# Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559

# Agenda

**Wednesday, January 21, 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

**A.** The Clerk requests approval of minutes from the regular meeting held on January 7, 2026. **26-53**

**Attachments:** Minutes 01-07-2026

## 5. AGENDA REVIEW

## 6. DISCLOSURES

## 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 **26-98**

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: Adopt 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.

**Attachments:**
Attachment A - Recommended Findings
Attachment B - Recommended Conditions of Approval and Final Agency Approval Memos
Attachment C - Initial Study Mitigated Negative Declaration and MMRP
Attachment D - Previous Conditions of Approval
Attachment F - Request for Exception to the Road and Street Stndards
Attachment E - Use Permit Major Mod Application Packet
Attachment G - Water Availability Analysis and Supplemental WAA for Interim Program
Attachment H - Wastewater Feasibility Report
Attachment I - Stormwater Control Plan
Attachment J - Biological Resources Assessment
Attachment J.1 - Potential Canopy Preservation Areas
Attachment K - Trip Generation Worksheet
Attachment L - Sight Distance Report
Attachment M - Bridge Condition Report
Attachment N - Winery Comparison Analysis and Summary of Changes
Attachment O - Graphics
Attachment P - Public Comments
Item 7A - Comment Letter (added after initial agenda posting).pdf
Item 7A - Presentation(added after meeting).pdf

**8. ADMINISTRATIVE ITEMS**

**9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT**

- DISCUSSION OF ITEMS FOR THE FEBRUARY 4, 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 1/9/2026 BY 4:00 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:** 1/21/2026 | **File ID #:** 26-53

**TO:** Napa County Planning Commission

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

**REPORT BY:** Charlene Gallina, Supervising Planner

**SUBJECT:** Approval of Minutes

## RECOMMENDATION

The Clerk requests approval of minutes from the regular meeting held on January 7, 2026.

## EXECUTIVE SUMMARY

The Clerk requests approval of minutes from the regular meeting held on January 7, 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

The Clerk requests approval of minutes from the regular meeting held on January 7, 2026.

# 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 7, 2026** | **9:00 AM** | **Board of Supervisors Chambers<br>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 Brooks to approve minutes for the December 17, 2025, regular meeting as presented, seconded by Commissioner Moran Williams

Vote: Carried 5-0-0

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

No: None

Absent: None

**5. AGENDA REVIEW**

Charlene Gallina gave the agenda review.

**6. DISCLOSURES**

Yes: Moran Williams, Richmond, Dameron, Brooks

No: Brunzell

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.

**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 production, number of employees, weekly visitation, on-premises consumption of wine produced on-site, additional parking, number of marketing events, and 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). The site is located at 1500 Diamond Mountain Road, Calistoga, CA 94515. APN 020-440-004 (Winery Parcel) and 020-400-012 (Residential Parcel).

**STAFF RECOMMENDATION:** Continue the item to January 21, 2026, to accommodate completion of the project's CEQA review by the Governor's Office of Land Use and Climate Innovation and the public.

**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

Chair Brunzell opened public comment, receiving none, she closed public comment.
Motion by Commissioner Richmond to continue the item to the Planning Commission Meeting on January 21, 2026, seconded by Commissioner Dameron
Vote: Carried 5-0-0
Yes: Richmond, Dameron, Moran Williams, Brunzell, Brooks
No: None

Absent: None

## B. HAL AND FIONA BARNETT / BARNETT VINEYARDS WINERY / USE PERMIT P19-00125-UP, VIEWSHED P20-00121-VIEW, 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. 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 December 4, 2025, and running through January 3, 2026 (State Clearinghouse No. SCH 2025120300) https://ceqasubmit.opr.ca.gov/. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**REQUEST:** The proposal is for a new Use Permit for a small winery established under a Small Winery Use Permit Exemption approved on September 12, 1988, for an existing 20,000 gallon per year winery (Permit No. 158889). 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:
The Use Permit would modify and supersede an existing winery first approved under a Small Winery Exemption permit to recognize and establish uses and activities beyond the scope allowed under the previous Small Winery Exemption. The existing winery is currently approved for 20,000 gallons per year with 7,046 sq. ft. winery facility containing a 3,276 sq. ft. type 1 production cave, 1,470 sq. ft. production building, and 2,300 sq. ft covered crush/fermentation pad with solar panels, two (2) full time employees, six (6) parking spaces, process wastewater system, and other improvements typically associated with a winery.
A. Components Necessary to Remedy Existing Violations:
Establish a new Use Permit to recognize and approve:
1) Twenty-one (21) visitors per day for by-appointment Tours and Tastings with a weekly maximum of 97 visitors. The winery was approved for zero (0) visitors per day;
2) Recognize and approve a marketing program in the form of seven (7) events per year with a maximum of 30 guests with catered food and one (1) event per year with a maximum of 250 guests with catered food. The winery was approved for zero (0) marketing events;
3) Recognize and approve five (5) full-time employees. The winery was approved for two (2) full-time employees;
4) Recognize and approve on-premises consumption of wines produced on-site on the outdoor patio, outside of the northeastern cave portal, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5. No on-premises consumption was approved for the winery;
5) Hours of operation seven days a week: production 8:00 a.m. to 5:00 p.m., visitation 8:00 a.m. to 4:00 p.m. and marketing events 10:00 a.m. to 9:00 p.m. The winery was approved for wine

production between 8:00 A.M. - 5:00 P.M. Monday through Sunday. Recognition and approval of these unpermitted activities and uses triggers the installation of a public water system; excavation of approximately 1,000 cubic yards of spoils associated with the construction of improvements to the project driveway; removal of three (3) oak trees associated with driveway improvements, and the planting of nine (9) replacement oak trees (at a 3:1 ratio) on the project parcel.
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.

B. Expansion Beyond Existing Entitlements:
1) Increase production capacity from 20,000 gallons per year to 30,000 gallons per year;
2) Construction of a new 1,700 square foot structure for uses accessory to a winery, including a tasting room and office, in conformance to the Viewshed Protection Program (Napa County Code Chapter 18.106) and a garbage enclosure;
3) Excavation of approximately 800 cubic yards of spoils associated with the construction of structural pads for the new accessory structure and removal of approximately 1,150 square feet of vineyard;
4) Increase the number of onsite parking spaces from six (6) to twelve (12);
5) Install a new 12,000-gallon fire protection water tank;
6) Increase visitation from 21 visitors per day (recognized above) to 30 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 210 visitors (97 maximum weekly visitors recognized above);
7) Increase employment from five (5) full-time employees (recognized above) to nine (9) full-time employees;
8) Reconfigure the marketing program to allow: four (4) events per year with a maximum of 20 guests, three (3) events per year with a maximum of 60 guests, and two (2) events per year with a maximum of 100 guests. Events to include catered food. Daily tours and tastings shall not occur on days with marketing events;
9) Installation of wastewater improvements, as detailed in the Wastewater Feasibility Report prepared by Madrone Engineering, dated February 12, 2020; and
10) Landscaping, and other improvements typically associated with wineries.

The project is located on an approximately 39.96-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 4070 Spring Mountain Road, St. Helena, CA 94574; APN: 020-300-047-000.

**STAFF RECOMMENDATION:** Adopt the Initial Study/ Mitigated Negative Declaration prepared for the project and approve Use Permit No. P19-00125, Viewshed Protection Program No. P20-00121, 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:** Hal and Fiona Barnett, 4070 Spring Mountain Road, St. Helena, CA

94574, hbarnett@barnettvineyards.com, (707) 963-3724.

**APPLICANT REPRESENTATIVE CONTACT**: Rob Anglin, Holman Teague Roche Anglin, LLP, 1455 First Street, Suite 217, Napa, CA 94559, anglin@htralaw.com, (707) 927-4280.
Chair Brunzell opened public comment, receiving none, she closed public comment.
Motion by Commissioner Dameron to 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 (P20-00121-VIEW) based on recommended Findings 10-16 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B; 4. Approve the Use Permit request (P19-00125-UP) based on recommended Findings 17-21 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B; seconded by Commissioner Moran Williams.

## 8. ADMINISTRATIVE ITEMS

**A.** COMMITTEE APPOINTMENTS FOR THE 2026 CALENDAR YEAR

Request: Annual appointments and/or reappointments of Commission members to Standing Committees.

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

ITEM CONTINUED FROM DECEMBER 17, 2025.
Motion by Commissioner Dameron, to select a new appointment of Commissioner Moran Williams to the Wildlife Conservation Commission; to confirm existing appointment of Chair Brunzell to the Airport Advisory Committee and to confirm existing appointment of Commissioner Richmond to the Watershed Information and Conservation Council (WICC), seconded by Commissioner Brooks.
Vote Carried: 5-0-0
Yes: Dameron, Brooks, Richmond, Moran Williams, Brunzell
No: None
Absent: None

## 9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE ***JANUARY 21, 2026 REGULAR MEETING***
Michael Parker discussed potential items for the January 21, 2026, meeting.
BOARD OF SUPERVISORS ACTIONS - None
OTHER DEPARTMENT ACTIVITIES - None
CODE COMPLIANCE REPORT - None
ZONING ADMINISTRATOR ACTIONS - None
OTHER PENDING PROJECT'S STATUS
Chair Brunzell presented Commissioner Dameron with 2025 exiting chair certificate.

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**
Commissioner Brooks provided comments.

**11. ADJOURNMENT**
Meeting adjourned at 10:01am

_____
ANGIE RAMIREZ VEGA, Meeting Clerk

1195 THIRD STREET
SUITE 310
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www.napacounty.gov

Main: (707) 253-4580

Planning Commission | **Agenda Date:** 1/21/2026 | **File ID #:** 26-98

**TO:** Napa County Planning Commission

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

**REPORT BY:** Kelli Cahill, Planner III

**SUBJECT:** Diamond Creek Vineyards Winery Use Permit Major Modification No. P19-00177-MOD

## RECOMMENDATION

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: Adopt 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.

## EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. 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.

DISCUSSION:

Due to 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.

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. On March 29, 2019, this application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164. The request is for approval of a modification to previous project approvals for an existing 10,000 gallons per year winery and an Exception to the Napa County Road and Street Standards (RSS) to allow the following:

**A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:**

1) Recognition and approval of by-appointment visitation for tours and tastings for a maximum of 22 daily and 47 weekly visitors (approved for 10 daily and 10 weekly) six (6) days a week from 9:00 a.m. to 6:00 p.m. (approved for five days a week);
2) Recognition and approval of six (6) full-time and two (2) part-time employees (approved for five (5) full-time employees);
3) Recognition and approval of on-premises consumption of wines produced on site in outdoor areas on the terrace in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5(this was not allowed at the time of the entitlements); and
4) Recognition and approval of retail sales at the winery and removal of COA No.1 under Permit #96378 restricting retail sales of wine to invited marketing guests.

**B. EXPANSION BEYOND EXISTING ENTITLEMENTS:**

1) Increase annual wine production from 10,000 gallons to 25,000 gallons;
2.) Increase weekly tours and tastings from 47 persons per week (recognized above) to 60 persons per week maximum. Reduce daily visitation from 22 (recognized above) back to 10 persons per day with a weekly maximum of 60 persons.
3) Revise the existing marketing plan to include catered food prepared off-site and the number of events be increased from five (5) events with a maximum of 100 guests each to:
   - Ten (10) annual events with no more than 12 one way vehicle trips as follows:
     - Five (5) events to occur between 10:00 am and 2:00 pm
     - Five (5) events to occur between 6:00 pm and 10:00pm
   - One (1) annual event with no more than 20 one way vehicle trips to occur between 6:00 pm and 10:00 pm
4) Increase the number of employees from six (6) full-time (as recognized above) to eight (8) full-time and two (2) part-time employees;
5) Convert the existing 7,540 sf winery into a single-family residence with four (4) private parking spaces;
6) Construct a new 23,245 sf winery structure (18,600 sf production, 3,960 sf hospitality, 685 sf enclosed patio);
7) Construct a new 2,170 sf agricultural shop building;
8) Install twenty-two (22) new parking spaces will be constructed at the new winery structure (approved for five (5) parking spaces at the existing winery), with four (4) being required EV charging stations;
9) Install improvements to the driveway that will include:
   - Improve the existing winery driveway to meet the 22 foot wide Napa County Road and Street Standards for commercial driveways, with the exception of 233 feet of access and driveway as detailed below.
   - Improve the existing vineyard avenue to construct a new private one-way loop that will serve the

proposed residence and the existing vineyard.

10) Addition of two (2) 30,000-gallon fire suppression tanks;
11) New domestic and winery wastewater systems, including a 40,000-gallon treated process wastewater tank for onsite vineyard irrigation;
12) Increase Production hours during the non-harvest season to six (6) days a week from 7:00 am to 6:00 pm;
13) Increase daily by appointment-visitation hours to six (6) days a week from 9:00 am to 6:00 pm; Monday through Saturday;
14) On-premises consumption of wines produced on site in outdoor areas at the new winery structure in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5;
15) Prior to increasing production volume from 10,000 to 25,000 gallons, construction of the new winery building and/or agricultural storage building, the following shall be completed:
    a. The property owner shall submit and obtain approval of a Lot Line Adjustment through the Public Works Department to adjust the parcel boundaries to have all winery uses on the same parcel as the existing winery which is proposed to be converted to a single-family residence, the existing residence would remain on its own parcel;
    b. Install a new domestic wastewater system for the existing and proposed residence (converted existing winery structure), and process wastewater treatment and disposal system; and
    c. Installation of road improvements including widening, the new looped driveway to the new residence, emergency pull outs and repairs to the historic bridge foundation and shared access off of Diamond Mountain Road.
16) A total of 120 trees are proposed to be removed or limbed to maintain adequate access for emergency vehicle access, and the preservation of 4.8 acres of vegetation canopy cover will be deed restriction.

The request also includes an exception to the Napa County Road & Street Standards (RSS) from the commercial driveway width standard of 22-feet where the proposed roadway width requested is 13-15 feet within an area totaling 233 feet to limit earthmoving and grading on steep slopes and limiting vegetation removal within the setback of an ephemeral drainage, while still providing access for emergency vehicles.

The holding is 78.12 acres located on the west side of State Highway 29 and north of Diamond Mountain Road. The project driveway is located approximately 270 feet north at the intersection of Diamond Mountain Road and the shared driveway, and 0.75 miles northwest of the intersection of Diamond Mountain Road and State Highway 29. The proposed project is in an area that is relatively flat to moderately flat adjacent to the existing winery. The project site comprises two parcels, APN 020-400-012 is currently developed with a single-family residence, and APN 020-440-004 is currently developed with a winery, associated outbuildings, approved existing vineyards, a reservoir permitted for recreation only, two additional small landscape pond features, and an existing driveway accessed by an existing historic bridge crossing an ephemeral drainage. As part of the project, the driveway will be improved and the existing bridge will include repairs to the footings as the stream bed has eroded, which will require permitting through the California Department of Fish and Wildlife. As there are no proposed modifications to the bridge width, the County has no permitting requirements.

Staff has reviewed the proposed project and supports granting approval. Staff prepared an Initial Study/Mitigated Negative Declaration and MMRP that evaluated the potential environmental impacts of the proposal as presented by the applicant. Staff determined that the applicant's proposal would not have any potentially significant environmental impacts with incorporation of mitigation measures, based upon the existing conditions of the parcel and given that the proposed physical improvements are limited, generally occurring in already disturbed areas. Therefore, staff recommends adoption of the Mitigated Negative

Declaration and MMRP. Furthermore, staff found the requests to be consistent with the Zoning Ordinance, the Napa County Road and Streets Standards, and applicable General Plan policies including the County's current groundwater requirements.

## ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: 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.

## BACKGROUND AND DISCUSSION

PROJECT INFORMATION:

Owner: Diamond Mountain Vineyard Company Inc.
DBA Diamond Creek Vineyards
383 Fourth Street Suite 400, Oakland, CA 94607

Owner Representative: Nicole Carter, President
1500 Diamond Mountain Road, Calistoga, CA 94515; Phone: (707) 328-8353; email: nicolecarter@diamondcreekvineyards.com

Project Representative: Lester Harder, Esq.; Phone: (707) 480-8093; email: lester@lfhardy.com

General Plan Land Use Designation: Agriculture, Watershed and Open Space (AWOS)

Zoning District: Agricultural Watershed (AW)

Filed: April 2, 2019
Resubmittals Received: October 14, 2019, November 14, 2022, July 10, 2023, February 20, 2024, August 27, 2024, February 7, 2025, May 12, 2025, May 29, 2025

Application deemed complete: July 23, 2025

Courtesy Notice Sent: August 31, 2020, and January 5, 2023

Project site size: 78.12 acres

WINERY CHARACTERISTICS
Approved and Proposed Winery Characteristics

Winery Development Area Approved/Existing: 5,998 sf or 0.14 acres.
Winery Development Area Proposed:14,656 sf or 0.34 acres.

Winery Coverage Approved/Existing: 34,122 sf or 0.78 acres, approximately 1.1% of the property.
Winery Coverage Proposed: 58,634 sf or 1.35 acres, approximately1.8% of the property.
Maximum permitted 25% or approximately 15 acres permitted, whichever is less.

Production Capacity Approved/Existing: 10,000 gallons per year.
Production Capacity Existing: 6,720 gallons per year.
Production Capacity Proposed: 25,000 gallons per year (A portion will be subject to the Winery Definition Ordinance 75% Rule - See Discussion Below).

Winery Building Approved/Existing:7,540 sf to be converted to a single-family residence
Winery Building Proposed: 23,245 sf (18,600 sf production, 3,960 sf hospitality, 685 sf enclosed patio

Agricultural storage Building Proposed: 2,170 sf

Cave: None existing or proposed

Accessory/Production Ratio Approved/Existing: 3,740 sf accessory/3,800 sf production - approximately 98%
Accessory/Production Ratio Proposed: 3,960 sf accessory/18,600 sf production - approximately 21%
Maximum permitted 40% accessory uses to production uses.

Number of Employees Approved: five (5) employees including the owner
Number of Employees Existing: six (6) full-time employees, two (2) part-time employees for a total of eight (8) Employees
Number of Employees Proposed: eight (8) full-time and two (2) part-time employees for a total of ten (10) Employees.

Visitation By-Appointment - Approved: Maximum of 10 visitors per day with 10 visitors per week
Visitation By-Appointment - Existing: Maximum of 22 visitors per day with 47 visitors per week
Visitation By-Appointment - Proposed (expansion beyond approved and beyond existing unpermitted levels):10 per day with 60 visitors per week.

Marketing Program - Approved: five (5) events per year with a maximum of 100 people.
Marketing Program - Existing: no changes from approved marketing program.
Marketing Program - Proposed: Revise the existing marketing plan to include catered food prepared off-site and

the number of events be increased from five (5) events with a maximum of 100 guests each to:

- Ten (10) annual events with no more than 12 one-way vehicle trips as follows:
  - Five (5) events to occur between 10:00 am and 2:00 pm
  - Five (5) events to occur between 6:00 pm and 10:00 pm
- One (1) annual event with no more than 20 one-way vehicle trips to occur between 6:00 pm and 10:00 pm

Days and Hours of Hospitality - Approved: Days and Hours were five (5) days a week 10:00 a.m. to 4:00 p.m.
Days and Hours of Hospitality -Existing: six (6) days per week 10:00 a.m. to 4:00 p.m.
Days and Hours of Hospitality - Proposed: six (6) days a week 9:00 a.m. to 6:00 p.m.

Hours of Operation for Production - Approved: unspecified
Hours of Operation for Production - Existing: Five (5) days a week on Monday through Friday, 7:00 a.m. - 6:00 p.m.
Hours of Operation for Production - Proposed: Six (6) days a week 7:00 a.m. to 6:00 p.m.

Parking - Approved: five (5)
Parking - Existing: five (5)
Parking - Proposed: 22 new spaces constructed with the new winery structure (project will comply with California building code related to accessible parking and electric vehicle charging stations), four (4) additional parking spaces will be dedicated for residential use only.

Setbacks

Required Property Line setbacks: 20 feet.
Existing Property Line setbacks: The existing and proposed winery structure exceeds 20 feet from side and rear property lines.

Required Road Setback: 600 feet from State Highway 29 and 300 feet from Diamond Mountain Road and shared road off Diamond Mountain Road
Approved/Existing Road Setback - Winery Building: Approximately 4200-feet from the centerline of the highway, approximately 450 feet from Diamond Mountain Road, and over 1,250 feet from the shared road.
Proposed Road Setback: The proposed winery will be constructed approximately 3,600 feet from State Highway 29, approximately 300+ from Diamond Mountain Road, and over 370 feet from the shared road.

Adjacent General Plan Designation / Zoning / Land Use:

North: AWOS General Plan Designation / AW Zoning - properties range in size from six (6) to 40 acres, with the Calistoga City Limits being less than 1,000 feet north where the Calistoga Hills Resort property is located, the properties include residential, winery and vineyards.

South: AWOS General Plan Designation / AW Zoning - properties range in size from seven (7) to 32 acres with residential, one non-producing winery, and vineyard.

West: AWOS General Plan Designation / AW Zoning - properties range in size from 40 to 270 acres with residential and vineyard one the largest parcel and the smaller parcel being undeveloped.

East: AWOS General Plan Designation / AW Zoning - site properties ranging in size from five (5) to 20 acres

with residential, vineyard and wineries.

Nearby Wineries located within one (1) mile of the project:

There are nine (9) wineries within one mile of the project, including three (3) that are currently not yet producing and one (1) within the Calistoga City Limits. Please refer to Attachment L.

**Parcel History:**

October 1963, a License for Diversion and Use of Water was granted for twenty-six (26) acre feet to be collected from an unnamed stream (aka Diamond Creek). The creek has since been named Kortum Canyon Creek (County GIS Layer - Blue Lined Streams). The License is restricted to Recreational Use only.

April 3, 1972, a use permit (U-437172) was approved by the Planning Commission to construct small limited production winery of 5,000 gallons per year, with no public tours or tastings, or retail sales. All sales were approved to be by mail, and the winery was to be located on the ground level of the residence.

July 20, 1977, a modification (U-447677) to the use permit was approved by the Planning Commission to store, bottle and ship wine in the garage and storage room adjacent to the dwelling and a minimum of five (5) parking spaces.

March 5, 1980, a modification (U-567879) to the use permit was approved by the Planning Commission allowing the increase in wine production from 5,000 gallons to 10,000 gallons per year and construction of two new structures totaling 5,000 sf and the construction of five (5) off street parking spaces.

February 19, 1997, a modification (96387) to the use permit was approved by the Planning Commission, expanding the existing winery to construct a 4,000 sf second story office and storage; there were no changes to the winery operations proposed. The modification included the following which were previously not allowed:

- A marketing plan with:
  - Five (5) annual events with a maximum attendance of 100 people
  - Retail wine sales to invited guests during marketing events;
- Five (5) employees including the applicant/owner;
- All winery uses, including office and storage, shall be relocated to the existing winery parcel. The area of the owner's residence presently used for the winery to be used only for personal wine storage and wine library;
- Tours and tastings limited to wine trade only, by prior appointment and shall not exceed a maximum of 10 visitors a day and 10 visitors per week; and
- Retail sales of the wines produced on the site are not permitted, except as noted as part of the marketing plan.

March 3, 1997, an appeal to Use Permit Request 96387 was filed; however, the parties came to a settlement, and the appeal was withdrawn on March 27, 1987, ahead of the April 8, 1987, Board of Supervisors hearing.

October 3, 1997, a modification (97093) to the use permit was approved by the Planning Commission limited to modification of the exterior elevation of the winery building with no changes in size, except for an additional 80 sf of cellar area. No changes to operations.

May 1996 an Agricultural Erosion Control Plan (99138) was approved by the Conservation, Development and Planning Department for 1.4 acres of vineyard development. The majority of vineyard development occurred prior to 1980.

April 2004 an Agricultural Erosion Control Plan Track II replant was approved by the Conservation, Development and Planning Department for the replant of 21.0 acres of the 24.0 acres vineyard development.

**Code Compliance History:**

December 2018 - The Board of Supervisors approved Resolution No. 2018-164, in part allowed property owners to apply for a permit to voluntarily remedy violations of their approved Use Permits through the County Code Compliance Program.

On March 29, 2019, 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, Fire, 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 minor Fire and Building Code issues including 17 items such as installing fire extinguishers, posting the winery address, installing an illuminated exit signage in the winery and removal of improper exit door hardware. All issues were resolved, and a final inspection was conducted on July 23, 2023, which found all health and safety issues were addressed.

**Discussion Points:**

As part of this application, staff analyzed the following requested application types:

1) An Exception to the Napa County Road and Street Standards (RSS); and
2) A Winery Use Permit Major Modification.

Road and Street Standards Exception Request: The Engineering Division and the Fire Department received a request for an Exception to the RSS dated August 20, 2024 (Attachment F), for the access roadway design criteria as part of the proposed project. As identified in the Engineering memo dated July 23, 2025 (see Attachment B), the parcel is served by an existing paved road that starts at the intersection of a private easement with access from Diamond Mountain Road, the road and meanders up the hill for approximately 1,280 feet terminating at the existing winery. The RSS requires a 22-foot minimum width for roads serving commercial uses such as the proposed winery. The majority of the existing road does not meet the minimum width requirement due to environmental and physical constraints that prevent compliance with the standards. Specifically, an RSS Exception Request is requested for two segments of the road: Station 0+50 - 1+80, and Station 2+40 - 4+73.

**STA 0+50 to 1+80** - The existing historic bridge has a 13.7' clear width. This 130-foot linear section of existing roadway is adjacent to a natural blue line stream. Widening the roadway to a minimum of 22 feet would result in earth disturbance and grading within the stream setback. The applicant is proposing turnouts with clear sight lines on either side of the bridge.

**STA 2+40 to 4+73** - The existing road in this area is approximately 15' clear and includes an existing access gate that has a clear width opening of 15.5'. This 233-foot linear section of existing roadway is adjacent to a

steep slope and several large mature native trees. Widening the roadway to a minimum 22 feet would result in the grading on slopes over 50% and earthwork near the stream setback.

Winery Major Modification Proposal:

Winery Proposal - The project proposes the recognition and approval of existing operations beyond entitlements that would remedy the existing violations, and requests expansion beyond existing entitlements that includes increasing production, visitation, employees, hours of hospitality, decrease the number of marketing events, installation of a new domestic and winery wastewater system, improvements to the existing driveway including increased parking and repairs to a historic bridge crossing, and conversion of the existing winery to a single-family residence.

Visitation and Marketing - The Use Permit Modification approved in 1997 authorized tours and tastings by appointment for a maximum of 10 daily visitors and 10 weekly visitors five (5) days a week from 10:00 a.m. to 4:00 p.m.. As part of the compliance program, the applicant has provided by-appointment visitation for tours and tastings Logs provided that in 2018-2019, 22 daily and 47 weekly six (6) days a week from 10:00 a.m. to 4:00 p.m. were occurring. The applicant is proposing ten (10) daily visitors with a weekly maximum of 60. The approved Marketing Plan includes five (5) annual events with a total of 100 guests. The proposed project would reduce the number of marketing events to one (1) annual event with 100 guests and one (1) annual event with 50 guests. No impacts were identified in the Initial Study/Mitigated Negative Declaration associated with the requested increases to visitation. The winery comparison chart shows that this winery would be above average in marketing and visitation levels for a 25,000-gallon winery; however, this is due in part to several wineries having few to no visitation or marketing events.

On-Premises Consumption - The applicant requests recognition and approval of on-premise consumption on outdoor terraces of the existing winery, and approval to allow for on-premise consumption at the proposed new winery building within an enclosed outdoor patio on the north side of the winery.

Parking - The winery is entitled with five (5) parking spaces, As part of the proposed project, the new winery will include 22 spaces and the existing winery converted to a single-family residence will have four (4) dedicated spaces. Parking for Marketing Events will be located onsite unless sufficient parking is not available, and shuttle service shall be used in accordance with COA No. 4.3 (Attachment B). The new parking spaces are subject to compliance with the County's Road and Street Standards per Engineering Conditions of Approval dated July 25, 2025. The proposed parking supply is anticipated to be sufficient to accommodate the increase in the number of employees and visitors.

Water Availability Analysis (WAA) - The WAA (Attachment G) was prepared by RSA Civil, dated January 6, 2026, which replaced the May 23, 2025 report that was analyzed in the Initial Study/Mitigated Negative Declaration to provide clarification of groundwater calculations resulting in a further reduction in water demand. RSA Civil also provided a Supplemental WAA dated January 6, 2026, for the Winery's "Interim Program" which addresses continued operation of the existing winery until the expansion occurs. Pursuant to CEQA Guidelines Article 6, Section 15073.5, the revisions made to the WAA does not require recirculation of the Initial Study/Mitigated Negative Declaration as the new information would not result in new significant impacts. The discussion herein is based on the January 6, 2026, WAA and Supplemental WAA for Interim Program.

The existing domestic residential, winery, vineyard and landscaping water uses are supplied by two existing groundwater wells. Well #1 provides water for the winery, domestic use and irrigation of 8.2 acres of the 25

acres onsite. The remaining 13.3 acres of vineyard are irrigated with water from Well #2. Well #2 was recently replaced with a new well (Well #3) under a separate permit which will also be discussed below under Tier 3 analysis. Due to concerns about the integrity of the casing within Well #2, an application was approved to abandon and replace in a location approximately 193 feet from Kortum Canyon Creek, which is 172 feet further from the creek than Well #2. The project site is not located within the Napa Valley Subbasin and is subject to a Tier 1 parcel specific recharge based on an area of 73.26 acres where slopes range from 5 to 30%, with the remaining 4.86 acres of the holding are on slopes in excess of 30%. The groundwater recharge rate has been determined by examining the annual rainfall, runoff and species-specific evapotranspiration during winter months. Napa County's new 10-year PRISM data was used to determine the annual rainfall amount and site runoff volumes. It was determined that the average annual rainfall amounts to 32.52 inches per year. The Diamond Creek Vineyards property has an annual rainfall of 32.52 inches per year, equating to 198.54 acre-feet per year (af/yr) for the parcels. Total evapotranspiration volume that occurs through the vineyard, grassland, and oak tree areas is 21.85 af/yr. The stormwater runoff from the parcels totals 130.60 af/yr. The total average evapotranspiration and runoff is 152.45 af/yr. This equates to a groundwater recharge rate of 46.15 af/yr for the 73.26 acre parcel (or 0.63 acre feet per acre per year). A Tier 2 analysis was not required because there was no identified offsite neighboring wells located within 500 feet or a natural spring within 1,500' from the two existing wells.

The Tier 1 analysis considered existing uses onsite to include the winery, domestic uses including the addition of single-family residence through conversion of the existing winery building, landscaping and vineyard irrigation. An onsite water audit was completed, and the existing water use based on existing entitlements associated with the winery and vineyards is estimated to be 11.92 acre-feet/year (af/yr). Prior to initiating the winery expansion, the interim water demand is estimated to be 10.83 af/yr. Although there is an increase in production, employees and weekly hospitality guests, the total water use for proposed uses would be 11.54 af/yr before proposed reductions, which is 0.38 af/yr less than the existing usage. The project proposes operational changes to further reduce the proposed water demand, including but not limited to dry farming, reduction in pumping duration, as well as installing water efficient models for pressure and barrel washing, and triggers control for hoses, as well as water conservation and efficient fixtures in employee and public areas. These operational changes would reduce proposed demand by an additional 0.79 af/yr from water demand of 11.54 af/yr to 10.75 af/yr under the proposed reduced usage shown in the following table.

Overall, the proposed project would implement operational changes to reduce water use as follows:

| **Usage Type** | **Existing Usage (af/yr)** | **Proposed Interim Usage (af/yr)** | **Proposed Standard Usage (af/yr)** | **Proposed Reduced Usage (af/yr)** |
|---|---|---|---|---|
| Vineyard | | | | |
| Irrigation - well | 10.75 | 9.66 | 9.66 | 8.95 |
| Irrigation - Recycled process Wastewater (credit) | 0 | 0 | -0.46 | -0.46 |
| Landscaping | 0.05 | 0.05 | 0.13 | 0.13 |
| Residential | | | | |
| Existing | 0.75 | 0.75 | 0.75 | 0.75 |
| Proposed | 0 | 0 | 0.75 | 0.75 |
| Winery | | | | |
| Process Water | 0.22 | 0.22 | 0.54 | 0.46 |
| Domestic Water | 0.15 | 0.15 | 0.17 | 0.17 |

| | | | | |
|---|---|---|---|---|
| **Totals (af/yr)** | **11.92** | **10.83** | **11.54** | **10.75** |
| **Estimated Water Recharge (af/yr)** | **46.15** | **46.15** | **46.15** | **46.15** |

A Tier 3 Analysis was required as both wells are located within 1,500 feet of a significant stream. Well #2 which provided water for vineyard irrigation only, is located 21 feet from the stream. Therefore, RSA Civil assumed connectivity. The project proposes modification to winery operations that includes the following: 1) reduction in the overall groundwater usage of Well #1 by 0.14 af/yr and reducing a further 0.57 af/yr by year 2029 by converting to dry farming 2.4 acres that are presently irrigated with Well #1. As proposed the new process wastewater system would treat water and reuse onsite to irrigate approximately 1.36 acres with 0.46 af/yr; 2) reduction in groundwater use from Well #2 by 0.32 af/yr initially and reducing further to 0.6 af/yr by utilizing dry farming of 0.7 acres of vineyard; and 3) modification to the well operations for all existing wells by limiting well operations to their current pumping rates while reducing the pumping times for each well.

This will result in a reduction in the daily pumping rates for each well, thereby allowing greater time for aquifer recharge and therefore a reduction of impact (if any) on the stream. The proposed modifications will reduce impacts (if any) relative to existing conditions and thereby meet the requirements of the County of Napa's January 10, 2024 Tier III Water Availability Analysis guidance memorandum. In addition, groundwater monitoring, metering of the onsite wells including a limitation of groundwater use consistent with the proposed water use detailed in Table 1 and included as conditions of approval (See Attachment B - COAs 4.20(a), 6.15(c) and 9.9 (b)), will further result in the County satisfying its duty to consider impacts to trust resources, and no further analysis is required.

Wastewater System - A Wastewater Disposal Feasibility Study, dated May 27, 2025, was prepared by RSA Civil, detailing the existing system and proposed changes to accommodate the changes in production, employees, and hospitality, and the addition of a new single-family residence. The existing winery waste treatment system consists of two 1500-gallon septic tanks - one for production waste flows and one for domestic waste flows - with both tanks connected to the leach lines. The existing domestic tank is located in a man-made pond. This tank has been inspected, and is in sound working condition. There is also a septic system serving the existing residence located on APN 020-400-012, the leach field for which is located in part where the new winery will be constructed.

The project proposes to install a new Biofiltro system or equivalent to separately treat and disperse winery process wastewater - this system will meet the General Waste Discharge Requirements for Winery Process Water.

In addition, the project proposes either (a) drain and back-fill the pond in which the domestic tank is located or (b) abandon the existing domestic tank and install a new one; and (c) use the existing winery leach lines to serve the proposed residence on the Adjusted Winery Parcel and the existing residence on the Adjusted Residential Parcel.

Biological Resources - As part of the project, approximately 120 trees will be removed, which is 12 less trees than previously documented by the engineer as Pacific Gas and Electric (PG&E) removed these trees as part of their Vegetation Management Transmission Program. The holding contains approximately 26.3 acres of mapped oak woodland, 16.5 acres of Douglas fir, and approximately 25 acres of vineyard. **Mitigation Measure BIO-1** shall be implemented consistent with Napa County Code (NCC) section 18.108.020 and General Plan Policy CON-24 t to maintain, improve or restore oak woodlands.

The results of the study also included a review of databases and site reconnaissance for flora and fauna within a 5-mile radius of the project site. The record search identified the potential for 23 special status plant species, and 15 special status animal species have the potential to occur in the area; however, during the site reconnaissance no special status species observed. The project is not anticipated to result in a significant impact with incorporation of **Mitigation Measure BIO-2 through Mitigation Measure BIO-5** requiring pre-construction florist surveys prior to ground disturbance, and incorporation of **Mitigation Measures BIO-3 through BIO-5** during construction will reduce the potential for direct or indirect impacts to animal and bird species including nesting migratory birds, northern spotted owls and bats that may occur within the vicinity of the proposed project. The project as proposed with incorporation of mitigation measures would result in a less than significant impact to biological resources within the study area, as well as those species that have the potential to occur within nearby habitat.

Additionally, the proposes repairs to the bridge foundation that provides shared access that includes the project site. The work would occur within the ephemeral stream which is likely under the jurisdiction of State and Federal agencies. The work would not occur within the County jurisdiction; therefore, the County would have no permitting requirements. As the bridge repairs are part of the project, the County has included Condition of Approval No. 6.15 to ensure permitting is obtained prior to issuance of any building or grading permits associated with this Use Permit modification. Permits may be required through Responsible State and Federal Agencies such as California Department of Fish and Wildlife, California Regional Water Quality Control Board, and the US Army Corp of Engineers resulting in a less than significant impact to the ephemeral drainage.

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 will be evaluated per the BAAQMD recommended minimum design elements. The project proposes to convert the existing winery to a single-family residence and construct a new winery structure and agricultural storage structure, which will require the conversion and new construction to comply with the current version of the California Building Code. The applicant will be required to include as part of the greenhouse gas reduction methods at the winery: VMT reduction plan to prioritize hybrid and electric vehicles, carpooling and shuttle services for marketing events, energy conserving lighting, bicycle incentives, install water efficient fixtures, recycle a minimum 75% of all waste generated, compost a minimum of 75% of food waste and garden materials, implement a sustainable purchasing and shipping program, planting shade trees within 40 feet of the south side of the building elevation, use recycled materials, locally sourced food production, education of staff and visitors on sustainable practices, use a minimum 70 to 80% cover crop in the existing vineyards. A condition of approval will be required to implement all checked Voluntary Best Management Practices Measures submitted with the project application. (See Attachment B - COA No. 6.15)

Grape Sourcing - Winery use permit U-567879 issued in 1980 increased production from 5,000 gallons to 10,000 gallons per year and was not subject to the County's 75% rule. The existing 10,000 gallons of approved production is not subject to the County's 75% rule as it was approved prior to the adoption of the Winery

Definition Ordinance (WDO). The current request increases production to 25,000 gallons per year of which 15,000 gallons would be subject to the County's 75% rule. There are currently 25 acres of vineyard onsite that would provide the required 75% estate grapes to be processed at the winery. At 25,000 gallons the maximum production at the winery would be 10,513 cases, the estate grapes would account for 6,307 cases which equates to roughly 15,000 gallons of wine. The increase of 15,000 gallons in production is subject to the County's 75% rule. (See Attachment B - COA No. 4.6)

Parcel Access - The parcel is accessed via a private driveway off Diamond Mountain Road that serves five parcels, including the two that serve the project. There is a historic bridge crossing an ephemeral drainage on the private section of shared access. The streambed has eroded from under the foundation, which will require repair. A Bridge Condition Report was prepared, recommending repair of the arch foundation to regain full soil bearing support and protection from future erosion and scour. Prior to repairs as detailed in Condition of Approval 6.15(a), the applicant shall obtain all required authorization and/or permits from agencies with jurisdiction over waters of the U.S. As part of the project, the applicant proposes to continue use of the existing driveway as identified by Public Works in a memorandum that details the legal access of Diamond Creek Vineyards, dated April 30, 2025. The private road was once the original alignment of Diamond Mountain Road, which was never abandoned as a public right-of-way. The memorandum provides a graphic showing the right-of-way and an encumbered portion by 020-400-013, which Diamond Creek Vineyards relies on for legal access.

