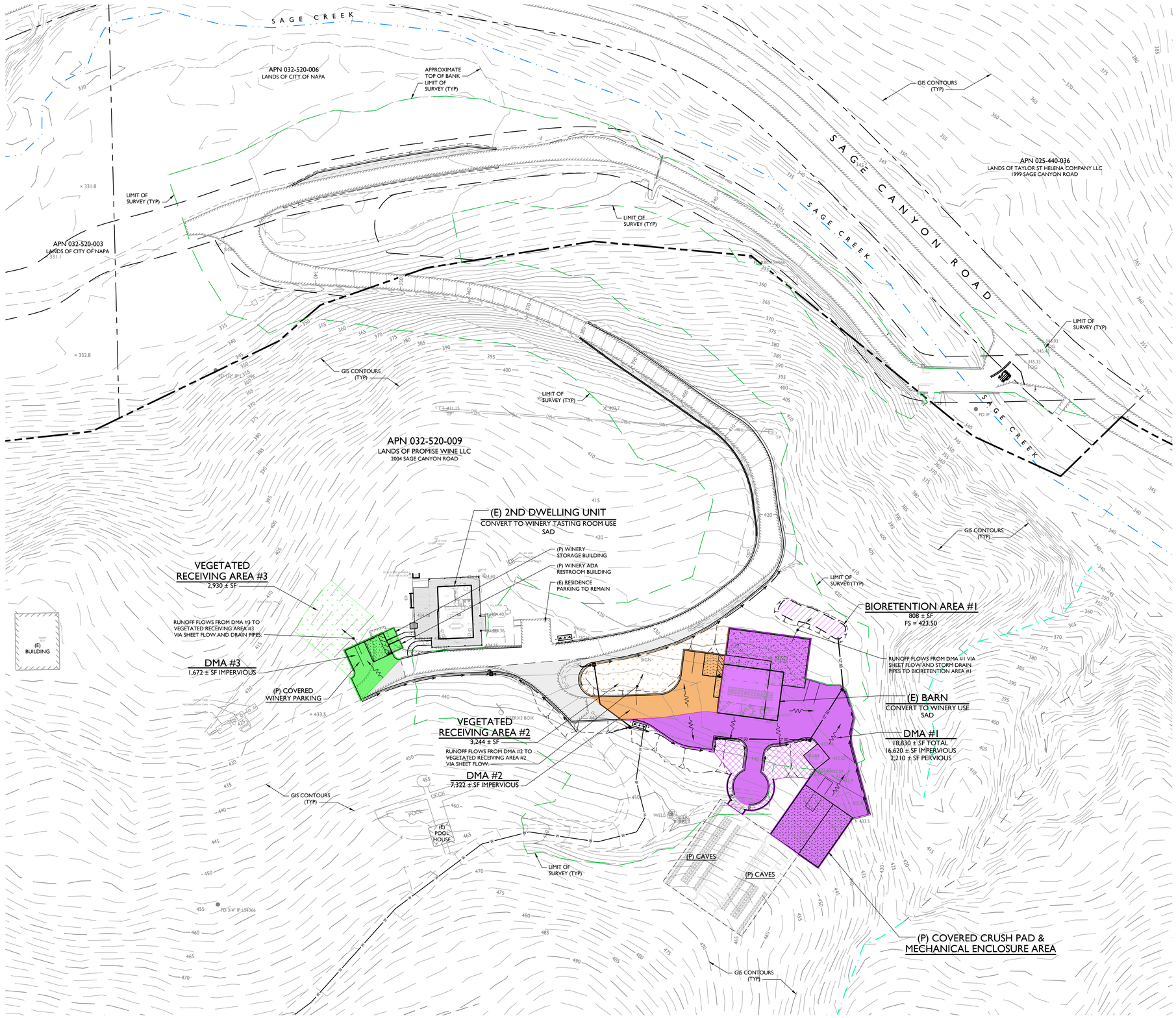
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FILE: 22-125CONC-DWY.DWG

ORIGINAL SIZE: 24" X 36"

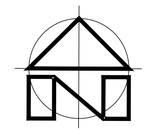
SHEET NUMBER: C6 OF 8

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STORMWATER CONTROL PLAN

SCALE: 1" = 40'



DMA LEGEND:

- SHEET FLOW DIRECTION
- IMPERVIOUS AREA (COLOR VARIES BY DMA)
- PERVIOUS AREA (COLOR VARIES BY DMA)
- VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)
- BIORETENTION AREA (COLOR VARIES BY DMA)

PROPOSED SURFACE LEGEND:

- PROPOSED LIGHT DUTY PCC
- PROPOSED DECOMPOSED GRANITE
- PROPOSED ASPHALT CONCRETE
- PROPOSED LANDSCAPE WALL

APPLIED CIVIL ENGINEERING INCORPORATED
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Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MAY
No. 34678
EXP. 12/31/2024
CIVIL
STATE OF CALIFORNIA

FOR USE IN PERMITTING ONLY - NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: JANUARY 31, 2025

REVISIONS:		BY:
	12/1/2023 PERMIT SUBMITTAL	YMS
1	5/17/2024 PLAN CHECK COMMENTS	YMS
2	9/27/2024 PLAN CHECK COMMENTS	YMS
3	1/31/2025 PLAN CHECK COMMENTS	YMS

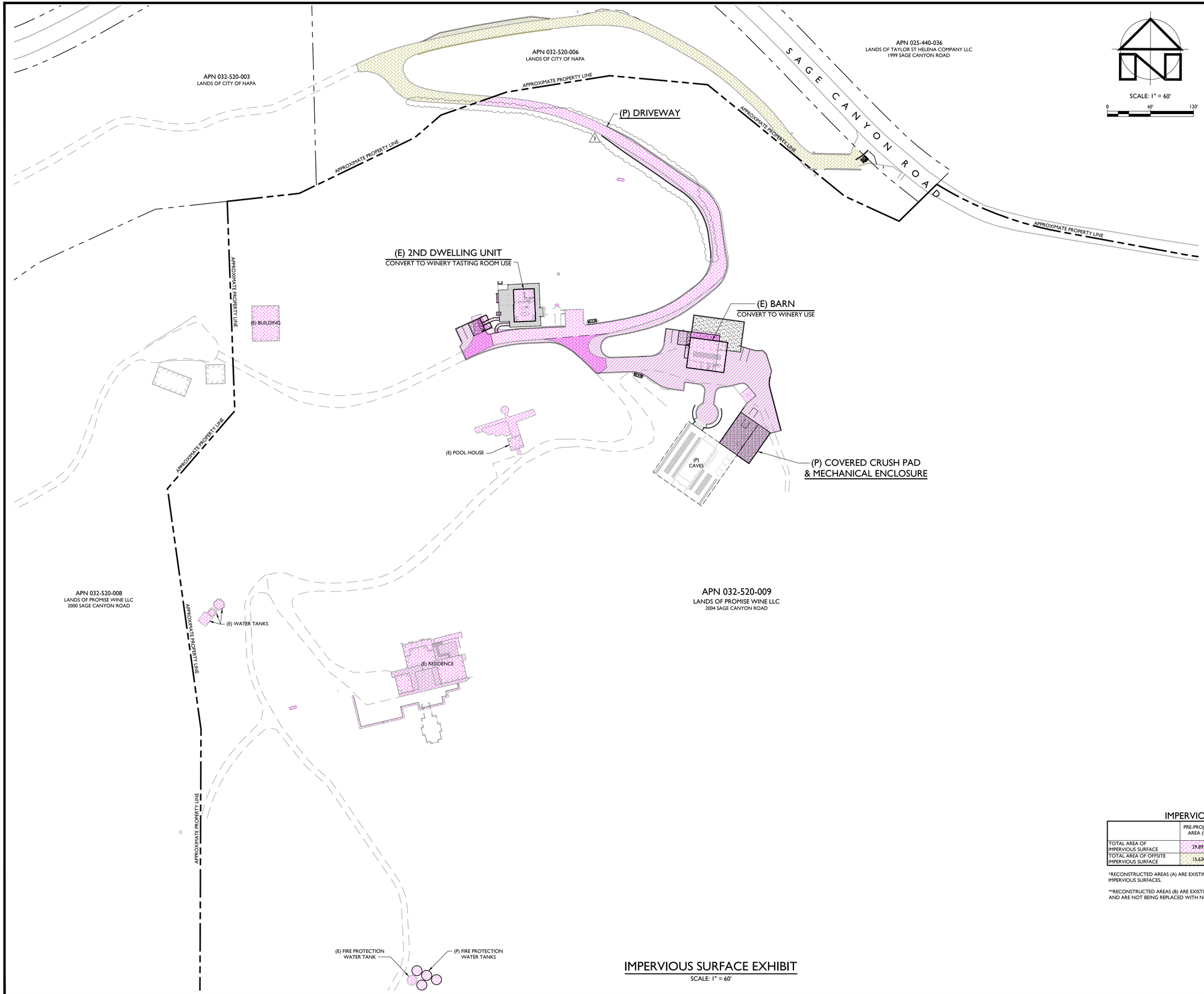
JOB NUMBER: 22-125

FILE: 22-125CONC-SCP.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C7 OF 8

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IMPERVIOUS SURFACE EXHIBIT

SCALE: 1" = 60'

IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF) 3	RECONSTRUCTED AREA (SF) A*	RECONSTRUCTED AREA (SF) B**	TOTAL NEW AND RECONSTRUCTED AREA (SF)
TOTAL AREA OF IMPERVIOUS SURFACE	29,895	20,385	3,170	300	23,555 3
TOTAL AREA OF OFFSITE IMPERVIOUS SURFACE	15,630	925	0	0	925

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

**RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

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Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MAHONEY
No. 87472
EXP. 12/31/2026
CIVIL
STATE OF CALIFORNIA

FOR USE PERMIT CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: JANUARY 31, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS

JOB NUMBER: 22-125

FILE: 22-125CONC-ISE.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C8 OF 8

“F”

Water Availability Analysis

CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
Napa, CA 94558
(707) 266-2559
Cameron@CMPEngineering.com
CMPEngineering.com

Water Availability Analysis Report

for the proposed

Promise Winery

2004 Sage Canyon Road
St. Helena, CA 94574
APN: 032-520-009

Prepared By:

CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
Napa, CA 94558
(707) 266-2559

Date: 12/6/2023
Rev 1: 4/29/2024
Rev 2: 9/10/2024
Rev 2: 10/6/2025

Project # 00170



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Contact Information	
Property Owner:	Promise Wine, LLC
Owner Address:	2004 Sage Canyon Road St. Helena, CA 94574
Owner Phone:	(707) 260-9094

Site Map:
Please refer to the attached Well Location Map for the Promise Winery. The Well Location Map shows the proposed water source (existing well) and its proximity to other water sources.

Narrative:
This water availability analysis has been prepared to support a use permit application for a proposed winery located on one parcel totaling 62.56 acres at 2004 Sage Canyon Road in Napa County. The property is currently developed with one main residence and one second dwelling unit, along with 3.56 net acres of vineyard which are currently under development. The proposed winery will be developed in two phases and will ultimately have a permitted annual wine production of 30,000 gallons, serve up to 15 daily visitors, and employ two full-time and three part-time employees. Irrigation water for the vineyard and domestic water for the second dwelling unit is provided by an existing well (Well #1) located near the existing barn. Domestic water for the main residence is provided by an existing well (Well #2) located near the main residence.

The existing barn is proposed to be converted to a winery and the existing second dwelling unit is proposed to be converted to a tasting room. Additionally, a new winery cave is also proposed. The proposed winery, cave, and tasting room, along with the vineyard, will be served by the existing Well #1 (Project Well).

A geotechnical report on file with Napa County and dated February 1, 2016 reports a “Likely Spring Source” along with two “Spring Tanks”. At the time of the water source mapping for this report the “Likely Spring Source” was not locatable and the “Spring Tanks” did not exist. The current property owner was questioned about the said spring and had no knowledge of it and confirmed that if a spring exists on the property it is not being used as a water source for any existing or proposed improvements. Because of the above discussion and the lack of a spring box, spring tanks or other infrastructure generally required to develop a possible spring into a water source, the un-locatable “Likely Spring Source” listed in the said report is not being analyzed in this report.

Tier 1: Water Use Criteria
Existing Water Use:
The site’s existing water use has been estimated using information provided by the client, observations made during site visits, and the methodology presented in the current Napa County Water Availability Guidance Document.

Vineyard Water Use: The 3.56 acre vineyard under development is estimated to use 0.5 acre-feet of irrigation water per acre per year, resulting in 1.78 acre-feet of water use annually.

Residential Water Use: The existing main residence is estimated to use 0.75 acre-feet of water per year and the existing second dwelling unit (SDU) is estimated to use 0.5 acre-feet of water per year. Of the

said 0.5 acre feet of water the existing SDU is estimated to use, it is estimated that 0.1 acre feet of this is for the approximate 3000 square feet of existing landscaping around the said SDU.

In total, the existing water use for the site is estimated to be 3.03 acre-feet per year, with 1.25 acre-feet per year attributable to residential use and 1.78 acre-feet per year attributable to agricultural use. Refer to Appendix A for detailed calculations of the site's existing water use.

Proposed Water Use:
The project's proposed water use has been estimated using information provided by the client and the methodology presented in the current Napa County Water Availability Guidance Document.

Residential Water Use: There are no changes proposed to the existing main residence and its water use will remain at 0.75 acre-feet per year. The existing second dwelling unit is proposed to be converted to a tasting room, and the existing 0.5 acre-feet per year of water use associated with that residence will be eliminated. Therefore, the project's proposed residential water use will be decreased to 0.75 acre-feet per year.

Vineyard Water Use: There are no proposed changes to the existing vineyard, and therefore the project's proposed vineyard water use remains at 1.78 acre-feet per year.

Process Water Use: The proposed 30,000 gallon-per-year winery is estimated to use 6 gallons of process water per gallon of wine produced, resulting in 0.55 acre-feet per year of process water use. All of the winery process wastewater will be collected and treated within a closed on-site treatment system. The treated process wastewater will be stored in on-site tanks and beneficially reused for vineyard irrigation, resulting in no net increase in site water use attributable to winemaking activities.

Domestic Water Use: The proposed winery's domestic water use includes that of employees, daily visitors and event attendees. At full capacity, the proposed winery will have a staff of up to two full-time employees and three part-time employees. With water-use factors of 15 gallons per day for full-time employees and 8 gallons per day for part-time employees, the annual domestic water use associated with employees is 19,710 gallons. The proposed tasting room will host up to 15 daily visitors (105 per week), with a maximum of 5,460 tasters per year. With a water use factor of 3 gallons per visitor, the annual domestic water use associated with daily visitation is 16,380 gallons. The proposed winery will host up to seven catered marketing events per year, including six 25-person events and one 100-person event, resulting in a total of 250 annual event attendees. Utilizing a water use factor of 5 gallons per attendee, the annual domestic water use associated with marketing events is 1,250 gallons. In total, the proposed winery's annual domestic water use is estimated to be 37,340 gallons, or 0.11 acre-feet.

Winery Landscape Water Use: The existing second dwelling unit has approximately 3,000 square feet of non-xeriscape landscaping which is estimated to use 0.1 acre-feet per year of irrigation water in accordance with Appendix B of the Napa County Water Availability Guidance Document. The proposed tasting room will continue to utilize this existing landscaping and therefore the proposed landscape water use will remain at 0.1 acre-feet per year.

Accounting for all proposed water uses, including residential (0.75 acre-feet), vineyard (1.78 acre-feet), process (0.55 acre-feet), domestic (0.11 acre-feet), and landscape (0.10 acre-feet), and including the beneficial reuse of treated process wastewater (-0.55 acre-feet), the site's total annual proposed water use is estimated to be 2.74 acre-feet. Compared to the site's existing total estimated annual water use

of 3.03 acre-feet, the proposed winery project results in a net reduction of 0.29 acre-feet of groundwater use per year. Refer to Appendix A for detailed calculations of the site's proposed water use.

Estimated Recharge:

The subject property is located outside of the areas in which the Napa County Water Availability Analysis Guidance Document provides pre-defined groundwater recharge rates. As such, a groundwater recharge analysis was conducted in order to establish the annual groundwater recharge rate attributable to the project parcel. This analysis quantifies the amount of average annual rainfall infiltrating to the underlying aquifer based on the most recent, stable 10-year precipitation data provided by the Oregon State University PRISM Climate Group, estimated losses to runoff, and estimated losses to evapotranspiration. The calculations supporting this analysis are included in this report. The calculated groundwater recharge rate for this property is 0.80 acre-feet of water per acre of land. Given that this parcel is 62.56 acres, the maximum allowable water use for the parcel is 50.05 acre-feet per year. Refer to Appendix B for detailed recharge calculations.

Tier 2: Well and Spring Interference

Project Well Data:

The project proposes to utilize the existing well (Well #1) currently used to supply irrigation for the vineyard and domestic water for the second dwelling unit. The well has a casing diameter of 6" with an annular seal depth of 32 feet. The well was completed to a depth of 290 feet in May 1988. At the time of completion, an air yield test resulted in 20 gallons per minute for four hours. Refer to Appendix C for additional project well data.

Neighboring Wells and Springs:

The latest Interim Napa County Well Permit Standards and WAA Requirements require an interference analysis for any proposed increase in groundwater use occurring from project wells within 500 feet of any off-site well or 1,500 feet from any off-site spring. Of the project parcel's 3.03 acre-feet per year of existing groundwater use, 2.28 acre-feet per year is provided from the project well. Of the project parcel's 2.74 acre-feet per year of proposed groundwater use, 1.99 acre-feet per year will be provided by the project well, resulting in a net decrease of 0.29 acre-feet per year of groundwater pumped from the project well. Due to the proposed reduction in groundwater use from the project well, the Tier 2 criteria is met with no further analysis required.

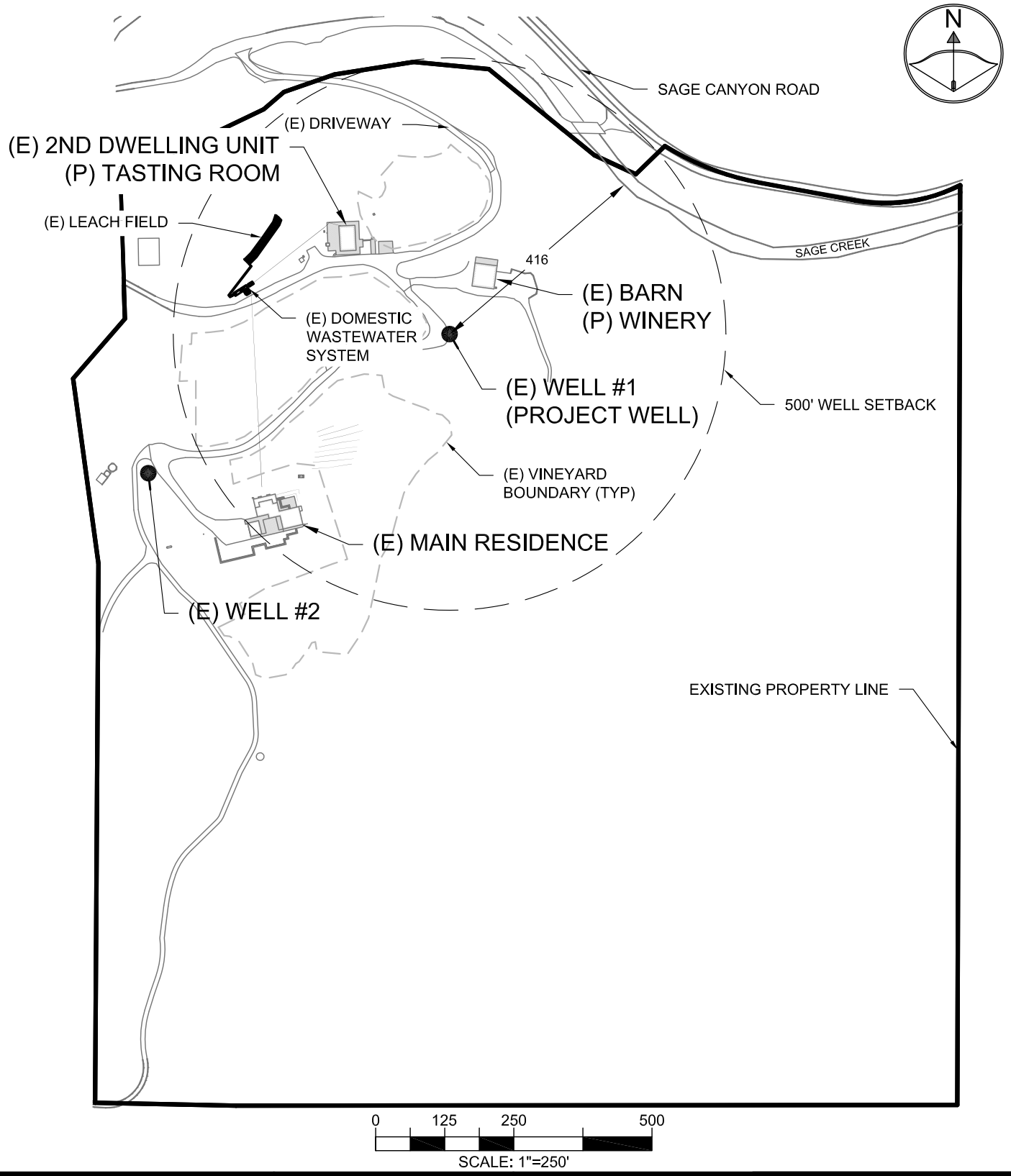
Tier 3: Groundwater/Surface Water Interaction

Surface Water Interaction:

The latest Interim Napa County Well Permit Standards and WAA Requirements require an analysis of potential groundwater to surface water interaction for new, altered, or increased groundwater use occurring from project wells within 1,500 feet of any County-identified Significant Stream inside the Napa River Watershed. The nearest Significant Stream to the project well is Sage Creek, which is approximately 416 feet from the well. However, a stream interference analysis is not required if modifications to the location, construction, or operation of the project well are made to reduce any assumed harm relative to current conditions. In the case of this project, there are no proposed modifications to the location, construction or pumping rate of the existing project well. However, the project is proposing a reduction in overall groundwater use through the removal of an existing residential use and the recycling of winery process wastewater for supplemental vineyard irrigation. Through these changes in operation, the project will reduce overall well pumping time, and will therefore reduce any assumed harm relative to current conditions.

Summary and Conclusions:

The proposed winery will utilize an existing 20 gallon per minute on-site well capable of supplying groundwater in excess of the proposed demand. When considering all existing and proposed groundwater uses on the subject parcel, the proposed winery project results in a net decrease in parcel groundwater use of 0.29 acre-feet per year. Comparing the proposed total groundwater use of 2.74 acre-feet per year to the calculated parcel groundwater recharge rate of 50.05 acre-feet per year, it is clear that the parcel has adequate water available to serve the proposed use, and therefore passes the Tier 1 screening criteria. Since there is a proposed net decrease in groundwater use from the existing project well, the project passes the Tier 2 and Tier 3 criteria without further analysis required. In conclusion, the subject parcel has adequate, sustainable groundwater resources available to support the proposed winery project, while reducing any assumed existing harm to Sage Creek from the existing project well.



WELL LOCATION MAP

SHEET: 1 OF 1

PROJECT INFO:

PROMISE WINERY
2004 SAGE CANYON ROAD
ST. HELENA, CA 94574
APN: 032-520-009

PREPARED BY:

CMP CIVIL ENGINEERING &
LAND SURVEYING INC.
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559

P #: 00170 DATE: 10/17/23

CMP
CIVIL ENGINEERING & LAND SURVEYING

Appendix A

Water Use Calculations

CMP Civil Engineering & Land Surveying Inc.
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Cameron@CMPEngineering.com
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Project-Specific Water Use Factors

Appendix B of the WAA Guidance Document provides guidelines and use factors for estimating site water use. These guidelines provide a good starting point for developing a project-specific water use estimate and are typically utilized in the calculations supporting this analysis. However, each project has unique characteristics which occasionally necessitate the use of factors not provided in Appendix B of the WAA Guidance Document. This project-specific analysis utilizes three use factors which do not appear in the WAA Guidance Document, and they are described in detail below:

Winery Process Water Use: While no external water is introduced directly to the wine fermentation process, considerable water use does occur within a winery. Process water is used extensively throughout the winery, including in the washing of grapes, cleaning of hoses, tanks, pumps, equipment, and building floors, and the preparation and washing of barrels, along with various other activities such as bottling. Winery process water use is generally expressed as a ratio of water used to wine produced. There are no standards which provide definitive water use guidelines for a given winery. The 2019 Administrative Draft of the Statewide General Waste Discharge Requirements for Winery Process Water Treatment Systems estimated that winery process water is used at a ratio of 5:1. The March 2024 Napa County Water Conservation Workplan suggests that a typical winery uses process water at a ratio of 6:1. The 2015 Napa County WAA Guidance Document provides a guideline ratio of 7:1. Data obtained within the winemaking industry suggests that winery process water use ratios range from 1.5:1 to 12:1, with a range of 3:1 to 6:1 typical of modern water-efficient facilities of the size and scope proposed in this Use Permit application. As such, this analysis assumes a process water ratio of 6:1 as a reasonable estimate specific to this project.

Part-time Employee Water Use: The WAA Guidance Document provides an estimated use factor of 15 gallons per shift for all employees and does not differentiate between full-time and part-time employees. It is assumed that part-time employees will use water for restroom breaks, drinking, and other incidental uses. New restroom facilities use approximately 1.28 gallons per flush and 0.17 gallons for hand washing, resulting in a total of 1.45 gallons per restroom break. OSHA suggests that employees typically take three restroom breaks per eight-hour shift, resulting in a total of 4.35 gallons per shift of restroom water. Rounding up to 5 gallons per shift for restroom use and allowing for an additional 3 gallons per shift for other uses, we arrive at an estimated use factor of 8 gallons per part-time employee shift as a reasonable estimate for the purpose of this analysis.

Marketing Event Water Use: The WAA Guidance Document does not provide an estimated water use factor for marketing events utilizing off-site catering and portable restroom facilities, such as the events

proposed in this Use Permit application. The utilization of off-site catering means that all food preparation and dish washing activities will occur off-site, resulting in no on-site water use attributable to those activities. The utilization of portable restroom facilities presumably results in no on-site water use attributable to the restrooms, however some portable facilities require a site-supplied water connection to provide sink and toilet flush functionality. Additionally, it is reasonable to assume that the preparation and cleanup of the event space might result in some incidental water use. As such, this analysis applies a use factor of five gallons per event attendee as a reasonable estimate to account for the potential water use associated with marketing events.

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Water Availability Analysis Calculations

for the proposed

Promise Winery

Located at:
2004 Sage Canyon Road
St. Helena, CA 94574

Date: 12/6/2023
Rev 1: 4/18/2024

Project # 00170

Legend
Requires Input
Automatically Calculates
Important Value Automatically Calculates
Important Value Requires Input

Hit ctrl+alt+shift+F9 when finished to recalc all formulas

WATER AVAILABILITY ANALYSIS - TIER ONE STUDY

WATER USE CALCULATIONS FOR EXISTING USE

RESIDENTIAL	#	FACTOR	AF/YR
PRIMARY RESIDENCES=	1	0.75	0.75
SECONDARY RESIDENCES=	1	0.5	0.5
FARM LBR DWELLING (# OF PPL) =	0	0.06	0
		SUB TOTAL=	1.25

NON- RESIDENTIAL GUIDELINES

AGRICULTURAL	# ACRE	FACTOR	AF/YR
VINEYARD IRRIGATION ONLY=	3.56	0.5	1.78
VINEYARD HEAT PROTECTION=	0	0.25	0.00
VINEYARD FROST PROTECTION=	0	0.25	0.00
IRRIGATED PASTURE=	0	4	0.00
ORCHARDS=	0	4	0.00
LIVESTOCK (SHEEP/COWS)=	0	0.01	0.00
		SUB TOTAL=	1.78
WINERY	**# GAL**	**FACTOR**	**AF/YR**
PROCESS WATER=	0	See WW Calc	0.00
EMPLOYEES=	0	See WW Calc	0.00
DAILY VISITATION=	0	See WW Calc	0.00
MARKETING EVENTS=	0	See WW Calc	0.00
LANDSCAPING=	0	0.000003069	0.00
		SUB TOTAL=	0.00
INDUSTRIAL	**# EMPL**	**FACTOR**	**AF/YR**
FOOD PROCESSING=	0	31	0
PRINTING/ PUBLISHING=	0	0.6	0
		SUB TOTAL=	0
COMMERCIAL	**# EMPL**	**FACTOR**	**AF/YR**
OFFICE SPACE=	0	0.01	0
WAREHOUSE=	0	0.05	0
		SUB TOTAL=	0

EXISTING USE TOTALS

RESIDENTIAL=	1.25	AF/YR
AGRICULTURAL=	1.78	AF/YR
WINERY=	0.00	AF/YR
INDUSTRIAL=	0.00	AF/YR
COMMERCIAL=	0.00	AF/YR
OTHER USAGE (LIST BELOW)		
		AF/YR
		AF/YR
		AF/YR
		AF/YR
		AF/YR
TOTAL EXISTING WATER USE=	**987261**	**G/YR**
TOTAL EXISTING WATER USE=	**3.03**	**AF/YR**

WATER AVAILABILTY CALCULATIONS FOR EXISTING USE			
WELL NUMBER	Q - GPM	AF/YR	
1	20	32.26	
2	1	1.61	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	21	33.88	
SPRING NUMBER	Q - GPM	AF/YR	
1		0.00	
2		0.00	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	0	0.00	
TANK #	GAL	AF	
1		0.00	
2		0.00	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	0	0.00	
RESERVOIR #	GAL	AF	
1		0	
2		0	
3		0	
4		0	
5		0	
TOTAL=	0	0	
GROUND WATER RECHARGE	AF/YR/ACRE	PARCEL AC	AF/YR
Recharge rate =	0.80	62.56	50.05
TOTAL AVAILABLE WATER =	**16307080**	**G/YR**	
TOTAL AVAILABLE WATER =	**50.05**	**AF/YR**	
TOTAL EXISTING WATER USE=	**3.03**	**AF/YR**	
REMAINING AVAILABLE WATER =	**47.02**	**AF/YR**	

WATER USE CALCULATIONS FOR PROPOSED USE			
RESIDENTIAL	**#**	**FACTOR**	**AF/YR**
PRIMARY RESIDENCES=	1	0.75	0.75
SECONDARY RESIDENCES=	0	0.5	0
FARM LBR DWELLING (# OF PPL) =	0	0.06	0
		SUB TOTAL=	0.75
NON- RESIDENTIAL GUIDELINES			
AGRICULTURAL	**# ACRE**	**FACTOR**	**AF/YR**
VINEYARD IRRIGATION ONLY=	3.56	0.5	1.78
VINEYARD HEAT PROTECTION=	0	0.25	0.00
VINEYARD FROST PROTECTION=	0	0.25	0.00
IRRIGATED PASTURE=	0	4	0.00
ORCHARDS=	0	4	0.00
LIVESTOCK (SHEEP/COWS)=	0	0.01	0.00
		SUB TOTAL=	1.78
WINERY	**# GAL**	**FACTOR**	**AF/YR**
PROCESS WATER=	180000	See WW Calc	0.55
EMPLOYEES=	19710	See WW Calc	0.06
DAILY VISITATION=	16380	See WW Calc	0.05
MARKETING EVENTS=	1250	See WW Calc	0.00
LANDSCAPING=	32583	0.000003069	0.10
		SUB TOTAL=	0.77
INDUSTRIAL	**# EMPL**	**FACTOR**	**AF/YR**
FOOD PROCESSING=	0	31	0
PRINTING/ PUBLISHING=	0	0.6	0
		SUB TOTAL=	0
COMMERCIAL	**# EMPL**	**FACTOR**	**AF/YR**
OFFICE SPACE=	0	0.01	0
WAREHOUSE=	0	0.05	0
		SUB TOTAL=	0

PROPOSED USE TOTALS		
RESIDENTIAL=	0.75	AF/YR
AGRICULTURAL=	1.78	AF/YR
WINERY=	0.77	AF/YR
INDUSTRIAL=	0.00	AF/YR
COMMERCIAL=	0.00	AF/YR
OTHER USAGE (LIST BELOW)		
RECYCLED PROCESS WATER	-0.55	AF/YR
		AF/YR
		AF/YR
		AF/YR
		AF/YR
TOTAL PROPOSED WATER USE=	**894270**	**G/YR**
TOTAL PROPOSED WATER USE=	**2.74**	**AF/YR**

WATER AVAILABILTY CALCULATIONS FOR PROPOSED USE			
WELL NUMBER	Q - GPM	AF/YR	
1	20	32.26	
2	1	1.61	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	21	33.87	
SPRING NUMBER	Q - GPM	AF/YR	
1		0.00	
2		0.00	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	0	0.00	
TANK #	GAL	AF	
1		0.00	
2		0.00	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	0	0.00	
RESERVOIR #	GAL	AF	
1		0	
2		0	
3		0	
4		0	
5		0	
TOTAL=	0	0	
GROUND WATER RECHARGE	AF/YR/ACRE	PARCEL AC	AF/YR
Recharge rate =	0.80	62.56	50.05
TOTAL WATER AVAILABLE =	**16307080**	**G/YR**	
TOTAL WATER AVAILABLE =	**50.05**	**AF/YR**	
TOTAL PROPOSED WATER USE=	**2.74**	**AF/YR**	
REMAINING AVAILABLE WATER =	**47.30**	**AF/YR**	

CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
Napa, CA 94558
(707) 266-2559
Cameron@CMPEngineering.com
CMPEngineering.com

Winery Wastewater Flow Calculations

for Phase 2 of the proposed

Promise Winery

Located at:

2004 Sage Canyon Road

St. Helena, CA 94574

Date: 12/6/2023

Project # 00170

Legend

Requires Input
Automatically Calculates
Important Value Automatically Calculate
Important Value Requires Input

Hit ctrl + alt + shift + F9 when finished to recalc all formulas

Winery Waste Flow Summary

These wastewater calculations are for the second phase of a proposed winery. The calculations are to establish the expected peak process and domestic daily flows. They also estimate the annual domestic and process water use.

Winery Proposed Peak Process Wastewater Flows

Wine Production =	30000	gal/yr
Crush Duration =	45	days (30 -60)
Peak Process Waste Flows During Crush =	1000.00	gal/day ((1.5 x production)/crush days)
Average Process Flows (non crush) =	493.15	gal/day ((6 x production)/days in yr)
Additional Process Flow =	0.00	gal/day (usually 0)
Winery Peak Process Waste Flows =	**1000.00**	gal/day

Proposed Domestic Peak Wastewater Flows

Number of FT Employees =	2	#
Number of PT Employees =	3	#
Number of daily visitors =	15	#
Event people count serviced by this system =	25	#
FT employee daily domestic waste flow =	30.00	gal/day (15 g/p)
PT employee daily domestic waste flow =	24.00	gal/day (8 g/p)
Visitor daily domestic waste flow =	45.00	gal/day (3 g/p)
Event daily domestic waste flow =	125.00	gal/day (5 g/p)
Winery Peak Domestic Wasteflows =	**224.00**	**gal/day**

Combined Winery Waste Annual Volume Calculations

Winery Annual Combined Process & Domestic Waste Flows

Number of FT Employees =	2	#			
Number of PT Employees =	3	#			
FT employee daily domestic waste flow =	30	gal/day (15 g/p)			
PT employee daily domestic waste flow =	24	gal/day (8 g/p)			
Number of Employee Flow Days =	365	days/yr			
Annual employee domestic waste flow =	19710	gal/yr			
Number of annual visitors =	5460	#			
Annual visitor domestic waste flow =	16380	gal/yr (3 g/p)			
Special Event Visitor Volumes	visitors	days/yr	g/p/day	gallons	
Large Events = (served by portable restrooms)	100	1	5	500	
Medium Events =	0	0	5	0	
Small =	25	6	5	750	
Very Small =	0	0	5	0	
Total Annual Event Visitor Waste Volume =	1250	gal/year			
Total annual domestic wastewater volume =	**37340**	**gal/yr**	**0.11**	**af**	
Total annual process wastewater volume =	**180000**	**gal/yr**	**0.55**	**af**	
Total Winery Wastewater Annual Vol =	**217340**	**gal/yr**	**0.67**	**af**	

Appendix B

Groundwater Recharge Calculations

CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
Napa, CA 94558
(707) 266-2559
Cameron@CMPEngineering.com
CMPEngineering.com

Ground Water Recharge Analysis

for the

Promise Winery Property

Located at:
2004 Sage Canyon Road
St. Helena, CA 94574

Date: 10/17/2023
Rev 1: 4/15/2024

Project # 00170

Legend
Requires Input
Automatically Calculates
Important Value Automatically Calculates
Important Value Requires Input

Hit ctrl+alt+shift+F9 when finished.

GROUND WATER RECHARGE CALCULATIONS

PARCEL VARIABLES

Parcel size =	62.56	ac
Average annual rainfall (P) =	30.72	in (from stable PRISM 10-yr Avg)
Total parcel average rainfall volume =	160.14	ac-ft/yr

EVAPOTRANSPIRATION (E)

Crop Type	Area (ac)	E (ac-ft)	
Vineyard =	3.56	3.79	
Orchard =			
Hay =			
Other Crops =			
Totals =	3.56	3.79	

Native plants area =	59.00	ac
Native plants estimated coefficient =	0.35	coefficient
Plant density =	80%	percent
Native Plant Growth Cycle Factor =	0.70	factor
Grass reference ETo =	49.20	in (from Zone 8 ITRC value typ yr)
Native plant ETc =	12.05	in
Total annual native plant E =	47.41	ac-ft
Total annual E for parcel =	**51.20**	**ac- ft**

RUNOFF (R)

Average runoff relief coefficient =	24%	%
Average runoff soil coefficient =	8%	%
Average runoff vegetation coefficient =	5%	%
Average runoff surface coefficient =	9%	%
Total Runoff Coefficient =	46%	%
Average annual rainfall =	160.14	ac-ft
Runoff producing rainfall =	80%	%
Total Annual Runoff (R) =	**58.93**	**ac-ft**

ANNUAL GROUND WATER RECHARGE STORAGE (S) = P-(R+E)

Total Annaul Precipitation (P) =	160.14	ac-ft
Total Annual Runoff (R) =	58.93	ac-ft
Total Annual Evapotranpiration (E) =	51.20	ac-ft
Total Annual Ground Recharge (S) =	**50.01**	ac-ft
Annual Recharge Rate Per Acre =	**0.80**	**ac-ft / yr / ac**

CURRENT, STABLE 10-YEAR PRISM DATA

PRISM Time Series Data
Location: Lat: 38.4896 Lon: -122.3358 Elev: 1007ft
Climate variable: ppt
Spatial resolution: 4km
Period: 2013-11 - 2023-10
Dataset: AN91m
PRISM day definition: 24 hours ending at 1200 UTC on the day shown
Grid Cell Interpolation: Off
Time series generated: 2024-Apr-15
Details: http://www.prism.oregonstate.edu/documents/PRISM_datasets.pdf

Date	ppt (inches)
2013-11	1.03
2013-12	0.58
2014-01	0.14
2014-02	11.06
2014-03	3.31
2014-04	2.74
2014-05	0.05
2014-06	0
2014-07	0
2014-08	0
2014-09	0.53
2014-10	0.87
2014-11	3.12
2014-12	15.34
2015-01	0.03
2015-02	4.42
2015-03	0.14
2015-04	1.7
2015-05	0.03
2015-06	0.09
2015-07	0.03
2015-08	0
2015-09	0.4
2015-10	0.05
2015-11	1.62
2015-12	6.12
2016-01	10.23
2016-02	1.41
2016-03	11.52
2016-04	1.43
2016-05	0.32
2016-06	0
2016-07	0
2016-08	0
2016-09	0
2016-10	6.05

Annual Average = 30.72 (inches)

CURRENT, STABLE 10-YEAR PRISM DATA

2016-11	3.25
2016-12	7.34
2017-01	18.72
2017-02	14.83
2017-03	4.07
2017-04	3.65
2017-05	0.01
2017-06	0.39
2017-07	0
2017-08	0
2017-09	0.01
2017-10	0.27
2017-11	4.83
2017-12	0.07
2018-01	5.47
2018-02	0.21
2018-03	7.61
2018-04	3.41
2018-05	0.15
2018-06	0
2018-07	0
2018-08	0
2018-09	0
2018-10	0.85
2018-11	5.53
2018-12	3.25
2019-01	9.89
2019-02	17.55
2019-03	6.58
2019-04	0.92
2019-05	4.12
2019-06	0
2019-07	0
2019-08	0
2019-09	0.05
2019-10	0
2019-11	0.88
2019-12	8.5
2020-01	2.7
2020-02	0
2020-03	1.48
2020-04	1.28
2020-05	1.81
2020-06	0
2020-07	0
2020-08	0.04
2020-09	0

CURRENT, STABLE 10-YEAR PRISM DATA

2020-10	0
2020-11	1.51
2020-12	2.19
2021-01	3.94
2021-02	1.54
2021-03	2.23
2021-04	0.17
2021-05	0
2021-06	0
2021-07	0
2021-08	0
2021-09	0.04
2021-10	10.13
2021-11	1.79
2021-12	8.43
2022-01	0.69
2022-02	0.05
2022-03	1.37
2022-04	2.35
2022-05	0.27
2022-06	0.45
2022-07	0
2022-08	0.02
2022-09	1.07
2022-10	0
2022-11	1.78
2022-12	9.81
2023-01	13.94
2023-02	4.01
2023-03	12.7
2023-04	0.55
2023-05	1.24
2023-06	0.01
2023-07	0
2023-08	0.01
2023-09	0.11
2023-10	0.7

RUN-OFF PRODUCING CHARCTERISTICS OF WATERSHEDS SHOWING FACTORS FOR EACH CHARACTERISTIC FOR VARIOUS WATERSHED TYPES

WATERSHED TYPES AND FACTORS				
Run-off Producing Features	Extreme	High	Normal	Low
Relief	0.28-0.36 Steep, rugged terain, with average slopes above 30%.	0.20 - 0.28 Rolling, with average slopes of 10 to 30%.	0.14 - 0.20 Rolling, with average slopes of 5 to 10%.	0.08 - 0.14 Relatively flat land, with average slopes of 0 to 5%.
Soil Infiltration	0.12 - 0.16 No effective soil cover either rock or thin soil mantle of negligible infiltration capacity.	0.08 - 0.12 Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.	0.06 - 0.08 Normal; well drained light and medium textured soils sandy loams, silt, and silt loams.	0.04 - 0.06 High; deep sand or other soil that takes up water readily; very light, well drained soils.
Vegtal Cover	0.12-0.16 No effective plant cover; bare or very sparse cover.	0.08-0.12 Poor to fair; clean cultivation crops or poor natural cover; less than 20% of drainage area under good cover.	0.06-0.08 Fair to good; about 50% of area in good grassland or woodland; not more than 50% of area in cultivated crops.	0.04-0.06 Good to excellent; about 90% of drainage area in good grassland, woodland, or equivalent crop.
Surface	0.10-0.12 Negligible; surface depressions, few and shallow; drainageways steep and small; no marshes.	0.08 - 0.10 Low; well-defined system of small drainageways; no ponds or marsh.	0.06 - 0.08 Normal; considerable surface depression storage; lakes, ponds, and marshes	0.04 - 0.06 High; surface storage high; drainage system not sharply defined; large floodplain storage or large number of ponds or marshes.

THE RUNOFF FACTOR IS DETERMINED BY THE SUM OF THE FACTORS FOR RELIEF INFILTRATION, COVER, AND SURFACE. NOT APPLICABLE TO BUILT UP AREAS.

FIGURE 3

Appendix C

Project Well Data

Environmental

Cover Sheet

APN	032 - 520 - 007 - 000
Permit #	
Program	WELL
DocType	PMT
Street #	
Street Name	Sage Canyon Rd
Year	1988



FEE 79- DATE 5/31/88
RECEIPT NO 21850 BY mc

Beck#1189

32-520-07
A.P. NO. 32-010-12

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

Highway Marker 1213 Highway 128, Mail Box 2004

APPLICATION & PERMIT TO CONSTRUCT A WATER WELL

NAME JOHN CHASE (Owner) ADDRESS SAGE CANYON RD. (Job Location) RUTHERFORD

NAME DEBNEE & GREGSON INC. (Well Driller) ADDRESS 5365 NAPA/VALLEJO HWY DATE 5-31-88

TYPE OF WORK
NEW WELL X RECONDITIONING ____ DEEPENING ____
TYPE I PERMIT X DESTROY ____ OTHER ____
TYPE II PERMIT ____ TEST HOLE ____

PROPOSED USE
DOMESTIC X IRRIGATION ____ INDUSTRIAL ____ MUNICIPAL ____
TEST WELL ____ OTHER ____ HOT WATER ____

Sewage Disposal on site (existing or proposed) Public ____ Individual X Private ____
Distance from well to any part of nearest sewage disposal system 100+ feet.
(Sketch of site to accompany application) County road setback 50+ feet from centerline.

TYPE OF EQUIPMENT TO BE USED: Rotary AIR Cable ____ Hand Dug ____ Other ____

WORKER'S COMPENSATION COVERAGE: (Check one of the following)

☒ A certificate of current Worker's Compensation Insurance coverage is presently on file with this office.

☐ A certificate of current Worker's Compensation Insurance is being filed with this application.

☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws in California.

Tom Mead
Signature of Applicant

MAY 31st 88
Date

FOR OFFICE USE ONLY

	Date	By	Remarks
Pre-Inspection			
Class II Approval			
Permit Issued	5/31/88	D. W Edwards	
Const. Inspection	6/1/88	DWE	3" x 32' Annular Seal
Final Inspection			
Well Log Rec.	6/6/88		

Old Wells to be Destroyed: ____

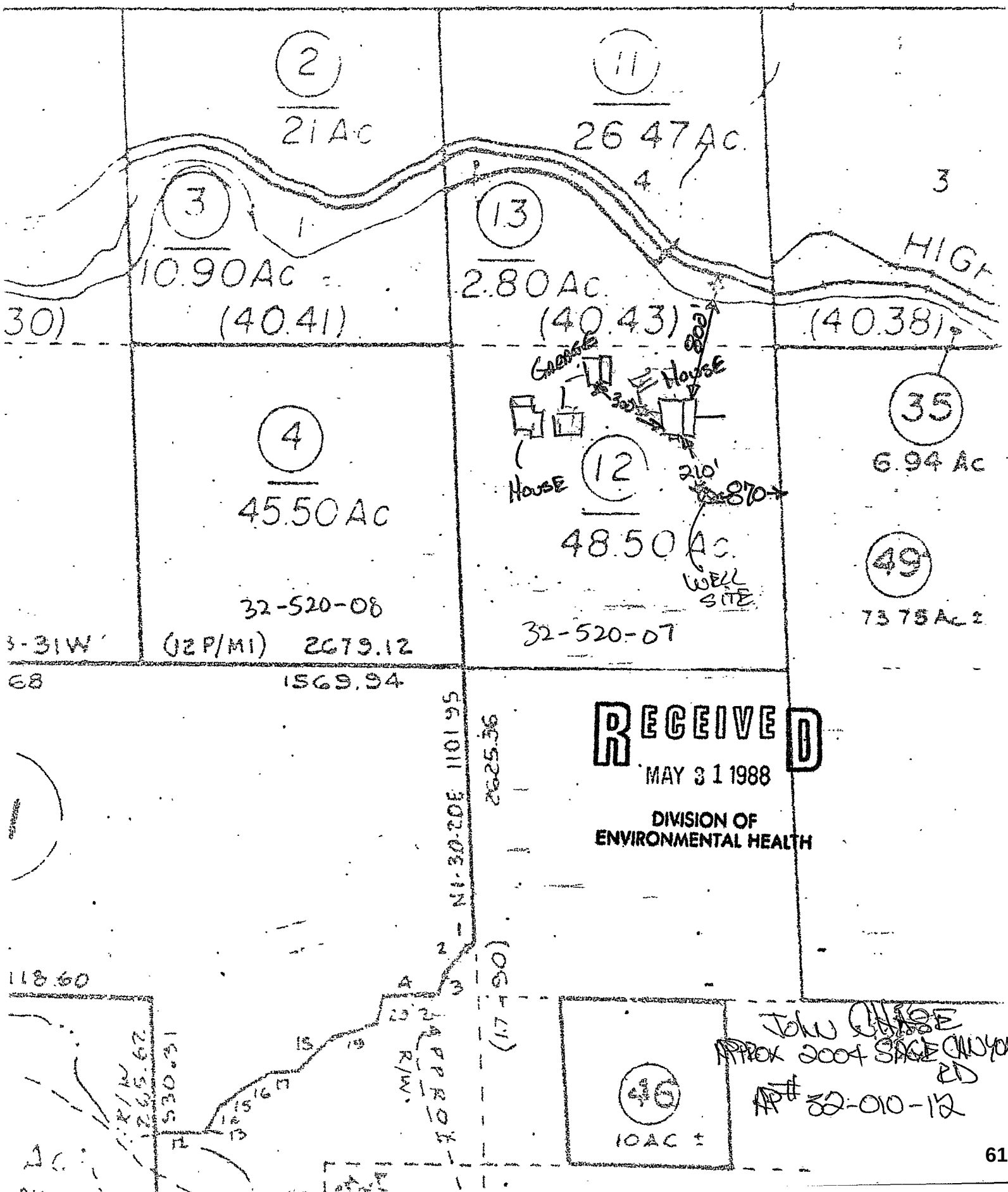
Other Remarks: ____

EH 91
Revised 12-80
White-Office Pink-Owner
Yellow-Return to Office Orange-Contractor

Bk 25
28

T. 7 N., R. 4 W.

22° 20' 0b



Environmental

Cover Sheet

APN	032 - 520 - 007 - 000
Permit #	
Program	WELL
DocType	WL
Street #	
Street Name	
Year	1988



32-520-007

...PLICATE
...wner's Copy

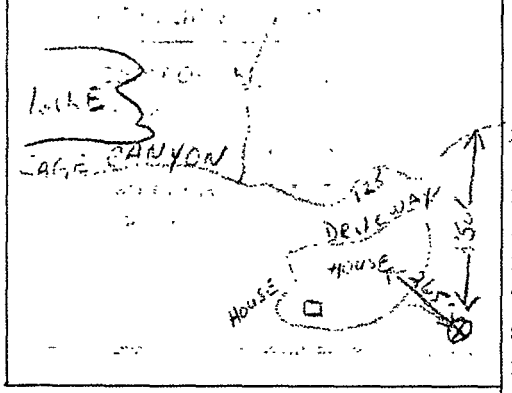
STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in
No. 245573

Notice of Intent No. _____ State Well No. _____
Local Permit No. or Date _____ Other Well No. _____

(1) OWNER: Name John Chase
Address P O Box 1043
City Ross, Ca Zip 94957

(2) LOCATION OF WELL (See instructions): 32-520-07
County Napa Owner's Well Number 32-010-12
Well address if different from above Sage Canyon Road
Township _____ Range _____ Section _____
Distance from cities, roads, railroads, fences, etc. _____



WELL LOCATION SKETCH

(3) TYPE OF WORK:
New Well ☒ Deepening ☐
Reconstruction ☐
Reconditioning ☐
Horizontal Well ☐
Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:
Domestic ☒
Irrigation ☐
Industrial ☐
Test Well ☐
Stock ☐
Municipal ☐
Other ☐

(5) EQUIPMENT:
Rotary ☐ Reverse ☐
Cable ☐ Air ☒
Other ☐ Bucket ☐

(6) GRAVEL PACK:
Yes ☒ No ☐ Size Pea
Diameter of bore 9 7/8
Packed from 290 to 31 ft.

(7) CASING INSTALLED:
Steel ☐ Plastic ☒ Concrete ☐

(8) PERFORATIONS: Mech.
Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	190	6	200	190	290	.032

(9) WELL SEAL:
Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth _____ ft.
Were strata sealed against pollution? Yes ☒ No ☐ Interval _____ ft.
Method of sealing Concrete & Bentinite Pellets

(10) WATER LEVELS:
Depth of first water, if known _____ ft.
Standing level after well completion 85 ft.

(11) WELL TESTS:
Was well test made? Yes ☒ No ☐ If yes, by whom? Driller
Type of test Pump ☐ Bailer ☐ Air lift ☒
Depth to water at start of test _____ ft. At end of test _____ ft
Discharge 20 gal/min after 4 hours Water temperature _____
Chemical analysis made? Yes ☒ No ☐ If yes, by whom? Caltest Lab
Was electric-log made? Yes ☐ No ☐ If yes, attach copy to this report.

(12) WELL LOG: Total depth 290 ft. Depth of completed well 290 ft.

from ft.	to ft.	Formation (Describe by color, character, size or material)
0	3	Topsoil
3	20	Brown Sand stone
20	35	Gray Clay
35	40	Gray rock white ash
40	55	Multi color rock soft
55	85	Gry & black rock stringer red med
85	100	Gray green black rock fract med
100	145	Green gray black red rock fract
145	175	Green black & lt gray rock fract med
175	205	Dk & lt gray &green rock fract med
205	250	Black Gray white green rock fract med
250	290	Lt gray & black rock stringers gray shale

RECEIVED
AUG 12 1988
DEPT. OF ENVIRONMENTAL MANAGEMENT

Work started 5/25/19 88 Completed 5/31/19 88

WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
SIGNED _____ (Well Driller)
NAME Doshier-Gregson, Inc. (Person, firm, or corporation) (Typed or printed)
Address 5365 Napa Vallejo Hwy
City Vallejo Zip 94589
License No. 258826 Date of this report 6/3/88

DWR 188 (REV. 7-76) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

Appendix D

Interim Napa County Well Permit Standards and WAA Requirements – January 2024

Interim Napa County Well Permit Standards and WAA Requirements - January 2024

WAA Tier 1: Groundwater Use for Napa County					WAA Tier 2: Well & Spring Interference	WAA Tier 3: Groundwater / Surface Water Interaction	
Napa County new regulatory requirements for the a Tier 1 analysis are pursuant to CEQA, Napa County's Water Availability Analysis (WAA) Guidelines, dated May 12, 2015, Napa County's Drought Emergency, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, Napa County Resolution 2022-178, Napa County Code Groundwater Conservation Ordinace - Chapter 13.15, recent court decisions, and pending State-litigation.					Tier 2 analysis is governed by the WAA and the Governor's Executive Order N-7-22/N-3-23. Tier 2 analysis must be performed by licensed professional retained by applicant or through County services and paid for by applicant.	Tier 3 analysis is governed by CEQA, the WAA, and the Public Trust Doctrine, and County Resolution 2022-178. Tier 3 analysis must be performed by licensed professional retained by applicant or through County services and paid for by applicant.	
Well Type	**Groundwater Use**	**Inside Napa Valley Subbasin**	**Inside Napa County Groundwater Deficiant Area (MST)**	**Outside Napa Valley Subbasin & MST**	**Less than 500-feet to neighboring well(s) and/or 1,500-feet to a natural spring(s)**	**Less than 1,500- feet to a Significant Stream Inside the Napa River Watershed**	**Less than 1,500- feet to a Significant Stream Outside the Napa River Watershed**
NEW WELL	Domestic - Individual User	0.3 AF/acre [2,3]	0.6 AF/year	NA [1]	NA [1,7]	Tier 3 Required	NA [1,7]
	Commercial, Industrial, or Agricultural	0.3 AF/acre [3]	No Net Increase and 0.3 AF/acre	Parcel Specific Recharge [4]	Tier 2 Required	Tier 3 Required	Tier 3 Required
	Public Water System	0.3 AF/acre [3]	No Net Increase and 0.3 AF/acre	Parcel Specific Recharge [4]	NA [7]	Tier 3 Required	NA [7]
REPLACEMENT WELL	Domestic - Individual User	0.3 AF/acre [3]	No Net Increase	Parcel Specific Recharge [1]	NA [1,7]	Tier 3 Required [6]	NA [1,7]
	Commercial, Industrial, or Agricultural	0.3 AF/acre [3]	No Net Increase	Parcel Specific Recharge [4]	Tier 2 Required [5]	Tier 3 Required [6]	Tier 3 Required [5]
	Public Water System	0.3 AF/acre [3]	No Net Increase	Parcel Specific Recharge [4]	NA [7]	Tier 3 Required [6]	Tier 3 Required [5]
EXISTING WELL	New, Altered or Increased Water Use for Discretionary Project	0.3 AF/acre [3]	No Net Increase and 0.3 AF/acre	Parcel Specific Recharge [4]	Tier 2 Required [8]	Tier 3 Required [6]	Tier 3 Required [8]

NA = Not Applicable

[1] Assumes less than 2-acre-feet per year of groundwater for individual domestic users.

[2] Requirement can be met by submitting a "Water Use Declaration" that reflects the allowed water usage.

[3] Where existing groundwater use exceeds the 0.3 ac-ft/ac, No Net Increase in Groundwater use is required (Subject to change by the GSA), and shall be demonstrated through a water demand analysis.

[4] Where existing groundwater use exceeds the Parcel Specific Recharge, No Net Increase or reduction in Groundwater use is required, and shall be demonstrated through a water demand analysis.

[5] The analysis is not required when the replacement well is located further away from the neighboring well, natural spring, or Significant Stream and there is no increase in groundwater use.

[6] The analysis is not required if modifcations to the location, construction, or operations of the project well(s) are made to reduce harm relative to current conditions based on the conclusions by a qualified professional.

[7] Unless associated with a Discretionary Project; and every effort should be made to locate the well as far as possible from neighboring wells and springs.

[8] The anlaysis is only required for an increase in groundwater use.

“G”

Wastewater Analysis

CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
Napa, CA 94558
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Domestic & Production Wastewater Feasibility Report for the proposed Promise Winery

2004 Sage Canyon Road
St. Helena, CA 94574
APN: 032-520-009

Prepared By:

CMP Civil Engineering & Land Surveying
1607 Capell Valley Road
Napa, CA 94558
(707) 266-2559

REGISTERED PROFESSIONAL ENGINEER
CAMERON PRIDMORE
NO. 76691
CIVIL
STATE OF CALIFORNIA

Date: 12/6/2023
Rev 1: 4/29/2024
Rev 2: 10/22/2024

Project #00170

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Contact Information	
Property Owner:	Promise Wine, LLC
Owner Address:	2004 Sage Canyon Road St. Helena, CA 94574
Owner Phone:	(707) 260-9094

Site Map:
Please refer to the Use Permit Application Materials for the proposed Promise Winery and the Vineyard Dispersal Area Map attached to this report.

Existing Site Conditions:
The project site consists of a single 62.56-acre parcel located at 2004 Sage Canyon Road in Napa County. The property is currently developed with one four-bedroom main residence and a one-bedroom second dwelling unit, along with 3.56 net acres of vineyard which are currently under development. There is an existing on-site engineered wastewater treatment system sized for six bedrooms, or 720 gallons per day, which is designed to serve both residences.

Proposed Winery:
The proposed winery will be developed in two phases. The first phase will consist of converting an existing agricultural barn to a production winery and converting the existing second dwelling unit to a tasting room. On-site wine production during this first phase will be limited to fermentation in barrel and barrel aging of wine, up to 5,000 gallons per year. No processing of fruit will occur during this phase, and all processing activities will occur at an off-site custom crush facility.

The first phase operation will be staffed by two full-time employees and one part-time employee. Visitation during the first phase will be limited to a maximum of eight daily tours & tasters (56 per week) and two 25-person marketing events per year. The marketing events will be catered, with food prepared off-site.

The second phase of operation involves the construction of a winery cave for additional wine production and barrel aging. On-site winemaking activities will be expanded to include all aspects of winemaking, including on-site processing of fruit. Wine production will increase to 30,000 gallons per year in the second phase of operation.

The number of employees for the second phase of operation will be increased to two full-time and three part-time employees. Additionally, daily visitation will be increased to 15 daily tours & tasters (105 per week) and the number of marketing events will be expanded to six 25-person events and one 100-person event.

Proposed Wastewater Flows & Analysis – Phase 1:
Winemaking activities during the first phase of operation will be limited to activities which do not produce process waste, including barrel fermentation and aging. There will be no on-site processing of grapes during this phase of operation.

Domestic wastewater flows are calculated based on the number of employees and visitors. For the first phase of operation there will be eight daily visitors, two 25-person events, two full-time employees and one part-time employee. Expected wastewater flows are 3 gallons per day (GPD) per visitor, 5 GPD per

event attendee, 15 GPD per full-time employee and 8 GPD per part-time employee. The employees, daily visitors and 25-person marketing events will be served by the on-site restroom facilities. As such, the calculated peak domestic wastewater flow during the first phase of operation is 187 GPD. Refer to the attached calculations in Appendix A for additional detail.

Proposed Wastewater Flows & Analysis – Phase 2:
With the second phase of operation, wine production will increase to a maximum of 30,000 gallons per year and winemaking activities will be expanded to include all aspects of winemaking, including on-site processing of fruit. The estimated peak process waste flow from the expanded winery operation is 1,000 GPD. The total process wastewater generated by the expanded operation is estimated at 180,000 gallons per year.

The increases in daily visitation, employee count and marketing events associated with the second phase operation result in a peak domestic wastewater flow of 224 GPD. The annual 100-person marketing event will utilize portable restroom facilities to avoid excessive loading on the domestic wastewater system.

Proposed Wastewater Improvements – Phase 1:
The existing engineered wastewater system has the capacity to serve up to six bedrooms, or 720 gallons per day. There are no changes proposed to the existing four-bedroom main residence, and the main residence will continue to account for 480 gallons per day of system capacity. The remaining 240 gallons per day of system capacity is available for the domestic wastewater flows from the proposed winery and tasting room. The peak domestic wastewater flow calculated for the first phase of winery operation is 187 gallons per day, therefore the existing wastewater system has adequate capacity to serve the proposed use. Therefore, no improvements to the domestic wastewater system are included in phase one.

Proposed Wastewater Improvements – Phase 2:
The peak domestic wastewater flow calculated for the second phase of winery operation is 224 gallons per day, therefore the existing wastewater system has adequate capacity to serve the proposed second phase use. Therefore, no improvements to the domestic wastewater system are included in phase two.

The proposed second phase production expansion requires permitting of the winery under the State Water Resources Control Board's Statewide General Waste Discharge Requirements for Winery Process Water (WDR). With an expected 180,000 gallons of process waste generated annually, the winery will be categorized as a Tier 2 facility. In order to limit the impact of the new winery on groundwater resources, the winery will treat and beneficially reuse the process wastewater in the form of irrigation water for the existing vineyard.

Process wastewater from the winery will be collected and pumped to a treatment and storage facility as depicted on the site plan. The treated wastewater will be stored in tanks and introduced to the existing vineyard irrigation system as needed to provide supplemental irrigation water.

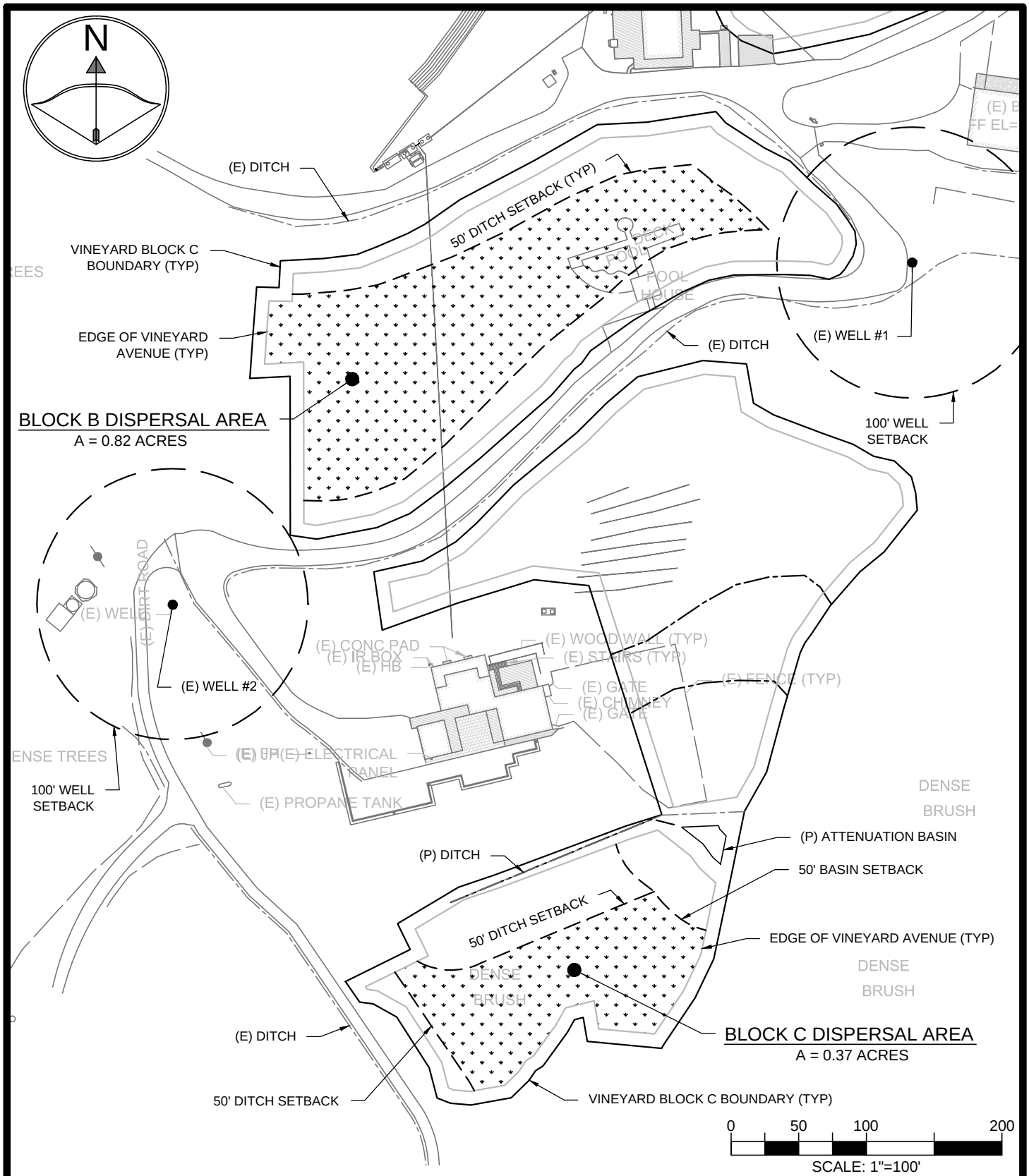
The WDR imposes limits on land application systems to prevent excessive hydraulic, BOD and nitrogen loading. The practical hydraulic loading limit for the existing vineyard is determined by current farming practices. In this case, current practice utilizes a supplemental irrigation rate of 0.5 acre-feet per acre per year. Using this value, 1.10 acres of vineyard is required to dispose of the process wastewater without disrupting established irrigation practices. The WDR imposes a BOD loading limit of 100 pounds

per acre per irrigation cycle day. Assuming a conservative post-treatment effluent BOD concentration of 20 mg/L and four irrigation cycles per year, 0.08 acres of vineyard is required to comply with the BOD loading limit. Lastly, the WDR requires a nitrogen balance calculation to ensure nitrogen is applied at an agronomic rate to the crop. Assuming a conservative post-treatment effluent total nitrogen concentration of 10 mg/L and an estimated agronomic rate of 68.8 pounds of nitrogen per acre, 0.22 acres of vineyard is required to comply with the nitrogen loading limit. Refer to the WDR calculations in Appendix B for additional detail.

There are 3.56 gross acres of approved vineyard on the winery property. After applying the appropriate setbacks for wells and surface watercourses, two areas have been identified for land application of the treated winery process wastewater. Vineyard Block B contains a 0.82 acre dispersal area and Block C contains a 0.37 acre dispersal area for a total of 1.19 acres of identified dispersal area. With 1.10 acres of dispersal area required and 1.19 acres identified, there is ample opportunity to facilitate a future land application process waste disposal system in compliance with the WDR.

Summary and Conclusions

Based on the preceding analysis, the project site has an existing engineered domestic wastewater treatment system and dispersal field with adequate capacity to serve the proposed winery and tasting room. Said system is sized to accommodate the peak daily sanitary wastewater flows of both the first and second phases of winery development. There will be no process waste generated during the proposed first phase of operation. The proposed second phase of winery production will require permitting under the Statewide WDR, and the site's existing vineyard is larger than the area required for the compliant land-application of treated process wastewater. Based on these findings, it is feasible to treat and dispose of the domestic and production wastewater associated with the proposed winery in accordance with County and State requirements.



VINEYARD DISPERSAL AREA MAP

SHEET: 1 OF 1

PROJECT INFO:

PROMISE WINERY
2004 SAGE CANYON ROAD
ST. HELENA, CA 94574
APN: 032-520-009

PREPARED BY:

CMP CIVIL ENGINEERING & LAND SURVEYING INC.
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
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P #: 00170 DATE: 10/22/24

CMP CIVIL & LAND ENGINEERING & SURVEYING

Appendix A

Wastewater Flow Calculations

CMP Civil Engineering & Land Surveying Inc.
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Project-Specific Wastewater Flow Factors

Table 4 of the Napa County ASTS Standards provide factors for calculating peak wastewater flows. These factors are typically utilized in the wastewater flow calculations supporting this analysis. However, each project has unique characteristics which occasionally necessitate the use of factors not provided in Table 4 of the ASTS Standards. This project-specific analysis utilizes a wastewater flow rate which does not appear in Table 4, and is described in detail below:

Part-time Employee Wastewater Flow: The ASTS Standards provide a flowrate factor of 15 gallons per shift for all employees and does not differentiate between full-time and part-time employees. It is assumed that part-time employees will primarily generate wastewater from restroom breaks and other incidental sink use. New restroom facilities use approximately 1.28 gallons per flush and 0.17 gallons for hand washing, resulting in a total of 1.45 gallons per restroom break. OSHA suggests that employees typically take three restroom breaks per eight-hour shift, resulting in a total of 4.35 gallons per shift of restroom wastewater flow. Rounding up to 5 gallons per shift for restroom use and allowing for an additional 3 gallons of wastewater per shift for other activities, we arrive at an estimated wastewater flow factor of 8 gallons per part-time employee shift as a reasonable estimate for the purpose of this analysis.

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Winery Wastewater Flow Calculations

for Phase 1 of the proposed

Promise Winery

Located at:

2004 Sage Canyon Road

St. Helena, CA 94574

Date: 12/6/2023

Rev 1: 4/18/2024

Project # 00170

Legend

Requires Input
Automatically Calculates
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Winery Waste Flow Summary

These wastewater calculations are for the first phase of a proposed winery. The calculations are to establish the expected peak process and domestic daily flows. They also estimate the annual domestic and process water use. For this first phase of the proposed winery, production will be limited to barrel fermentation and barrel aging of wine. No on-site processing of grapes will occur during this phase of operation. As such, process waste generated during this phase of operation is considered neglible.

Winery Proposed Peak Process Wastewater Flows

Wine Production =	5000	gal/yr
Crush Duration =	0.00	days (30 -60)
Peak Process Waste Flows During Crush =	0.00	gal/day ((1.5 x production)/crush days)
Average Process Flows (non crush) =	0.00	gal/day ((6 x production)/days in yr)
Additional Process Flow =	0.00	gal/day (usually 0)
Winery Peak Process Waste Flows =	**0.00**	gal/day

Proposed Domestic Peak Wastewater Flows

Number of FT Employees =	2	#
Number of PT Employees =	1	#
Number of daily visitors =	8	#
Event people count serviced by this system =	25	#
FT employee daily domestic waste flow =	30.00	gal/day (15 g/p)
PT employee daily domestic waste flow =	8.00	gal/day (8 g/p)
Visitor daily domestic waste flow =	24.00	gal/day (3 g/p)
Event daily domestic waste flow =	125.00	gal/day (5 g/p)
Winery Peak Domestic Wasteflows =	**187.00**	**gal/day**

Combined Winery Waste Annual Volume Calculations

Winery Annual Combined Process & Domestic Waste Flows

Number of FT Employees =	2	#			
Number of PT Employees =	1	#			
FT employee daily domestic waste flow =	30	gal/day (15 g/p)			
PT employee daily domestic waste flow =	8	gal/day (8 g/p)			
Number of Employee Flow Days =	365	days/yr			
Annual employee domestic waste flow =	13870	gal/yr			
Number of annual visitors =	2912	#			
Annual visitor domestic waste flow =	8736	gal/yr (3 g/p)			
Special Event Visitor Volumes	visitors	days/yr	g/p/day	gallons	
Large Events = (served by portable facilities)	0	0	0	0	
Medium Events =	0	0	5	0	
Small =	25	2	5	250	
Very Small =	0	0	5	0	
Total Annual Event Visitor Waste Volume =	250	gal/year			
Total annual domestic wastewater volume =	**22856**	**gal/yr**	**0.07**	**af**	
Total annual process wastewater volume =	**0**	**gal/yr**	**0.00**	**af**	
Total Winery Wastewater Annual Vol =	**22856**	**gal/yr**	**0.07**	**af**	

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Winery Wastewater Flow Calculations

for Phase 2 of the proposed

Promise Winery

Located at:

2004 Sage Canyon Road

St. Helena, CA 94574

Date: 12/6/2023

Project # 00170

Legend

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Winery Waste Flow Summary

These wastewater calculations are for the second phase of a proposed winery. The calculations are to establish the expected peak process and domestic daily flows. They also estimate the annual domestic and process water use.

Winery Proposed Peak Process Wastewater Flows

Wine Production =	30000	gal/yr
Crush Duration =	45	days (30 -60)
Peak Process Waste Flows During Crush =	1000.00	gal/day ((1.5 x production)/crush days)
Average Process Flows (non crush) =	493.15	gal/day ((6 x production)/days in yr)
Additional Process Flow =	0.00	gal/day (usually 0)
Winery Peak Process Waste Flows =	**1000.00**	gal/day

Proposed Domestic Peak Wastewater Flows

Number of FT Employees =	2	#
Number of PT Employees =	3	#
Number of daily visitors =	15	#
Event people count serviced by this system =	25	#
FT employee daily domestic waste flow =	30.00	gal/day (15 g/p)
PT employee daily domestic waste flow =	24.00	gal/day (8 g/p)
Visitor daily domestic waste flow =	45.00	gal/day (3 g/p)
Event daily domestic waste flow =	125.00	gal/day (5 g/p)
Winery Peak Domestic Wasteflows =	**224.00**	**gal/day**

Combined Winery Waste Annual Volume Calculations

Winery Annual Combined Process & Domestic Waste Flows

Number of FT Employees =	2	#			
Number of PT Employees =	3	#			
FT employee daily domestic waste flow =	30	gal/day (15 g/p)			
PT employee daily domestic waste flow =	24	gal/day (8 g/p)			
Number of Employee Flow Days =	365	days/yr			
Annual employee domestic waste flow =	19710	gal/yr			
Number of annual visitors =	5460	#			
Annual visitor domestic waste flow =	16380	gal/yr (3 g/p)			
Special Event Visitor Volumes	visitors	days/yr	g/p/day	gallons	
Large Events = (served by portable restrooms)	100	1	5	500	
Medium Events =	0	0	5	0	
Small =	25	6	5	750	
Very Small =	0	0	5	0	
Total Annual Event Visitor Waste Volume =	1250	gal/year			
Total annual domestic wastewater volume =	**37340**	**gal/yr**	**0.11**	**af**	
Total annual process wastewater volume =	**180000**	**gal/yr**	**0.55**	**af**	
Total Winery Wastewater Annual Vol =	**217340**	**gal/yr**	**0.67**	**af**	

Appendix B

Statewide WDR Calculations

CMP Civil Engineering & Land Surveying Inc.
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Statewide WDR Feasibility Calculations

for Phase 2 of the proposed

Promise Winery

Located at:

2004 Sage Canyon Road

St. Helena, CA 94574

Date: 12/6/2023

Rev 1: 10/22/2024

Project # 00170

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WDR Feasibility Calculations

Below are calculations supporting the feasibility of compliance under the Statewide General Waste Discharge Requirements for Winery Process Water for the proposed 30,000 gallon Promise Winery. These calculations are based on conservative post-treatment waste characteristics and loading rates in order to establish the probable maximum size of a future discharge area that meets the above said Waste Discharge Requirements. These calculations are conservative and for establishing feasibility only.

Winery Process Waste Characteristics

Process Waste Generated =	180000	gal/yr
Treated Effluent BOD =	20	mg/L
Treated Effluent Total Nitrogen =	10	mg/L

Loading Calculations

Hydraulic Loading		
Vineyard Irrigation Demand =	0.5	AF/ac/yr
Process Wastewater for Irrigation =	0.55	AF/yr
Vineyard Acres Req'd to dispose of PW =	**1.10**	acres
BOD Loading		
BOD Generated =	30	lb/yr
Number of Irrigation Cycles =	4	day/yr
BOD Loading Limit =	100	lb/ac/day
Vineyard Acres Req'd per BOD Limit =	**0.08**	acres
Nitrogen Uptake		
Total Nitrogen Generated =	15	lb/yr
Agronomic Nitrogen Rate for Vineyards =	68.8	lb/ac
Vineyard Acres Req'd per Nitrogen Uptake =	**0.22**	acres
Expected Maximum Application Area Req'd =	**1.10**	**acres**
Available Land Application Area =	**1.19**	**acres**

“H”

Biological Study (prepared for Erosion Control Plan #P17-00348)

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Memorandum

RECEIVED
MAR
Napa County Planning
& Environmental Services

Date: February 27, 2018

To: Dan Zador, Napa County Planning, Building and Environmental Services

From: Kevin Derby, Senior Biologist, FirstCarbon Solutions

Subject: **DRAFT** Response to Comments; Supplemental Biological Resources Information

This technical memorandum is a supplement to the *Biological Resources Assessment for 4.75 acres of the McPherson Ranch, 2000 and 2004 Sage Canyon Road, Saint Helena, California* (FirstCarbon Solutions, July 10, 2017) and is submitted in support of Balanced Planning's response letter to both your letter dated October 13, 2017 and the Engineering Division Comments dated December 1, 2017 for the Promise Wine LLC Vineyard Conversion located on APNs 032-520-002 & 007 (Project). The purpose of this memorandum, as requested by the County, is to provide additional information regarding research, discussion and analysis of plants and plant communities identified as sensitive communities and habitats of limited distribution within Napa County. This memorandum will also discuss any proposed impacts to sensitive communities and the proposed in-kind conservation of habitat to mitigate proposed impacts.

Methods

To provide more detailed biological resources information requested by Napa County, FirstCarbon Solutions (FCS) biologists reviewed the applicable biological resources and regulatory sections of the Napa County Baseline Data Report (BDR), the Napa County General Plan (NCGP), and the Napa County Conservation Element (NCCE). FirstCarbon Solutions biologist Kevin Derby also discussed the additional information requested with Dan Zador on a December 29, 2017 phone call. FCS reviewed the existing Project site conditions again to be sure the project is in compliance with Napa County guidelines regarding avoidance, restoration, and/or replacement of sensitive biological resources, and to be sure analysis included all habitats and species considered rare or sensitive within the County.

Supplemental Biological Analysis Results

The BDR identifies the twenty-five sensitive biological communities in Napa County, including biotic communities of limited distribution in the County. Further, the BDR identifies other features of biological importance, including rock outcrops. After investigating further, it was determined that the disturbed oak woodland and native mixed chaparral that were mapped, and a rock outcrop area was observed within the disturbed oak woodland in Project Area A (Block A), are potentially sensitive native vegetation communities/land cover (Exhibit 3).

The disturbed oak woodland mapped within the project is dominated by two relatively common native

oak species: black oak (*Quercus keloggii*) and coast live oak (*Quercus agrifolia*). The disturbed oak woodland mapped within the Project is designated "disturbed" because understory is used as pasture and is mowed, and supports non-native Mediterranean grass species; whereas a non-disturbed oak woodland would have a well-developed understory of oak seedlings/saplings, associated native shrubs, and native herbaceous vegetation. Further, the species and species alliances in the onsite disturbed oak woodland are not the species alliances and composition that are identified as sensitive in the BDR (i.e. Oregon white oak; Tanbark oak alliance). While limited habitat value does exist for nesting birds and potentially bats, the lack of understory and proximity to existing ranch operations results in limited wildlife habitat value and limited to no opportunities for rare plant populations. There are no wetlands or riparian areas within the mapped disturbed oak woodland. However, impacts to 1.56 acres of the disturbed oak woodland would result in the loss of approximately 85 native oak trees (20 additional oaks will be removed in mixed chaparral and nonnative grassland habitats), 3 native pine trees, and 1 madrone, the majority of which will be removed in Block B (Attachment A).

The mixed chaparral is comprised of typical native chaparral scrub vegetation such as manzanita (*Archtostaphylus viscida* ssp. *viscida*), buckbrush (*Ceanothus cuneatus*), and toyon (*Heteromeles arbutifolia*) combined with small areas of a native California brome (*Bromus carinatus*), and a few oak woodland species such as foothill pine (*Pinus sabiniana*), madrone (*Arbutus menziesii*) and black oak (*Quercus kelloggii*). While this chaparral alliance does not represent one of the sensitive biological communities listed in the BDR, it does contain small areas of native grassland and more open areas that have the potential for native rare species. However, rare plant surveys in spring 2017 did not reveal any rare species, and the soils are not dominantly serpentine; consequently this is a more common native chaparral alliance. Impacts to native grasses and primarily native chaparral habitat mixed with oaks will occur as a result of the project. The applicant proposes conversion of 0.79 acres of mixed chaparral to vineyard, including the loss of one madrone tree and one grey pine.

Proposed Conservation of Biological Resources

General Plan Policy CON-17(e) requires no net loss of sensitive biotic communities and habitats of limited distribution through avoidance, restoration, or replacement where feasible. Where avoidance, restoration, or replacement is not feasible, the County requires preservation of like habitat at a 2:1 ratio or greater within Napa County to avoid significant cumulative loss of valuable habitats. In addition, per General Plan Policy CON-18(c) the County requires preservation of habitat and connectivity of adequate size, quality, and configuration to support special-status species to reduce impacts on habitat conservation and connectivity. General Plan Policy CON-24 requires maintenance and improvement of oak woodland habitat through appropriate measures, including replacement of like habitat at a 2:1 ratio when retention of the existing vegetation is found to be infeasible.

Avoidance

The project proposes vineyard conversion in the area immediately adjacent to the existing developed portions of the property where there are already access roads. Wetlands, streams, and riparian areas were completely avoided in the initial planning process. Areas of steep slopes and dense woodland with mature understory were also avoided. Additionally, there are no proposed impacts to listed species or their habitats. The result is a proposal to convert areas to vineyard that have been exposed to direct and indirect impacts from existing ranch operations.

Upon further review of Napa County documents, and receipt of comments from Napa County, the applicant further reduced the Project footprint to avoid 17 oak trees, a rock outcrop in Block A, and a patch of native chaparral in Block C.

Construction crews will use high visibility fencing to delineate limits of disturbance, especially when adjacent to native habitat, to ensure avoidance of sensitive resources.

Restoration

No restoration is proposed as part of the Project, but temporary impacts and soil disturbance will be stabilized. Exposed soils in newly created vineyards will be stabilized so they do not impact native habitat and/or cause sediment input to adjacent waterways.

Replacement

To mitigate for the impacts to disturbed oak woodland and native chaparral habitats, the applicant proposes to conserve (deed restrict) existing higher quality (i.e. with dense, intact understory surrounded by other woodland habitat and away from the developed portion of the ranch) oak woodland and chaparral at a 2:1 ratio (see Exhibit 5). The resulting conservation areas will include 3.12 acres oak woodland and 1.58 acres of chaparral to be deed restricted in perpetuity in the undeveloped portion of the property that is adjacent to the best wildlife and rare plant habitat.

Summary

Although disturbed from years of ranching activities, the proposed area to be converted to vineyards will result in impacts to 1.56 of disturbed oak woodland (black oak and coast live oak dominated) and 0.79 acre of mixed chaparral. The conversion areas are adjacent to and/or within areas of historic and current ranching practices. The applicant recently reduced the proposed vineyard conversion footprint to avoid trees and a rock outcrop. These unavoidable impacts will be mitigated through conservation of in-kind habitat at a 2:1 ratio, consistent with General Plan Policy CON-24. The resulting conservation areas include 3.12 acres of oak woodland and 1.58 acres of mixed chaparral that are superior in habitat value compared to the Project area.

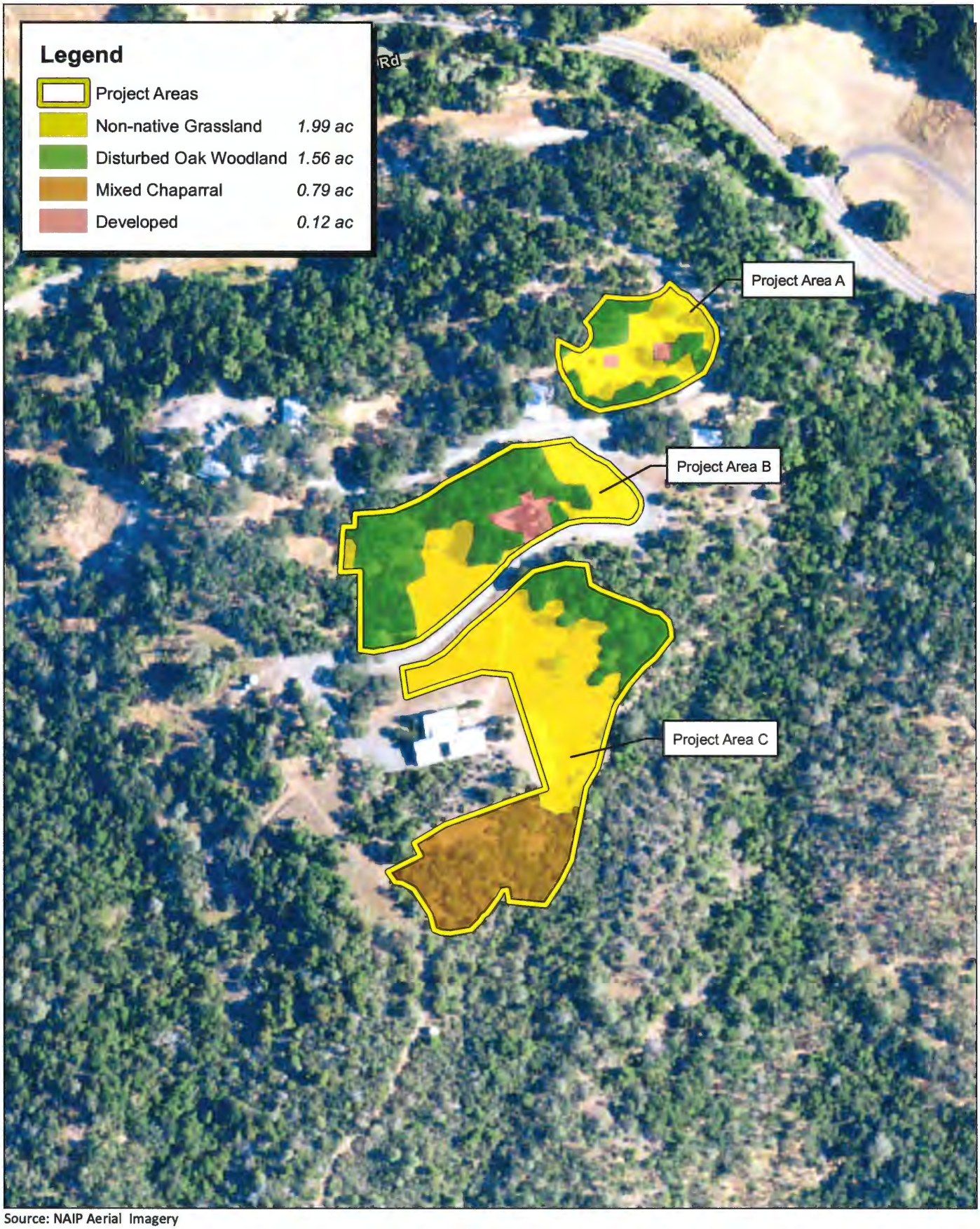
Attachments:

- Exhibit 3: Vegetation Communities (Revised February, 2018 based on new project boundaries)
- Exhibit 5: Preservation Areas
- Attachment A: Tree Removal Map

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Exhibit 3:

Vegetation Communities (Revised February, 2018)



Source: NAIP Aerial Imagery

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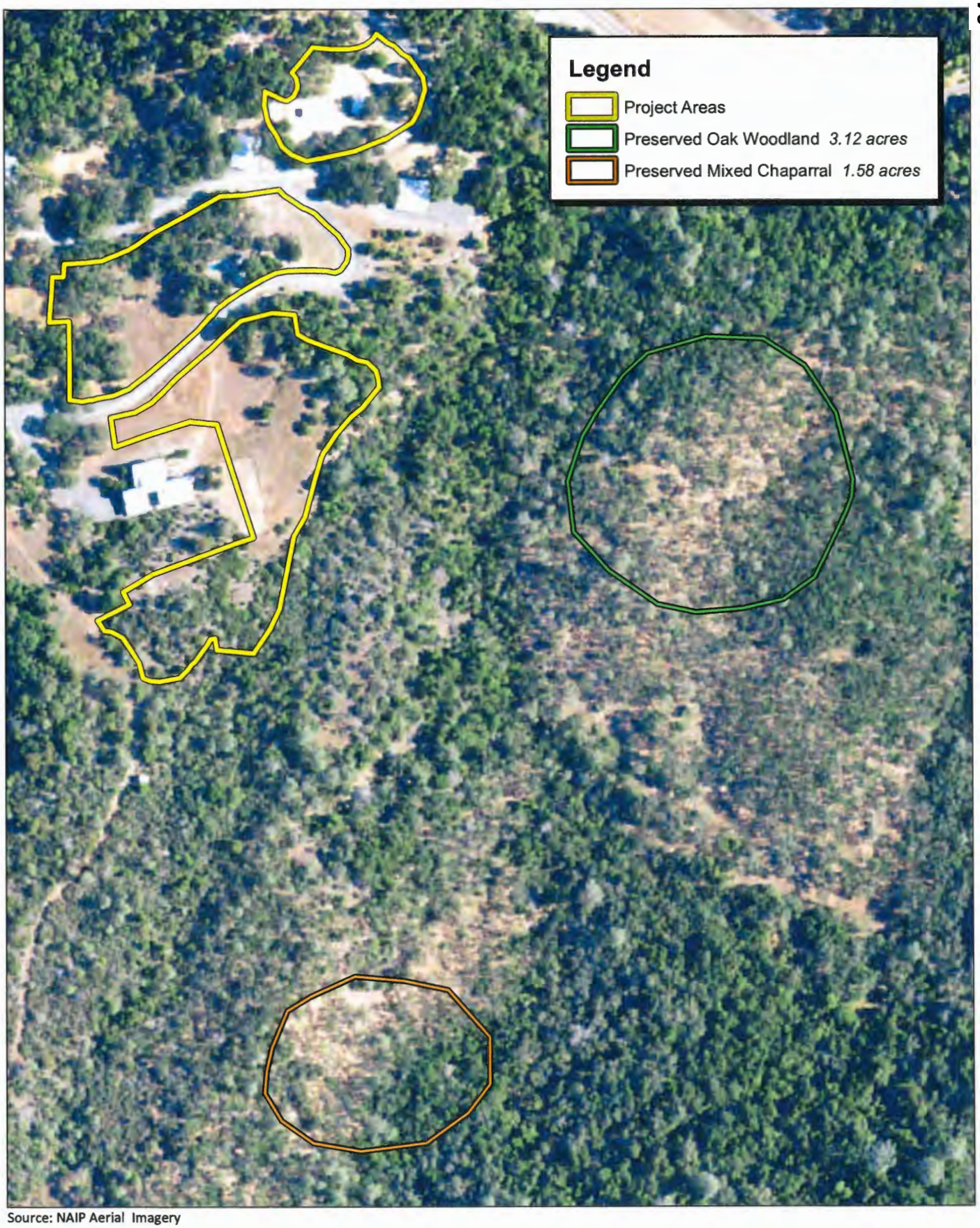
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Exhibit 3
Vegetation Communities

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Exhibit 5:

Proposed Conservation Areas



Source: NAIP Aerial Imagery

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200 100 0 200 Feet

Exhibit 5
Preservation Areas

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Attachment A:

Tree Removal Map

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Cover Letter

RECEIVED
SEP 15 2017
Napa County Planning, Building & Environmental Services

July 10, 2017

Steve McPherson
2000-2004 Sage Canyon Road
Saint Helena, CA 94558

Subject: Biological Resources Assessment for 4.75 acres of the McPherson Ranch, 2000 and 2004 Sage Canyon Road, Saint Helena, California

Dear Mr. McPherson:

Please find enclosed a biological resources assessment letter for approximately 4.75 acres on your ranch at 2000 and 2004 Sage Canyon Road near Saint Helena, California. This letter documents the existing biological resources within your project area(s) and provides recommendations for compliance with various State of California, federal, and local laws and regulations.

Please do not hesitate to contact me with any questions, comments, or requests for additional information at kderby@fcs-intl.com or 916.626.7573.

Sincerely,

Kevin Derby, Senior Biologist
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

Enc: Attachment A: CNDDB Inventory Results
Attachment B: Site Photos

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Selangor, Malaysia

Introduction

FirstCarbon Solutions (FCS) conducted a biological reconnaissance survey for an approximately 4.18-acre project area located within 4.75 acres of the Promise Ranch property in Napa County, California. The purpose of the assessment was to identify and characterize the biological communities present on and immediately adjacent to the project site, to record plant and animal species observed on the site, and to evaluate the site for its potential to support sensitive biological resources. Potential sensitive biological resources include special-status plant and animal species and any other resources considered sensitive by local, state, and/or federal resource agencies that could potentially be impacted by development of the site.

Project Setting

Location

The project site is generally located on the south side of Sage Canyon Road approximately 0.5 mile east of Lake Hennessey (2004 Sage Canon Road) (Exhibit 1). This location corresponds to Section 5, Township 7 North, and Range 4 West, of the Yountville, California USGS 7.5-minute topographic quadrangles (Latitude 38°29'24"N, Longitude 122°20'14"W).

General Physical Characteristics

The approximately 4.18 acres of the property proposed for viticulture consists of three project areas (0.86, 1.57, and 2.32 acres) on north-facing slopes, with elevations ranging from 430 to 580 feet above mean sea level from the northern boundary to the southern boundary (Exhibit 2). The property is a mix of pasture, disturbed oak woodland, corrals, and a small area of native chaparral.

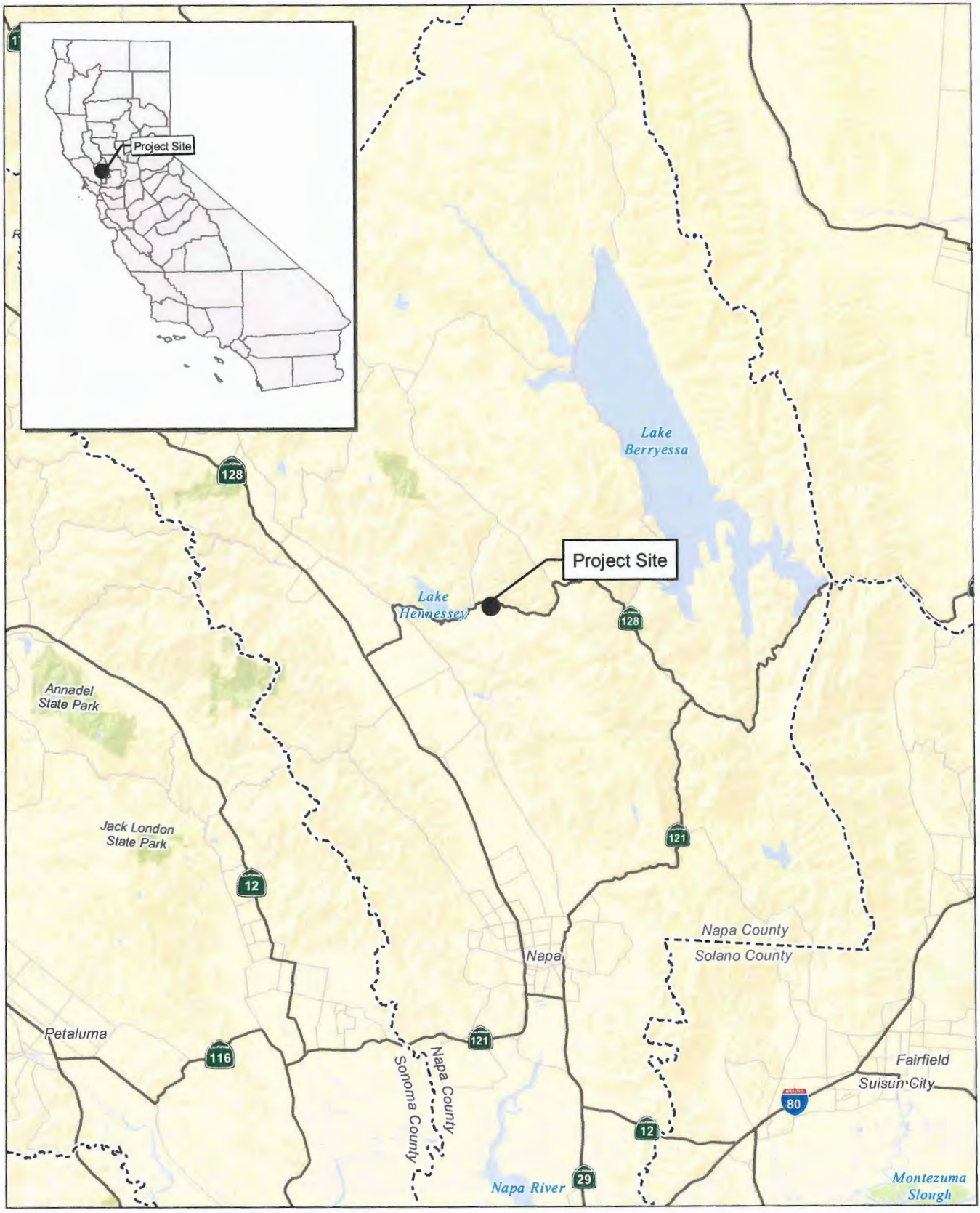
Methods

California Natural Diversity Database

Prior to the field survey, the California Department of Fish and Wildlife's (CDFW 2017) California Natural Diversity Database (CNDDB) was queried for any reported occurrences of special-status species in the Yountville, California quadrangle. A review of soils reports, aerial photos, and online resources also contributed to development of the list of special-status species with the potential to occur on-site. The CNDDB search revealed occurrences for 13 special-status plant species and nine special-status wildlife species in the Yountville quadrangle. Many of these species have specialized habitats that do not occur on the project site and thus were eliminated from further discussion, as described in the results section below. A results summary of the CNDDB records search is included in Attachment A.

Field Surveys

A reconnaissance-level field survey was conducted by FCS biologist Kevin Derby on March 6, 2017. The field survey was conducted upon all areas of the project site. On-site habitat types, species observations, and other field data were recorded during the visits. A special-status plant survey was subsequently conducted on May 4, 2017 by senior biologist Brian Mayerle. The mixed chaparral portion of the project area was investigated for presence or absence of special-status plants. Results of the surveys are presented below and on Exhibit 3.



Source: Census 2000 Data, The CaSIL, FCS GIS 2016.

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5 2.5 0 5 Miles

Exhibit 1
Regional Location Map

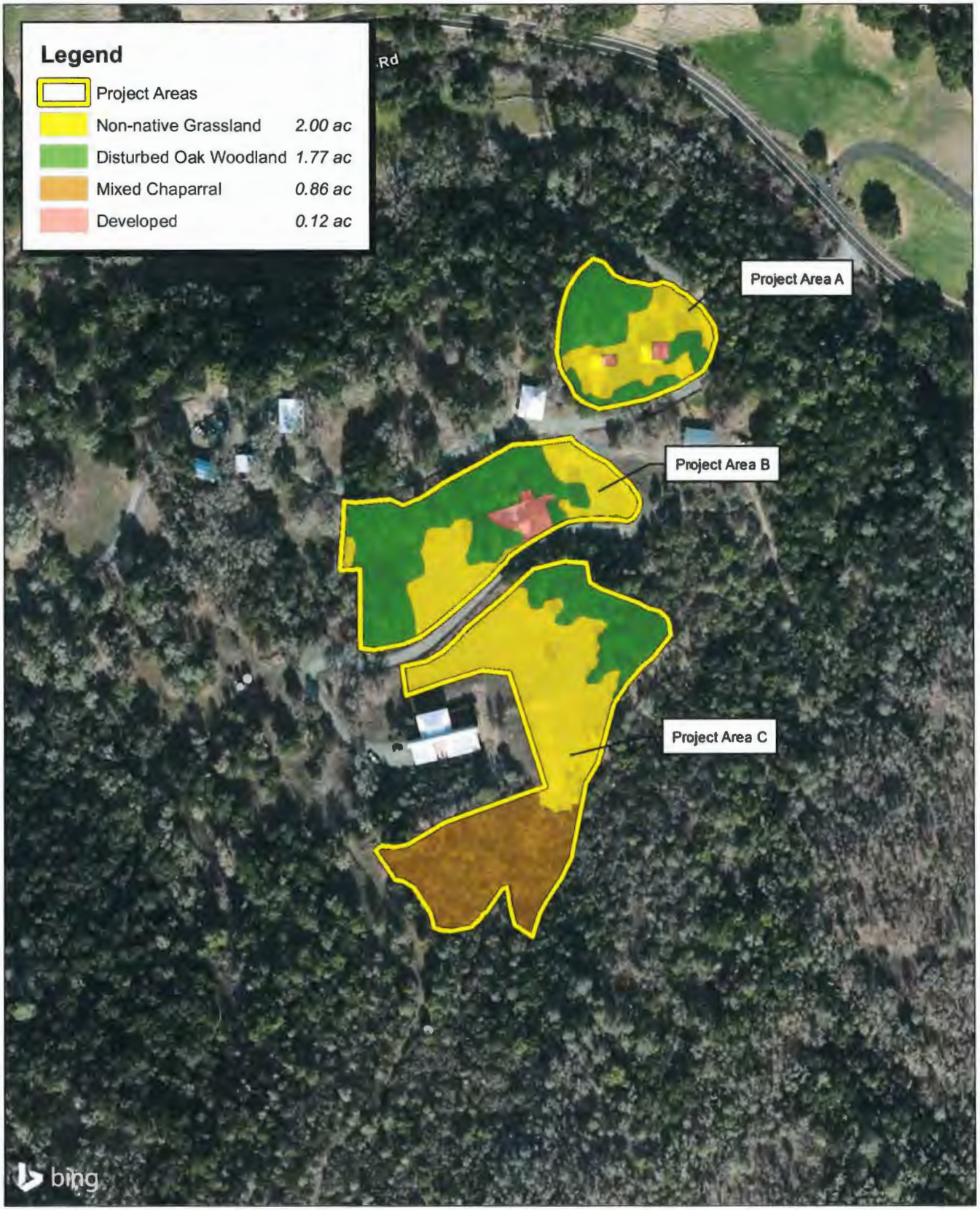


Source: USGS Yountville (1968) 7.5' Quadrangle / T7N R4W Secs 5&6

FIRSTCARBON SOLUTIONS℠

860 430 0 860
Feet

Exhibit 2
Local Vicinity Map
Aerial Base



Source: ESRI Imagery

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200 100 0 200 Feet

Exhibit 3
Vegetation Communities

Findings/Results

Vegetation

The 4.18 acres consist of three project areas. The northernmost project area is approximately 0.86 acre and is a pasture/corral area dominated by non-native grasses and surrounded by oak trees (Project Area A). The middle piece is approximately 1.57 acres and is primarily disturbed oak woodland and non-native grasses (Project Area B). The southernmost piece is approximately 2.32 acres and is a mixture of active goat pasture, a residential yard (dog run), and mixed chaparral (Project Area C). Four vegetation communities/land covers are represented on the project site: non-native grassland, disturbed oak woodland, mixed chaparral, and disturbed/developed.

Two acres of non-native grassland appear to be actively used as pasture; they exhibit evidence of historic disking and mowing, but not within the past year (Exhibit 3). This land cover dominates the pasture east of the main residence in Project Area C and the open areas of the other two project areas. The non-native grassland is dominated by grasses that were not identifiable during the site visit, but appeared to be wild oat (*Avena fatua*) and soft brome (*Bromus hordeaceous*). No water features or drainages were observed in this non-native grassland habitat.

The 1.77 acres of disturbed oak woodland are located primarily in Project Area B, but the northernmost corral area is surrounded by oak trees as well. The woodland is dominated by two native oak species: black oak and coast live oak. The understory is used as pasture and mowed, and appears to support non-native Mediterranean grass species. The plant species identified on-site are listed in Table 1.

The mixed chaparral is on the hill south of the main residence and covers approximately 0.86 acre. The mixed chaparral comprises typical native chaparral scrub vegetation such as manzanita (*Archtostaphylus viscida* ssp. *viscida*), buckbrush (*Ceanothus cuneatus*), and toyon (*Heteromeles arbutifolia*) combined with native bunch grass (*Bromus carinatus*), and a few oak woodland species such as foothill pine (*Pinus sabiniana*), madrone (*Arbutus menziesii*) and black oak (*Quercus kelloggii*).

The developed land cover includes existing ranch buildings, a pool and deck area, and existing roads (0.12 acre).

Table 1: Flora Observed

Common Name	*Scientific Name*
Wild oat*	*Avena fatua*
Manzanita	*Archtostaphylus viscida*
Black mustard*	*Brassica nigra*
California brodiaea	*Brodeia californica*
Brodiea	*Brodeia umbellatum*

Common Name	*Scientific Name*
California brome	*Bromus carinatus*
Soft brome*	*Bromus hordeaceous*
Cat's ear	*Calachortus* sp.
Buckbrush	*Ceanothus cuneatus*
Soap plant	*Chloragalum* sp.
Long beak storksbill*	*Erodium botrys*
Toyon	*Heteromeles arbutifolia*
Foothill pine	*Pinus sabiniana*
Coast live oak	*Quercus agrifolia*
Black oak	*Quercus kelloggii*
Dandelion*	*Taraxacum officinale*
Clover species (no flowers)	*Trifolium* sp.
Common vetch*	*Vicia sativa*
* non-native species	

Common Wildlife

The animal species observed or likely to occur on the project site are common species that are adapted to life in proximity to human activity and agricultural operations. Bird species that were observed on-site were those that typically occur in suburban settings with disturbed and managed vegetation. The bird species that were observed during the biological survey are listed in Table 2. Regardless of sensitivity rating, however, all nesting native bird species are protected from harm under the California Fish and Game Code and the federal Migratory Bird Treaty Act. Although no nests were observed on the site visit, there is the potential for nesting raptors and other native birds in the on-site oak trees and larger native shrubs in the mixed chaparral.

No mammals were observed on the project site, and only a few rodent burrows were observed. However, common wildlife species adapted to human interaction and suburban life are expected to utilize the site. Examples of potential common wildlife that may use the property include black-tailed deer (*Odocoileus hemionus columbianus*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), Virginia opossum (*Dipdelphis virginiana*), and coyote (*Canis latrans*). Like the bird species, these mammals are adapted to life in an urban and suburban setting and are therefore relatively tolerant of human interaction and activity.

During the March 6, 2017 survey, a total of nine animal species were observed within the boundaries of the project site (Table 2).

Table 2: Fauna Observed on the Project Site

Common Name	*Scientific Name*
California scrub jay	*Aphelocoma californica*
California quail	*Callipepla californica*
Lark sparrow	*Chondestes grammacus*
American crow	*Corvus brachyrhynchos*
Acorn woodpecker	*Melanerpes formicivorus*
Northern mockingbird	*Mimus polyglottos*
House sparrow	*Passer domesticus*
Western gray squirrel	*Sciurus griseus*
Mourning dove	*Zenaida macroura*

Special-status Flora

Thirteen special-status plant species are known to occur in the Yountville quadrangle. Although there are occurrences of these species within five miles of the project site, all but three of these native species require serpentine soils, seeps, or vernal pools, which do not occur in the project area.

The project site has a low potential to support occurrences of any special-status plant species because of its disturbed nature, history of active agricultural use, and a lack of specialized soils and habitats that these species require. No wetlands or vernal pools were observed or mapped within the 4.18 acres. However, the mixed chaparral habitat has a good mix of native species and presented the highest probability of supporting the three special-status plant species known to occur in chaparral habitat: holly-leaved ceanothus (*Ceanothus purpureus*), Jepson's leptosiphon (*Leptosiphon jepsonii*), and Sonoma beardtongue (*Penstemon newberryi* var. *sonomensis*). A special-status plant survey was conducted by Senior Biologist Brian Mayerle on May 4, 2017. No special-status plant species or their habitats were found during the biological reconnaissance survey that was conducted during the blooming season.