Traffic - 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. Based on the County's winery trip generation assumptions, the proposed project would be expected to generate 38 daily trips on a weekday and 20 daily trips on a Saturday prior to increasing the number of employees and production levels, and 45 daily trips on a weekday and 20 trips on a Saturday following implementation of the proposed project with increased number of employees and production. This count includes vehicle trips required for 156 tons of grape haul at full buildout. Additionally, the project includes the conversion of the existing winery to a single-family residence which will generate new trips as well. The project at full buildout is anticipated to generate 14,661 annual trips, 632 less trips than currently operating under compliance levels (15,293 annual trips). The new residence is anticipated to contribute 3,471 additional annual trips, which cumulatively would still result in less than 100 new passenger vehicle trips. The project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant. All records of the Traffic Demand Management (TDM) activities and resulting data on reductions in Vehicle Miles Traveled (VMTs) will be kept and provided to the County as required.

Conditions of Approval - Site improvements are required to be completed prior to initiating the proposed project including issuance of building permits for the new winery building and agricultural storage building, increases in winery operations beyond existing and recognized levels, such as employees, visitation, marketing, and production. Improvements required to be completed prior to increasing production and the construction of the new winery structure, include recording a Lot Line Adjustment, upgrading the wastewater system and domestic systems, and repairing the foundation of the shared historic bridge crossing within the legal access. (See Attachment B - Condition of Approval (COA) 4.20.c.)

Public Comments - At the time of publication of this staff report, **two (2)** public comments were received. (See Attachment P)

**Decision Making Options:**

Pursuant to BOS Resolution No. 2018-164, Staff has provided separate decision-making options for the components of the project necessary to remedy the existing violation and the new expansions beyond existing entitlements for the winery Use Permit Modification.

**Decision Making Options Regarding Remedying Existing Winery Use Permit Violations:**

Option 1 - Approve Applicant's Proposal to Remedy Existing Violations

Disposition - This option would result in approval and recognition of existing unpermitted conditions. This option would result in an increase in weekly visitation levels, and employees, allow removal of Condition of Approval No. 1 under Permit #96378 restricting retail sales to invited marketing guests and allow retail sales at the winery, and on-premise consumption within the existing winery terraces.

Given that the County used the winery's existing operations as the environmental baseline for the CEQA analysis related to this application, no potential environmental impacts have been identified with this project proposal. Furthermore, County divisions and departments have reviewed the proposal and are in support of the applicant's request. There would be no groundwater or wastewater impacts associated with winery operations and 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. This option has been analyzed for its environmental impacts, and the project was found to have less than significant impacts.

Option 2 - Revised Project Request - Reduced Unpermitted Existing Operations

Disposition - This option would reduce unpermitted existing uses on the property that exceed the permitted levels. This could include reduction in daily and weekly visitation, number of employees, retail sales, or on-premise consumption.

Given that the County used the winery's existing operations as the environmental baseline for the CEQA analysis related to this application, no potential environmental impacts have been identified with this applicant's project proposal. Staff recommends no changes to the proposed visitation, employee numbers, or on -site consumption. If the Planning Commission elects to pursue this option, the recommended conditions of approval would need to reflect the revised components such as visitation, use of the existing building, and/or 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 Applicant Proposal - Return to Levels in the Permitted Entitlements

Disposition - This option would deny applicant's proposal to remedy existing violations and would require the applicant to operate the winery in compliance with its existing entitlements. This option would result in the need for unpermitted employees to be laid off, a reduction in daily and weekly visitation levels and no retail sales beyond during marketing events, and no on-site consumption on terraces. In the event the Commission determines that the project does not or cannot meet the required findings for the granting of a Use Permit

Modification, 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 modification is not being approved.

Action Required - Commission would make a motion to deny the project.

**Decision Making Options Regarding Additional Expansion Beyond Existing Conditions:**

Option 4 - Approve Applicant's Proposal (Staff's Recommendation for Major Modification and RSS Exception)

Disposition - This option would result in approval of expansion of operations with final buildout including lot-line adjustment between parcels APN 020-440-004 and 020-400-012, repair of the foundation of the bridge, improvements to the driveway consistent with request for exception to the road and street standards, construction of a new winery building, construction a new agricultural storage structure, conversion of the existing winery to a single-family residence, increased weekly visitation levels and levels of employees, increase in parking for the winery and dedicated parking for the new residence, a reduction in marketing events, new domestic and winery wastewater systems, and on-premises consumption on the outdoor terraces of the existing winery and upon full build out on-premise consumption within the enclosed outdoor patio. There shall be no winery activities in the existing or proposed residences. There are potential environmental impacts to biological resources as a result of the expanded project that through incorporation of mitigation measures would result in a less than significant impact. Furthermore, County divisions and departments have reviewed the proposal and are in support of the applicant’s request. There would be no groundwater or wastewater impacts associated with winery operations and this request was found to be consistent with the Zoning Ordinance, the findings for Napa County RSS exception, 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. This option has been analyzed for its environmental impacts, and the project was found to have less than significant impacts subject to Mitigation Measures.

Option 5 - Revised Project Request - Reduction to the Expansion Request

Disposition - This option would reduce all or some components of the requested expansion to production, weekly visitation, number of employees, and construction of a new winery building, new agricultural storage building, or conversion of the existing winery to a single-family residence. There are potential environmental impacts to biological resources as a result of the construction and driveway improvements related to the proposed project that through incorporation of mitigation measures would result in a less than significant impact. If the Planning Commission elects to pursue this option, the recommended conditions of approval would need to reflect the revised production, visitation, marketing, employee numbers, and/or use of the existing winery and proposed new winery structure. Improvements to the driveway and installation of the wastewater system are triggered by the increase in production and construction of the new winery structure.

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 6 - Deny Applicant’s Proposal - Limit Winery Operations to Levels Recognized and Approved Above to Remedy Existing Violations or Revert to Winery’s Original Entitlements.

Disposition - This option would deny applicant's proposal to expand winery operations, physical improvements, and visitation and employee levels beyond what was approved and necessary to remedy existing violations. This option would result in no expansion beyond approved or existing levels. In the event the Commission determines that the project does not or cannot meet the required findings for the granting of a Variance and/or Use Permit Major Modification, 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 modification is not being approved.

Action Required - Commission would make a motion to deny the applicant's proposal to expand the project.

Option 7 - Continuance Option

The 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 / Mitigated Negative Declaration & MMRP
D. Previous Project Conditions
E. Use Permit Major Modification Application Packet
F. Request for Exception to the Road and Street Standards
G. Water Availability Analysis and Supplemental WAA for Interim Program
H. Wastewater Feasibility Study
I. Stormwater Control Plan
J. Biological Resources Assessment
K. Trip Generation Worksheet
L. Sight Distance Report
M. Bridge Condition Report
N. Winery Comparison Analysis and Summary of Changes
O. Graphics
P. Public Comments

# “A”

# Recommended Findings

**PLANNING COMMISSION HEARING – JANUARY 21, 2026**
**RECOMMENDED FINDINGS**
**DIAMOND CREEK VINEYARDS WINERY**
**USE PERMIT MAJOR MODIFICATION P19-00177-MOD**
**AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS**
**1500 DIAMOND MOUNTAIN ROAD, CALISTOGA, CALIFORNIA**
**APN# 020-440-004 AND 0020-400-012**

**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 finds the project:

1. The Planning Commission has read and considered the Mitigated Negative Declaration and Mitigation Monitoring 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 resources are incorporated into the project approval.

5. There is no evidence, in considering the record as a whole that the 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 Clerk of the Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

**EXCEPTION TO ROAD AND STREET STANDARDS:**
The Commission has reviewed the following Road and Street Standards (RSS) Exception request for two segments of the road in accordance with Road and Street Standards Section 3 and makes the following findings:

**STA 0+50 to 1+80** – The existing historic bridge has a 13.7' clear width. This 130-foot linear section of existing roadway is adjacent to a natural blue line stream. Widening the roadway to a minimum of 22 feet would result in earth disturbance and grading within the stream setback. The applicant is proposing turnouts with clear sight lines on either side of the bridge.

**STA 2+40 to 4+73** – The existing road in this area is approximately 15' clear and includes an existing access gate that has a clear width opening of 15.5'. This 233-foot linear section of existing roadway is adjacent to a steep slope and several large mature native trees. Widening the roadway to a minimum 22 feet would result in the grading on slopes over 50% and earthwork near the stream setback.

8. 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 (dbh) 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.

Analysis: The existing access road surface beginning at the connection with Diamond Mountain Road varies in width from 13 feet to 15 feet. An Exception to the RSS is requested for two segments of the road, including Station 0+50 to 1+80 and Station 2+40 to 4+73. In the two areas where the exception is sought, the existing access road is within the stream setback area and/or bound by steep slopes greater than 50% and mature trees of at least six inches dbh. All other areas will be improved to comply with the RSS. The first Exception request is for the existing bridge with a 13.7' width. This 130-foot linear section of existing roadway is adjacent to a natural blue line stream. Widening the roadway to a minimum of 22 feet would result in earth disturbance and grading within the stream setback. The project proposes turnouts with clear sight lines on either side of the bridge. The second Exception request is for the existing road in this area that is approximately 15' clear and includes an existing access gate that has a clear width opening of 15.5'. This 233-foot linear section of existing roadway is adjacent to a steep slope and several large mature native trees. Widening the roadway to a minimum of 22 feet would result in the grading on slopes over 50% and earthwork near the stream setback.

The exception to the RSS is requested for the existing bridge and entry structure is due to constraints of an unnamed stream, encroachment into stream setbacks, and will limit vegetation removal and minimizes grading on steep slopes while ensuring adequate access for emergency vehicles.

9.The exception is necessary to accommodate physical site limitations such as grade differentials.

Analysis: The proposed driveway design follows the existing paved driveway alignment, and existing gravel vineyard avenue. The segments totaling 363 feet subject to the RSS are constrained by steep slopes, an adjacent ephemeral drainage, which physically limits expansion of the existing driveway to meet commercial standards. To achieve the same overall practical effect, two turnouts with clear sight lines on either side of the bridge are proposed in locations to be inter-visible, including placement of signs to yield to emergency vehicles. These measures were reviewed by the Fire Department and Engineering Services and found to provide the same overall practical effect towards providing adequate access, and defensible space, consistent with the SRA Fire Safe Regulations. (See Engineering Services Division SRA Road Exception Evaluation memorandum dated July 23, 2025, and Recommended Approval Conditions dated July 25, 2025, for further analysis and proposed conditions.)

**USE PERMIT:**

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

10. 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 the Agricultural Watershed (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 District with an approved use permit. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

11. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.

    Analysis: The use permit application has been appropriately filed, and notice and public hearing requirements have been met. The hearing notice and intent to adopt Mitigated Negative Declaration and MMRP were posted on December 10, 2025, and copies were forwarded to appropriate persons on the mailing list. 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 the 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 extend public review of the CEQA document prepared for this project, which ran from December 10, 2025, to January 9, 2026. (SCH #2025120440)

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

    Analysis: Granting the Use Permit for the project as proposed and conditioned will not adversely affect health, safety or welfare of the County. Various County divisions and departments have reviewed the project and commented regarding the proposed site access, grading, drainage, installation of a proposed wastewater system, parking, 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.

    The proposed project as designed will not adversely affect the public health, welfare and safety of the County of Napa. Technical studies confirm that adequate groundwater is available to supply all existing and proposed uses of the property without adversely affecting local groundwater supplies. Adequate on-site areas are present to treat and dispose of project generated wastewater to state and local standards. Installation of a new wastewater system for domestic flows, and a new process wastewater treatment system where the proposed winery can treat all proposed wastewater flows, and treated process wastewater can be applied to the vineyard during summer irrigation months. The winery access road has been designed to provide an equivalent level of emergency, truck and vehicular access while respecting the natural resources of the parcel. The biological assessment prepared for the project confirms that all potential impacts of the winery and access road can be reduced to a less than significant level through the adoption of feasible mitigation measures. The project includes the 3:1 preservation or replacement of oak trees >6" dbh removed as part of this project. A tree mitigation plan shall be submitted prior to issuance of a grading or building permit depicting the preservation and/or replacement area, planting and maintenance requirements consistent with County standards.

The project was reviewed by the Engineering and Environmental Health Divisions and Fire to ensure that site access and driveways, grading, drainage, the proposed wastewater disposal system, parking, and fire protection are consistent with county standards.

Recommended conditions adopted by the Planning Commission will be incorporated into the final project design to ensure that the project will not adversely affect the public health, safety or welfare of the County of Napa.

That the proposed use complies with the applicable provisions of this code and is consistent with the policies and standards of the general plan and any applicable specific plan.

13. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan and any applicable specific 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 District subject to an approved use permit. The proposed project includes the establishment of a new winery including a visitation and market program. The project, as conditioned, complies with the Napa County Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

The proposed project complies with all property line and winery road setbacks, the 35-foot maximum building height, maximum lot coverage and accessory use to production area ratios. The new production and hospitality building and agricultural shop are located on flat to moderately flat slopes in an area previously used for storage of vineyard and winery equipment. There is vegetation in the area that would minimize off-site visual impacts to neighboring properties.

Adopted conditions will be incorporated into the final project design to ensure that the project complies with the Napa County Winery Definition Ordinance (WDO) and all other applicable requirements of the Napa County Code.

Analysis: Compliance with the General Plan

Agriculture has been designated as the primary land use in Napa County since the Agricultural Preserve was first enacted in 1968. The passage of Measures ‘J’ and ‘P’ further supported protection of agricultural lands. The proposed winery is in support of the agricultural use of the subject property and is consistent with goals and policies of the General Plan (2008). The General Plan land use designation for the subject parcel is Agriculture, Watershed and Open Space (AWOS). A summary of key Goals and Policies that support the approval of the requested Use Permit are discussed below.

General Plan Agricultural Preservation and Land Use Goal AG/LU-1 instruct 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 proposed use of the property for fermenting and processing of 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 construction of a winery at the project site, the proposed Use Permit supports the economic viability of both the nearby vineyards in the region and agricultural product processing uses on the property, consistent with Economic Development Goal E-1 and Policy E-1.

The Water Availability Analysis (WAA) estimates that the subject property including the immediate request that includes the existing winery, existing residence, approved vineyard and site landscaping would also increase visitation to 10 daily and 60 weekly visitors and modify the existing marketing program to eleven (11) annual events where ten (10) events with no more than 12 vehicle one way trips and one (1) event with no more than 20 vehicle one way trips would result in groundwater use of 10.82 af/yr. At full build out. the proposed project which includes a new winery structure, existing and proposed residences, approved vineyard and site landscaping is estimated to use a total of 11.54 acre feet per year (af/yr) prior to proposed reduction methods that would reduce the overall groundwater demand to 11.46 af/yr which is below the annual rate of recharge estimated at 46.15 af/yr. Water generated during the wine making process will be treated by a Biofiltro Wiggle Room or equivalent system, before it is surface dripped on the approved vineyard. Using groundwater sustainably by irrigating with treated wastewater and limiting withdrawal to well below the parcel's recharge (CON-10). Use of groundwater for recognized agricultural uses furthers goal CON-11 of the conservation element.

Treated winery wastewater will be dispersed onto existing approved vineyards to reduce project groundwater use to maintain the long-term viability of local groundwater resources consistent with Goals CON 10, 11 and 53.

The proposed winery facility is located in an area south of the existing driveway and east of the existing winery on flat to moderately flat slopes. Constructing the winery in this location will require tree removal that will require preservation or replacement onsite in compliance with Napa County Code Sections 18.108.020.D and E of the Conservation Regulation and General Plan Policy CON-24. The winery will utilize existing vegetation as part of the natural landscape and minimize visual impacts. Finally, the proposed project will comply with Title 24 and other green code requirements in compliance with CON-72.

The proposed winery has been designed to convey both permanence and attractiveness, a goal of general plan policy AG/LU-10. The siting and design of the winery with limited visual exposure and the design ensures that the project fits well into the existing landscape, and the surrounding area. The structures employ defensible space, and fire harden materials consistent with current building code requirements. The winery access road will follow the alignment of the existing road to minimize required grading and removal of mature vegetation. While seeking an exception to county RSS, the winery road is designed to ensure adequate traffic flow and ingress/egress for the proposed residence and for guests, delivery trucks and emergency vehicles.

Improvements to the existing driveway together with installation of required erosion control measures, installation of water diversion and energy dissipation devices will reduce baseline sediment delivery to area watercourses, consistent with goals CON-11 and SAF-9 of the Conservation and Safety elements.

Adequate water is also available for fire protection through the construction of two (2) 30,000-gallon water storage tanks, and on-site hydrants pursuant to policy SAF-20 of the general plan Safety Element.

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-2: "Agriculture" is defined as the raising of crops, trees, and livestock; the production and processing of agricultural products; and related marketing, sales and other accessory uses. Agriculture also includes farm management businesses and farm worker housing.

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-24: Maintain and improve oak woodland habitat to provide for slope stabilization, soil protection, species diversity, and wildlife habitat through appropriate measures including one or more of the following:

a) Preserve, to the extent feasible, oak trees and other significant vegetation that occur near the heads of drainages or depressions to maintain diversity of vegetation type and wildlife habitat as part of agricultural projects.
b) Comply with the Oak Woodlands Preservation Act (PRC Section 21083.4) regarding oak woodland preservation to conserve the integrity and diversity of

oak woodlands, and retain, to the maximum extent feasible, existing oak woodland and chaparral communities and other significant vegetation as part of residential, commercial, and industrial approvals.

c) Provide replacement of lost oak woodlands or preservation of like habitat at a 2:1 ratio when retention of existing vegetation is found to be infeasible. Removal of oak species limited in distribution shall be avoided to the maximum extent feasible.

d) Support hardwood cutting criteria that require retention of adequate stands of oak trees sufficient for wildlife, slope stabilization, soil protection, and soil production be left standing.

e) Maintain, to the extent feasible, a mixture of oak species which is needed to ensure acorn production. Black, canyon, live, and brewer oaks as well as blue, white, scrub, and live oaks are common associations.

f) Encourage and support the County Agricultural Commission's enforcement of state and federal regulations concerning Sudden Oak Death and similar future threats to woodlands.

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 hydrogeologic 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-54: The County shall maintain or enhance infiltration and recharge of groundwater aquifers by requiring all projects in designated groundwater deficient areas as identified in the County's groundwater ordinance (County Code Chapter 13.15) be designed (at minimum) to maintain a site's predevelopment groundwater recharge potential, to the extent feasible, by minimizing impervious surfaces and promoting recharge (e.g., via the use of water retention/detention structures, use of permeable paving materials, bio-swales, water gardens, cisterns, and other best management practices).

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.

14. That the proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the 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 sections 13.15.070 or 13.15.080 of the County Code.

Analysis: The subject property is not located in a "groundwater deficient area" as identified in Section 13.15.010 of the 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 RSA+ Civil, the subject 78.12 acre holding, has an estimated groundwater recharge of 46.15 (af/yr). Water Demand Calculations submitted for the project placed the water demand for existing and proposed uses on the property as follows:

| Usage Type | Existing Usage (af/yr) | Proposed Interim Usage (af/yr) | Proposed Standard Usage (af/yr) | Proposed Reduced Usage (af/yr) |
|---|---|---|---|---|
| Vineyard | | | | |
| Irrigation – well | 10.75 | 9.66 | 9.66 | 8.95 |
| Irrigation – Recycled process Wastewater (credit) | 0 | 0 | -0.46 | -0.46 |
| Landscaping | 0.05 | 0.05 | 0.13 | 0.13 |
| Residential | | | | |
| Existing | 0.75 | 0.75 | 0.75 | 0.75 |
| Proposed | 0 | 0 | 0.75 | 0.75 |
| Winery | | | | |
| Process Water | 0.22 | 0.22 | 0.54 | 0.46 |
| Domestic Water | 0.15 | 0.15 | 0.17 | 0.17 |
| **Totals (af/yr)** | **11.92** | **10.82** | **11.54** | **10.75** |
| **Estimated Water Recharge (af/yr)** | **46.15** | **46.15** | **46.15** | **46.15** |

The estimated water use for the full project build out approved vineyard, existing and proposed winery, existing and proposed residences, existing and proposed landscaping will be 11.54 af/yr before reductions, which will result in groundwater demand of 10.75 af/yr. Prior to build out the existing winery will continue to operate at 10,000 gallons of production, with the water usage including one single-family residence, existing approved vineyard, and landscaping at 10.82 af/yr. The reduction includes reductions in vineyard irrigation. Based upon these figures, the project at full build out would result in a 0.38 af/yr reduction in groundwater extraction beyond the existing groundwater demand and 0.46 af/yr following additional reduction practices, less than the parcel's groundwater recharge of 46.15- af/yr. The County is not aware of, nor has it received any reports of groundwater shortages near the project area. 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 potential to significantly impact groundwater resources. Because the projected water demand for the project is below the

estimated groundwater recharge for the parcel and a reduction from existing groundwater extraction, the requested Use Permit is consistent with General Plan Goals CON-10 and CON-11, as well as the policies mentioned above that support preservation 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 – JANUARY 21, 2026**
**RECOMMENDED CONDITIONS OF APPROVAL**

**DIAMOND CREEK VINEYARDS**
**USE PERMIT MAJOR MODIFICATION P19-00177 AND**
**AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS**
**1500 DIAMOND MOUNTAIN ROAD, CALISTOGA**
**APNS 020-440-004 & 020-400-012**

This permit encompasses and shall be limited to the project commonly known as **Diamond Creek Vineyards**, located at **1500 Diamond Mountain Road, Calistoga**. 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 an Exception to the Napa County Roads and Street Standards (RSS) The existing access road surface beginning at the connection with Diamond Mountain Road varies in width from 13 feet to 15 feet. In the two areas where the exception is sought, the existing access road is within the stream setback area and/or bound by steep slopes and mature trees. (STA 0+50 to 1+80 and STA 2+40 to 4+73), pursuant to the plans dates August 20, 2024, prepared by RSA+ Consulting Civil Engineers. All other sections of the access road shall comply with the RSS.

1.2 Approval to modify an existing 10,000 gallons per year winery, previously approved under Use Permit U-437172, and Use Permit Modifications U-447677, U-567879, and 96387 to allow the following:

a) Increase annual wine production from 10,000 gallons to 25,000 gallons;
b) Visitation, tours and tastings, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
c) Increase the number of employees from five (5) full-time to eight (8) full-time and two (2) part-time employees;

d) Convert the existing 7,540 sf winery into a single-family residence with four (4) private parking spaces;
e) Construct a new 23,245 sf winery structure (18,600 sf production, 3,960 sf hospitality, 685 sf enclosed patio;
f) Construct a new 2,170 sf agricultural shop building;
g) Install twenty-two (22) new parking spaces at the new winery structure (approved for five (5) parking spaces at the existing winery), with one ADA space and four being required EV charging stations;
h) Install improvements to the driveway that will include:
   - Improve the existing winery driveway to meet the 22 foot wide Napa County Road and Street Standards for commercial driveways, with the exception of 233 feet of access and driveway as detailed above in COA No. 1.1; and
   - Improve the existing vineyard avenue to construct a new private one-way loop that will serve the proposed residence and the existing vineyard.
i) Addition of two (2) 30,000-gallon fire suppression tanks;
j) New domestic and winery wastewater systems, including a 40,000-gallon treated process wastewater tank for onsite vineyard irrigation;
k) Increase Production hours during the non-harvest season to six (6) days a week from 7:00 am to 6:00 pm;
l) Increase daily by appointment-visitation hours to six (6) days a week from 9:00 am to 6:00 pm; Monday through Saturday;
m) On-premises consumption of wines produced on site in outdoor areas at the new winery structure in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 and COA No. 4.4; and
n) Removal or limbing of a maximum of 120 trees are to maintain adequate access for emergency vehicle access, and the preservation of 4.8 acres of vegetation canopy cover that will be deed restricted.

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: 6 days per week, Monday through Sunday
b. Maximum number of persons per day: 10
c. Maximum number of persons per week: 60
d. Hours of visitation: 9:00 am to 6:00 pm

"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.

A log book (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:

a. Private Food and Wine Tastings
   1. Frequency: 10 time per year
   2. Maximum number of one-way vehicle trips: 12
      i. Time of Day: Five (5) events to occur between 10:00 am and 2:00 pm
      ii. Time of Day: Five (5) events to occur between 6:00 pm and 10:00 pm

b. Private Food and Wine Tastings
   1. Frequency: One (1) time per year
   2. Maximum number of one-way vehicle trips: 20
   3. Time of Day: between 6:00 pm and 10:00 pm

c. All food for the marketing events will be catered and prepared off-site.

d. There shall be no visitation on days when marketing events are scheduled, as all uses on the site shall not exceed a maximum of 40 average daily trips (ADT). A log book (or similar record) shall be maintained as required in COA 4.2 above.

"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 11:00 pm. 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 in the outdoor terraces and eclosed outdoor patio located on the west side of the winery building. 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 9,080 square foot existing winery converted to single-family residence as part of this permit located on APN 020-440-004, and existing single-family residence located on APN 020-400-012 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: provided that the winery's 10,000 gallons of production are not subject to the County's 75% grape source rule. However, if the winery expands beyond its winery development area, at least 75% of the grapes used to make the winery's still wine or sparkling wine that is produced as a result of the expansion 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 log books, 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 (2:30 to 3:30 p.m. on weekdays and 2:00 to 3:00 p.m. on Saturdays and Sundays). 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 existing ponds 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. Engineering Services Division operational conditions as stated in their Memorandum dated January 6, 2026.

b. Engineering Services Division Exception to the Roads and Street Standards conditions as stated in their Memorandum dated July 23, 2025

c. Environmental Health Division operational conditions as stated in their Memorandum dated September 9, 2025.

d. Building Division operational conditions as stated in their Memorandum dated October 28, 2019, modified February 24, 2025.

e. Department of Public Works operational conditions as stated in their Memorandum dated March 7, 2025.

f. Department of Public Works County Surveyor legal access as stated in their Memorandum dated April 30, 2025.

g. Fire Department operational conditions as stated in their Inter-Office Memo dated November 7, 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 **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

a. Groundwater Management - The parcel shall be limited to the following water consuming activities on the parcel.

1. Immediately upon approval of this Permit , all groundwater use shall be limited to 10.83 acre-feet per year of which Well #1 shall be limited to 4.50 acre-feet per year and Well #2 limited to 6.33 acre-feet per year.
2. After construction of the new residence, all groundwater use shall be limited to 11.54 acre-feet per year of which Well #1 shall be limited to 5.21 acre-feet per year and Well #2 limited to 6.33 acre-feet per year.
3. After January 1, 2030, all groundwater use shall be limited to 10.75 acre-feet per year of which Well #1 shall be limited to 4.70 acre-feet per year and Well #2 limited to 6.05 acre-feet per year.

A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(d) 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. Greenhouse Gas Best Management Practices – Operational items checked on the Voluntary Best Management Practices Checklist for Development Projects by the applicant, shall be implemented and evidence of implementation shall be provided to County PBES staff upon request.

c. Prior to increasing production volume from 10,000 to 25,000 gallons, construction of the new winery building and/or agricultural storage building, the following shall l be completed:
    1. The property owner shall submit and obtain approval of a Lot Line Adjustment through the Public Works Department to adjust the parcel boundaries to have all winery uses on the same parcel as the existing winery which is proposed to be converted to a single-family residence, the existing residence would remain on its own parcel;
    2. Install a new domestic wastewater system for the existing and proposed residence (converted existing winery structure), and process wastewater treatment and disposal system; and
    3. Installation of road improvements including widening, the new looped driveway to the new residence, emergency pull outs and repairs to the historic bridge foundation and shared access off of Diamond Mountain Road.

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 Attachment D. 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

[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.

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 Services Division operational conditions as stated in their Memorandum dated January 6, 2026.

b. Engineering Services Division Exception to the Roads and Street Standards conditions as stated in their Memorandum dated July 23, 2025

c. Environmental Health Division operational conditions as stated in their Memorandum dated September 9, 2025.

d. Building Division operational conditions as stated in their Memorandum dated October 28, 2019, modified February 24, 2025.

e. Department of Public Works operational conditions as stated in their Memorandum dated March 7, 2025.

f. Department of Public Works County Surveyor legal access as stated in their Memorandum dated April 30, 2025.

g. Fire Department operational conditions as stated in their Inter-Office Memo dated November 7, 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 **[RESERVED**]

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:

**BIO-1: Vegetation Canopy Cover and Deed Restriction: The owner/permittee, prior to approval, shall implement the following measure to minimize canopy impacts:**

a. A Preservation Area Exhibit shall be prepared, identifying a minimum of 4.8 acres of comparable vegetation canopy cover for permanent preservation, and a copy provided to the County.

b. The 4.8 acre Preservation Area shall be designated in a deed restriction, mitigation easement or other means of permanent protection. Land placed in protection shall be restricted from development and other uses that would degrade the quality of the habitat (including but not limited to conversion to other land uses such as agriculture or urban development and excessive off-road vehicle use that increases erosion) and should be otherwise restricted by the existing goals and policies of Napa County. The owner/permittee shall record the deed restriction or mitigation easement prior to construction or within 90 days of project approval, whichever comes first. The area to be preserved shall be of like kind and quality to the woodland being impacted as a result of the proposed project, as follows: areas to be preserved shall take into account the type of vegetation being removed, and species diversity and species that are limited within the project property and Napa County; the acreage included in the

preservation area should be selected in a manner that minimizes fragmentation of oak woodland within the project property. The area to be preserved shall be determined by a qualified biologist with knowledge of the habitat and species and shall obtain final approval from Napa County.

The land placed in protection shall be restricted from development and other uses that would potentially degrade the quality of the habitat (including but not limited to conversion to other land uses such as agriculture or urban development, and excessive off-road vehicle use that increases erosion), and should be otherwise restricted by the existing goals and policies of Napa County.

The owner/permittee shall provide an endowment to the accredited land trust that is sufficient to ensure that the mitigation easement is monitored, enforced, and defended in perpetuity. The amount of the endowment shall be calculated using the Center for Natural Land Management's Property Analysis Record software, or an equivalent methodology if preferred by the land trust and accepted by the Land Trust Alliance, which provides the systematic and objective determination of the amount of the endowment in light of the conservation values to be protected by the easement. The record showing how the amount of the endowment was calculated shall be provided to County Counsel as part of its review of the mitigation easement. Any county staff time spent assessing and monitoring said provision shall be charged to the permittee, at the rate in effect at the time assessment and monitoring occurs, pursuant to County Fee Policy Part 80.

c. Prior to any earthmoving activities temporary fencing shall be placed at the edge of the dripline of trees to be retained that are located adjacent to the development area (typically within approximately 50-feet of the proposed development area). 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 the winery development.

d. Owner/permittee may manage vegetation within the Protected Area under the direction of the California Department of Forestry and Fire Protection ("CalFire") for fuel reduction purposes.

e. Owner/permittee may manage oak woodland portions of the Protected Area consistent with the Voluntary Oak Woodlands Management Plan (October 26, 2010) (the "Plan"), including without limitation implementing sustainable best management practices for oak woodlands set forth in Appendix D of the Plan. Such activities may include fuel management and the cultivation of native vegetation and maintenance of native vegetation compatible with the Protected Area's use as vegetation canopy cover and oak woodland habitat.

f. The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3 of the canopy) and vegetation to be retained adjacent to the proposed development area.

g. In accordance with County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement) trees that are inadvertently removed that are not within the boundary of the project and/or not identified for removal as part of #P19-00177-MOD shall be replaced on-site with fifteen-gallon trees at a ratio of 2:1 at locations approved by the planning director. A replacement plan shall be prepared for county review and approval that includes, at a minimum, the locations where replacement trees would be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before final occupancy. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): PBES Planning Division

**h. Mitigation Measure BIO-2: Pre Construction Plant Survey**

A. A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall complete a spring survey for special-status plant species prior to initiation of project activities. The survey shall be completed during the appropriate blooming period for the species likely to occur on site. These surveys shall be in compliance with CDFW's Protocol's for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (2018).
If the survey finds that there are no special-status plants within the proposed project site that would be impacted by the project, then there would be no further mitigation necessary and the project may proceed, provided all other applicable permits and authorizations are obtained for the project.

B. If special-status plant species are found, populations will be mapped and enumerated. If any populations are found within the proposed work area, they shall be flagged, and project development plans shall consider avoidance to the extent practicable. If avoidance is not practicable while otherwise obtaining the project's objectives, then other suitable measures shall be implemented as detailed below.

C. A qualified biologist shall complete an inventory and analysis of the on-site population(s) of the species within and outside of the work area to determine the extent and significance of the potential impacts that will occur as a result of the project. This analysis shall be presented to the County as part of their review of the project. If a significant impact will occur as a result of the project work, then a mitigation plan shall be developed and approved by the County for implementation of the

following measures prior to site disturbance. The mitigation plan shall include the following elements:

1. Prior to construction within the project area, a qualified botanist shall collect the seeds, propagules, and topsoil, or other part of the plant that would ensure successful replanting of the population elsewhere. The seeds, propagules, or other plant-able portions of all plants shall be collected at the appropriate time of the year.
2. At least 2/3 of the seeds, propagules, or other plant-able portion of all plants shall be planted at the appropriate time of year (late-fall months). Half of the seeds and topsoil collected shall be appropriately stored and propagated at a native plant nursery to ensure germination. This material will be planted at an approved and protected area during the appropriate season. Planting location, timing, collection methods etc. will be detailed in a mitigation plan.
3. The applicant shall hire a qualified biologist to conduct annual monitoring surveys of the transplanted plant population for a three-year period and shall prepare annual monitoring reports reporting the success or failure of the transplanting efforts. These reports shall be submitted to the County no later than December 31st each monitoring year.
4. A CNDDB form shall be filled out and submitted to CDFW for any special-status plant species identified within the Property.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): CDFW

**i. Mitigation Measure BIO-3: Nesting Migratory Bird Avoidance**

If Project construction activities, including but not limited to vegetation clearing, occur during the nesting season for birds protected under the California Fish and Game Code and Migratory Bird Treaty Act (approximately February 15-August 31) the Project shall retain a qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) to perform preconstruction surveys for nesting birds, including but not limited to nesting raptors, on the Project site and in the immediate vicinity including a minimum 500 foot radius around the Project site. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall:

- Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found;
- Establish a clearly marked no-disturbance buffer around the nest site.

Buffer distances for bird nests shall be site specific and an appropriate distance, as determined by a qualified biologist, unless otherwise approved in writing by CDFW. The buffer distances shall be specified to protect the bird's normal behavior thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established;

- Within five working days of the nesting bird surveys prepare a survey report and submit it to CDFW; and
- Monitor any active nest daily and ensure that the no disturbance buffer is maintained, unless otherwise approved in writing by CDFW.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): CDFW

**j. Mitigation Measure BIO-4 Northern Spotted Owl Avoidance**

A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall provide an assessment of potential NSO nesting habitat within the Project area and a 0.25 mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that NSO nesting habitat is present, then no Project activities within 0.25 miles of potential NSO nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts NSO surveys following the U.S. Fish and Wildlife Service (USFWS) *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012. Surveys shall be conducted in accordance with Section 9 of the survey protocol, *Surveys for Disturbance-Only Projects*. If breeding NSO are detected during surveys, a 0.25 mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.

Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance,

*Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California*, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.

If take of NSO cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and also consult with USFWS pursuant to the federal Endangered Species Act.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): CDFW

**k. Mitigation Measure BIO-5- Bat Habitat**

A Qualified Biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall conduct a habitat assessment in order to identify suitable bat habitat trees within the project area(s), no more than 6 months and no less than 14 days in advance of the planned tree removal. If the habitat assessment determines that trees proposed for removal contain suitable bat habitat, the following shall apply to potential bat habitat trees:

a. Tree trimming and/or tree removal shall only be conducted during seasonal periods of bat activity (August 31 through October 15, when young would be self-sufficiently volant and prior to hibernation, and March 1 to April 15 to avoid hibernating bats and prior to formation of maternity colonies), under supervision of a qualified biologist, unless the Measure b., below, is implemented. Note that these windows may shift with atypical temperatures or rainfall if a qualified biologist determines that bats are likely to still be active based on seasonal conditions. Trees shall be trimmed and/or removed in a two-phased removal system conducted over two consecutive days. The first day (in the afternoon), limbs and branches shall be removed by a tree cutter using chainsaws only, under the supervision of a qualified biologist who has demonstrable experience with supervising tree removal for bats using this technique. Limbs with cavities, crevices and deep bark fissures shall be avoided, and only branches or limbs without those features shall be removed. On the second day, the entire tree shall be removed.

b. If removal of bat habitat trees must occur outside the seasonal activities identified above (between October 16 and February 28/29 of the following year or between April 16 and August 30), a qualified biologist shall conduct pre-construction survey of all potential bat habitat trees within 14 days of project initiation and/or removal to determine absence/presence of bat species. Survey methods, timing, duration, and species shall be provided for review and approval by Napa County prior to conducting pre-construction surveys. A copy of the survey shall be provided to the County Conservation Division and CDFW for review and acceptance prior to

commencement of work. If bats are not present, removal can proceed without using the two-phased removal method. If bats are found to be present, the qualified biologist shall determine if a maternity colony of winter torpor bats are present. If roosting bats are present but there are no maternity colonies or winter torpor bats, the tree shall be removed using the two-phased removal method outlined in Measure BR-2a, above. If the qualified biologist determines that maternity colonies or winter torpor bats are present, or they cannot confidently determine absence of maternity colonies or winter torpor bats, then tree removal shall be delayed until during the seasonal periods of bat activity outlined in Measure BR-2a.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): CDFW

6.13 PARCEL CHANGE REQUIREMENTS
The permittee shall comply with the following requirements:

a. LOT LINE ADJUSTMENTS
A lot line adjustment between Assessor Parcel Numbers 020-440-004 and 020-400-012 shall be recorded prior to the issuance of building permits.