Special-status Fauna

The results of the CNDDB search and other literature review resulted in the identification of nine special-status animal species known to occur in the project area. None of these nine species are federally listed endangered or threatened species. Special-status animal species that occur in the Napa County area, but that are dependent on specialized emergent wetland habitat types, marshes, dense mature riparian trees, and slow-moving creeks that do not occur on or near the project site were eliminated from further investigation. These included great blue heron (*Ardea herodias*), great egret (*Ardea alba*), double-breasted cormorant (*Phalacrocorax* auritus), foothill yellow-legged frog (*Rana boylii)*, and western pond turtle (*Emys marmorata*). The closest suitable habitats for some of these species in relation to the

project area occur 1 to 2 miles to the northwest at Lake Hennessey, a few miles to the east at Lake Berryessa, and a few miles to the west in the Napa Valley. These species would not be expected to occur on the project site or adjacent properties.

Of the four remaining special-status animal species, two are raptors (bald eagle and white-tailed kite). While there is low potential for them to nest in the larger oaks and eucalyptus on the project site, the property is too densely forested or developed to provide foraging habitat. White-tailed kites are more likely to be found nesting near savanna, open grasslands, marshes, partially cleared lands, and cultivated fields, which are not found in abundance on this property. More suitable nesting habitat for the bald eagle exists adjacent to nearby lakes, closer to foraging habitat for fish. Given its isolation from other habitat areas, relatively small size, and proximity to an active residence, there is a low potential for these species to regularly utilize and/or nest on the project site. The other two special-status species on the list are the obscure bumble bee (*Bombus caliginosus*) and the pallid bat (*Antrozous pallidus*). The obscure bumble bee inhabits open grassy coastal prairies and coast range meadows and is therefore unlikely to occur on-site. The pallid bat is usually found in rocky, mountainous areas and near water. It roosts in places such as attics, rock cracks, buildings, and caves. Pallid bats have a low potential to occur in the corral area buildings and in cracks of larger trees.

Because both common and special-status native raptors and other avian bird species are protected by state (California Fish and Game Code) and federal (Migratory Bird Treaty Act) laws, all of the trees on and surrounding the site were surveyed for raptor nests and other native bird nests during the field visit. No raptor nests or remnants of raptor nests were observed in any of the trees on the project site, and no other avian nests were observed—although a comprehensive nesting survey was not conducted. There is potential nesting habitat for native birds in the native oak and pine trees in all three project areas. Surveys for raptor and other avian species nests on adjacent properties were not conducted.

Wildlife Movement Corridors

The project site is not part of a regional wildlife corridor, but it is separated from the lower Napa River and the tidal sloughs associated with it only by gravel roads and the Napa River and Bay Trail (a bicycle and pedestrian trail system). The Napa River and its associated tidal sloughs are significant wildlife movement corridors and resources. Southeast of the site is dense residential and commercial development in the City of American Canyon. On a smaller scale, the nearest wildlife corridor starts across the street at the mouth of American Canyon Creek where it meets the Napa River's tidal slough. While this site does offer migrating avian species potential nesting, foraging, and stopover habitat, migrating terrestrial species are unlikely to regularly utilize this site, primarily due to better habitat with less human activity in proximity.

Wetlands

No wetlands or other hydrological features that meet criteria as waters of the U.S. were observed in the three study areas, as they are relatively steep and well-drained. It appears the jurisdictional features on this ranch are in the canyon bottoms to the north, east, and—possibly—west of the three study areas.

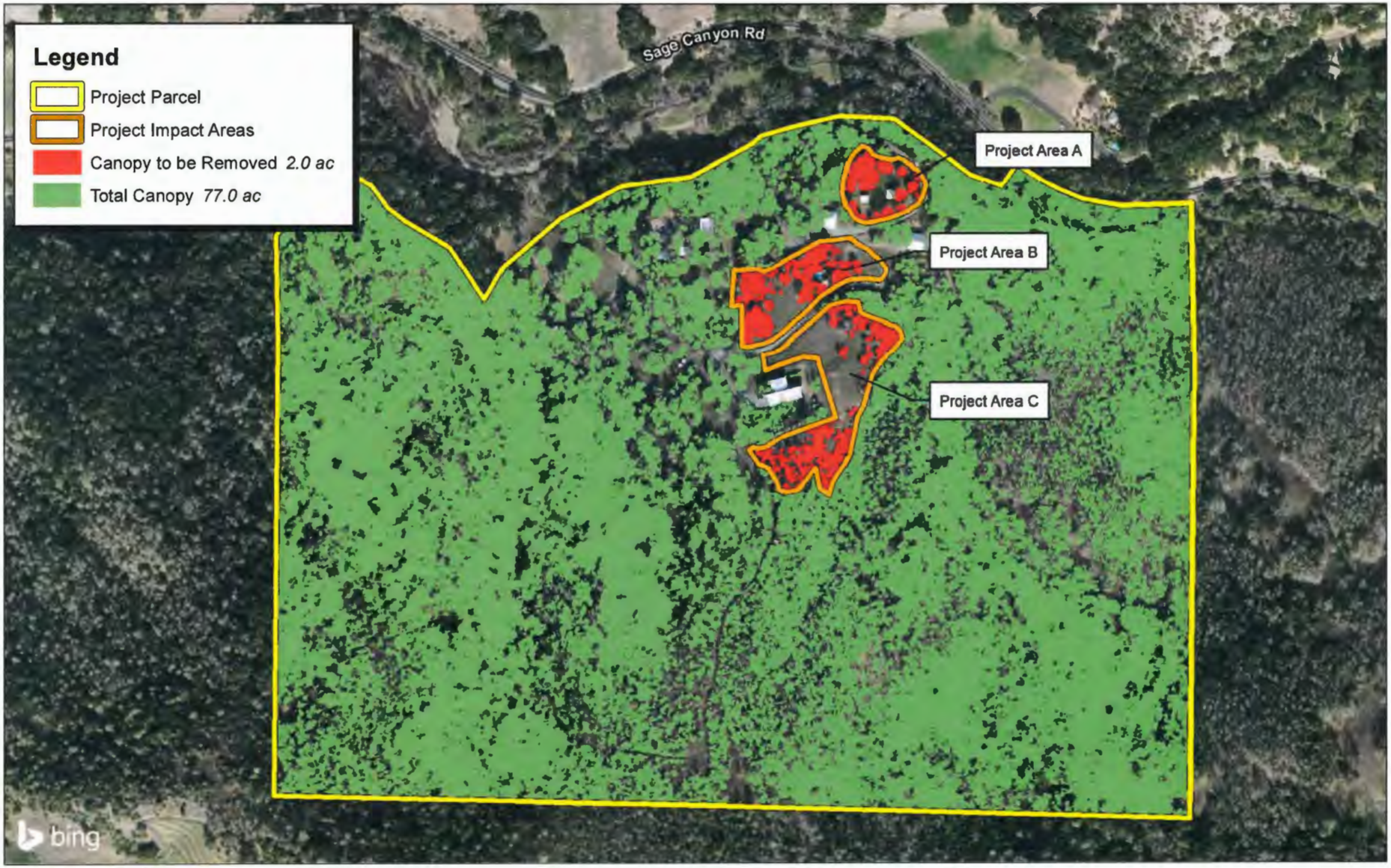
Native Trees/Oak Woodland

Two acres of the 4.18-acre project area support native trees that would be removed to prepare the site for viticulture (Exhibit 4). However, as documented above, the majority of the oak woodland in the project area is in the most developed part of the property that has been previously impacted by livestock grazing, fire suppression/control, and general site cleanup activities. Therefore, the woodland in the project area lacks a complex understory; consequently, wildlife habitat quality is generally low in these areas. The 109.6-acre property supports 77.0 acres of native tree canopy (oak woodland, chaparral, riparian woodland). The 2 acres of disturbed woodland and chaparral in the project area represent approximately 2.6 percent of the total canopy cover on the property, and are adjacent to the historically cleared and developed portion of the property.

Recommendations

This project site has several biological constraints. Based on the field work and office analysis completed, the following recommendations will help ensure compliance with applicable biological resources laws and regulations.

1. Nesting Native Birds: If project construction work is required to be scheduled during the breeding season (February 1 through August 31), a qualified ornithologist shall conduct a pre-construction survey of the work area to determine if any native birds, including raptors, are nesting in or in the vicinity of vegetation to be removed. The pre-construction survey will be conducted within 14 days prior to the start of work. If active nests are found in the work area, the biologist will determine an appropriately sized buffer around the nest in which no work shall be allowed until the young have successfully fledged. The size of the nest buffer shall be determined by the biologist and, if necessary, in consultation with the CDFW and Napa County. Buffer widths depend on the nesting species and its sensitivity to disturbance.
2. Bat Surveys: Prior to ground clearing activities, pre-construction surveys for special-status bats shall be conducted in suitable habitat (buildings, trees, etc.) that is within 100 feet of the project area; surveys shall be conducted within 15 days prior to construction. Bat habitat trees (those trees containing habitat features such as limbs and trunks with cavities, crevices, and deep bark fissures), as determined by a qualified biologist, may be removed between August 15 and October 15, when young will be self-sufficient, and prior to hibernation and formation of maternity. If a maternity roost supporting more than 20 individuals of non-special-status bats, or pallid bats of any size, is detected during the pre-construction survey, a qualified bat biologist shall determine the construction-free buffer around the active roost that shall be maintained. This construction free buffer will be maintained until the young are flying. If eviction and/or relocation activities of non-maternity roost(s) are recommended, they will be conducted by a qualified biologist in coordination with CDFW ad Napa County, as necessary.



Source: Bing Imagery; NAIP Imagery

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400 200 0 400 Feet

49830001 • 06/2017 | 4_canopy.mxd

Exhibit 4
Oak Woodland Canopy Analysis

3. Native Vegetation and Trees: Existing vegetation shall be preserved to the maximum extent consistent with the project. Vegetation shall not be removed if it is identified as being necessary for erosion control in the approved erosion control plan, or if necessary for the preservation of threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the County's environmental sensitivity maps. The Napa County Zoning Ordinance requires retention of greater than 60 percent of existing canopy cover.

   Existing trees 6 inches in diameter or larger, measured at diameter breast height, (DBH), or tree stands of trees 6 inches DBH or larger located on a site for which either an administrative or discretionary permit is required shall not be removed until the required permits have been approved by the decision-making body and tree removal has been specifically authorized. Trees to be retained or designated for retention shall be protected through the use of barricades or other appropriate methods during the construction phase.

4. Special-status Plants: A rare plant survey was conducted on May 4, 2017 and no rare plants were identified. No further actions regarding special-status plants are recommended.

5. Wetlands and Waters of the U.S.: There are no wetlands or waters of the U.S. within the 4.18-acre project area. It is recommended that the work areas be clearly marked prior to construction to be sure work stays out of jurisdictional areas.

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Attachment A:
CNNDB Inventory Results

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Yountville (3812243))

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Antrozous pallidus pallid bat	G5 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	650 650	408 S:1	0	0	1	0	0	0	0	1	1	0	0
Ardea alba great egret	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	350 350	38 S:1	0	0	1	0	0	0	0	1	1	0	0
Ardea herodias great blue heron	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	350 350	138 S:1	0	0	1	0	0	0	0	1	1	0	0
Bombus caliginosus obscure bumble bee	G4? S1S2	None None	IUCN_VU-Vulnerable	800 800	181 S:1	0	0	0	0	0	1	1	0	1	0	0
Brodiaea leptandra narrow-anthered brodiaea	G3? S3?	None None	Rare Plant Rank - 1B.2	800 1,360	39 S:2	0	0	0	0	0	2	2	0	2	0	0
Castilleja ambigua var. meadii Mead's owls-clover	G4T1 S1	None None	Rare Plant Rank - 1B.1	1,600 1,600	3 S:2	0	0	0	0	0	2	0	2	2	0	0
Ceanothus purpureus holly-leaved ceanothus	G2 S2	None None	Rare Plant Rank - 1B.2	600 2,350	43 S:13	0	4	1	0	1	7	7	6	12	1	0
Downingia pusilla dwarf downingia	GU S2	None None	Rare Plant Rank - 2B.2	1,600 1,600	126 S:1	1	0	0	0	0	0	0	1	1	0	0
Elanus leucurus white-tailed kite	G5 S3S4	None None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	100 1,260	164 S:2	1	0	0	0	1	0	2	0	1	1	0
Emys marmorata western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	140 140	1236 S:1	1	0	0	0	0	0	0	1	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Erigeron greenei Greene's narrow-leaved daisy	G3 S3	None None	Rare Plant Rank - 1B.2	300 600	20 S:3	0	0	0	0	0	3	3	0	3	0	0
Eryngium jepsonii Jepson's coyote-thistle	G2 S2	None None	Rare Plant Rank - 1B.2		19 S:1	0	0	0	0	0	1	1	0	1	0	0
Haliaeetus leucocephalus bald eagle	G5 S3	Delisted Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	315 315	325 S:1	1	0	0	0	0	0	1	0	1	0	0
Hesperolinon sharsmithiae Sharsmith's western flax	G2Q S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	800 2,200	32 S:7	0	2	3	0	0	2	2	5	7	0	0
Leptosiphon jepsonii Jepson's leptosiphon	G3 S3	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture	350 350	39 S:2	0	0	0	0	0	2	1	1	2	0	0
Limnanthes vinculans Sebastopol meadowfoam	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden	90 90	45 S:1	0	1	0	0	0	0	1	0	1	0	0
Navarretia leucocephala ssp. pauciflora few-flowered navarretia	G4T1 S1	Endangered Threatened	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden	1,600 1,600	10 S:1	0	1	0	0	0	0	0	1	1	0	0
Penstemon newberryi var. sonomensis Sonoma beardtongue	G4T2 S2	None None	Rare Plant Rank - 1B.3	600 600	11 S:1	0	0	0	0	0	1	1	0	1	0	0
Phalacrocorax auritus double-crested cormorant	G5 S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	350 350	38 S:1	0	0	1	0	0	0	0	1	1	0	0
Rana boylii foothill yellow-legged frog	G3 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFS_S-Sensitive	80 780	888 S:2	0	0	0	0	0	2	1	1	2	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Streptanthus hesperidis green jewelflower	G2 S2	None None	Rare Plant Rank - 1B.2		19 S:2	0	0	0	0	0	2	2	0	2	0	0
Trichostema ruygtii Napa bluecurls	G1G2 S1S2	None None	Rare Plant Rank - 1B.2	260 1,600	19 S:6	0	0	1	0	0	5	1	5	6	0	0

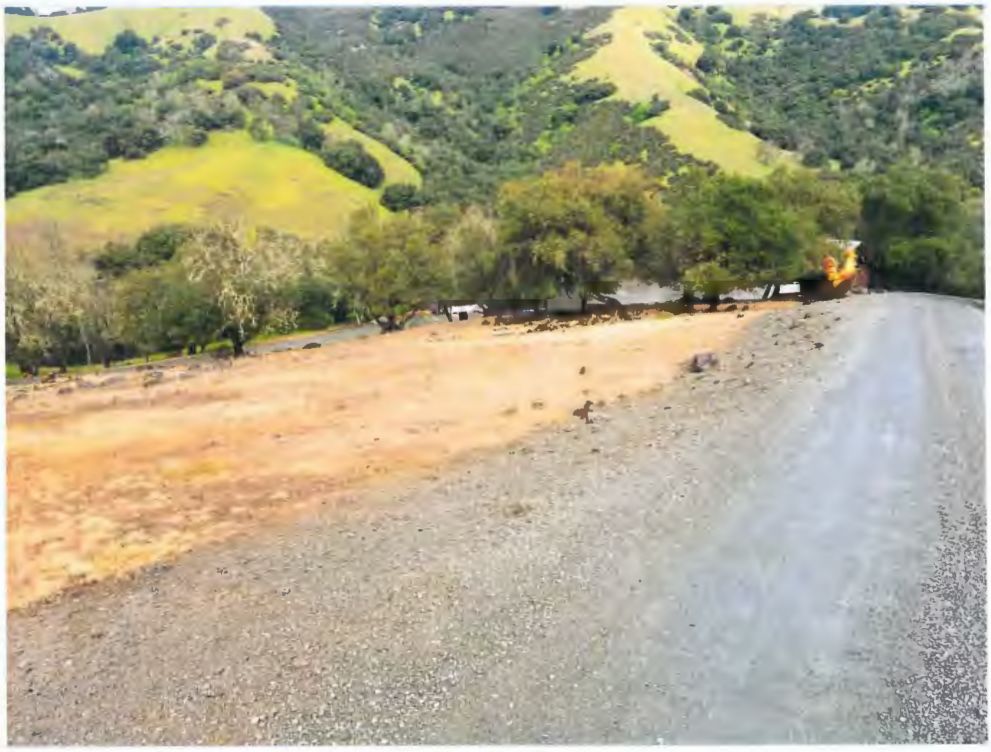
Attachment B: Site Photos



Photograph 1: View of Project Area C; facing east.



Photograph 2: View of Project Area C; facing north.



Photograph 3: Project Area B, facing east.



Photograph 4: View of Project Area B; facing north.



Photograph 5: View of Project Area B; facing west.



Photograph 6: View of Project Area C, facing south.



Photograph 7: View of the Project Area A; facing north



Photograph 8: View of Project Area A; facing south



Photograph 9: View of Project Area C, facing southwest.

BRIAN MAYERLE—BIOLOGICAL RESOURCES SPECIALIST

Education

- Bachelor of Science, Ecology and Systematic Biology, California Polytechnic State University, San Luis Obispo, 1992

Professional Affiliations

- BIA
- Society of Wetland Scientists
- California Native Plant Society

Training, Permits, and Certifications

- Wetland Delineation Certification Course, Wetland Training Institute, 1996

Brian Mayerle is an experienced Ecologist and Biological/Environmental Consultant with more than 27 years of experience in natural resources assessment and regulatory analysis for projects located throughout the western United States. Mr. Mayerle is an expert with the provisions of Sections 10, 401, and 404 of the federal Clean Water Act; the California Fish and Game Code; CEQA; NEPA; the federal Migratory Bird Treaty Act; and the state of California and Federal Endangered Species Acts. He is also extensively experienced with the local ordinances and policies protecting natural resources in California and with survey protocols established by state and federal regulatory agencies, including the USFWS, the California Department of Fish and Wildlife, and the USACE. Mr. Mayerle has conducted extensive fieldwork throughout northern and southern California and has led teams of Field Biologists on complex field projects with diverse geography and resources. He has extensive experience with the requirements surrounding sensitive biological issues in the Rohnert Park area and throughout Sonoma County, including direct experience developing conservation strategies for species protected under the Santa Rosa Plain Conservation Strategy (SRPCS), such as the California tiger salamander and Burke's goldfields.

RELATED EXPERIENCE AND CLIENT SUMMARY

- 110 Dry Creek Road Hotel and Affordable Housing Project IS/MND, City of Healdsburg, CA
- Caltrans NEPA/CEQA Documentation and Permitting for the Dogtown Road Bridges Replacement Projects (San Domingo Creek, French Gulch, and Indian Creek), Calaveras County, CA
- Caltrans NEPA/CEQA Documentation and Permitting for the Travers Creek Bridge Replacement Project, Fresno County, CA
- Caltrans NEPA Documentation and Regulatory Permitting for the John Muir Parkway Extension, City of Brentwood, CA
- Planning Services and IS/MND for the Chang Property Subdivision, City of San Ramon, CA
- Gnoss Field Regional Airport Runway Extension EIS/EIR, Marin County, CA
- Persephone Ranch, Napa County, CA
- Tesoro Viejo Specific Plan, Madera County, CA
- Canyon Springs EIR, Town of Truckee, Nevada County, CA
- Oasis Road Specific Plan EIR, City of Redding, CA
- Lake Front at Walker Ranch EIR, Plumas County, CA
- Auburn Lake Trails Water Treatment Plant Environmental Review, El Dorado County, CA

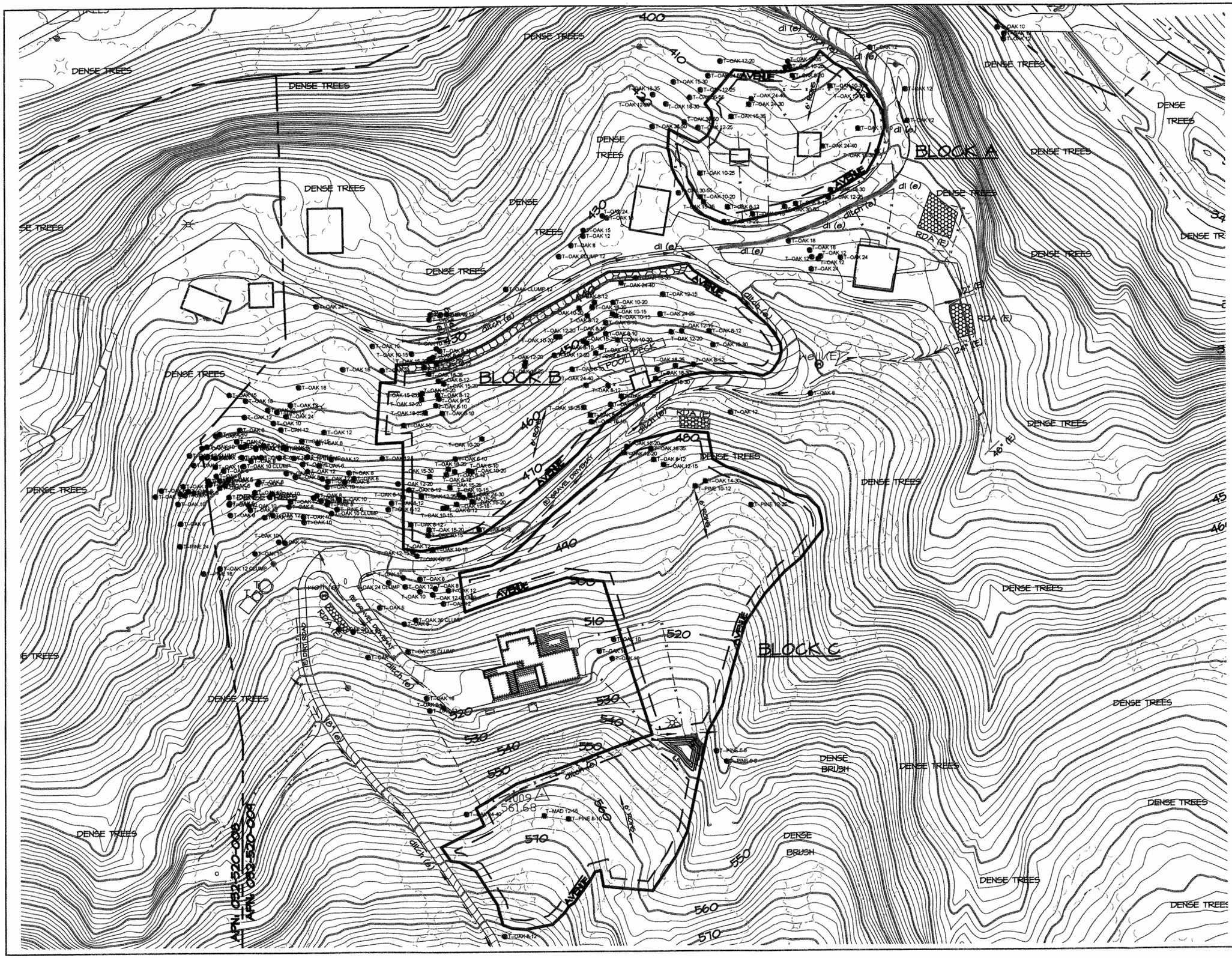
BRIAN MAYERLE—BIOLOGICAL RESOURCES SPECIALIST

- Dorris Ridge Reservoir, Modoc County, CA
- Northeast Warner Fuels Reduction and Habitat Restoration EA, Modoc County, CA
- Timberline at Auburn, Placer County, CA
- Morgan Creek Golf and Country Club, Placer County, CA
- Ward Ranch, Shasta County, CA
- Hemsted Rodeo Biological Analysis, City of Anderson, CA
- Anderson Landfill Culvert Repair, City of Anderson, CA
- Red Dawn Solar Environmental Documentation, Los Angeles County, CA
- East Kern Wind Resources Rare Plant Surveys, Kern, and Los Angeles Counties, CA
- All Nations Church, Los Angeles County, CA
- Mockingbird Canyon Estates, Riverside County, CA
- Leatherneck Substation Special-Status Species Surveys, San Bernardino County, CA
- Beale Air Force Base Habitat Conservation Planning Program, CA
- Beale Air Force Base Anti-Terrorism Fence, CA
- Unocal Guadalupe Oil Field Remediation, CA
- Vandenberg Air Force Base Peacekeeper Rail Garrison Wetland Creation and Coastal Dune Scrub Restoration Project, CA
- Statewide Lethal Electrified Fence Project Wildlife Surveys, CA
- Base Realignment and Closure NEPA Compliance, Various Locations

Publications

Mulroy, T. M. Dungan, R. Rich, and B. Mayerle. 1992. Wildland Weed Control in Sensitive Native Communities (co-author)

Mayerle, B. 1992. The Effects of Wood Smoke on Overwintering Clusters of Monarch Butterfly (*Danaus plexippus*) Clusters. Senior Thesis-California Polytechnic State University, San Luis Obispo



SCALE: 1"=100'

Tree Legend	
Number	Tree Type
105	OAK
3	PINE
1	MAD

TREE REMOVAL

McPHERSON RANCH
2000, 2004 SAGE CANYON RD
APN: 032-520-002, 007
TREE REMOVAL MAP
NVVE 7-25-17

REV. 1 - 2-2-2018

“I”

Vehicle Sight Distance and Mitigation Report

Promise Winery Variance P25-00283-VAR, Use Permit P22-00384-UP
Planning Commission Hearing – February 4, 2026

Promise Wine

Vehicle Sight Distance & Mitigation Report

Promise Wine Use Permit & Variance Application (P22-000384)

January 22, 2025

→ **The Power of Commitment**



GHD 380-
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[Compliance statement]

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Report Signature Sheet

This Sight Distance and Mitigation Study has been prepared under the direction of the following Registered Engineer. The registered Civil Engineer attests to the technical information contained herein and the engineering data upon which recommendations, conclusions, and decisions are based.



Byung Lee, TE, PE
Registered Civil Engineer



Executive Summary

GHD met with Napa County staff at the proposed project site at 2000 Sage Canyon Road to investigate field conditions related to vehicle sight distance in response to County concerns associated with the Promise Wine application. Specifically, the County requested a vehicle sight distance analysis for the Promise Wine driveway be conducted using the design speed of Sage Canyon Road (5-10 mph over the speed limit). As a result of the field meeting, it was determined that additional vehicle and roadway data should be collected on Sage Canyon Road given that road contours suggested travel would be below the roadway design speed. Vehicle and roadway data collection included average daily traffic (ADT) volumes, vehicle speed surveys, and overall vehicle classification on Sage Canyon Road at the Promise Wine driveway. Based on the results of the data collection, it was found that critical (85th percentile) vehicle speeds were slightly less than the design speed of the roadway (50-mph design speed vs. 48-mph 85th percentile speed). However, using the roadway's design speed of 50-mph or the critical speed of 48-mph would not satisfy the minimum vehicle sight distance requirements for the project driveway sighting east up Sage Canyon Road from the Promise Wine driveway.

Due to existing physical components of Sage Canyon Road in the project area, the Promise Wine driveway would not meet the Caltrans standard for required vehicle sight distance of 430-feet east or west of the driveway based on a design speed of 50-mph. The current measured sight distance from the Promise Wine driveway sighting to the west on Sage Canyon Road is 330- feet. Sighting to the east on Sage Canyon Road the available sight distance is approximately 300 feet. The physical components preventing the improvement of sight-distance include the following:

a) **Vegetation:** Fairly heavy undergrowth and trees are present along the south shoulder and ROW of Sage Canyon Road both east and west of project driveway. In addition, a large oak tree is present on the north side of Sage Canyon Road that extends out and over the roadway preventing optimal sight lines to the east;

b) **Horizontal and Vertical Curves**: Both horizontal and vertical curves are located west and east of the project driveway (respectively). These curves prevent motorists exiting the driveway from seeing beyond a specific point along the roadway for clear views of approaching vehicles;

c) **Grade**: Sage Canyon Road slopes gently upwards (west-to-east) between Chiles-Pope Valley Road and the proposed project driveway. At the project driveway, the roadway slopes more severely in an eastward direction. The eastward slope of Sage Canyon Road limits motorists from sighting vehicles to the east beyond the calculated sight distance of 300 feet.

To improve vehicle sight distance at the Promise Wine Driveway and mitigate for reduced sight distance, the following physical and "driver awareness" roadside vehicle sight distance mitigation measures have been recommended for improved sighting, warning, and safety from the Promise Wine driveway and along Sage Canyon Road:

- **Trim Existing Vegetation;**
- **Improve Promise Wine Driveway Apron;**
- **Install Intersection Warning Signs (W2-7L) on Sage Canyon Road;**
- **Install Winery Directional Sign;**
- **Move Existing Mailboxes;**
- **Install LED Blinking Cross Traffic Ahead Warning Signs (W70 (CA))**
- **Encroachment Permit for Work in Caltrans ROW**

The recommended vehicle sight distance mitigations (listed above) were discussed with Napa County staff to provide solutions to current sight distance limitations at the Promise Wine driveway. Recommended mitigation measures would provide improved vehicle sight distance at the project driveway primarily sighting to the west increasing the

sight distance to approximately 400-feet. (see **Table 3.1**) However, other (more significant) geometric measures such as roadway widening and/or left-turn lane/deceleration lane installation on Sage Canyon Road are environmentally sensitive or physically restricted due to heritage trees, available ROW, roadway topography, and vertical curves. Based on Napa County guidelines for installation of a westbound left-turn lane on Sage Canyon Road, the proposed project would not meet the minimum volume requirements for installation of at this time (see Section 4.2).

Recommended vehicle sight distance measures are consistent with agency guidelines for improved sighting and have been used by GHD in other vehicle sight distance analyses. Proposed mitigation measures to improve vehicle sight distance would not compromise vehicle safety and would improve vehicle safety and overall driver awareness at the Promise Wine Driveway/Sage Canyon Road intersection over current conditions.

In summary, recommended physical mitigation measures to improve sighting in the westbound direction from the project driveway (vegetation trimming and mailbox re-positioning) would increase the sight distance to approximately 400-plus feet dependent on the aggressiveness of the trimming. 400 feet of vehicle sight distance (after mitigation) would essentially match the Caltrans requirement of 398-feet based on a critical speed of 48 mph. However, the existing physical impediments sighting to the east up Sage Canyon Road would limit vehicle sight distance from the project driveway to 300 feet. Therefore, additional operational and roadway mitigation measures have been recommended to improve driver awareness from both directions on Sage Canyon Road. Even with recommended mitigation, vehicle sight distance would not completely improve to meet minimum Caltrans standards sighting east from the Promise Wine driveway. Therefore, at the direction of Napa County Engineering staff the project applicant is requesting an exemption from the standard and provides this report for supporting evidence.

It is noted that Napa County has indicated that a formal traffic analysis is not required of the project. The proposed project would not generate significant daily and peak hour vehicle trips in/out of the driveway keeping potential vehicle conflicts to a minimum.

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Appendix A. Average Daily Traffic, Vehicle Classification, and Vehicle Speed Data

Appendix B: Caltrans HDM Figure, HDM Excerpts Chapters 200 & 400

Appendix C: Project Trip Generation & Napa County Left-Turn Lane Warrant Graph

1. Introduction

The following technical memorandum provides information related to vehicle sight distance and suggested safety improvements from the existing Promise Wine Driveway sighting along Sage Canyon Road. The Promise Wine driveway is located approximately 4.6 miles east of Silverado Trail on Sage Canyon Road (SR 128) (see **Figure 1**-Project Vicinity Map). In the project study area, Sage Canyon Road is a two-lane highway that extends between Silverado Trail and Berryessa-Knoxville Road providing access to the Napa Valley, Lake Berryessa, and Winters.

For this vehicle sight distance analysis; specific guidelines and information have been provided based on the Caltrans Highway Design Manual (HDM) for what is termed the “decision point.” The decision point is where the driver’s eye is sighting east and west along Sage Canyon Road from their stopped vehicle on the Promise Wine Driveway. By locating the decision point on the project driveway, vehicle sight distance can then be measured to specific points on Sage Canyon Road both east and west of the driveway to determine if adequate distances are available for the measured vehicle speeds along Sage Canyon Road. The various sight distance parameters are being provided in the context of recommended project circulation improvements for the Promise Wine Driveway and Sage Canyon Road. Additional references, guidelines, and discussions for measuring vehicle sight distance have also been provided specific to existing topography and curvature along Sage Canyon Road.

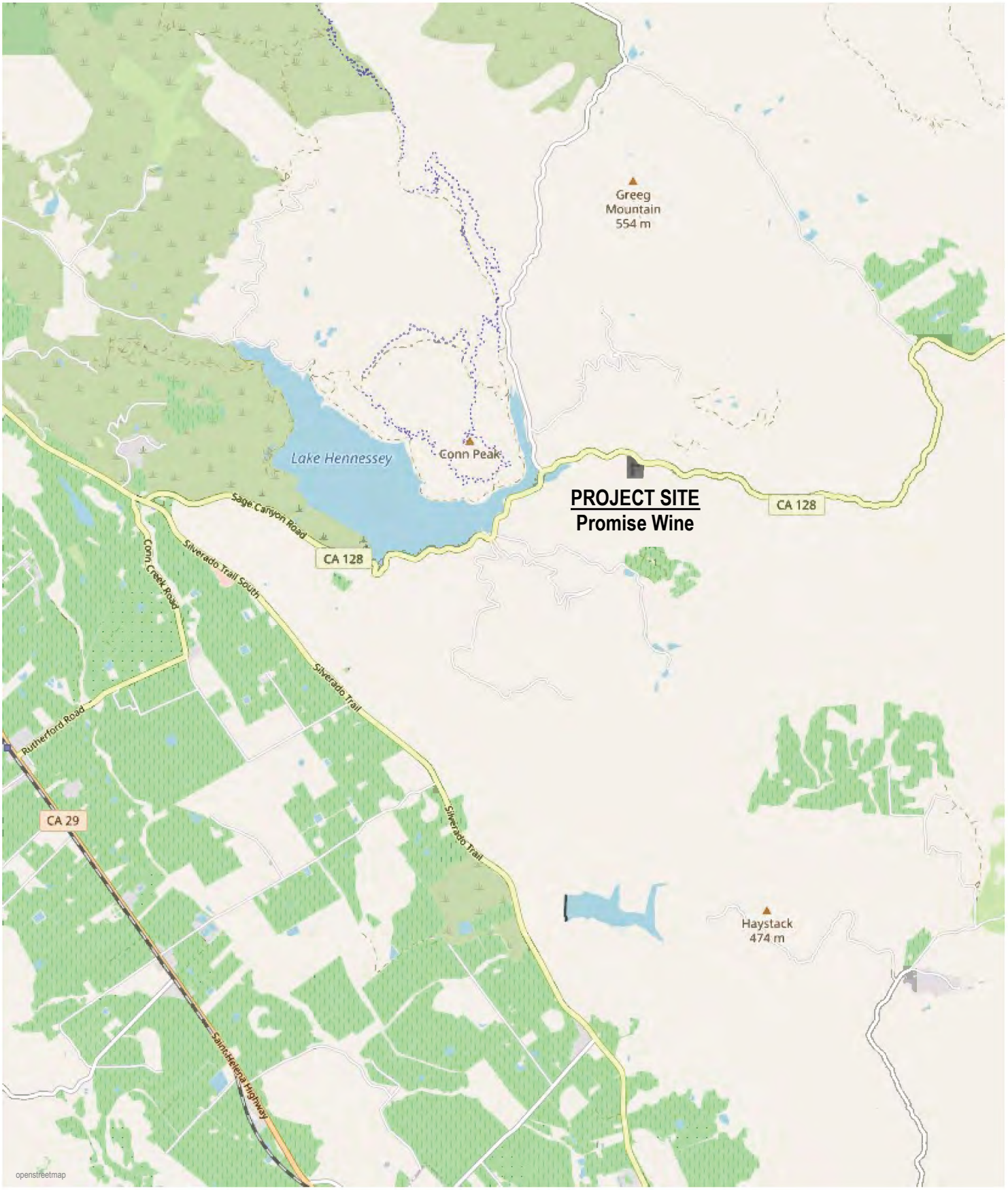
To facilitate the sight distance analysis, a field meeting with Napa County Public Works and Planning staff was held at the Promise Wine Driveway and Sage Canyon Road intersection. The meeting was held to investigate the existing roadway and driveway configuration and identify existing impediments and potential solutions for vehicle sight distance to facilitate vehicle safety for the subject intersection.[1]

The following vehicle sight distance parameters have been provided as a basis for recommended mitigation measures to improve vehicle sight distances from the Promise Wine Driveway east and west along Sage Canyon Road:

1. Sight distance “Decision Point” as defined by the Caltrans Highway Design Manual (HDM). Two decision points will be provided that will address both an initial driver’s eye set back, and “real world” set back as defined by the HDM;
2. Average Daily Traffic (ADT) volumes and Vehicle Classification on Sage Canyon Road at the proposed project driveway;
3. The vertical and horizontal vehicle sight distance line height requirements measured from a point on the Promise Wine Driveway to a point on Sage Canyon Road;
4. Measured vehicle speeds along Sage Canyon Road and corresponding vehicle sight distance requirements;
5. Caltrans Reference (Vehicle Sight Distance);
6. Resulting vehicle sight distance with planned (mitigated) circulation improvements based on physical and roadway sign recommendations;
7. Summary/Recommendations.

Based on the above parameters, the following information is provided to determine vehicle sight distances from the Promise Wine driveway east and west along Sage Canyon Road.

[1] Ahsan Syed Kazmi, Senior Traffic Engineer, and Kelli Cahill, Senior Planner, Napa County, Josh Devore DP&F, Josh Stehling, Red Gate Development, Field meeting at Promise Wine Driveway and Sage Canyon Road, Sight distance evaluation/discussion, March 19, 2024.



GHD

PROJECT VICINITY MAP

FIGURE 1.1

N

2. Setting

The Promise Wine driveway is located approximately 4.6 miles east of Silverado Trail at 2000 Sage Canyon Road (SR 128). In this area, Sage Canyon Road generally extends in an east-west direction and is 22-feet wide with 11-foot travel lanes and striped edge lines. The shoulder width varies considerably and is frequently limited due to topography, slope, vegetation, and ROW. There is no posted speed limit on this highway segment. Sage Creek flows along the south side of roadway.

The Promise Wine driveway is located on the south side of Sage Canyon Road. Due to Sage Creek, a bridge extends over the creek between the driveway apron at Sage Canyon Road and the Winery grounds located south of Sage Creek. The driveway bridge is 20-feet wide. From the bridge, the driveway apron extends north another 35-feet and widens out considerably along Sage Canyon Road for approximately 75-feet. A Caltrans “Call-Box” station is located immediately east of the Promise Wine driveway on the south side of Sage Canyon Road in the unimproved gravel shoulder area.

2.1 Average Daily Traffic (ADT), Peak Hour Traffic, & Vehicle Classification

To discover existing traffic flow characteristics along Sage Canyon Road, average daily traffic (ADT) counts were conducted on Sage Canyon Road (SR 128) just west of the existing project driveway. Consistent with County guidelines, ADT counts were conducted on two consecutive Fridays and two consecutive Saturdays. In addition to ADT roadway data, both vehicle classification and vehicle speed data were collected during the same time periods (see Appendix A: Average Daily Traffic, Vehicle Classification, and Vehicle Speed Data)..

As recorded, the highest combined ADT volume on Sage Canyon Road at the project driveway is 1,525 vehicles recorded on a Friday 24-hour period. During the peak travel periods of Friday afternoon between 4:00-6:00 p.m. and Saturday between Noon-4:00 p.m., the highest recorded peak hour volume was 217 vehicles (two-way). The Highway Capacity Manual (HCM) classifies two-lane highways into three types of facilities that include Class I, II, and III dependent on travel speeds, trip lengths, and demographic/developed areas. Based on measure of effectiveness (MOE), the level-of-service calculations incorporate average travel speeds (ATS), percent time spent following (PTSF), and percent of free-flow speed (PFFS). In addition, roadway segment peak hour volumes are classified by Planning Level Volumes as shown in **Table 2.1**. Based on a Class II Highway (rolling terrain) and peak hour volume of 217 (both directions), the roadway segment on Sage Canyon Road is operating at LOS A (free-flow conditions).

In addition to ADT and peak directional volumes, vehicle classification was also recorded on Sage Canyon Road. The Federal Highway Administration (FHWA) has over 15 different classifications of vehicles ranging from bicycles to heavy duty 6-axle trailer/trucks. However, for the purpose of this analysis, overall classification will be expressed as passenger car vehicles (includes light trucks) and heavy vehicles that include buses and medium/heavy trucks. Currently, Napa County guidelines require a minimum assumption of five percent heavy vehicles in all intersection/roadway calculations. As surveyed, the heavy vehicle percentage is currently 70 percent passenger car vehicles and 29 percent heavy vehicles on Sage Canyon Road at the Promise Wine Driveway during a Friday 24-hour period. During a Saturday 24-hour period, there are 85 percent passenger car vehicles and 13 percent heavy vehicles. The remaining 1-3 percent is made up of bikes and/or buses.

Table 2.1 Class II Roadway Segment Level of Service (LOS) Criteria

		HCM 2010 Planning Level Volumes				
Code	Functional Class Codes (Updated to HCM 2010)	A	B	C	D	E
2A	Two-Lane Arterial	---	---	850	1,540	1,650
	2000 Sage Canyon Road at Promise Wine Driveway	217				

Freeway LOS based on HCM 2010, Exhibit 10-8, Urban Area, Rolling Terrain, K-factor of 0.09, and D-factor of 0.60

2-lane highway (and arterial 2-lane) LOS based on HCM 2010, Exhibit 15-30, Class II Rolling, .09 K-factor and D-factor of 0.6

Arterial LOS based on HCM 2010, Exhibit 16-14, K-factor of 0.09, posted speed of 45 mi/h

Volumes are for both directions unless noted

2.2 Vehicle Sight Distance Field Observations

Based on field visit(s) to the Promise Wine driveway, the following physical factors were observed sighting west and east along Sage Canyon Road from the driveway as shown in driveway sightlines **Figures 2.1 & 2.2.**

2.2.1 Vehicles Sighting West Down Sage Canyon Road

From the Promise Wine driveway sighting west on Sage Canyon Road, the roadway segment is descending downhill at a very moderate grade immediately west of the driveway. On the south side of Sage Canyon Road, the vegetation is less dense with a mix of slim tall trees and shrubs that extend between the shoulder area into the Sage Creek basin. The tree's canopies are somewhat higher which allows windows in the viewshed looking west from the driveway to the next prominent curve on Sage Canyon Road. In addition, there are three existing mailboxes just to the west of the Promise Wine driveway (about 15-feet) in the shoulder area. The north side of Sage Canyon Road reflects the same hillside grasslands and oak trees extending up from the roadway shoulder. The viewshed looking west from the Promise Wine driveway is clear on the north side of the roadway and is part of the Estancia Wine property that is maintained through trimming (grasses).

2.2.2 Vehicles Sighting East Up Sage Canyon Road

From the Promise Wine driveway sighting east on Sage Canyon Road; the roadway segment is ascending uphill at a moderate grade immediately east of the driveway. On the south side of Sage Canyon Road, the vegetation is dense once past the roadway shoulder area moving along and down towards Sage Creek. On the north side of Sage Canyon Road there is much less tall vegetation. A hill slopes down (north to south) and reflects hillside grasslands and larger oak trees. With the moderate grade of Sage Canyon Road, sighting to the east from the driveway allows a motorist to see further up the hill looking through the eastbound travel lane until the segment curves further up the hill extending towards Lower Chiles Road. A very large oak tree is situated on the north side of Sage Canyon Road on the uphill apex of the curve and overhangs the roadway. The large tree tends to block the viewshed around the curve when traveling westbound down Sage Canyon Road.



GHD

LOOKING WEST FROM PROMISE WINE ACCESS DRIVEWAY

FIGURE 2.1



GHD

LOOKING EAST FROM PROMISE WINE ACCESS DRIVEWAY

FIGURE 2.2

3. Caltrans: Vehicle Sight Distance ‘Decision Point’

Based on Caltrans Intersection Design Standards, unsignalized intersections require a minimum corner sight distance initially based on the driver’s eye “decision point” to be analyzed as follows:

“At unsignalized intersections a substantially clear line of sight should be maintained between the driver of a vehicle, bicyclist, or pedestrian stopped on the minor road and the driver of an approaching vehicle on the major road that has no stop. Line of sight for all users should be included in right of way, in order to preserve sight lines.

In determining corner sight distance, a setback distance for the vehicle waiting on the minor road must be assumed as measured from the edge of travelled way (ETW) of the major road. Setback for the driver of the vehicle on the minor road should be a minimum of 10-feet plus the shoulder width of the major road but not less than 15-feet from the ETW. The location of the driver’s eye (or start of setback distance) from the vehicle on the minor road is referred as the “decision point.”

Horizontal and Vertical Line Height Requirements (Caltrans)

“Line of sight for corner sight distance for passenger cars is to be determined from a 3 and ½-foot height at the location of the driver of the vehicle in the center of the minor road lane to a 3 and ½-foot object height in the center of the approaching outside lane of the major road.

The primary reference for vehicle sight distance methodology and recommendations in this technical memorandum are found in the *Caltrans Highway Design Manual (HDM), Topic 405—Intersection Design Standards, Section 405-1 Sight Distance, Corner Sight Distance (unsignalized intersections), July 1, 2020*. In addition, an example of determining the corner sight distance from an unsignalized intersection is also cited in the Caltrans Highway Design Manual (HDM Figure 504.31). In addition to the HDM Figure, selected Caltrans references from Chapters 200 and 400 associated with vehicle sight distance standards and corner sight distance as well as vehicle speed surveys conducted on Sage Canyon Road are also provided in **Appendix B**.

3.1 Promise Wine Driveway: Vehicle Sight Distance “Decision Points”

Based on Caltrans design methodology for determining vehicle sight distance from an unsignalized intersection, the “decision point” location for measuring vehicle sight distance from the Promise Wine driveway sighting east and west along Sage Canyon Road is shown in **Figure 3.1**. The vehicle decision point is shown on the Promise Wine driveway in **Figure 3.1**; 1) Decision Point A, . A brief explanation of Decision Point A follows:

Decision Point A: The location of decision point A is based on the Caltrans methodology that recommends the eye of the driver set back should be a minimum of 15-feet plus the shoulder width. Decision point A represents the initial driver’s eye sighting point from the Promise Wine driveway 15-feet behind the lane edge line on Sage Canyon Road. However, in discussions with GHD design engineers, decision point A would likely not represent the motorist’s ultimate sighting line from the Promise Wine driveway due to existing trees, shrubs, vegetation, and mailboxes located within the south shoulder area along Sage Creek Road and the Caltrans vehicle right-of-way. Outbound motorists on the Promise Wine driveway will initially stop at decision point A for sighting purposes looking west. Motorists will then likely move forward on the driveway apron to decision point B;

.



GHD

EXISTING SIGHT DISTANCES FROM PROMISE WINE ACCESS DRIVEWAY AND RECOMMENDED SIGNAGE IMPROVEMENTS 2000 SAGE CANYON ROAD (SR 128)

FIGURE 3.1

N

There are advantages (better sight lines) and disadvantages (worse sight lines) dependent on where the outbound vehicle is stopped on the Promise Wine driveway. Stopping further back at decision point A (15-feet) allows a motorist to look east further up Sage Canyon Road and west behind the existing mailboxes. Stopping within 7-feet of the edge line allows a motorist to see around the mailboxes, existing trees and most vegetation to the west and provides a clearer view of through-traffic on Sage Canyon Road.

Measuring the available vehicle sight distance from decision point A on the Promise Wine driveway east and west on Sage Canyon Road would provide a "real world" setback. Decision point A is consistent with Caltrans sight distance recommendations that allow for motorists to move no less than 15-feet within the edge of travelled way to obtain sight distance on the major roadway. As noted, the Caltrans guidelines indicate that the sight distance should be measured to approaching outside lane (two-lane roadway).

3.2 Sage Canyon Road: Measured Vehicle Speeds & Required Sight Distance

Based on both mechanical and physical radar speed surveys conducted on Sage Canyon Road at the Promise Wine Driveway, the critical speeds at which vehicles are traveling (85th percentile) is 44-48 mph in both directions (dependent on Friday or Saturday). The critical speed is defined as what 85 percent of the surveyed motorists are driving at or below on a particular roadway segment. There is no posted speed limit on Sage Canyon Road in the project study area. However, an "End 40 mph" is located approximately 0.8 miles west towards the bridge at Lake Hennessey. Based on the highest surveyed critical vehicle speed of 48 mph on Sage Canyon Road, the required vehicle sight distance would be 398-feet for motorist sight lines looking from the Promise Wine driveway east-west along Sage Canyon Road as shown in **Table 3.1**.

Consideration has also been given to the design speed of the roadway. The Federal Highway Administration (FHWA) generally defines the design speed of a roadway to reflect the highest sustained speed permitted by the features of the roadway itself under ideal conditions. A roadways' design is typically governed by many factors including vehicle sight distance, vertical curvature, horizontal curvature, and superelevation (or banking). In general, the design speed for a roadway is typically 5-10 mph higher than the posted speed limit to account for the highest sustained speeds. In addition, the design speed of a roadway can mimic the 95th percentile surveyed speeds of the roadway. In the case of Sage Canyon Road, the 95th percentile speed was surveyed at 50 mph. However, it is very likely that vehicle speeds would not increase over time given the topography, curvature, and sight distance factors in this roadway segment as evidenced by the current 85th percentile speeds of 44-48 mph. However, should a design speed of 50 mph be considered, a sight distance of 430 feet would be required east-west along Sage Canyon Road. With recommended sight distance measures (Section 4.1) and using the 85th percentile speed of 48 mph on Sage Canyon Road; vehicle sight distance would essentially be met sighting to the west at shown in **Table 3.1** (302'required, 400' mitigated).

Table 3.1 Class II Roadway Segment Level of Service (LOS) Criteria

Facility: Promise Wine Driveway	Required Sight Distance[1]		Available Sight Distance		
	Design Speed	85th Percentile Speed	Measured Sight Distance		Mitigated Sight Distance
	50 mph Feet	48 mph Feet	Feet	Met Y/N	Feet
Sage Canyon Road Looking East	430	398	300	No	300
Looking West	430	398	330	No	400*

1. Caltrans, Highway Design Manual, Chapter 200, Table 201.1 Sight Distance Standards, July 1, 2020.

** 400-feet of sight distance dependent on amount of vegetative trimming and mailbox removal. Meets 48-mph standard*

4. General Agency Recommendations to Improve Vehicle Sight Distance

Caltrans provides specific guidance and design standards for determining adequate vehicle sight distance for safe driveway ingress/egress as outlined in **Sections 3 and 3.1.** However, the Highway Design Manual (*HDM*) does not provide significant supplemental guidance and/or measures to improve vehicle sight distance when the minimum requirements are not met. The HDM does acknowledge that "in some cases the costs to obtain adequate vehicle sight distance (7.5 seconds to merge onto main roadway) may be excessive. High costs may be attributable to right-of-way acquisition, building removal, extensive excavation, or immitigable environmental impacts." Consequently, guidance from other federal and state agencies has been reviewed for recommended measures to improve vehicle sight distance.

The Federal Highway Administration (FHWA) provides recommendations for vehicle sight distance and safety measures associated with local rural roadways.[i] Potential vehicle sight distance improvements can be categorized as operational, geometric, or roadside as follows:

- **Operational:** Operational measures involve modifying the behaviour and/or expectations of the motorist by reducing speed limits, restricting turning movements, or increasing their awareness while traveling on the roadway;
- **Geometric:** Geometric measures relate to modifying and re-designing the roadway. Modifications might involve lowering the grades, providing more shoulder or lane width, and straightening or flattening curves;
- **Roadside:** Roadside solutions are associated with introducing, updating, or changing the features and elements of the roadway to provide the motorists with new alerts or sight distance. These measures include relocating or removing obstructions, trimming, and pruning vegetation, and/or installing and improving pavement markings, signs, lighting, signals, and roundabouts.

Based on the various vehicle sight distance categories (above), proposed project operational and roadside recommendations have been primarily based on suggested roadside improvements.

4.1 Specific Measures to Improve Sight Distance and Driver Awareness at Promise Wine Driveway

Based on discussions with Napa County Engineering staff and the results of the initial vehicle sight inquiry at the Promise Wine driveway and Sage Canyon Road; the following measures are suggested to improve vehicle sight distance:

- **Trim Existing Vegetation**: The existing vegetation on the south side of Sage Canyon Road both east and west of the Promise Wine driveway should be trimmed (to the extent possible). Lower shrubs and bushes should be cleared, and tree canopies trimmed upwards to provide windows through the trees. Dependent on the amount of vegetation trimming and tree pruning, it is likely vehicle sight distance could be improved to 400+ feet when sighting to the west on Sage Canyon Road;
- **Improve Promise Wine Driveway Apron**: Re-stripe the Promise Wine driveway apron to provide clear inbound/outbound paths to include a driveway center-line and stop-bar. In addition, install a stop-sign for outbound vehicles (see CAMUTCD Examples of Intersection Markings—Appendices);
- **Install Intersection Warning (W2-7L) and Cross Traffic Ahead (W70 CA) Signs**. Install intersection warning signs on Sage Canyon Road (SR 128) both east and west of the Promise Wine driveway. Based on the California Manual on Uniform Traffic Control Devices (CAMUTCD), the signs would be installed both east

and west of the Promise Wine driveway as shown in **Figure 3.1**. In addition, install Cross Traffic Ahead signs (W70 (CA)) further east and west of intersection warning signs prior to curves on Sage Canyon Road. Examples of the suggested signs are as follows:

CAMUTCD Intersection Warning Sign and Cross Traffic Ahead signs:



W2-7L

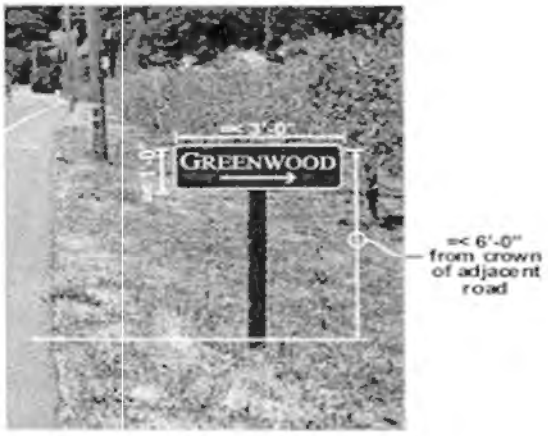


W70 (CA)

The suggested sign (above) would alert motorists traveling east and west on Sage Canyon Road to the approaching Promise Wine driveway and/or Estancia Winery driveway (located on the north side of roadway).

- **Install Winery Directional Sign**: A winery directional sign(s) shall be installed for motorists approaching the Promise Wine driveway from the west on Sage Canyon Road. Consistent with Napa County Sign Permit Standards, the sign shall be 1-foot by 3-foot employing white reflective copy on a solid blue background. The directional sign will alert motorists to the Winery and prevent abrupt slowdowns, U-turns, and additional travel on Sage Canyon Road;





- **Move Existing Mailboxes**: Re-locate the existing mailboxes situated on the west side of the Promise Wine driveway further back in the shoulder to provide additional vehicle sight distance sighting to the west. Dependent on vegetation trimming, the exact location could be determined after trimming to ensure an optimal location for both outbound vehicles and mail delivery.
- **Install LED Blinking Warning Signs:** The recommended cross traffic ahead signs (W70 (CA)) for Sage Canyon Road can be supplemented (converted) to LED blinking signs to further driver awareness. Signs could be triggered to flash (vehicle activated) when an outbound driver is stopped on the Promise Wine driveway via solar and/or presence detector-loop induction. for additional effect and safety consistent with CAMUTCD guidelines. A similar intersection warning sign exists on southbound Silverado Trail as it approaches Yountville Crossroad.

- **Encroachment Permit:** Based on recommended sight distance mitigation measures along Sage Canyon Road (SR 128) and initial feedback from Caltrans, an encroachment permit will be necessary for any work conducted within the Caltrans ROW along Sage Canyon Road (SR 128).[2]

With the implementation of recommended mitigation measures, overall vehicle sight distance would be proportionately improved, particularly sighting to the west from the driveway on Sage Canyon Road. Gains in vehicle sight distance to the east would be minimal based on the physical characteristics of the roadway (slope, cut-bank, oak tree, and vertical curve). However, proposed mitigation measures to improve vehicle sight distance would not compromise vehicle safety and would improve overall driver awareness at the Promise Wine Driveway/Sage Canyon Road intersection over current conditions. Recommended operational and roadside mitigation measures will improve driver awareness approaching the Promise Wine driveway as well as allow greater vision sighting west from the driveway.

4.2 Napa County Left-Turn Lane Warrant

Existing plus Project daily volumes were compared with the Napa County guidelines for installing a westbound left-turn lane on Sage Canyon Road at the Promise Wine driveway.[3] (The warrant graphs and project trip generation for weekday and Saturday conditions are provided in the **Appendix C**). The Napa County left-turn lane warrant is based on the combination of total proposed project daily trips (plus the existing residence) at the driveway and overall daily volumes on Sage Canyon Road. With 37-36 total daily trips (weekday/weekend) on the Sage Canyon Road project driveway and 1,525-1,314 total daily trips (weekday/weekend) on Sage Canyon Road, a westbound left-turn lane would *not be warranted* on Sage Canyon Road at the Promise Wine driveway based on County daily volume warrant requirements. It is noted that the proposed project is well below the County volume thresholds to warrant installation of a left-turn lane. The proposed project would have to generate between 80-90 daily trips at the driveway to satisfy warrant requirements.

5. Summary & Recommendations

Using surveyed 85th percentile vehicle speeds along Sage Canyon Road, the Caltrans minimum sight distance would be 398-feet (48 mph) sighting to the east and west on Sage Canyon Road. Using a vehicle design speed of 50 mph would require a sight distance of 430-feet both east and west on Sage Canyon Road. Currently, sight distance to the west from the Promise Wine driveway is approximately 330-feet, and 300-feet to the east. As noted in the analysis, the topography, curvature, slope, and vegetation on and along Sage Canyon Road would tend to keep vehicle speeds from increasing beyond surveyed data. Combined with low traffic volumes of 1,525 ADT on Sage Canyon Road (while below the Caltrans left-turn design standard for a new intersection), the suggested vehicle sight distance measures would proportionately improve vehicle sight lines and vehicle safety primarily to the west and are recommended (**Section 4.1**) for the Promise Wine driveway. Based on Napa County guidelines for installation of a westbound left-turn lane on Sage Canyon Road, the proposed project would not meet the minimum volume requirements for installation at this time. Suggested measures include vegetation trimming, driveway apron improvements/signs, and installation of blinking LED warning signs on Sage Canyon Road consistent with field input from County Engineering staff. However, removal of the existing large oak tree located on the north side of Sage Canyon Road east of the driveway is not recommended.

The existing sight lines combined with recommended mitigation measures to improve sight distance would increase vehicle sight distance as shown in **Table 3.1**. As noted, proposed mitigation measures to improve vehicle sight distance would not compromise vehicle safety and would improve overall driver awareness at the Promise Wine Driveway/Sage Canyon Road intersection over current conditions.

[2] Lliset Ayon, Associate Transportation Planner, Caltrans District 4, Personal correspondence, September 18, 2024.
[3] Napa County, Adopted Road and Street Standards, revised January 21, 2023.

Recommended mitigation measures would not improve vehicle sight distance at the Promise Wine driveway to meet minimum Caltrans standards based on a design speed of 50-mph. Therefore, at the direction of Napa County Engineering staff, the project applicant is requesting an exemption from the standard and provides this report for supporting evidence.

It is noted that the County has indicated that a formal traffic analysis is not required of the project. The proposed project would not generate significant daily and peak hour vehicle trips at the driveway keeping potential vehicle conflicts to a minimum.

APPENDIX:

Appendix A. Average Daily Traffic, Vehicle Classification, and Vehicle Speed Data
Appendix B: Caltrans HDM Figure, HDM Excerpts Chapters 200 & 400
Appendix C: Project Trip Generation & Napa County Left-Turn Lane Graph

Appendix A

Average Daily Traffic, Vehicle Classification, and Vehicle Speed Data

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County of Napa
State Route 128
E/ Promise Wine Winery Driveway
48 Hour Directional Classification Count

CNP001C
Site Code: 200-24299A

Eastbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/19/24	0	2	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	3	3	0	3	0	0	1	0	0	0	0	0	10
06:00	0	8	8	0	12	0	0	1	0	0	0	0	0	29
07:00	0	4	4	0	13	0	0	1	0	0	0	0	0	22
08:00	1	10	5	0	11	0	0	0	0	0	0	0	0	27
09:00	0	8	5	0	8	0	0	**5**	0	0	0	0	0	26
10:00	1	**14**	**10**	0	14	**1**	0	1	0	0	0	0	0	41
11:00	**3**	12	7	0	**17**	1	0	3	0	0	0	0	0	**43**
12 PM	0	20	10	1	22	0	0	1	0	0	0	0	0	54
13:00	**1**	22	15	0	23	0	0	3	0	0	0	0	0	64
14:00	0	66	40	**3**	31	0	0	4	0	0	0	0	0	144
15:00	0	87	**43**	0	**38**	0	0	**5**	0	0	0	0	0	**173**
16:00	1	**95**	32	1	34	0	0	2	0	0	0	0	0	165
17:00	0	48	27	0	27	0	0	4	0	0	0	0	0	106
18:00	1	30	11	0	5	0	0	0	0	0	0	0	0	47
19:00	0	9	3	0	5	0	0	0	0	0	0	0	0	17
20:00	0	10	5	0	1	0	0	1	0	0	0	0	0	17
21:00	0	5	2	0	0	0	0	0	0	0	0	0	0	7
22:00	0	5	1	0	1	0	0	0	0	0	0	0	0	7
23:00	0	1	0	0	1	0	0	0	0	0	0	0	0	2
Total	8	460	231	5	266	2	0	32	0	0	0	0	0	1004
Percent	0.8%	45.8%	23.0%	0.5%	26.5%	0.2%	0.0%	3.2%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	11:00	10:00	10:00		11:00	10:00		09:00						11:00
Vol.	3	14	10		17	1		5						43
PM Peak	13:00	16:00	15:00	14:00	15:00			15:00						15:00
Vol.	1	95	43	3	38			5						173

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04/20/24	0	2	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	1	0	0	1	0	0	0	0	0	2
05:00	0	3	0	0	2	0	0	**2**	0	0	0	0	0	7
06:00	0	5	4	0	5	0	0	2	0	0	0	0	0	16
07:00	0	5	8	0	1	0	0	1	0	0	0	0	0	15
08:00	0	8	3	0	**7**	0	0	0	0	0	0	0	0	18
09:00	**4**	18	3	0	1	0	0	1	0	0	0	0	0	27
10:00	2	19	11	0	3	0	0	1	0	0	0	0	0	36
11:00	1	**21**	**15**	0	4	0	0	0	0	0	0	0	0	**41**
12 PM	1	21	6	**1**	7	0	0	**3**	0	0	0	0	0	39
13:00	3	21	13	0	**8**	0	0	0	0	0	0	0	0	45
14:00	**4**	44	16	0	6	0	0	0	0	0	0	0	0	70
15:00	1	37	12	0	7	0	0	2	0	0	0	0	0	59
16:00	0	**52**	**18**	0	7	0	0	0	0	0	0	0	0	**77**
17:00	0	38	6	0	2	0	0	1	0	0	0	0	0	47
18:00	0	22	7	0	4	0	0	0	0	0	0	0	0	33
19:00	0	18	8	0	2	0	0	0	0	0	0	0	0	28
20:00	0	5	6	0	1	0	0	0	0	0	0	0	0	12
21:00	0	5	1	0	2	0	0	1	0	0	0	0	0	9
22:00	0	5	4	0	0	0	0	0	0	0	0	0	0	9
23:00	1	2	0	0	2	0	0	0	0	0	0	0	0	5
Total	17	352	141	1	72	0	0	15	0	0	0	0	0	598
Percent	2.8%	58.9%	23.6%	0.2%	12.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	09:00	11:00	11:00		08:00			05:00						11:00
Vol.	4	21	15		7			2						41
PM Peak	14:00	16:00	16:00	12:00	13:00			12:00						16:00
Vol.	4	52	18	1	8			3						77
Grand Total	25	812	372	6	338	2	0	47	0	0	0	0	0	1602
Percent	1.6%	50.7%	23.2%	0.4%	21.1%	0.1%	0.0%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	

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County of Napa
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E/ Promise Wine Winery Driveway
48 Hour Directional Classification Count

CNP001C
Site Code: 200-24299A

Westbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/19/24	0	1	0	0	0	0	0	0	0	0	0	0	0	1
01:00	0	3	1	0	0	0	0	0	0	0	0	0	0	4
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	2	0	0	0	0	0	0	0	0	3
05:00	0	4	7	0	2	0	0	0	0	0	0	0	0	13
06:00	0	21	**20**	0	**16**	0	0	1	0	0	0	0	0	**58**
07:00	0	13	5	0	10	0	0	1	0	0	0	0	0	29
08:00	0	**26**	10	0	6	0	0	**3**	0	0	0	0	0	45
09:00	0	14	6	0	5	0	0	0	0	0	0	0	0	25
10:00	**3**	19	8	0	11	**1**	0	1	**1**	0	0	0	0	44
11:00	1	17	13	0	6	0	0	0	0	0	0	0	0	37
12 PM	**1**	15	**13**	0	7	0	0	**2**	0	0	0	0	0	38
13:00	0	23	6	0	5	0	0	1	0	0	0	0	0	35
14:00	0	19	11	**1**	**11**	0	0	0	0	0	0	0	0	42
15:00	0	17	5	0	9	0	0	2	0	0	0	0	0	33
16:00	0	26	2	0	6	0	0	1	0	0	0	0	0	35
17:00	0	**29**	10	1	4	0	0	1	0	0	0	0	0	**45**
18:00	0	5	3	0	2	0	0	0	0	0	0	0	0	10
19:00	0	9	2	0	0	0	0	0	0	0	0	0	0	11
20:00	0	1	1	0	1	0	0	0	0	0	0	0	0	3
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	2	2	0	0	0	0	0	0	0	0	0	0	4
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	5	265	125	2	103	1	0	13	1	0	0	0	0	515
Percent	1.0%	51.5%	24.3%	0.4%	20.0%	0.2%	0.0%	2.5%	0.2%	0.0%	0.0%	0.0%	0.0%	
AM Peak	10:00	08:00	06:00		06:00	10:00		08:00	10:00					06:00
Vol.	3	26	20		16	1		3	1					58
PM Peak	12:00	17:00	12:00	14:00	14:00			12:00						17:00
Vol.	1	29	13	1	11			2						45

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Westbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/20/24	0	1	1	0	0	0	0	0	0	0	0	0	0	2
01:00	0	2	0	0	0	0	0	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
05:00	0	3	1	0	0	0	0	0	0	0	0	0	0	4
06:00	0	4	2	0	2	0	0	0	0	0	0	0	0	8
07:00	0	8	4	0	1	0	0	1	0	0	0	0	0	14
08:00	0	21	7	0	1	0	0	0	0	0	0	0	0	29
09:00	1	9	6	0	2	0	0	2	0	0	0	0	0	20
10:00	2	19	**12**	0	**7**	0	0	2	0	0	0	0	0	42
11:00	**4**	**51**	9	0	3	0	0	**3**	0	0	0	0	0	**70**
12 PM	**7**	**93**	11	0	4	0	0	1	0	0	0	0	0	**116**
13:00	3	74	**17**	**2**	**6**	0	0	2	0	0	0	0	0	104
14:00	2	61	8	1	3	0	0	**3**	0	0	0	0	0	78
15:00	2	37	9	0	6	0	0	0	0	0	0	0	0	54
16:00	2	35	11	0	2	0	0	3	0	0	0	0	0	53
17:00	2	39	4	0	2	0	0	1	0	0	0	0	0	48
18:00	0	21	4	0	3	0	0	1	0	0	0	0	0	29
19:00	0	8	7	0	1	0	0	0	0	0	0	0	0	16
20:00	0	7	3	0	0	0	0	1	0	0	0	0	0	11
21:00	0	7	2	0	0	0	0	1	0	0	0	0	0	10
22:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
23:00	0	3	0	0	0	0	0	0	0	0	0	0	0	3
Total	25	505	119	3	43	0	0	21	0	0	0	0	0	716
Percent	3.5%	70.5%	16.6%	0.4%	6.0%	0.0%	0.0%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	11:00	11:00	10:00		10:00			11:00						11:00
Vol.	4	51	12		7			3						70
PM Peak	12:00	12:00	13:00	13:00	13:00			14:00						12:00
Vol.	7	93	17	2	6			3						116
Grand Total	30	770	244	5	146	1	0	34	1	0	0	0	0	1231
Percent	2.4%	62.6%	19.8%	0.4%	11.9%	0.1%	0.0%	2.8%	0.1%	0.0%	0.0%	0.0%	0.0%	

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48 Hour Directional Classification Count

CNP001C
Site Code: 200-24299A

Eastbound, Westbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/19/24	0	3	0	0	0	0	0	0	0	0	0	0	0	3
01:00	0	3	1	0	0	0	0	0	0	0	0	0	0	4
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	2	0	0	2	0	0	0	0	0	0	0	0	4
05:00	0	7	10	0	5	0	0	1	0	0	0	0	0	23
06:00	0	29	**28**	0	**28**	0	0	2	0	0	0	0	0	**87**
07:00	0	17	9	0	23	0	0	2	0	0	0	0	0	51
08:00	1	**36**	15	0	17	0	0	3	0	0	0	0	0	72
09:00	0	22	11	0	13	0	0	**5**	0	0	0	0	0	51
10:00	**4**	33	18	0	25	**2**	0	2	**1**	0	0	0	0	85
11:00	4	29	20	0	23	1	0	3	0	0	0	0	0	80
12 PM	**1**	35	23	1	29	0	0	3	0	0	0	0	0	92
13:00	1	45	21	0	28	0	0	4	0	0	0	0	0	99
14:00	0	85	**51**	**4**	42	0	0	4	0	0	0	0	0	186
15:00	0	104	48	0	**47**	0	0	**7**	0	0	0	0	0	**206**
16:00	1	**121**	34	1	40	0	0	3	0	0	0	0	0	200
17:00	0	77	37	1	31	0	0	5	0	0	0	0	0	151
18:00	1	35	14	0	7	0	0	0	0	0	0	0	0	57
19:00	0	18	5	0	5	0	0	0	0	0	0	0	0	28
20:00	0	11	6	0	2	0	0	1	0	0	0	0	0	20
21:00	0	5	2	0	0	0	0	0	0	0	0	0	0	7
22:00	0	7	3	0	1	0	0	0	0	0	0	0	0	11
23:00	0	1	0	0	1	0	0	0	0	0	0	0	0	2
Total	13	725	356	7	369	3	0	45	1	0	0	0	0	1519
Percent	0.9%	47.7%	23.4%	0.5%	24.3%	0.2%	0.0%	3.0%	0.1%	0.0%	0.0%	0.0%	0.0%	
AM Peak	10:00	08:00	06:00		06:00	10:00		09:00	10:00					06:00
Vol.	4	36	28		28	2		5	1					87
PM Peak	12:00	16:00	14:00	14:00	15:00			15:00						15:00
Vol.	1	121	51	4	47			7						206

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04/20/24	0	3	1	0	0	0	0	0	0	0	0	0	0	4
01:00	0	3	0	0	0	0	0	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	1	0	1	0	0	1	0	0	0	0	0	4
05:00	0	6	1	0	2	0	0	2	0	0	0	0	0	11
06:00	0	9	6	0	7	0	0	2	0	0	0	0	0	24
07:00	0	13	12	0	2	0	0	2	0	0	0	0	0	29
08:00	0	29	10	0	8	0	0	0	0	0	0	0	0	47
09:00	**5**	27	9	0	3	0	0	**3**	0	0	0	0	0	47
10:00	4	38	23	0	**10**	0	0	3	0	0	0	0	0	78
11:00	5	**72**	**24**	0	7	0	0	3	0	0	0	0	0	**111**
12 PM	**8**	**114**	17	1	11	0	0	**4**	0	0	0	0	0	**155**
13:00	6	95	**30**	**2**	**14**	0	0	2	0	0	0	0	0	149
14:00	6	105	24	1	9	0	0	3	0	0	0	0	0	148
15:00	3	74	21	0	13	0	0	2	0	0	0	0	0	113
16:00	2	87	29	0	9	0	0	3	0	0	0	0	0	130
17:00	2	77	10	0	4	0	0	2	0	0	0	0	0	95
18:00	0	43	11	0	7	0	0	1	0	0	0	0	0	62
19:00	0	26	15	0	3	0	0	0	0	0	0	0	0	44
20:00	0	12	9	0	1	0	0	1	0	0	0	0	0	23
21:00	0	12	3	0	2	0	0	2	0	0	0	0	0	19
22:00	0	6	4	0	0	0	0	0	0	0	0	0	0	10
23:00	1	5	0	0	2	0	0	0	0	0	0	0	0	8
Total	42	857	260	4	115	0	0	36	0	0	0	0	0	1314
Percent	3.2%	65.2%	19.8%	0.3%	8.8%	0.0%	0.0%	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	09:00	11:00	11:00		10:00			09:00						11:00
Vol.	5	72	24		10			3						111
PM Peak	12:00	12:00	13:00	13:00	13:00			12:00						12:00
Vol.	8	114	30	2	14			4						155
Grand Total	55	1582	616	11	484	3	0	81	1	0	0	0	0	2833
Percent	1.9%	55.8%	21.7%	0.4%	17.1%	0.1%	0.0%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	

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County of Napa
State Route 128
E/ Promise Wine Winery Driveway
48 Hour Directional Classification Count

CNP001C
Site Code: 200-24299B

Eastbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/26/24	0	2	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	3	3	0	3	0	0	1	0	0	0	0	0	10
06:00	0	8	8	0	12	0	0	1	0	0	0	0	0	29
07:00	0	4	4	0	13	0	0	1	0	0	0	0	0	22
08:00	1	10	5	0	11	0	0	0	0	0	0	0	0	27
09:00	0	8	5	0	8	0	0	**5**	0	0	0	0	0	26
10:00	1	**14**	**10**	0	14	**1**	0	1	0	0	0	0	0	41
11:00	**3**	12	7	0	**17**	1	0	3	0	0	0	0	0	**43**
12 PM	0	20	10	1	22	0	0	1	0	0	0	0	0	54
13:00	**1**	22	15	0	23	0	0	3	0	0	0	0	0	64
14:00	0	66	40	**3**	31	0	0	4	0	0	0	0	0	144
15:00	0	87	**43**	0	**38**	0	0	**5**	0	0	0	0	0	**173**
16:00	1	**95**	32	1	34	0	0	2	0	0	0	0	0	165
17:00	0	48	27	0	27	0	0	4	0	0	0	0	0	106
18:00	1	30	11	0	5	0	0	0	0	0	0	0	0	47
19:00	0	9	3	0	5	0	0	0	0	0	0	0	0	17
20:00	0	10	5	0	1	0	0	1	0	0	0	0	0	17
21:00	0	5	2	0	0	0	0	0	0	0	0	0	0	7
22:00	0	5	1	0	1	0	0	0	0	0	0	0	0	7
23:00	0	1	0	0	1	0	0	0	0	0	0	0	0	2
Total	8	460	231	5	266	2	0	32	0	0	0	0	0	1004
Percent	0.8%	45.8%	23.0%	0.5%	26.5%	0.2%	0.0%	3.2%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	11:00	10:00	10:00		11:00	10:00		09:00						11:00
Vol.	3	14	10		17	1		5						43
PM Peak	13:00	16:00	15:00	14:00	15:00			15:00						15:00
Vol.	1	95	43	3	38			5						173

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County of Napa
State Route 128
E/ Promise Wine Winery Driveway
48 Hour Directional Classification Count

CNP001C
Site Code: 200-24299B

Eastbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/27/24	0	2	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	1	0	0	1	0	0	0	0	0	2
05:00	0	3	0	0	2	0	0	**2**	0	0	0	0	0	7
06:00	0	5	4	0	5	0	0	2	0	0	0	0	0	16
07:00	0	5	8	0	1	0	0	1	0	0	0	0	0	15
08:00	0	8	3	0	**7**	0	0	0	0	0	0	0	0	18
09:00	**4**	18	3	0	1	0	0	1	0	0	0	0	0	27
10:00	2	19	11	0	3	0	0	1	0	0	0	0	0	36
11:00	1	**21**	**15**	0	4	0	0	0	0	0	0	0	0	**41**
12 PM	1	21	6	**1**	7	0	0	**3**	0	0	0	0	0	39
13:00	3	21	13	0	**8**	0	0	0	0	0	0	0	0	45
14:00	**4**	44	16	0	6	0	0	0	0	0	0	0	0	70
15:00	1	37	12	0	7	0	0	2	0	0	0	0	0	59
16:00	0	**52**	**18**	0	7	0	0	0	0	0	0	0	0	**77**
17:00	0	38	6	0	2	0	0	1	0	0	0	0	0	47
18:00	0	22	7	0	4	0	0	0	0	0	0	0	0	33
19:00	0	18	8	0	2	0	0	0	0	0	0	0	0	28
20:00	0	5	6	0	1	0	0	0	0	0	0	0	0	12
21:00	0	5	1	0	2	0	0	1	0	0	0	0	0	9
22:00	0	5	4	0	0	0	0	0	0	0	0	0	0	9
23:00	1	2	0	0	2	0	0	0	0	0	0	0	0	5
Total	17	352	141	1	72	0	0	15	0	0	0	0	0	598
Percent	2.8%	58.9%	23.6%	0.2%	12.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	09:00	11:00	11:00		08:00			05:00						11:00
Vol.	4	21	15		7			2						41
PM Peak	14:00	16:00	16:00	12:00	13:00			12:00						16:00
Vol.	4	52	18	1	8			3						77
Grand Total	25	812	372	6	338	2	0	47	0	0	0	0	0	1602
Percent	1.6%	50.7%	23.2%	0.4%	21.1%	0.1%	0.0%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	

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County of Napa
State Route 128
E/ Promise Wine Winery Driveway
48 Hour Directional Classification Count

CNP001C
Site Code: 200-24299B

Westbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/26/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	1	0	0	0	0	0	0	0	0	2
05:00	0	16	8	0	1	0	0	0	0	0	0	0	0	25
06:00	0	18	11	0	13	0	0	0	0	0	0	0	0	**42**
07:00	0	13	7	0	11	0	0	0	0	0	0	0	0	31
08:00	1	**25**	10	0	4	0	0	2	0	0	0	0	0	42
09:00	0	17	5	0	**15**	0	0	2	0	0	0	0	0	39
10:00	0	13	6	**1**	11	0	0	**5**	**1**	0	0	0	0	37
11:00	**2**	8	**12**	0	9	0	0	2	0	0	0	0	0	33
12 PM	**1**	17	7	0	**9**	0	0	1	0	0	0	0	0	35
13:00	0	**22**	9	0	5	0	0	2	0	0	0	0	0	38
14:00	0	16	7	**1**	9	0	0	**3**	0	0	0	0	0	36
15:00	0	20	13	1	9	0	0	1	0	0	0	0	0	44
16:00	0	22	**17**	1	6	0	0	1	0	0	0	0	0	**47**
17:00	0	16	2	0	6	0	0	3	0	0	0	0	0	27
18:00	0	10	7	0	4	0	0	1	0	0	0	0	0	22
19:00	0	4	0	0	3	0	0	0	0	0	0	0	0	7
20:00	0	4	1	0	0	0	0	0	0	0	0	0	0	5
21:00	0	3	0	0	1	0	0	1	0	0	0	0	0	5
22:00	0	3	0	0	0	0	0	0	0	0	0	0	0	3
23:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	4	249	122	4	117	0	0	24	1	0	0	0	0	521
Percent	0.8%	47.8%	23.4%	0.8%	22.5%	0.0%	0.0%	4.6%	0.2%	0.0%	0.0%	0.0%	0.0%	
AM Peak	11:00	08:00	11:00	10:00	09:00			10:00	10:00					06:00
Vol.	2	25	12	1	15			5	1					42
PM Peak	12:00	13:00	16:00	14:00	12:00			14:00						16:00
Vol.	1	22	17	1	9			3						47

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County of Napa
State Route 128
E/ Promise Wine Winery Driveway
48 Hour Directional Classification Count

CNP001C
Site Code: 200-24299B

Westbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/27/24	0	1	0	0	0	0	0	0	0	0	0	0	0	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	2	0	0	0	0	0	0	0	0	2
05:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
06:00	0	6	1	0	3	0	0	0	0	0	0	0	0	10
07:00	0	10	6	0	0	0	0	1	0	0	0	0	0	17
08:00	0	17	10	0	3	0	0	1	0	0	0	0	0	31
09:00	0	26	6	0	**6**	0	0	0	0	0	0	0	0	38
10:00	**10**	36	**13**	**1**	6	0	0	**2**	0	0	0	0	0	**68**
11:00	5	**41**	8	1	5	0	0	0	0	0	0	0	0	60
12 PM	**1**	**55**	11	0	3	0	0	0	0	0	0	0	0	70
13:00	1	53	16	0	4	0	0	0	0	0	0	0	0	**74**
14:00	1	41	**17**	**1**	**10**	0	0	0	0	0	0	0	0	70
15:00	0	46	6	0	5	0	0	1	0	0	0	0	0	58
16:00	1	27	7	0	2	0	0	**5**	0	0	0	0	0	42
17:00	1	16	3	0	3	0	0	3	0	0	0	0	0	26
18:00	0	8	6	1	3	0	0	1	0	0	0	0	0	19
19:00	0	10	6	0	3	0	0	0	0	0	0	0	0	19
20:00	0	10	1	0	1	0	0	1	0	0	0	0	0	13
21:00	0	10	3	0	1	0	0	0	0	0	0	0	0	14
22:00	0	4	4	0	2	0	0	1	0	0	0	0	0	11
23:00	0	4	1	0	1	0	0	0	0	0	0	0	0	6
Total	20	422	126	4	63	0	0	16	0	0	0	0	0	651
Percent	3.1%	64.8%	19.4%	0.6%	9.7%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	10:00	11:00	10:00	10:00	09:00			10:00						10:00
Vol.	10	41	13	1	6			2						68
PM Peak	12:00	12:00	14:00	14:00	14:00			16:00						13:00
Vol.	1	55	17	1	10			5						74
Grand Total	24	671	248	8	180	0	0	40	1	0	0	0	0	1172
Percent	2.0%	57.3%	21.2%	0.7%	15.4%	0.0%	0.0%	3.4%	0.1%	0.0%	0.0%	0.0%	0.0%	

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County of Napa
State Route 128
E/ Promise Wine Winery Driveway
48 Hour Directional Classification Count

CNP001C
Site Code: 200-24299B

Eastbound, Westbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/26/24	0	2	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	2	0	0	1	0	0	0	0	0	0	0	0	3
05:00	0	19	11	0	4	0	0	1	0	0	0	0	0	35
06:00	0	26	**19**	0	25	0	0	1	0	0	0	0	0	71
07:00	0	17	11	0	24	0	0	1	0	0	0	0	0	53
08:00	2	**35**	15	0	15	0	0	2	0	0	0	0	0	69
09:00	0	25	10	0	23	0	0	**7**	0	0	0	0	0	65
10:00	1	27	16	**1**	25	**1**	0	6	**1**	0	0	0	0	**78**
11:00	**5**	20	19	0	**26**	1	0	5	0	0	0	0	0	76
12 PM	**1**	37	17	1	31	0	0	2	0	0	0	0	0	89
13:00	1	44	24	0	28	0	0	5	0	0	0	0	0	102
14:00	0	82	47	**4**	40	0	0	**7**	0	0	0	0	0	180
15:00	0	107	**56**	1	**47**	0	0	6	0	0	0	0	0	**217**
16:00	1	**117**	49	2	40	0	0	3	0	0	0	0	0	212
17:00	0	64	29	0	33	0	0	7	0	0	0	0	0	133
18:00	1	40	18	0	9	0	0	1	0	0	0	0	0	69
19:00	0	13	3	0	8	0	0	0	0	0	0	0	0	24
20:00	0	14	6	0	1	0	0	1	0	0	0	0	0	22
21:00	0	8	2	0	1	0	0	1	0	0	0	0	0	12
22:00	0	8	1	0	1	0	0	0	0	0	0	0	0	10
23:00	0	2	0	0	1	0	0	0	0	0	0	0	0	3
Total	12	709	353	9	383	2	0	56	1	0	0	0	0	1525
Percent	0.8%	46.5%	23.1%	0.6%	25.1%	0.1%	0.0%	3.7%	0.1%	0.0%	0.0%	0.0%	0.0%	
AM Peak	11:00	08:00	06:00	10:00	11:00	10:00		09:00	10:00					10:00
Vol.	5	35	19	1	26	1		7	1					78
PM Peak	12:00	16:00	15:00	14:00	15:00			14:00						15:00
Vol.	1	117	56	4	47			7						217

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County of Napa
State Route 128
E/ Promise Wine Winery Driveway
48 Hour Directional Classification Count

CNP001C
Site Code: 200-24299B

Eastbound, Westbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
04/27/24	0	3	0	0	0	0	0	0	0	0	0	0	0	3
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	3	0	0	1	0	0	0	0	0	4
05:00	0	4	1	0	2	0	0	2	0	0	0	0	0	9
06:00	0	11	5	0	8	0	0	2	0	0	0	0	0	26
07:00	0	15	14	0	1	0	0	2	0	0	0	0	0	32
08:00	0	25	13	0	**10**	0	0	1	0	0	0	0	0	49
09:00	4	44	9	0	7	0	0	1	0	0	0	0	0	65
10:00	**12**	55	**24**	**1**	9	0	0	**3**	0	0	0	0	0	**104**
11:00	6	**62**	23	1	9	0	0	0	0	0	0	0	0	101
12 PM	2	76	17	**1**	10	0	0	3	0	0	0	0	0	109
13:00	4	74	29	0	12	0	0	0	0	0	0	0	0	119
14:00	**5**	**85**	**33**	1	**16**	0	0	0	0	0	0	0	0	**140**
15:00	1	83	18	0	12	0	0	3	0	0	0	0	0	117
16:00	1	79	25	0	9	0	0	**5**	0	0	0	0	0	119
17:00	1	54	9	0	5	0	0	4	0	0	0	0	0	73
18:00	0	30	13	1	7	0	0	1	0	0	0	0	0	52
19:00	0	28	14	0	5	0	0	0	0	0	0	0	0	47
20:00	0	15	7	0	2	0	0	1	0	0	0	0	0	25
21:00	0	15	4	0	3	0	0	1	0	0	0	0	0	23
22:00	0	9	8	0	2	0	0	1	0	0	0	0	0	20
23:00	1	6	1	0	3	0	0	0	0	0	0	0	0	11
Total	37	774	267	5	135	0	0	31	0	0	0	0	0	1249
Percent	3.0%	62.0%	21.4%	0.4%	10.8%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	10:00	11:00	10:00	10:00	08:00			10:00						10:00
Vol.	12	62	24	1	10			3						104
PM Peak	14:00	14:00	14:00	12:00	14:00			16:00						14:00
Vol.	5	85	33	1	16			5						140
Grand Total	49	1483	620	14	518	2	0	87	1	0	0	0	0	2774
Percent	1.8%	53.5%	22.4%	0.5%	18.7%	0.1%	0.0%	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%	

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County of Napa
State Route 28
E/ Promise Wine Winery Driveway
48 Hour Directional Speed Survey

CNP001S
Site Code: 200-24299A

Eastbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/19/24	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	2	5	2	1	0	0	0	0	0	10
06:00	0	0	0	0	0	6	8	15	0	0	0	0	0	0	29
07:00	0	0	0	1	0	6	8	4	1	1	1	0	0	0	22
08:00	4	0	0	0	0	8	12	1	1	0	0	0	0	0	26
09:00	0	0	0	0	6	12	7	1	0	0	0	0	0	0	26
10:00	0	1	0	1	6	11	13	8	1	0	0	0	0	0	41
11:00	2	1	3	1	2	11	17	4	2	0	0	0	0	0	43
12 PM	0	0	0	0	3	12	21	12	6	0	0	0	0	0	54
13:00	1	0	1	1	2	16	27	13	3	0	0	0	0	0	64
14:00	0	0	0	0	0	22	69	40	9	3	1	0	0	0	144
15:00	0	0	0	0	4	35	68	51	11	4	0	0	0	0	173
16:00	1	0	0	0	5	22	78	51	6	1	1	0	0	0	165
17:00	0	0	0	0	1	20	42	27	12	4	0	0	0	0	106
18:00	1	0	1	0	0	7	23	8	6	0	1	0	0	0	47
19:00	0	0	0	0	0	3	8	5	0	1	0	0	0	0	17
20:00	0	0	0	0	2	9	4	2	0	0	0	0	0	0	17
21:00	0	0	0	0	0	3	1	1	1	1	0	0	0	0	7
22:00	0	0	0	0	0	3	2	2	0	0	0	0	0	0	7
23:00	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
Total	9	2	5	4	31	209	416	247	61	15	4	0	0	0	1003

Daily

15th Percentile :	37 MPH
50th Percentile :	42 MPH
85th Percentile :	48 MPH
95th Percentile :	52 MPH

Statistics

Mean Speed(Average) :	43 MPH
10 MPH Pace Speed :	41-50 MPH
Number in Pace :	663
Percent in Pace :	66.1%
Number of Vehicles > 55 MPH :	19
Percent of Vehicles > 55 MPH :	1.9%

Counts Unlimited, Inc.

PO Box 1178
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County of Napa
State Route 28
E/ Promise Wine Winery Driveway
48 Hour Directional Speed Survey

CNP001S
Site Code: 200-24299A

Eastbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/20/24	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
01:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
05:00	0	0	0	0	0	1	4	1	1	0	0	0	0	0	7
06:00	0	0	0	0	0	4	8	3	1	0	0	0	0	0	16
07:00	0	0	0	0	1	7	4	2	1	0	0	0	0	0	15
08:00	0	0	0	0	1	1	11	5	0	0	0	0	0	0	18
09:00	1	2	2	1	2	4	10	4	1	0	0	0	0	0	27
10:00	0	3	1	0	2	8	11	3	1	2	3	1	1	0	36
11:00	0	1	0	0	2	14	13	10	1	0	0	0	0	0	41
12 PM	0	1	2	1	1	15	11	6	2	0	0	0	0	0	39
13:00	0	4	0	1	4	11	15	9	1	0	0	0	0	0	45
14:00	5	0	0	0	2	21	27	12	1	2	0	0	0	0	70
15:00	0	0	0	0	3	11	30	11	4	0	0	0	0	0	59
16:00	0	0	0	0	4	20	38	11	3	0	1	0	0	0	77
17:00	0	1	0	0	8	11	17	6	3	0	1	0	0	0	47
18:00	0	0	0	0	1	5	17	5	4	1	0	0	0	0	33
19:00	0	0	0	0	0	6	18	4	0	0	0	0	0	0	28
20:00	1	0	0	1	0	5	4	1	0	0	0	0	0	0	12
21:00	0	0	0	0	1	3	4	0	0	1	0	0	0	0	9
22:00	1	1	0	0	0	4	2	1	0	0	0	0	0	0	9
23:00	1	0	0	0	0	4	0	0	0	0	0	0	0	0	5
Total	9	13	5	4	33	157	245	95	24	6	5	1	1	0	598

Daily

15th Percentile :	35 MPH
50th Percentile :	41 MPH
85th Percentile :	47 MPH
95th Percentile :	51 MPH

Statistics

Mean Speed(Average) :	41 MPH
10 MPH Pace Speed :	36-45 MPH
Number in Pace :	402
Percent in Pace :	67.2%
Number of Vehicles > 55 MPH :	13
Percent of Vehicles > 55 MPH :	2.2%

Counts Unlimited, Inc.

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County of Napa
State Route 28
E/ Promise Wine Winery Driveway
48 Hour Directional Speed Survey

CNP001S
Site Code: 200-24299A

Westbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/19/24	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
01:00	0	0	0	0	0	3	1	0	0	0	0	0	0	0	4
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	1	2	0	0	0	0	0	0	0	3
05:00	0	0	0	0	0	0	9	2	1	0	1	0	0	0	13
06:00	0	0	0	0	2	8	19	23	4	2	0	0	0	0	58
07:00	0	0	0	0	0	7	12	10	0	0	0	0	0	0	29
08:00	1	1	0	0	4	9	21	7	2	0	0	0	0	0	45
09:00	0	0	1	1	9	10	2	2	0	0	0	0	0	0	25
10:00	1	0	0	4	13	24	2	0	0	0	0	0	0	0	44
11:00	1	0	0	1	4	13	13	5	0	0	0	0	0	0	37
12 PM	0	0	0	1	2	17	15	3	0	0	0	0	0	0	38
13:00	0	0	0	1	6	19	5	3	1	0	0	0	0	0	35
14:00	0	0	0	1	10	15	14	2	0	0	0	0	0	0	42
15:00	0	0	0	0	4	9	16	4	0	0	0	0	0	0	33
16:00	0	0	0	0	3	14	13	5	0	0	0	0	0	0	35
17:00	0	0	0	0	7	12	20	3	3	0	0	0	0	0	45
18:00	0	0	0	0	3	3	3	0	0	1	0	0	0	0	10
19:00	0	0	0	0	0	6	5	0	0	0	0	0	0	0	11
20:00	0	0	0	0	1	1	0	1	0	0	0	0	0	0	3
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	4
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3	1	1	9	69	175	172	70	11	3	1	0	0	0	515

Daily

15th Percentile :	34 MPH
50th Percentile :	39 MPH
85th Percentile :	45 MPH
95th Percentile :	49 MPH

Statistics

Mean Speed(Average) :	40 MPH
10 MPH Pace Speed :	36-45 MPH
Number in Pace :	347
Percent in Pace :	67.4%
Number of Vehicles > 55 MPH :	4
Percent of Vehicles > 55 MPH :	0.8%

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County of Napa
State Route 28
E/ Promise Wine Winery Driveway
48 Hour Directional Speed Survey

CNP001S
Site Code: 200-24299A

Westbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/20/24	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
05:00	0	0	0	0	1	1	1	1	0	0	0	0	0	0	4
06:00	0	0	0	0	0	1	4	3	0	0	0	0	0	0	8
07:00	0	0	0	2	1	4	3	4	0	0	0	0	0	0	14
08:00	0	0	0	0	2	6	12	6	3	0	0	0	0	0	29
09:00	0	0	1	1	0	12	5	1	0	0	0	0	0	0	20
10:00	0	0	1	1	4	22	12	1	0	1	0	0	0	0	42
11:00	0	2	1	3	24	35	4	1	0	0	0	0	0	0	70
12 PM	0	0	0	8	31	56	17	4	0	0	0	0	0	0	116
13:00	0	0	1	7	31	44	18	2	0	0	0	0	0	0	103
14:00	0	0	2	4	20	31	17	4	0	0	0	0	0	0	78
15:00	0	0	0	1	23	27	2	0	1	0	0	0	0	0	54
16:00	0	0	0	1	15	20	14	2	1	1	0	0	0	0	54
17:00	1	0	0	1	12	21	10	2	1	0	0	0	0	0	48
18:00	0	0	2	1	5	16	4	0	1	0	0	0	0	0	29
19:00	0	0	0	0	6	3	5	2	0	0	0	0	0	0	16
20:00	0	1	0	1	5	1	3	0	0	0	0	0	0	0	11
21:00	0	0	0	0	3	2	5	0	0	0	0	0	0	0	10
22:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
23:00	0	0	0	0	1	2	0	0	0	0	0	0	0	0	3
Total	3	3	8	31	185	307	137	33	7	2	0	0	0	0	716

Daily

15th Percentile :	31 MPH
50th Percentile :	37 MPH
85th Percentile :	42 MPH
95th Percentile :	45 MPH

Statistics

Mean Speed(Average) :	38 MPH
10 MPH Pace Speed :	31-40 MPH
Number in Pace :	492
Percent in Pace :	68.7%
Number of Vehicles > 55 MPH :	2
Percent of Vehicles > 55 MPH :	0.3%

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County of Napa
State Route 28
E/ Promise Wine Winery Driveway
48 Hour Directional Speed Survey

CNP001S
Site Code: 200-24299A

Eastbound, Westbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/19/24	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3
01:00	0	0	0	0	0	3	1	0	0	0	0	0	0	0	4
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	1	3	0	0	0	0	0	0	0	4
05:00	0	0	0	0	0	2	14	4	2	0	1	0	0	0	23
06:00	0	0	0	0	2	14	27	38	4	2	0	0	0	0	87
07:00	0	0	0	1	0	13	20	14	1	1	1	0	0	0	51
08:00	5	1	0	0	4	17	33	8	3	0	0	0	0	0	71
09:00	0	0	1	1	15	22	9	3	0	0	0	0	0	0	51
10:00	1	1	0	5	19	35	15	8	1	0	0	0	0	0	85
11:00	3	1	3	2	6	24	30	9	2	0	0	0	0	0	80
12 PM	0	0	0	1	5	29	36	15	6	0	0	0	0	0	92
13:00	1	0	1	2	8	35	32	16	4	0	0	0	0	0	99
14:00	0	0	0	1	10	37	83	42	9	3	1	0	0	0	186
15:00	0	0	0	0	8	44	84	55	11	4	0	0	0	0	206
16:00	1	0	0	0	8	36	91	56	6	1	1	0	0	0	200
17:00	0	0	0	0	8	32	62	30	15	4	0	0	0	0	151
18:00	1	0	1	0	3	10	26	8	6	1	1	0	0	0	57
19:00	0	0	0	0	0	9	13	5	0	1	0	0	0	0	28
20:00	0	0	0	0	3	10	4	3	0	0	0	0	0	0	20
21:00	0	0	0	0	0	3	1	1	1	1	0	0	0	0	7
22:00	0	0	0	0	1	6	2	2	0	0	0	0	0	0	11
23:00	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
Total	12	3	6	13	100	384	588	317	72	18	5	0	0	0	1518

Daily

15th Percentile :	36 MPH
50th Percentile :	42 MPH
85th Percentile :	47 MPH
95th Percentile :	51 MPH

Statistics

Mean Speed(Average) :	42 MPH
10 MPH Pace Speed :	36-45 MPH
Number in Pace :	972
Percent in Pace :	64.0%
Number of Vehicles > 55 MPH :	23
Percent of Vehicles > 55 MPH :	1.5%

Counts Unlimited, Inc.
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County of Napa
State Route 28
E/ Promise Wine Winery Driveway
48 Hour Directional Speed Survey

CNP001S
Site Code: 200-24299A

Eastbound, Westbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/20/24	2	0	0	0	0	0	1	1	0	0	0	0	0	0	4
01:00	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	3	1	0	0	0	0	0	0	0	4
05:00	0	0	0	0	1	2	5	2	1	0	0	0	0	0	11
06:00	0	0	0	0	0	5	12	6	1	0	0	0	0	0	24
07:00	0	0	0	2	2	11	7	6	1	0	0	0	0	0	29
08:00	0	0	0	0	3	7	23	11	3	0	0	0	0	0	47
09:00	1	2	3	2	2	16	15	5	1	0	0	0	0	0	47
10:00	0	3	2	1	6	30	23	4	1	3	3	1	1	0	78
11:00	0	3	1	3	26	49	17	11	1	0	0	0	0	0	111
12 PM	0	1	2	9	32	71	28	10	2	0	0	0	0	0	155
13:00	0	4	1	8	35	55	33	11	1	0	0	0	0	0	148
14:00	5	0	2	4	22	52	44	16	1	2	0	0	0	0	148
15:00	0	0	0	1	26	38	32	11	5	0	0	0	0	0	113
16:00	0	0	0	1	19	40	52	13	4	1	1	0	0	0	131
17:00	1	1	0	1	20	32	27	8	4	0	1	0	0	0	95
18:00	0	0	2	1	6	21	21	5	5	1	0	0	0	0	62
19:00	0	0	0	0	6	9	23	6	0	0	0	0	0	0	44
20:00	1	1	0	2	5	6	7	1	0	0	0	0	0	0	23
21:00	0	0	0	0	4	5	9	0	0	1	0	0	0	0	19
22:00	1	1	0	0	0	5	2	1	0	0	0	0	0	0	10
23:00	1	0	0	0	1	6	0	0	0	0	0	0	0	0	8
Total	12	16	13	35	218	464	382	128	31	8	5	1	1	0	1314

Daily

15th Percentile :	32 MPH
50th Percentile :	38 MPH
85th Percentile :	44 MPH
95th Percentile :	49 MPH

Statistics

Mean Speed(Average) :	39 MPH
10 MPH Pace Speed :	36-45 MPH
Number in Pace :	846
Percent in Pace :	64.4%
Number of Vehicles > 55 MPH :	15
Percent of Vehicles > 55 MPH :	1.1%

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County of Napa
State Route 28
E/ Promise Wine Winery Driveway
48 Hour Directional Speed Survey

CNP001S
Site Code: 200-24299B

Eastbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/26/24	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
01:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
04:00	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2
05:00	0	0	0	0	1	2	6	1	1	0	0	0	0	0	11
06:00	0	0	0	0	0	6	11	11	2	0	0	0	0	0	30
07:00	0	0	0	0	0	5	6	4	0	0	0	0	0	0	15
08:00	1	0	0	0	1	5	9	7	1	0	0	0	0	0	24
09:00	0	0	0	0	1	3	14	8	2	1	0	0	0	0	29
10:00	0	0	0	0	2	11	18	12	4	0	0	0	0	0	47
11:00	2	0	0	0	1	9	17	8	2	0	0	0	0	0	39
12 PM	0	0	0	0	1	10	30	14	2	0	0	0	0	0	57
13:00	1	0	0	0	1	13	26	12	2	1	0	0	0	0	56
14:00	5	1	0	0	4	20	34	15	4	0	0	0	0	0	83
15:00	0	0	0	0	3	24	58	48	9	1	0	0	0	0	143
16:00	1	0	0	0	1	24	67	36	11	0	0	0	0	0	140
17:00	0	0	0	0	2	13	30	21	2	0	0	0	0	0	68
18:00	0	0	0	0	1	3	13	8	5	1	0	0	0	0	31
19:00	0	0	0	0	1	5	7	8	1	0	0	0	0	0	22
20:00	0	0	0	0	0	0	1	4	0	0	1	0	0	0	6
21:00	0	0	0	0	1	4	5	3	0	0	0	0	0	0	13
22:00	0	0	0	0	0	4	3	1	0	0	0	0	0	0	8
23:00	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
Total	10	1	0	0	22	163	357	223	49	4	1	0	0	0	830

Daily

15th Percentile :	37 MPH
50th Percentile :	43 MPH
85th Percentile :	48 MPH
95th Percentile :	51 MPH

Statistics

Mean Speed(Average) :	43 MPH
10 MPH Pace Speed :	41-50 MPH
Number in Pace :	580
Percent in Pace :	69.9%
Number of Vehicles > 55 MPH :	5
Percent of Vehicles > 55 MPH :	0.6%

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County of Napa
State Route 28
E/ Promise Wine Winery Driveway
48 Hour Directional Speed Survey

CNP001S
Site Code: 200-24299B

Eastbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/27/24	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	1	0	1	1	0	0	0	0	0	3
06:00	0	0	0	0	0	1	6	1	0	0	0	0	0	0	8
07:00	0	3	1	0	3	3	6	5	0	0	0	0	0	0	21
08:00	0	1	0	0	0	3	8	11	3	0	0	0	0	0	26
09:00	0	1	0	1	0	14	7	9	2	0	0	0	0	0	34
10:00	1	2	2	0	7	9	12	1	0	0	0	0	0	0	34
11:00	0	2	0	0	0	11	12	5	0	1	0	0	0	0	31
12 PM	0	0	1	0	0	9	18	11	1	0	0	0	0	0	40
13:00	0	0	0	0	0	12	19	9	4	1	0	0	0	0	45
14:00	0	0	1	0	2	28	16	11	3	1	0	0	0	0	62
15:00	0	0	0	0	3	16	25	13	3	0	0	0	0	0	60
16:00	0	0	0	0	0	15	24	11	4	0	0	0	0	0	54
17:00	0	0	0	1	0	10	21	6	2	0	0	0	0	0	40
18:00	0	0	0	0	1	6	15	4	1	0	0	0	0	0	27
19:00	0	0	0	0	0	3	4	2	2	0	0	0	0	0	11
20:00	0	0	0	0	1	3	6	1	0	1	0	0	0	0	12
21:00	0	0	0	0	0	5	2	4	0	0	0	0	0	0	11
22:00	0	0	0	0	1	0	2	2	0	0	0	0	0	0	5
23:00	0	0	0	0	0	3	2	0	1	0	0	0	0	0	6
Total	1	9	5	2	18	152	207	107	27	4	0	0	0	0	532

Daily

15th Percentile :	36 MPH
50th Percentile :	41 MPH
85th Percentile :	47 MPH
95th Percentile :	50 MPH

Statistics

Mean Speed(Average) :	42 MPH
10 MPH Pace Speed :	36-45 MPH
Number in Pace :	359
Percent in Pace :	67.5%
Number of Vehicles > 55 MPH :	4
Percent of Vehicles > 55 MPH :	0.8%

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CNP001S
Site Code: 200-24299B

Westbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/26/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
05:00	0	0	0	0	1	4	8	7	4	0	0	1	0	0	25
06:00	0	0	0	0	1	0	12	20	8	0	0	1	0	0	42
07:00	0	0	0	0	0	5	9	11	5	1	0	0	0	0	31
08:00	0	1	0	1	3	6	19	8	2	2	0	0	0	0	42
09:00	0	0	0	0	5	7	17	6	4	0	0	0	0	0	39
10:00	0	0	0	3	4	16	9	5	0	0	0	0	0	0	37
11:00	0	0	0	0	2	12	8	8	3	0	0	0	0	0	33
12 PM	0	0	0	0	11	13	6	3	2	0	0	0	0	0	35
13:00	0	0	0	1	9	16	9	3	0	0	0	0	0	0	38
14:00	0	1	0	0	1	15	16	3	0	0	0	0	0	0	36
15:00	0	0	1	1	1	21	15	4	1	0	0	0	0	0	44
16:00	0	0	0	0	4	15	13	5	9	2	0	0	0	0	48
17:00	0	0	0	0	7	9	8	3	0	0	0	0	0	0	27
18:00	0	0	0	1	7	2	4	7	1	0	0	0	0	0	22
19:00	0	0	0	0	0	1	3	1	1	1	0	0	0	0	7
20:00	0	0	0	0	2	0	3	0	0	0	0	0	0	0	5
21:00	0	0	0	0	0	2	2	0	1	0	0	0	0	0	5
22:00	0	0	0	0	1	1	1	0	0	0	0	0	0	0	3
23:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Total	0	2	1	7	59	146	164	94	41	6	0	2	0	0	522

Daily

15th Percentile :	35 MPH
50th Percentile :	41 MPH
85th Percentile :	48 MPH
95th Percentile :	52 MPH

Statistics

Mean Speed(Average) :	42 MPH
10 MPH Pace Speed :	36-45 MPH
Number in Pace :	310
Percent in Pace :	59.4%
Number of Vehicles > 55 MPH :	8
Percent of Vehicles > 55 MPH :	1.5%

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48 Hour Directional Speed Survey

CNP001S
Site Code: 200-24299B

Westbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/27/24	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
05:00	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
06:00	0	0	0	0	1	0	3	3	2	1	0	0	0	0	10
07:00	0	0	0	0	0	5	4	5	2	1	0	0	0	0	17
08:00	0	0	0	0	0	5	15	9	2	0	0	0	0	0	31
09:00	0	0	0	1	2	7	20	5	3	0	0	0	0	0	38
10:00	0	0	4	12	16	21	10	4	1	1	0	0	0	0	69
11:00	0	0	1	2	14	25	12	6	0	0	0	0	0	0	60
12 PM	0	0	0	1	15	29	21	4	0	0	0	0	0	0	70
13:00	0	0	1	2	20	28	15	7	0	1	0	0	0	0	74
14:00	0	0	0	2	10	36	18	4	0	0	0	0	0	0	70
15:00	0	0	0	0	5	21	27	4	1	0	0	0	0	0	58
16:00	0	0	0	0	12	24	5	0	1	0	0	0	0	0	42
17:00	0	0	1	0	3	12	7	3	0	0	0	0	0	0	26
18:00	0	0	0	1	2	4	9	2	1	0	0	0	0	0	19
19:00	0	0	0	0	0	7	6	4	2	0	0	0	0	0	19
20:00	0	0	0	0	7	1	4	1	0	0	0	0	0	0	13
21:00	0	0	0	1	3	6	1	1	2	0	0	0	0	0	14
22:00	0	0	0	0	2	2	6	1	0	0	0	0	0	0	11
23:00	0	0	0	0	0	6	0	0	0	0	0	0	0	0	6
Total	0	0	7	22	112	239	185	64	18	4	1	0	0	0	652