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Bridge Repair - Prior to earthmoving activities the owner/permittee shall obtain all required authorizations and/or permits from agencies with jurisdiction over Waters of the U.S. or the State, such as but not limited to: a Section 404 Nationwide Permit from the US Army Corps of Engineers (USACE), or a Section 1602 Lake and Streambed Alteration Agreement (LSAA) from the California Department of Fish and Wildlife (CDFW).

b. Replace existing winery wastewater system and domestic septic tanks located within the footprint of the new winery building prior to issuance of a building permit consistent with Wastewater Feasibility Report and Environmental Health Memorandum.

c. Groundwater Demand Management Program
1. The permittee shall install a meter on Wells #1 and Well #2 serving the parcel. The meters 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 or expanding any operations as approved under this modification, 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 all 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 a 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 modification.

5. For the first twelve months of operation under this permit, the permittee shall read the meters at the beginning of each month and provide the data to the PBES Director monthly at the beginning of the subsequent month. If the water usage on the property exceeds or is set to exceed:

   i. 10.83 acre feet per year for all groundwater use of which Well #1 shall not exceed 4.50 acre feet per year and Well #2 shall not exceed 6.33 acre-feet per year; or
   ii. if upon construction of the new residence, the water usage on the property exceeds, or is on track to exceed 11.54 acre feet per year for all groundwater use or 5.21 acre feet per year for Well #1 and/or 6.33 acre-feet per year for Well #2; or
   iii. by January 1, 2030, the water usage on the property exceeds, or is on track to exceed 10.75 acre feet per year for all groundwater use or 4.70 acre feet per year for Well #1 or 6.05 acre-feet per year for Well #2, or

   If the permittee fails to report, additional reviews and analysis then 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 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(c)(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.
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.

d. 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.

e. 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.

f. 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 Use Permit application shall be addressed through project construction and/or implemented through winery operation.

## 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 California 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 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES **[RESERVED]**

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

a. Tribal Monitoring – Condition of Approval: Compliance with Tribal Monitoring Agreement. Prior to ground disturbing activities, the project shall enter into and comply with the Tribal Monitoring Agreement which requires tribal monitors on site during project development ground disturbance activities and additionally requires cultural sensitivity training for all project personnel.

b. Discovery of paleontological resources during construction, grading, or other earth moving activities:
- In the event that a discovery of a breas, true, and/or trace fossils are discovered during ground disturbing activities, all work within 100 feet of the find shall be temporarily halted of diverted until the discovery is examined by a qualified paleontologist.

- The paleontologist shall notify the appropriate agencies to determine procedures that should be followed before ground disturbing activities are allowed to resume at the location of the find.
- All persons working onsite shall be bound by contract and instructed in the field to adhere to these provisions and restrictions.

**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
The permittee shall construct pullout at the intersection of Diamond Mountain Road and the shared road accessing the Winery to ensure through traffic and emergency access. The design of the pullout located within the public right-of-way shall be submitted to the Public Works Department for review and approval. The improvements to the private section as detailed in the Public Works County Surveyor Memorandum, dated April 30, 2025 shall be designed in substantial conformance with the submitted site plan, 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 **[RESERVED]**

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

a. A deed restriction consistent with County standards for tree preservation areas identified onsite, consistent with Napa County Code Section 18.108.020 shall be recorded prior to issuance of Final Occupancy of the Winery.

b. All required meters shall be installed and all groundwater usage monitoring required in COA 4.20(a) and 6.15(c) above shall commence prior to final occupancy.

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**Brian D. Bordona**
Director

# MEMORANDUM

| To: | Kelli Cahill, Planning | From: | Jeannette Doss, Engineering |
|---|---|---|---|
| Date: | January 6, 2026 | Re: | Diamond Creek Vineyards<br>Use Permit Mod – Engineering CoA<br>1500 Diamond Mountain Rd, Calistoga, CA<br>P19-00177 APN 020-440-004-000 |

The Engineering Division received a referral for comment on a modification to an existing use permit. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

**EXISTING CONDITIONS:**

1. Existing access taken from Diamond Mountain Road via an existing paved driveway.

2. The existing parcel is approximately 69.86 acres.

3. Site is currently developed with a winery.

**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.

2. The Engineering Division has reviewed the Water Availability Analysis (WAA) reports dated January 6, 2026 and titled Water Availability Analysis for Diamond Creek Vineyards, and Supplemental Water Availability Analysis for Interim Program prepared by RSA+ for Diamond Creek Vineyards – Major Mod, P19-00177, located on Assessor parcel numbers 020-440-004-000 and 020-400-012-000 at 1500 Diamond Mountain Road. 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 is technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction 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.

3. The permittee shall develop a Groundwater Management Plan where the parcel shall be limited to the following water consuming activities on the parcel.

    a. Immediately upon approval of Use Permit Major Modification P19-00177, all groundwater use shall be limited to 10.83 acre-feet per year of which Well #1 shall be limited to 4.50 acre-feet per year and Well #2 limited to 6.33 acre-feet per year.
    b. After construction of the new residence, all groundwater use shall be limited to 11.54 acre-feet per year of which Well #1 shall be limited to 5.21 acre-feet per year and Well #2 limited to 6.33 acre-feet per year.
    c. After January 1, 2030, all groundwater use shall be limited to 10.75 acre-feet per year of which Well #1 shall be limited to 4.70 acre-feet per year and Well #2 limited to 6.05 acre-feet per year.

    The permittee shall install a meter on both wells serving the parcel and shall report to the PBES Department as outlined in the Groundwater Management Plan.

    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.

4. Any proposed or required modifications to the existing project wells shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

5. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

**PREREQUISITES FOR ISSUANCE OF PERMITS**

6. 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.

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

8. **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 for Applicant and Review Staff dated December 2014.

9. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall conform to the Road Exception Evaluation composed by this Division, dated July 23, 2025, and enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local codes. Any roadway, proposed new or reconstructed, not included in the above-mentioned Road Exception Evaluation shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards. The property owner shall obtain a permit for all proposed roadway improvements.

10. **Prior to the issuance of a building or grading permit** the owner shall prepare a 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. The Stormwater Control Plan shall include the water balance analysis for the use of the existing wastewater pond to handle the additional stormwater flows.

11. **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**

12. All roadway, access drive, and parking area improvements shall be completed **prior to** issuance of temporary occupancy of any new and/or remodeled structures.

**** If no temporary occupancy is requested, then the above conditions become requirements prior to final occupancy.**

**PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY**

13. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.

14. 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 Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at Jeannette.Doss@countyofnapa.org

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**Brian D. Bordona**
Director

# MEMORANDUM

| To: | Kelli Cahill, Planning | From: | Jeannette Doss, Engineering Division |
|---|---|---|---|
| Date: | July 23, 2025 | Re: | Diamond Creek Vineyards<br>Evaluation of Napa County Road and Street Standards Exception Request<br>1500 Diamond Mountain Road, Calistoga, CA 94558<br>P19-00177 APN: 020-400-004-000 |

**Road Modification Request**

The Engineering Division received a request (the request) by RSA+, dated August 20, 2024 for an exception to the design criteria as outlined in the latest edition of the Napa County Road and Street Standards (RSS), Revised April 18, 2023 {Resolution 2023-59} as part of an application for a modification to an existing Use Permit. Access to the subject property is taken from Diamond Mountain Road. The applicant is seeking an exception to the width over two segments of roadway. All other portions of the proposed and existing driveway will be improved to minimum design standards for Emergency Vehicle Access, per the 2023 RSS. The nature and constraints for the road exception are as follows:

**EXCEPTION #1 AND EXCEPTION # 2 ROADWAY WIDTH EXCEPTIONS:**

The Napa County Road and Street Standards require that a Commercial Driveway provide a minimum 20-foot-wide travel way with a minimum of one foot of shoulder on each side of the roadway from the nearest publicly maintained road to the improved structure (existing winery). The existing access road surface beginning at the connection with Diamond Mountain Road varies in width from 13 feet to 15 feet. In the two areas where the exception is sought, the existing access road is within the stream setback area and/or bound by steep slopes and mature trees. All other areas will be improved to comply with the Napa County Road and Street Standards.

- STA 0+50 to 1+80 – The existing bridge has a 13.7′ clear width. This 130-foot linear section of existing roadway is adjacent to a natural blue line stream. Widening the roadway to the minimum 22 feet of would result earth disturbance and grading within the stream setback. The applicant is proposing turnouts with clear sight lines on either side of the bridge.

- STA 2+40 to 4+73 – The existing road in this area is approximately 15′ clear and includes an existing access gate that has a clear width opening of 15.5′. This 233-foot linear section of existing roadway is adjacent to a steep slope and several large mature native trees. Widening the roadway to the

minimum 22 feet of would result in the grading on slopes over 50% and earthwork near the stream setback.

**Engineering Division Evaluation and Recommendation:**
Engineering Division staff visited the site and discussed the request noted above with the Napa County Fire Department and the applicant. With respect to Section (3) of the RSS as adopted by Resolution No. 2023-59 by the Board of Supervisors on April 18, 2023, this division has determined the following:

- The exception request has provided the necessary documentation as required by RSS Section 3(A). The request is in connection with a Use Permit application for modification to an existing winery and has received the appropriate environmental review from the Planning Division, therefore the approving body shall be the Planning Commission.

- With respect to the findings for compliance with current RSS, the trees defined above (at least 6-inch diameter breast height) are consistent with the definition of unique features of the natural environment as described in RSS Section 3(D)(1). The Engineering Division along with Planning Division staff have discussed the constraints presented in the road exception request and find they meet the intent of RSS Section 3(D)(1) – preserving unique features of the natural environment.

- With respect to the findings for compliance with current RSS, the avoidance of earth disturbance within the stream setback the definition of unique features of the natural environment as described in RSS Section 3(D)(1). The Engineering Division along with Planning Division staff have discussed the constraints presented in the road exception request and find they meet the intent of RSS Section 3(D)(1) – preserving unique features of the natural environment.

- With respect to the findings for compliance with current RSS, the steep slopes are consistent with the definition of unique features of the natural environment as described in RSS Section 3(D)(1). The Engineering Division along with Planning Division staff have discussed the constraints presented in the road exception request and find they meet the intent of RSS Section 3(D)(1) – preserving unique features of the natural environment.

The Engineering Division supports the approval of the exception request as proposed with the following conditions that are in addition to all conditions previously placed on the project as part of the discretionary application:

1. The roadway shall be constructed and maintained to the approved condition prior to execution of any new entitlements approved under the associated Use Permit Modification and throughout the life of the parcel or until such time the County deems that future road design changes or changes in use of this roadway beyond the use proposed shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

2. Applicant shall improve the existing roadway to the maximum road width achievable to preserve the existing natural features and accommodate limiting factors such as environmental constraints.

3. Access road shall meet the road surfacing requirements as described in the RSS for the entire length of the roadway.

4. To ensure the upkeep of the paved surfaces, the private road surface shall be periodically maintained by the property owner to assure sufficient structural section for loading conditions to the imposed loads of fire apparatus weighing at least 75,000 pounds and the design Traffic Index.

5. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensive space and improve sight distance. The vegetation management plan shall be reviewed and approved by the Napa County Fire Marshal.

6. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted request shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

**EXHIBIT A**

DIAMOND CREEK VINEYARDS
ROAD EXCEPTION REQUEST

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | SERVING CALIFORNIA SINCE 1980
1515 FOURTH STREET
NAPA, CALIFORNIA
94559
FAX | 707 | 252.4966
OFFICE | 707 | 252.3301
RSAcivil.com
707 | 252.3301 | RSAcivil.com
HUGH LINN, PE, QSD, QSP
PRINCIPAL + PRESIDENT
hLinn@RSAcivil.com
CHRISTOPHER TIBBITS, PE, LS
PRINCIPAL + VICE PRESIDENT
cTibbits@RSAcivil.com

#4120020.0
August 20, 2024

Napa County PBES Engineering Division
Attn: Brian Bordona
1195 Third Street, Suite 210
Napa, CA 94559

RE: Diamond Creek Vineyards – Winery Use Permit Modification
Exception Request to Road and Street Standards for Existing Driveway Entrance
APN: 020-440-004-000 & 020-400-012-000

Dear Mr. Bordona:

This letter is in response to Napa County Planning and Engineering Services Pre-Application Site Visit comments from the field meeting with Jeannette Doss and Scott Augustin, conducted on December 2, 2021 which discussed improvements and the current site constraints along the existing shared driveway.

The proposed winery is accessed via an existing driveway that extends from Diamond Mountain Road (Sta. 0+00) to the start of the proposed commercial driveway (Sta. 2+60). The existing driveway is currently serving the existing residence on APN 020-440-012 and existing winery on APN 020-440-004, both owned by Diamond Creek Vineyards, as shown on sheet UP1.0 of our Civil Use Permit Plans. The first section of the driveway also serves other parcels (Sta. 0+00 to Sta. 2+00).

***Exception 1 – Driveway and Bridge Width 0+50 to 1+80***

A standard Detail P-2 Common Driveway Connection to a Rural Road of the Napa County Road and Street Standards, requires 20-foot radius on both sides of the proposed 20-foot minimum wide driveway. This is feasible and is currently provided at the existing driveway connection within the currently paved portions of the driveway. However, the driveway is highly constrained due to an existing bridge with 13.7' clear width. Adequate turnout space is provided on the east side of the bridge and a turnout is proposed for the west side of the bridge (Sta. 0+80 to 1+60) (see sheet UP3.0). We are requesting an exception to the Road and Street Standards for the width of shared driveway and bridge width from Station 0+50 to 1+80 and across the existing 13.7-foot-wide bridge.

Section 3(d) of the Napa County Road and Street Standards allows for an exception to the Standards to be made if one or more of the following findings can be made:

i. The exception will preserve unique features of the natural environment;

ii. The exception is necessary to accommodate physical site limitations; or

iii. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

In this case an exception is required to preserve the riparian corridor of the blue-line creek adjacent to Diamond Mountain Road, within the blue-lined stream setbacks established by the Napa County conservation Regulations, as allowed under Section 3(d)(i) of the Napa County Road and Street Standards.

Section 15, Roadway Structures (e) of the Napa County Road and Street Standards, allows for an exception to the Standards to be made if authorized by Napa County:

(e) A bridge with only one traffic lane may be authorized by Napa County; however, the bridge shall have unobstructed visibility from one end to the other and turnouts at both ends.

In this case, the short span of the bridge allows for unobstructed visibility from one end to the other. There is a turnout which is already existing on the south side of the bridge within the existing pavement, and we are proposing to install a paved turnout on the northern bank of the bridge in order to satisfy the requirements to meet exception (e). The paved turnout is predominately proposed in an area that has been previously graded.

Section 3(e) of the Napa County Road and Street Standards, allows for exception requests meeting the required findings above to be granted, if the exception request and proposed mitigation measures provide the same overall practical effect as these Standards towards providing defensible space, and consideration towards life, safety, and public welfare. The Same Practical Effect is defined in Section 4 as providing:

a) Access for emergency wildland fire equipment;

b) Safe civilian evacuation;

c) Signing that avoids delays in emergency equipment response;

d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and

e) Fuel modification sufficient for civilian and firefighter safety.

Our proposed alternative will be to construct a turnout within the creek setback on the northwestern bank to allow intervisible turnouts on either side of the bridge span. This alternative can be supported to meet the five criteria above:

a) Access for emergency wildland fire equipment;

   i. Our design will meet section A because adequate turnout space is provided for vehicles on either side of the proposed bridge to turn out and let emergency vehicles into the site. These turnouts will be intervisible with each other as the bridge span is quite short.

b) Safe civilian evacuation;

   i. Adequate turnout space is provided for vehicles leaving the site to turn out and let emergency vehicles into the site. The turnouts on either side of the bridge span are intervisible.

c) Signing that avoids delays in emergency equipment response;

   i. To meet Section C, signage will be provided on both banks to identify the bridge loading and to advise drivers to yield to emergency vehicles.

d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and

   i. Dedicated fire water within tanks is provided at the winery. The total fire water storage volume will increase to meet current Code requirements.

e) Fuel modification sufficient for civilian and firefighter safety.

   i. Fuel in the area will be removed per CalFire requirements. This includes defensible space and tree removals in the vicinity of the new project footprint and driveway.

***Exception 2 – Driveway and Gate Width 2+40 to 4+73***

An existing gate (Sta. 2+65) to the existing winery is constrained to a width of 15.5' clear. Adequate existing turnout space is provided on the east side of the gate (Sta. 2+65) and an intervisible turnout is proposed for the west side of the gate (at Sta. 4+70) beyond which the site driveway will be expanded to meet the 20-foot commercial driveway standard (see sheet UP3.0). We are requesting an exception to the Road and Street Standards for the width of the existing gate and lower driveway directly up-station from the existing gate as widening of the gate will result in grading on slopes greater than 50%.

Section 3(d) of the Napa County Road and Street Standards allows for an exception to the Standards to be made if one or more of the following findings can be made:

i. The exception will preserve unique features of the natural environment;

ii. The exception is necessary to accommodate physical site limitations; or

iii. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

In this case an exception is required to accommodate the physical limitations of the existing driveway corridor and gate width and to preserve the unique features of the natural environment. Modifications to the gate would require grading on slopes in excess of 50% including a near 1:1 vertical rock face. This grading would occur in close proximity to the top of bank setbacks established for the adjacent blue-line creek and in close proximity to the site property line. The widening required to meet the Road and Street Standards would require grading over slopes greater than 50% and likely forcing work to occur beyond the top of bank setback.

RSA+ attended a site visit with Napa County Planning, Engineering, and Fire Divisions on 12/02/2021 to walk the driveway and discuss alternative mitigation strategies that can be provided in lieu of the full 22' common driveway width required. It was agreed on site that there is room for proposing mitigation strategies to provide an acceptable alternative that can be supported, and meet the Napa County Road and Street Standard criteria above:

a) Access for emergency wildland fire equipment;

   i. The new drive widening turnout at Sta. 4+73 will be intervisible with the existing gate.

   ii. Existing turnout area at Sta. 2+65 (driveway entrance), will remain, providing safe, intervisible turnout locations for this 228' long driveway segment.

   iii. A drivable swale will be constructed over an existing driveway ditch to provide the maximum width practicable.

b) Safe Civilian Evacuation.

   i. The new drive widening turnout at Sta. 4+73 will be intervisible with the existing gate.

   ii. Existing turnout area at Sta. 2+65 (driveway entrance), will remain, providing safe, intervisible turnout locations for this 228' long driveway segment.

iii. A drivable swale will be constructed over an existing driveway ditch to provide the maximum width practicable.

c) Signing that avoids delays in emergency equipment response;

i. To meet Section C, signage will be provided on both sides of the existing gate at the turnout locations to advise drivers to yield to emergency vehicles.

d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and

i. Dedicated fire water within tanks is provided at the winery. The total fire water storage volume will increase to meet current Code requirements.

e) Fuel modification sufficient for civilian and firefighter safety.

i. Fuel in the area will be removed per CalFire requirements. This includes defensible space and tree removals in the vicinity of the new project footprint and driveway.

These proposed mitigation measures noted above are intended to provide an alternate method by which adherence to the Road & Street Standards may be achieved, while assuring compliance with the County's and Property Owner's goal to protect and ensure the preservation of the unique features of the natural environment.

Remaining portions of the site driveway will undergo improvements as part of the project to meet the requirements established by the Napa County Road and Street Standards.

Thank you for your time in reviewing this matter. If you should have any questions or need additional information, please do not hesitate to contact me.

Respectfully,




Bruce Fenton, P.E.
Project Manager

DL/BTF/bs

# DIAMOND CREEK VINEYARDS

# USE PERMIT MODIFICATION

## NAPA COUNTY CALIFORNIA

### SYMBOL LEGEND

**PROPOSED**

- SD — STORM DRAIN PIPE
- DI — DRAIN INLET
- AD — AREA DRAIN
- CO — CLEANOUT (SDCO / SSCO / PWWCO)
- DS — DOWNSPOUT
- RAIN WATER LEADER
- 2" H — 2" WATER LINE FROM WELL
- 6" DW — 6" DOMESTIC WATER LINE FROM WELL
- 6" FW — 6" FIRE WATER
- SWFM — SANITARY SEWER FORCE MAIN
- PWW — PROCESS WASTEWATER
- SS — SANITARY SEWER GRAVITY
- JT — JOINT TRENCH
- FH — FIRE HYDRANT
- GATE VALVE
- TOP / TOE DAYLIGHT
- FLOWLINE

**EXISTING**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW LINE
- FENCE
- TOE OF BANK
- TOP OF BANK
- OHW — OVERHEAD UTILITY LINES
- SS — SANITARY SEWER LINE
- VINE ROW
- GRADE BREAK
- EDGE OF ROAD
- BUILDING OVERHEAD / SECOND STORY

**EXISTING**

- SD — STORM DRAIN PIPE
- FIRE HYDRANT
- SS MANHOLE
- TREE (AS NOTED)
- GUY WIRE
- W — WELL
- ICV — IRRIGATION CONTROL VALVE
- UTILITY POLE
- SSCO — SANITARY SEWER CLEANOUT
- SIGN
- SURVEY — LIMITS OF SURVEY TOPO

### ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| BEG | BOTTOM EXISTING GRADE | HP | HIGH POINT | PWW | PROCESS WASTE WATER |
| BFG | BOTTOM FINISH GRADE | HWL | HIGH WATER LEVEL | R | RADIUS |
| BO | BLUE OAK | INV | INVERT | ROW | RIGHT OF WAY |
| BOP | BOTTOM OF PIPE | IP | IRON PIPE | RW | RECYCLED WATER |
| ℄ | CENTERLINE | IW | IRRIGATION WATER | S= | SLOPE (FEET/FOOT) |
| CO | CLEANOUT | LF | LINEAL FEET/FOOT | S.A.D. | SEE ARCHITECTS DRAWINGS |
| DW | DOMESTIC WATER | LO | LIVE OAK | SD | STORM DRAIN |
| EP | EDGE OF PAVEMENT | LP | LOW POINT | SDCO | STORM DRAIN CLEANOUT |
| EG | EG | MH | MANHOLE | SS | SANITARY SEWER |
| (E) | EXISTING | (N) | NEW | SSCO | SANITARY SEWER CLEANOUT |
| FD | FOUND | NCRSS | NAPA COUNTY ROAD AND STREET STANDARDS | STA | STATION |
| FF | FINISH FLOOR | | | TE | TRASH ENCLOSURE |
| FG | FINISH GRADE | O.C. | ON CENTER | TEG | TOP EXISTING GRADE |
| FH | FIRE HYDRANT | P.A.E. | PUBLIC ACCESS EASEMENT | TFG | TOP FINISH GRADE |
| FL | FLOW LINE | P.U.E. | PUBLIC UTILITY EASEMENT | TOP | TOP OF PIPE |
| FW | FIRE WATER | PL | PROPERTY LINE | TW | TOP OF WALL |
| GEN | GENERATOR | (P) | PROPOSED NEW WORK | WM | WATER METER |
| GB | GRADE BREAK | PW | PROCESS WATER | XFMR | TRANSFORMER |

### LOCAL SITE CONTROL

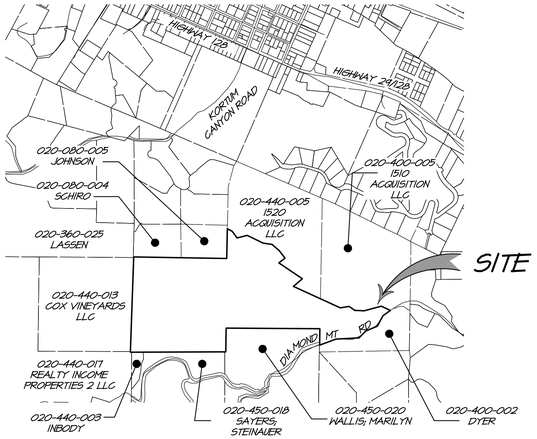
| # | GROUND NORTHING | GROUND EASTING | ELEVATION |
|---|---|---|---|
| 1201 | 1968003.77 | 6346313.10 | 618.88' |
| 1202 | 1968175.34 | 6347328.45 | 506.12' |
| 1203 | 1968169.45 | 6347208.03 | 523.14' |
| 1204 | 1968234.26 | 6347121.19 | 538.73' |
| 1206 | 1968192.86 | 6346469.60 | 559.60' |
| 1207 | 1968209.00 | 6346798.55 | 519.44' |
| 1208 | 1968007.87 | 6346712.43 | 549.16' |
| 1209 | 1968009.87 | 6346445.10 | 616.00' |
| 1210 | 1967987.25 | 6346266.92 | 623.36' |
| 1211 | 1967977.46 | 6346180.18 | 620.47' |
| 1212 | 1968040.38 | 6346245.94 | 611.32' |

GRAPHIC SCALE

200' 0 200' 400'

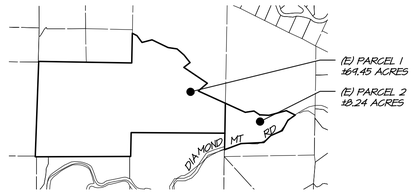
( IN FEET )
1 INCH = 200 FT

CALL 811 BEFORE YOU DIG — 811 — SITE DIGGING PARTNER




A VICINITY MAP

SCALE: 1" = 1,000'



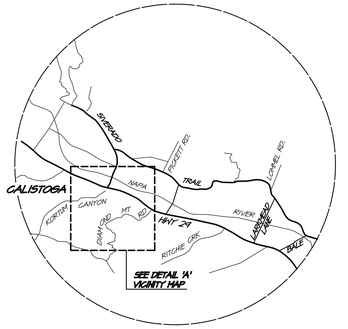

B (E) LOT LINES

SCALE: 1" = 1,000'




C (P) LOT LINE ADJUSTMENT

SCALE: 1" = 1,000'




## LOCATION MAP

NOT TO SCALE

## PROJECT INFORMATION

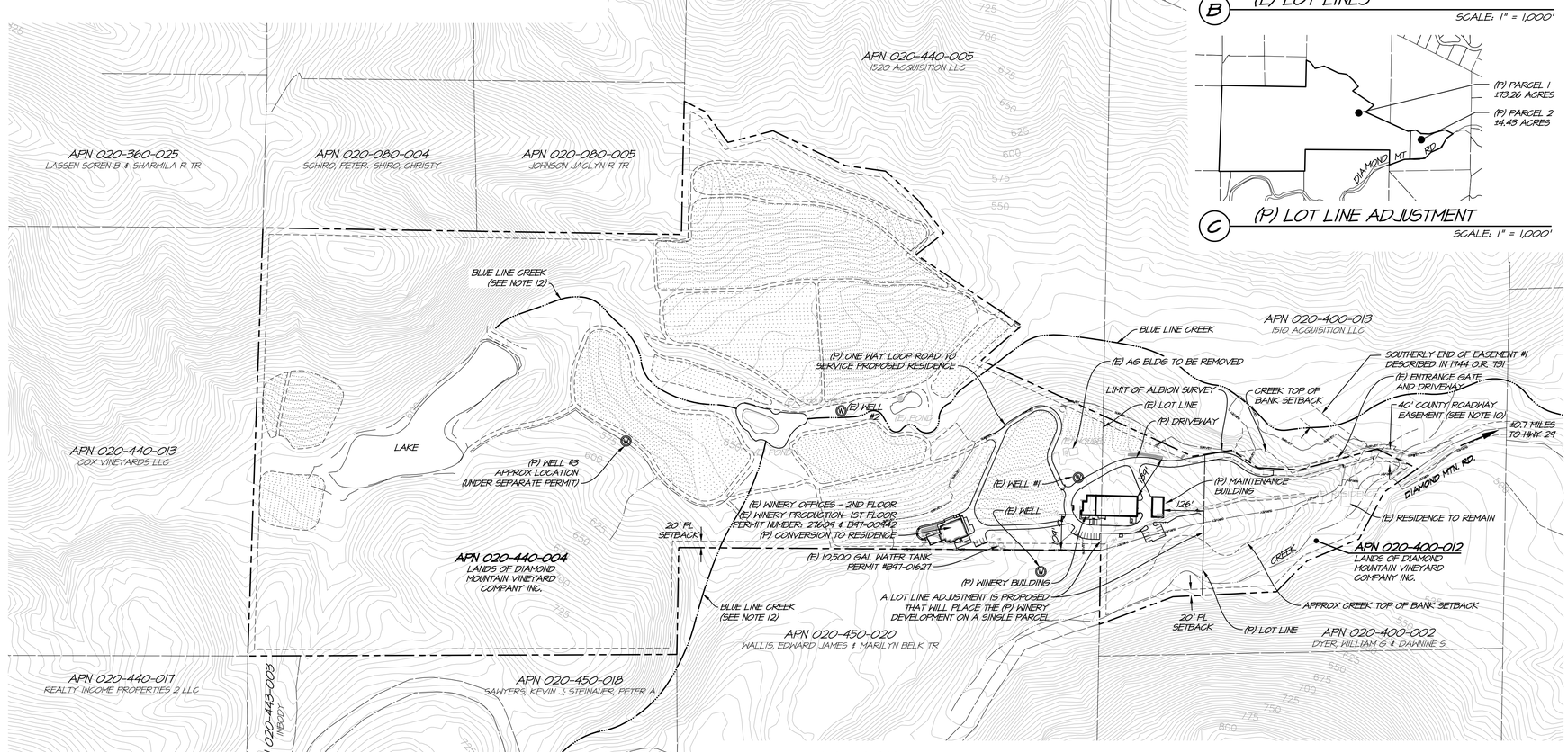
| | |
|---|---|
| OWNER: | DIAMOND CREEK VINEYARDS |
| SITE ADDRESS: | 1500 DIAMOND MOUNTAIN ROAD CALISTOGA, CA 94515 |
| CIVIL ENGINEER: | RSA+ 1515 FOURTH STREET NAPA, CA 94559 TEL: (707) 252-3301 |
| APN: | 020-440-004 & 020-400-012 |
| PARCEL AREA: | (69.45± ACRES) & (8.24± ACRES) |
| EXISTING USE: | WINERY, VINEYARD AND RESIDENTIAL |
| PROPOSED USE: | WINERY, VINEYARD AND RESIDENTIAL |
| DISTURBED AREA: | 3.19± ACRES |
| EXISTING ZONING: | AW |
| PROPOSED ZONING: | AW |

## SURVEY NOTES

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF ROBERT ESEINSTEIN, ET. AL. A.P.N. 020-440-004 AND THE DYER 1998 REVOCABLE TRUST SURVEY A.P.N. 020-400-002 NAPA COUNTY, CALIFORNIA" PREPARED BY RSA+, JULY 2019. A SUPPLEMENTAL SURVEY OF ADDITIONAL AREA WAS COMPLETED BY ALBION, JULY 2021. UPDATED, AUGUST 2021 AND COMBINED WITH ORIGINAL SURVEY.
2. THE SURROUNDING CONTOURS ON THESE PLANS DO NOT REPRESENT A TOPOGRAPHIC SURVEY. THEY WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, PANEL 203, DATED DECEMBER 2003 AND MAY NOT REPRESENT CURRENT CONDITIONS. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. RSA+ ASSUMES NO LIABILITY REGARDING THE ACCURACY FOR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION OUTSIDE THE LIMITS OF THE RSA+ SURVEY DATED JULY 2019.
3. CONTOURS ARE SHOWN EVERY ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. HORIZONTAL DATUM. NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
5. VERTICAL DATUM. NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
6. BOUNDARY SHOWN IS RECORD INFORMATION PER GRANT DEED, DOC. No. 2004-0039110 AND QUITCLAIM DEED, DOC. No. 2013-0014442, NAPA COUNTY RECORDS.
7. THE SURROUNDING PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED FEBRUARY 2019 AND MAY NOT REPRESENT CURRENT CONDITIONS. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
8. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED OCTOBER 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
9. OVERALL SURFACE CREATED BY COMBINING THE PREVIOUS SURVEY PERFORMED BY RSA IN JULY 2019 & ACTUAL UPDATES PERFORMED BY ALBION SURVEYS. DISCREPANCIES ALONG THE EDGE OF THE UNION SHALL BE VERIFIED BY OWNERS,CONTRACTORS/DESIGNERS IN THE FIELD. IF THE AREA IS DIFFERENT FROM WHAT IS SHOWN IN THESE TOPOGRAPHIC MAPS, OWNERSHIP SHALL CONTACT ALBION TO VERIFIED/SURVEY THE AREA. THE SURVEY BY RSA WAS UPDATED TO SHOW APPROXIMATE SELECTED TREE CANOPIES AND OTHER INFORMATION PER ARCHITECT REQUEST.
10. APPROXIMATE LOCATION OF NAPA COUNTY ROADWAY EASEMENT PREPARED BY TERRA FIRMA SURVEYS, INC. BASED ON A FIELD SURVEY ON NOVEMBER 29, 2022. FROM NAPA COUNTY ROAD BOOK "B" PAGE 214. PUBLIC ROADWAY EASEMENT CREATED BY ROAD PETITION # 184 AS APPROVED BY THE BOS AUG. 5, 1890. OVERLAID ON THE EXISTING IMPROVED ROADS IN THE VICINITY OF DIAMOND CREEK VINEYARDS.
11. THERE ARE NON-LOCATABLE AND OFF-SITE EASEMENTS. SEE TERRA FIRMA LETTER DATED FEBRUARY 7, 2024.
12. BLUE LINE CREEK LOCATION FROM COUNTY OF NAPA GIS. THIS FEATURE SHOULD BE CONSIDERED APPROXIMATE.

## SHEET INDEX


| | |
|---|---|
| UP1.0 | COVER SHEET |
| UP2.0 | DEMOLITION PLAN |
| UP3.0 | LAYOUT PLAN |
| UP3.1 | TREE CANOPY COVER |
| UP3.2 | COVERAGE AND DEVELOPMENT AREAS |
| UP4.0 | GRADING PLAN |
| UP4.1 | DRIVEWAY PLAN / PROFILE EAST |
| UP4.2 | DRIVEWAY PLAN / PROFILE WEST |
| UP4.3 | LOOP ROAD PROFILE |
| UP5.0 | UTILITY PLAN |
| UP5.1 | WASTEWATER OVERVIEW PLAN |


SITE PLAN

SCALE: 1" = 200'

Printed on Recycled Paper — Please Continue the Cycle

PRELIMINARY - FOR AGENCY REVIEW ONLY

| NO. | DATE | REVISIONS | BY | APPD |
|---|---|---|---|---|
| 0 | 05.17.25 | USE PERMIT APPLICATION - 4TH SUBMITTAL | DCB | BTF |


RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707.252.3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + (OES 5980)


DIAMOND CREEK VINEYARDS

COVER SHEET

NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — BRUCE WILLIAM FERGUSON — No. 77858 — Exp. 6-30-25 — CIVIL ENGINEER — STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 21, 2025 |
| DRAWN | DCB |
| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO.

UP1.0

1 OF 11 SHEETS

K:\2020\4120020.0_Diamond_Creek_Vineyards\CAD\Drawings\Plans - Use Permit\UP1.0-Cover.dwg 05/21/2025 5:21:38PM RSADesigner3 COPYRIGHT RSA+

## SITE TREE REMOVAL

| TREE TYPE | SIZE (IN) | QUANTITY |
|---|---|---|
| BUCKEYE | 8" | 2 |
| BUCKEYE | 16" | 1 |
| BUCKEYE | 16"x2" | 1 |
| BUCKEYE | 18" | 1 |
| BUCKEYE | 30" | 1 |
| DOUGLAS FIR (DF) | 4" | 1 |
| DOUGLAS FIR (DF) | 6" | 7 |
| DOUGLAS FIR (DF) | 8" | 13 |
| DOUGLAS FIR (DF) | 10" | 12 |
| DOUGLAS FIR (DF) | 10"+6" | 1 |
| DOUGLAS FIR (DF) | 12" | 12 |
| DOUGLAS FIR (DF) | 14" | 8 |
| DOUGLAS FIR (DF) | 16" | 13 |
| DOUGLAS FIR (DF) | 16"+10" | 1 |
| DOUGLAS FIR (DF) | 18" | 3 |
| DOUGLAS FIR (DF) | 20" | 1 |
| DOUGLAS FIR (DF) | 22" | 1 |
| DOUGLAS FIR (DF) | 24" | 2 |
| DOUGLAS FIR (DF) | 26" | 1 |
| DOUGLAS FIR (DF) | 28"+16" | 1 |
| DOUGLAS FIR (DF) | 30" | 1 |
| DOUGLAS FIR (DF) | 32" | 1 |
| DOUGLAS FIR (DF) | 36" | 1 |
| DOUGLAS FIR (DF) | 38" | 1 |
| JAPANESE MAPLE | 4"x3 | 1 |
| JAPANESE MAPLE | 6" | 1 |
| JAPANESE MAPLE | 8"x2" | 2 |
| MAGNOLIA | 14"x12" | 1 |
| MAGNOLIA | 20"x16" | 1 |
| MANZANITA | 10" | 1 |
| SNAG | 14" | 1 |
| PINE | 10" | 1 |
| TREE | 6" | 2 |
| TREE | 12" | 2 |
| SNAG | 14" | 1 |
| STUMP | 2.5"x3 | 1 |
| STUMP | 3" | 1 |
| STUMP | 3.5" | 1 |
| STUMP | 4" | 1 |
| **SUBTOTAL** | | 105 |
| OAK | VARIOUS | 27 |
| **TOTAL** | | 132 |

## *OAK TREE REMOVAL

| TREE TYPE | SIZE (IN) | QUANTITY |
|---|---|---|
| BLUE OAK (BO) | 8" | 4 |
| BLUE OAK (BO) | 10" | 6 |
| BLUE OAK (BO) | 10"x2" | 1 |
| BLUE OAK (BO) | 12"+10" | 1 |
| BLUE OAK (BO) | 12" | 2 |
| BLUE OAK (BO) | 14" | 5 |
| BLUE OAK (BO) | 16" | 3 |
| BLUE OAK (BO) | 18"+10" | 1 |
| BLUE OAK (BO) | 18"+14" | 1 |
| BLUE OAK (BO) | 22" | 1 |
| BLUE OAK (BO) | 24" | 1 |
| BLUE OAK (BO) | 40" | 1 |
| **TOTAL** | | **27** |

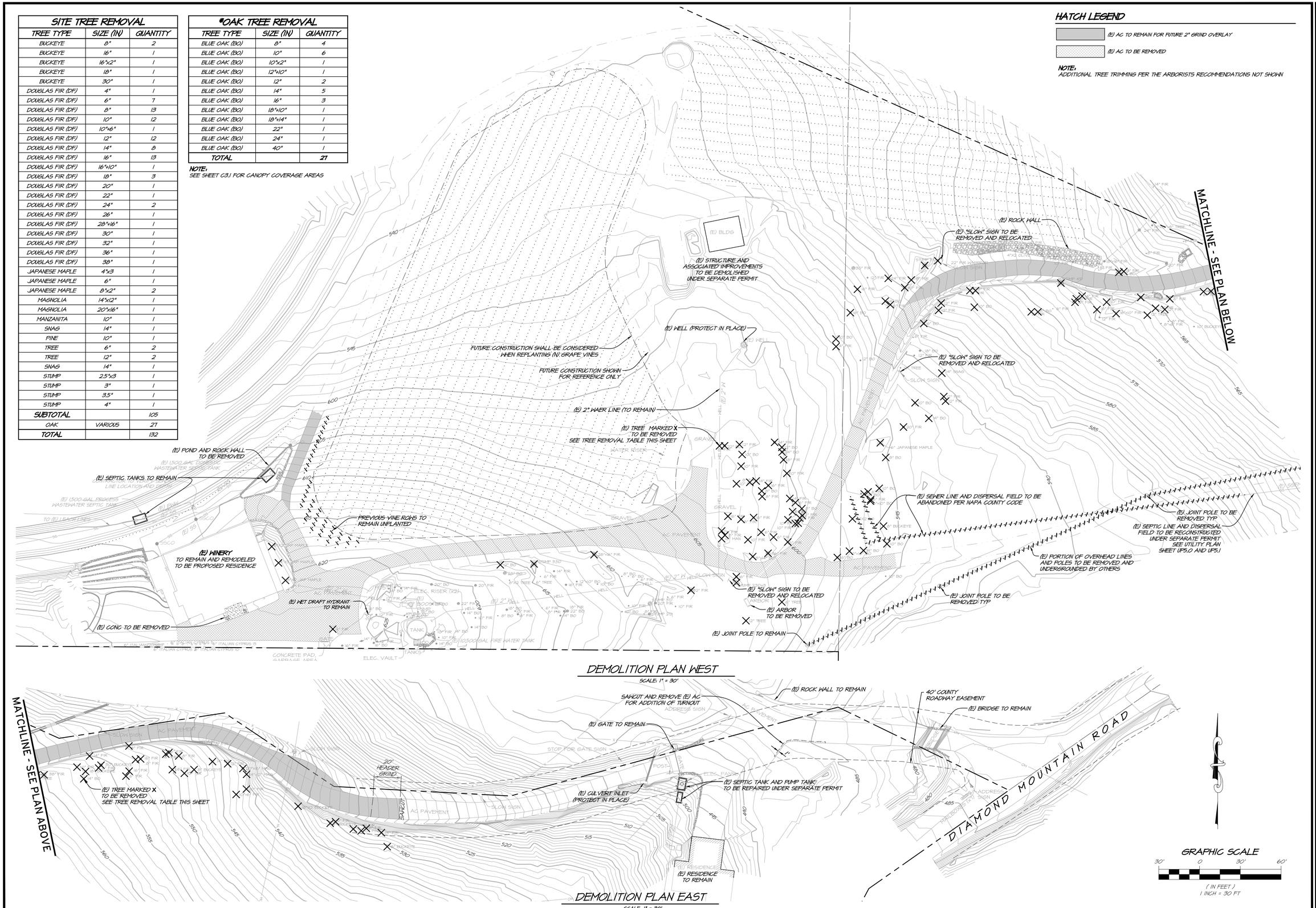
**NOTE:**
SEE SHEET C3.1 FOR CANOPY COVERAGE AREAS

## HATCH LEGEND

(E) AC TO REMAIN FOR FUTURE 2" GRIND OVERLAY

(E) AC TO BE REMOVED

**NOTE:**
ADDITIONAL TREE TRIMMING PER THE ARBORISTS RECOMMENDATIONS NOT SHOWN




## DEMOLITION PLAN WEST

SCALE: 1" = 30'

## DEMOLITION PLAN EAST

SCALE: 1" = 30'

GRAPHIC SCALE
30' 0 30' 60'
( IN FEET )
1 INCH = 30 FT

| NO. | DATE | REVISIONS | BY | APPD |
|---|---|---|---|---|
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# DIAMOND CREEK VINEYARDS
# DEMOLITIOIN PLAN
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FOUGHT No. 72559 Exp. CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
| DRAWN | DCB |
| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

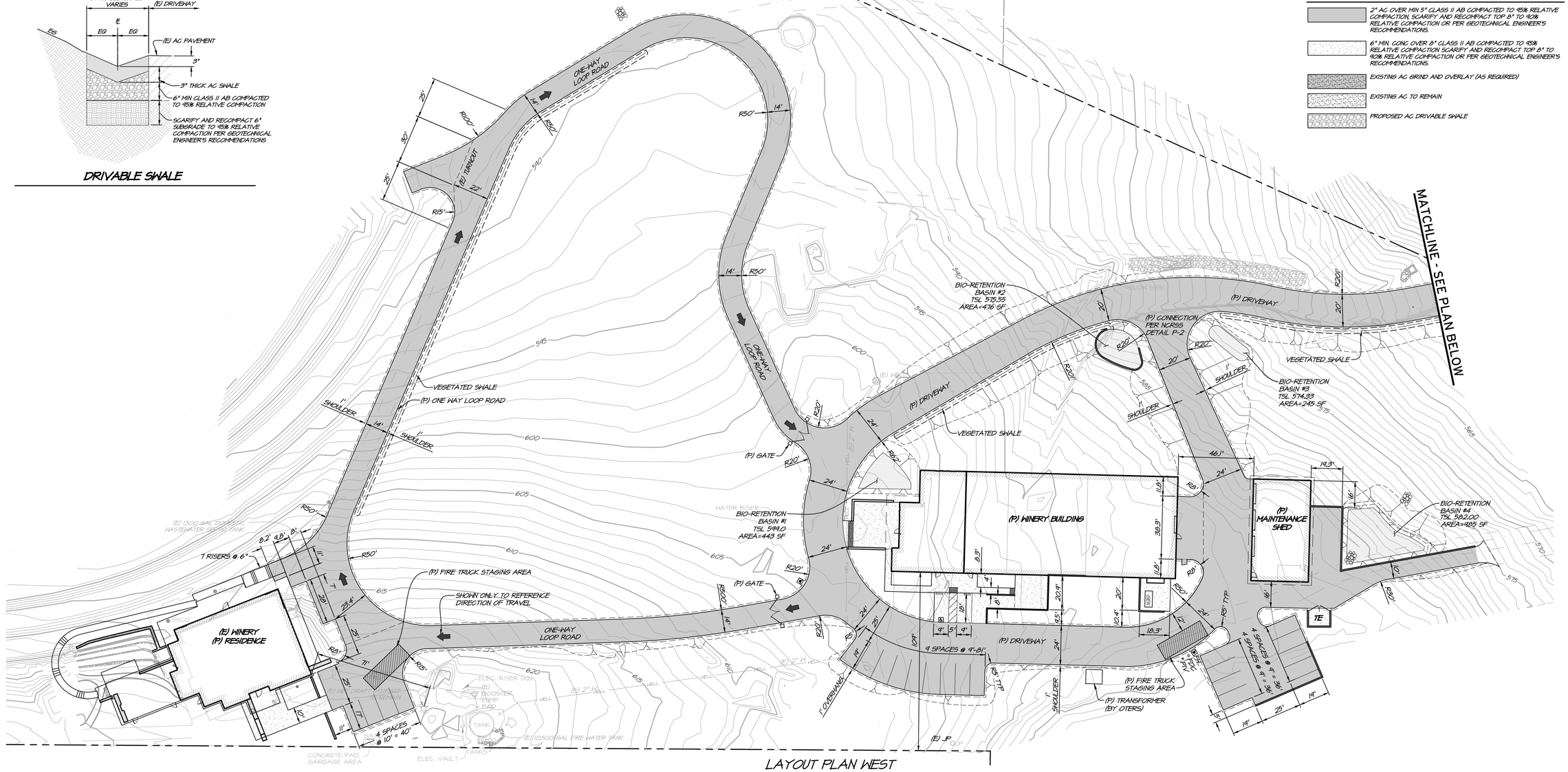
SHEET NO.
**UP2.0**
2 OF 11 SHEETS

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## DRIVABLE SWALE

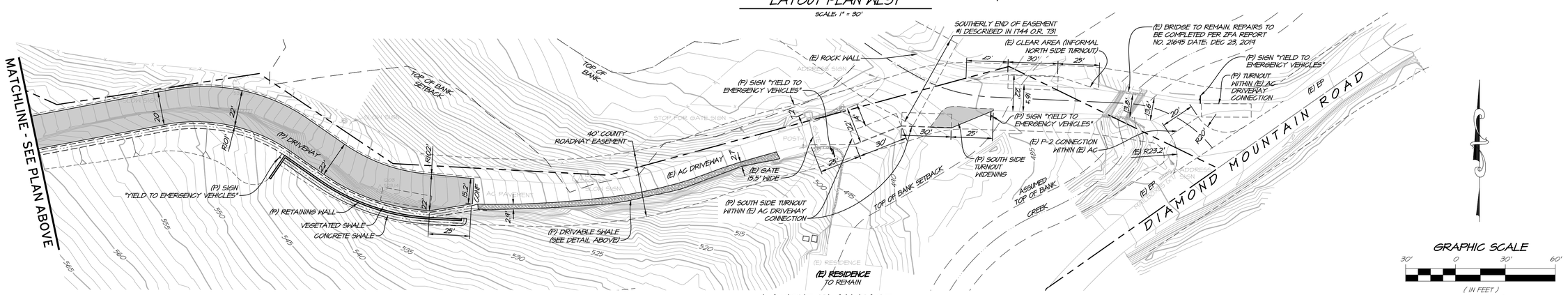
## HATCH LEGEND

- 2" AC OVER MIN 5" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 8" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 6" MIN. CONC OVER 8" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION SCARIFY AND RECOMPACT TOP 8" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- EXISTING AC GRIND AND OVERLAY (AS REQUIRED)
- EXISTING AC TO REMAIN
- PROPOSED AC DRIVABLE SWALE




## LAYOUT PLAN WEST

SCALE: 1" = 30'




## LAYOUT PLAN EAST

SCALE: 1" = 30'

GRAPHIC SCALE

30' 0 30' 60'

( IN FEET )
1 INCH = 30 FT

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# DIAMOND CREEK VINEYARDS
# LAYOUT PLAN

NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE T. WILLIAM FOX No. T7869 Exp. 6/30/26 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
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| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO.
**UP3.0**
3 OF 11 SHEETS

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| TREE CANOPY COVERAGE TOTAL | |
|---|---|
| TOTAL PROJECT AREA: | ±171.7 ACRES |
| TOTAL PRE-PROJECT CANOPY AREA: | ±47.6 ACRES |
| CANOPY TO BE REMOVED: | ±1.6 ACRES (3.4%) |
| CANOPY TO BE RETAINED: | ±46.0 ACRES (96.6%) |

## TREE CANOPY COVERAGE

SCALE: 1" = 150'

GRAPHIC SCALE

150' 0 150' 300'

( IN FEET )
1 INCH = 150 FT

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# DIAMOND CREEK VINEYARDS
# TREE CANOPY COVERAGE
CALIFORNIA
NAPA COUNTY

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FERGUSON No. 77169 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
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SHEET NO.
UP3.1
4 OF 11 SHEETS

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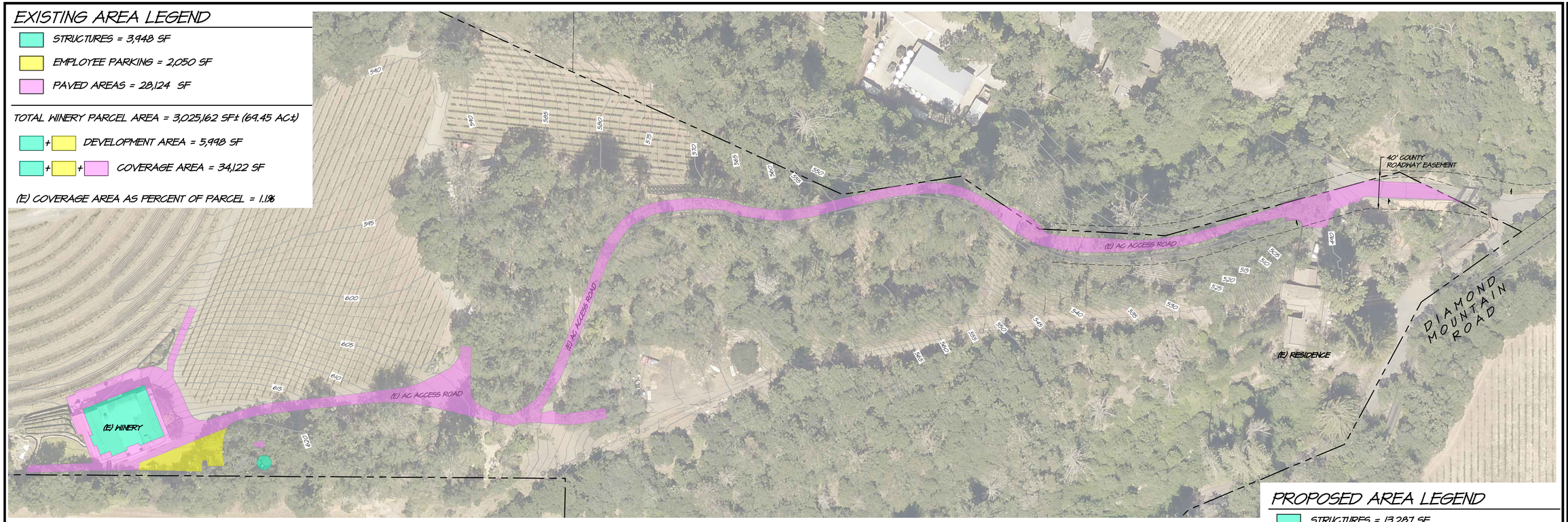
## EXISTING AREA LEGEND

- STRUCTURES = 3,948 SF
- EMPLOYEE PARKING = 2,050 SF
- PAVED AREAS = 28,124 SF

TOTAL WINERY PARCEL AREA = 3,025,162 SF± (69.45 AC±)

- + DEVELOPMENT AREA = 5,998 SF
- + + COVERAGE AREA = 34,122 SF

(E) COVERAGE AREA AS PERCENT OF PARCEL = 1.1%




EXISTING COVERAGE AND DEVELOPMENT MAP

SCALE: 1" = 50'

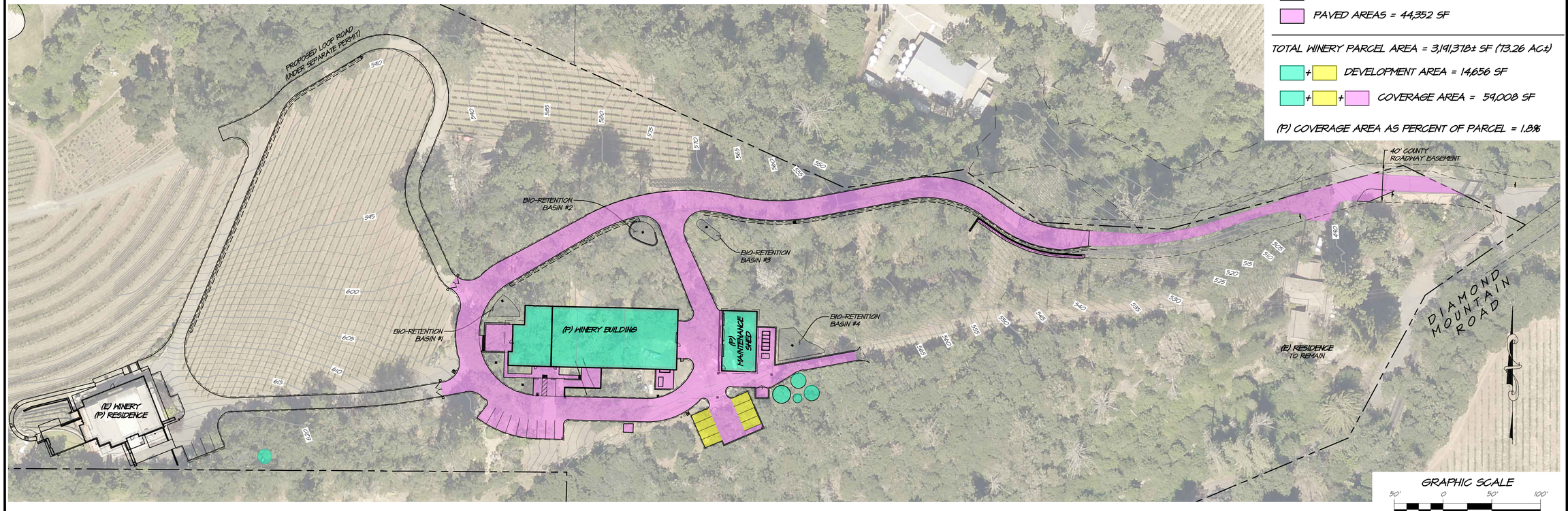
## PROPOSED AREA LEGEND

- STRUCTURES = 13,287 SF
- EMPLOYEE PARKING = 1,369 SF
- PAVED AREAS = 44,352 SF

TOTAL WINERY PARCEL AREA = 3,191,378± SF (73.26 AC±)

- + DEVELOPMENT AREA = 14,656 SF
- + + COVERAGE AREA = 59,008 SF

(P) COVERAGE AREA AS PERCENT OF PARCEL = 1.8%




PROPOSED COVERAGE AND DEVELOPMENT MAP

SCALE: 1" = 50'

GRAPHIC SCALE

50' 0 50' 100'

( IN FEET )
1 INCH = 50 FT

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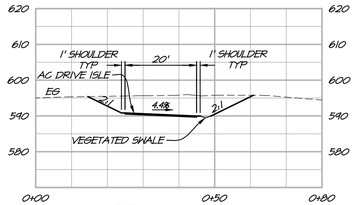

# DIAMOND CREEK VINEYARDS
## COVERAGE AND DEVELOPMENT
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FOUGHT No. 77169 Exp. 6/30/26 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
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| JOB NO. | 4120020.0 |

SHEET NO.
**UP3.2**
5 OF 11 SHEETS

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SECTION A - A

SCALE: 1" = 20'




SECTION B - B

SCALE: 1" = 20'



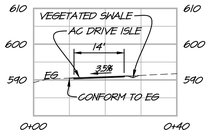

SECTION D - D

SCALE: 1" = 20'

GRAPHIC SCALE

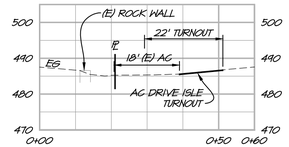
20 0 20

( IN FEET )
1 inch = 20 FT



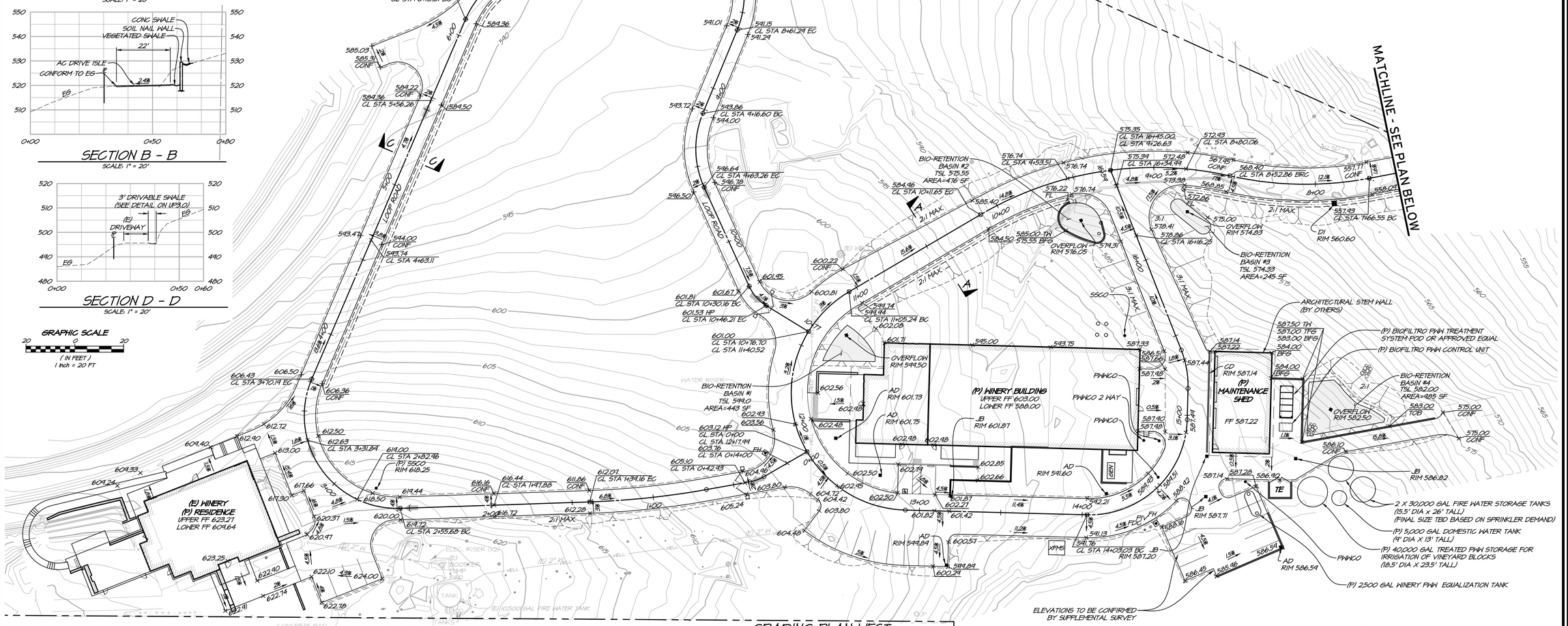

SECTION C - C

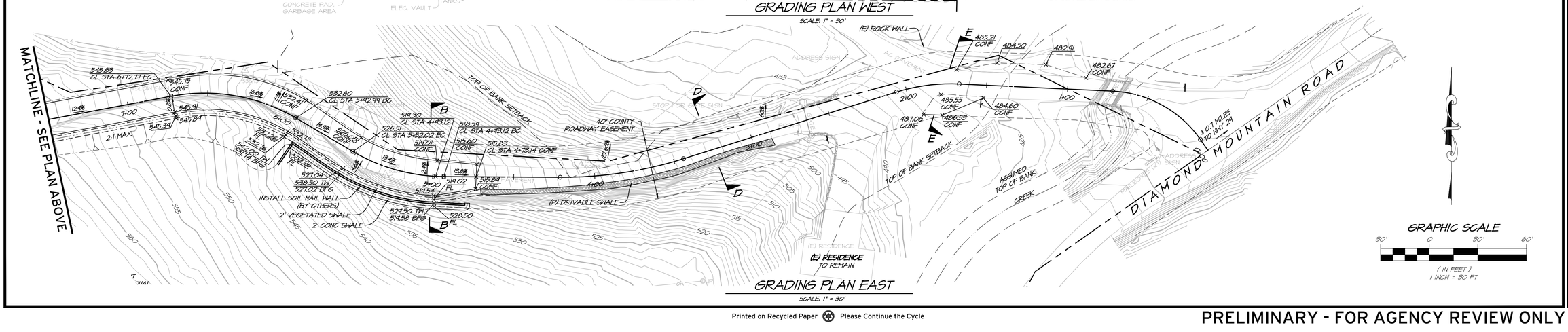
SCALE: 1" = 20'




SECTION E - E

SCALE: 1" = 20'




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# DIAMOND CREEK VINEYARDS
# GRADING PLAN

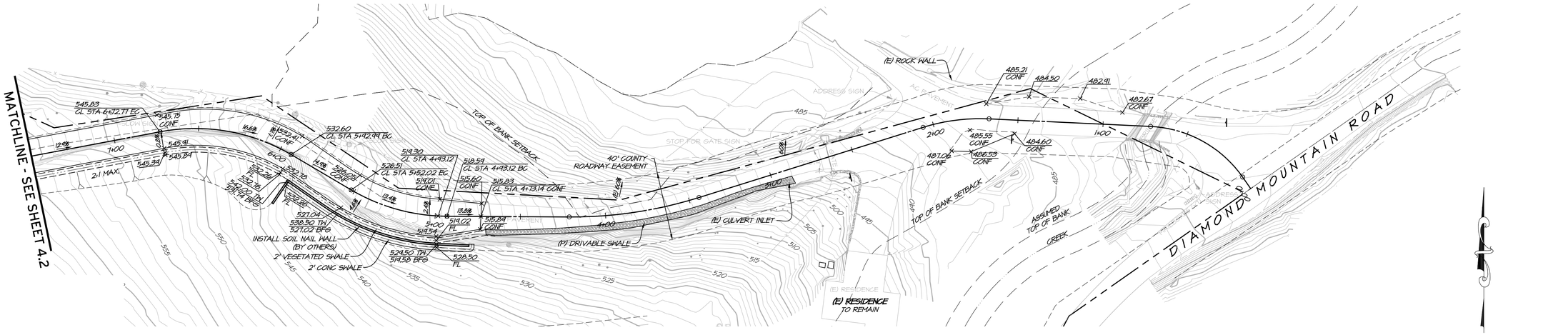
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FRENCH No. 77855 Exp. 6-30-25 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
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| JOB NO. | 4120020.0 |

SHEET NO.
UP4.0
6 OF 11 SHEETS

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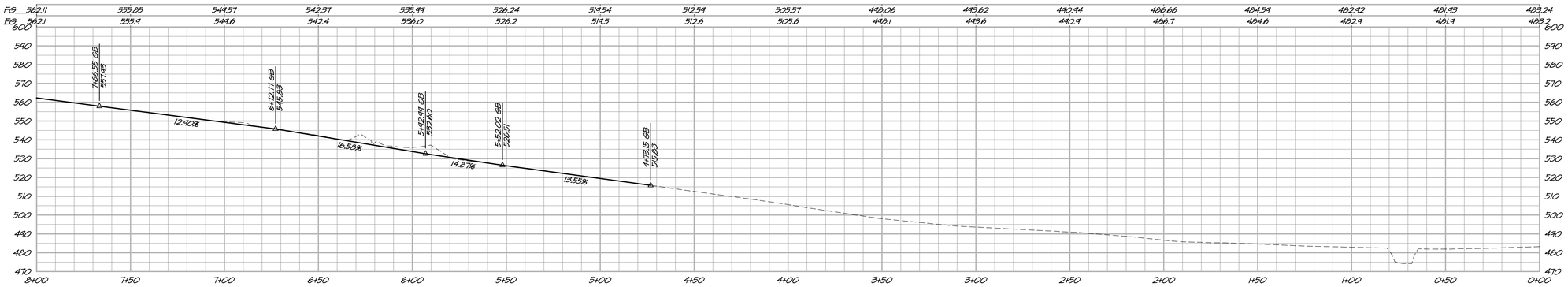

## GRADING PLAN EAST

SCALE: 1" = 30'

GRAPHIC SCALE

30' 0 30' 60'

( IN FEET )
1 INCH = 30 FT.




## GRADING PROFILE EAST

SCALE: 1" = 30'

| NO. | DATE | REVISIONS | BY | APPD |
|---|---|---|---|---|
| 0 | 05.21.25 | USE PERMIT APPLICATION - 4TH SUBMITTAL | DGB | BTF |

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# DIAMOND CREEK VINEYARDS
# PLAN AND PROFILE EAST
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRUCE WILLIAM FERRINI
No. 71658
Exp. 12-31-26
CIVIL ENGINEER
STATE OF CALIFORNIA

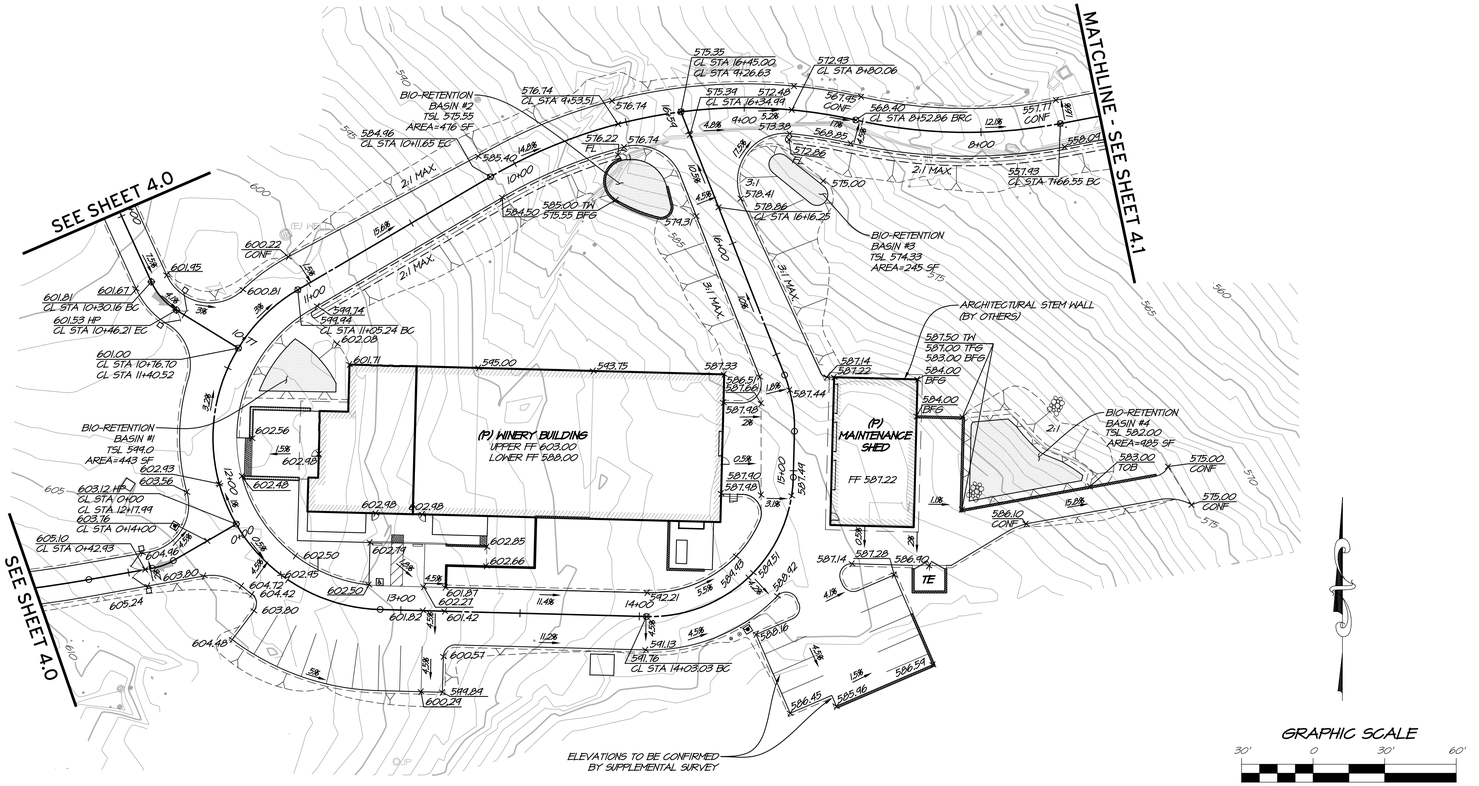
| | |
|---|---|
| DATE | MAY 27, 2025 |
| DRAWN | DGB |
| DESIGNED | BTF |
| CHECKED | BNF |
| JOB NO. | 4120020.0 |

SHEET NO.
**UP4.1**
7 OF 11 SHEETS

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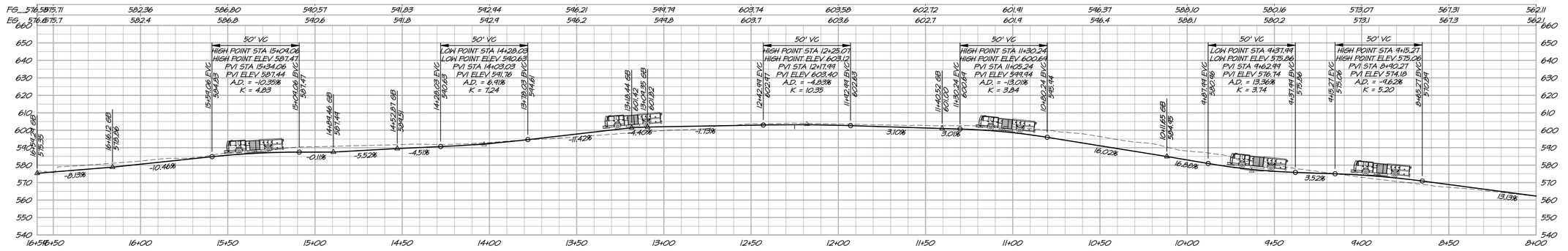

## SITE PLAN WEST

SCALE: 1" = 30'

GRAPHIC SCALE

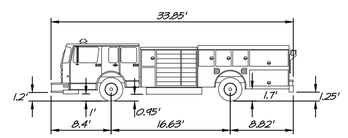
30' 0 30' 60'

( IN FEET )
1 INCH = 30 FT




## SITE PROFILE WEST

SCALE: 1" = 30'




### TYPE I ENGINE

| | |
|---|---|
| OVERALL LENGTH | 33.852 FT |
| OVERALL WIDTH | 8.500 FT |
| OVERALL BODY HEIGHT | 10.514 FT |
| MIN BODY GROUND CLEARANCE | 0.950 FT |
| TRACK WIDTH | 8.500 FT |
| LOCK TO LOCK TIME | 7.00 S |
| CURB TO CURB TURNING RADIUS | 29.700 FT |

## TYPE I FIRE ENGINE DETAIL

SCALE: 1" = 10'

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# DIAMOND CREEK VINEYARDS
# PLAN AND PROFILE
## NORTH VALLEY WEST
CALIFORNIA

NAPA COUNTY

REGISTERED PROFESSIONAL ENGINEER
BRUCE WILLIAM FOX
No. 71369
CIVIL ENGINEER
STATE OF CALIFORNIA

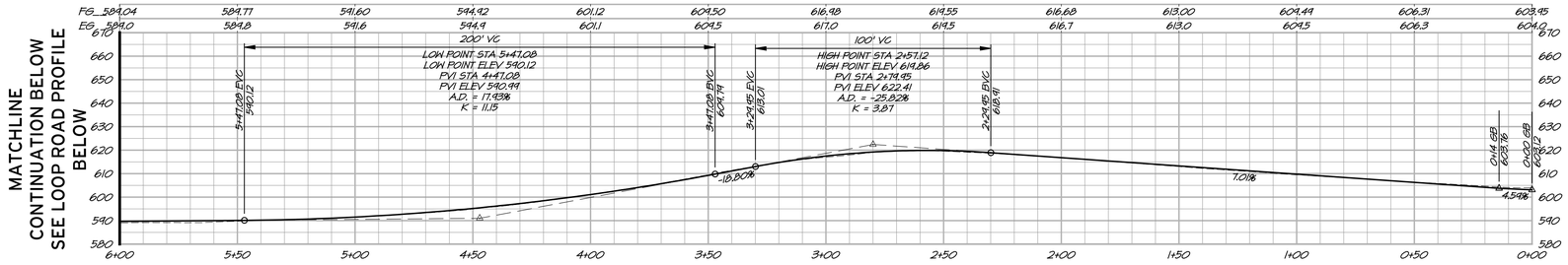
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|---|---|
| DATE | MAY 27, 2025 |
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| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO.
**UP4.2**
8 OF 11 SHEETS

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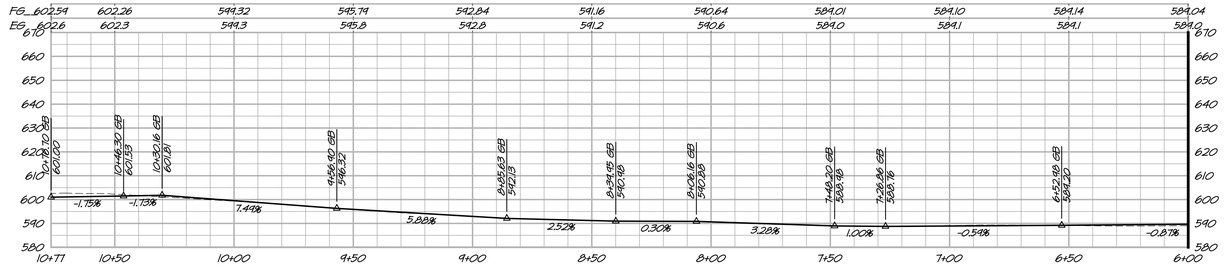


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## LOOP ROAD PROFILE EAST

SCALE: 1" = 30'




MATCHLINE
CONTINUATION
SEE LOOP ROAD PROFILE
ABOVE

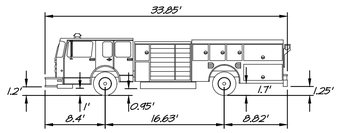
## LOOP ROAD PROFILE EAST

SCALE: 1" = 30'

GRAPHIC SCALE

30' 0 30' 60'

( IN FEET )
1 INCH = 30 FT




### TYPE I ENGINE

| | |
|---|---|
| OVERALL LENGTH | 33.852 FT |
| OVERALL WIDTH | 8.500 FT |
| OVERALL BODY HEIGHT | 10.514 FT |
| MIN BODY GROUND CLEARANCE | 0.950 FT |
| TRACK WIDTH | 8.500 FT |
| LOCK TO LOCK TIME | 7.00 S |
| CURB TO CURB TURNING RADIUS | 29.700 FT |

## TYPE I FIRE ENGINE DETAIL

SCALE: 1" = 10'

| NO. | DATE | REVISIONS | BY | APPD |
|---|---|---|---|---|
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# DIAMOND CREEK VINEYARDS
# LOOP ROAD PROFILE
CALIFORNIA