Daily

15th Percentile :	33 MPH
50th Percentile :	38 MPH
85th Percentile :	44 MPH
95th Percentile :	49 MPH

Statistics

Mean Speed(Average) :	40 MPH
10 MPH Pace Speed :	36-45 MPH
Number in Pace :	424
Percent in Pace :	65.0%
Number of Vehicles > 55 MPH :	5
Percent of Vehicles > 55 MPH :	0.8%

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48 Hour Directional Speed Survey

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Eastbound, Westbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/26/24	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
01:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
04:00	0	0	0	0	1	1	1	1	0	0	0	0	0	0	4
05:00	0	0	0	0	2	6	14	8	5	0	0	1	0	0	36
06:00	0	0	0	0	1	6	23	31	10	0	0	1	0	0	72
07:00	0	0	0	0	0	10	15	15	5	1	0	0	0	0	46
08:00	1	1	0	1	4	11	28	15	3	2	0	0	0	0	66
09:00	0	0	0	0	6	10	31	14	6	1	0	0	0	0	68
10:00	0	0	0	3	6	27	27	17	4	0	0	0	0	0	84
11:00	2	0	0	0	3	21	25	16	5	0	0	0	0	0	72
12 PM	0	0	0	0	12	23	36	17	4	0	0	0	0	0	92
13:00	1	0	0	1	10	29	35	15	2	1	0	0	0	0	94
14:00	5	2	0	0	5	35	50	18	4	0	0	0	0	0	119
15:00	0	0	1	1	4	45	73	52	10	1	0	0	0	0	187
16:00	1	0	0	0	5	39	80	41	20	2	0	0	0	0	188
17:00	0	0	0	0	9	22	38	24	2	0	0	0	0	0	95
18:00	0	0	0	1	8	5	17	15	6	1	0	0	0	0	53
19:00	0	0	0	0	1	6	10	9	2	1	0	0	0	0	29
20:00	0	0	0	0	2	0	4	4	0	0	1	0	0	0	11
21:00	0	0	0	0	1	6	7	3	1	0	0	0	0	0	18
22:00	0	0	0	0	1	5	4	1	0	0	0	0	0	0	11
23:00	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3
Total	10	3	1	7	81	309	521	317	90	10	1	2	0	0	1352

Daily

15th Percentile :	36 MPH
50th Percentile :	42 MPH
85th Percentile :	48 MPH
95th Percentile :	51 MPH

Statistics

Mean Speed(Average) :	43 MPH
10 MPH Pace Speed :	41-50 MPH
Number in Pace :	838
Percent in Pace :	62.0%
Number of Vehicles > 55 MPH :	13
Percent of Vehicles > 55 MPH :	1.0%

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Eastbound, Westbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
04/27/24	0	0	0	0	0	0	2	0	1	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
05:00	0	0	0	0	0	1	1	1	1	0	1	0	0	0	5
06:00	0	0	0	0	1	1	9	4	2	1	0	0	0	0	18
07:00	0	3	1	0	3	8	10	10	2	1	0	0	0	0	38
08:00	0	1	0	0	0	8	23	20	5	0	0	0	0	0	57
09:00	0	1	0	2	2	21	27	14	5	0	0	0	0	0	72
10:00	1	2	6	12	23	30	22	5	1	1	0	0	0	0	103
11:00	0	2	1	2	14	36	24	11	0	1	0	0	0	0	91
12 PM	0	0	1	1	15	38	39	15	1	0	0	0	0	0	110
13:00	0	0	1	2	20	40	34	16	4	2	0	0	0	0	119
14:00	0	0	1	2	12	64	34	15	3	1	0	0	0	0	132
15:00	0	0	0	0	8	37	52	17	4	0	0	0	0	0	118
16:00	0	0	0	0	12	39	29	11	5	0	0	0	0	0	96
17:00	0	0	1	1	3	22	28	9	2	0	0	0	0	0	66
18:00	0	0	0	1	3	10	24	6	2	0	0	0	0	0	46
19:00	0	0	0	0	0	10	10	6	4	0	0	0	0	0	30
20:00	0	0	0	0	8	4	10	2	0	1	0	0	0	0	25
21:00	0	0	0	1	3	11	3	5	2	0	0	0	0	0	25
22:00	0	0	0	0	3	2	8	3	0	0	0	0	0	0	16
23:00	0	0	0	0	0	9	2	0	1	0	0	0	0	0	12
Total	1	9	12	24	130	391	392	171	45	8	1	0	0	0	1184

Daily

15th Percentile :	35 MPH
50th Percentile :	40 MPH
85th Percentile :	46 MPH
95th Percentile :	49 MPH

Statistics

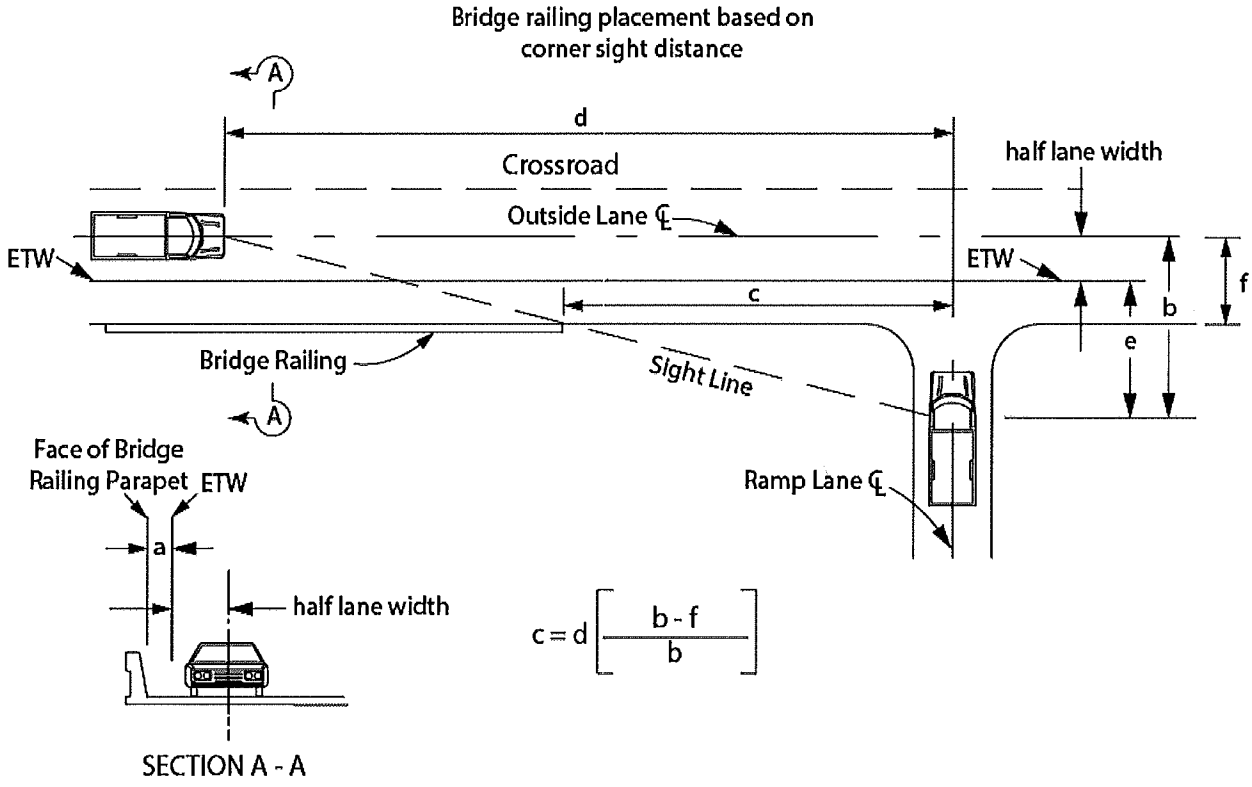
Mean Speed(Average) :	41 MPH
10 MPH Pace Speed :	36-45 MPH
Number in Pace :	783
Percent in Pace :	66.1%
Number of Vehicles > 55 MPH :	9
Percent of Vehicles > 55 MPH :	0.8%

Appendix B

Caltrans HDM Figure, HDM Excerpts Chapters 200 & 400

Figure 504.3I

Location of Ramp Intersections on the Crossroads



a = Distance from edge of traveled way (ETW) to bridge railing; includes sidewalk width, if present.

b = Distance from center of outside lane to assumed eye of ramp vehicle driver.
b = half lane width + e

c = Ramp set back from end of bridge raillling.

d = Corner sight distance measured along the crossroad from the intersection. See Index 405.1.

e= Driver's eye set back: Ramp driver's eye is assumed to be located 10' plus the shoulder width, but not less than 15' from the ETW. See Index 405.1.

f = half lane width + a

CHAPTER 200 – GEOMETRIC DESIGN AND STRUCTURE STANDARDS

Topic 201 – Sight Distance

Index 201.1 – General

Sight distance is the continuous length of highway ahead, visible to the highway user. Four types of sight distance are considered herein: passing, stopping, decision, and corner. Passing sight distance is used where use of an opposing lane can provide passing opportunities (see Index 201.2). Stopping sight distance is the minimum sight distance for a given design speed to be provided on multilane highways and on 2-lane roads when passing sight distance is not economically obtainable. Stopping sight distance also is to be provided for all users, including motorists and bicyclists, at all elements of interchanges and intersections at grade, including private road connections (see Topic 504, Index 405.1, & Figure 405.7). Decision sight distance is used at major decision points (see Indexes 201.7 and 504.2). Corner sight distance is used at intersections (see Index 405.1, Figure 405.7, and Figure 504.3I).

Table 201.1 shows the minimum standards for stopping sight distance related to design speed for motorists. Stopping sight distances given in the table are suitable for Class II and Class III bikeways. The stopping sight distances are also applicable to roundabout design on the approach roadway, within the circulatory roadway, and on the exits prior to the pedestrian crossings. Also shown in Table 201.1 are the values for use in providing passing sight distance.

See Chapter 1000 for Class I bikeway sight distance guidance.

Chapter 3 of "A Policy on Geometric Design of Highways and Streets," AASHTO, contains a thorough discussion of the derivation of stopping sight distance.

201.2 Passing Sight Distance

Passing sight distance is the minimum sight distance required for the driver of one vehicle to pass another vehicle safely and comfortably. Passing must be accomplished assuming an oncoming vehicle comes into view and maintains the design speed, without reduction, after the overtaking maneuver is started.

Table 201.1

Sight Distance Standards

Design Speed[1] (mph)	Stopping[2] (ft)	Passing (ft)
10	50	---
15	100	---
20	125	800
25	150	950
30	200	1,100
35	250	1,300
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300
70	750	2,500
75	840	2,600
80	930	2,700

Notes:

[1]See Topic 101 for selection of design speed.

[2]For sustained downgrades, refer to underlined standard in Index 201.3

The sight distance available for passing at any place is the longest distance at which a driver whose eyes are 3 ½ feet above the pavement surface can see the top of an object 4 ¼ feet high on the road. See Table 201.1 for the calculated values that are associated with various design speeds.

In general, 2-lane highways should be designed to provide for passing where possible, especially those routes with high volumes of trucks or recreational vehicles. Passing should be done on tangent horizontal alignments with constant grades or a slight sag vertical curve. Not only are drivers reluctant to pass on a long crest vertical curve, but it is impracticable to design crest vertical curves to provide for passing sight distance because of high cost where crest cuts are involved. Passing sight distance for crest vertical curves is 7 to 17 times longer than the stopping sight distance.

Ordinarily, passing sight distance is provided at locations where combinations of alignment and profile do not require the use of crest vertical curves.

(5) *Lock To Lock Time* - The time in seconds that an average driver would take under normal driving conditions to turn the steering wheel of a vehicle from the lock position on one side to the lock position on the other side. The default in AutoTurn software is 6 seconds.

(6) *Steering Lock Angle* - The maximum angle that the steering wheels can be turned. It is further defined as the average of the maximum angles made by the left and right steering wheels with the longitudinal axis of the vehicle.

(7) *Articulating Angle* - The maximum angle between the tractor and semitrailer.

Topic 405 – Intersection Design Standards

405.1 Sight Distance

(1) *Stopping Sight Distance.* See Index 201.1 for minimum stopping sight distance requirements.

(2) *Corner Sight Distance.*

(a) General. At unsignalized intersections a substantially clear line of sight should be maintained between the driver of a vehicle, bicyclist or pedestrian stopped on the minor road and the driver of an approaching vehicle on the major road that has no stop. Line of sight for all users should be included in right of way, in order to preserve sight lines.

See DIB 79 for 2R, 3R, certain storm damage, protective betterment, operational, and safety projects on two-lane and three-lane conventional highways.

Adequate time should be provided for the stopped vehicle on the minor road to either cross all lanes of through traffic, cross the near lanes and turn left, or turn right, without requiring through traffic to radically alter their speed. The visibility required for these maneuvers form a clear sight triangle with the corner sight distance b and the crossing distance a_1 or a_2 (see Figure 405.1 as an example of corner sight distance at a two-lane, two-way highway). Dimensions a_1 and a_2 are measured from the decision point to the center of the lane. The actual number of lanes will vary on the major and minor roads. There should be no sight obstruction within the clear sight triangle.

The methodology used for the driver on the minor road that is stopped to complete the necessary maneuver while the approaching vehicle travels at the design speed of the major road is based on gap-acceptance behavior. A 7-1/2 second criterion is applied to a passenger car (including pickup trucks) for a left turn from a stop on the minor road. However, this time gap does not account for a single-unit truck (no semitrailer), a combination truck (see Index 404.4 for truck tractor-semitrailer guidance), a right-turn from a stop, or for a crossing maneuver. See Table 405.1A for the time gap that addresses these situations for the assumed design vehicle making these maneuvers from the minor road.

In determining corner sight distance, a set back distance for the vehicle waiting on the minor road must be assumed as measured from the edge of traveled way of the major road. Set back for the driver of the vehicle on the minor road should be a minimum of 10 feet plus the shoulder width of the major road but not less than 15 feet. The location of the driver's eye for the set back is the decision point per Figure 405.1. Corner sight distance and the driver's eye set back are also illustrated in Figures 405.7 and 504.3I. Line of sight for corner sight distance for passenger cars is to be determined from a 3 and 1/2-foot height at the location of the driver of the vehicle in the center of the minor road lane to a 3 and 1/2-foot object height in the center of the approaching outside lane of the major road. This provides for reciprocal sight by both vehicles. The passenger

Figure 405.1
Corner Sight Distance (b)

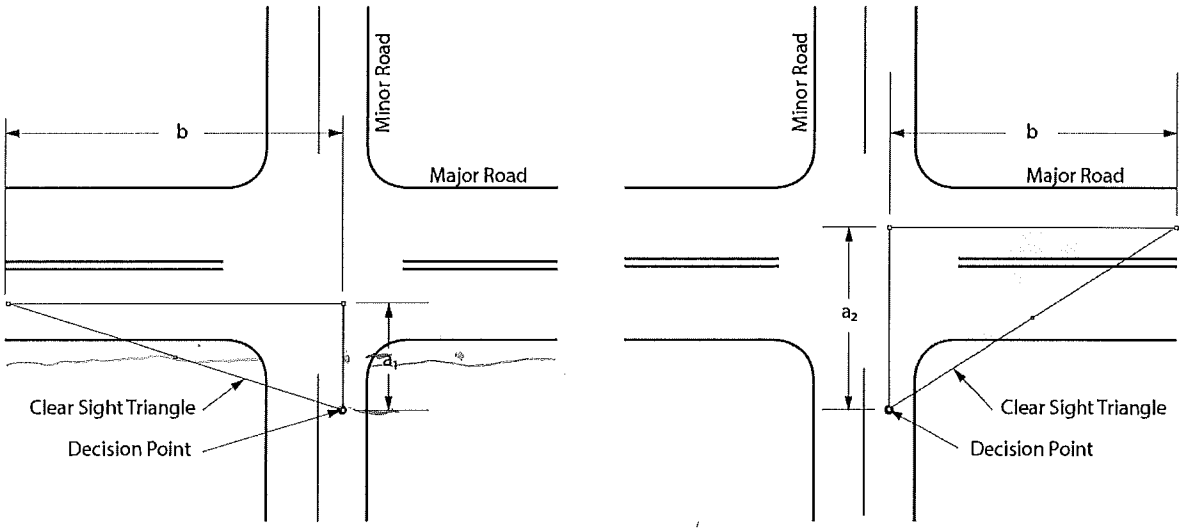


Table 405.1A
Corner Sight Distance Time Gap (T_g) for Unsignalized Intersections

Design Vehicle	Left-turn from Stop (s) [4]	Right-turn from Stop and Crossing Maneuver (s)
Passenger Car	7½	6½
Private Road Intersection		
Rural Driveway		
Single-Unit Truck	9½	8½
Public Road Intersection		
Combination Truck	11½	10½
Major and Minor Roads on Routes:		
National Network		
Terminal or Service Access		
California Legal		
KPRA Advisory		

Notes: Time gaps are for a stopped vehicle to turn left, right or cross a two-lane highway with no median and with minor road grades of 3 percent or less. The table values should be adjusted as follows:

[1]For multilane highways—When crossing or making a left-turn onto a two-way major road with more than two lanes, add 0.5 s for passenger cars or 0.7 s for trucks for each additional lane to be crossed. Median widths should be converted to an equivalent number of lanes in applying the 0.5 s and 0.7 s criteria. For example, an 18-foot wide median is equivalent to 1.5 lanes; this requires an additional 0.75 s for a passenger car to cross or an additional 1.05 s for a truck to cross.

[2]For minor road approach grades—If the minor road approach grade is an upgrade that exceeds 3 percent and the rear wheels of the design vehicle are on the grade exceeding 3 percent, add 0.2 s for each percent grade for left-turns and crossing maneuvers; or add 0.1 s for each percent grade for right-turns. For example, a passenger car is turning right from a minor road and at the stop location its rear wheels are on a 4 percent upgrade; this requires an additional 0.4 s for the right-turn.

[3]Unique situations may necessitate a different design vehicle for a particular minor road than those listed here (e.g., predominant combination trucks out of a rural driveway). Additionally, for intersections at skewed angles less than 60 degrees, a further adjustment is needed. See the AASHTO "A Policy on Geometric Design of Highways and Streets" for guidance.

[4]Time gap for vehicles approaching from the left can be the same as the right-turn from stop maneuver.

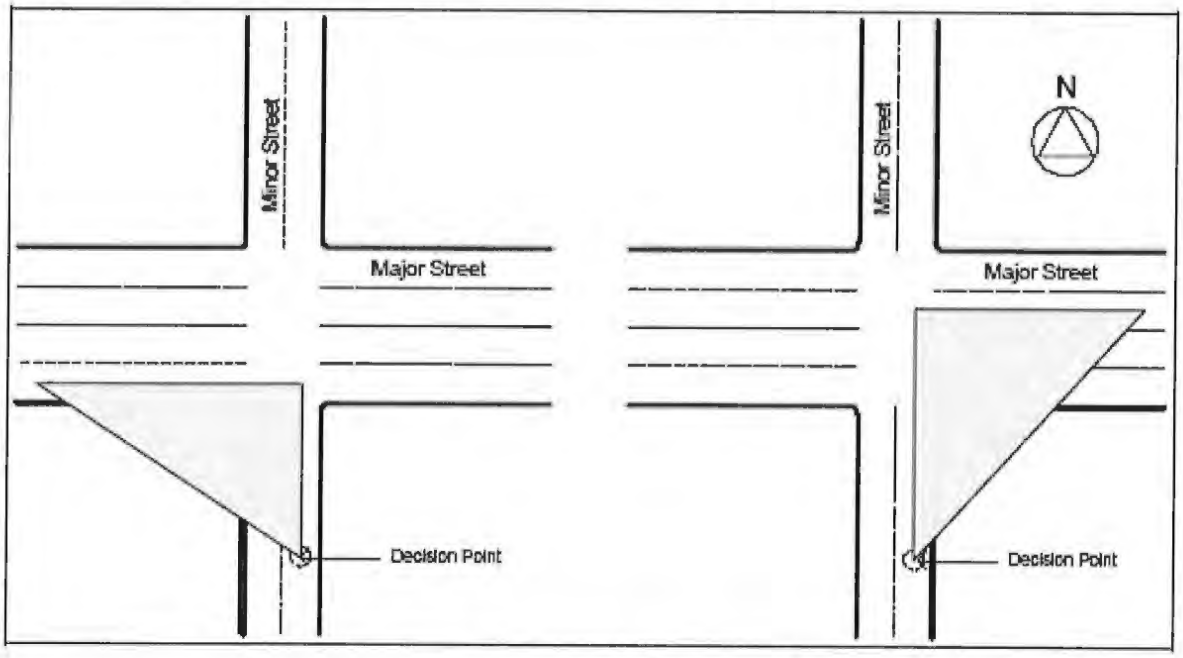


Figure 4.1. Approach Sight Triangles

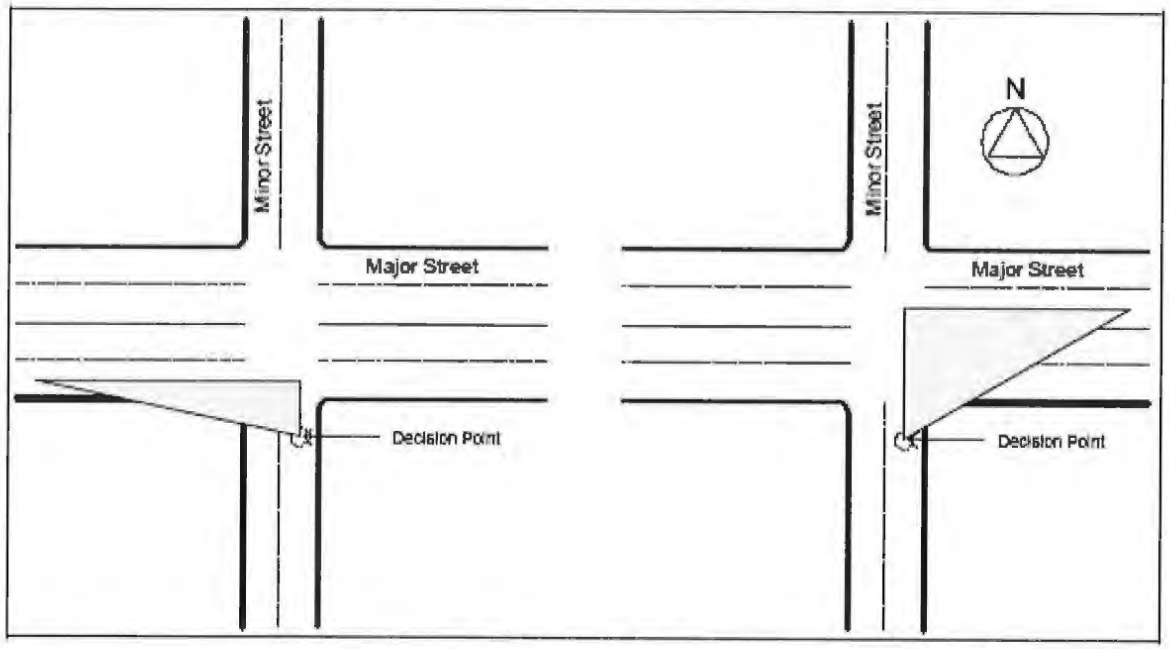


Figure 4.2. Departure Sight Triangles

Source: CTRE – Iowa State University

Appendix C

Project Trip Generation & Napa County Left-Turn Lane Graph

A Tradition of Stewardship
A Commitment to Service

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559-3082
(707) 253-4417

Clear Form

PROJECT DESCRIPTION

Winery Name: Promise Winery - Use Permit (Resubmittal of project file no. P22-00384) **Date Prepared:** 12/15/23

Existing Entitled Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	0	0
	Weekend	0	0
Number of Part Time Employees*	Weekday	0	0
	Weekend	0	0
Maximum Daily Visitation	Weekday	0	0
	Weekend	0	0
Annual Gallons of Production		0	0
Annual Tons of Grape Haul		0.0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	2	2
	Weekend	2	2
Number of Part Time Employees*	Weekday	3	3
	Weekend	3	3
Maximum Daily Visitation	Weekday	15	15
	Weekend	15	15
Annual Gallons of Production		30,000	30,000
Annual Tons of Grape Haul		187.5	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

*Number of full time and part time employees should represent the max number of employees that will be working on any given day (including all vendors and contractors employed for the largest event that occurs two or more times per month on average).

Promise Winery - Use Permit (Resubmittal of project file no. P22-00384)

TRIP GENERATION

Existing Winery					Harvest	Non-Harvest
Maximum Daily Weekday Traffic (Friday)						
	Harvest	Non-Harvest				
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors	0	0	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
				Total Weekday Daily Trips	0	0
				Total Weekday Peak Hour Trips*	0	0
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	Non-Harvest				
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors	0	0	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
				Total Weekend Daily Trips	0	0
				Total Weekend Peak Hour Trips*	0	0
Maximum Annual Traffic						
				Total Annual Trips**	0	

Proposed Winery					Harvest	Non-Harvest
Maximum Daily Weekday Traffic (Friday)						
	Harvest	Non-Harvest				
FT Employees	2	2	3.05 one way trips/employee	FT Employee Daily Trips	6.1	6.1
PT Employees	3	3	1.9 one way trips/employee	PT Employee Daily Trips	5.7	5.7
Max Visitors	15	15	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	11.5	11.5
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	30,000		0.000018 truck trips	Production Daily Trips	0.5	0.5
Tons of Grape Haul#	187.5		0.013889 truck trips	Grape Haul Daily Trips	2.6	0.0
				Total Weekday Daily Trips	27	24
				Total Weekday Peak Hour Trips*	10	9
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	Non-Harvest				
FT Employees	2	2	3.05 one way trips/employee	FT Employee Daily Trips	6.1	6.1
PT Employees	3	3	1.9 one way trips/employee	PT Employee Daily Trips	5.7	5.7
Max Visitors	15	15	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	10.7	10.7
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	30,000		0.000018 truck trips	Production Daily Trips	0.5	0.5
Tons of Grape Haul#	187.5		0.013889 truck trips	Grape Haul Daily Trips	2.6	0.0
				Total Weekend Daily Trips	26	24
				Total Weekend Peak Hour Trips*	12	10
Maximum Annual Traffic						
				Total Annual Trips**	8,969	

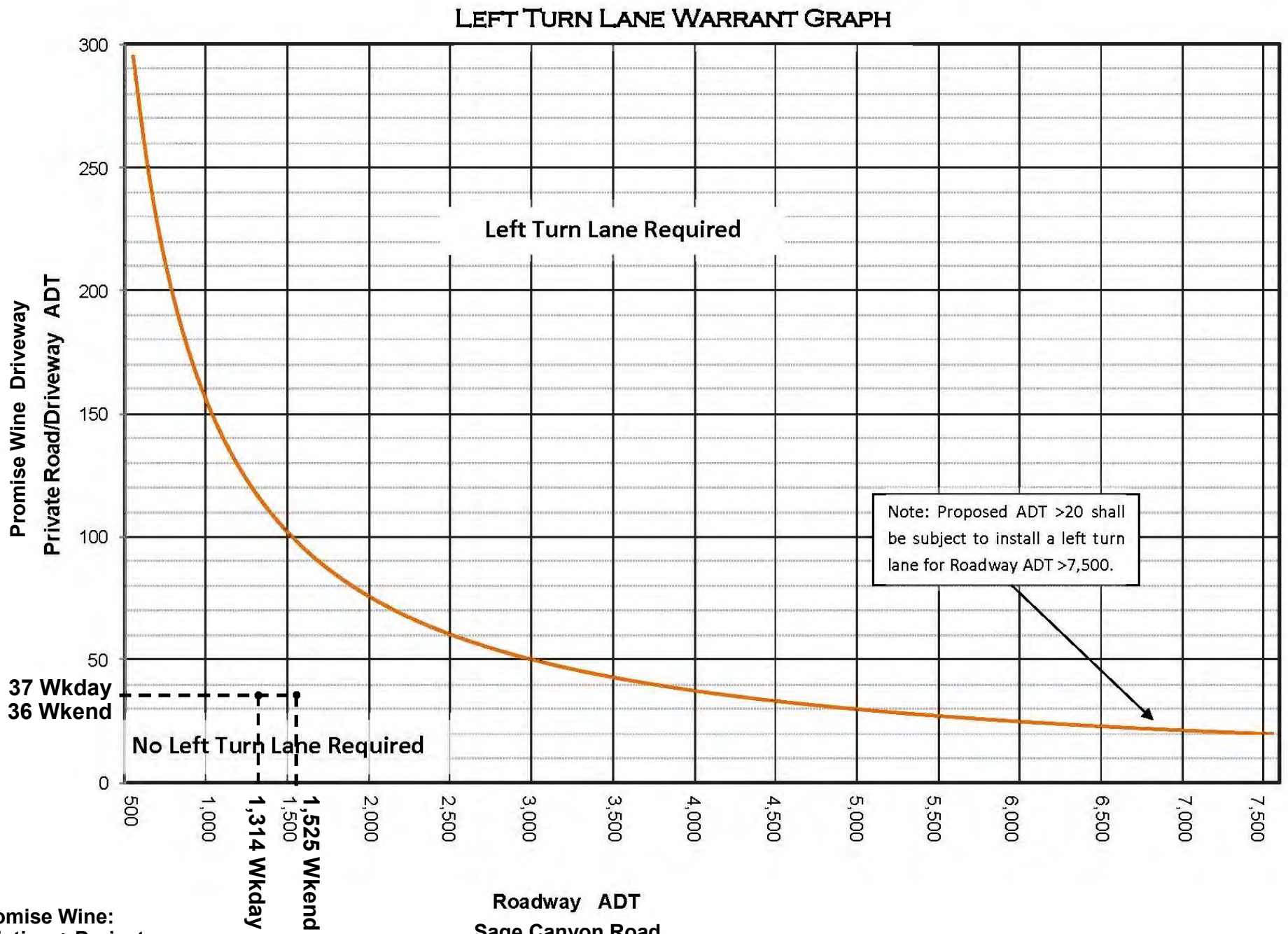
Net New Trips		Harvest	Non-Harvest
Maximum Weekday Traffic (Friday)			
If total net new daily trips is greater than 40, a TIS is required	**Net New Weekday Daily Trips**	27	24
	Net New Weekday Peak Hour Trips*	10	9
Maximum Weekend Traffic (Saturday)			
If total net new daily trips is greater than 40, a TIS is required	**Net New Weekend Daily Trips**	26	24
	Net New Weekend Peak Hour Trips*	12	10
Maximum Annual Traffic			
A Traffic Impact Study is NOT Required	**Net New Annual Trips****	8,969	

#Trips associated with Grape Haul represent harvest season only.

*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.

Promise Wine Driveway / Sage Canyon Road



Promise Wine:
Existing + Project
Weekday and Weekend Conditions

Source: Napa County Road & Street Standards, 2023

“J”

Winery Comparison Table and Summary of Changes

Promise Winery
Use Permit #P22-00384
Winery Comparison 30,000 gallons per year

Name	Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
LAVA VINE			30000				100	4		1	city	No
AMICI CELLARS	7457	10000	30000	25	175	9100	400	11	9500	11.97	hillside	No
MALDONADO WINERY	3692	2800	30000	12	30	1560	80	3	1640	11.14	hillside	No
FEW AND FAR BETWEEN	3696	22355	30000	4	28	1456	173	5	1629	113.64	Calistoga	No
HOURGLASS WINERY	4700	10400	30000	10	22	1144	550	16	1694	15	hillside	No
FISHER WINERY	16200	0	30000	10	50	2600	575	23	3175	55.69	valley floor	No
BEAUTIFUL DAY WINERY	24471		30000	40	385	20020	1300	28	21320	29.4	valley floor	No
JOSEPH CELLARS	4941	15798	30000	75	525	27300	4560	106	31860	25.96	hillside	No
WALLIS FAMILY ESTATE	11711	0	30000	18	108	5616	225	3	5841	0	hillside	No
FANTESCA ESTATE	4700	6900	30000	18	100	5200	1205	43	6405	52.56	hillside	No
DIOGENES RIDGE WINERY	3592	7037	30000	15	90	4680	1020	41	5700	12.94	Angwin	No
CADE WINERY	12203	14290	30000	15	75	3900	750	15	4650	53.9	Angwin	No
CASTELLUCCI FAMILY WINERY	12376	0	30000	50	210	10920	830	19	11750	19.3	valley floor	No
SNOWDEN VINEYARDS	8025	18900	30000	0	5	260	0	0	260	160.06	hillside	No
CASTLEVALE WINERY	21795	2965	30000	18	126	6552	835	17	7387	55.35	Chiles Valley	No
AONAIR WINERY	11921	5511	30000	15	75	10500	420	14	10920	17.78	hillside	Yes
HEATH CANYON WINERY	14813	1115	30000	0	10	520	140	4	660	56.48	hillside	No
TOAD HALL CELLARS	5360	6000	30000	0	0	0	0	0	0	35.16	valley floor	No
YOUNG INGLEWOOD VINEYARDS	10575	0	30000	16	112	5824	1745	28	7569	16	valley floor	No
PARADIGM WINERY	4616	0	30000	20	120	6240	30	1	6270	26.25	valley floor	Yes
COSENTINO WINERY	12850	0	30000	0	350	18200	0	0	18200	4.29	valley floor	Yes
BOMMARITO WINERY	12882		30000	15	105	5475	2100	66	7575	23.4	Rutherford	No
STAR VINEYARDS	2800	0	30000	0	20	1040	0	0	1040	1.44	valley floor	Yes
SCARLETT WINERY	27261		30000	15	80	4160	765	28	4925	47.88	valley floor	No
GOOSECROSS CELLARS	7151	0	30000	50	350	18200	710	15	18910	11.31	valley floor	Yes
DAVID ARTHUR VINEYARDS	6900	6500	30000	20	35	1820	1377	13	3197	47.85	hillside	Yes
EAGLE EYE WINERY	8800	0	30000	16	112	5824	1452	53	7276	13.16	Gordon Valley	No
SLEEPING LADY WINERY	8800		30000	20	140	7280	450	12	7580	103.83	valley floor	No
DARMS LANE WINERY	11251	11771	30000	24	150	7800	1414	54	9214	49.16	valley floor	No
ARROW AND BRANCH WINERY	10633	0	30000	15	105	5460	240	7	5700	10.09	valley floor	No

Promise Winery
Use Permit #P22-00384
Winery Comparison 30,000 gallons per year

Name	Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
HILLVIEW VINEYARD	7700	0	30000	16	112	5824	1430	27	7254	16.01	valley floor	No
ANTHEM WINERY AND VINEYARDS	1680	0	30000				260	52	260	27.23	hillside	No
MIRA WINERY	5264		30000	25	175	9100	400	11	9500	10.5	valley floor	No
H and L WINERY	5000	0	30000	20	140	7280	400	11	7680	41.15	valley floor	No
BOYD FAMILY VINEYARDS	5942		30000	15	40	2080	400	11	2480	21.88	valley floor	No
JUDD'S HILL WINERY	7108	0	30000	8	28	1456	0	0	1456	20.05	valley floor	No
ELLMAN FAMILY WINERY			30000	15	70	3640	665	27	4305	13.52	valley floor	No
MAHONEY VINEYARDS	9410	0	30000	15	84	4368	450	12	5910	10.05	Carneros	No
HYDE WINERY	12552	0	30000	100	575	29900	840	11	30740	12.27	Carneros	No
SLEEPING GIANT	12745		30000	10	85	4420	300	6	3212	11.41	Carneros	No
FONTANELLA WINERY	8969	0	30000	14	98	5096	805	58	5901	26.44	hillside	No
ROGERS WINERY	4998	0	30000	20	120	6240	300	10	6540	52.93	hillside	No
VIDA VALIENTE	16836	10779	30000	22	100	5200	468	15	5668	16.92	hillside	No
BONNY'S VINEYARD	13677	0	30000	45	315	16380	1020	11	17400	25.54	Valley Floor	No

AVERAGE CALCULATION	9,716	4,375	30,000	21	134	7,134	709	20	7,678	31.54		
MEDIAN CALCULATION	8,800	0	30,000	16	103	5,468	459	13	**5,910**	**20.965**		
Promise Winery	**4,962**	**5,000**	**30,000**	**15**	**105**	**5,460**	**250**	**7**	**5,710**	**62.56**	**hillside**	**No**

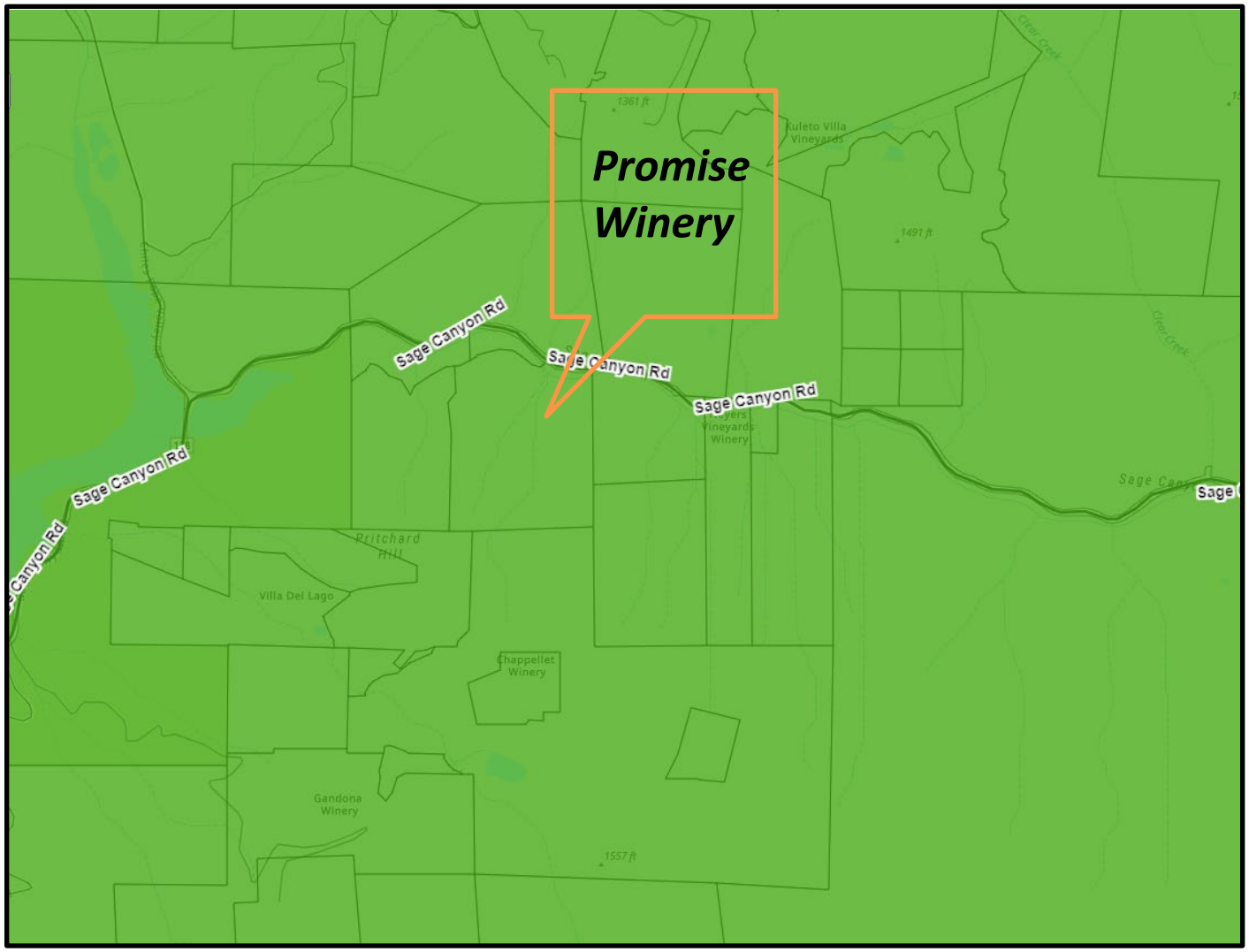
LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	62.56 acres
Proximity of Nearest Residence	400 feet to the west (applicant owned); and 600 feet to the north
Number of Wineries Located Within One Mile	6
Located Within the Napa Valley Business Park	No
Primary Road a Dead End	No
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	Lake Hennessy Domestic Water Supply Drainage
Located Within a State Responsibility Area or Fire Hazard Severity Zone	State Responsibility Area - Very High Fire Severity Zone
Located Within an Area of Expansive Soils	Yes
Located Within a Protected County Viewshed	Yes
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	**STAFF COMMENTS**
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	4% (3.56 acres of estate hillside vineyard). 75% of grapes will be from Napa County.
Number of Proposed Variances	One (winery road setbacks)
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	These practices include use of water efficient fixtures, energy efficient lighting, and water efficient landscaping and installation of bicycle racks, a winery process wastewater treatment system to use recycled water for vineyard irrigation, and an underground cave that takes advantage of the natural temperature of the earth. The project also proposes to use existing buildings and driveways/parking areas to minimize grading, new impervious surfaces and vegetation removal. Onsite vineyards will be managed with a 70-80% cover crop to reduce erosion and amount of tilling, and biomass removed via pruning and thinning will be chipped and reused rather than burned.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Two employees live onsite. Shuttle services will be used to accommodate parking for marketing events.
Violations Currently Under Investigation	No

High Efficiency Water Use Measures Proposed	Low-flow water fixtures, WELO compliant landscaping, and recycled water for vineyard irrigation.
Existing Vineyards Proposed to be Removed	No vines are proposed for removal.
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	No

“K”

Graphics (land use and zoning maps, existing conditions and slope exhibits, project plans, site inspection photos)

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

N

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

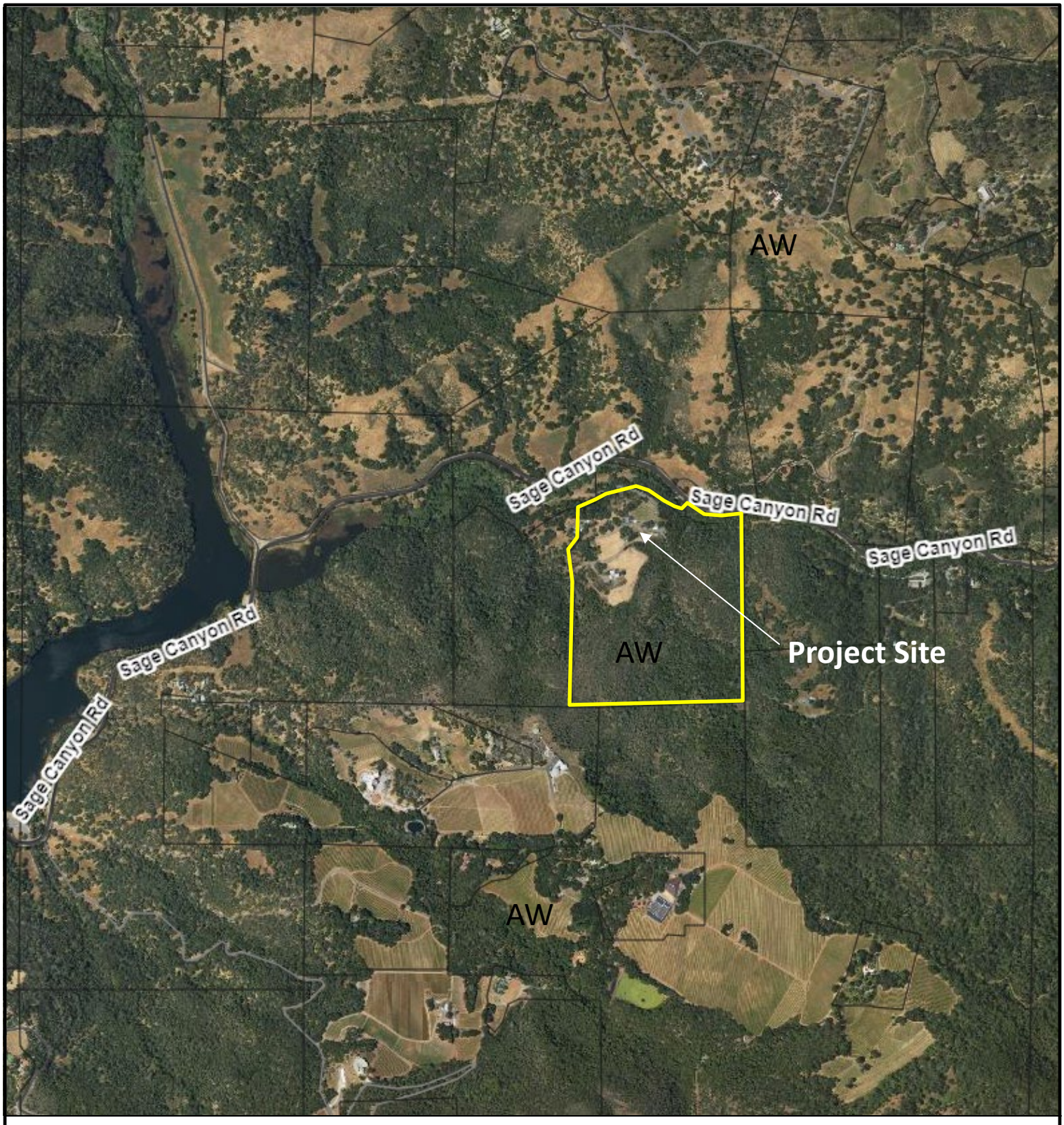
- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN: 032-520-009 Map Date: 11-24-25



LEGEND

AW — Agricultural Watershed Zoning District

——— Parcels

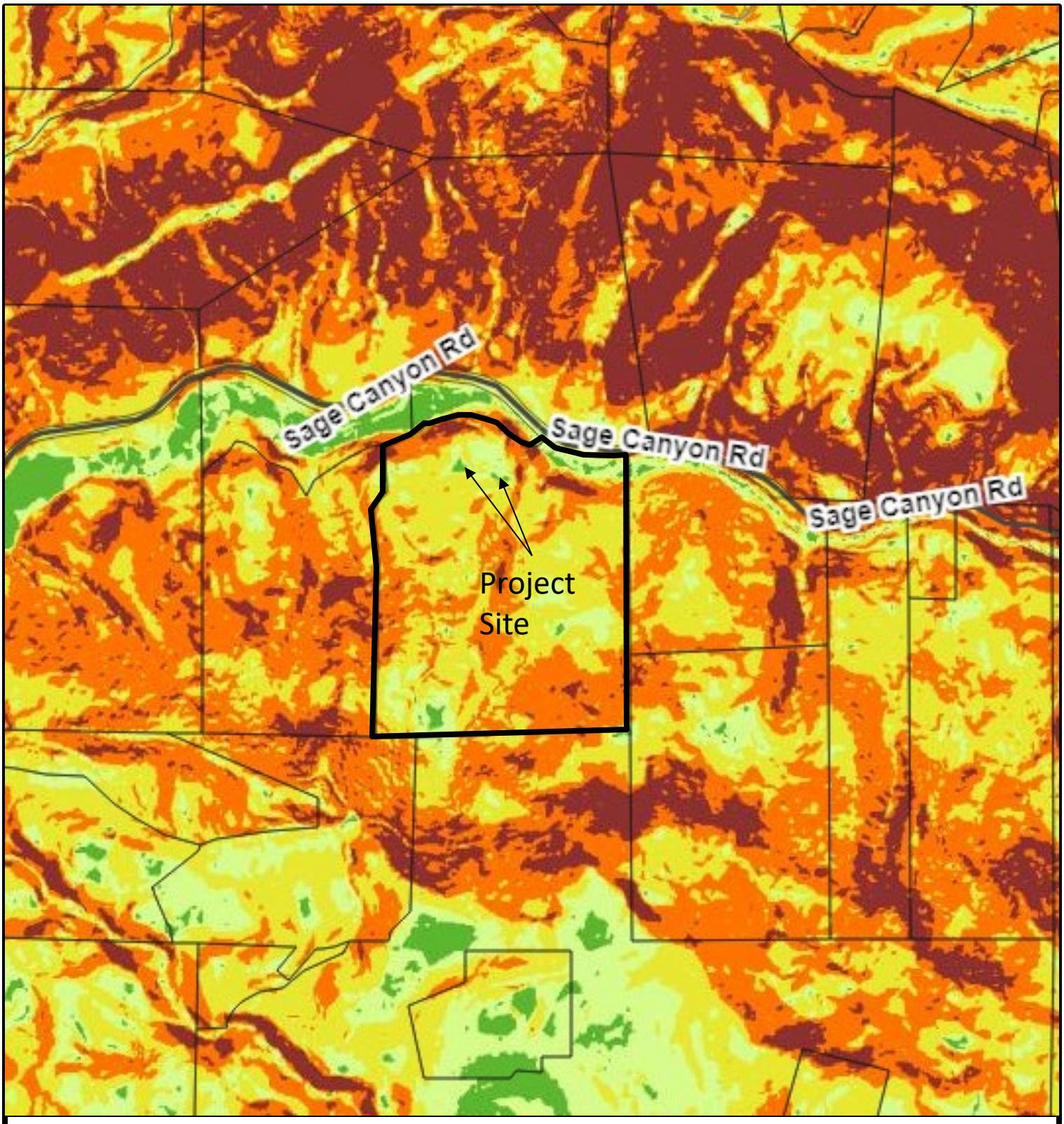
N

ZONING MAP



N

Existing Conditions



LEGEND

- Over 50%
- 30 to 50
- 15 to 30
- 5 to 15
- 0 to 5

N

Slope Exhibit



PROMISE WINE
WINERY USE PERMIT- PHASE 1 & PHASE 2

Response to County Comment Letters

First Application: December 14, 2023
Second Application: May 16, 2024
Third Application: October 1, 2024
Fourth Application: April 25, 2025

PROJECT INFO

PROJECT NO:	2023-00
REVIEWED BY:	MG
DATE/TIME STAMP:	12.01.2023
ISSUED FOR:	ISSUE FOR USE PERMIT

REVISIONS

1	ISUUED FOR USE PERMIT	12 . 14 . 2023
2	SECOND APPLICATION	05 . 16 . 2024
3	THIRD APPLICATION	10 . 01 . 2024
4	FOURTH APPLICATION	04 . 25 . 2025

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CLIENT

PROMISE

PROMISE WINE
2000 SAGE CANYON ROAD, ST. HELENA, CA 94574

SHEET TITLE:

COVER SHEET

ARCHITECT

GOULD Architecture
architecture | interiors | planning

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2112 Clay Street
Napa, CA 94559

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www.gouldarchitecture.com

T: 707.401.7775
D: 415.970.5750
M: 707.771.9237
F: 707.501.4216

LICENSED ARCHITECT MICHAEL GOULD STATE OF CALIFORNIA
Ren. 03-31-2025

SHEET NO:

G0.0



EXISTING GUEST COTTAGE - CONVERTED TO TASTING ROOM AND PRODUCTION IN PHASE 1





VIEW LOOKING NORTH TO EXISTING ENTRY ROAD - GUEST COTTAGE TO THE LEFT, EXISTING BARN TO THE RIGHT





EXISTING BARN - CONVERTED TO WINERY IN PHASE 1

PROJECT DIRECTORY

OWNER

Steve McPherson
Promise Wine
2004 Sage Canyon Road
St. Helena, CA 94574
(707) 963 - 6035 steve@promisewine.com

PROJECT MANAGER/OWNER REPRESENTATIVE

Josh Stehling
REDGATE Development
Mobile: (707) 501-0632
josh@redgatedevelopment.com

ARCHITECT

GOULD Architecture
Michael Gould AIA, Principal
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Napa, CA 94559
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CIVIL ENGINEER & LAND SURVEYOR

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CMP Civil Engineering & Land Surveying Inc.
1607 Capel Valley Road
Napa, California 94558
(707) 266-2559
cameron@cmpengineering.com

SHEET INDEX

Series G - General Info:

G0.0 Cover Sheet
G1.0 Project Data
G1.1 Project Phasing Diagrams & Descriptions

Series 1 - Civil Site Plans:

C1-C8 See Civil Sheet Index Sheet C1

Series 2 - Existing Buildings:

A2.0 Existing Enlarged Site Plan
A2.1 Existing Guest Cottage Floor Plan
A2.2 Existing Guest Cottage Photos
A2.3 Existing Barn Plans, Elevations, Sections & Photos

Series 3 - Phase 1 Buildings:

A3.0 Phase 1 - Enlarged Site Plan
A3.1 Phase 1 - Converted Guest Cottage Floor Plan
A3.2 Phase 1 - New Accessory Building Floor Plan & Elevations
A3.3 Phase 1 - Renovated Barn Floor Plan
A3.4 Phase 1 - Renovated Barn Roof Plan
A3.5 Phase 1 - Renovated Barn Elevations
A3.6 Phase 1 - Renovated Barn Elevations
A3.7 Phase 1 - Renovated Barn Sections
A3.8 Phase 1 - Renovated Barn Sections

Series 4 - Phase 2 Buildings

A4.0 Phase 2 - Enlarged Site Plan
A4.1 Phase 2 - Converted Barn Floor Plan
A4.2 Phase 2 - Converted Barn Elevations
A4.3 Phase 2 - Converted Barn Elevations
A4.4 Phase 2 - Converted Barn Sections
A4.5 Phase 2 - Converted Barn Sections
A4.6 Phase 2 - Wine Cave Site Plan
A4.7 Phase 2 - Wine Cave Floor Plan
A4.8 Phase 2 - Wine Cave Sections
A4.9 Phase 2 - Wine Cave Portal Elevations

PROJECT DATA

APN Number:	032-520-009-000
Project Address:	2000 Sage Canyon Road, St. Helena CA 94754
Archaeology:	None
CalVeg:	Mixed Hardwood, Blue Oak
Fire Hazard Severity:	High Fire Hazard Severity (SRA), Compliance with CBC Chapter 7
Ground Water:	Parcel not in a Designated Groundwater Deficient Area
Local Drainage:	Sage Creek
County Zoning:	AW (Agricultural Watershed)
FEMA Flood Zone:	Parcel Not In FEMA Flood ZoneAW
Occupancy:	-

GIS AERIAL VIEW



PROJECT INFO

PROJECT NO:	2023-00
REVIEWED BY:	MG
DATE/TIME STAMP:	12.01.2023
ISSUED FOR:	USE PERMIT

REVISIONS

1	ISUUED FOR USE PERMIT	12 . 14 . 2023
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CLIENT

PROMISE

PROMISE WINE
2000 SAGE CANYON ROAD, ST. HELENA, CA 94574

SHEET TITLE

PROJECT DATA

ARCHITECT

GOULD Architecture
architecture | interiors | planning

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LICENSED ARCHITECT MICHAEL GOULD STATE OF CALIFORNIA
Ren. 03-31-2025

SHEET NO.