NAPA COUNTY

REGISTERED PROFESSIONAL ENGINEER
BRIDGET WILLIAM FOLEY
No. 77888
Exp. 6/30/26
CIVIL ENGINEER
STATE OF CALIFORNIA

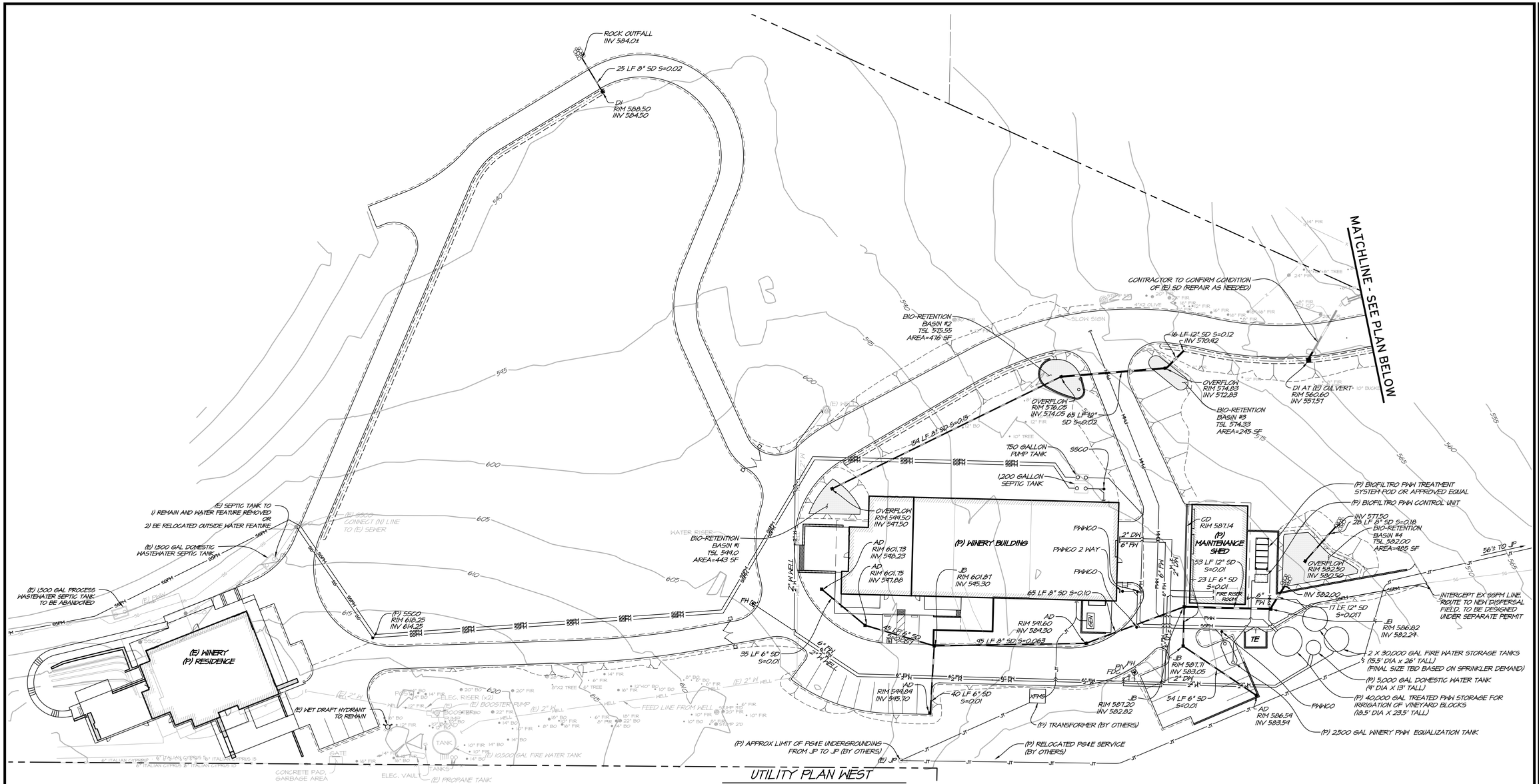
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|---|---|---|
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| DESIGNED | BTF | |
| CHECKED | BWF | |
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SHEET NO.
**UP4.3**
9 OF 11 SHEETS

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# DIAMOND CREEK VINEYARDS
# UTILITY PLAN

NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRUCE WILLIAM FORE
No. 77814
Exp. 6/30/26
CIVIL ENGINEER
STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
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| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

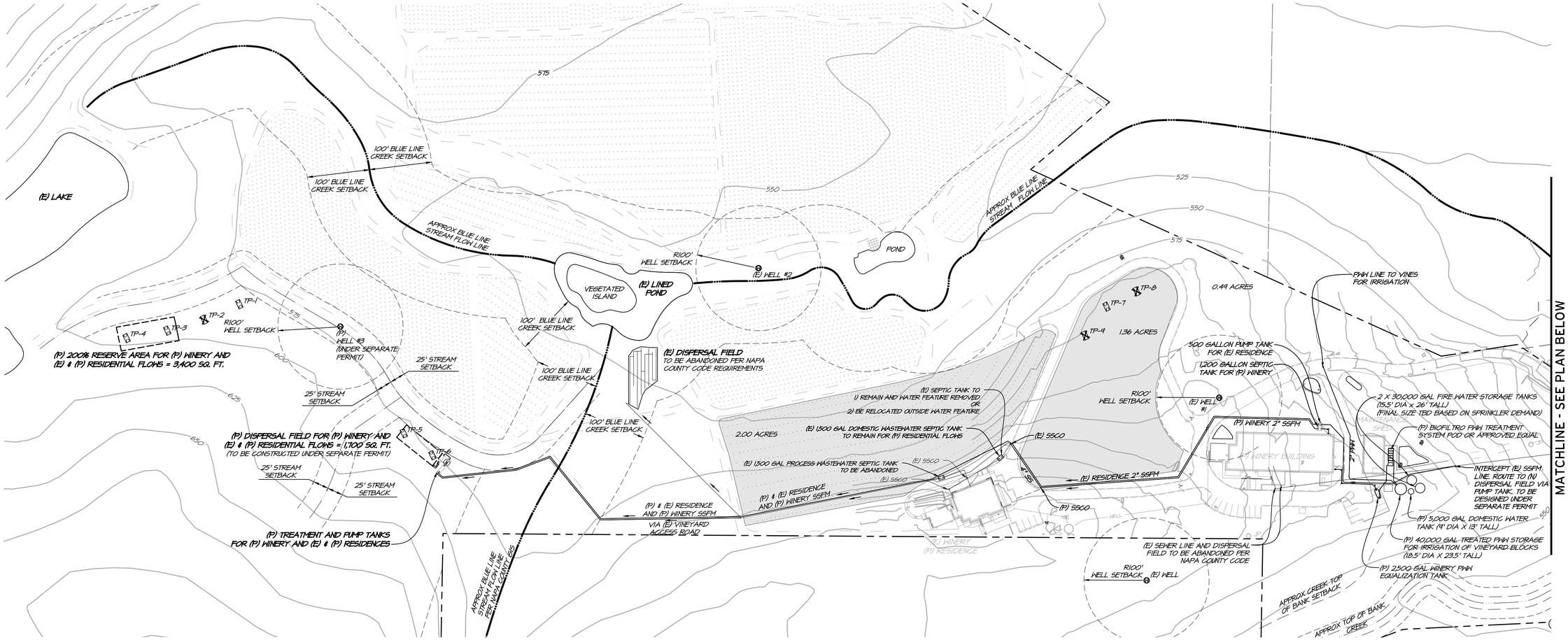
SHEET NO.
**UP5.0**
10 OF 11 SHEETS


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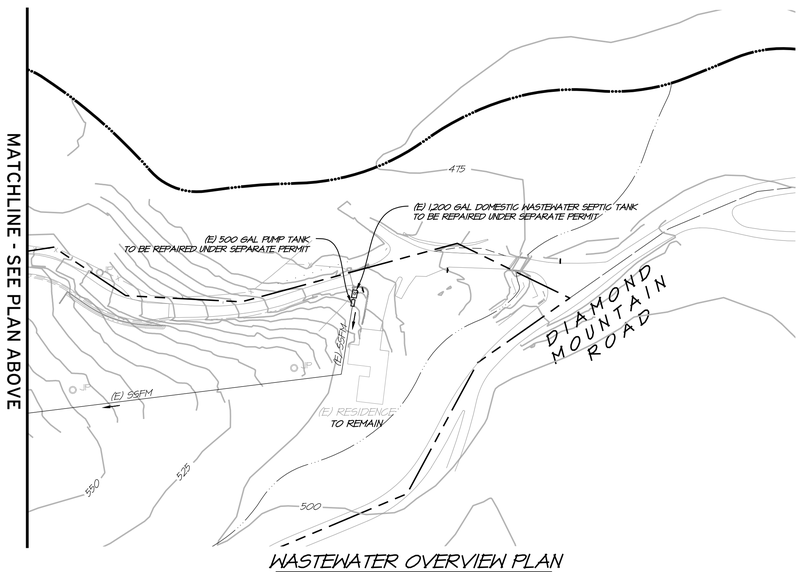
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PRELIMINARY - FOR AGENCY REVIEW ONLY




## WASTEWATER OVERVIEW PLAN

SCALE: 1" = 80'




## WASTEWATER OVERVIEW PLAN

SCALE: 1" = 80'

**LEGEND**

- VINEYARD AREA TO BE IRRIGATED WITH TREATED PWW
- TP-1 TEST PIT
- TP-4 TEST PIT NOT GOOD
- VINEYARD ACCESS PATH

ADDRESS: 1500 DIAMOND MOUNTAIN ROAD CALISTOGA CA 94515

SITE EVALUATION DATE: JULY 22, 2022
APN: 020-440-0004
ENVIRONMENTAL HEALTH INSPECTOR: AVI SOMA

GRAPHIC SCALE

80' 0 80' 160'

( IN FEET )
1 INCH = 80 FT

PRELIMINARY - FOR AGENCY REVIEW ONLY

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| NO. | DATE | REVISIONS | BY | APPD |
|---|---|---|---|---|
| 0 | 05.27.25 | USE PERMIT APPLICATION - 8TH SUBMITTAL | DGB | BTF |

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + (DBA)
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707.252.3301
+ www.RSAcivil.com +

# DIAMOND CREEK VINEYARDS
# WASTEWATER OVERVIEW PLAN
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FORE No. 71659 Exp. 06-30-26 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
| DRAWN | DGB |
| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO.
**UP5.1**
11 OF 11 SHEETS

R:\2020\4120020.0_Diamond_Creek_Vineyards\Design\Plans Use Permit\UP5_WastewaterOverview.dwg 05/27/2025 5:41:54PM RSADesign3 COPYRIGHT RSA+

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**Planning, Building & Environmental Services**

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

**Brian D Bordona**
Director

**M E M O R A N D U M**

| | | | |
|---|---|---|---|
| To: | Kelli Cahill, Project Planner | From: | Maureen S. Bown, Senior Environmental Health Specialist |
| Date: | September 8, 2025 | Re: | Diamond Creek Vineyards<br>1500 Diamond Mountain Road, Calistoga<br>Assessor Parcel # 020-440-004-000<br>Permit # P19-00177 |

This Division has reviewed an application requesting approval for a major modification to convert an existing winery to a residence, build a new winery building, and add the onsite wastewater system for the existing residence on accessor parcel number (APN) 020-400-012-000, 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 May 27, 2025, 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. As proposed, a lot line adjustment for this project and a Sewage Agreement/Easement for the onsite wastewater system serving the residence on APN 020-400-012-000, must be completed.

3. Permits to construct the sanitary wastewater treatment system and process wastewater treatment system 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 these systems.

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 existing and proposed winery process water treatment system.

5. Well permit E25-00292, for the construction of a new well and destruction of an existing well, must be completed.

6. 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 in the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

7. 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.

Prior to granting final occupancy:

8. 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.

9. 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:

10. Proposed food service for marketing events will be catered, as described in the Onsite Wastewater Disposal Feasibility Study. 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.

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

12. 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.

13. 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.

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.

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www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

**David Morrison**
Director

| | | | |
|---|---|---|---|
| To: | Wyntress Balcher, Project Planner | From: | Stacie Gutierrez, Plans and Permit Supervisor<br>Modified by John Chase, Plans and Permit Supervisor |
| Date: | October 28, 2019, Modified February 24, 2025 | Re: | Diamond Creek Vineyards<br>P19-00177 |

**Building Inspection Division; Planning Use Permit Review Comments**

APN: 020-440-004-000

Project: Diamond Creek Vineyards

Description: Approval to Modify Use Permit to increase employee numbers for a total of 6 full-time and 2 part-time employees, to allow non-trade visitors to a maximum of 45 visitors/week and a maximum of 10 visitors per day; and to reduce marketing activities to two marketing events a year. No physical changes to the winery are proposed.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards at this time; the Building Division is reviewing the proposed Planning entitlements only, the Building Division has no issues or concerns with the approval of the Use Permit P19-00177; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

The plans provided for the Use Permit application P19-001770 do not provide enough information in sufficient detail to determine all code building code requirements. A complete and thorough plan review will be performed at the time of application is made for the required building, plumbing, mechanical, 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.

1. Building permits will be required to be pulled for the construction that is necessary to correct the life and safety requirements. As of 10/28/19 there are not applications submitted for a building permit. If there are any additional improvement to the winery or the site such as additional parking for the employees a building permit will need to be secured. All permits are valid 365 days from issuance of the permit. Please see the Building Departments website for more information on submittal requirements. If building permits will be required see #3-5 for additional requirements to consider.

2. 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 the 2016 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. Please be aware there is a code change coming in 2020, so all plans submitted after December 31, 2019 will need to comply with 2019 California Building Standard Codes.

3. Consult with your design professional to ensure at the time of Building Permit submittal that you have provided that proper separation from any mixed occupancies. In particular proper separation from the tasting room and/or production and barrel storage. Have your design professional provide an exit plan at the time of permit application.

4. Consult with your design professional to design an Accessibility Plan. 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. This plan will be reviewed during the plan review for your building permit.

5. During plan review, occupant loads will determine occupancy types, exiting requirements, and restroom facilities. Consult with your design professional to make sure they accounted for that during the design phase.

6. Modified 2/24/25 - Based on the amount of parking spaces shown 4 EVCS (EV capable spaces) shall be required.

Issues with the compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If there are any questions, please have the applicant give me a call at (707) 299-1337.

**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 the California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.**

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**Department of Public Works**

1195 Third Street, Suite 101
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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.<br>TJKM Transportation Consultants |
| Date: | March 7, 2024 | Re: | Diamond Creek Vineyards, P19-00177<br>Comments on Submittal #5 |

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to assess the analysis and impacts for transportation impacts in submittal #5 for the Use Permit Application #P19-0017 for Diamond Creek Vineyards Winery. The project is located at 1500 Diamond Mountain Road (APN 020-440-004 & 020-400-012-000), Calistoga, CA.

To prepare this memorandum, the following documents were reviewed:

- Winery Trip Generation Worksheet dated February 16, 2024
- Sight Distance Report dated June 30, 2024 by RSA Civil
- Letter Exception Request to Road and Street Standards for Existing Driveway Entrance dated June 30, 2023 by RSA Civil
- Diamond Creek Vineyards Project Description dated July 3, 2023

The trip generation analysis, sight distance analysis and exceptions to Road and Street Standards identified in the memo are acceptable and we concur with the assumptions made, the methods used in the evaluation and the conclusions reached. We offer no additional comments.

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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Steven E. Lederer
Director

# MEMORANDUM

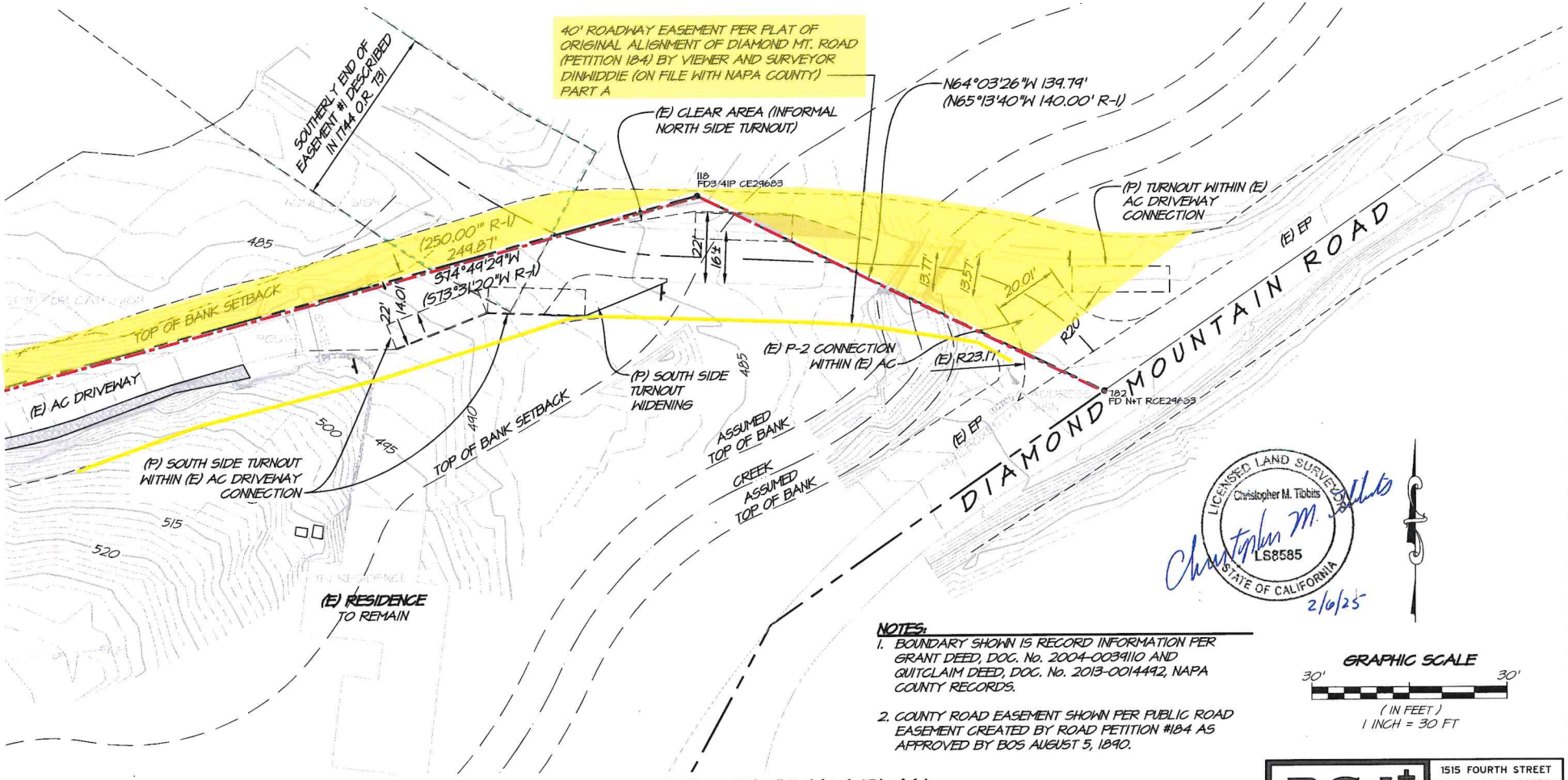
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|---|---|---|---|
| To: | Kelli Cahill, Planner III | From: | Danielle Goshert, County Surveyor dlg |
| Date: | April 30, 2025 | Re: | P19-00177 Legal Access |

The Public Works Department requested from the applicant an exhibit detailing legal access from Diamond Mountain Road to applicant's parcels. The attached exhibit prepared by RSA+ (signature date 2/6/2025) has been marked up by me to clarify the existence of such access. The red line depicts the property line between Diamond Creek Vineyards and APN 020-400-013 to the north.

The Public Works Department recognizes that Diamond Mountain Road was realigned to its present configuration, however, the old alignment of Diamond Mountain Road was never abandoned as a public right of way. This old alignment is shown on the plat of Road Petition #184 and in yellow on the exhibit. The shaded portion identifies that part of the old right of way that encumbers the adjoining APN 020-400-013 and upon which applicant is relying for legal access.

Since the completion of the presently used alignment of Diamond Mountain Road, the County ceased maintenance of the former route. The Public Works Department recognizes that applicant may need to improve and will need to continue to maintain the road improvements within the old alignment, including the stone bridge and Public Works has no objection to the applicant performing this maintenance. However, the County will not contribute to such improvements and maintenance as it falls outside of our adopted maintained mileage for public roads

# DIAMOND CREEK VINEYARDS
## PROPERTY LINE AT DIAMOND MOUNTAIN ROAD
NAPA COUNTY CALIFORNIA




LOWER DRIVEWAY PLAN

SCALE: 1" = 30'

LICENSED LAND SURVEYOR
Christopher M. Tibbits
LS8585
STATE OF CALIFORNIA
2/6/25

**NOTES:**
1. BOUNDARY SHOWN IS RECORD INFORMATION PER GRANT DEED, DOC. No. 2004-0039110 AND QUITCLAIM DEED, DOC. No. 2013-0014492, NAPA COUNTY RECORDS.
2. COUNTY ROAD EASEMENT SHOWN PER PUBLIC ROAD EASEMENT CREATED BY ROAD PETITION #184 AS APPROVED BY BOS AUGUST 5, 1890.

GRAPHIC SCALE
30' 30'
( IN FEET )
1 INCH = 30 FT

**REFERENCE**
R-1 GRANT DEED 2020-0006115


RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +
RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980


FEB 4, 2025 41200200 1 of 1

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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:** | 11/7/2025 |
| **FROM:** | Jason Downs, Fire Marshal | **PERMIT #** | P19-00177 |
| **SUBJECT:** | Diamond Creek Winery | **APN:** | 020-440-004-000 |

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. Gates and barricades across fire apparatus access roads
    6. 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

6. The Napa County Fire Marshal's Office has reviewed and acknowledges the road exception attached to P19-00177. Before issuance of a building or grading permit, the owner shall demonstrate on the plans that all roadway construction associated with this

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**Jason W. Downs**
Fire Marshal



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

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

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

13. 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.

14. 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.

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Fire Marshal

# Napa County Fire Department
# Conditions of Approval

15. 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.

16. 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.

17. 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.

18. 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

19. Commercial - Developments in excess of 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.

20. 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.

21. 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.

22. 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

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Fire Marshal

# Napa County Fire Department
# Conditions of Approval

have adequate radio signal strength throughout the building during emergency operations.

23. 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 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.

24. 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.*

# “C”

# Initial Study/ Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program (MMRP)

**20-044**
**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**: Diamond Creek Vineyards Use Permit Major Modification P19-00177-MOD, Exception to the Napa County Roads and Street Standards

2. **Property Owner:** Diamond Mountain Vineyard Company, Inc.

   Nicole Carter, President
   1500 Diamond Mountain Road
   Calistoga, CA 94515
   nicolecarter@diamondcreekvineyards.com

3. **County Contact Person, Phone Number and email:** Kelli Cahill, Planner III, (707) 265-2325, kelli.cahill@countyofnapa.org

4. **Project Location and Assessor's Parcel Number (APN):**

   1500 Diamond Mountain Road, Calistoga, CA 94515; APNs: 020-440-004 (Winery parcel) and 020-400-012 (Residential parcel)
   73.25 acres total
   Section 12, Township: 08 North, Range 07 West, Mt. Diablo Base
   Longitude 38° 35' 53.66"N, Latitude 122° 34' 37.64"W

5. **Project sponsor's name and address:**

   Law Office of Lester F. Hardy
   P.O. Box 667
   St. Helena, CA 94574

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

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

8. **Background/Project History:**

   October 1963, a License for Diversion and Use of Water was granted for twenty-six (26) acre feet to be collected from an unnamed stream (aka Diamond Creek). The creek has since been named Kortum Canyon Creek (County GIS Layer – Blue Lined Streams). The License is restricted to Recreational Use only.

   April 3, 1972, a use permit (U-437172) was approved by the Planning Commission to construct a small limited production winery of 5,000 gallons per year, with no public tours or tastings, or retail sales. All sales were approved to be by mail, and the winery was to be located on the ground level of the residence.

   July 20, 1977, a modification (U-447677) to the use permit was approved by the Planning Commission to store, bottle and ship wine in the garage and storage room adjacent to the dwelling and a minimum of five (5) parking spaces.

   March 5, 1980, a modification (U-567879) to the use permit was approved by the Planning Commission allowing an increase in wine production from 5,000 gallons to 10,000 gallons per year, construction of two new structures totaling 5,000 sf and construction of five (5) off street parking spaces.

February 19, 1997, a modification (96387) to the use permit was approved by the Planning Commission, expanding the existing winery to allow construction of a 4,000 sf second story office and storage; there were no changes to the winery operations proposed. The modification approved the following which were previously not allowed:

- A marketing plan with:
  - Five (5) annual events with a maximum attendance of 100 people
  - Retail wine sales to invited guests during marketing events;
- Five (5) employees including the applicant/owner;
- All winery uses, including office and storage, shall be relocated to the existing winery parcel. The area of the owner's residence presently used for the winery to be used only for personal wine storage and wine library;
- Tours and tastings limited to wine trade only, by prior appointment and shall not exceed a maximum of 10 visitors a day and 10 visitors per week; and
- Retail sales of the wines produced on the site are not permitted, except as noted as part of the marketing plan.

March 3, 1997, an appeal to Use Permit Request 96387 was filed; however, the parties came to a settlement, and the appeal was withdrawn on March 27, 1987 ahead of the April 8, 1987 Board of Supervisors hearing.

October 3, 1997, a modification (97093) to the use permit was approved by the Planning Commission limited to modification of the exterior elevation of the winery building with no changes in size, except for an additional 80 sf of cellar area. No changes to operations.

May 1996 an Agricultural Erosion Control Plan (99138) was approved by the Conservation, Development and Planning Department for 1.4 acres of vineyard development. The majority of vineyard development occurred prior to 1980.

April 2004 an Agricultural Erosion Control Plan Track II replant was approved by the Conservation, Development and Planning Department for the replant of 21.0 acres of the 24.0 acres vineyard development.

Existing Entitlement Summary:

1) Annual wine production capacity of 10,000 gallons;
2) A Two-story existing 7540 sf winery that includes hospitality, production, storage and office space;
3) Five (5) employees, including the applicant/owner;
4) Five (5) parking spaces;
5) Hours of operation, five days a week Monday through Friday, 7:00 AM to 6:00 PM;
6) A maximum of 10 visitors a day and10 visitors per week, six days a week Monday through Saturday (hosting is variable, limited to five days per week) from 10:00 AM to 4:00 PM;
7) Marketing activities including five (5) annual events with a maximum of 100 guests; and
8) Retail sales of wine are allowed during marketing events only.

9. **Description of Project:**

March 29, 2019 – The applicant submitted Major Modification P19-00177-MOD to recognize the components of the winery operations that were out of compliance. The application also includes additional requests for expansion.

Request for approval of a major modification of the previous project approvals for an existing 10,000 gallons per year winery to allow the following:

**A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:**

1) Recognition and approval of by-appointment visitation for tours and tastings for a maximum of 22 daily and 47 weekly visitors (approved for 10 daily and 10 weekly) six (6) days a week from 9:00 a.m. to 6:00 p.m.(approved for five days a week );
2) Recognition and approval of six (6) full-time and two (2) part-time employees (approved for five (5) full-time employees);
3) Recognition and approval of on-premises consumption of wines produced on site in outdoor areas on the terrace in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5.(this was not allowed at the time of the entitlements); and;
4) Recognition and approval of retail sales at the winery and removal of COA No.1 under Permit #96378 restricting retail sales of wine to invited marketing guests.

**B. EXPANSION BEYOND EXISTING ENTITLEMENTS:**

1) Increase annual wine production from 10,000 gallons to 25,000 gallons;
2.) Increase weekly tours and tastings from 47 persons per week (recognized above) to 60 persons per week maximum. Reduce daily visitation from 22 (recognized above) back to 10 persons per day with a weekly maximum of 60 persons.
3) Revise the existing marketing plan to include catered food prepared off-site and the number of events be increased from five (5) events with a maximum of 100 guests each to:
    - Ten (10) annual events with no more than 12 vehicle one way trips as follows:
        - Five (5) events to occur between 10:00 am and 2:00 pm
        - Five (5) events to occur between 6:00 pm and 10:00pm
    - One (1) annual event with no more than 20 vehicle one way trips to occur between 6:00pm and 10:00pm
4) Increase the number of employees from six (6) full-time (as recognized above) to eight (8) full-time and two (2) part-time employees;
5) Convert the existing 7,540 sf winery into a single-family residence with four (4) private parking spaces;
6) Construct a new 23,245 sf winery structure (18,600 sf production, 3,960 sf hospitality, 685 sf enclosed patio;
7) Construct a new 2,170 sf agricultural shop building;
8) Install twenty-two (22) new parking spaces will be constructed at the new winery structure (approved for five (5) parking spaces at the existing winery), with four being required EV charging stations;
9) Install improvements to the driveway that will include:
    - Improve the existing winery driveway to meet the 22 foot wide Napa County Roads and Street Standards for commercial driveways, with the exception of 233 feet of access and driveway as detailed below.
    - Improve the existing vineyard avenue to construct a new private one-way loop that will serve the proposed residence and the existing vineyard.
10) Addition of two (2) 30,000-gallon fire suppression tanks;
11) New domestic and winery wastewater systems, including a 40,000-gallon treated process wastewater tank for onsite vineyard irrigation;
12) Increase Production hours during the non-harvest season to six (6) days a week from 7:00 am to 6:00 pm;
13) Increase daily by appointment-visitation hours to six (6) days a week from 9:00 am to 6:00 pm; Monday through Saturday;
14)On-premises consumption of wines produced on site in outdoor areas at the new winery structure in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5;
15) Prior to increasing production volume from 10,000 to 25,000 gallons , construction of the new winery building and/or agricultural storage building, the following shall l be completed:
    a. The property owner shall submit and obtain approval of a Lot Line Adjustment through the Public Works Department to adjust the parcel boundaries to have all winery uses on the same parcel as the existing winery which is proposed to be converted to a single-family residence, the existing residence would remain on its own parcel;
    b. Install a new domestic wastewater system for the existing and proposed residence (converted existing winery structure), and process wastewater treatment and disposal system; and
    c. Installation of road improvements including widening, the new looped driveway to the new residence, emergency pull outs and repairs to the historic bridge foundation and shared access off of Diamond Mountain Road.
16) A total of 120 trees are proposed to be removed or limbed to maintain adequate access for emergency vehicle access, and the preservation of 4.8 acres of vegetation canopy cover that will be deed restriction.

The request also includes an exception to the Napa County Road & Street Standards (RSS) (**Attachment B**) from the commercial driveway width standard of 22-feet where the proposed roadway width requested is 13-15 feet within an area totaling 233 feet to limit earthmoving and grading on steep slopes and limiting vegetation removal within the setback of an ephemeral drainage, while still providing access for emergency vehicles.

10. **Describe the environmental setting and surrounding land uses.**

The holding is 78.12 acres located on the west side of State Highway 29 and north of Diamond Mountain Road. The project driveway is located approximately 270 feet north at the intersection of Diamond Mountain Road and the shared driveway, and 0.75 miles northwest of the intersection of Diamond Mountain Road and State Highway 29. The area of the proposed project is an area that is relatively flat to moderately flat adjacent to the existing winery. The project site comprises two parcels, APN 020-400-012 is currently developed with a single-family residence, and APN 020-440-004 is currently developed with a winery, associated outbuildings, vineyard, reservoir permitted for recreation only, two additional ponds small landscape pond features, and existing driveway accessed by an existing historic bridge crossing an ephemeral drainage. As part of the project, the driveway will be improved and the existing bridge will include repairs to the

footings as the stream bed has eroded, which will require permitting through the California Department of Fish and Wildlife. As there are no proposed modifications to the bridge width, the County has no permitting requirements.

The Mayacamas Mountains lie at the top of Diamond Mountain Road along the Napa and Sonoma County line. The project site is located at elevations between 590 to 600 feet above mean sea level (msl) in the Kortum Canyon Drainage and the Napa River Watershed. General topography of the project site consists of gently to steeply sloping land (ranging from 5% to over 50%). Kortum Creek lies to the north is designated a significant stream that runs west to east and bisects the property, and an unnamed blue lined stream that enters the property from the south and flows to Kortum Creek, both are outside of the proposed development area, and an ephemeral drainage that runs west to east south of the development area, and is crossed by a shared historic bridge that provides access to several properties including the project site. The general vegetation types present on the parcel include Conifer, oak woodland, grassland, and agriculture.

North of the project site properties range in size from 6 to 40 acres, with the Calistoga City Limits being less than 1,000 feet north where the Calistoga Hills Resort property is located, the properties include residential, winery and vineyards. South of the project properties range in size from 7 to 32 acres with residential, one non-producing winery, and vineyard. West of the project, properties range in size from 40 to 270 acres with residential and vineyard on one of the largest parcel and the smaller parcel being undeveloped. East of the project site properties ranging in size from 5 to 20 acres with residential, vineyard and wineries. The proposed winery is over 840 feet from the closest residence to the east.

Producing wineries within a mile of the property includes Von Strauser and 1520 Acquisition located to the northeast, Joseph Cellars, Fisher Winery and Beautiful Day Winery to the east, Wallis Family Estate to the south, and T-Vine Cellars located within the Calistoga City limits also to the northeast.

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.

**Responsible (R) and Trustee (T) Agencies**
California Department of Fish and Wildlife (CDFW)
California Department of Water Resources Control Board (CWRCB)
California Department of Regional Water Quality Control Board (RWQCB)

**Other Agencies Contacted**
Federal Trade and Taxation Bureau
Department of Alcoholic Beverage Control
U.S. Army Corp of Engineers (USACE)

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.?

On July 31, 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 Resource Code Section 21080.3.1. Staff received a response for onsite monitoring from Mishewal Wappo Tribe of Alexander Valley. Staff did not receive a response from Middletown Rancheria or Yocha Dehe Wintun Nation for consult or to provide comment.

**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 by the applicant and filed by the applicant in conjunction with Use Permit Modification P19-00177-MOD as listed below, and the environmental background information contained in the permanent file on this project.

- Use Permit Major Modification Application Packet and Project Description (Attachment A)
- Request for Exception to the Roads and Street Standards (Attachment B)
- Water Availability Analysis and Supplemental Water Availability Analysis for Interim Program (Attachment C)
- Wastewater Feasibility Study (Attachment D)
- Stormwater Control Plan (Attachment E)
- Biological Resources Assessment (Attachment F)
- 18.108.D.1 Available Canopy Cover (Attachment F.1)
- Bridge Condition Report (Attachment G)
- Trip Generation Worksheets (Attachment H)
- Architectural and Civil Plans (Attachment I)

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.

Kelli Cahill — December 3, 2025

Signature — Date

Name: Kelli Cahill, Planner III
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 vineyard, existing winery and residence, and two streams including one unnamed and Kortum Creek and an ephemeral drainage that passes through the parcel flowing west to east towards the Napa River. 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 project site comprised of two parcels is currently developed with a single-family residence, winery, driveway, reservoir, and two small ponds, as well as approximately 25 acres of vineyards and related infrastructure, groundwater well and pump house. The project proposes a lot line adjustment between the two parcels whereby the existing single-family residence will be within a single parcel, and the existing winery and proposed winery will be on the larger adjusted parcel. As part of the project, the existing winery will be converted to a single-family residence. The proposal includes the construction of a new winery building totaling 23,245 sf, a shop building totaling 2,170 sf, 22 parking spaces, a non-transient non-community water system, landscaping improvements, and improvements to the existing driveway with access from a shared driveway and Diamond Mountain Road. The winery structure as proposed is to be set back over 300 feet from Diamond Mountain Road. The proposed new structures would not have a substantial adverse effect on a scenic highway or vista from a Viewshed standpoint. 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. There are no rock outcroppings visible from the road or other designated scenic resources on the property. No impact would occur.

d. The construction of winery uses may result in the installation of additional lighting that may have the potential to impact nighttime views. Although the project is in an area that has a certain amount of existing nighttime lighting, the installation of new sources of nighttime lights may affect nighttime views. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting will be required to be shielded and directed downwards, with only, low level lighting allowed in parking areas. As designed, and as subject to the standard condition of approval, below, the project will 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.*

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/b/e. The project site is designated Unique Farmland and Other Land as shown on the Napa County GIS layer FMMP Important Farmland prepared by the California Department of Conservation, Division of Land Resources Protection. There are currently approximately 25 acres of vineyard on the parcel. The proposed improvements do not propose the removal or addition of a vineyard as part of the new winery structures or conversion of the existing winery to a single-family residence. Long term, the site will continue to support approximately 25 acres of vineyard which will be used entirely by the winery to produce estate wines. Wineries and winery accessory uses are consistent with "agricultural uses" under the 2008 Napa County General Plan policy AG/LU-2 and therefore, this project would not result in the conversion of mapped Farmland to a non-agricultural use.

The zoning designation for the project site is Agricultural Watershed (AW) with a land use designation of Agriculture, Watershed and Open Space (AWOS) on the Napa County General Plan Land Use Map. Napa County Agricultural Watershed zoning allows for a winery upon grant of a use permit. The site is currently developed with approximately 25 acres of vineyard planted prior to 1980. Since there is

[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.

neither a conflict with existing zoning for agricultural uses, nor is there a Williamson Act contract on the parcel. A less than significant impact will result.

A minimal conversion of farmland would result from this project but would be considered less than significant. The facility proposed is an agricultural processing facility and agricultural shop, which will utilize grapes grown onsite. A winery and accessory uses are considered agricultural uses under Napa County Code section 18.08.640 and act to support and strengthen future agricultural activities. Therefore, this proposal contains no other changes in the existing environment that could result in the conversion of Farmland into non-agricultural use thus resulting in a less than significant impact.

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." The parcel contains forest land or coniferous forest, but doesn't propose the conversion of coniferous forest (Napa County GIS; Vegetation, and **Attachment F**). The project site and project area are not zoned 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). Therefore, no impact would occur.

Mitigation Measures: None are required.

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| 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 Quality Management District's (now known as Bay Area Air District) 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 Bay Area Air District believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on Bay Area Air District's website and included in Bay Area Air District'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 Bay Area Air District 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.

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 (BAAQMD, In Your Community: Napa County, April 2016)

The impacts associated with implementation of the project were evaluated consistent with guidance provided by Bay Area Air District. 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.

Bay Area Air District 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. Bay Area Air District 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 Bay Area Air District 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 Bay Area Air District 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 Bay Area Air District through May 2017. Given the size of the entire project, which is approximately 25,415 square feet of enclosed floor area (winery building, outdoor enclosed patio and agricultural shop building) with 3,960 square feet of space dedicated to tasting/hospitality uses compared to the Bay Area Air District'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 well 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. In the short term, potential air quality impacts are most likely to result from construction activities related to the building construction activities. Construction emissions would have a temporary effect; consisting mainly of dust during construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other coatings. Grading will result in off-haul of soils. These potential construction impacts would be temporary in nature and subject to standard conditions of

approval from the Engineering Division as part of the grading permit and/or building permit review process.

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:

*7.1 SITE IMPROVEMENTS*

*c. AIR QUALITY*

*During all construction activities the permittee shall comply with the most current version of* Bay Area Air District *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* Bay Area Air District*'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* Bay Area Air District *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, the project includes a new winery grading of a driveway and parking area. The physical improvements and operational changes would not significantly increase odors. 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.

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| 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 Biological Resource Assessment (**Attachment F**) was prepared by Zentner Planning & Ecology, dated October 2025 that includes a Study Area totaling approximately 78.12 acres which includes the entire two parcel holding. The project site is relatively flat slopes with the existing driveway access being on moderate to steep slopes. The winery will be situated in an area where slopes are 0 to 15 percent, avoiding development on steeper slopes. There is one blue lined stream, Kortum Canyon Creek, which bisects the property, flowing north of the proposed development where it crosses the neighboring parcel before eventually flowing into the Napa River. There is an ephemeral stream south of the holding that flows along Diamond Mountain Road, and crosses the shared access road where an existing historic bridge crossing is located, and provides access to multiple parcels including the project site.

The project site is currently developed with a single-family residence, winery, access driveway, vineyards, a reservoir, and two small ponds. The proposed physical improvements would take place within an area identified as mixed oak woodland by the biologist, including some conifers along the driveway. Vegetation within the mixed oak woodland consists of a mix of California black oak, coastal live oak, blue oak and Oregon white oak. A total of 120 trees are proposed to be removed or limbed to maintain adequate access for emergency vehicle access. Development of the site is discussed more below.

a/b. According to the Napa County Environmental resource maps (based on the following GIS layer – Vegetation) the development area contains Oregon White Oak, and elsewhere on the property outside of the proposed development California Bay – Madrone – Coast Live Oak – (Black Oak Big Leaf Maple), Douglas Fir, and agriculture. The project is proposed predominately within the area mapped as Oregon White Oak, considered a sensitive natural community in Napa County per the Baseline Data Report; however, the project biologist noted this area is a mix of oaks and vegetation consistent with mixed oak woodlands and is not predominantly Oregon white oak. Additionally, as noted in the Demolition Plan – Site Tree Removal and Oak Tree Removal Tables, located on page UP2.0 of Attachment O – Graphics, none of the trees slated for removal are Oregon white oak or any tree species noted as a sensitive natural community or species of limited distribution. As part of the project, approximately 120 trees will be removed, which is 12 less trees than

previously documented by the engineer as Pacific Gas and Electric (PG&E) removed these trees as part of their Vegetation Management Transmission Program. The holding contains approximately 47.6 acres of canopy cover, consisting of mixed oak woodland and Douglas fir forest, approximately 25 acres of vineyard, approximately 2.5 acres of water resources including ponds and ephemeral drainages, and approximately 2.5 acres of development and access/agricultural roads. With the removal of 120 trees (1.6 acres) the parcels will still contain 46.0 acres of oak and Douglas fir canopy cover, thereby retraining 96% of the vegetation canopy cover and ensuring the project is consistent with Napa (NCC) section 18.108.020.C whereby projects are required to preserve 70% of the existing canopy cover present in June 2016. To ensure consistency with (NCC sections 18.108.020.D and .E and General Plan Policy CON-24 which call to maintain, improve or restore oak woodlands the project will need to mitigate the loss of oakwood by preserving like habitat at 3:1 ratio onsite consistent with NCC section 18.108.020.D As such, the project shall identify 4.8 acres of comparable vegetation located on slopes less than 30% and outside of stream setbacks. Per Attachment F.1 - Available Canopy Cover Preservation Areas there is approximately 7.64 acres of land consistent with section 18.108.020.D1 available within the holding to meet this mitigation requirement. Incorporation of habitat preservation onsite through implementation of **Mitigation Measure BIO-1** would result in a less than significant impact to the oak woodlands onsite.

The results of the study also included a review of databases and site reconnaissance for flora and fauna within a 5-mile radius of the project site. The biologist noted that much of the project site contains previously developed areas that include the existing winery and driveway. Some grassland species are present in the understory of the oak woodland, predominately along the roadsides, including Mediterranean brome (*Bromus madritensis*). The record search identified the potential for 23 species to occur in the area; however, during the site reconnaissance there were no special status species identified. The project is not anticipated to result in a significant impact with incorporation of **Mitigation Measure BIO-2** requiring pre-construction florist surveys prior to ground disturbance.

As part of the fauna survey, a total of 15 special status animal species were identified during the record search. During the site visit, the biologist did not observe any special status animal species; however, the following species are likely to habitat in the area, including nesting or foraging as there are several nesting boxes within the vineyard rows. Animal species observed within the study area included: northern mocking bird (*Mimus polyglottos*), acorn woodpecker (*Melanerpes formicivorus*), western bluebird (*Sialia Mexicana*), American crow (*Corvus brachyrhynchos*), turkey vulture (*Cathartes aura*), California scrub jay (*Aphelocoma californica*), mourning dove (*Zenaida macroura*), house sparrow (*Passer domesticus*), oak titmouse (*Baeolophus inornatus*), American robin (*Turdus migratorius*), western toad (*Anaxyrus boreas*), alligator lizard (*Elgaria multicarinata*), and western fence lizard (*Sceloporus occidentalis*). Additional species were identified as likely to nest or forage within the study area or vicinity, although not observed during the site reconnaissance. These species include the Pallid bat (*Antrozous pallidus*), Townsend's big-eared bad (*Corynorhinus townsendii townsendii*), as well as nesting migratory birds, and northern spotted owl (*Strix occidentalis caurina*). The northern spotted owl was not identified as the habitat within the development area is not considered suitable habitat for owls; however, there is suitable habitat within 0.25 miles of the project site that has been mapped based on GIS Layer – CNDDB owl habitat.

Based on the likelihood of these animal species being in the area, implementation of **Mitigation Measures BIO-3 through BIO-5** during construction will reduce the potential for direct or indirect impacts to animal and bird species that may occur within the vicinity of the proposed project.

Construction and grading will be conducted upon granting a building and grading permit that will include standard erosion and other slope stabilizing measures. The project as proposed with incorporation of **Mitigation Measures BIO-1 through BIO-5** would result in a less than significant impact on biological resources within the study area, as well as those species that have the potential to occur within nearby habitat.

c. According to the Napa County Environmental resource maps (based on the following GIS layer – Wetlands and vernal pools and National Wetlands Inventory) as well as the biological report, there are no wetlands on the site. There is a reservoir located onsite, along with two ponds which are located outside of the development area. 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. All proposed improvements would occur on previously disturbed areas of the property and within an area identified by the biologist as mixed oak woodland. There are two blue lined streams, Kortum Canyon Creek that bisects the parcel flowing west to east, north of the project site, and one unnamed blue line stream located west of the project development. Both streams flow east to the Napa River. Additionally, there is an ephemeral stream that flows along Diamond Mountain Road which passes under the shared access where there is an existing historic bridge. The project requests an exception to the RSS to avoid not only steep slopes but to avoid development within or adjacent to the streams and maintain the required setbacks pursuant to NCC section 18.108.025.. The project as proposed

with the request for exception to the RSS would result in a less than significant impact.

As noted, there is an existing crossing of the ephemeral drainage where an existing historic bridge is located within the easement of a shared access road. The shared road provides access to several properties including residences and wineries, as well as the project site. As part of the project, the applicant has provided a bridge condition report that concluded that erosion is undermining the west arch foundation of the bridge. The report recommends repair of the arch foundation to regain full soil bearing support and protect from future erosion and scour. The repairs would require consultation with the California Department of Fish and Wildlife, California Regional Water Quality Control Board, and the US Army Corp of Engineers to obtain permits, if required. The work is anticipated to occur entirely within State and Federal jurisdiction. The County may require a grading permit for areas within the roadway approach, but work is not anticipated to occur outside the bed and bank of the ephemeral drainage where Napa County oversees setbacks as defined in NCC section 18.108.025. Condition of Approval No. 6.15(a) will ensure the owner/applicant obtains obtaining any permitted necessary through the State and Federal governments. Repair of the bridge will be completed with state and/or federal oversight, and would result in a less than significant impact to the ephemeral drainage.

*6.15(a) Bridge Repair*

*Prior to construction the owner/permittee shall obtain all required authorizations and/or permits from agencies with jurisdiction over Waters of the U.S. or the State, such as but not limited to: a Section 404 Nationwide Permit from the US Army Corps of Engineers (USACE), or a Section 1602 Lake and Streambed Alteration Agreement (LSAA) from the California Department of Fish and Wildlife (CDFW).*

e/f. This project would not interfere with any ordinances protecting biological resources. The project proposes to remove 120 oak trees as part of the new winery construction and road improvements. Pursuant to General Plan policy CON-24 the project shall be required to implement **Mitigation Measure BIO-1** to preserve oak trees onsite. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plans.

Mitigation Measures:

**BIO-1: Vegetation Canopy Cover and Deed Restriction: The owner/permittee, prior to approval, shall implement the following measure to minimize canopy impacts:**

A. A Preservation Area Exhibit shall be prepared, identifying a minimum of 4.8 acres of comparable vegetation canopy cover for permanent preservation, and a copy provided to the County.

B. The 4.8 acre Preservation Area shall be designated in a deed restriction, mitigation easement or other means of permanent protection. Land placed in protection shall be restricted from development and other uses that would degrade the quality of the habitat (including but not limited to conversion to other land uses such as agriculture or urban development and excessive off-road vehicle use that increases erosion) and should be otherwise restricted by the existing goals and policies of Napa County. The owner/permittee shall record the deed restriction or mitigation easement prior to construction or within 90 days of project approval, whichever comes first. The area to be preserved shall be of like kind and quality to the woodland being impacted as a result of the proposed project, as follows: areas to be preserved shall take into account the type of vegetation being removed, and species diversity and species that are limited within the project property and Napa County; the acreage included in the preservation area should be selected in a manner that minimizes fragmentation of oak woodland within the project property. The area to be preserved shall be determined by a qualified biologist with knowledge of the habitat and species and shall obtain final approval from Napa County.

The land placed in protection shall be restricted from development and other uses that would potentially degrade the quality of the habitat (including but not limited to conversion to other land uses such as agriculture or urban development, and excessive off-road vehicle use that increases erosion), and should be otherwise restricted by the existing goals and policies of Napa County.

The owner/permittee shall provide an endowment to the accredited land trust that is sufficient to ensure that the mitigation easement is monitored, enforced, and defended in perpetuity. The amount of the endowment shall be calculated using the Center for Natural Land Management's Property Analysis Record software, or an equivalent methodology if preferred by the land trust and accepted by the Land Trust Alliance, which provides the systematic and objective determination of the amount of the endowment in light of the conservation values to be protected by the easement. The record showing how the amount of the endowment was calculated shall be provided to

County Counsel as part of its review of the mitigation easement. Any county staff time spent assessing and monitoring said provision shall be charged to the permittee, at the rate in effect at the time assessment and monitoring occurs, pursuant to County Fee Policy Part 80.

C. Prior to any earthmoving activities temporary fencing shall be placed at the edge of the dripline of trees to be retained that are located adjacent to the development area (typically within approximately 50-feet of the proposed development area). 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 the winery development.

D. Owner/permittee may manage vegetation within the Protected Area under the direction of the California Department of Forestry and Fire Protection ("CalFire") for fuel reduction purposes.

E. Owner/permittee may manage oak woodland portions of the Protected Area consistent with the Voluntary Oak Woodlands Management Plan (October 26, 2010) (the "Plan"), including without limitation implementing sustainable best management practices for oak woodlands set forth in Appendix D of the Plan. Such activities may include fuel management and the cultivation of native vegetation and maintenance of native vegetation compatible with the Protected Area's use as vegetation canopy cover and oak woodland habitat.

F. The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3 of the canopy) and vegetation to be retained adjacent to the proposed development area.

G. In accordance with County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement) trees that are inadvertently removed that are not within the boundary of the project and/or not identified for removal as part of#P19-00177-MOD shall be replaced on-site with fifteen-gallon trees at a ratio of 2:1 at locations approved by the planning director. A replacement plan shall be prepared for county review and approval that includes, at a minimum, the locations where replacement trees would be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before final occupancy. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate.

**BIO-2: Pre Construction Plant Survey**

A. A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall complete a spring survey for special-status plant species prior to initiation of project activities. The survey shall be completed during the appropriate blooming period for the species likely to occur on site. These surveys shall be in compliance with CDFW's Protocol's for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (2018). If the survey finds that there are no special-status plants within the proposed project site that would be impacted by the project, then there would be no further mitigation necessary and the project may proceed, provided all other applicable permits and authorizations are obtained for the project.

B. If special-status plant species are found, populations will be mapped and enumerated. If any populations are found within the proposed work area, they shall be flagged, and project development plans shall consider avoidance to the extent practicable. If avoidance is not practicable while otherwise obtaining the project's objectives, then other suitable measures shall be implemented as detailed below.

C. A qualified biologist shall complete an inventory and analysis of the on-site population(s) of the species within and outside of the work area to determine the extent and significance of the potential impacts that will occur as a result of the project. This analysis shall be presented to the County as part of their review of the project. If a significant impact will occur as a result of the project work, then a mitigation plan shall be developed and approved by the County for implementation of the following measures prior to site disturbance. The mitigation plan shall include the following elements:

1. Prior to construction within the project area, a qualified botanist shall collect the seeds, propagules, and topsoil, or other part of the plant that would ensure successful replanting of the population elsewhere. The seeds, propagules, or other plant-able portions of all plants shall be collected at the appropriate time of the year.
2. At least 2/3 of the seeds, propagules, or other plant-able portion of all plants shall be planted at the appropriate time of year (late-fall months). Half of the seeds and topsoil collected shall be appropriately stored and propagated at a native plant nursery to

ensure germination. This material will be planted in an approved and protected area during the appropriate season. Planting location, timing, collection methods etc. will be detailed in a mitigation plan.

3. The applicant shall hire a qualified biologist to conduct annual monitoring surveys of the transplanted plant population for a three-year period and shall prepare annual monitoring reports reporting the success or failure of the transplanting efforts. These reports shall be submitted to the County no later than December 31st each monitoring year.
4. A CNDDB form shall be filled out and submitted to CDFW for any special-status plant species identified within the Property.

**BIO-3: Nesting Migratory Bird Avoidance**

If Project construction activities, including but not limited to vegetation clearing, occur during the nesting season for birds protected under the California Fish and Game Code and Migratory Bird Treaty Act (approximately February 15-August 31) the Project shall retain a qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) to perform preconstruction surveys for nesting birds, including but not limited to nesting raptors, on the Project site and in the immediate vicinity including a minimum 500 foot radius around the Project site. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall:

- Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found;
- Establish a clearly marked no-disturbance buffer around the nest site. Buffer distances for bird nests shall be site specific and an appropriate distance, as determined by a qualified biologist, unless otherwise approved in writing by CDFW. The buffer distances shall be specified to protect the bird's normal behavior thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established;
- Within five working days of the nesting bird surveys prepare a survey report and submit it to CDFW; and
- Monitor any active nest daily and ensure that the no disturbance buffer is maintained, unless otherwise approved in writing by CDFW.

***BIO-4 Northern Spotted Owl Avoidance***

A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall provide an assessment of potential NSO nesting habitat within the Project area and a 0.25 mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that NSO nesting habitat is present, then no Project activities within 0.25 miles of potential NSO nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts NSO surveys following the U.S. Fish and Wildlife Service (USFWS) *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012. Surveys shall be conducted in accordance with Section 9 of the survey protocol, *Surveys for Disturbance-Only Projects*. If breeding NSO are detected during surveys, a 0.25 mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.

Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, *Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California*, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.

If take of NSO cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and also consult with USFWS pursuant to the federal Endangered Species Act.

**BIO-5- Bat Habitat**

A Qualified Biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall conduct a habitat assessment in order to identify suitable bat habitat trees within the project area(s), no more than six (6) months and no less than 14 days in advance of the planned tree removal. If the habitat assessment determines that trees proposed for removal contain suitable bat habitat, the following shall apply to potential bat habitat trees:

a. Tree trimming and/or tree removal shall only be conducted during seasonal periods of bat activity (August 31 through October 15, when young would be self-sufficiently volant and prior to hibernation, and March 1 to April 15 to avoid hibernating bats and prior to formation of maternity colonies), under supervision of a qualified biologist, unless the Measure b., below, is implemented. Note that these windows may shift with atypical temperatures or rainfall if a qualified biologist determines that bats are likely to still be active based on seasonal conditions. Trees shall be trimmed and/or removed in a two-phased removal system conducted over two consecutive days. The first day (in the afternoon), limbs and branches shall be removed by a tree cutter using chainsaws only, under the supervision of a qualified biologist who has demonstrable experience with supervising tree removal for bats using this technique. Limbs with cavities, crevices and deep bark fissures shall be avoided, and only branches or limbs without those features shall be removed. On the second day, the entire tree shall be removed.

b. If removal of bat habitat trees must occur outside the seasonal activities identified above (between October 16 and February 28/29 of the following year or between April 16 and August 30), a qualified biologist shall conduct pre-construction survey of all potential bat habitat trees within 14 days of project initiation and/or removal to determine absence/presence of bat species. Survey methods, timing, duration, and species shall be provided for review and approval by Napa County prior to conducting pre-construction surveys. A copy of the survey shall be provided to the County Conservation Division and CDFW for review and acceptance prior to commencement of work. If bats are not present, removal can proceed without using the two-phased removal method. If bats are found to be present, the qualified biologist shall determine if a maternity colony of winter torpor bats are present. If roosting bats are present but there are no maternity colonies or winter torpor bats, the tree shall be removed using the two-phased removal method outlined in Measure BR-2a, above. If the qualified biologist determines that maternity colonies or winter torpor bats are present, or they cannot confidently determine absence of maternity colonies or winter torpor bats, then tree removal shall be delayed until during the seasonal periods of bat activity outlined in Measure BR-2a.

| 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. A cultural resource evaluation (County GIS layer – historic sites, Archeology surveys) did not identify historic or archaeological resources onsite; therefore, the proposed project would not result in any impacts to historical or archaeological resources. No significant or potentially significant prehistoric artifacts, archaeological deposits, or features have been identified within the project area. The soil observed did not indicate any subsurface deposits or evidence of prehistoric human occupation. Since no significant cultural resources were identified on the property, no further recommendations are warranted for cultural materials at this time. Further, ARS does not recommend any archaeological subsurface testing or monitoring during the proposed development.

The project access includes a shared easement that lies outside the parcel boundaries. The access includes a historic masonry bridge crossing. The bridge structure is comprised of a stone masonry barrel arch and spandrel walls with an engraving indicating the structure was constructed in 1885. The barrel arch spans approximately nine feet two inches, with a rise at the crown of the barrel arch of four feet. The masonry arch soffit has what appears to be the original lime based mortar, but portions of the spandrel walls appear to have been repointed with cement based mortar. The bed of the stream has eroded resulting in undermining the bridge foundation (**Attachment G**). As part of the project, the project proponent has included repairs to regain the full soil bearing support and protect against future erosion/scour. The applicant does not propose modifications to the bridge that would require additional permitting from the County; however, as the work would occur within an ephemeral stream, oversight would fall to responsible state agencies, including CDFW, California Regional Water Quality Control Board, and/or US Army Corp of Engineers. As part of state permitting requirements, additional

documentation regarding the history of the bridge may be required. The project includes a Condition of Approval No. 6.15(a) detailed in Section IV Biological Resources above, which shall require the project proponent to obtain all necessary state and federal permitting prior to commencing repairs on the historic bridge crossing.

However, as discussed in Section XVIII, Tribal Cultural Resources, the Mishewal Wappo Tribe of Alexander Valley determined that the site is located within their aboriginal territories and requested onsite monitoring during construction, therefore, the incorporation of the following Cultural Resources Conditions of Approval would provide adequate protection for and avoidance of potential impacts on Tribal Cultural Resources. Therefore, with incorporation of the condition of approval, below the proposed project would result in less than significant impacts to historic or archaeological resources.

*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.*

7.5 (a) Tribal Monitoring – Condition of Approval: Compliance with Tribal Monitoring Agreement.

Project shall enter into and comply with the Tribal Monitoring Agreement which requires tribal monitors on site during project development ground disturbance activities and additionally requires cultural sensitivity training for all project personnel.

c. No human remains have been previously encountered on the property; 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 No.7.2, listed above, would apply. No impacts would occur.

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:

Consistent with Public Resource Code Section 21100(b)(3), this impact analysis evaluates the potential for the proposed project to result in a substantial increase in energy demand and wasteful use of energy during project construction, operations and maintenance. The impact analysis is informed by Appendix G of the CEQA Guidelines. The potential impacts are analyzed based on an evaluation of whether construction and operations energy use estimates for the proposed project would be considered excessive, wasteful, or inefficient.

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 proposed site would consume fuel. Project construction is anticipated to occur over twelve (12) to 24 months. 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 construction sites within Napa County.

b. 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. Furthermore, the proposed project would comply with Title 24 energy use requirements and would not result in significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation. Impacts would be less than significant.

The transportation sector is a major end-user of energy in California, accounting for approximately 39 percent of total statewide energy consumption in 2014 (U.S. Energy Information Administration 2016). In addition, energy is consumed in connection with construction and maintenance of transportation infrastructure, such as streets, highways, freeways, rail lines, and airport runways. California's 30 million vehicles consume more than 16 billion gallons of gasoline and more than 3 billion gallons of diesel each year, making California the second largest consumer of gasoline in the world (CEC 2016). In Napa County, farm equipment (not including irrigation pumps) accounted for approximately 60% of agricultural emissions in Napa County in 2014, with the percentage anticipated to increase through 2050 (Napa County 2018 - https://www.countyofnapa.org/DocumentCenter/View/9247/Revised-Draft-Climate-Action-Plan).

With respect to transportation energy, existing energy standards are promulgated through the regulation of fuel refineries and products such as the Low Carbon Fuel Standard (LCFS), which mandates a 10% reduction in the non-biogenic carbon content of vehicle fuels by 2020. Additionally, there are other regulatory programs with emissions and fuel efficiency standards established by USEPA and the California ARB such as Pavley II/LEV III from California's Advanced Clean Cars Program and the Heavy-Duty (Tractor-Trailer) GHG Regulation. Further, construction sites will need to comply with State requirements designed to minimize idling and associated emissions, which also minimizes use of fuel. Specifically, idling of commercial vehicles and off-road equipment would be limited to five (5) minutes in accordance with the Commercial Motor Vehicle Idling Regulation and the Off-Road Regulation13. The proposed project would comply with these State requirements; see the Air Quality conditions of approval. Napa County has not implemented an energy action plan. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency or impede progress towards achieving goals and targets, and impacts would be less than significant.

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.) There are no known faults that run beneath the project site on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The site is approximately 1.5 miles northwest and 2.7 miles west of the boundary of the property. As such, the proposed project would result in a less than significant impact with regards to rupturing of a known fault. Impacts would be less than significant.

ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Code and standards related to the construction of the new building would reduce the potential impacts to a less than significant level in relation to seismic ground shaking.

iii.) According to Napa County Environmental Resource maps (based on the following GIS layer – Liquefaction) the parcel is designated in an area with a very low susceptibility for liquefaction. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Impacts would be less than significant.

iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) the is no evidence of landslides on the property. Construction is primarily in already developed areas. No impacts are expected.

b. The proposed improvements would occur on slopes of 15% or less. The spoils resulting from grading activities will be retained on-site. The project would require a grading permit, incorporating best management practices and would be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable. Impacts would be less than significant.

Building construction associated with the project would primarily take place in the existing developed area and within the existing vineyard avenue. Total ground disturbing activities are limited, and impacts would be less than significant. Soil erosion and resulting water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval.

c/d. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the site is composed of Boomer-Forward-Felta complex 5 to 30% and Forward-Kidd complex 11 to 60% MLRA15. The area consists of the early and late tertiary assemblages. Based on the Napa County GIS Sensitivity Maps (liquefaction layer) the property includes areas generally subject to very low tendencies to liquefy within the holding. All proposed construction will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in less than significant impacts.

e. A Preliminary Winery Wastewater Feasibility Report was prepared by RSA+ Civil, dated May 27, 2025 (**Attachment D**) to evaluate the feasibility of disposal of the winery process wastewater and domestic sanitary wastewater. Due to the proposed conversion of the existing winery to a single-family residence, revisions to the waste stream need to be included as part of the part of the waste system upgrades. An engineering septic system and sub-surface drip dispersal field will be designed for the proposed winery domestic flows, the proposed residence and the existing residence.

Based on the number of employees, daily tours and tastings, it is estimated to have a total peak winery sanitary wastewater flow of 180

gallons per day (gpd). The combined peak wastewater flow that includes winery process wastewater during the largest events is estimated to be 1,650 gpd. The combined domestic waste flow for the residences is estimated to be 1,020 gpd. The winery process waste will include a treatment train that will include a primary pump tank, Biofiltro Control Module, and Biofiltro wiggle room. Treated process waste will be stored in a new 40,000 gallon tank before being used to irrigate up to 3.36 acres of vineyard that is currently irrigated using the winery well. The proposed system was designed in accordance with Table 4 of the Napa County "Regulations for Design, Construction, and Installation of Sewage Treatment Systems", designed for a flow rate of 15 gallons per day per employee and marketing guests, and three (3) gallons per day per visitor tours and tastings.

In addition, the residential upgrades of the project proposes will include either (a) drain and back-fill the pond in which the domestic tank is located or (b) abandon the existing domestic tank and install a new one; and (c) use the existing winery leach lines to serve the proposed residence on the winery parcel and the existing residence on the adjusted residential parcel.

Under the proposed system upgrades, the required disposal area would be 1,700 sf with a 3,400-sf reserve as winery process wastewater would be collected separately from the domestic wastewater, pretreated, stored, and used to irrigate approximately 3.36 acres of land. The area of dispersal has the potential to be expanded, if desired, as long as the dispersal area is outside of all well, stream and other required setbacks. The engineer has taken into consideration application rates, timing and rainy season prohibition in determining the minimum storage capacity necessary to store pretreated winery wastewater. If the second option is preferred, the addition of a storage tank with a minimum capacity of 40,000 gallon is recommended to provide operational flexibility in timing of land application.

The study concludes that the proposed winery wastewater disposal needs can be accommodated onsite. The Division of Environmental Health has reviewed the application materials and determined that either of the proposed systems would be adequate to serve the winery. Full design calculations and construction plans will be prepared in accordance with Napa County standards at the time of building permit application submittal. Potential impacts would be less than significant.

f. No paleontological resources or unique geological features have been identified on the property or were encountered on the property when the vines were planted. However, if resources are found during any earth disturbing activities associated with the project, the project shall comply with Condition of Approval No. 7.5.b during construction of the project, requiring work to cease within 100 feet of the find, and a qualified paleontologist shall be retained to investigate the site, resulting in less than significant impacts.

**7.5.b – Paleontological Resources**

Discovery of paleontological resources during construction, grading, or other earth moving activities:

- In the event that a discovery of a breas, true, and/or trace fossils are discovered during ground disturbing activities, all work within 100 feet of the find shall be temporarily halted of diverted until the discovery is examined by a qualified paleontologist.
- The paleontologist shall notify the appropriate agencies to determine procedures that should be followed before ground disturbing activities are allowed to resume at the location of the find.
- All persons working onsite shall be bound by contract and instructed in the field to adhere to these provisions and restrictions.

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 BAAQMD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAQMD 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 BAAQMD, 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.

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

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

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.

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents ($CO_2e$)]. This threshold of significance is appropriate for evaluating projects in Napa County. During our ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). (Note: Pursuant to State CEQA Guidelines Section 15183, because this initial study assesses a project that is consistent with an adopted General Plan for which an environmental impact report (EIR) was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed.) For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed.

GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide, methane, ozone, and the fluorocarbons, that contribute to climate change (a widely accepted theory/science explain human effects on the atmosphere). Carbon Dioxide ($CO_2$) gas, the principal greenhouse gas (GHG) being emitted by human activities, and whose concentration in the atmosphere is most affected by human activity, also serves as the reference gas to compare other greenhouse gases. Agricultural sources of carbon emissions include forest clearing, land-use changes, biomass burning, and farm equipment and management activity emissions (http://www.climatechange.ca.gov/glossary/letter_c.html). Equivalent Carbon Dioxide ($CO_2e$) is the most commonly reported type of GHG emission and a way to get one number that approximates total emissions from all the different gasses that contribute to GHG (BAAMD CEQA Air Quality Guidelines, May 2017). In this case, carbon dioxide ($CO_2$) is used as the reference atom/compound to obtain atmospheric carbon $CO_2$ effects of GHG. Carbon stocks are converted to carbon dioxide equivalents ($CO_2e$) by multiplying the carbon total by 44/12 (or 3.67), which is the ratio of the atomic mass of a carbon dioxide molecule to the atomic mass of a carbon atom (http://www.nciasi2.org/COLE/index.html)

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). These emissions also include underground carbon stocks (or Soil carbon) associated with any existing vegetation that is proposed to be removed. As previously stated, this project includes the construction of a winery cave, tasting pavilion, replacement of an existing bridge and improvements to existing internal access road.

In addition to the one time Construction Emissions, "Operational Emissions" of the winery are also considered and 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). See Section XVI, Transportation/Traffic, for anticipated number of operational trips. Operational Emissions from the proposed winery would be the primary source of emissions over the long-term when compared to one time construction emissions.

As discussed in the Air Quality section of this Initial Study, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Criteria Air Pollutants and Precursors & GHG Screening Level Sizes) and thresholds of significance for air pollutants, including GHG emissions, which have now been updated by BAAQMD through May 2017. With the proposed winery, including 23,245 sf winery with 3,960 sf of hospitality, 2,170 sf agricultural shop totaling approximately 25,415 square feet of floor area, compared to the BAAQMD's GHG screening criteria of 121,000 square feet for general industrial, and compared to the BAAQMD's screening criterion of 9,000 square feet for high quality restaurant, the project was determined not to exceed the 1,100

MT of CO2e/yr GHG threshold of significance.

The proposed project has been evaluated against the BAAQMD thresholds and determined that the project would not exceed the 1,100 MT/yr of CO2e. GHG Emission reductions from local programs and project level actions, such as application of the Cal Green Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to further reduce emissions below BAAQMD thresholds. As indicated above, the County is currently preparing a CAP and as the part of the first phase of development and preparation of the CAP has released Final Technical Memorandum #1 (2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016). Table 1 of the Technical Memorandum indicates that 2% of the County's GHG emissions in 2014 were a result of land use change. The increase in emissions expected as a result of the project would be relatively modest and the project is in compliance with the County's efforts to reduce emissions as described above.

Further, as stated above, per the OPR Technical Advisory, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact. As detailed in Section XVII (Transportation), the proposed project would be expected to generate 38 daily trips on a weekday and 20 daily trips on a Saturday during prior to increasing the number of employees and production levels, and 45 daily trips on a weekday and 20 trips on a Saturday following implementation of the proposed project with increased number of employees . Therefore, daily trips (including passenger vehicle trips and truck trips) generated by the proposed project would be well below the Governor's Office of Planning and Research's recommended screening criterion threshold for small projects generating fewer than 110 trips per day; therefore, less-than-significant impacts related to operational GHG emissions are anticipated.

The proposed project would result in negligible change to carbon storage through operational vehicle miles traveled which fall well below the established threshold of 110 daily trips. The project is considered to be consistent with the State's long-term climate goals of being carbon neutral by 2045; therefore, a less than significant impact is anticipated.

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 includes improvements to the driveway, consistent with Napa County Road and Street Standards, and wastewater treatment system. 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 the 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 does propose improvements that would install natural gas appliances or water fixtures will be WaterSense wherever possible. Additionally, at the time of any 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. Any 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:
  - o Residential projects: 15 percent below the existing VMT per capita;
  - o Office projects: 15 percent below the existing VMT per employee; or
  - o Retail projects: no net increase in existing VMT.

As discussed above and in section XVII. Transportation, the County maintains TIS Guidelines that include VMT analysis requirements for projects based on trip generation. Based on the total VMT that is expected to generate 45 daily trips once the winery is fully built out, a full operational study was not prepared; however, a Traffic Impact Study was prepared that included site access and safety. The VMT and findings of the TIS is presumed to have a less-than-significant impact for VMT. See Section XVII. Transportation for additional detail. On the GHG Voluntary Best Management Practices (BMP) Checklist submitted with the use permit application, dated August 25, 2024, the applicant identified seven GHG reduction BMPs that the operators are currently implementing at the winery. These include VMT reduction plan to prioritize hybrid and electric vehicles, carpooling and shuttle services for marketing events, energy conserving lighting, bicycle incentives, install water efficient fixtures, recycle a minimum 75% of all waste generated, compost a minimum of 75% of food waste and garden materials, implement a sustainable purchasing and shipping program, planting shade trees within 40 feet of the south side of the building elevation, use recycled materials, locally sourced food production, education of staff and visitors on sustainable practices, use a minimum 70 to 80% cover crop in the existing vineyards. A condition of approval will be included to require these items to be implemented.

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. If the proposed project adheres to these relevant design standards identified by BAAQMD, 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 would not involve the transport of hazardous materials other than those small amounts utilized in typical winery operations. Impacts would be less than significant.

b. Hazardous materials such as diesel and maintenance fluids would potentially 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 an existing winery that would not be expected to use any substantial quantities of hazardous materials. The operation changes are not anticipated to significantly increase the quantities. 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 environments. Impacts would be less than significant.

c. There are no schools located within one-quarter mile from the proposed project. The nearest school is within the City of Calistoga, approximately one mile north of the proposed winery. 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. The Napa County Emergency Operations Plan (EOP) outlines procedures, including establishing leadership roles and responsibilities of various agency staff, that guide local preparedness, response, recovery and resource management efforts associated with occurrence of a natural disaster, significant emergency, or other threat to public safety. The project would not result in closure or permanent obstruction of adjacent public rights-of-way. No component of the implementation of the EOP would otherwise be impaired by the proposed modifications to the use permit. The project includes a new driveway which will meet the County standards. The planned improvements have been reviewed by the County Fire Department and Engineering Services Division and found acceptable, as conditioned. The proposed winery would not obstruct an emergency response or evacuation plan. Impacts would be less than significant.

g. According to the Napa County Environmental resource maps (based on the following GIS layer – Fire Hazard Severity Zones) the winery is located within the State Response Area, within a high fire risk area. The parcel is located in the southwest of the City of Calistoga and is developed with vineyard, winery, and residence. The existing and proposed project includes visitation for by appointment tours and tastings, marketing events, and employees. The proposed physical improvements would result in the removal of some trees and vegetation, with driveway improvement occurring within the existing alignment or within previously developed areas. The improvements would not result in a physical modification to the site that would alter factors that would likely exacerbate wildfire risks. The proposed physical improvements and operational changes do not increase the potential for significant loss, injury or death due to wild-land fires. See section XX, Wildfire for additional detail. Impacts of the project 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 (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 (WAA) would suffice to assess potential impacts on groundwater supplies. The project well is located outside of the GSA and is subject to a parcel-specific WAA.

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[3] 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

[3] The County's Water Availability Guidelines (adopted May 2015)

connected to navigable waters, the County's 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."[4]

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/b. Tier 1: A Tier 1 Water Availability Analysis (WAA) **(Attachment C**), Dated May 23, 2025, was prepared by RSA+ Civil, to determine the estimated groundwater use of the existing development, the proposed project demand and groundwater availability.

Because the project well is located outside of the GSA Subbasin, it is subject to a Tier 1 parcel specific recharge based on an area of 73.26 acres where slopes range from 5 to 30%, with the remaining 4.86 acres of the holding are on slopes in excess of 30%. The groundwater recharge rate has been determined by examining the annual rainfall, runoff and species-specific evapotranspiration during winter months. Napa County's new 10-year PRISM data was used to determine the annual rainfall amount and site runoff volumes. It was determined that the average annual rainfall amounts to 32.52 inches per year. The Diamond Creek Vineyards property has an annual rainfall of 32.52 inches per year, equating to 198.54 acre-feet per year (af/yr) for the parcels. Total evapotranspiration volume that occurs through the vineyard, grassland, and oak tree areas is 21.85 af/yr. The stormwater runoff from the parcels totals 130.60 af/yr. The total average evapotranspiration and runoff is 152.45 af/yr. This equates to a groundwater recharge rate of 46.15 af/yr, for the 73.26 acre parcel (or 0.63 acre feet per acre per year).

There are two existing wells on the project site, including the winery well which also serves domestic uses and vineyard irrigation for 8.2 acres of existing vineyard, and a second well (Well #2) which is used to irrigate approximately 13.3 acres of existing vineyard. Well #2 was recently replaced with a new well (Well #3) under a separate permit is discussed below under Tier 3 analysis. Due to concerns about the integrity of the casing within Well #2, an application was approved to abandon and replace in a location approximately 193 feet from Kortum Canyon Creek, which is 172 feet further from the creek than Well #2. There are several sources identifying the creek as Diamond Creek; however, County GIS – Layer Blue Line Stream identifies the creek as Kortum Canyon Creek. Kortum Canyon Creek is a designated significant stream tributary to Cyrus Creek with both flowing east to the Napa River.

The holding currently has an existing 10,000-gallon winery, a single-family residence, and 25 acres of vineyard. The total entitled water demand is conservatively estimated at 11.92-acre feet of water per year, including 0.75 af/yr for the residence, and 10.75 af/yr for the vineyard development and 0.05 af/yr for landscaping, while the winery process and domestic water uses are 0.22 af/yr and 0.15 af/yr, respectively. Initially, the proposed water demand would include the winery, domestic uses for the single-family residence, and the reduction in irrigation of vineyard by 1.09 af/yr resulting in a reduction in groundwater demand from current conditions to 10.82 af/yr. At full build-out the groundwater demand will include the increased winery production and a second single-family residence, and additional reductions to vineyard irrigation. As part of the proposed wastewater treatment system, approximately 0.46 af/yr will treated and used to irrigation approximately 1.36 acres of existing vineyard.

In addition to using treated process wastewater to irrigate vineyard, the project has identified four vineyard blocks totaling 3.1 acres which are suitable for dry farming. There are three additional blocks that have been identified as suitable to reduce irrigation demand by 1.10 af/yr immediately from both Well #1 and Well #3, Well #1 would see a reduction of 0.14 af/yr initially and additional reduction through dry farming of 0.43 af/yr by the year 2029.

Furthermore, Diamond Creek is proposing winery operations that will ensure groundwater usage is consistent with or better than the

[4] 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.

industry standard for process water. The process water demand per the Napa County WAA guidance document assigns a standard usage total of 2.15 acre-feet per 100,000 gallons of wine, which equates to seven (7) gallons of process wastewater per gallon of wine. Water conservation measures to reduce water usage throughout the facility will include water efficient models for pressure and barrel washers, and trigger controls for hoses. In addition, floor cleaning will be performed as needed with squeegees and push brooms in place of using hoses. These practices allow adoption of six (6) gallons of process wastewater per gallon of wine. The following table identifies groundwater use in all settings including with and without the proposed water savings proposed for the vineyard and using water efficient methods at the winery.