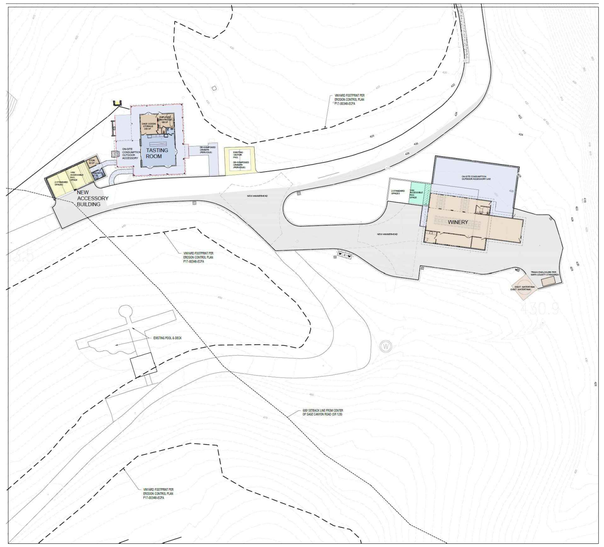
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EXISTING SITE DIAGRAM

Promise Wine currently produces wine off-site at a custom crush facility. Promise is seeking to obtain a use permit to produce and store wine on-site. The current site comprises the following:

- An existing barn used for storing miscellaneous agricultural equipment.
- An existing second dwelling.
- A primary residence (not part of this project).



PHASE 1 SITE DIAGRAM

Phase 1 involves establishing a winery within existing structures using a co-production model which will gradually increase production from estate vineyards to eventually fermenting up to 5,000 gallons of wine on the property:

- Remodel and expand an existing barn to provide 2,794 sq. ft. of wine production space;
- Partly convert an existing second dwelling to provide 845 sq. ft. of accessory space and 423sq. ft. of production space;
- Add a small accessory structure adjacent to the existing second dwelling for an accessible restroom and covered parking;
- Provide six (6) parking spaces, including two (2) accessible van spaces.



PHASE 2 SITE DIAGRAM

Phase 2 involves the the expansion of wine production to 30,000 gallons and increased visitation:

- Construct a 5,000 sq. ft. cave for wine operations and barrel storage;
- Construct a 1,235 sq. ft. covered crush pad at the east cave portal;
- Remodel the Phase 1 winery building to relocate some winery operations to the new winery structures;
- Install a water recycling, biological processed water system packageunit;
- Provide eight (8) parking spaces, including two accessible van spaces.

PROJECT INFO:

PROJECT NO:	2023-00
REVIEWED BY:	MG
DATE/TIME STAMP:	12.01.2023
ISSUED FOR:	USE PERMIT

REVISIONS

1	ISUUED FOR USE PERMIT	12 . 14 . 2023
2	SECOND APPLICATION	05 . 16 . 2024
3	THIRD APPLICATION	10 . 01 . 2024
4	FOURTH APPLICATION	04 . 25 . 2025

LEGAL NOTES:

- ORIGINAL DRAWING IS 24" X 36". SCALE ENTITIES ACCORDINGLY IF REDUCED.
- ALL REPRODUCTION & INTELLECTUAL PROPERTY RIGHT RESERVED. COPYRIGHT (c) 2023 GOULD ARCHITECTURE.

CLIENT:

PROMISE

PROMISE WINE
2000 SAGE CANYON ROAD, ST. HELENA, CA 94574

SHEET TITLE:

PROJECT PHASING
DIAGRAMS & DESCRIPTIONS

ARCHITECT:

GOULD Architecture
architecture | interiors | planning

Michael Gould AIA, LEED AP BD+C
2112 Clay Street
Napa, CA 94559

michael@gouldarchitecture.com
www.gouldarchitecture.com

T: 707.401.7775
D: 415.970.5750
M: 707.771.9237
F: 707.501.4216

LICENSED ARCHITECT MICHAEL GOULD RE 6-7025 Ren. 03-31-2025 STATE OF CALIFORNIA

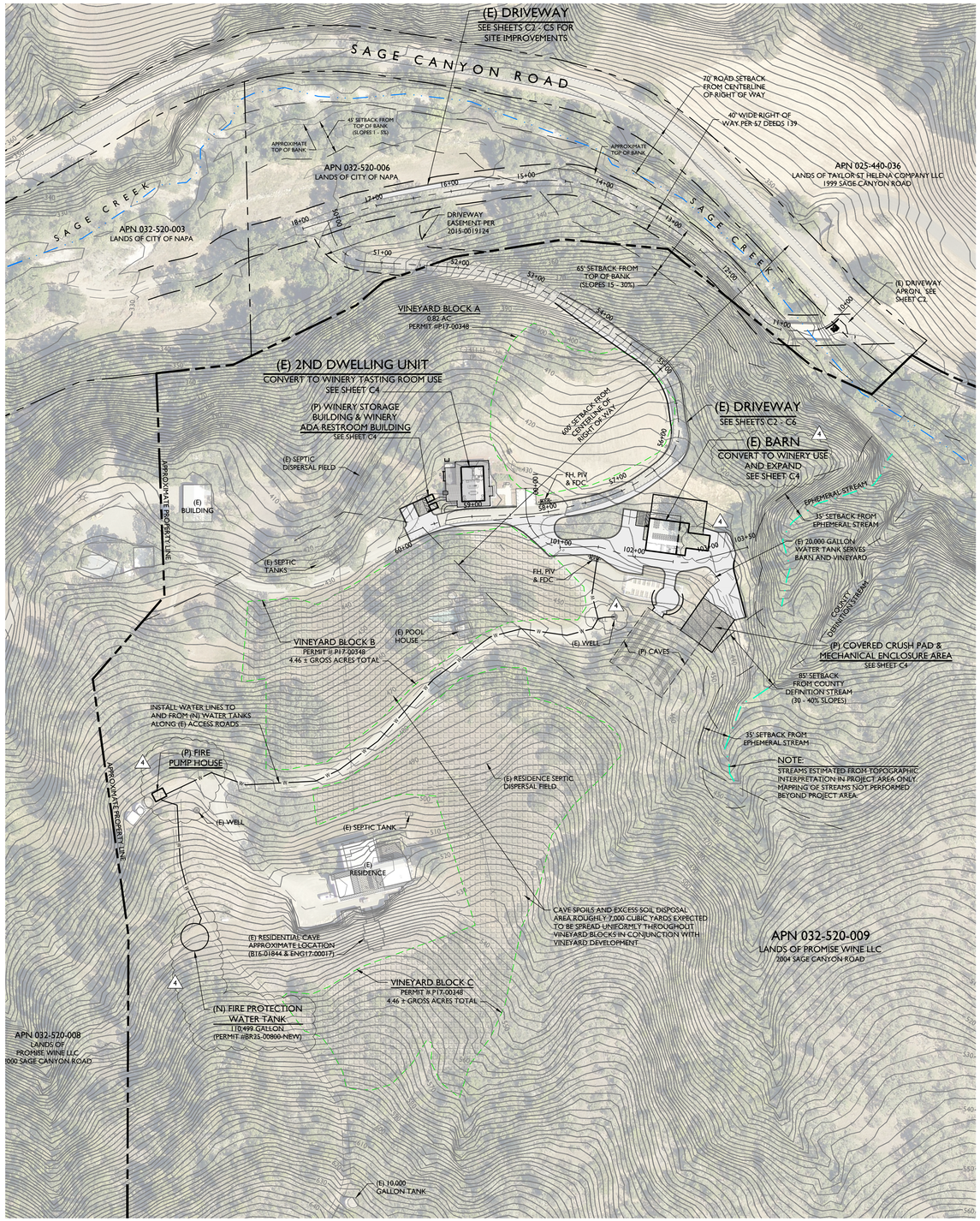
SHEET NO:

G1.1

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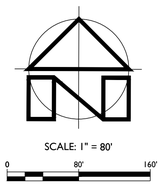
PROMISE WINE LLC

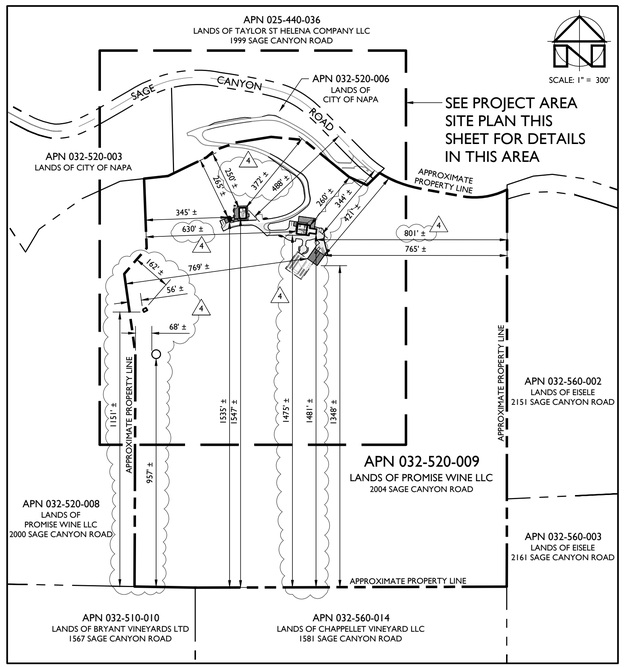
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



PROJECT AREA SITE PLAN

SCALE: 1" = 80'





OVERALL SITE PLAN

SCALE: 1" = 300'

GRADING QUANTITIES*

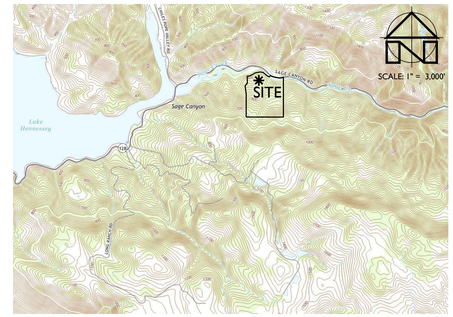
CUT	2,500 ± CY
FILL	500 ± CY
CAVE SPOILS	5,000 ± CY
NET**	7,000 ± CY (CUT)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT SITE AND CAVE SPOILS WILL BE PLACED IN THE SOIL DISPOSAL AREA TO ACHIEVE AN ONSITE BALANCE.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM ELEVATION DATA DERIVED FROM BARE-EARTH SURFACE DIGITAL ELEVATION MODELS (DEMS) CREATED FROM LIDAR DATA FLOWN IN 2018 IN RESPONSE TO THE WIDESPREAD 2017 FIRES IN NORTHERN CALIFORNIA AS PART OF ONGOING NATIONWIDE 3DEP (U.S. GEOLOGICAL SURVEY 3D ELEVATION PROGRAM) EFFORTS. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN ON FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF PROMISE WINE, LLC" PREPARED BY TERRA FIRMA SURVEYS, INC., DATED MARCH 1, 2023. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
   SHEET C1: TWO (2) FEET, HIGHLIGHTED EVERY TEN (10) FEET.
   OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. VERTICAL DATUM: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



LOCATION MAP

SCALE: 1" = 3,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
PROMISE WINE LLC
1241 ADAMS STREET #1146
SAINT HELENA, CA 95474
SITE ADDRESS:
2000 SAGE CANYON ROAD
SAINT HELENA, CA 94574
ASSESSOR'S PARCEL NUMBER:
032-520-008
PARCEL SIZE:
40.1 ± ACRES
PROJECT SIZE:
1.2 ± ACRES
ZONING:
AGRICULTURAL WATERSHED (AW)
DOMESTIC WATER SOURCE:
WELL
FIRE PROTECTION WATER SOURCE:
STORAGE TANK
WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN AND PROFILE STA 10+00 TO STA 16+00
C3	DRIVEWAY PLAN AND PROFILE STA 16+00 TO STA 55+75
C4	DRIVEWAY PLAN AND PROFILE STA 55+75 TO STA 103+50
C5	DRIVEWAY CROSS SECTIONS STA 10+25 TO STA 17+25
C6	DRIVEWAY CROSS SECTIONS STA 50+50 TO STA 59+25
C7	STORMWATER CONTROL PLAN
C8	IMPERVIOUS SURFACE EXHIBIT

PURPOSE STATEMENT:

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED WINERY USE PERMIT.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0405E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- EXISTING EASEMENT OR SETBACK
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE OF ROADWAY
- BLUE LINE STREAM
- COUNTY DEFINITION STREAM
- EPHEMERAL STREAM

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Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER M. YOUNG — No. 87471 — Exp. 12/31/2026 — STATE OF CALIFORNIA — CIVIL
FOR USE AS NOTED — NOT FOR CONSTRUCTION — PERMIT PURPOSES ONLY

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 23, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS
4 9/23/2025 WATER TANK, PUMP HOUSE & BARN REVISION	YMS

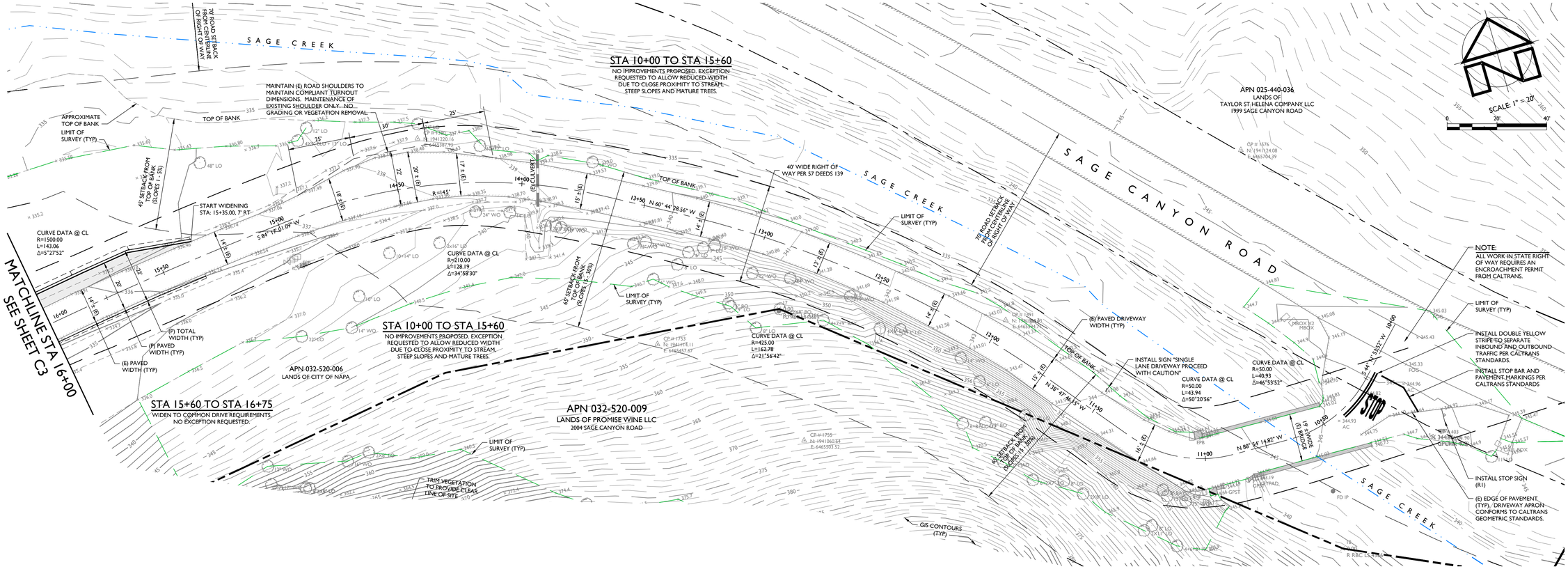
JOB NUMBER: 22-125

FILE: 22-125CONC-OSP.DWG

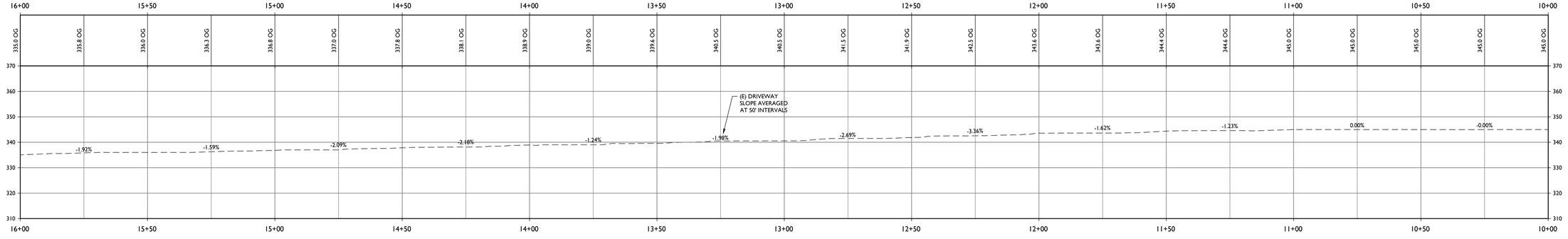
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C1 OF 8

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DRIVEWAY PLAN
STA 10+00 TO STA 16+00
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 10+00 TO STA 16+00
SCALE: 1" = 20'

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PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN AND PROFILE STA 10+00 TO STA 16+00

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL R. MOHLER — No. 87913 — CIVIL — STATE OF CALIFORNIA
Exp. 12/31/2026
9/23/2025
FOR USE PER CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 23, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS
4 9/23/2025 WATER TANK, PUMP HOUSE & BARN REVISION	YMS

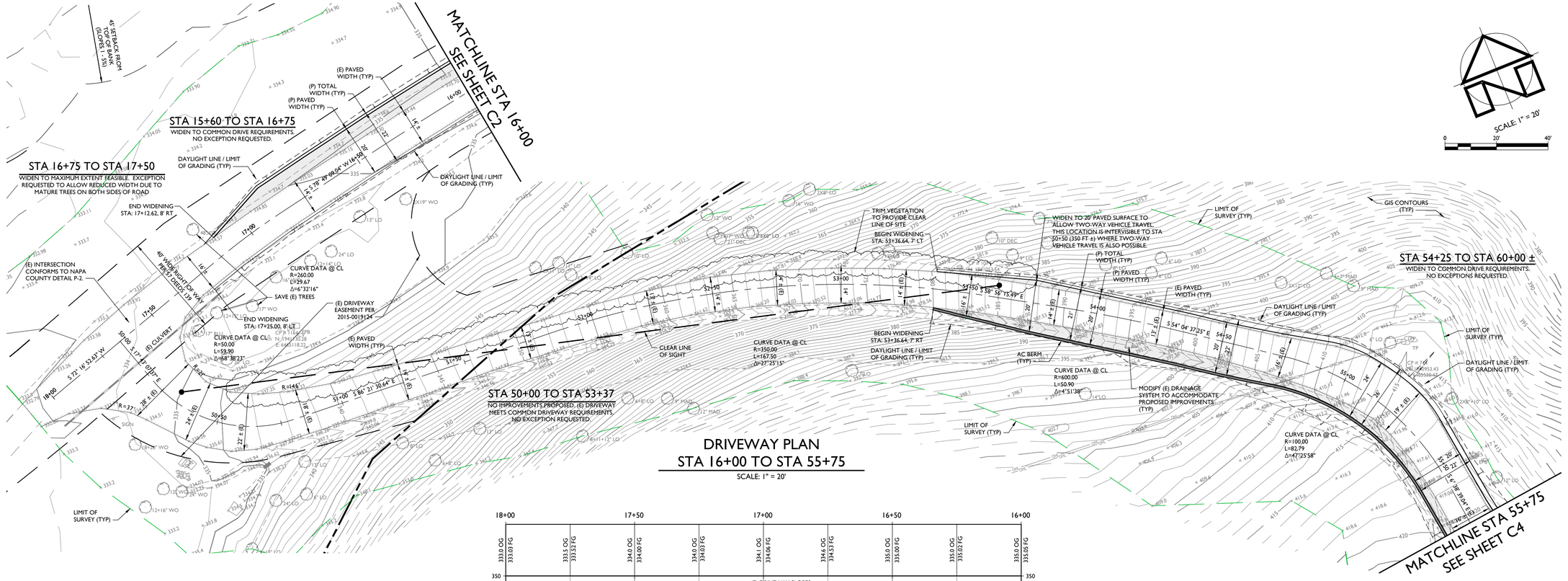
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FILE: 22-125CONC-DWY.DWG

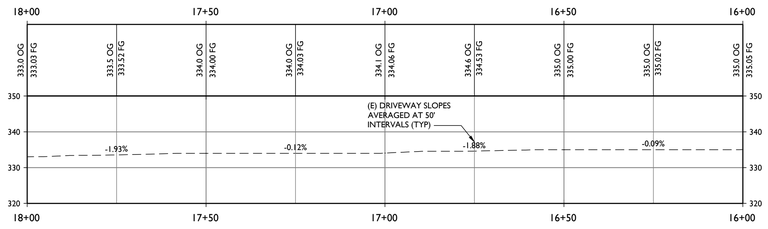
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SHEET NUMBER: C2 OF 8

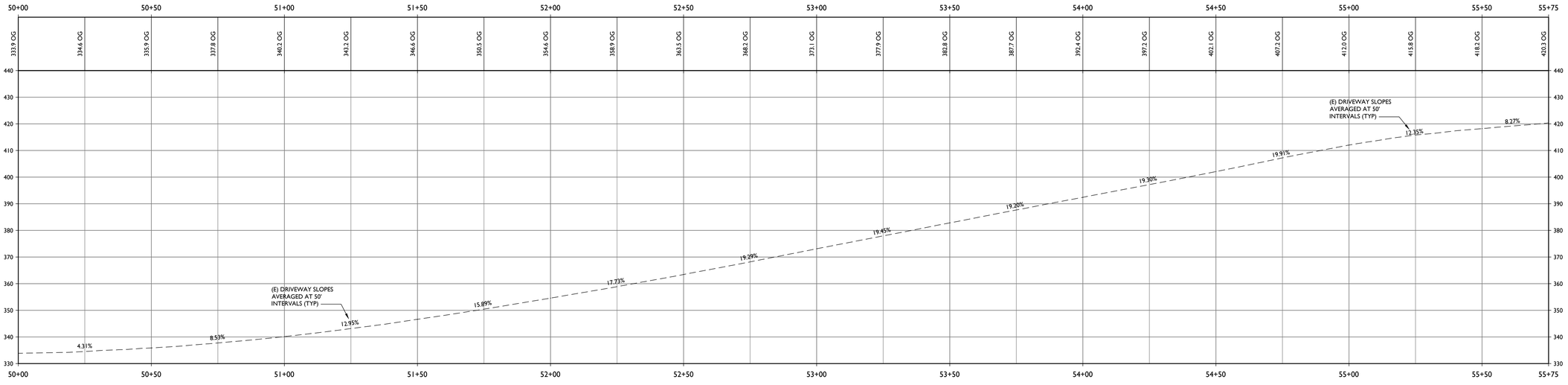
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DRIVEWAY PLAN
STA 16+00 TO STA 55+75
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 16+00 TO STA 18+00
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 50+00 TO STA 55+75
SCALE: 1" = 20'

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PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN AND PROFILE STA 16+00 TO STA 55+75

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER MICHAEL R. MAHONEY No. 67620 EXP. 9/30/2026 CIVIL STATE OF CALIFORNIA

FOR USE BY OWNER PERSONNEL & CONSTRUCTION NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 23, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS
4 9/23/2025 WATER TANK, PUMP HOUSE & BARN REVISION	YMS

JOB NUMBER: 22-125

FILE: 22-125CONC-DWY.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C3 OF 8

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MATCHLINE STA 55+75
SEE SHEET C3

(E) 2ND DWELLING UNIT
CONVERT TO WINERY TASTING ROOM USE
SAD
FF = 434.4 ±

(P) COVERED WINERY PARKING
2 STANDARD STALLS
1 VAN ACCESSIBLE ADA STALL

(P) ACCESSIBLE PATH OF TRAVEL
(P) WINERY STORAGE BUILDING
(P) WINERY ADA RESTROOM BUILDING
(P) RETAINING WALL

(E) PARKING TO REMAIN

(P) FH, PIV & FDC FOR WINERY TASTING ROOM BUILDING

(E) PAVED WIDTH (TYP)
(P) PAVED WIDTH (TYP)
(P) TOTAL WIDTH (TYP)

LIMIT OF SURVEY (TYP)

CURVE DATA @ CL
R=60.00
L=62.55
Δ=59°43'46"

CURVE DATA @ CL
R=210.00
L=84.27
Δ=22°59'29"

CURVE DATA @ CL
R=210.00
L=42.32
Δ=11°32'47"

CURVE DATA @ CL
R=210.00
L=81.45
Δ=22°13'22"

CURVE DATA @ CL
R=50.00
L=78.89
Δ=90°24'40"

CURVE DATA @ CL
R=50.00
L=17.73
Δ=20°19'11"

CURVE DATA @ CL
R=50.00
L=19.33
Δ=22°09'02"

CONNECT TO (E) SD

RELOCATE (E) DRAIN INLET
INTERSECTION PER NAPA COUNTY STANDARD DETAIL P-2

RELOCATE (E) DRAIN INLET
RIM: 432.00
CONNECT TO (E) SD

REMOVE (E) TREE (TYP)

SAWCUT LINE

FIRE TRUCK HAMMERHEAD

8' X 30' FIRE TRUCK STAGING AREA

25' BACKUP

22' PAVED TO PAVED

400' SETBACK FROM CENTERLINE OF RIGHT OF WAY OF SAGE CANYON ROAD

18" X 18" DI
RIM: 431.00

18" X 18" DI
RIM: 432.40

18" X 18" DI
RIM: 431.9

(P) FH, PIV & FDC

STA 54+25 TO STA 60+00 ±
WIDEN TO COMMON DRIVE REQUIREMENTS.
NO EXCEPTIONS REQUESTED.

(P) BIORETENTION AREA
900 SF
FS = 433.5

(P) WINERY PARKING
3 STANDARD STALLS
1 VAN ACCESSIBLE ADA STALL

GRAVEL PATIO
FS = 433.2 ±

(P) ACCESSIBLE PATH OF TRAVEL

(P) RETAINING WALL

(E) BARN
CONVERT TO WINERY USE AND EXPAND
SAD
FF = 433.32

(P) ADDITION
SAD

(E) WATER TANK

(P) COVERED CRUSH PAD
FS = 433.5

(P) MECHANICAL ENCLOSURE
FS = 433.5

PORTAL 1
FS = 433.5

PORTAL 2
FS = 433.5

(P) CAVES
SAD

LEACH FIELD

FOUNTAIN

A/C UNIT
CONC PAD
4' WOOD FENCE

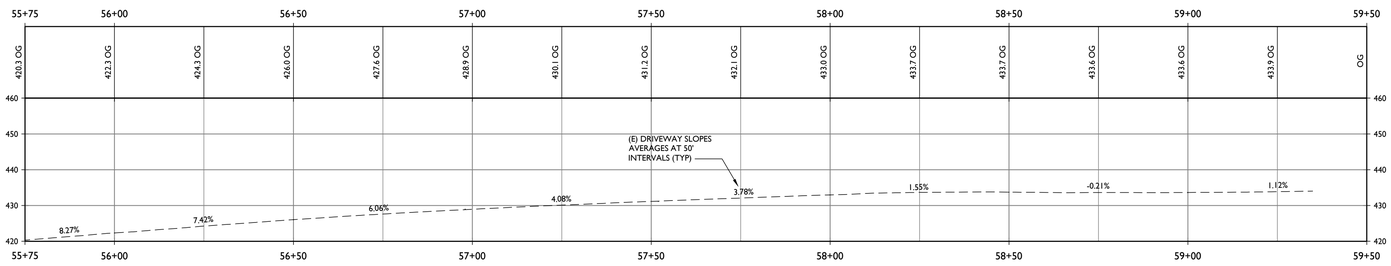
10" ELECTRICAL RISER
ELECTRICAL BOX

10" ICVB RISER

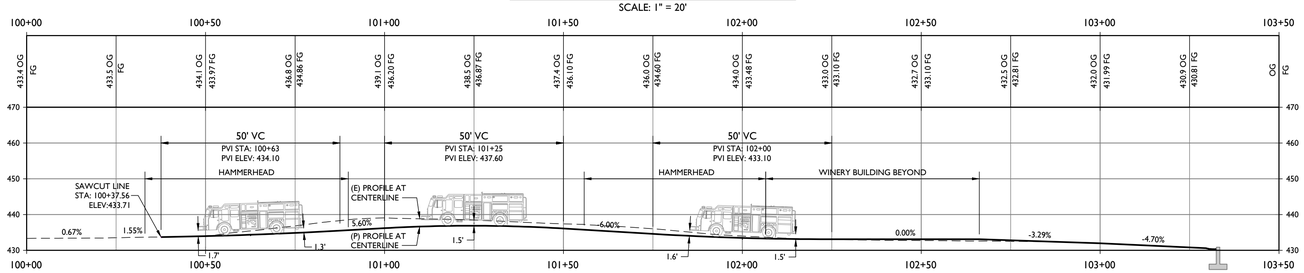
OAK CLUMP 17
OAK CLUMP 12
OAK 24 40
OAK 8-12
OAK 10-20
OAK 10-15
OAK 6-10
OAK 94-25
OAK 8-10
OAK 12-20
OAK 12-15
OAK 15-20

SCALE: 1" = 20'
0 20' 40'

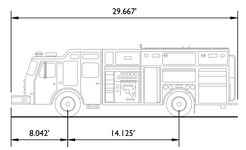
DRIVEWAY PLAN
STA 55+75 TO STA 103+50
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 55+75 TO STA 60+00
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 100+00 TO STA 103+50
SCALE: 1" = 20'



NAPA COUNTY FIRE TRUCK E26

OVERALL LENGTH	29.667 FT
OVERALL WIDTH	8.000 FT
OVERALL BODY HEIGHT	10.609 FT
MIN BODY GROUND CLEARANCE	1.040 FT
TRACK WIDTH	9.015 FT
LOCK-TO-LOCK TIME	4.00 S
CURB TO CURB TURNING RADIUS	26.417 FT

FIRE TRUCK PROFILE
NOT TO SCALE

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Napa, CA 94559
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PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN AND PROFILE STA 55+75 TO STA 103+50

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MAY
No. 74670
CIVIL
STATE OF CALIFORNIA

FOR USE BY OWNER PERSONNEL ONLY - NOT FOR CONSTRUCTION
9/23/2025

DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE:
SEPTEMBER 23, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS
4 9/23/2025 WATER TANK, PUMP HOUSE & BARN REVISION	YMS

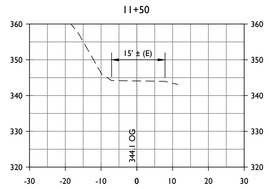
JOB NUMBER:
22-125

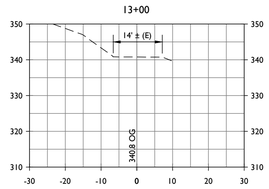
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22-125CONC-DWY.DWG

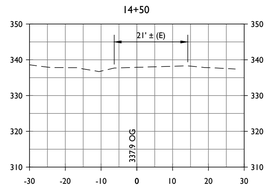
ORIGINAL SIZE:
24" X 36"

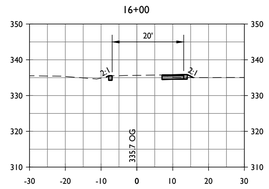
SHEET NUMBER:
C4
OF
8

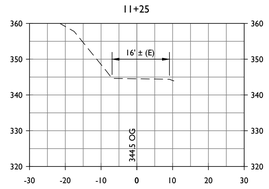
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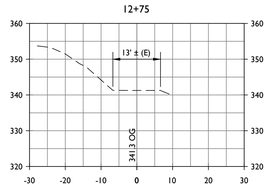


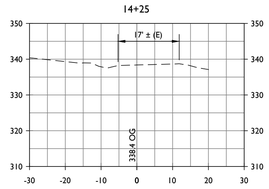


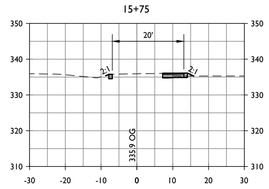


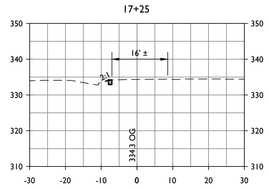


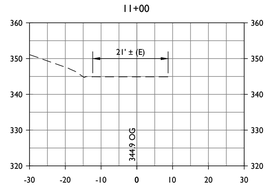


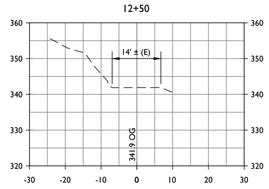


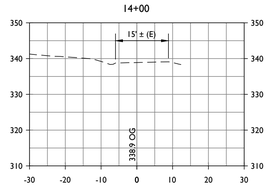


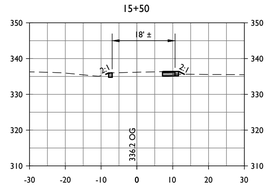


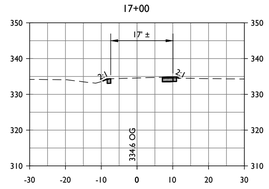


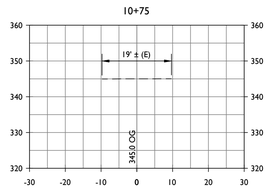


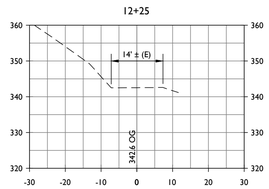


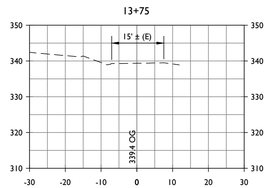


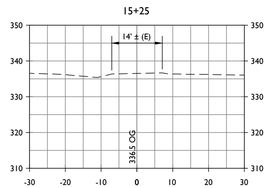


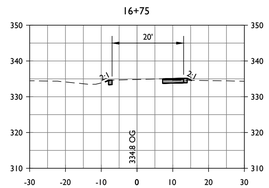


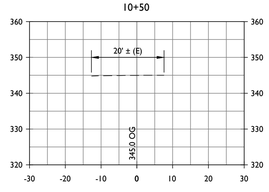


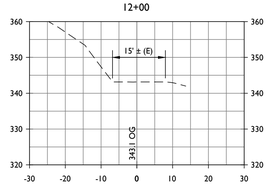


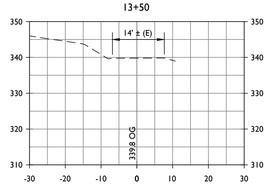


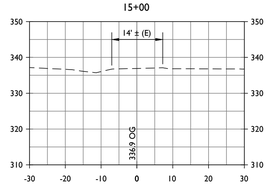


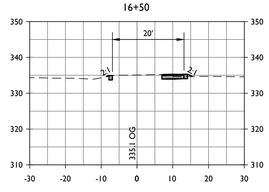


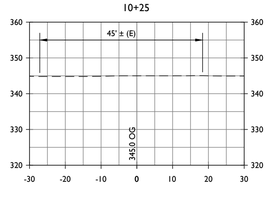


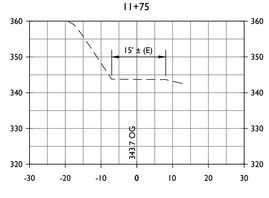


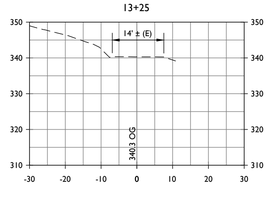


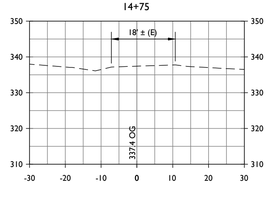


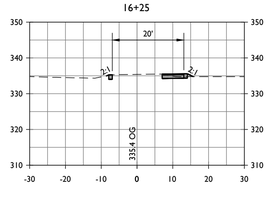






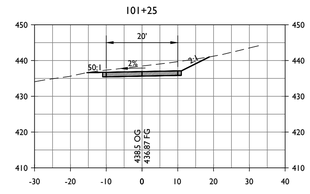


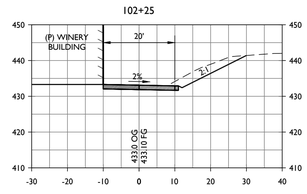


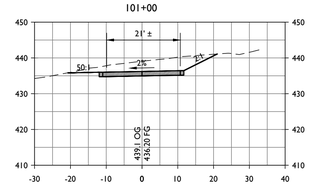


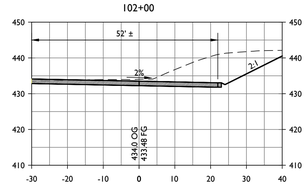
DRIVEWAY CROSS SECTIONS
STA 10+25 TO STA 17+25

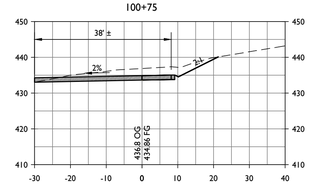
SCALE: 1" = 20'

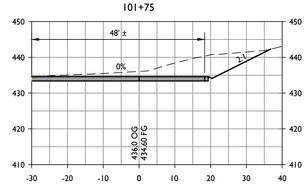


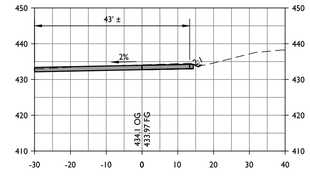


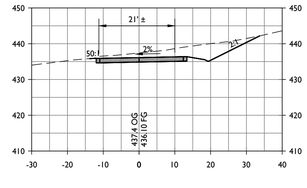












DRIVEWAY CROSS SECTIONS
STA 100+50 TO STA 102+25

SCALE: 1" = 20'

APPLIED CIVIL ENGINEERING INCORPORATED
2160 Jefferson Street, Suite 120
Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 10+25 TO STA 17+25 & STA 100+50 TO STA 102+75

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
ROY CHRIS MARTIN
No. C 82774
EXP. 12/31/2024
STATE OF CALIFORNIA
FOR USE PERMIT CONSTRUCTION
NOT FOR CONSTRUCTION
9/23/2025

DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE:
SEPTEMBER 23, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS
4 9/23/2025 WATER TANK, PUMP HOUSE & BARN REVISION	YMS

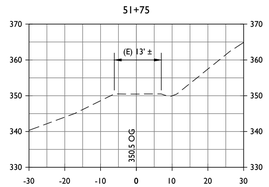
JOB NUMBER:
22-125

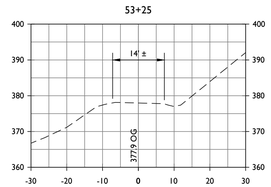
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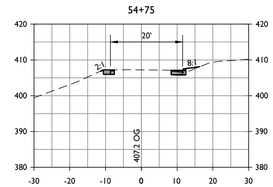
ORIGINAL SIZE:
24" X 36"

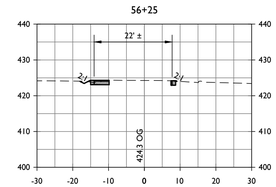
SHEET NUMBER:
C5
OF
8

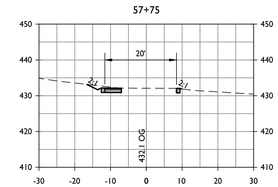
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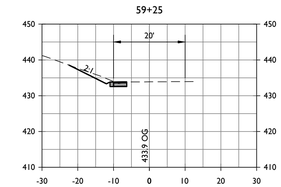


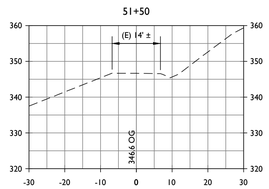


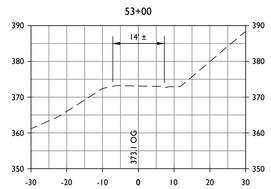


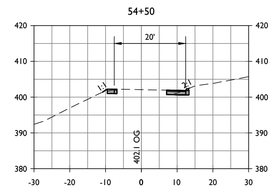


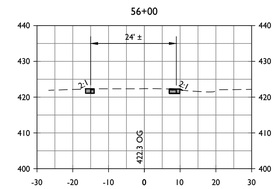


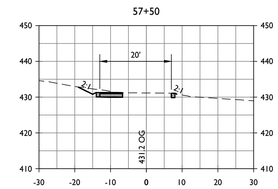


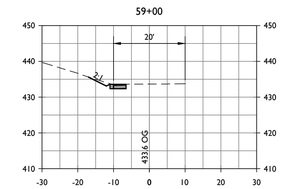


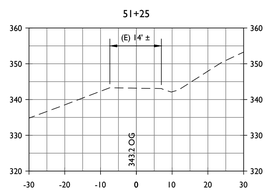


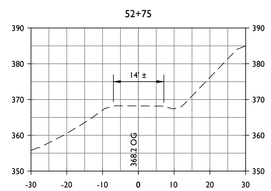


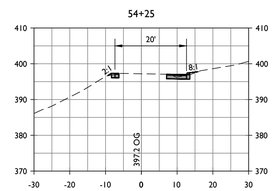


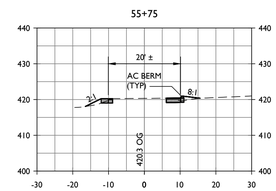


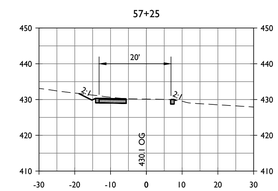


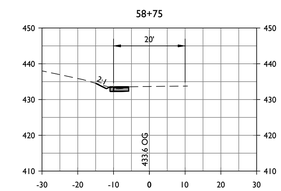


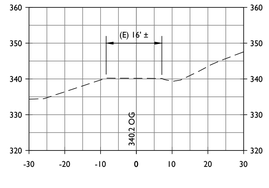


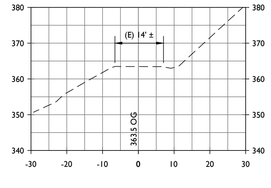


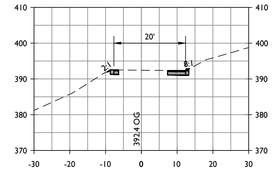


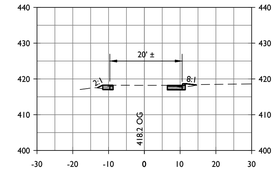


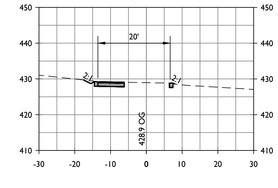


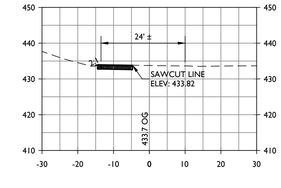


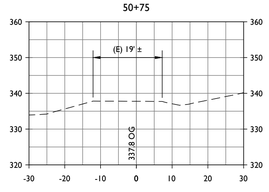


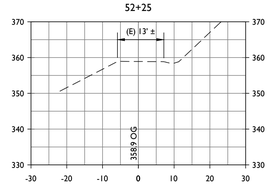


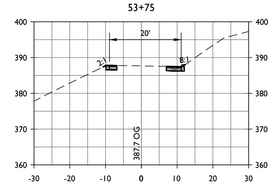


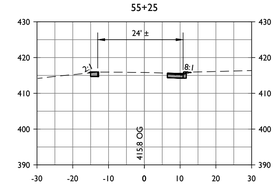


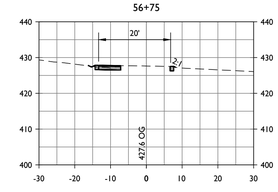


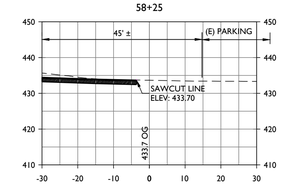


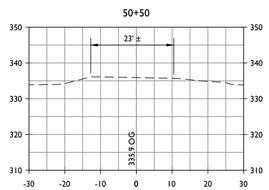


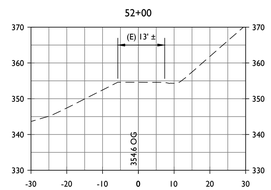


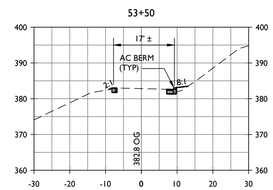


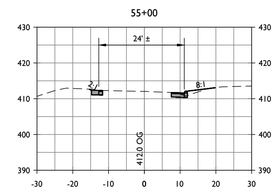


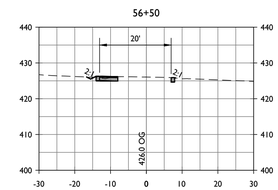


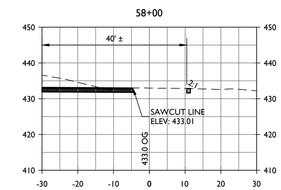












DRIVEWAY CROSS SECTIONS
STA 50+50 TO STA 59+25

SCALE: 1" = 20'

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Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 50+50 TO STA 59+25

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MAHONEY
No. C67620
EXP. 12/31/2026
CIVIL
STATE OF CALIFORNIA

FOR USE BY OWNER OR PERMIT AUTHORITY ONLY - NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 23, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS
4 9/23/2025 WATER TANK, PUMP HOUSE & BARN REVISION	YMS

JOB NUMBER: 22-125

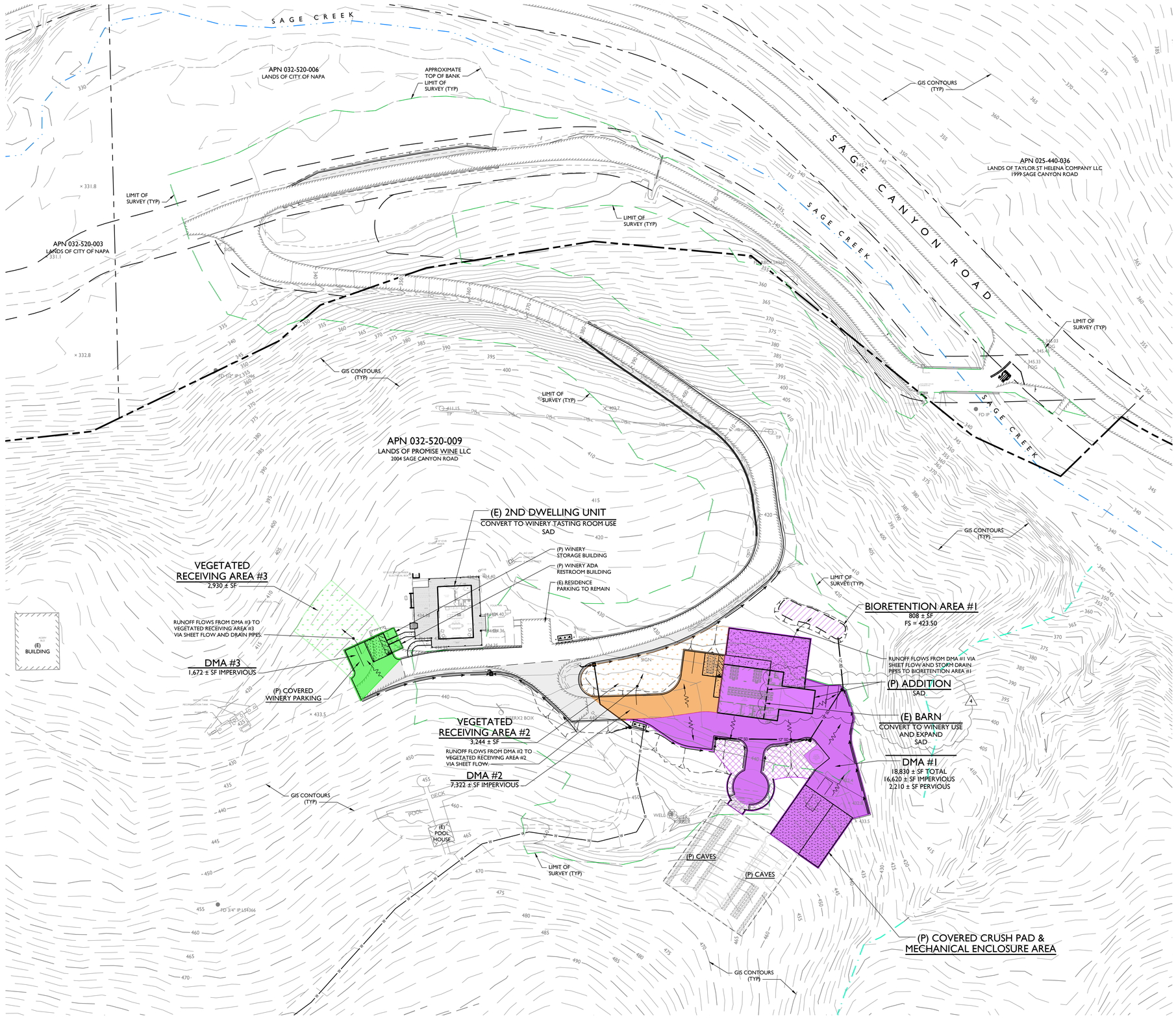
FILE: 22-125CONC-DWY.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C6

OF 8

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STORMWATER CONTROL PLAN

SCALE: 1" = 40'

SCALE: 1" = 40'

0 40' 80'

DMA LEGEND:

- SHEET FLOW DIRECTION
- IMPERVIOUS AREA (COLOR VARIES BY DMA)
- PERVIOUS AREA (COLOR VARIES BY DMA)
- VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)
- BIORETENTION AREA (COLOR VARIES BY DMA)

PROPOSED SURFACE LEGEND:

- PROPOSED LIGHT DUTY PCC
- PROPOSED DECOMPOSED GRANITE
- PROPOSED ASPHALT CONCRETE
- PROPOSED LANDSCAPE WALL

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Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MAY
No. 67678
CIVIL
STATE OF CALIFORNIA
FOR USE AS NOT FOR CONSTRUCTION
9/23/2025

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 23, 2025

REVISIONS:		BY:
	12/1/2023 PERMIT SUBMITTAL	YMS
1	5/17/2024 PLAN CHECK COMMENTS	YMS
2	9/27/2024 PLAN CHECK COMMENTS	YMS
3	1/31/2025 PLAN CHECK COMMENTS	YMS
4	9/23/2025 WATER TANK, PUMP HOUSE & BARN REVISION	YMS

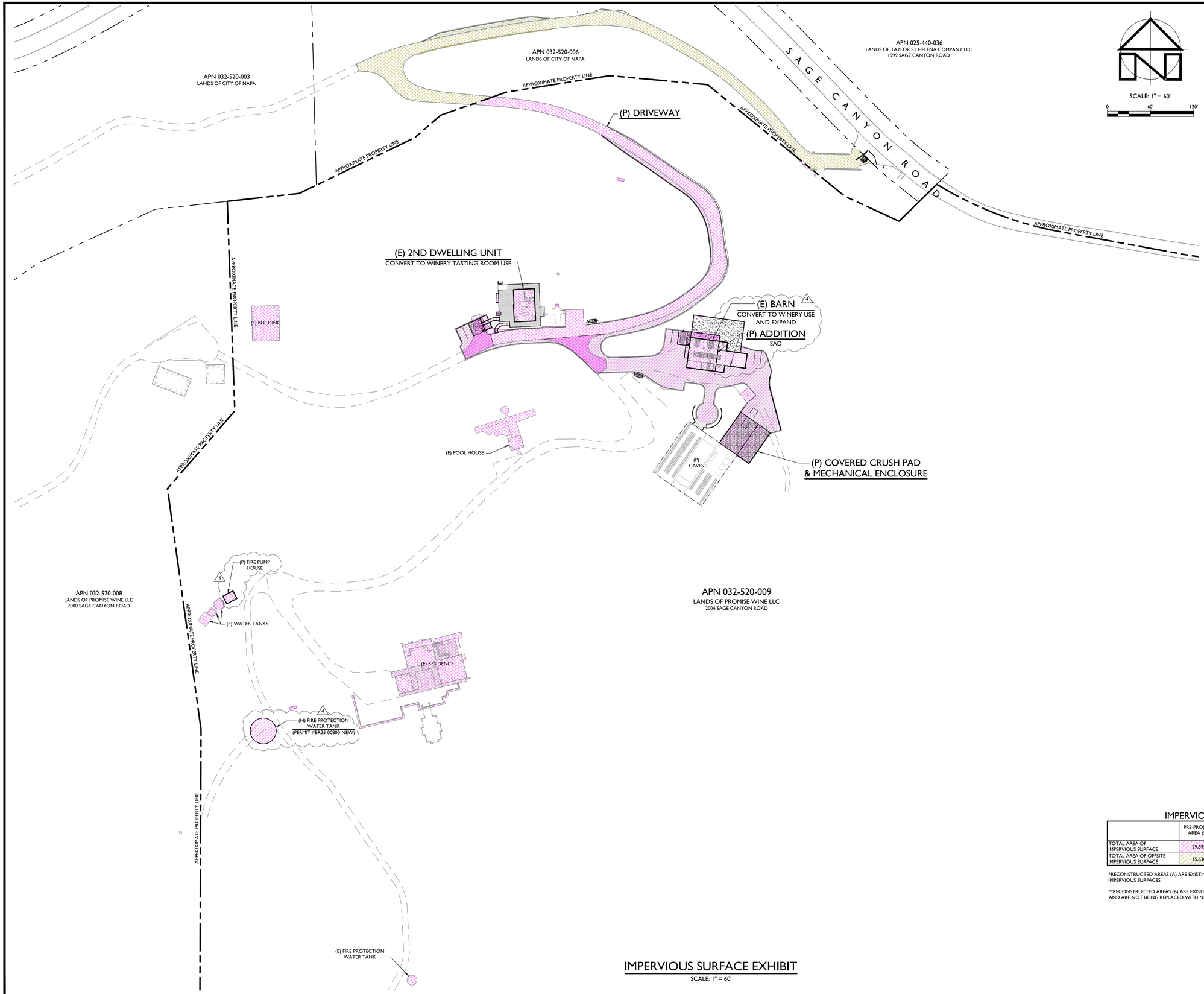
JOB NUMBER: 22-125

FILE: 22-125CONC-SCP.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C7 OF 8

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IMPERVIOUS SURFACE EXHIBIT

SCALE: 1" = 60'

IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF) 4	RECONSTRUCTED AREA (SF) A*	RECONSTRUCTED AREA (SF) B**	TOTAL NEW AND RECONSTRUCTED AREA (SF) 4
TOTAL AREA OF IMPERVIOUS SURFACE	29,895	20,930	3,170	300	23,800
TOTAL AREA OF OFFSITE IMPERVIOUS SURFACE	15,630	925	0	0	925

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

**RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

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PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MARTINEZ
No. 87472
EXP. 12/31/2026
STATE OF CALIFORNIA
CIVIL
FOR USE NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 23, 2025

REVISIONS:	BY:
12/1/2023 PERMIT SUBMITTAL	YMS
1 5/17/2024 PLAN CHECK COMMENTS	YMS
2 9/27/2024 PLAN CHECK COMMENTS	YMS
3 1/31/2025 PLAN CHECK COMMENTS	YMS
4 9/23/2025 WATER TANK, PUMP HOUSE & BARN REVISION	YMS

JOB NUMBER: 22-125

FILE: 22-125CONC-ISE.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C8 OF 8



SHEET NOTES:

1. THE OVERALL SITE PLAN SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS.
2. DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. CIVIL DRAWINGS TAKE PRECEDENCE.