**Table 1: Groundwater Use Calculations**

| Usage Type | Existing Usage (af/yr) | Proposed Interim Usage (af/yr) | Proposed Standard Usage (af/yr) | Proposed Reduced Usage (af/yr) |
|---|---|---|---|---|
| Vineyard | | | | |
| Irrigation – well | 10.75 | 9.66 | 9.66 | 9.66 |
| Irrigation – Recycled process Wastewater (credit) | 0 | 0 | -0.46 | -0.46 |
| Landscaping | 0.05 | 0.05 | 0.13 | 0.13 |
| Residential | | | | |
| Existing | 0.75 | 0.75 | 0.75 | 0.75 |
| Proposed | 0 | 0 | 0.75 | 0.75 |
| Winery | | | | |
| Process Water | 0.22 | 0.22 | 0.54 | 0.46 |
| Domestic Water | 0.15 | 0.15 | 0.17 | 0.17 |
| **Totals (af/yr)** | **11.92** | **10.82** | **11.54** | **11.46** |
| **Estimated Water Recharge (af/yr)[5]** | **46.15** | **46.15** | **46.15** | **46.15** |

Tier 2: There are no offsite neighboring wells located within 500 feet or a natural spring within 1,500 feet from the two existing wells; therefore a Tier 2 analysis was not required.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the Doctrine. As discussed, there are presently two wells on the property, one that serves the winery and domestic uses and vineyard irrigation (Well #1), while the second well is used for vineyard irrigation only (Well #2). Well #2 was recently replaced under separate permit, and replaced with Well #3 (new vineyard well). Both wells are located within 1,500 feet of a significant stream requiring a Tier 3 analysis. RSA has assumed connectivity to the significant stream, and as part of the project proposed modification to winery operations that include; 1) reduction in the overall groundwater usage of Well #1 by 0.14 af/yr and reducing a further 0.43 af/yr by 2029 by converting to dry farming of 2.4 acres that are presently irrigated with Well #1. As proposed the new process wastewater system would treat water and reuse onsite to irrigate approximately 1.36 acres with 0.46 af/yr; 2) reduction in groundwater use from Well #2 (replaced by Well #3) by 0.32 af/yr initially and reducing further to 0.6 af/yr by utilizing dry farming of 0.7 acres of vineyard; and 3) modification to the well operations for all existing wells by limiting well operations to their currenting pumping rates while reducing the pumping times for each well. The project as proposed would result in the reduction in groundwater use over several years, as such the project well (Well #1), as well as all groundwater consuming activities shall be limited as detailed in Condition of Approval 4.20(a).

The proposed modifications will reduce the volume of groundwater pumped and pumping times for each well. This will result in a reduction of the daily pumping rates of each well, thereby allowing greater time for aquifer recharge and therefore a reduction of impact (if any) on the stream. The proposed modifications will reduce impacts relative to existing conditions and thereby meet the requirements of The County of Napa's January 10, 2024 Tier III Water Availability Analysis guidance memorandum. If either well is replaced, the replacement well will be subject to the same limitations on their operation.

The project as proposed, including modifications to farming practices that include dry farming and irrigating with treated process wastewater, and reductions in pumping times and condition of approval requiring the metering and monitoring of the wells onsite including a limitation of groundwater use consistent with the proposed water uses detailed in Table 1 above, would reduces harm to Public Trust. Napa County Engineering Division has reviewed the WAA satisfies its duty to consider impacts to trust resources, as stated in a memorandum of conditions of approval dated July 25, 2025, no further analysis is required.

[5] These totals are detailed in depth as part of the Use Permit Modification Water Availability Analysis. Refer to the report for more information (**Attachment C**)

c. 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 c) 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 has been evaluated by the Engineering Division with standard conditions of approval including implementation of standard stormwater quality treatment controls to treat runoff prior to discharge from the project site demonstrated as part of the building application that will include grading designs. The incorporation of standard 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 pollution that would degrade water quality. Impacts would be less than significant.

d. The parcel is located within the Zone X flood boundary (500 year), considered an area of minimal flood hazard. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. No impacts would occur.

e. The proposed project would not conflict with a water quality control plan or sustainable groundwater management plan. No impacts would occur.

Mitigation Measures: None are required.

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| 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. 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 allow 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 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." More specifically, General Plan 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 Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space…") and the General Plan Economic Development Policy E-1 (The County's economic development will focus on ensuring the continued viability of agriculture…).

b. 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:

The project site is bordered on the north by existing vineyards, wineries, residences, and the Calistoga Hills Resort to the east, west and south of the project site there are vineyards, wineries, residences and undeveloped lands. The existing winery and the proposed project are located nearly 840 feet east of the nearest offsite residence. Topography and vegetation would limit not only visibility, but noise generated by ongoing operations

of the winery.

a/b. The project would result in a temporary increase in noise levels during construction of winery building. Impacts due to a temporary increase in ambient noise generated from construction activities, or from ground borne vibration, would remain below a level of significance through compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The County Noise Ordinance limits construction activities to daylight hours (7:00 a.m. to 7:00 p.m.) using properly muffled vehicles. In addition to the County Noise Ordinance, the project applicant will be required to comply with project Conditions of Approval (outlined below) related to construction noise, which will limit activities further by requiring construction vehicles to be muffled and backup alarms adjusted to the lowest allowable levels. Due to the distance 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. 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 in the area are predominantly vineyard development and rural residences. 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 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).

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. Typical winery operations would occur between 7:00 a.m. and 6:00 p.m. (excluding harvest), visitation would occur between 10:00 a.m. and 4:00 p.m. six days a week (Monday through Saturday) The winery proposes to operate six days a week 9:00 a.m. to 6:00 p.m. with no changes to changes to winery operations, proposed updated marketing events will generally occurring between 10:00 a.m. and 10:00 p.m. Production activities would occur inside the building, limiting some noise sources related to the production of 25,000 gallons.

The project is located 840 feet to the east of the nearest offsite residence. The project includes indoor and outdoor tasting areas, where the outdoor space is on the western side of the winery building designed with walls to block noise from the onsite and offsite residences. 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. 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. Impacts would be less than significant.

c. The project site is not located within an airport land use plan or the vicinity of a private airstrip. No impact 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 State of California's Department of Finance projects the total population of Napa County to increase 4% between the year 2020 and 2060 (State of California Department of Finance Projections, July 19, 2021, https://dof.ca.gov/forecasting/demographics/projections/). Unincorporated Napa County, and the five incorporated jurisdictions, all have existing state compliant Fifth Cycle (2014-2022) Housing Elements and are working on developing compliant Sixth Cycle (2023-2031) Housing Elements, as required by state law. Complaint Housing Elements indicates that the jurisdictions have enough dwelling units programed over the cycle to meet or exceed state growth projections.

The proposed increase in staffing for the project, the addition of three (3) new full-time employees for a total of eight (8) full-time employees could, could lead to minor 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. The proposed use permit would facilitate the construction and operation of an expanded winery, and conversion of the existing winery into a new single-family residence. Other than on-site wastewater treatment and driveway access improvements to serve exclusively the winery's operations, no new infrastructure is proposed that might induce growth by extending service outside of the boundaries of any of the winery owner's properties. 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 or conversion of utility space to occupied space as is proposed with the project. New visitors to the winery could increase demand for group transportation services to the winery, though the potential for employment changes of other businesses supporting the winery's requested operations is uncertain, unquantifiable, and speculative.

The policies and programs identified in the General Plan Housing Element function, in combination with the County's housing impact mitigation fee, ensure adequate cumulative volume and diversity of housing. The project would have a less than significant impact on population growth.

b. The project proposes to convert the existing winery to a single-family residence. No additional residential development is proposed. No residential buildings on or off of the property would be demolished as a result of the project. Thus, no residents would be displaced, and there would be no impact.

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 for the project area and the additional demand placed on existing services as a result of the proposed project would be marginal. Fire protection measures, such as winery access that meets or through an exception to the Napa County Road and Street Standards (RSS) found to provide the same overall practical effect towards providing adequate access, defensible space, and sprinklers in the new winery buildings will be required as part of the development. The Fire Department and Engineering Services Division have reviewed the application and recommend approval, as conditioned. There would be no foreseeable impact to fire or police emergency response times with compliance with these conditions of approval. The proposed project scope include the conversion of the existing winery structure to a single-family residence, the introduction of a new residence would utilize existing parks and may increase student enrollment in schools located in the cities west and south of the winery; however, the increase would not result in a substantial increase in enrollment. No new parks or other public recreational amenities or facilities (such as police or fire stations) are proposed to be built with or as a result of the requested use permit. School impact fees, which assist local school districts with capacity building measures, would be levied for any required building permits for the project, however as demonstrated in **Section XIV(a), Population and Housing**, the project is expected to create a minimal increase in the county's population and its need for housing such that local schools would not be strained by the proposed project with visitation, marketing events, and employment. The proposed project would have minimal impact on public parks as no residences are proposed, and as previously noted, the increase in regional population from the proposed project is expected to be minimal. Impacts to public services would be less than significant.

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 requested use permit modification includes the conversion of the existing winery to a single-family residence that would be used by the winery ownership, and construction of a new winery building that will include both production and hospitality. There is an existing single-family residence on the property that will remain. Following a proposed lot line adjustment, the existing winery proposed to be converted to a new single-family residence will be located on the same parcel with the new winery building, while the existing single-family residence will be on its own parcel. The use permit modification would include winery employees and daily tours and tastings visitors to the property, some of whom might visit regional recreational facilities on the way to or from other wineries. However, given that the purpose of employees' and guests' trips are to and from the winery as the primary destination, such visits to area recreational facilities are anticipated to be infrequent and would not drastically accelerate the deterioration of the park amenities. This impact would be less than significant.

b. No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit. 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/c.

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 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 OPR 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. OPR 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 38 daily trips on a weekday and 20 daily trips on a Saturday during prior to increasing the number of employees and production levels , and 45 daily trips on a weekday and 20 trips on a Saturday following implementation of the proposed project with increased number of employees and production. This count includes vehicle trips required for 156 tons of grape haul at full buildout. Additionally, the project includes the conversion of the existing winery to a single-family residence which will generate new trips as well. The project at full buildout is anticipated to generate 14,661 annual trips, 632 less trips than currently operating under compliance levels (15,293 annual trips). This does not include the additional trips that would be generated by the conversion of the existing winery to a single-family residence. The new residence is anticipated to contribute 3,471 additional annual trips, which cumulatively would still result in less than 110 new passenger vehicle trips as a result of the project.

An Exception to the Napa County Road and Street Standards ("NCRSS") has been requested for improvements to the driveway and existing gate width to accommodate environmental and physical constraints and steep slopes that present challenging obstacles to the installation of a fully compliant road. The NCRSS requires a 22 ft minimum width for commercial access roads. The two segments of the road are constrained by steep slopes and stream setbacks. The existing access road surface beginning at the connection with Diamond Mountain Road varies in width from 13 feet to 15 feet. In the two areas where the exception is sought, the existing access road is within the stream setback area and/or bound by steep slopes and mature trees. These existing conditions prevent road expansion to the compliant width. The Engineering Division has reviewed the requested Exception and found that with the incorporation of conditions of approval, dated July 23, 2025, the driveway would meet the same overall practical effect as these Standards towards providing defensible space, and consideration towards life, safety, and public welfare. The remaining length of the road will be designed to meet the 22 ft width requirement of the NCRSS.

Since operational and visitor trips associated with the project are below the 110-trip threshold in the Office of Land Use and Climate Innovation guidelines and the County's TIS Guidelines and 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.

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 22 parking spaces, and four (4) dedicated parking spaces for the proposed residence. Visitors to the Winery will be by appointment only. The project is designed has been found to meet the NCRSS exception findings, 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.

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| 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. On July 31, 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 Mishewal Wappo Tribe of Alexander Valley requesting tribal monitoring onsite during earth disturbing activities (see Section V. Cultural Resources Condition of Approval No. 7.5.a). Staff did not receive a response from Yocha Dehe Wintun Nation or Middletown Rancheria for request to consult or provide comments.

Mitigation Measures: None are required.

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| 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/c. A Preliminary Winery Wastewater Feasibility Report was prepared by RSA+ Civil, dated May 27, 2025 (**Attachment D**) to evaluate the feasibility of disposal of the winery process wastewater and domestic sanitary wastewater. Due to the proposed conversion of the existing winery to a single-family residence, revisions to the waste stream need to be included as part of the part of the waste system upgrades. An engineering septic system and sub-surface drip dispersal field will be designed for the proposed winery domestic flows, the proposed residence and the existing residence.

Based on the number of employees, daily tours and tastings, it is estimated to have a total peak winery sanitary wastewater flow of 180 gallons per day (gpd). The combined peak wastewater flow that includes winery process wastewater during the largest events is estimated to be 1,650 gpd. The combined domestic waste flow for the existing residence and the proposed winery conversion to a single-family residence is estimated to be 1,020 gdp. The winery process waste will include a treatment train that will include a primary pump tank, Biofiltro Control Module, and Biofiltro wiggle room. Treated process waste will be stored in a new 40,000-gallon tank before being used to irrigate up to 3.36 acres of vineyard that is currently irrigated using the winery well. The proposed system was designed in accordance with Table 4 of the Napa County "Regulations for Design, Construction, and Installation of Sewage Treatment Systems", designed for a flow rate of 15 gallons per day per employee and marketing guests, and three (3) gallons per day per visitor tours and tastings.

Under the proposed system upgrades, the required disposal area would be 1,700 sf with a 3,400-sf reserve as winery process wastewater would be collected separately from the domestic wastewater, pretreated, stored, and used to irrigate approximately 3.36 acres of land. The area of dispersal has the potential to be expanded, if desired, as long as the dispersal area is outside of all well, stream and other required setbacks. The engineer has taken into consideration application rates, timing and rainy season prohibition in determining the minimum storage capacity necessary to store pretreated winery wastewater. If the second option is preferred, the addition of a storage tank with a minimum capacity of 40,000 gallon is recommended to provide operational flexibility in timing of land application.

The Onsite Wastewater Disposal Feasibility Study was reviewed by the Environmental Health Division which provided a condition of approval memorandum, dated September 8, 2025 that requires the plans for a wastewater system plans to meet the design criteria, prepared by a licensed professional, and submitted one of the proposed systems to the Environmental Health Division for review prior to clearance of or issuance of a building permit. Installation of a new wastewater disposal system is not expected to result in significant impacts.

c. As discussed in Section X. Hydrology, a Water Availability Analysis (WAA) was prepared by RSA+ Civil, dated May 23, 2025. As directed by the County WAA Guidelines (May 2015), the report includes a Tier 1 and Tier 3 calculations for the existing and proposed water uses, a groundwater recharge analysis, and potential interference with the onsite streams. The parcel specific groundwater recharge analysis estimated a recharge potential of 46.15 af/yr which is greater than the estimated use of 11.54 af/yr before proposed reductions, demonstrating that the subject parcel has enough capacity to serve the proposed use.

Additionally, it is not anticipated to exceed the need for a Public Water System which is required if there are more than 25 people or more per day for 60 days or more a year. Based on the number of guests and employees, the project will not require a Transient Non-Community water system. There are no impacts.

d/e. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is anticipated to 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.

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| 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 would meet the NCRSS exception findings. The project site will be served by a driveway from Diamond Mountain Road and State Highway 29 located approximately 0.75 miles to the east. The Engineering Division and the Fire Marshal's office have reviewed the plans, which demonstrate that the project would have adequate emergency access to the proposed project. No impacts would occur.

b. According to the Napa County Environmental resource maps (based on the following GIS layer – Fire Hazard Severity Zones), the proposed project is not located within a high fire hazard severity zone. The project site is located within the State Responsibility Area (SRA) zone. The project site is accessed Diamond Mountain Road and State Highway 29, which is located approximately 0.75 miles southwest of the City of Calistoga, and 3.25 miles from the nearest Calfire fire station on State Highway 29 near the intersection of State Highway 29 and Big Tree Road. The proposed project driveway will provide access to the winery and vineyards, which is situated on slopes ranging from 0 to over 30 percent. The Fire Marshal's office and Engineering Division have reviewed the plans and determined that the proposed improvements would not result in a physical modification to the slope of the site, change 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 proposed driveway has been found consistent with the NCRSS exception findings. 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 include construction of new winery buildings with outdoor hospitality areas, a new winery driveway, and other winery related infrastructure as well as conversion of the existing winery into a single-family residence. 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.

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| 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. As discussed in Section IV. Biological Resources, a reconnaissance survey was conducted by Zentner Planning and Ecology of the project site on September 17, 2025. As part of the project, approximately 120 trees will be removed, which is 12 less trees than previously documented by the engineer as Pacific Gas and Electric (PG&E) removed these trees as part of their Vegetation Management Transmission Program. The holding contains approximately 26.3 acres of mapped oak woodland, 16.5 acres of Douglas fir, and approximately 25 acres of vineyard. **Mitigation Measure BIO-1** shall be implemented consistent with Napa County Code (NCC) section 18.108.020 and General Plan Policy CON-24 that call to maintain, improve or restore oak woodlands.

The results of the study also included a review of databases and site reconnaissance for flora and fauna within a 5-mile radius of the project site. The record search identified the potential for 23 special status plant species, and 15 special status animal species have the potential occur in the area; however, during the site reconnaissance there were no special status species observed. The project is not anticipated to result in a significant impact with incorporation of **Mitigation Measure BIO-2 through Mitigation Measure BIO-5** requiring pre-construction florist surveys prior to ground disturbance, and incorporation of **Mitigation Measures BIO-3 through BIO-5** during construction will reduce the potential for direct or indirect impacts to animal and bird species including nesting migratory birds, northern spotted owls and bats that may occur within the vicinity of the proposed project. The project as proposed with incorporation of mitigation measures would result in a less than significant impact on biological resources within the study area, as well as those species that have

the potential to occur within nearby habitat.

b. As identified in Section V. Cultural Resources, according to the Napa County Environmental Resource Maps and the cultural resource evaluation, there are no known historic structures on the site. However, there is a historic bridge crossing offsite, within the project access along a shared driveway. Proposed repairs of the bridge that include reinforcement of the soils under the foundation will be done by the project applicant, but these repairs are outside the jurisdiction of Napa County. A condition of approval has been included for the applicant to obtain all necessary permitting through responsible state and federal agencies. No significant or potentially significant prehistoric artifacts, archaeological deposits, or features have been identified within the project area. No significant cultural resources were identified on the property. However, as discussed in Section V. Cultural Resources and Section XVIII, Tribal Cultural Resources, the Mishewal Wappo Tribe of Alexander Valley determined that the site is located within their aboriginal territories and requested onsite monitoring during construction, therefore, the incorporation of the following Cultural Resources Conditions of Approval 7.5.a would provide adequate protection for and avoidance of potential impacts on Tribal Cultural Resources. Therefore, with incorporation of the condition of approval, below the proposed project would result in less than significant impacts to historic or archaeological resources. Additionally, no paleontological resources or unique geological features have been identified on the property, in the event during construction, condition of approval 7.5.b has been included. Potential impacts on historic, cultural, archaeological and paleontological resources would be considered less than significant with an additional pre-construction investigation.

c. The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to aesthetics, agriculture, air quality, biology, energy, geology and soils, greenhouse gas emissions, hazard and hazardous materials, hydrology and water quality, noise, population, public services, transportation, utilities and service systems, and wildfire 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 Bay Area Air District recommended design elements, with the addition of Greenhouse Gas Voluntary Best Management Practices, as included on the form dated August 25, 2024 Section X. Hydrology includes detail on the Water Availability Analysis which demonstrates that the proposed project would result in a decrease in water use from the existing water demands of approximately 0.46 af/yr proposed reductions. The existing water demand is 11.92 af/yr. As part of the proposed project, the total water demand during the immediate project that would include the existing winery, single-family is estimated to be 10.82 af/yr, while the fully built out project would result in annual groundwater use of 11.54 af/yr, and with proposed reductions would be 11.46 af/yr. The groundwater recharge analysis estimates 46.15 af/yr which is greater than the proposed use of 11.46 af/yr. The existing wells are assumed to have connectively to the significant stream located less than 1,500 feet from the onsite wells; however, based on the proposed project water demand and reductions and incorporation of a groundwater monitoring conditions, the County satisfying its duty to consider impacts to trust resources and no further analysis is required. The project would not exceed the County thresholds for preparation of a VMT analysis as the total number of trips existing and proposed do not exceed 110, which includes the residential trips proposed as part of the existing winery conversion to a single-family residence. Per County TIS Guidelines any future modification to the winery would look at a VMT analysis for the net cumulative result of all project modifications after January 1, 2022, including this project. Overall, potential cumulative impacts would be less than significant.

Mitigation Measures: See Section IV. Biological Resources

Mitigation Measures BIO-1

Mitigation Measures BIO-2

Mitigation Measures BIO-3

Mitigation Measures BIO-4

Mitigation Measures BIO-5

DIAMOND CREEK VINEYARD
Winery Use Permit Major Modification P19-00177-MOD, and Exception to the Road and Street Standard
Mitigation Monitoring and Reporting Program

| Potential Environmental Impact | Adopted Mitigation Measure | Monitoring and Reporting Actions and Schedule | Implementation | Monitoring | Reporting & Date of Compliance/ Completion |
|---|---|---|---|---|---|
| **Impact BIO-1:** Project implementation proposed the removal of tree canopy, which would result in a direct loss of canopy | **Mitigation Measure BIO-1**: BIO-1: Vegetation Canopy Cover and Deed Restriction: The owner/permittee, prior to approval, shall implement the following measure to minimize canopy impacts:<br><br>A. A Preservation Area Exhibit shall be prepared, identifying a minimum of 4.8 acres of comparable vegetation canopy cover for permanent preservation, and a copy provided to the County.<br><br>B. The 4.8 acre Preservation Area shall be designated in a deed restriction, mitigation easement or other means of permanent protection. Land placed in protection shall be restricted from development and other uses that would degrade the quality of the habitat (including but not limited to conversion to other land uses such as agriculture or urban development and excessive off-road vehicle use that increases erosion) and should be otherwise restricted by the existing goals and policies of Napa County. The owner/permittee shall record the deed restriction or mitigation easement prior to construction or within 90 days of project approval, whichever comes first. The area to be preserved shall be of like kind and quality to the woodland being impacted as a result of the proposed project, as follows: areas to be preserved shall take into account the type of vegetation being removed, and species diversity and species that are limited within the project property and Napa County; the acreage included in the preservation area should be selected in a manner that minimizes fragmentation of oak woodland within the project property. The area to be preserved shall be determined by a qualified biologist with knowledge of the habitat and species and shall obtain final approval from Napa County.<br><br>The land placed in protection shall be restricted from development and other uses that would potentially degrade the quality of the habitat (including but not limited to conversion to other land uses such as agriculture or urban development, and excessive off-road vehicle use that increases erosion), and should be otherwise restricted by the existing goals and policies of Napa County. | Permittee shall implement **Measure BIO-1** prior to ground breaking activities. | P | PD | PC/CPI/OG<br>__/__/__ |

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PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing (throughout construction is complete)

| Potential Environmental Impact | Adopted Mitigation Measure | Monitoring and Reporting Actions and Schedule | Implementation | Monitoring | Reporting & Date of Compliance/ Completion |
|---|---|---|---|---|---|
| | The owner/permittee shall provide an endowment to the accredited land trust that is sufficient to ensure that the mitigation easement is monitored, enforced, and defended in perpetuity. The amount of the endowment shall be calculated using the Center for Natural Land Management's Property Analysis Record software, or an equivalent methodology if preferred by the land trust and accepted by the Land Trust Alliance, which provides the systematic and objective determination of the amount of the endowment in light of the conservation values to be protected by the easement. The record showing how the amount of the endowment was calculated shall be provided to County Counsel as part of its review of the mitigation easement. Any county staff time spent assessing and monitoring said provision shall be charged to the permittee, at the rate in effect at the time assessment and monitoring occurs, pursuant to County Fee Policy Part 80.<br><br>C. Prior to any earthmoving activities temporary fencing shall be placed at the edge of the dripline of trees to be retained that are located adjacent to the development area (typically within approximately 50-feet of the proposed development area). 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 the winery development.<br><br>D. Owner/permittee may manage vegetation within the Protected Area under the direction of the California Department of Forestry and Fire Protection ("CalFire") for fuel reduction purposes.<br><br>E. Owner/permittee may manage oak woodland portions of the Protected Area consistent with the Voluntary Oak Woodlands Management Plan (October 26, 2010) (the "Plan"), including without limitation implementing sustainable best management practices for oak woodlands set forth in Appendix D of the Plan. Such activities may include fuel management and the cultivation of native vegetation and maintenance of native vegetation compatible with the Protected Area's use as vegetation canopy cover and oak woodland habitat. | | | | |

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| Potential Environmental Impact | Adopted Mitigation Measure | Monitoring and Reporting Actions and Schedule | Implementation | Monitoring | Reporting & Date of Compliance/ Completion |
|---|---|---|---|---|---|
| | F. The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3 of the canopy) and vegetation to be retained adjacent to the proposed development area.<br><br>G. In accordance with County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement) trees that are inadvertently removed that are not within the boundary of the project and/or not identified for removal as part of#P19-00177-MOD shall be replaced on-site with fifteen-gallon trees at a ratio of 2:1 at locations approved by the planning director. A replacement plan shall be prepared for county review and approval that includes, at a minimum, the locations where replacement trees would be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before final occupancy. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate. | | | | |
| **Impact BIO-2:** Development development activities could result in potentially significant special status plant species. | **Mitigation Measure BIO-2**<br>A. A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall complete a spring survey for special-status plant species prior to initiation of project activities. The survey shall be completed during the appropriate blooming period for the species likely to occur on site. These surveys shall be in compliance with CDFW's Protocol's for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (2018). If the survey finds that there are no special-status plants within the proposed project site that would be impacted by the project, then there would be no further mitigation necessary and the project may proceed, provided all other applicable permits and authorizations are obtained for the project.<br>B. If special-status plant species are found, populations will be mapped and enumerated. If any populations are found within the proposed work area, they shall be flagged, and project development plans shall consider avoidance to the extent practicable. If avoidance is not practicable while otherwise obtaining the project's objectives, then other suitable measures shall be implemented as detailed below.<br>C. A qualified biologist shall complete an inventory and analysis of the on-site population(s) of the species within and outside of the work area to determine the extent and significance of the potential impacts that will occur as a result of the project. This analysis shall be presented to the County as part of their | Permittee shall implement **Measure BIO-3** during the blooming period of 2026 by incorporating provisions **BIO-3** prior to project initiation P19-00177-MOD. | P | PD | PC/CPI/OG<br>__/__/__ |

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| Potential Environmental Impact | Adopted Mitigation Measure | Monitoring and Reporting Actions and Schedule | Implementation | Monitoring | Reporting & Date of Compliance/ Completion |
|---|---|---|---|---|---|
| | review of the project. If a significant impact will occur as a result of the project work, then a mitigation plan shall be developed and approved by the County for implementation of the following measures prior to site disturbance. The mitigation plan shall include the following elements:<br><br>1. Prior to construction within the project area, a qualified botanist shall collect the seeds, propagules, and topsoil, or other part of the plant that would ensure successful replanting of the population elsewhere. The seeds, propagules, or other plant-able portions of all plants shall be collected at the appropriate time of the year.<br>2. At least 2/3 of the seeds, propagules, or other plant-able portion of all plants shall be planted at the appropriate time of year (late-fall months). Half of the seeds and topsoil collected shall be appropriately stored and propagated at a native plant nursery to ensure germination. This material will be planted at an approved and protected area during the appropriate season. Planting location, timing, collection methods etc. will be detailed in a mitigation plan.<br>3. The applicant shall hire a qualified biologist to conduct annual monitoring surveys of the transplanted plant population for a three-year period and shall prepare annual monitoring reports reporting the success or failure of the transplanting efforts. These reports shall be submitted to the County no later than December 31st each monitoring year.<br>4. A CNDDB form shall be filled out and submitted to CDFW for any special-status plant species identified within the Property. | | | | |
| **Impact BIO-3**: Temporary and intermittent increases in noise levels during construction could result in potentially significant indirect and cumulative impacts on special-status and migratory birds. | **Mitigation Measure BIO-3:** The owner/permittee shall incorporate 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:<br><br>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 having demonstrable qualifications and experience with the particular species for which they are surveying) shall conduct preconstruction surveys for nesting birds and raptors within all suitable habitat in the project area, and within a minimum of 500 feet of all project areas. The preconstruction survey shall be conducted no earlier than 7 days prior to vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than 7 days from the survey date, surveys shall be repeated. A copy of the | Permittee shall implement **Measure BIO-3** by incorporating provisions **BIO-3a** through **BIO3d** prior to project initiation P19-00177-MOD.<br><br>Schedule **BIO-3a:** prior to project initiation P19-00177-MOD . | P | PD<br><br>CDFW | PC/CPI/OG<br>__/__/__ |

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| Potential Environmental Impact | Adopted Mitigation Measure | Monitoring and Reporting Actions and Schedule | Implementation | Monitoring | Reporting & Date of Compliance/ Completion |
|---|---|---|---|---|---|
| | survey results shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.<br><br>b. After commencement of work, if there is a period of no work activity of 5 days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.<br><br>c. In the event that nesting birds are found, a qualified biologist shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the U.S. Fish and Wildlife Service (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 County Conservation Division and the USFWS and/or CDFW.<br><br>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. Additionally, a qualified biologist shall monitor all active nests each day during construction for the first week, and weekly thereafter, to ensure that the exclusion buffers are adequate and that construction activities are not causing nest-disturbance. If the qualified biologist observes birds displaying potential nest-disturbance behavior, the qualified biologist shall cease all work in the vicinity of the nest and CDFW shall be consulted about appropriate avoidance and minimization measures for nesting birds prior to construction activities resuming. In this event, construction activities shall not resume without CDFW's written approval.<br><br>Alternative methods aimed at flushing out nesting birds prior to pre-construction 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) shall be prohibited. | Schedule **BIO-3b:** prior to project initiation P19-00177-MOD .<br><br>Schedule **BIO-3c:** After to project initiation P19-00177-MOD.<br><br>Implement **BIO-3-d:** After initiation of # P19-00177-MOD . | | | |

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, CDFW = California Dept of Fish & Wildlife, CSWB – California State Water Board, USACE = US Army Corp of Engineers, T = 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 (throughout construction is complete)

| Potential Environmental Impact | Adopted Mitigation Measure | Monitoring and Reporting Actions and Schedule | Implementation | Monitoring | Reporting & Date of Compliance/ Completion |
|---|---|---|---|---|---|
| **Impact BIO-4: Northern Spotted Owl Avoidance** | **Mitigation Measure BIO-4:** A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall provide an assessment of potential NSO nesting habitat within the Project area and a 0.25 mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that NSO nesting habitat is present, then no Project activities within 0.25 miles of potential NSO nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts NSO surveys following the U.S. Fish and Wildlife Service (USFWS) *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012. Surveys shall be conducted in accordance with Section 9 of the survey protocol, *Surveys for Disturbance-Only Projects*. If breeding NSO are detected during surveys, a 0.25 mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.<br><br>Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, *Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California*, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.<br><br>If take of NSO cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and also consult with USFWS pursuant to the federal Endangered Species Act. | Permittee shall implement Measure BIO-4 by having a qualified biologist determine if NSO habitat is present onsite and/or where project activities have the potential to disturb nearby NSO. Coordination with CDFW. | P | PD<br><br>CDFW | PC/CPI/OG<br>__/__/__ |
| **Impact BIO-5**: Project development activities could result in potentially significant direct and indirect impacts to bats. | **Mitigation Measure BIO-5:** A Qualified Biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall conduct a habitat assessment in order to identify suitable bat habitat trees within the project area(s), no more than 6 months and no less than 14 days in advance of the planned tree removal. If the habitat assessment determines that trees proposed for removal contain suitable bat habitat, the following shall apply to potential bat habitat trees:<br><br>a. Tree trimming and/or tree removal shall only be conducted during seasonal periods of bat activity (August 31 through October 15, when young would be self-sufficiently volant and prior to hibernation, and March 1 to April 15 to avoid hibernating bats and prior to formation of maternity colonies), under supervision | Permittee shall implement **Measure BIO-5** by incorporating provisions **BIO-5a** through **BIO-5b** prior to project initiation.<br><br>Schedule **BIO-5a:** Prior to initiation of P19-00177-MOD. | P | PD<br><br>CDFW | PC<br>__/__/__ |

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PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing (throughout construction is complete)

| Potential Environmental Impact | Adopted Mitigation Measure | Monitoring and Reporting Actions and Schedule | Implementation | Monitoring | Reporting & Date of Compliance/ Completion |
|---|---|---|---|---|---|
| | of a qualified biologist, unless the Measure b., below, is implemented. Note that these windows may shift with atypical temperatures or rainfall if a qualified biologist determines that bats are likely to still be active based on seasonal conditions. Trees shall be trimmed and/or removed in a two-phased removal system conducted over two consecutive days. The first day (in the afternoon), limbs and branches shall be removed by a tree cutter using chainsaws only, under the supervision of a qualified biologist who has demonstrable experience with supervising tree removal for bats using this technique. Limbs with cavities, crevices and deep bark fissures shall be avoided, and only branches or limbs without those features shall be removed. On the second day, the entire tree shall be removed.<br><br>b. If removal of bat habitat trees must occur outside the seasonal activities identified above (between October 16 and February 28/29 of the following year or between April 16 and August 30), a qualified biologist shall conduct pre-construction survey of all potential bat habitat trees within 14 days of project initiation and/or removal to determine absence/presence of bat species. Survey methods, timing, duration, and species shall be provided for review and approval by Napa County prior to conducting pre-construction surveys. A copy of the survey shall be provided to the County Conservation Division and CDFW for review and acceptance prior to commencement of work. If bats are not present, removal can proceed without using the two-phased removal method. If bats are found to be present, the qualified biologist shall determine if a maternity colony of winter torpor bats are present. If roosting bats are present but there are no maternity colonies or winter torpor bats, the tree shall be removed using the two-phased removal method outlined in Measure BR-2a, above. If the qualified biologist determines that maternity colonies or winter torpor bats are present, or they cannot confidently determine absence of maternity colonies or winter torpor bats, then tree removal shall be delayed until during the seasonal periods of bat activity outlined in Measure BR-2a. | Schedule **BIO-5b:** Prior to initiation of P19-00177-MOD . | | | |

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PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing (throughout construction is complete)

# “D”

# Previous Project Conditions

**DIAMOND CREEK VINEYARDS**
**USE PERMIT MAJOR MODIFICATION P19-00177**
**1500 DIAMOND MOUNTAIN ROAD, CALISTOGA**
**APNS 020-440-004 & 020-400-012**

## PREVIOUS CONDITIONS

4.21 The permittee shall comply with the following previous conditions of approval for the ***Diamond Creek Vineyards*** 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.

### A. Use Permit No: 1972 - *U-437172 Use Permit*

COA No. 1 – Issuance of the Use Permit is contingent upon the property being rezoned to an AWR District classification.

COA No. 2 – Any future expansion of the winery shall be located in a separate structure.

COA No. 3 - The winery be constructed of natural materials with earth tone coloring.

COA No. 4 – The property be kept in a clean and orderly condition at all times.

COA No 5 – Details of design and construction of all creek crossings and impoundments to be submitted to the Flood Control and Water Conservation District.

COA No. 6 – Compliance with all applicable building codes and requirements of the Division of Environmental Quality Control, the Engineering Department and the Flood Control and Water Conservation District.

### B. Use Permit No: 1977 - U-447677 Use Permit

COA No. 1 – Any future expansion of the winery shall require submission of a separate use permit application for consideration by The Commission.

COA No. 2 – The exterior surfaces of the proposed structures be of earth tone coloring to been with the surrounding landscape.

COA No. 3 – The site be kept in a clean and orderly condition at all times.

COA No. 4 – All plans for outdoor signs be submitted to the Department for review and approval with respect to design, area, height and placement.

COA No. 5 – A minimum of five (5) off-street parking spaces be provided on a dust free, all weather surface approved by the Public Works Department.

COA No. 6 – No public tours or public wine tasting be allowed.

COA No. 7 – Submission to the Department for review and approval of a detailed landscaping plan indicating types and location of plant materials and method of maintenance with emphasis on preserving existing vegetation on the property.

COA No. 8 – Compliance with all applicable building codes, zoning standards and requirements of various County department and agencies.

**C. Use Permit No: 1980 - U-567879 Use Permit**

COA No. 1 – The permit be limited to a winery facility within two proposed structures totaling 5,000 square feet. Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.

COA No. 3. Provisions for 5 off-street parking spaces on a dust free, all weather surface approved by Public works.

COA No. 4 – Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.

COA No. 9 – Compliance with all applicable building codes, zoning standards and requirements of various county departments and agencies.

COA No. 10 – No public tours or tasting permitted.

COA No. 11 – The design and color of the proposed structure shall be compatible with the rural surroundings.

**D. Use Permit Modification No: 1996 – 96387-MOD**

COA No. 1 – The p[permit shall be limited to the expansion of an existing winery with a 10,000 gal/yr annual production capacity with the addition of a 4,000 sq. ft. 2nd story offices and storage with no other changes in the winery operation, and the approval of a marketing plan. The marketing events are proposed to be limited to five (5) events per year with an average attendance of 100 people, and retail wine sales to invited guests.

Any expansion or changes in use as described above shall be by separate Permit submitted for Commission or Zoning Administrator consideration.

COA No. 2 – The number of winery office employees shall be limited to five (5) including the applicant/owner.

COA No. 3 – All winery uses, including office and storage, shall be relocated to the existing winery parcel. This are in he owner's residence presently used for the winery is to be used only for personal wine storage and wine library.

COA No. 4 – Tours and tastings are limited to wine trade only and shall be by prior appointment and shall not exceed 10 visitors per day and, on average, 10 visitors per week. Retails sales of wines produced on the site are not permitted, except as noted above as part of marketing.

COA No. 5 – The winery construction or building materials shall be wood exterior walls left natural with shakes on the gable portion of the roof as proposed (matching the owners residence). No colors other than earth tones to blend in with the site shall be used. Any change in color or materials will required separate review and approval.

COA No. 6 – A detailed landscaping plan for the new winery expansion area shall be submitted for Department review and approval prior to the issuance of any building permits. Credit will be given for all existing vegetation. Said plan shall include all plant materials 9trees, shrubs and ground cover) to be planted including botanical names, size and quantity. Drought resistant and native plants shall be utilized to the greatest extent possible. Adequate evergreen screening (such as redwood, deadora, pine) shall be planted and maintained between the new improvement as well as the water tank and the nearest property line. The proposed parking spaces shall be indicated on this plan. All planting shall be completed prior to project completion and final occupancy.