SHEET LEGEND - EXISTING SITE

1 RESIDENTIAL - EXISTING GUEST COTTAGE

2 EXISTING HORSE BARN

CLIENT:

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PROMISE

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mike@appliedcivil.com
www.appliedcivil.com

Telephone: (707) 320-4968
Facsimile: (707) 320-2395

PROJECT INFO:

PROJECT NO.:	2023-00
REVIEWED BY:	12.01.2022
DATE/TIME STAMP:	USE PERMIT
ISSUED FOR:	

REVISIONS

1	ISUUED FOR USE PERMIT	12 . 01 . 2023
2	SECOND APPLICATION	05 . 16 . 2024

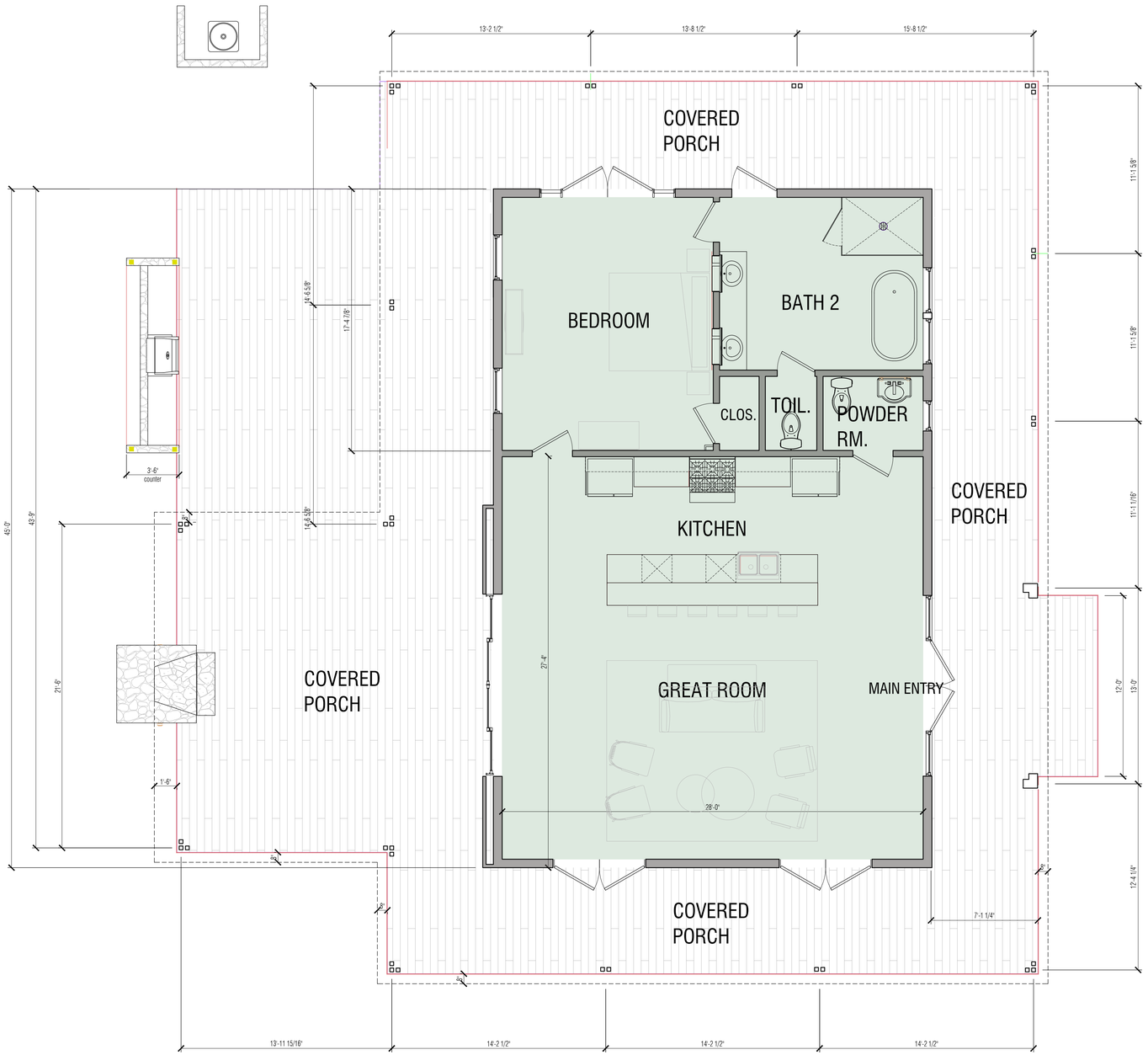
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EXISTING ENLARGED SITE PLAN

SCALE: 1" = 100'
0 25' 50' 100' 200'

SHEET NO.:

A 2.0



1 Floor Plan Existing Guest Cottage

SCALE: 1/4" = 1'-0" 0 1' 2' 4' 8'

SHEET LEGEND:

RESIDENTIAL

NOTE: AREA OF ENTIRE EXISTING GUEST COTTAGE IS = 1,268 SF 2

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PROFESSIONAL SEAL

LICENSED ARCHITECT · MICHAEL B. GOULD · No. C-7226 REN 3.31.24 · STATE OF CALIFORNIA

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ST. HELENA, CA 94571

WINERY USE PERMIT - PHASE 1 & PHASE 2
2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

APN #: 032-520-009-000

NOTES

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ISSUED

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3	FOURTH APPLICATION - BARN AREA INCREASE	09 . 12 . 2025

SHEET INFO

PROJECT NO.: 2023-01

FILE NAME:

DATE AND TIME STAMP:

REVIEWED BY: MG

SHEET TITLE

EXISTING GUEST COTTAGE FLOOR PLAN

SHEET NUMBER

A2.1



VIEW OF SOUTH FACADE LOOKING WEST FROM ENTRY DRIVE



VIEW OF SOUTH FACADE LOOKINGEAST



GUEST HOUSE ENTRY



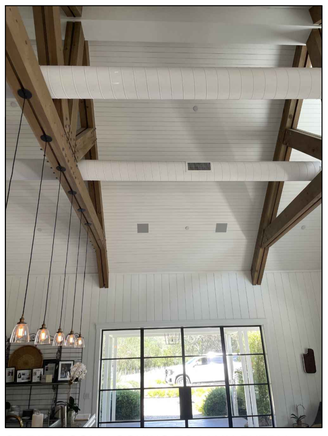
GRAVEL WALKWAY TO ENTRY



COVERED PORCH LOOKING SOUTH



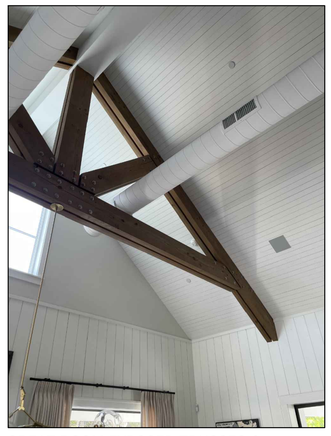
VIEW OF SOUTH FACADE LOOKING EAST FROM ENTRY DRIVE



GREAT ROOM LOOKING TO MAIN ENTRY



COVERED PORCH WITH FIREPLACE



GREAT ROOM EXPOSED TRUSSES & CEILING TREATMENT



MASTER BATH

1 Existing Guest Cottage Photos

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WINERY USE PERMIT - PHASE 1 & PHASE 2
2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

APN #: 032-520-009-000

NOTES

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3	FOURTH APPLICATION - BARN AREA INCREASE	09 . 12 . 2025

SHEET INFO

PROJECT NO : 2023-01

FILE NAME :

DATE AND TIME STAMP :

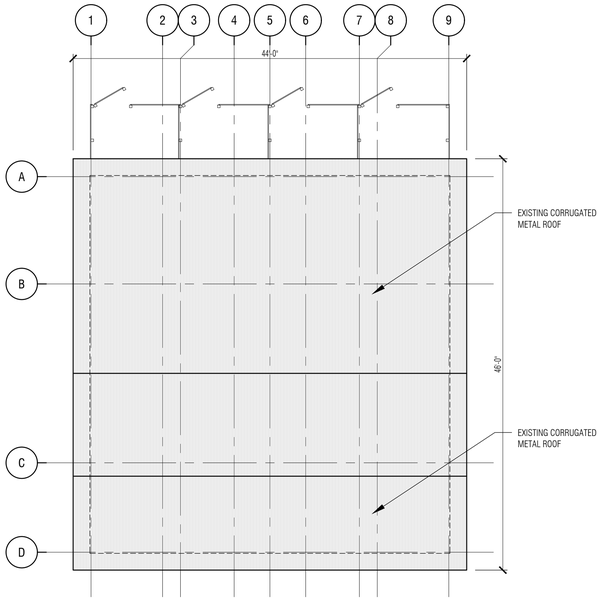
REVIEWED BY : MG,SR

SHEET TITLE

EXISTING GUEST COTTAGE PHOTOS

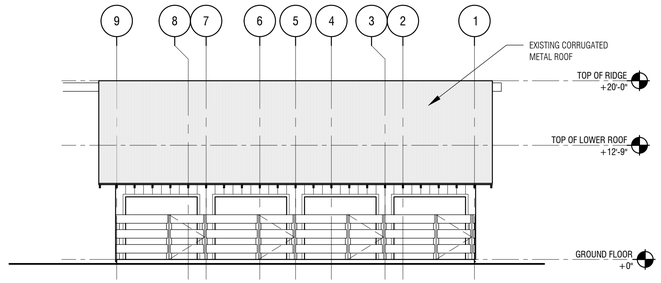
SHEET NUMBER

A2.2



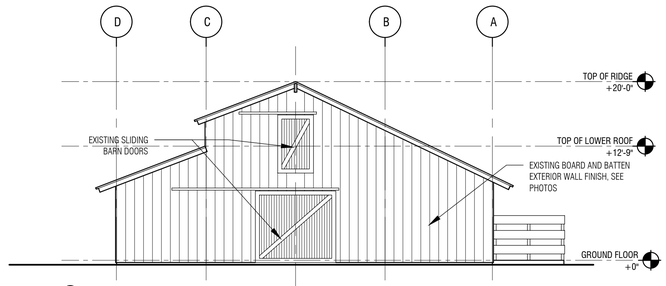
A Existing Barn - ROOF PLAN

SCALE: 1/8" = 1' - 0" 0 2' 4' 8' 16'



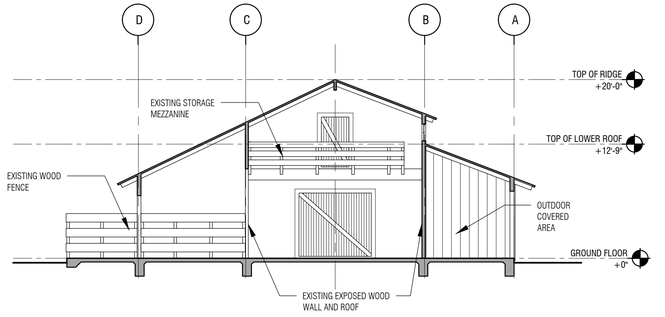
1 Existing Barn - North Elevation

SCALE: 1/8" = 1' - 0" 0 2' 4' 8' 16'



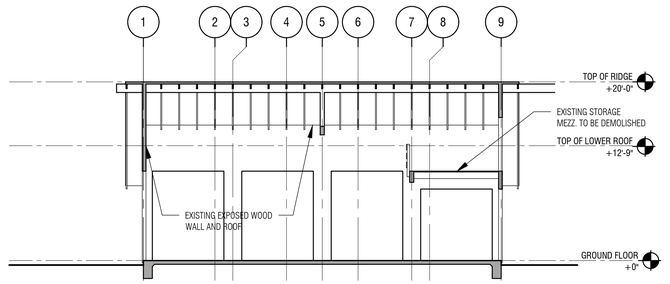
2 Existing Barn - East Elevation

SCALE: 1/8" = 1' - 0" 0 2' 4' 8' 16'



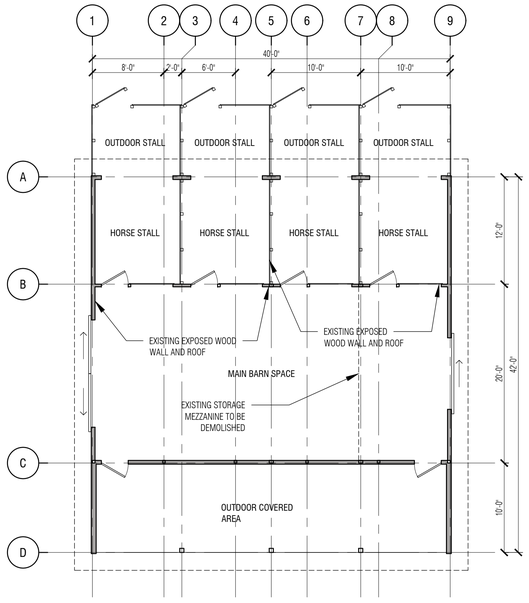
5 N-S Section Looking West

SCALE: 1/8" = 1' - 0" 0 2' 4' 8' 16'



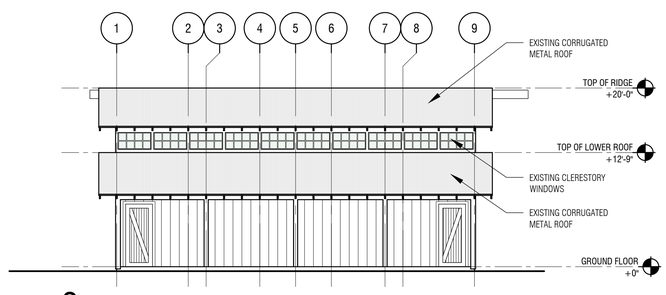
6 N-S Section Looking East

SCALE: 1/8" = 1' - 0" 0 2' 4' 8' 16'



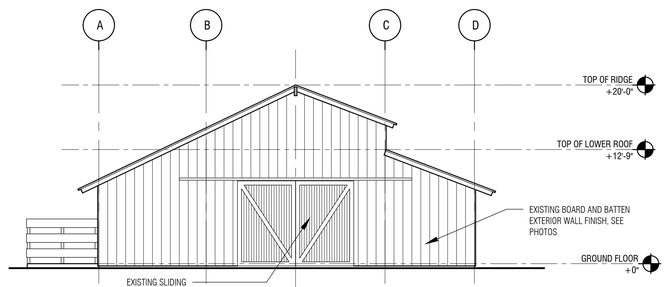
B Existing Barn - Floor Plan

SCALE: 1/8" = 1' - 0" 0 2' 4' 8' 16'



3 Existing Barn - South Elevation

SCALE: 1/8" = 1' - 0" 0 2' 4' 8' 16'



4 Existing Barn - West Elevation

SCALE: 1/8" = 1' - 0" 0 2' 4' 8' 16'



7 Existing Barn - Exterior and Interior Photos

SCALE: 1/8" = 1' - 0"

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CONSULTANTS

CLIENT & PROJECT

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2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

WINERY USE PERMIT - PHASE 1 & PHASE 2

2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

APN #: 032-520-009-000

NOTES

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3	FOURTH APPLICATION - BARN AREA INCREASE	09 . 12 . 2025

SHEET INFO

PROJECT NO.: 2023-01
FILE NAME:
DATE AND TIME STAMP:
REVIEWED BY: MG.SR

SHEET TITLE

EXISTING BARN PLANS, ELEVATIONS, SECTIONS & PHOTOS

SHEET NUMBER

A2.3



WINERY DEVELOPMENT & COVERAGE PHASE 1

	USE / FUNCTION	EXIST. SF	NEW SF	TOTAL SF
1	PRODUCTION USE - INDOOR	--	2,794 (3)	
	-RENOVATED BARN		235	
	-CASE GOODS IN CONV. GUEST HOUSE		188	
	-EMPLOYEE R.R. IN CONV. GUEST HOUSE		62	
	-STOR. RM. IN ACCESSORY BLDG.			
	TOTAL COMBINED AREA			3,279 (3)
2	MECHANICAL / UTILITY AREA - OUTDOOR (EXIST. WATER TANK) (2)	--	254	254
3	ACCESSORY USE - INDOOR	--	907	907
4	ACCESSORY USE - OUTDOOR	2,318	2,615	4,933
5	EMPLOYEE PARKING - 1 VAN ACCESSIBLE	--	323	323
6	VISITOR PARKING - 4 STANDARD, 1 VAN ACCESSIBLE	566	648	1,214
7	EXISTING ASPHALT ROAD	29,958	--	29,958
8	NEW ASPHALT ROAD AREA	--	13,098	13,098 (7,688 for winery use)

WINERY DEVELOPMENT AREA

1 2 3 4 5 6 7 8

17,384 (3)

WINERY COVERAGE AREA

1 2 3 4 5 6 7 8

53,966 (3)

ACCESSORY / PRODUCTION RATIO

3 907 / 1 3,279 (3)

27.7% (3)

CLIENT:

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PROMISE

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Facsimile: (707) 320-2395

PROJECT INFO:

PROJECT NO.:	2023-00
REVIEWED BY:	12.01.2022
DATE/TIME STAMP:	USE PERMIT
ISSUED FOR:	

REVISIONS

1	ISUUED FOR USE PERMIT	12 . 01 . 2023
2	SECOND APPLICATION	05 . 16 . 2024

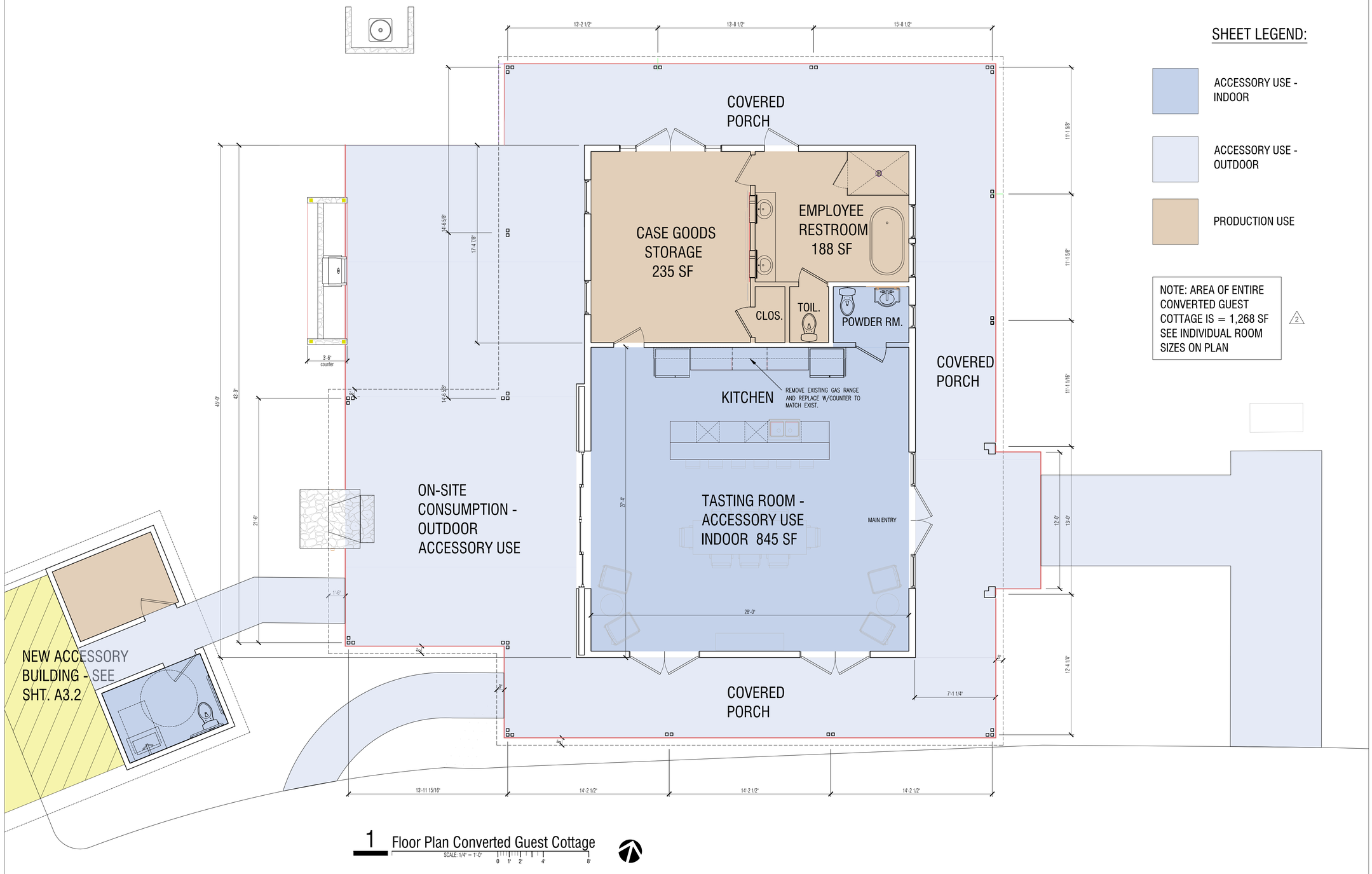
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PHASE 1 - ENLARGED SITE PLAN

SCALE: 1" = 100'
0 25' 50' 100' 200'

SHEET NO.:

A 3.0



1 Floor Plan Converted Guest Cottage

SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

SHEET LEGEND:

- ACCESSORY USE - INDOOR
- ACCESSORY USE - OUTDOOR
- PRODUCTION USE

NOTE: AREA OF ENTIRE CONVERTED GUEST COTTAGE IS = 1,268 SF SEE INDIVIDUAL ROOM SIZES ON PLAN

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CONSULTANTS

CLIENT & PROJECT

PROMISE WINE

2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

WINERY USE PERMIT - PHASE 1 & PHASE 2

2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

APN #: 032-520-009-000

NOTES

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3	FOURTH APPLICATION - BARN AREA INCREASE	09 . 12 . 2025

SHEET INFO

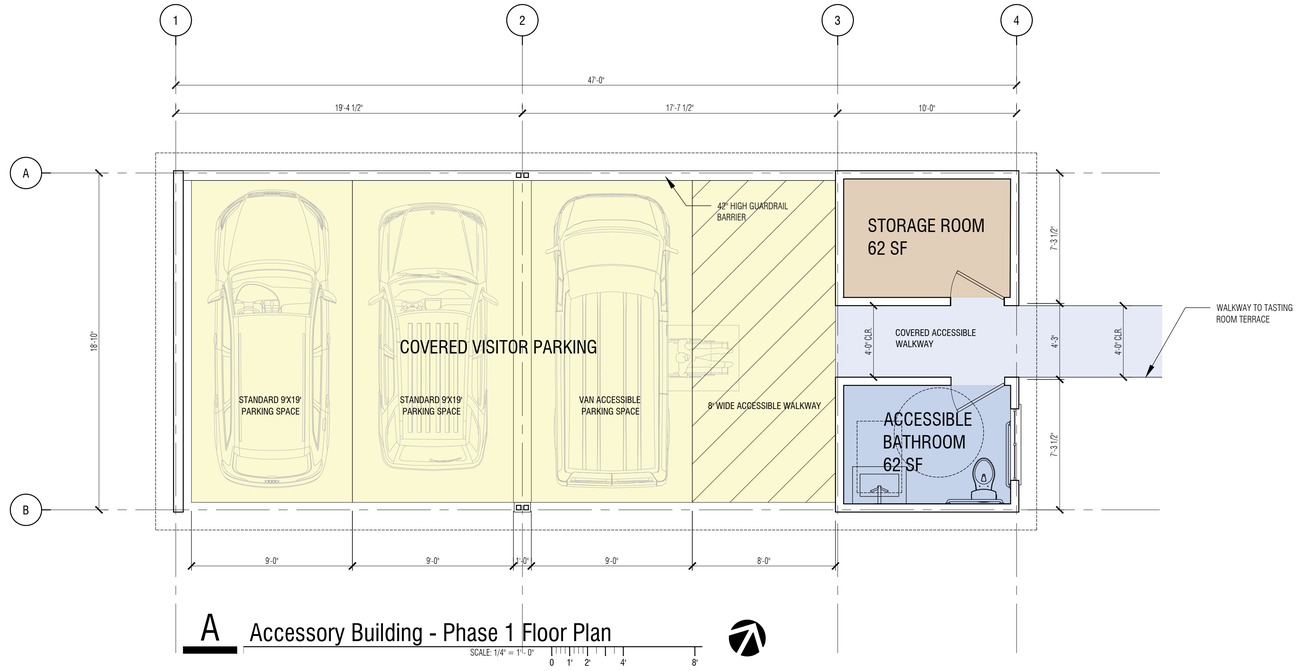
PROJECT NO.: 2023-01
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SHEET TITLE

PHASE 1 - CONVERTED GUEST COTTAGE FLOOR PLAN

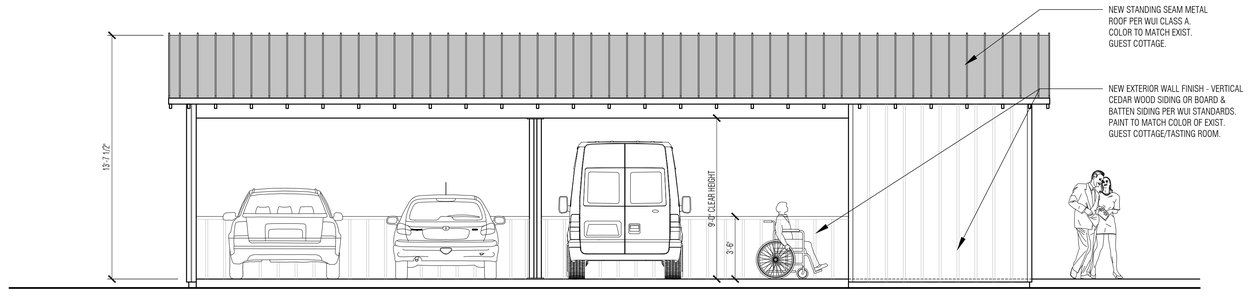
SHEET NUMBER

A3.1



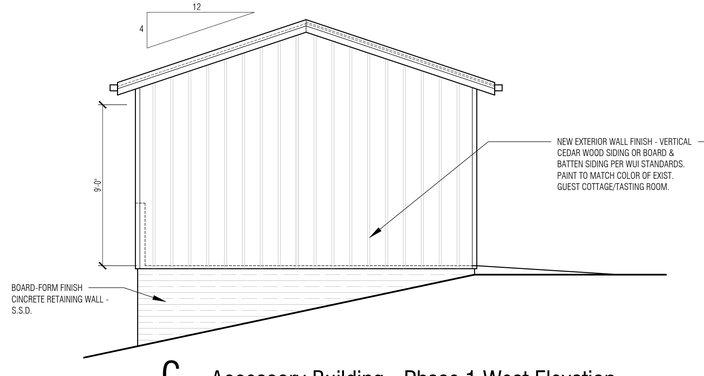
A Accessory Building - Phase 1 Floor Plan

SCALE: 1/4" = 1'- 0" 0 1' 2' 4' 8'



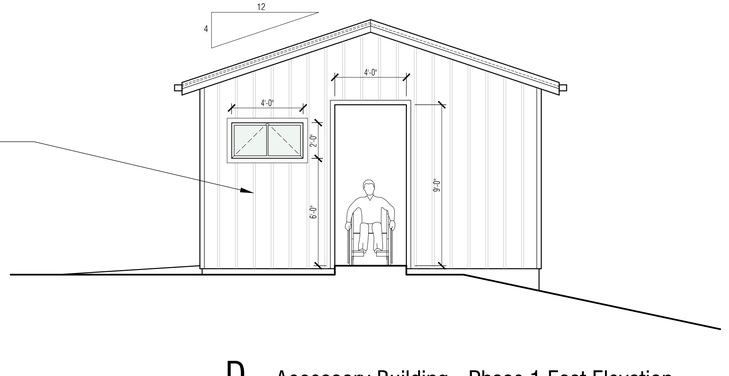
B Accessory Building - Phase 1 South (Front) Elevation

SCALE: 1/4" = 1'- 0" 0 1' 2' 4' 8'



C Accessory Building - Phase 1 West Elevation

SCALE: 1/4" = 1'- 0" 0 1' 2' 4' 8'



D Accessory Building - Phase 1 East Elevation

SCALE: 1/4" = 1'- 0" 0 1' 2' 4' 8'

SHEET LEGEND:

- ACCESSORY USE - INDOOR
- ACCESSORY USE - OUTDOOR
- PRODUCTION USE
- VISITOR PARKING

NOTE: AREA OF ENTIRE STRUCTURE INCLUDING COVERED PARKING = 900 SF

2

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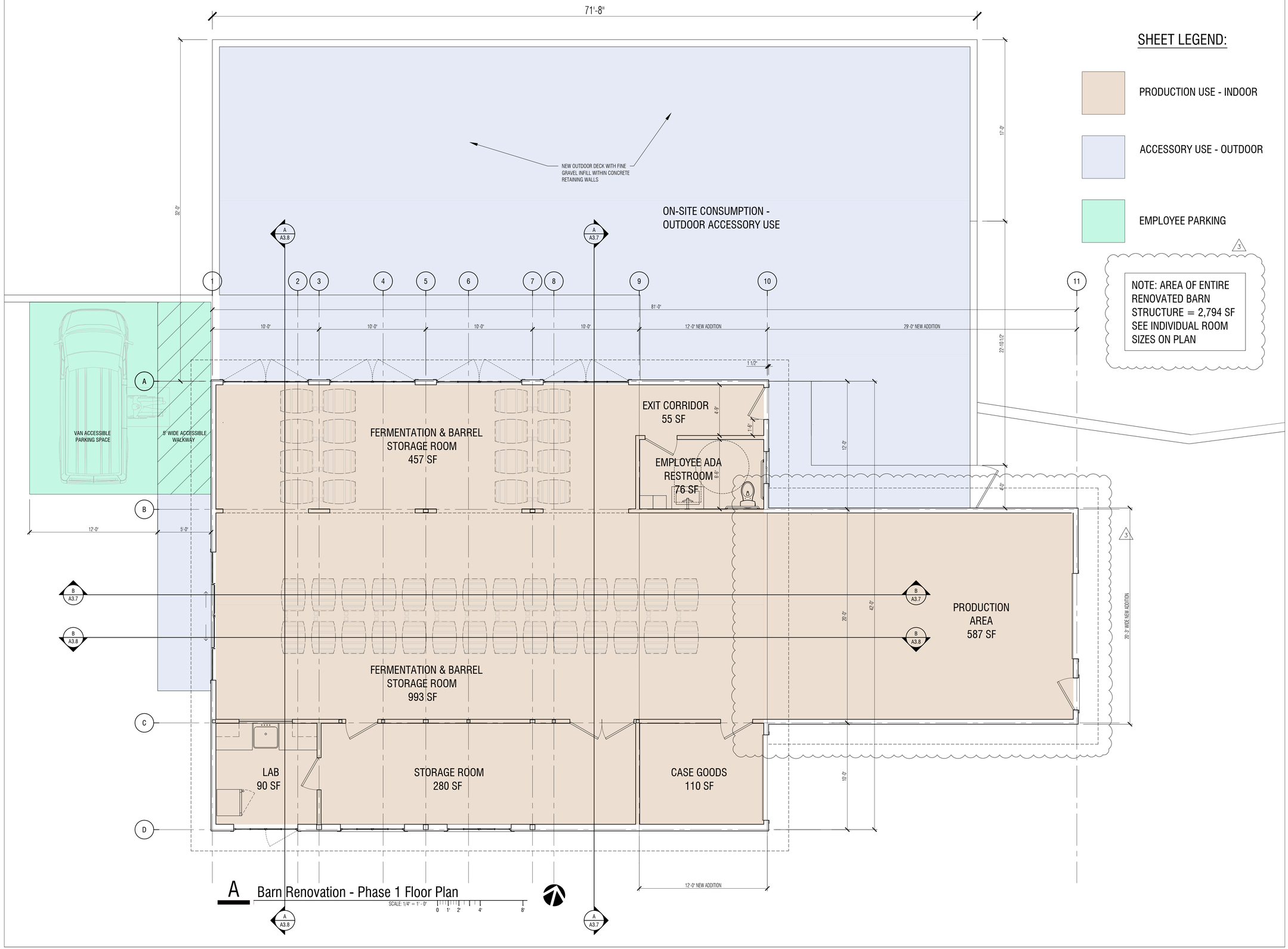
PROJECT NO.: 2023-01
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SHEET TITLE

PHASE 1 - NEW ACCESSORY BUILDING FLOOR PLAN & ELEVATIONS

SHEET NUMBER

A3.2



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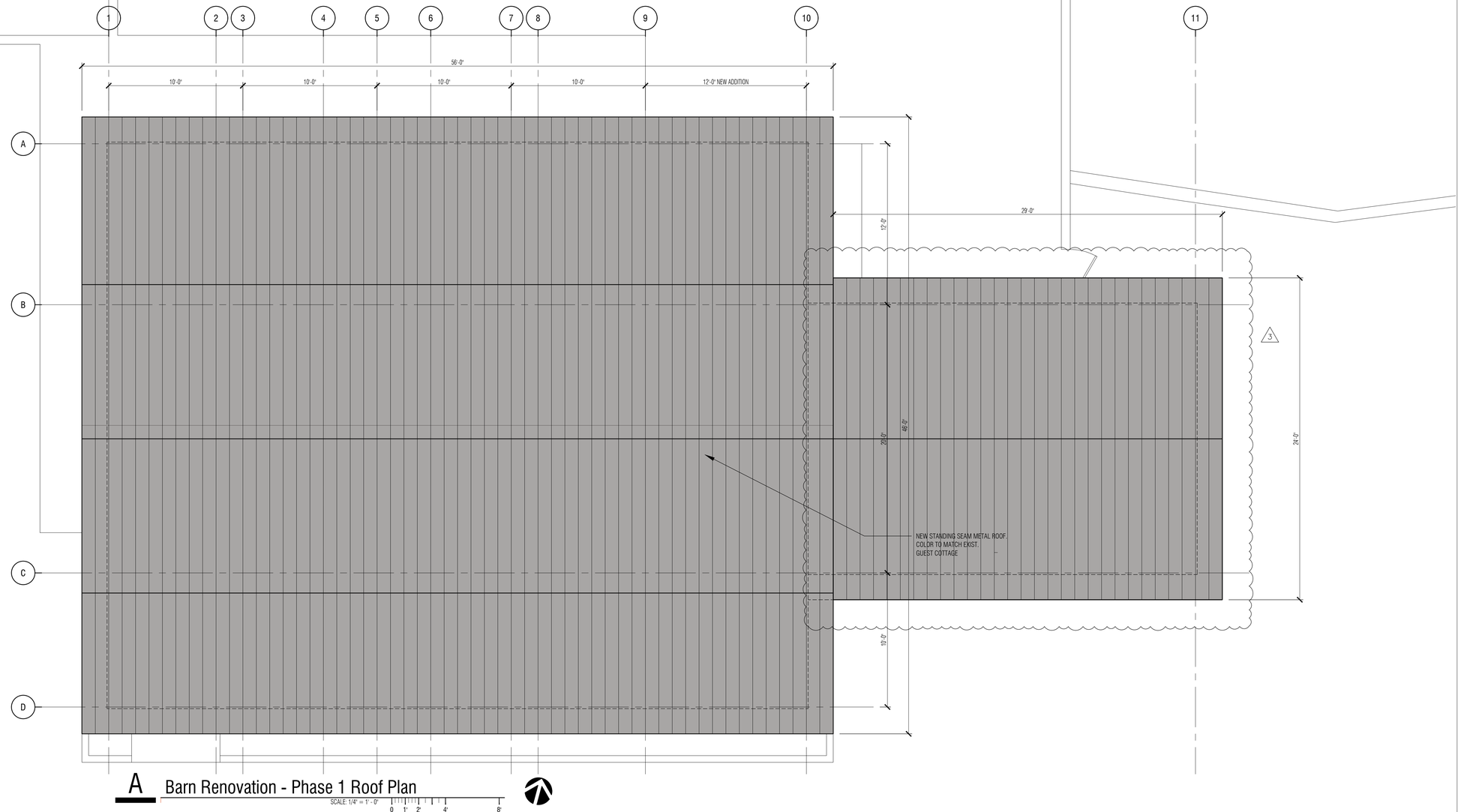
PROJECT NO.: 2023-01
FILE NAME:
DATE AND TIME STAMP:
REVIEWED BY: MG,SR

SHEET TITLE

PHASE 1 - RENOVATED BARN FLOOR PLAN

SHEET NUMBER

A3.3



A Barn Renovation - Phase 1 Roof Plan

SCALE: 1/4" = 1' - 0"

0 1' 2' 4' 8'

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PROJECT NO : 2023-01

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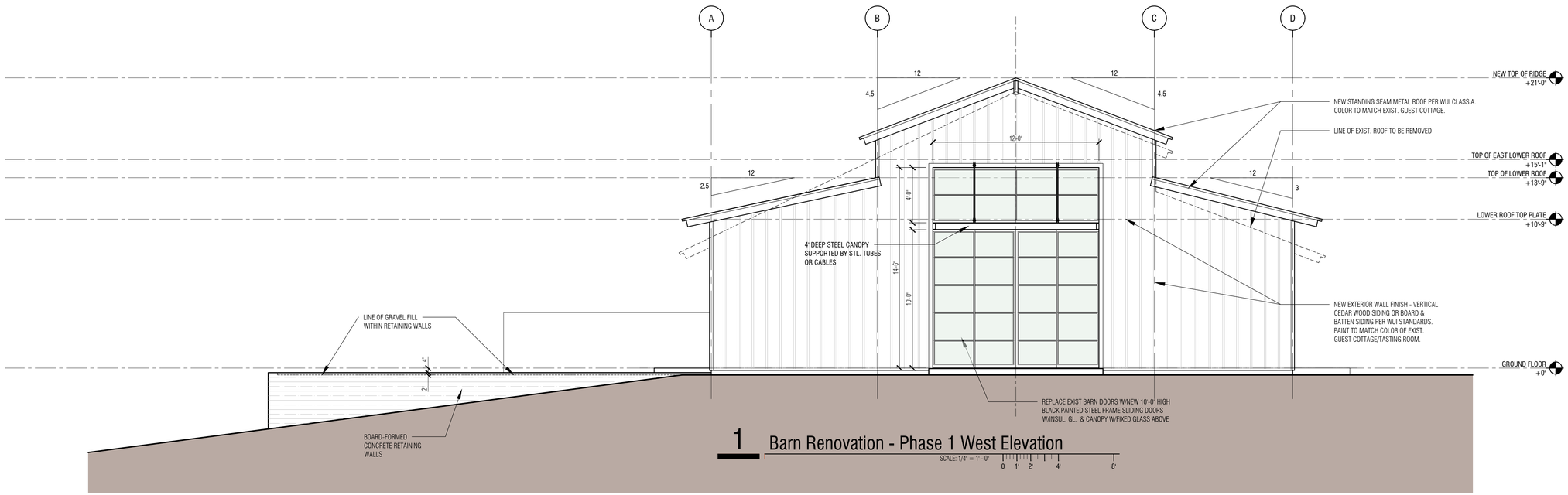
REVIEWED BY : MG.SR

SHEET TITLE

PHASE 1 - RENOVATED
BARN ROOF PLAN

SHEET NUMBER

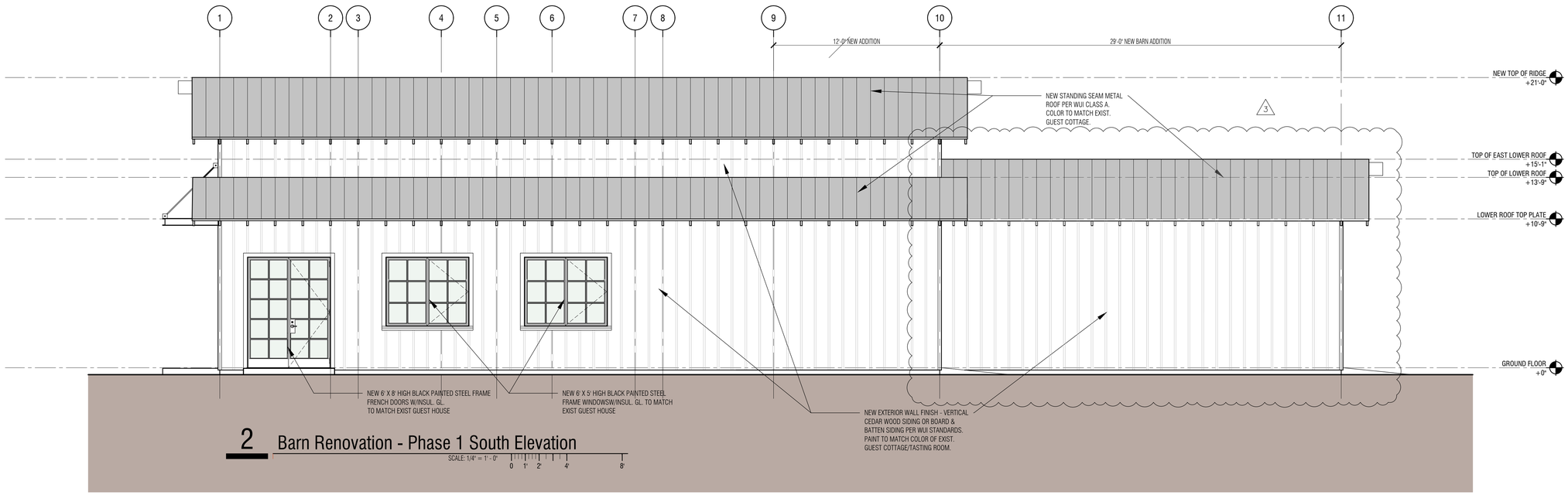
A3.4



1 Barn Renovation - Phase 1 West Elevation

SCALE: 1/4" = 1'- 0"

0 1' 2' 4' 8'



2 Barn Renovation - Phase 1 South Elevation

SCALE: 1/4" = 1'- 0"

0 1' 2' 4' 8'

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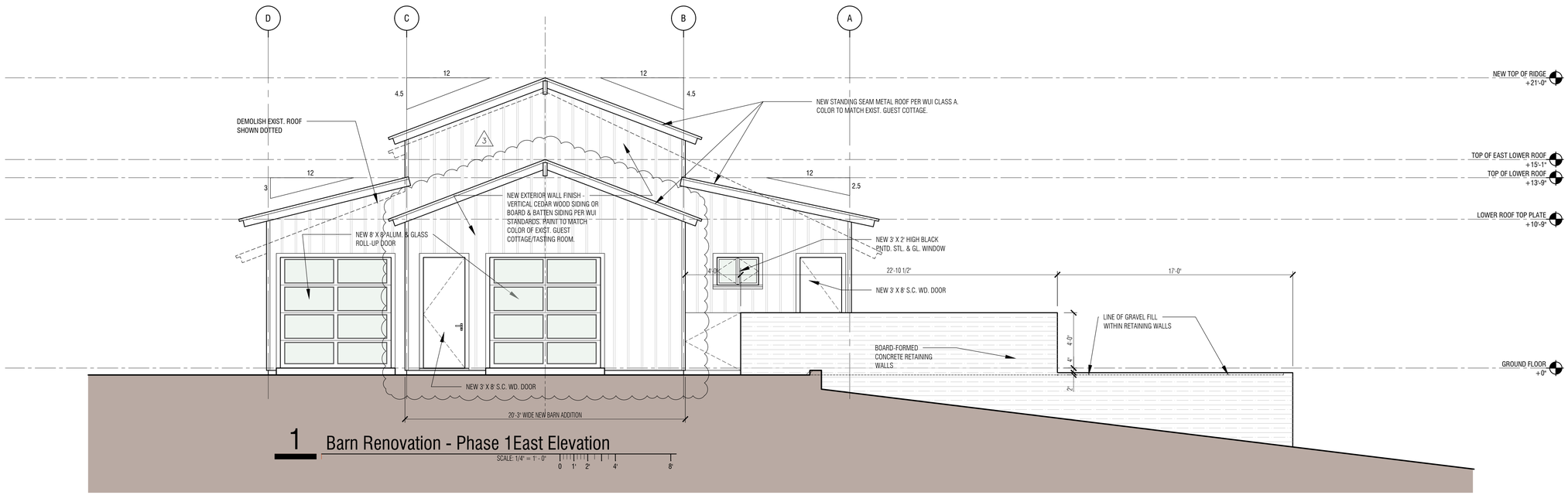
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SHEET TITLE

PHASE 1 - RENOVATED BARN ELEVATIONS

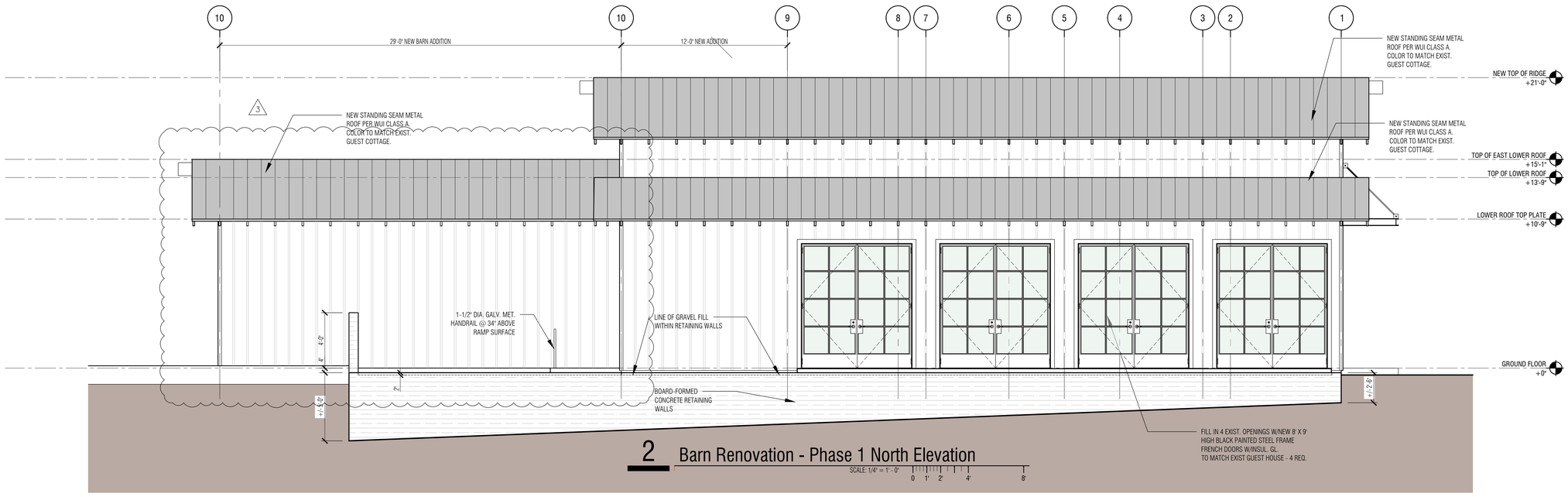
SHEET NUMBER

A3.5



1 Barn Renovation - Phase 1East Elevation

SCALE: 1/4" = 1'- 0"



2 Barn Renovation - Phase 1 North Elevation

SCALE: 1/4" = 1'- 0"

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FILE NAME :

DATE AND TIME STAMP :

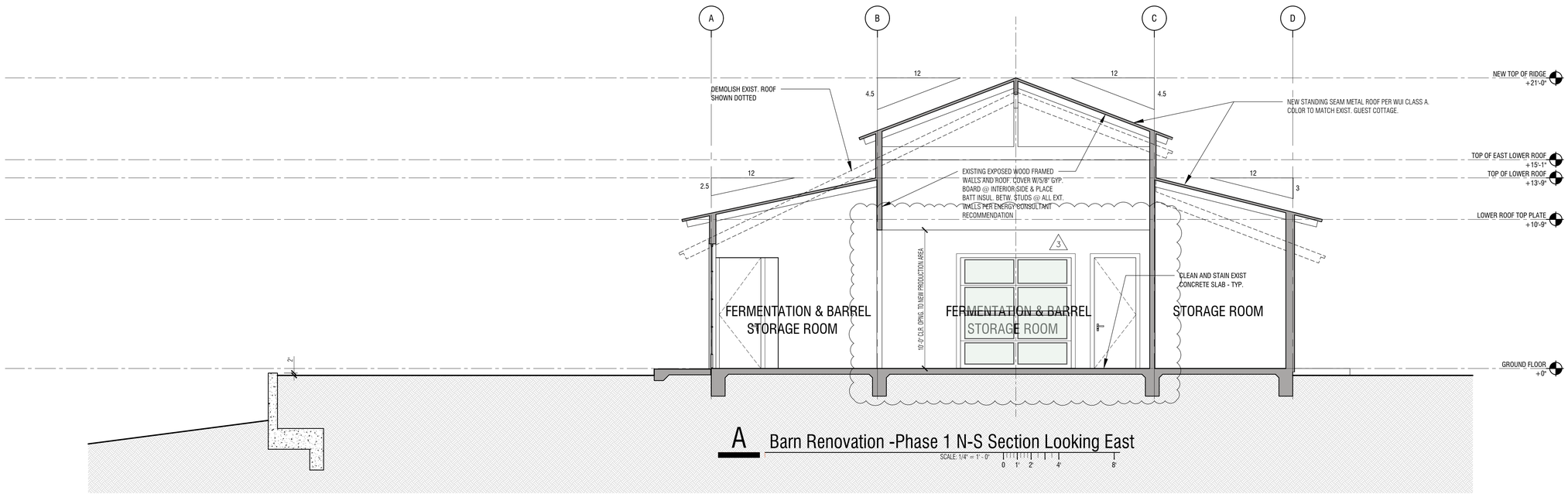
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SHEET TITLE

PHASE 1 - RENOVATED BARN ELEVATIONS

SHEET NUMBER

A3.6



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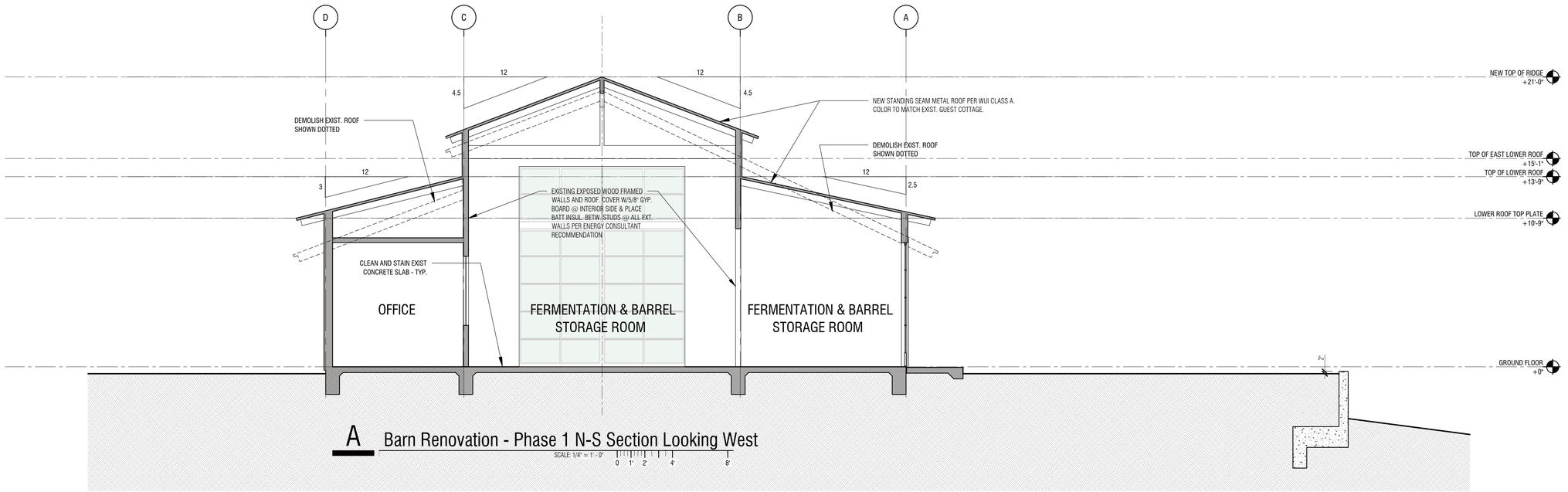
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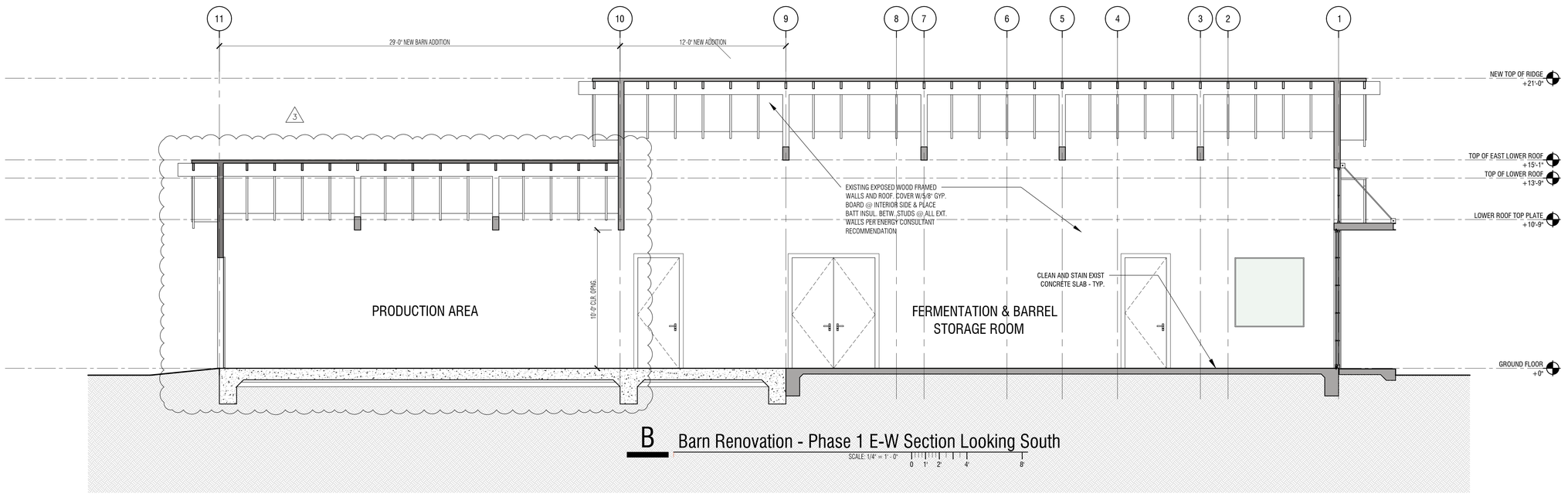
SHEET TITLE

PHASE 1 - RENOVATED BARN SECTIONS

SHEET NUMBER

A3.7





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SHEET TITLE

PHASE 1 - RENOVATED
BARN SECTIONS

SHEET NUMBER

A3.8



WINERY DEVELOPMENT & COVERAGE AREA PHASE 2

	USE / FUNCTION	EXIST. SF	NEW SF	TOTAL SF
1	PRODUCTION USE - INDOOR	2,370	587	2,957 [3]
2	MECHANICAL / UTILITY AREA - OUTDOOR	254	1,376	1,630
3	ACCESSORY USE - INDOOR	907	322	1,229
4	ACCESSORY USE - OUTDOOR	4,933	--	4,933
5	EMPLOYEE PARKING - 2 STANDARD, 1 ACCESSIBLE	630	--	630
6	VISITOR PARKING - 4 STANDARD, 1 ACCESSIBLE	1,214	--	1,214
7	EXISTING ASPHALT ROAD	29,958	--	29,958
8	NEW ASPHALT ROAD AREA	13,098	2,883	15,981 (10,491 for winery use)
9	PRODUCTION USE - CAVE (EXEMPT)	--	5,000	0 (EXEMPT)
10	PRODUCTION USE - OUTDOOR	--	1,235	1,235

WINERY DEVELOPMENT AREA

1, 2, 3, 4, 5, 8, 10 = 23,105 [3]

WINERY COVERAGE AREA

1, 2, 3, 4, 5, 6, 7, 8, 10 = 59,767 [3]

ACCESSORY / PRODUCTION RATIO

3 = 1,229 / 1, 9, 10 = 2,957 + 5,000 + 1,235 [3] = 13.4% [3]

CLIENT:

PROMISE WINE
2000 SAGE CANYON ROAD, ST. HELENA, CA 94574

PROMISE

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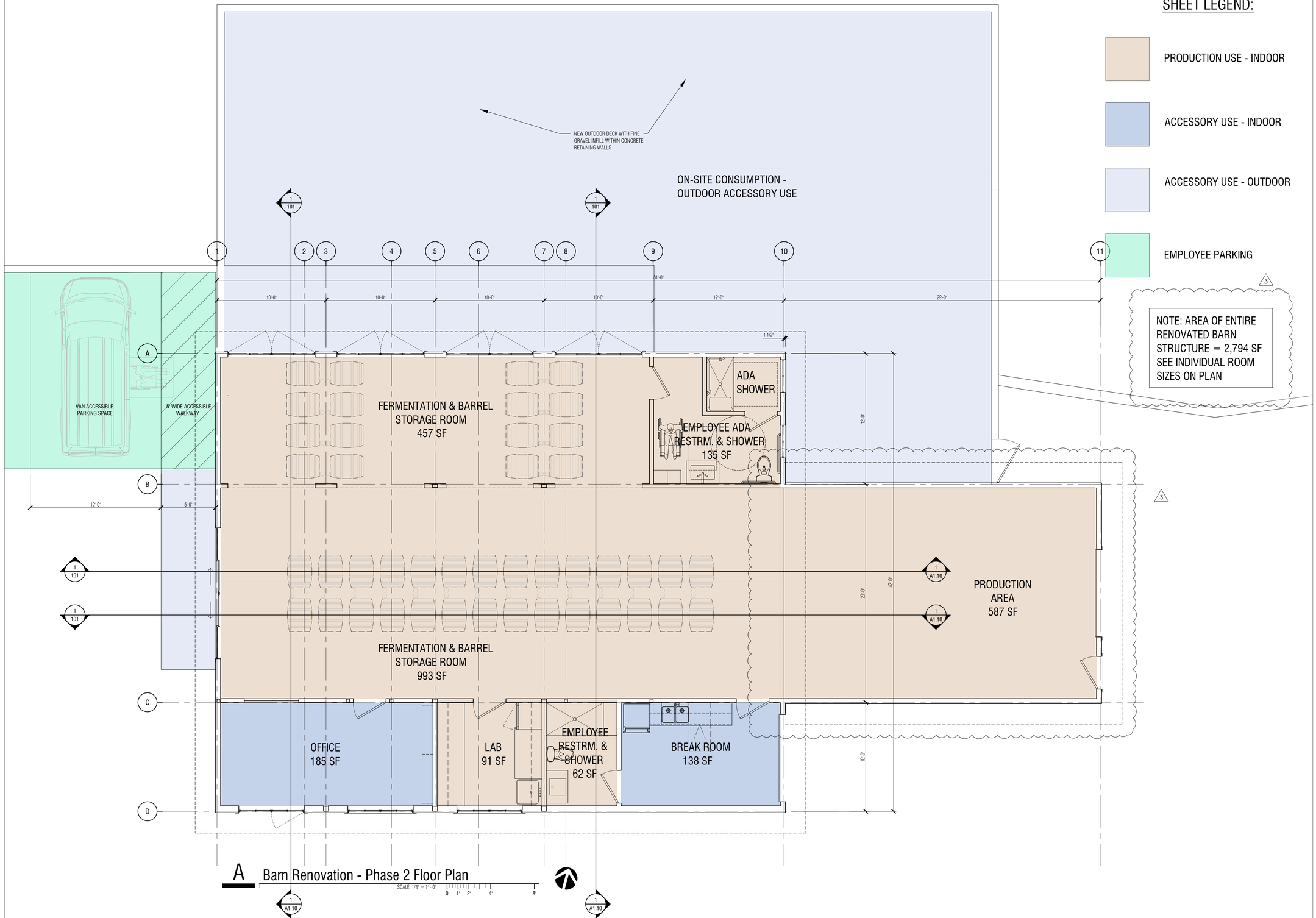
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PHASE 2 - ENLARGED SITE PLAN

SCALE: 1" = 100'
0 25' 50' 100' 200'

SHEET NO.:

A 4.0



A Barn Renovation - Phase 2 Floor Plan

SCALE: 1/4" = 1' - 0"

SHEET LEGEND:

- PRODUCTION USE - INDOOR
- ACCESSORY USE - INDOOR
- ACCESSORY USE - OUTDOOR
- EMPLOYEE PARKING

NOTE: AREA OF ENTIRE RENOVATED BARN STRUCTURE = 2,794 SF SEE INDIVIDUAL ROOM SIZES ON PLAN

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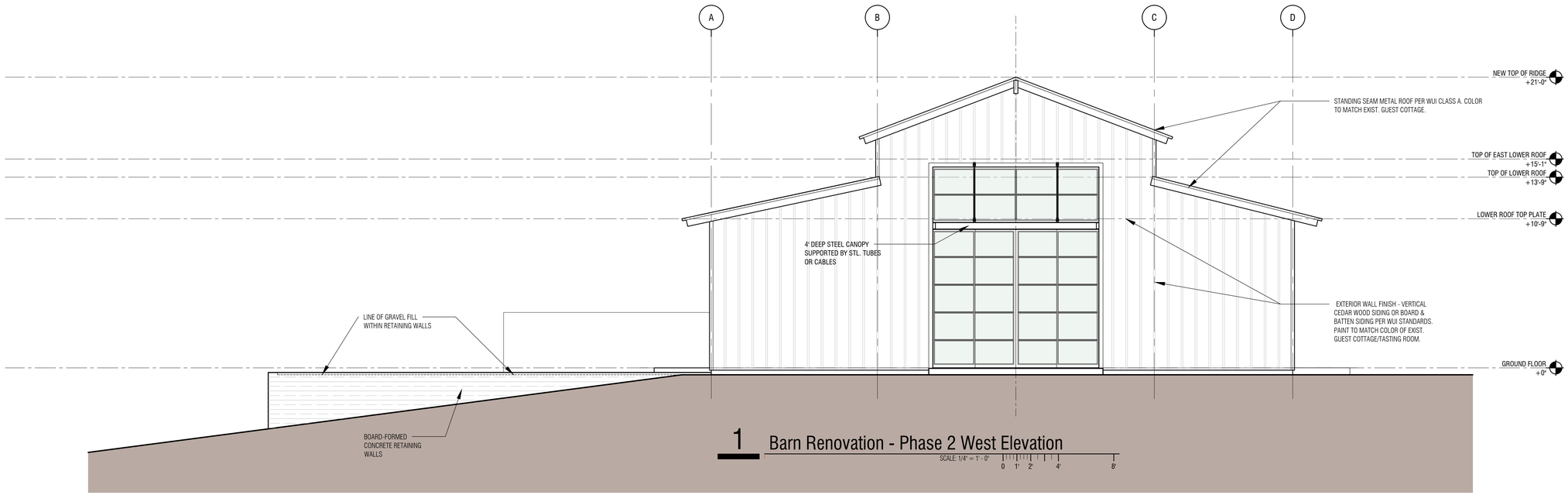
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SHEET TITLE

PHASE 2 - CONVERTED BARN FLOOR PLAN

SHEET NUMBER

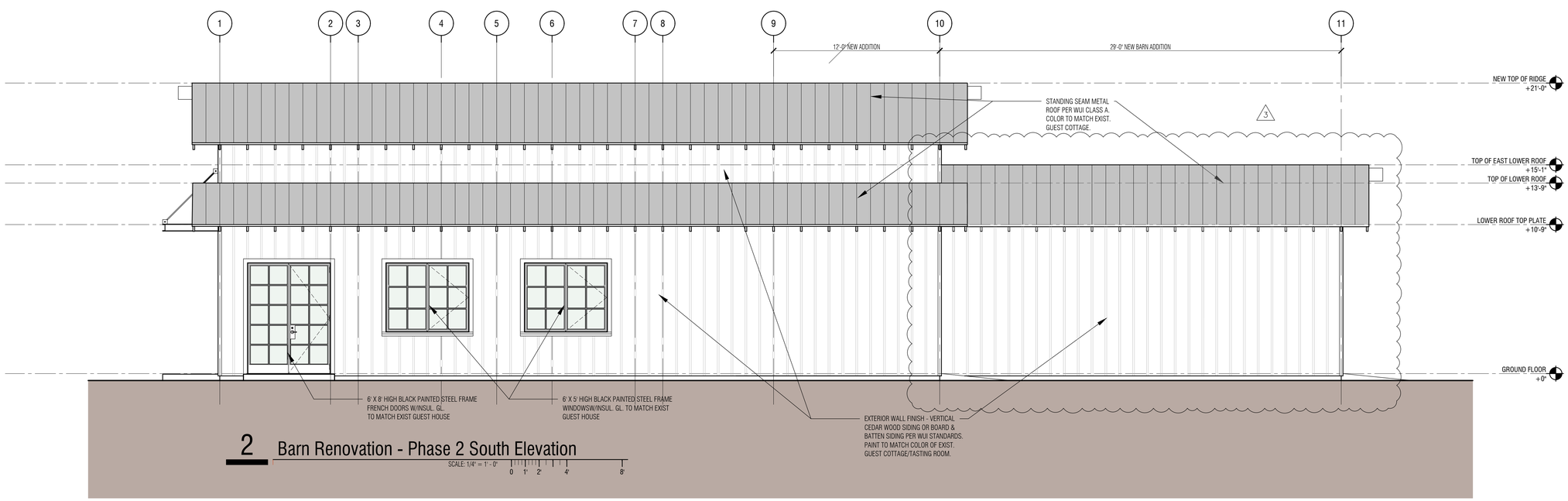
A4.1



1 Barn Renovation - Phase 2 West Elevation

SCALE: 1/4" = 1' - 0"

0 1' 2' 4' 8'



2 Barn Renovation - Phase 2 South Elevation

SCALE: 1/4" = 1' - 0"

0 1' 2' 4' 8'

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CLIENT & PROJECT

PROMISE WINE
2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

WINERY USE PERMIT - PHASE 1 & PHASE 2

2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

APN #: 032-520-009-000

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1	USE PERMIT SUBMITTAL	12. 01. 2023
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SHEET INFO

PROJECT NO.: 2023-01

FILE NAME:

DATE AND TIME STAMP:

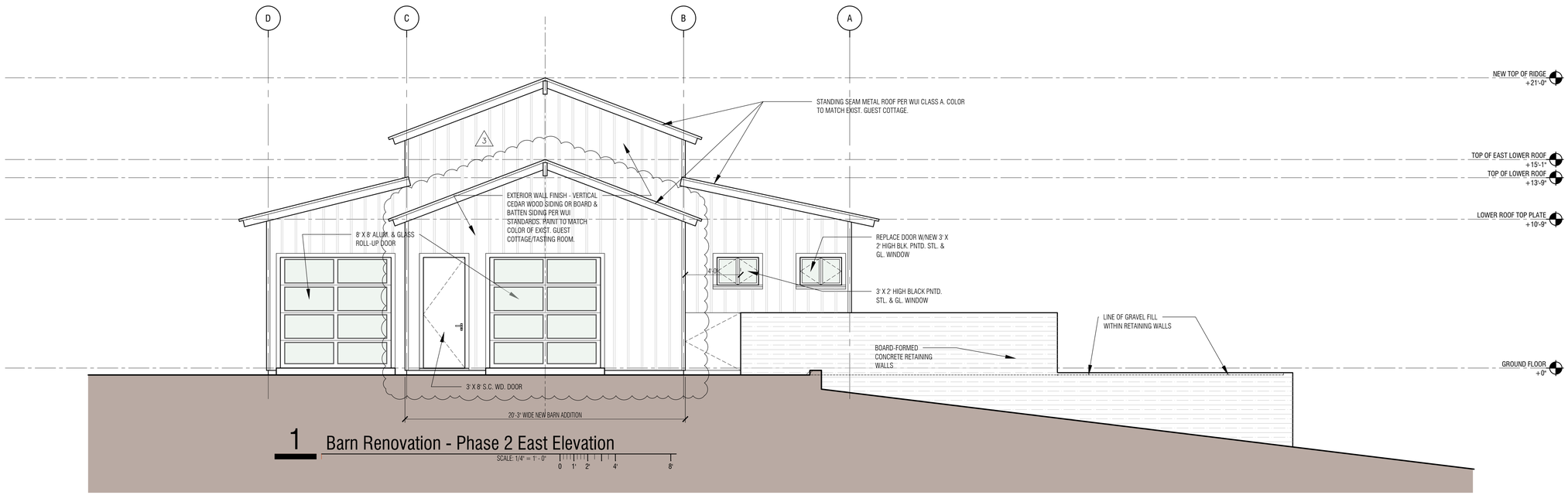
REVIEWED BY: MG.SR

SHEET TITLE

PHASE 2 - CONVERTED BARN ELEVATIONS

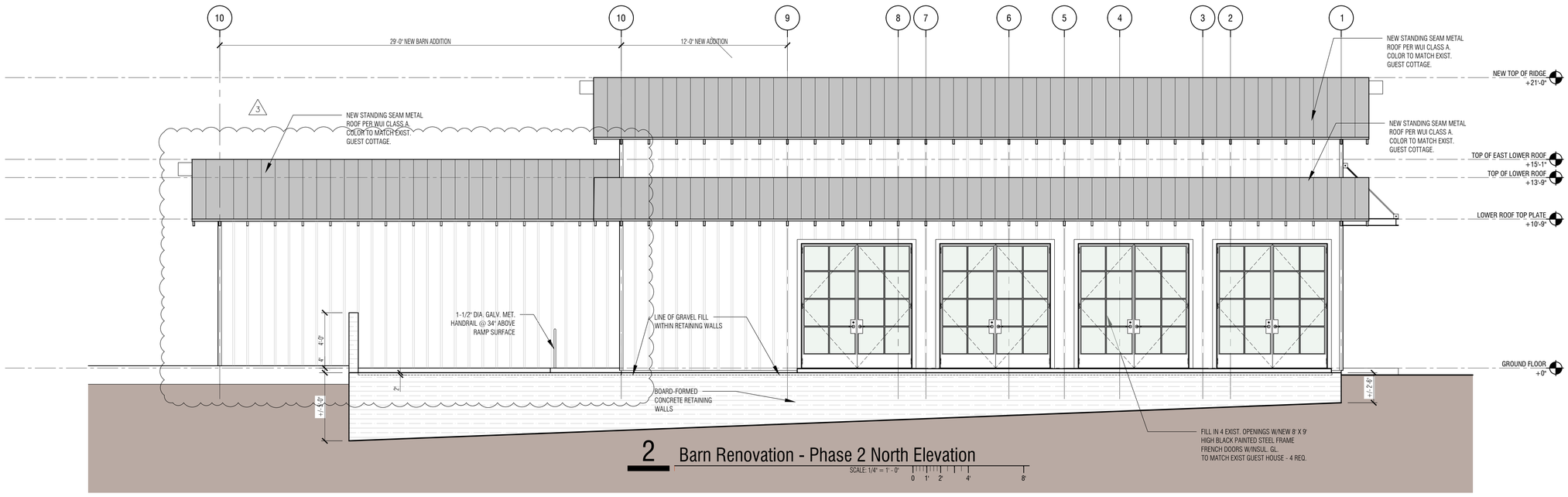
SHEET NUMBER

A4.2



1 Barn Renovation - Phase 2 East Elevation

SCALE: 1/4" = 1'- 0"



2 Barn Renovation - Phase 2 North Elevation

SCALE: 1/4" = 1'- 0"

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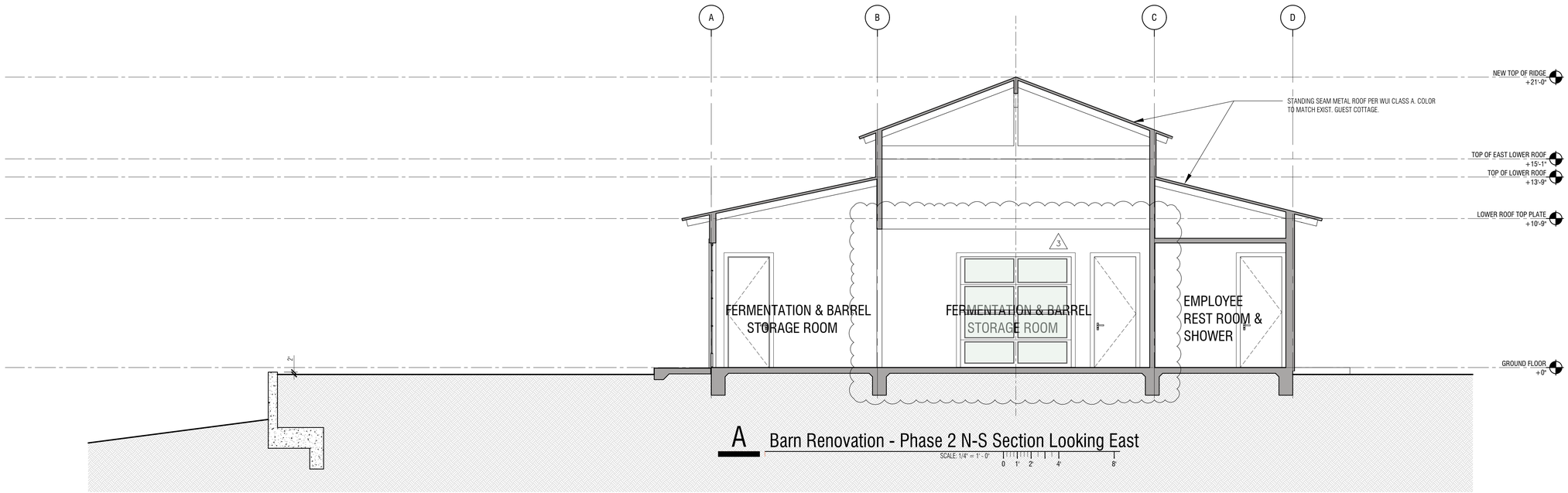
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FILE NAME:
DATE AND TIME STAMP:
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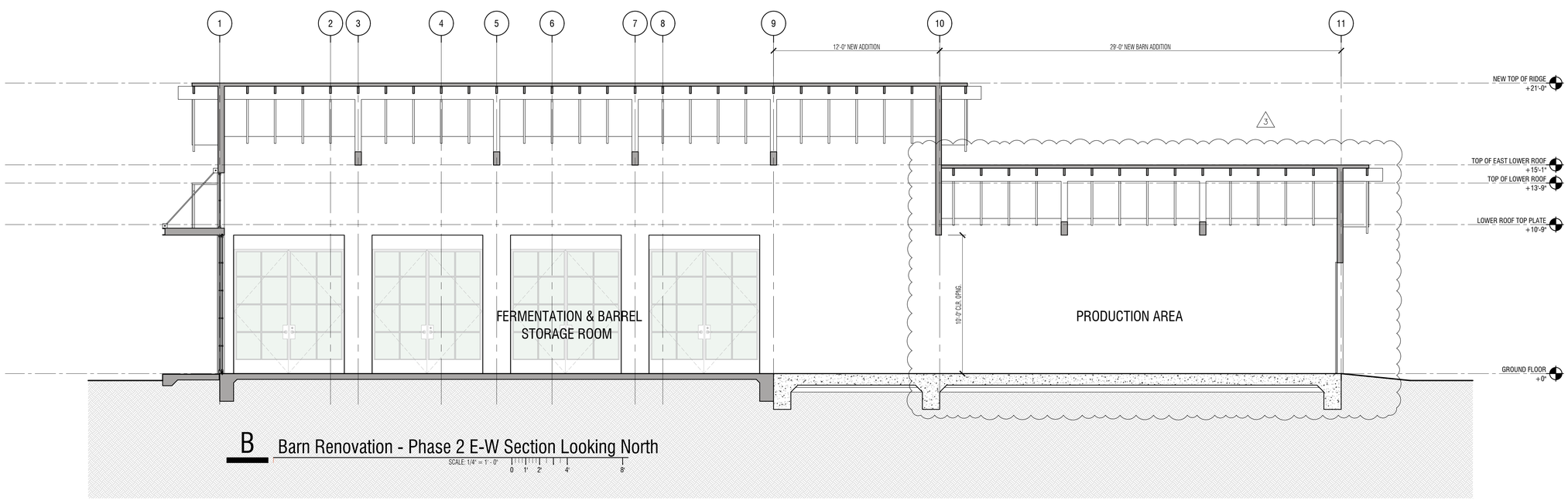
SHEET TITLE

PHASE 2 - CONVERTED BARN ELEVATIONS

SHEET NUMBER

A4.3





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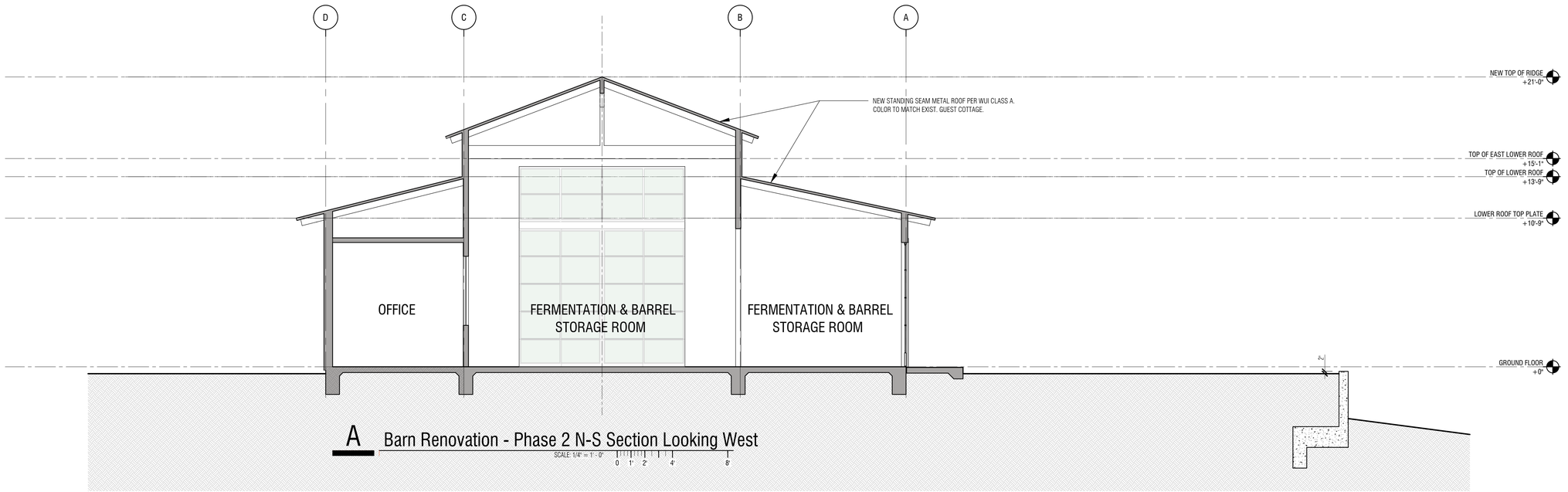
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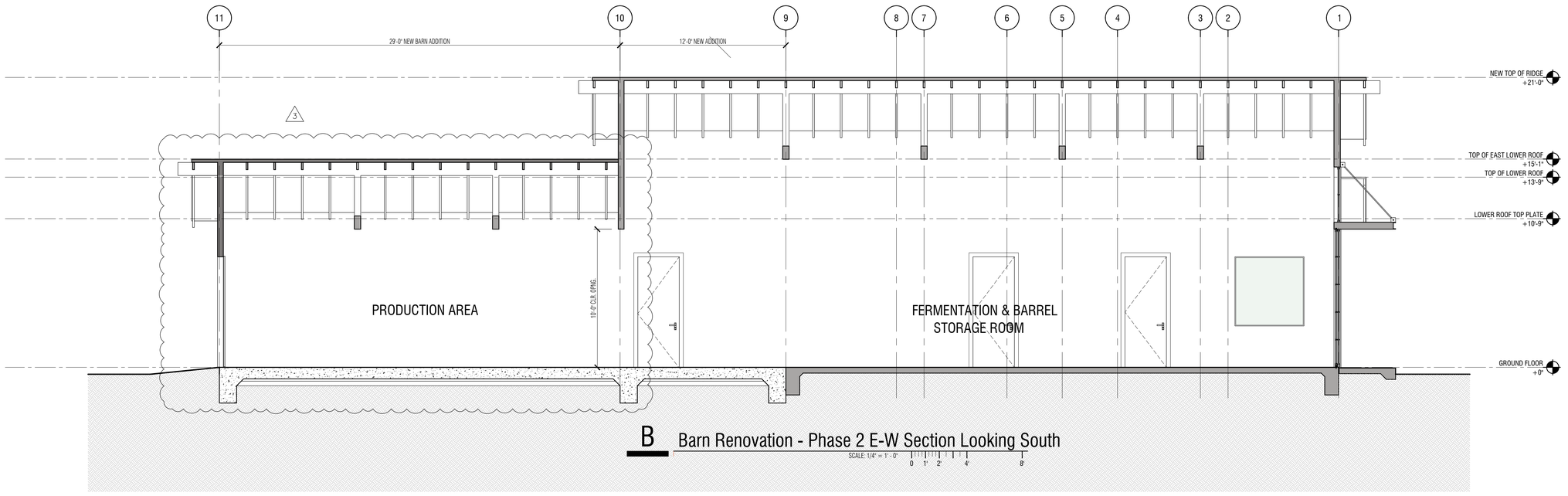
SHEET TITLE

PHASE 2 - CONVERTED BARN SECTIONS

SHEET NUMBER

A4.4





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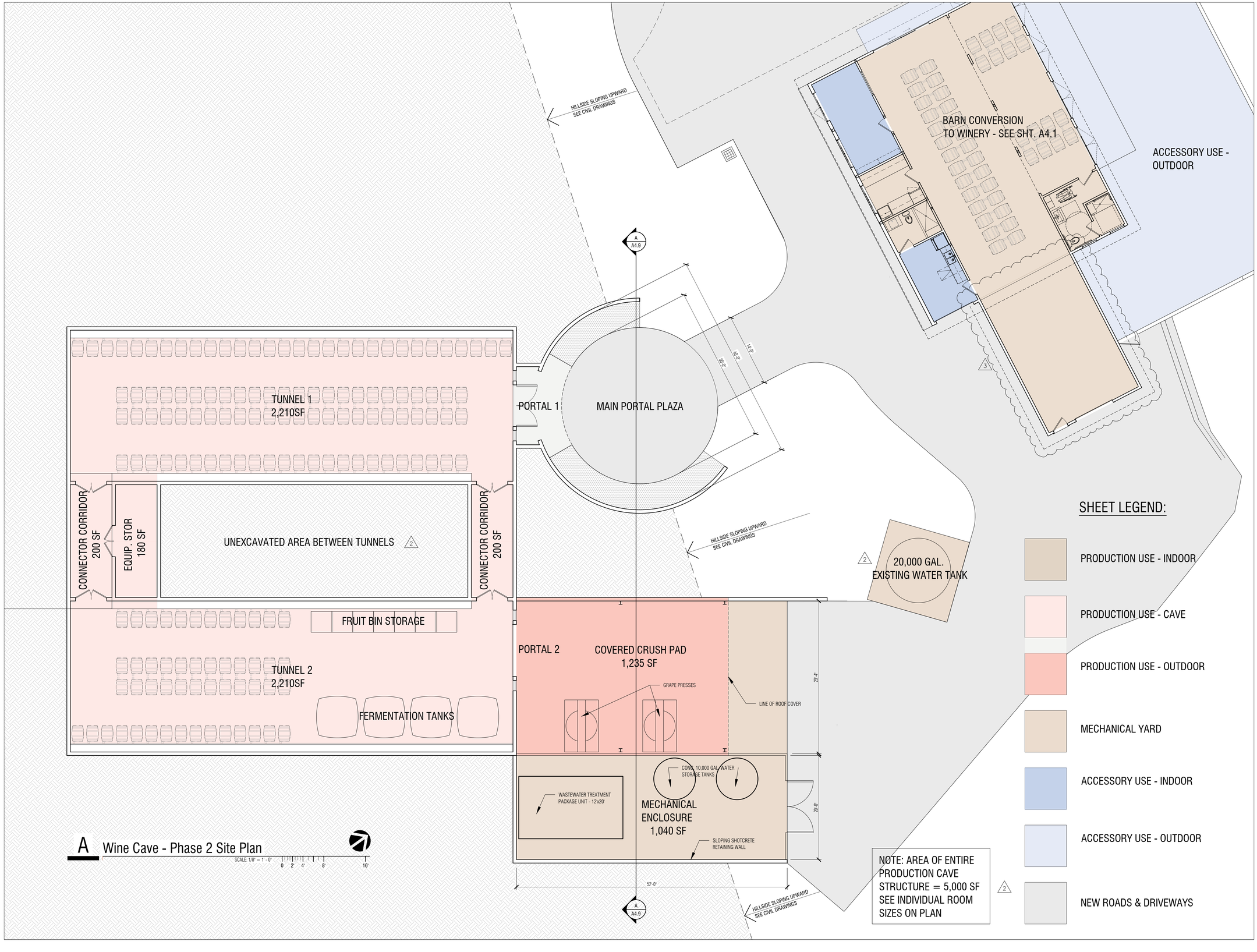
SHEET INFO
PROJECT NO.: 2023-01
FILE NAME:
DATE AND TIME STAMP:
REVIEWED BY: MG.SR

SHEET TITLE

PHASE 2 - CONVERTED
BARN SECTIONS

SHEET NUMBER

A4.5



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REN 3.31.24
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CLIENT & PROJECT

PROMISE WINE
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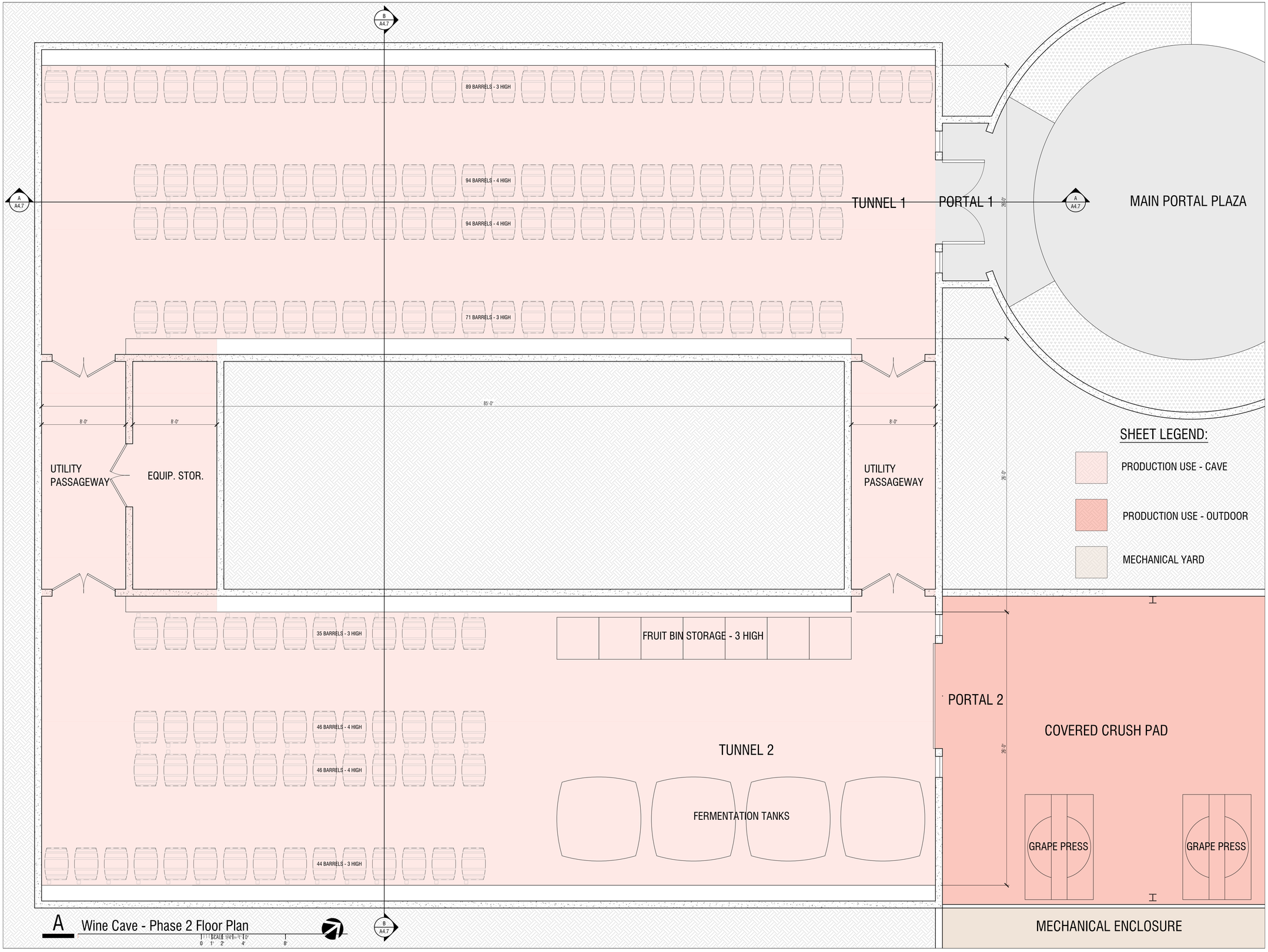
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PROJECT NO.: 2023-01
FILE NAME:
DATE AND TIME STAMP:
REVIEWED BY: MG.SR

SHEET TITLE

PHASE 2 - WINE CAVE
SITE PLAN

SHEET NUMBER

A4.6



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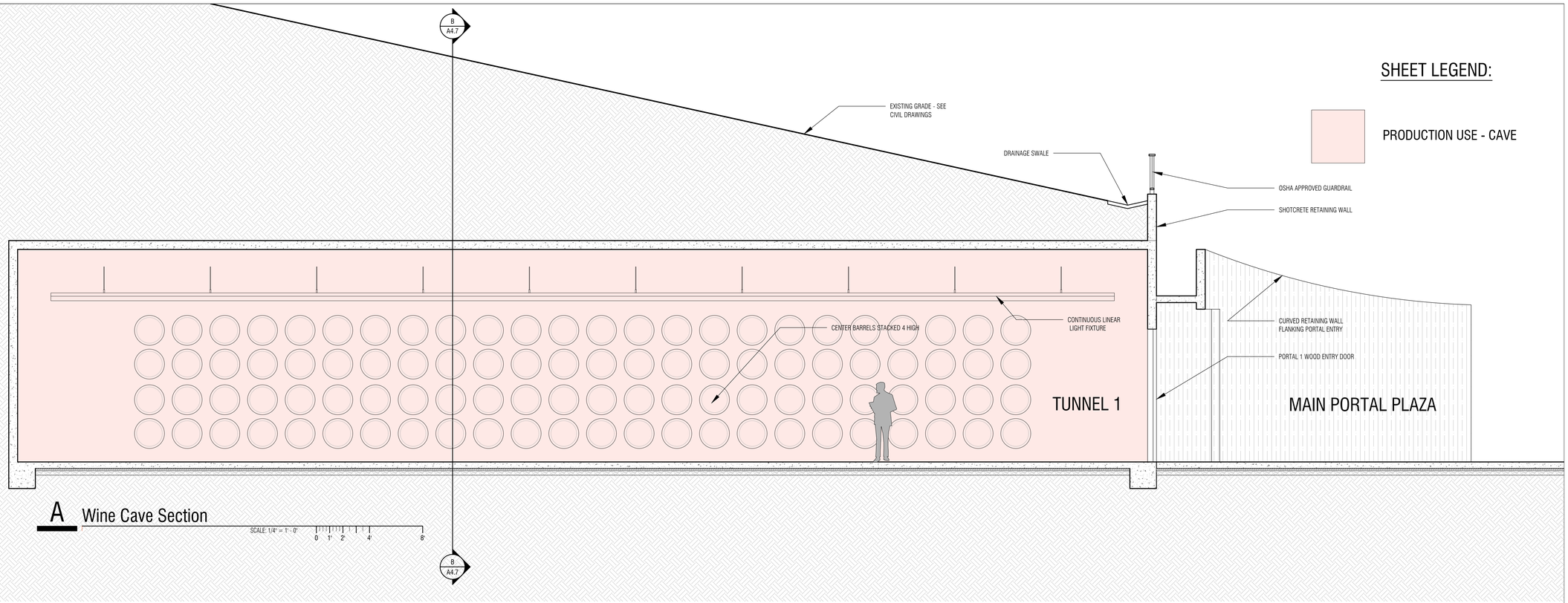
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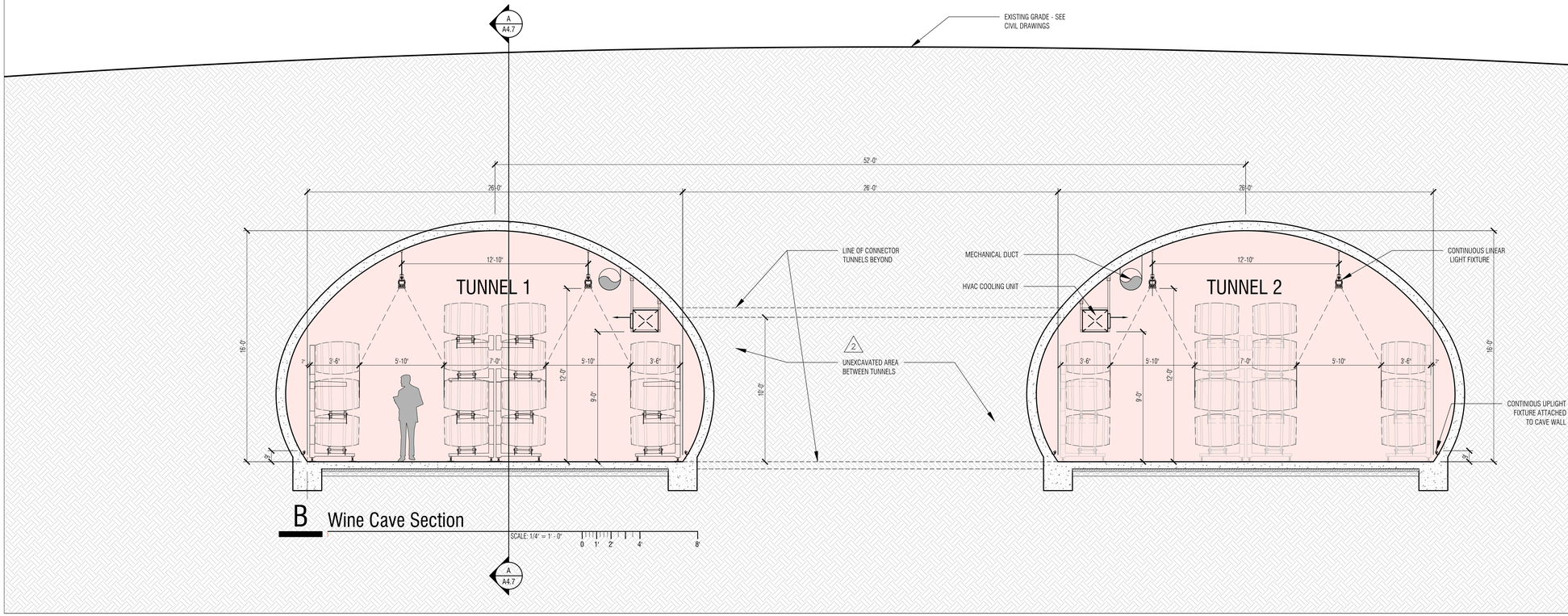
SHEET TITLE

PHASE 2 - WINE CAVE FLOOR PLAN

SHEET NUMBER

A4.7





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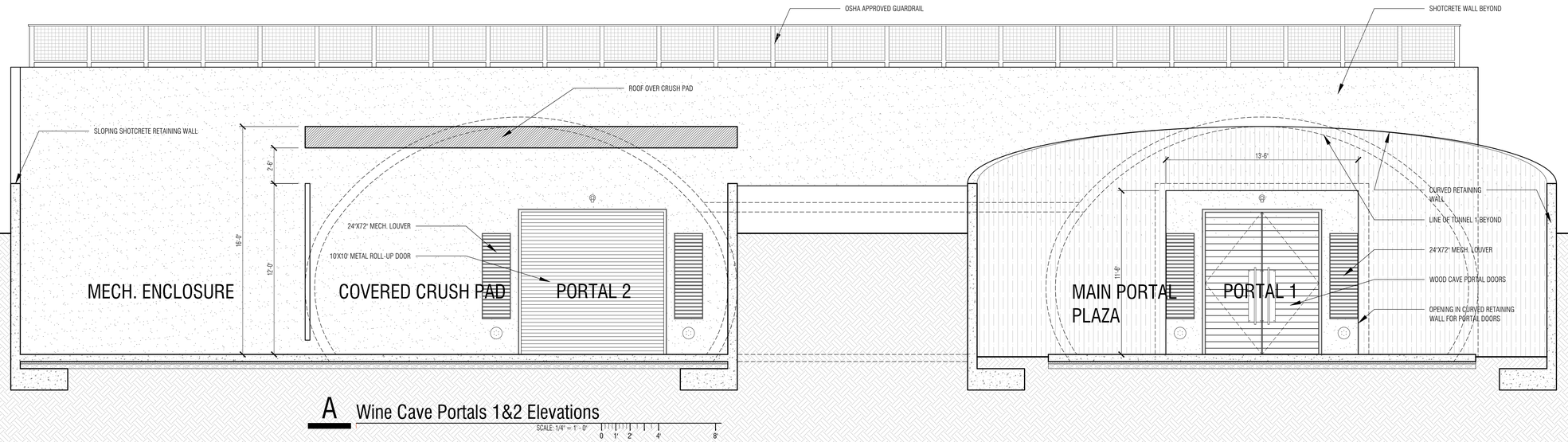
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SHEET INFO
PROJECT NO: 2023-01
FILE NAME:
DATE AND TIME STAMP:
REVIEWED BY: MG,SR

SHEET TITLE
PHASE 2 - WINE CAVE SECTIONS

SHEET NUMBER
A4.8



A Wine Cave Portals 1&2 Elevations

SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

SHEET LEGEND:

SHOTCRETE RETAINING WALL

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SHEET INFO

PROJECT NO.: 2023-01

FILE NAME:

DATE AND TIME STAMP:

REVIEWED BY: MG.SR

SHEET TITLE

PHASE 2 - WINE CAVE PORTAL ELEVATIONS

SHEET NUMBER

A4.9

Photo #1: Lower portion of existing driveway to be widened.	
Photo #2: Proposed Tasting Room (ADU conversion) and Parking/Restroom building location (rear left).	

Photo #3: Upper portion of existing driveway to be widened. One Blue Oak tree to be removed (center).	
Photo #4: Proposed Winery Building (barn conversion). Three Blue Oak trees to be removed (two not shown).	

Photo #5: Proposed Winery Building (barn conversion). One White Oak tree to be removed (right).	
Photo #6: Proposed Winery Building (left), existing 20,000-gallon domestic water tank (center), proposed Cave Portal site (right), and proposed Crush Pad site (rear right). Fenced garden to be removed.	

Photo #7: Proposed Crush Pad site. Existing road drainage ditch to be removed (lower left).	
Photo #8: Chaparral habitat to be removed.	

Photo #9: Chaparral habitat and existing road drainage ditch to be removed.	

“L”

Public Comments

From: Cahill, Kelli
To: Gallina, Charlene
Cc: Parker, Michael
Subject: FW: REVISED COMMENT P22-00384
Date: Wednesday, January 10, 2024 12:08:00 PM

FYI – This email from George Caloyannidis has been modified based on his follow-up email below. These comments followed mailout of an amended Courtesy Notice I sent out as the project was modified from a micro winery to a Use Permit to include additional visitation, marketing and a cave. The request also includes a variance and exception to the Roads and Street Standards.

Promise Winery
2004 Sage Canyon Road
APN 032-520-009

The deadline to provide comments on the resubmittal is January 17th. Finally, I did respond to George to acknowledge receipt of the emails and let him know that the we are presently reviewing the resubmittal and the amended project.

NAPA COUNTY FIRE MARSHAL

In the recent past, the Fire Marshal has imposed as part of his conditions of approval adherence to the Napa Couty Road Standards (22 feet width etc.) within the boundaries of a winery. This has been the case at the Vida Valiente winery of the exact similar 30,000-gallon size. The length of the interior driveway in that case was but a tiny fraction of that of this application.
There are no Fire Marshall conditions of approval for this application which one would assume would be the same, especially given the narrow, long and winding road within the property.

VARIANCE

Narrative Response 1

As part of its application, the owner requests a variance for a setback reduction from a 600-foot minimum from Sage Canyon Road (a highway) to 349 feet. This is a significant reduction which was granted for a residential use. Citing that “development of a winery in new structures elsewhere on the property beyond the 600-foot setback is essentially impossible” and that in essence the 600-foot setback along state highways ought to apply only where topography does not preclude development of a winery within such setback is a sweeping demand. As such, it would require a fundamental revision of setback rules from highways and set an all-encompassing precedent.

The applicant further argues that such setback “would deprive Promise’s property of privileges enjoyed by other similar properties in the vicinity and under identical zoning classification”. This argument places zoning classification as the sole determinate factor superseding setback

regulations. In essence it argues that whenever topography stands in the way of non-conforming development, setbacks need to be modified. This is would also be an all-encompassing precedent.

While the applicant has argued for similar treatment as others enjoy within the same zoning classification, it did not provide other property owners who enjoyed such treatment in the same zoning classification and **similarly constraining topography following enactment of the 600-foot setback rule.**

Narrative Response 2

The applicant argues that denying the conversion of the existing residential and vineyard structures to a winery, deprives it from the preservation and enjoyment of its substantial property rights. However, the applicant ignores the fact that when it originally purchased the property, it was granted all necessary permits including a set back variance for the use and enjoyment it chose at the time. It also purchased the property being fully aware that it fulfilled the purpose for which it was intended and developed it accordingly.
Arguably, such prior development is an impediment to the new use of the property sought now and for which a variance is being requested.

Narrative Response 3

To argue that a 30,000-gallon winery including caves will not be materially detrimental to the public welfare is not credible. Caves require drilling, often blasting as do impactful tailings exports. No data has been provided for the yardage being excavated. No data are provided for the traffic generated by the winery operation itself, such as grape imports, bottling line, service personnel etc.
The fact that the finished product will not be visible from the highway and the argument that new buildings on the property would be more impactful (which the applicant elsewhere stated are impossible) are not arguments supporting the premise that this 30,000-gallon winery will have no negative impact on the neighborhood.

CONCLUSION

1. The project does not comply with Title 14 Minimum Fire Safe Regulations. If the residence on APN 032-520-009 and / or any residences on APN 032-520-008 are retained, the access road must comply with these minimum standards. Only if the residences are removed and the road is used solely for agriculture, the road may be used in a condition as determined by Napa County. It does not appear that there are compliant turnarounds for all structures.
2. A Napa County Fire Marshal's conditions of approval, especially in this highly fire-prone area are required.
3. The particular variance justifications on all three Narratives are farfetched and would set sweeping precedents. The applicant had its chance to originally develop a winery on the site and opted for a residential development which guaranteed its full enjoyment of its property. The winery conversion is a discretionary act.
4. Not all properties in all zoning districts which allow a winery always subject to a use permit are appropriate for such uses. At this time, the applicant has been provided by Napa County

with both a residential and an agricultural use.

5. The winery data for a 30,000-gallon winery by which its impact may be properly assessed and mitigations if any are put in place is incomplete in regards to trip generation during and after its conversion and construction and other pertinent data commensurate with the size of the operation.

From: gecalo@comcast.net <gecalo@comcast.net>
Sent: Saturday, January 6, 2024 11:32 AM
To: Cahill, Kelli <Kelli.Cahill@countyofnapa.org>
Subject: REVISED COMMENT P22-00384

[External Email - Use Caution]

Dera Kelli,

Following discussions with Deborah Eppstein PhD, Director, State Alliance for Fire Safe Road Regulations (SAFFR), I hereby revise / substitute the entirety of my discussion under "TITLE 14" in my COMMENT dated January 5, 2024. Specifically in connection to whether the Promise Winery project qualifies under the agriculture exemption clause of Title 14, State Minimum Fire Safe Regulations 2023, Subchapter 2. While in my previous COMMENT I had argued that it does under certain conditions, further analysis based on the detailed definitions in Subchapter 2 compel me to argue that it does not.

I hope this REVISION will help staff in its analysis of the application. Let me know if you wish me to actually withdraw and revise my January 5 COMMENT, or whether you prefer to attach this writing as a REVISION of it.

§1270.03 Scope

(d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture, mining; or management of timberland or harvesting of forest products.

§1270.01 Definitions

(a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
(i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or industrial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size and scale.
(y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.

Discussion:

When applying these definitions, the pathway within the Promise property leading to its existing

developments is defined by Subchapter 2 as a (i) Driveway. It does not qualify as a (y) Road.
The Road by which the Promise property derives access from is Soda Canyon Road which serves all the uses Subchapter 2 specifies for it to be classified as a (y) Road.
Soda Canyon Road is not being "used solely for Agriculture". Therefore, the Road serving the Promise property does not qualify for the agricultural exemption under Subchapter 2 provision §1270.03 (d).

George Caloyannidis

January 12, 2026

Letter in Support of the Use Permit Application by Promise Wine

I am writing to express my unquailed and enthusiastic support for the application that Stephen and Jennifer McPherson and Promise Wine have submitted for their property on Sage Canyon Road. The McPhersons are nearby neighbors; their property is just north and east of mine.

I have interacted with the McPhersons both personally and in my role in leading the Hennessey Rector Fire Safe Council. In both regards, they are excellent neighbors and I am delighted with the how collaborative they have been in addressing wildfire risk. The work they have done on their property has significantly reduced risk for them and for those of us who live nearby. In addition, they have been enthusiastic participants in the work our neighbors have done jointly to reduce the risk we all face.

The McPhersons have been excellent stewards of their land as well as terrific neighbors. Approval of their use permit application will benefit all of us who live nearby.

Thank you,

Robert Cumby
1701 Sage Canyon Road
St. Helena, CA

NAPAFIREWISE

January 12, 2026

To Whom It May Concern

The Napa Communities Firewise Foundation (NCFF) is pleased to provide this letter in recognition of the exceptional wildfire resilience work undertaken by Steve and Jen McPherson of Promise Winery on their Sage Canyon property.

Over the past six months, NCFF has collaborated with Mr. McPherson to catalog and map a range of resilience investments across the property. These improvements represent strategically important elements for wildfire response. The McPherson lands will serve as an anchor parcel for a planned Enhanced Resiliency Site (ERS), which will support firefighters in containing wildfire movement in the Gregg Mountain, Sage Canyon, and Pritchard Hill areas.

Mr. McPherson has demonstrated consistent leadership and initiative in prefire mitigation. His farm animal and vineyard operations have created effective defensible space around structures and have helped break up continuous fuels across both City of Napa and adjacent private lands.
In addition, Mr. McPherson has expressed interest in further strategic fuel modification work, specifically the creation of a shaded fuel break along a spur ridge connecting Sage Creek to Pritchard Hill Road. This project is currently being planned in coordination with the Hennessy Rector Fire Safe Council, NCFF, and the local CAL FIRE Battalion Chief.

NCFF has mapped existing fire access roads, emergency water sources, hydrants, and fuel modification areas on the property. This information is now available to fire agencies through the Tablet Command mobile mapping platform.

Given Napa County's history and ongoing risk of wildfire, proactive landowner actions such as those taken by Mr. McPherson are essential to moderating wildfire behavior and protecting critical evacuation routes, including State Highway 128 (Sage Canyon Road).

Sincerely,
Napa Communities Firewise Foundation

Joseph Nordlinger, CEO

Elliot Taylor

Dear Planning Commissioner's,

My name is Elliot Taylor and my family and I own the property directly across Sage Canyon Rd from the McPhersons. We account for everything across the 128 from them so are maybe the most important neighbors.

This letter is in support of their efforts to get their Use Permit approved.

They are exceptional neighbors and outstanding community members. We have together navigated through 2017 and 2020 fires and numerous other challenging events. Steve & Jen are amazing stewards of not only their land but also the Pritchard Hill neighborhood in general.

We know first hand the amount of personal money and effort they have invested in the area and it is wonderful.

We fully support them in all their endeavors and believe that their prosperity, is our prosperity, is the community prosperity.

Thank you.

Respectfully,

Elliot Taylor

1999 Sage Canyon Rd, St Helena, CA 94574