COA No. 7 – Parking shall be limited to parking spaces on the approved landscaping plan, and shall not occur on shoulders of the access drive nor on agricultural/vineyard roads.

COA No 8 – The applicant shall comply with all applicable building codes, zoning standards and requirements of various county departments and other agencies including the following

The Department of Environ. Man. Comments dated Dec. 18, 1996
The Napa Co. Building Division comments dated No. 27, 1996

COA No. 9 – No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing spaces shall be rented, leased nor used by entities other than the on-site winery itself, except as may be specifically authorized pursuant to Temporary Events Ordinance (Section 5.36.010 of the Napa County Code).

COA No. 10 – Any new gate installed on the entry road to the winery site shall be set back far enough to allow the stacking of at least two cars outside of the road right-of-way. In addition, the entry design shall permit a motor home type vehicle to turn

around to exist the site if the gate is closed to avoid having to back out onto the roadway.

COA No. 11 – No outdoor signs shall be installed without prior Planning Department review and approval with regard to the design, area, height and placement. Plans for any proposed signs shall be submitted to the Department at least 15 working days before the anticipated installation date. The use of moveable or portable signs is prohibited.

COA No. 12 – All staff costs associated with monitoring compliance with three conditions, conditions of existing use permits and project revisions shall be borne by the applicant and/or property owner, other than those costs related other investigation or complaints for non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.

COA No. 13 – The applicant shall comply with the napa County Fire Department letter of Feb 10, 1997 with the addition of the following;

The existing road to the west of the winery shall be maintained as a secondary means of egress to the Diamond mountain Road, emergency exit signs shall be installed indicating the secondary egress route.

**E. Use Permit Modification No: 1997 – 97093-MOD**

COA No. 1 – The permit modification shall be limited to modifying the exterior elevations of the winery building (roof line and exterior materials) with no changes to the winery size, except for an additional 80 sq. ft. of cellar area or operation, consistent with the attached plans, elevations and related application materials.

Any expansion or changes in use as described above shall be by separate use Permit submitted for Commission or Zoning Administrator consideration.

COA No. 2 – The applicant shall comply with all applicable building codes, zoning standards and requirements of various County departments and other agencies.

COA No. 3 – The applicant shall comply with all previous use permit conditions not in conflict with these conditions.

# “F”

# Request for Exception to the Road and Street Standards

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | SERVING CALIFORNIA SINCE 1980
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HUGH LINN, PE, QSD, QSP
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1515 FOURTH STREET
NAPA, CALIFORNIA
94559
FAX | 707 | 252.4966
OFFICE | 707 | 252.3301
RSAcivil.com

#4120020.0
August 20, 2024

Napa County PBES Engineering Division
Attn: Brian Bordona
1195 Third Street, Suite 210
Napa, CA 94559

RE: Diamond Creek Vineyards – Winery Use Permit Modification
Exception Request to Road and Street Standards for Existing Driveway Entrance
APN: 020-440-004-000 & 020-400-012-000

Dear Mr. Bordona:

This letter is in response to Napa County Planning and Engineering Services Pre-Application Site Visit comments from the field meeting with Jeannette Doss and Scott Augustin, conducted on December 2, 2021 which discussed improvements and the current site constraints along the existing shared driveway.

The proposed winery is accessed via an existing driveway that extends from Diamond Mountain Road (Sta. 0+00) to the start of the proposed commercial driveway (Sta. 2+60). The existing driveway is currently serving the existing residence on APN 020-440-012 and existing winery on APN 020-440-004, both owned by Diamond Creek Vineyards, as shown on sheet UP1.0 of our Civil Use Permit Plans. The first section of the driveway also serves other parcels (Sta. 0+00 to Sta. 2+00).

***Exception 1 – Driveway and Bridge Width 0+50 to 1+80***

A standard Detail P-2 Common Driveway Connection to a Rural Road of the Napa County Road and Street Standards, requires 20-foot radius on both sides of the proposed 20-foot minimum wide driveway. This is feasible and is currently provided at the existing driveway connection within the currently paved portions of the driveway. However, the driveway is highly constrained due to an existing bridge with 13.7' clear width. Adequate turnout space is provided on the east side of the bridge and a turnout is proposed for the west side of the bridge (Sta. 0+80 to 1+60) (see sheet UP3.0). We are requesting an exception to the Road and Street Standards for the width of shared driveway and bridge width from Station 0+50 to 1+80 and across the existing 13.7-foot-wide bridge.

Section 3(d) of the Napa County Road and Street Standards allows for an exception to the Standards to be made if one or more of the following findings can be made:

i. The exception will preserve unique features of the natural environment;

ii. The exception is necessary to accommodate physical site limitations; or

iii. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

In this case an exception is required to preserve the riparian corridor of the blue-line creek adjacent to Diamond Mountain Road, within the blue-lined stream setbacks established by the Napa County conservation Regulations, as allowed under Section 3(d)(i) of the Napa County Road and Street Standards.

Section 15, Roadway Structures (e) of the Napa County Road and Street Standards, allows for an exception to the Standards to be made if authorized by Napa County:

(e) A bridge with only one traffic lane may be authorized by Napa County; however, the bridge shall have unobstructed visibility from one end to the other and turnouts at both ends.

In this case, the short span of the bridge allows for unobstructed visibility from one end to the other. There is a turnout which is already existing on the south side of the bridge within the existing pavement, and we are proposing to install a paved turnout on the northern bank of the bridge in order to satisfy the requirements to meet exception (e). The paved turnout is predominately proposed in an area that has been previously graded.

Section 3(e) of the Napa County Road and Street Standards, allows for exception requests meeting the required findings above to be granted, if the exception request and proposed mitigation measures provide the same overall practical effect as these Standards towards providing defensible space, and consideration towards life, safety, and public welfare. The Same Practical Effect is defined in Section 4 as providing:

a) Access for emergency wildland fire equipment;

b) Safe civilian evacuation;

c) Signing that avoids delays in emergency equipment response;

d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and

e) Fuel modification sufficient for civilian and firefighter safety.

Our proposed alternative will be to construct a turnout within the creek setback on the northwestern bank to allow intervisible turnouts on either side of the bridge span. This alternative can be supported to meet the five criteria above:

a) Access for emergency wildland fire equipment;

   i. Our design will meet section A because adequate turnout space is provided for vehicles on either side of the proposed bridge to turn out and let emergency vehicles into the site. These turnouts will be intervisible with each other as the bridge span is quite short.

b) Safe civilian evacuation;

   i. Adequate turnout space is provided for vehicles leaving the site to turn out and let emergency vehicles into the site. The turnouts on either side of the bridge span are intervisible.

c) Signing that avoids delays in emergency equipment response;

   i. To meet Section C, signage will be provided on both banks to identify the bridge loading and to advise drivers to yield to emergency vehicles.

d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and

   i. Dedicated fire water within tanks is provided at the winery. The total fire water storage volume will increase to meet current Code requirements.

e) Fuel modification sufficient for civilian and firefighter safety.

   i. Fuel in the area will be removed per CalFire requirements. This includes defensible space and tree removals in the vicinity of the new project footprint and driveway.

***Exception 2 – Driveway and Gate Width 2+40 to 4+73***

An existing gate (Sta. 2+65) to the existing winery is constrained to a width of 15.5' clear. Adequate existing turnout space is provided on the east side of the gate (Sta. 2+65) and an intervisible turnout is proposed for the west side of the gate (at Sta. 4+70) beyond which the site driveway will be expanded to meet the 20-foot commercial driveway standard (see sheet UP3.0). We are requesting an exception to the Road and Street Standards for the width of the existing gate and lower driveway directly up-station from the existing gate as widening of the gate will result in grading on slopes greater than 50%.

Section 3(d) of the Napa County Road and Street Standards allows for an exception to the Standards to be made if one or more of the following findings can be made:

i. The exception will preserve unique features of the natural environment;

ii. The exception is necessary to accommodate physical site limitations; or

iii. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

In this case an exception is required to accommodate the physical limitations of the existing driveway corridor and gate width and to preserve the unique features of the natural environment. Modifications to the gate would require grading on slopes in excess of 50% including a near 1:1 vertical rock face. This grading would occur in close proximity to the top of bank setbacks established for the adjacent blue-line creek and in close proximity to the site property line. The widening required to meet the Road and Street Standards would require grading over slopes greater than 50% and likely forcing work to occur beyond the top of bank setback.

RSA+ attended a site visit with Napa County Planning, Engineering, and Fire Divisions on 12/02/2021 to walk the driveway and discuss alternative mitigation strategies that can be provided in lieu of the full 22' common driveway width required. It was agreed on site that there is room for proposing mitigation strategies to provide an acceptable alternative that can be supported, and meet the Napa County Road and Street Standard criteria above:

a) Access for emergency wildland fire equipment;

   i. The new drive widening turnout at Sta. 4+73 will be intervisible with the existing gate.

   ii. Existing turnout area at Sta. 2+65 (driveway entrance), will remain, providing safe, intervisible turnout locations for this 228' long driveway segment.

   iii. A drivable swale will be constructed over an existing driveway ditch to provide the maximum width practicable.

b) Safe Civilian Evacuation.

   i. The new drive widening turnout at Sta. 4+73 will be intervisible with the existing gate.

   ii. Existing turnout area at Sta. 2+65 (driveway entrance), will remain, providing safe, intervisible turnout locations for this 228' long driveway segment.

iii. A drivable swale will be constructed over an existing driveway ditch to provide the maximum width practicable.

c) Signing that avoids delays in emergency equipment response;

i. To meet Section C, signage will be provided on both sides of the existing gate at the turnout locations to advise drivers to yield to emergency vehicles.

d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and

i. Dedicated fire water within tanks is provided at the winery. The total fire water storage volume will increase to meet current Code requirements.

e) Fuel modification sufficient for civilian and firefighter safety.

i. Fuel in the area will be removed per CalFire requirements. This includes defensible space and tree removals in the vicinity of the new project footprint and driveway.

These proposed mitigation measures noted above are intended to provide an alternate method by which adherence to the Road & Street Standards may be achieved, while assuring compliance with the County's and Property Owner's goal to protect and ensure the preservation of the unique features of the natural environment.

Remaining portions of the site driveway will undergo improvements as part of the project to meet the requirements established by the Napa County Road and Street Standards.

Thank you for your time in reviewing this matter. If you should have any questions or need additional information, please do not hesitate to contact me.

Respectfully,




Bruce Fenton, P.E.
Project Manager

DL/BTF/bs

# “E”

# Use Permit Major Modification Application Packet

# 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:** The 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: Waste Water Feasibility
   - ☐ 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).**

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: Nicole Carter, President
Mailing Address: 1500 Diamond Mt. Road
City: Calistoga State: CA Zip: 94515
Phone: (707) 328-8353
E-Mail Address: nicolecarter@diamondcreekvineyards.com

### Property Owner Contact

Name: Nicole Carter, President
Mailing Address: 1500 Diamond Mt. Road
City: Calistoga State: CA Zip: 94515
Phone: (707) 328-8353
E-Mail Address: nicolecarter@diamondcreekvineyards.com

### Agent Contact

Name:
Mailing Address:
City: State: Zip:
Phone:
E-Mail Address:

### Other Representative Contact

☐ Engineer ☐ Architect ☐ Agent
Name: Lester Hardy, attorney for Diamond Mountain Vineyards, Inc.
Mailing Address: P.O. Box 667
City: St. Helena State: CA Zip: 94574
Phone: (707) 480-8093
E-Mail Address: lester@lfhardy.com

## Property Information

Project Name: Diamond Creek Vineyards
Project Address: 1500 Diamond Mt. Road, Calistoga, CA 94515
Assessor's Parcel Number(s): 020-440-004 and a portion of 020-400-012 - a lot line adjustment is proposed in connection with this application
Size of site (acreage and/or square footage): Proposed winery parcel is 73.25 acres
General Plan Designation: AWOS Zoning: AW

## Application Type[1]

File No(s)_____

| Administrative | Planning Commission/ALUC/BOS | Zoning Administrator |
|---|---|---|
| **Erosion Control Plan:**<br>☐ Track I ☐Track II<br>☐ Admin Viewshed<br>☐ Fence Entry Structure Permit<br>☐ Land Division/Mergers<br>☐ Site Plan Approval/Modification<br>☐ Winery Administrative Permit<br>☐ Other Very Minor Modification<br>☐ Addressing<br>☐ Signs<br>**Temporary Event:**<br>☐ 51-400 ☐ 401+<br>☐ Late Application Submittal<br>☐ Application Entitled to Fee Waiver<br>☐ Other:_____ | **Major Modification:**<br>☐ Winery ☐ Other<br>**Use Permit:**<br>☐ Winery ☐ Other<br>☐ Viewshed<br>☐ AG Preserve Contract<br>☐ Development Agreement<br>☐ Airport Land Use Consistency Determination<br>☐ General, Specific or Airport Land Use Plan Amendment<br>☐ Variance<br>☐ Zoning Map/Text Amendment<br>☐ Road Exception<br>☐ Con. Reg. Exception<br>☐ Other:_____ | ☐ Certificate of Legal Non Conformity<br>☐ Other Minor Modification<br>☐ Road Exception<br>☐ Small Winery Exemption<br>☐ Winery Minor Modification<br>☐ Variance<br>☐ Viewshed<br>☐ Other: _____<br>**Misc. Services**<br>☐ Use Determination<br>☐ Status Determination<br>☐ 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 the Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. 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.

→ Nicole Carter August 25, 2024

Property Owner's Signature and Date

Nicole Carter, President, DMNG, Inc.

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.

→ Nicole Carter August 25, 2024

Applicant's Signature and Date

Nicole Carter, President

| | Application Fees | |
|---|---|---|
| Date Received: _____ | Deposit Amount | $ |
| Received by: _____ | Flat Fee Due | $ |
| Receipt No. _____ | Total | $ |
| File No. _____ | Check No | |

## 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 | [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 | [X] None |
| Marketing Events* | [X] Existing | [ ] Expanded | [ ] Newly Proposed | [X] None REDUCED |
| Food at Marketing Events | [ ] Existing | [ ] Expanded | [X] Newly Proposed | [ ] None |
| Will food be prepared... | [ ] On-Site? | [X] Catered? | | |
| Public display of art or wine-related items | [ ] Existing | [ ] Expanded | [ ] Newly Proposed | [X] None |
| Wine Sales/Consumption – AB 2004 | [ ] Existing | | [X] 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: 10,000 gal/y Per permit : 96387 Permit date: 2/19/1997

Current maximum actual production: 6,720 gal/y For what year? 2018

Average 3 year production: 5,985 gal/y

Proposed production capacity: 25,000 gallons

** For this section, please see "Winery Production Process".*

## Visitation and Operations

**Please identify the winery's...**

| | | |
|---|---|---|
| Maximum daily tours/tastings visitation: | 22 existing | 10 proposed |
| Maximum weekly tours/tastings visitation: | 47 existing | 60 proposed |
| Visitation hours (e.g. M-Sa, 10am-4pm): | 5 days/week variable existing | 6 days/week proposed |
| Production days and hours[1]: | M-F 7am-6pm existing | same 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.

## 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.)

Please see project description

## On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur.

## 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.)

Please see project description

## 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 5,998 sq. ft. 0.14 acres

Proposed 14,656 sq. ft. 0.34 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).

58,634 sq. ft. 1.35 acres 1.8 % 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 3,800 sq. ft. Proposed 20,700 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 3,740 sq. ft. 98 % of production facility

Proposed 3,960 sq. ft. 19 % 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:_____ sq. ft. | Proposed:_____ sq. ft. |
| Cave area (Production) | Existing:_____ sq. ft. | Proposed:_____ sq. ft. |
| Cave area (Accessory) | Existing:_____ sq. ft. | Proposed:_____ sq. ft. |
| Covered crush pad area | Existing:_____ sq. ft. | Proposed:_____ sq. ft. |
| Uncovered crush pad area | Existing:_____ sq. ft. | Proposed:_____ sq. ft. |
| Cave Spoils total: | | Proposed:_____ cy. |

Cave Spoils Use: ☐ Onsite ☐ Offsite

## 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.

Nicole Carter

8-23-2024

Owner's Signature Nicole Carter, President, DMVC, Inc. 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.*

Trip Generation Worksheet - Prior to increase in employees and production

# 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:** _____ **Date Prepared:**

| **Existing Entitled Winery** | | Harvest | Non-Harvest |
|---|---|---|---|
| Number of Full Time Employees* | Weekday | 6 | 6 |
| | Weekend | 6 | 1 |
| Number of Part Time Employees* | Weekday | 2 | 2 |
| | Weekend | 2 | 1 |
| Maximum Daily Visitation | Weekday | 22 | 10 |
| | Weekend | 10 | 10 |
| Annual Gallons of Production | | 10,000 | 10,000 |
| Annual Tons of Grape Haul | | 62.5 | N/A |
| Number of Visitors at the Largest Event that occurs two or more times per month, on average | Weekday | 22 | 22 |
| | Weekend | 10 | 10 |

| **Proposed Winery** | | Harvest | Non-Harvest |
|---|---|---|---|
| Number of Full Time Employees* | Weekday | 6 | 6 |
| | Weekend | 6 | 1 |
| Number of Part Time Employees* | Weekday | 2 | 2 |
| | Weekend | 2 | 1 |
| Maximum Daily Visitation | Weekday | 10 | 10 |
| | Weekend | 10 | 10 |
| Annual Gallons of Production | | 10,000 | 10,000 |
| Annual Tons of Grape Haul | | 62.5 | N/A |
| Number of Visitors at the Largest Event that occurs two or more times per month, on average | Weekday | 10 | 10 |
| | Weekend | 10 | 10 |

*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 | 6 | 6 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 18.3 |
| PT Employees | 2 | 2 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 3.8 |
| Max Visitors | 22 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 16.9 | 7.7 |
| Max Event | 22 | 22 | 2.6 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 16.9 | 16.9 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekday Daily Trips** | 57 | 47 |
| | | | | **Total Weekday Peak Hour Trips*** | 14 | 10 |
| *Maximum Daily Weekend Traffic (Saturday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 6 | 1 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 3.1 |
| PT Employees | 2 | 1 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 1.9 |
| Max Visitors | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.1 | 7.1 |
| Max Event | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.1 | 7.1 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekend Daily Trips** | 38 | 20 |
| | | | | **Total Weekend Peak Hour Trips*** | 12 | 6 |
| *Maximum Annual Traffic* | | | | | | |
| | | | | **Total Annual Trips**** | 15,293 | |

| Proposed Winery | | | | | Harvest | Non-Harvest |
|---|---|---|---|---|---|---|
| *Maximum Daily Weekday Traffic (Friday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 6 | 6 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 18.3 |
| PT Employees | 2 | 2 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 3.8 |
| Max Visitors | 10 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.7 | 7.7 |
| Max Event | 10 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.7 | 7.7 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekday Daily Trips** | 39 | 38 |
| | | | | **Total Weekday Peak Hour Trips*** | 11 | 11 |
| *Maximum Daily Weekend Traffic (Saturday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 6 | 1 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 3.1 |
| PT Employees | 2 | 1 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 1.9 |
| Max Visitors | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.1 | 7.1 |
| Max Event | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.1 | 7.1 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekend Daily Trips** | 38 | 20 |
| | | | | **Total Weekend Peak Hour Trips*** | 12 | 6 |
| *Maximum Annual Traffic* | | | | | | |
| | | | | **Total Annual Trips**** | 12,449 | |

| 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** | -18 | -9 |
| | **Net New Weekday Peak Hour Trips*** | -3 | 1 |
| *Maximum Weekend Traffic (Saturday)* | | | |
| If total net new daily trips is greater than 40, a TIS is required | **Net New Weekend Daily Trips** | 0 | 0 |
| | **Net New Weekend Peak Hour Trips*** | 0 | 0 |
| *Maximum Annual Traffic* | | | |
| *A Traffic Impact Study is NOT Required* | **Net New Annual Trips**** | -2,844 | |

#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.

ADDENDUM TO TRIP GENERATION WORKSHEET

Trip Generation Rate for a Detached Single-Family Residence[1]: 11.24 ADT; 0.94 during PM Peak Hour[2]

Effect of a Single-Family Residence on Net New Trips:

Maximum Weekday Traffic (Friday):

Net New Daily Trips:

Harvest: 1 (11 less 10*)

Non-Harvest: 8 (11 less 3*)

Net New Weekday Peak Hour Trips:

Harvest 0 (1 less 1)

Non-Harvest 3 (1 plus 2)

Maximum Weekend Traffic (Saturday)

Net New Daily Trips:

Harvest: 19 (11 plus 8*)

Non-Harvest: 11 (11 plus 0*)

MAXIMUM ANNUAL TRAFFIC

Net New Annual Trips: 3,471 (4,103 less 632*)

- Calculations made by adding 11.24 trips per day for the residence to the output of the trip generation worksheet section titled "Net New Trips".

[1] Source: ITE Trip Generation (11th Edition)

[2] Weekday 4-6PM Peak Hour Vehicle Trip Generation Rates for Adjacent Street Traffic per ITE Manual (11th Edition)




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# 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:** _____ **Date Prepared:**

| **Existing Entitled Winery** | | Harvest | Non-Harvest |
|---|---|---|---|
| Number of Full Time Employees* | Weekday | 6 | 6 |
| | Weekend | 6 | 1 |
| Number of Part Time Employees* | Weekday | 2 | 2 |
| | Weekend | 2 | 1 |
| Maximum Daily Visitation | Weekday | 22 | 10 |
| | Weekend | 10 | 10 |
| Annual Gallons of Production | | 10,000 | 10,000 |
| Annual Tons of Grape Haul | | 62.5 | N/A |
| Number of Visitors at the Largest Event that occurs two or more times per month, on average | Weekday | 22 | 22 |
| | Weekend | 10 | 10 |

| **Proposed Winery** | | Harvest | Non-Harvest |
|---|---|---|---|
| Number of Full Time Employees* | Weekday | 8 | 8 |
| | Weekend | 8 | 1 |
| Number of Part Time Employees* | Weekday | 3 | 2 |
| | Weekend | 3 | 1 |
| Maximum Daily Visitation | Weekday | 10 | 10 |
| | Weekend | 10 | 10 |
| Annual Gallons of Production | | 25,000 | 25,000 |
| Annual Tons of Grape Haul | | 156.2 | N/A |
| Number of Visitors at the Largest Event that occurs two or more times per month, on average | Weekday | 10 | 10 |
| | Weekend | 10 | 10 |

*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 | 6 | 6 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 18.3 |
| PT Employees | 2 | 2 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 3.8 |
| Max Visitors | 22 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 16.9 | 7.7 |
| Max Event | 22 | 22 | 2.6 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 16.9 | 16.9 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekday Daily Trips** | 57 | 47 |
| | | | | **Total Weekday Peak Hour Trips*** | 14 | 10 |
| *Maximum Daily Weekend Traffic (Saturday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 6 | 1 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 3.1 |
| PT Employees | 2 | 1 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 1.9 |
| Max Visitors | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.1 | 7.1 |
| Max Event | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.1 | 7.1 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekend Daily Trips** | 38 | 20 |
| | | | | **Total Weekend Peak Hour Trips*** | 12 | 6 |
| *Maximum Annual Traffic* | | | | | | |
| | | | | **Total Annual Trips**** | 15,293 | |

| Proposed Winery | | | | | Harvest | Non-Harvest |
|---|---|---|---|---|---|---|
| *Maximum Daily Weekday Traffic (Friday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 8 | 8 | 3.05 one way trips/employee | FT Employee Daily Trips | 24.4 | 24.4 |
| PT Employees | 3 | 2 | 1.9 one way trips/employee | PT Employee Daily Trips | 5.7 | 3.8 |
| Max Visitors | 10 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.7 | 7.7 |
| Max Event | 10 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.7 | 7.7 |
| Gallons of Production | 25,000 | | 0.000018 truck trips | Production Daily Trips | 0.5 | 0.5 |
| Tons of Grape Haul# | 156.2 | | 0.013889 truck trips | Grape Haul Daily Trips | 2.2 | 0.0 |
| | | | | **Total Weekday Daily Trips** | 49 | 45 |
| | | | | **Total Weekday Peak Hour Trips*** | 14 | 13 |
| *Maximum Daily Weekend Traffic (Saturday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 8 | 1 | 3.05 one way trips/employee | FT Employee Daily Trips | 24.4 | 3.1 |
| PT Employees | 3 | 1 | 1.9 one way trips/employee | PT Employee Daily Trips | 5.7 | 1.9 |
| Max Visitors | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.1 | 7.1 |
| Max Event | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.1 | 7.1 |
| Gallons of Production | 25,000 | | 0.000018 truck trips | Production Daily Trips | 0.5 | 0.5 |
| Tons of Grape Haul# | 156.2 | | 0.013889 truck trips | Grape Haul Daily Trips | 2.2 | 0.0 |
| | | | | **Total Weekend Daily Trips** | 48 | 20 |
| | | | | **Total Weekend Peak Hour Trips*** | 16 | 6 |
| *Maximum Annual Traffic* | | | | | | |
| | | | | **Total Annual Trips**** | 14,661 | |

| 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** | -8 | -2 |
| | **Net New Weekday Peak Hour Trips*** | 0 | 3 |
| *Maximum Weekend Traffic (Saturday)* | | | |
| If total net new daily trips is greater than 40, a TIS is required | **Net New Weekend Daily Trips** | 10 | 0 |
| | **Net New Weekend Peak Hour Trips*** | 4 | 0 |
| *Maximum Annual Traffic* | | | |
| *A Traffic Impact Study is NOT Required* | **Net New Annual Trips**** | -632 | |

#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.

ADDENDUM TO TRIP GENERATION WORKSHEET

Trip Generation Rate for a Detached Single-Family Residence[1]: 11.24 ADT; 0.94 during PM Peak Hour[2]

Effect of a Single-Family Residence on Net New Trips:

Maximum Weekday Traffic (Friday):

Net New Daily Trips:

Harvest: 1 (11 less 10*)

Non-Harvest: 8 (11 less 3*)

Net New Weekday Peak Hour Trips:

Harvest 0 (1 less 1)

Non-Harvest 3 (1 plus 2)

Maximum Weekend Traffic (Saturday)

Net New Daily Trips:

Harvest: 19 (11 plus 8*)

Non-Harvest: 11 (11 plus 0*)

MAXIMUM ANNUAL TRAFFIC

Net New Annual Trips: 3,471 (4,103 less 632*)

- Calculations made by adding 11.24 trips per day for the residence to the output of the trip generation worksheet section titled "Net New Trips".

[1] Source: ITE Trip Generation (11th Edition)

[2] Weekday 4-6PM Peak Hour Vehicle Trip Generation Rates for Adjacent Street Traffic per ITE Manual (11th Edition)

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:
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.*

| 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.*

| 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**<br>*See description below under BMP-5.* |
| ☐ | ☐ | **BMP-8** | **Solar hot water heating**<br>*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**<br>*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**<br>*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**<br>*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**<br>*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**<br>*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**<br>*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**<br>*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**<br>*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**<br>*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?**

**Diamond Creek Vineyards Project Description 10-22-2025**

INTRODUCTION

By the start of the 1970s, awareness of the superiority of certain Napa Valley vineyards was no longer limited to growers and winemakers – a small but growing number of consumers had begun to associate quality not only with the better brands, but also with the better vineyards, even though few wines were sold as vineyard-specific bottlings. As the proprietor of Diamond Creek Vineyards, Al Brounstein was one of the first in the Napa Valley to focus on the production of distinctive, single vineyard-designated wines. In 1972, he bottled a mere 65 cases of Cabernet Sauvignon from his Diamond Mountain estate, a release now recognized as a landmark in the emergence Napa Valley Cabernets as world-renowned wines. As Diamond Creek begins its 50th year of estate winegrowing, the wines continue to reflect Al's remarkable vision through separate bottlings of Volcanic Hill, Red Rock Terrace and Gravelly Meadow, each of which demonstrates every year how trace elements in the soil impart different flavors to the wines. In essence, Diamond Creek Vineyards has defined terroir-driven single vineyard Cabernets in the Napa Valley. Al and Boots Brounstein defied convention by planting Bordeaux varietals on Diamond Mountain. Fifty years later, now under the ownership of Maison Louis Roederer in France, Diamond Creek Vineyards has earned a global reputation for estate wines from Diamond Mountain that are honored and cherished by collectors.

PARCEL CONFIGURATION

The Diamond Creek Vineyards property is located at 1500 Diamond Mountain Road (APN 020-440-004) (the "Winery Parcel") in an unincorporated part of Napa County near the City of Calistoga within the Agricultural Watershed (AW) Zoning District. There is an adjoining parcel with a residence under the same ownership (APN 020-400-012) (the "Residential Parcel"). The boundary between these two parcels runs through the proposed new winery structure. Title research indicates that both the Winery Parcel and the Residential Parcel qualify for certificates of compliance. Accordingly, concurrent with this application to modify the winery use permit previously approved for the Winery Parcel, the property owner will submit applications for (a) two certificates of compliance: one for the Residential Parcel, and one for the Winery Parcel. If the application is approved, the applicant will promptly submit an application for a lot line adjustment to relocate the boundary between the Winery Parcel and the Residential Parcel so as to create an Adjusted Winery Parcel on which both the existing winery (which will be converted to a residence) and the new winery will be located, and an Adjusted Residential Parcel on which the existing residence will remain. All of the winery structures and related improvements will be located on the New Winery Parcel, except to the extent that proposed driveway improvements are located on adjoining parcels.

EXISTING SITE CONDITIONS AND USES

The Adjusted Winery Parcel will be approximately 73.25 acres in area (3,190,770 square feet). As configured in anticipation of the certificates of compliance and the lot line adjustment, the Adjusted Winery Parcel includes a winery building, agricultural accessory structures, and approximately 20 acres of vineyards. An existing common driveway provides access to the DCV

property and two other wineries from Diamond Mountain Road. The common driveway crosses a historic stone bridge, constructed in 1885 as part of the original alignment of Diamond Mountain Road. The original alignment of Diamond Mountain Road has never been abandoned, and thus remains a public road for purposes of access, even though it is privately maintained. The winery driveway intersects the common driveway after it crosses the historic bridge, a short distance from Diamond Mountain Road. Surrounding land uses include residences, vineyards, wineries, and a resort under construction.

EXISTING OPERATIONS

The original use permit for Diamond Creek (U-437172) was approved on April 3, 1972, and allowed 5,000 gallons production. A second permit (U-447677) was approved on July 20, 1977, to allow storage and shipment of bottled wine in the cellar of the owner's residence on an adjacent parcel. On March 5, 1980, The County of Napa issued a use permit (U-567879) approving a new, 5,000 square foot winery and 10,000 gallons of production. The application showed a winery on the ground floor with a residence (to be constructed at a later date) on the second story. On February 19, 1997, Napa County approved the current use permit, #96387-MOD, to allow a 4,000 square foot second-story addition to the existing winery - the second story residence having never been built - with five employees including the owner. It appears that the application was intended to define the number of administrative employees, as it did not account for the winemaker. #96387-MOD limits visitors to the trade, with a maximum of 10/day and 10/week, and allows five marketing events with a maximum of 100 persons per event. Use Permit #96387-MOD Condition of Approval No. 3 requires that "[a]ll winery uses, including office and storage…be relocated to the existing winery parcel", and goes on to state that "[t]he area in the owner's residence presently used for the winery is to be used only for personal wine storage and wine library." #96387-MOD thus effectively terminates U-447677.

The winery is open five days a week from Monday through Saturday (the days on which tastings are hosted are variable) from 10 a.m. until 4 p.m., with a maximum of 22 visitors/day and a maximum of 47 visitors/week. The winery offers retail sale of wine, which is entitled as only occurring during marketing events. Winery operations are conducted from Monday through Friday from 7am to 6pm and are supported by a team of six (6) full-time employees, a consulting winemaker and two (2) part-time employees. As of March 29, 2019, one of the part-time employees was Boots Brounstein, an owner who lived on-site; sadly Ms. Brounstein has since passed away.

APPLICATION SUMMARY

This application proposes to convert the existing 7,540 SF (square-foot) winery structure to a 7,540 SF residence, and to construct two new structures, a 23,245 SF primary winery building, and a 2,170 SF shop for uses related to wine production. The existing accessory to production ratio in the existing winery building is 98%. The accessory to production ratio for the proposed winery, including both the primary winery building and the shop, is 19%. The existing winery development area is 5,998 SF, or 0.14 acres. The proposed winery development area is 14,656

SF, or 0.34 acres, and the proposed coverage area is 58,171 SF, or 1.34 acres, which is 18% of the New Winery Parcel.

The application further proposes the following changes to the wine production volume, number of employees, hours of operation, visitation and marketing plan.

The applicant requests approval of 25,000 gallons of wine production per year, 8 full-time employees and 2 part-time employees. During the non-harvest season, wine production operations will be conducted 6 day a week, from 7am to 6pm. The tasting room will be open from 6 days a week, from 9am to 6pm. The applicant requests approval for a maximum of 10 visitors per day, with a maximum of 60 per week. Proposed marketing events are limited to two each year: 1 event with a maximum of 100 visitors, and 1 with a maximum of 50. Food prepared by a caterer off-site will be served at the marketing events. Marketing events that occur in the evening will typically end by 10pm with quiet clean up to terminate by 11pm. As shown on the Winery Trip Generation Worksheet, the difference between existing and proposed visitation at the winery results in a net reduction of 632 trips/year generated by winery activities. As shown on the Addendum to the Trip Generation Worksheet, when trips are added to account for the conversion of the existing winery to a single-family residence, the project, including the residence, the project generates a maximum increase in annual traffic equal to 3,471 trips.

In addition, the application includes a request for an exception to road and street standards, as described below. Consistent with the discussion of parcel configuration set forth above, DCV will submit applications for three expedited certificates of compliance. When the certificates of compliance are approved, DCV will also submit an application for a lot line adjustment to create the Adjusted Winery Parcel and Adjusted Residential Parcel described above.

PROPOSED INTERIM OPERATING CONDITIONS

Between the time this application is approved, and the time the proposed new winery structure is approved for occupancy, applicant proposes to continue operations at the existing facility (a) without any increase in the volume of production or physical modifications to the facility; (b) with six full-time employees and two part-time employees; (c) non-harvest production hours of operation from 7am to 6pm and tasting room hours of operation six days a week from 9am to 6pm; (d) a maximum of ten visitors per day and a maximum of sixty visitors per week; (e) marketing events subject to the limitations set forth as follows: 1 event on a day with no other trip generating operations with attendee trip generation limited to a maximum of 40 ADT and 11 events with attendee trip generation limited to a maximum of 24 ADT, and all operations terminating by 11pm on days when marketing events occur. Catered food prepared off site may be served at marketing events. In addition, winery trip generation shall be limited to a maximum of 40 ADT on all days when marketing events occur. All operating conditions of approval shall conform to the requirements of Napa County Code § 18.124.130 at ¶ C.

TRANSIENT NON- COMMUNITY PUBLIC WATER SYSTEMS

Per California Health and Safety Code, wineries may be subject to the Transient Non-Community Public Water Systems regulations in the event that they serve an average of 25 or

more persons for at least 60 days of the year. Given the proposed winery operation (employee structure and visitation and marketing plan) detailed above, the use would not meet the threshold to require compliance with the Transient Non-Community Public Water Systems regulations.

WATER AVAILABILITY

As detailed in the Water Availability Analysis submitted with this application, there are two wells on the Adjusted Winery Parcel, identified a Well #1 (winery well), located 380 feet northeast of the existing winery building, and Well #2 (irrigation well), located 21 feet north of Diamond Mountain Creek, which is a significant stream. At present, Well #1 supplies water to the existing residence, the existing winery, and the vineyard blocks located south of the creek. At present, Well #2 supplies water to all of the vineyard blocks located north of the creek.

The applicant has been granted a permit to abandon Well #2 and to replace it with a new well, designated Well #3 (Ag replacement well), at a location 193 feet from the creek. Well #3 will be drilled deeper than Well #2, and will be cased blank to an elevation approximately 94 feet below the highest perforations in Well #1. In other words, to reduce potential impacts of the project on surface flows in the creek, Well #2 will be replaced with a new well that is farther from the creek and constructed to draw water from elevations deeper below the creek than Well #2. In addition, overall water use on the property will be reduced through a number of measures, including the conversation of two vineyard blocks from irrigated farming to dry farming. As these two blocks were replanted in 2023, the conversion to dry farming will be accomplished by annual reductions in irrigation volumes, with zero irrigation in those blocks in 2029. The WAA included with this application is based on the projected irrigation volumes in 2025, which result, along with other conservation measures, in a 4% reduction in water use on the project parcel. In 2029 we anticipate a total reduction in use of 9%.

At present, total water use for the Adjusted Winery Parcel is 11.92 AF (acre-feet) per year, and total water use for the Adjusted Winery Parcel with the proposed modifications will be 11.46 AF, which is 25% of the calculated average annual groundwater recharge of 46.15 AF.

WASTE TREATMENT

The existing winery waste treatment system consists of two 1500-gallon septic tanks – one for production waste flows and one for domestic waste flows – with both tanks connected to the leach lines installed as part of a 1988 modification to the original winery system. The existing domestic tank is located in a man-made pond. This tank has been inspected, and is in sound working condition. There is also a septic system serving the residence on the Residential Parcel, the leach field for which is located in part where the new winery will be constructed.

As part of this project, the applicant proposes to install a new Biofiltro system or equivalent to separately treat and disperse winery process wastewater – this system will meet the General Waste Discharge Requirements for Winery Process Water.

In addition, the application proposes to either (a) drain and back-fill the pond in which the domestic tank is located or (b) abandon the existing domestic tank and install a new one; and (c)

use the existing winery leach lines to serve the proposed residence on the Adjusted Winery Parcel and the existing residence on the Adjusted Residential Parcel.

DRIVEWAY

The existing driveway crosses a stone bridge constructed in 1885 as part of the original alignment of Diamond Mountain Road – in the earliest extant public records referring to the road, it is described as the "road leading up Teale Canyon." Once across the bridge the driveway climbs a wooded hill with steep cross-slopes on both sides of the road. For a significant distance, the driveway lies within a stream setback. The application includes a request for an exception to road and street standards intended to protect the riparian corridors over which the driveway passes. In addition, as there is a short gap between the private easement over the common driveway and Diamond Mountain Road, the applicant will confirm existence of a public easement over the original alignment of Diamond Mountain Road to, over and across the old stone bridge with the County Surveyor.

CONCLUSION

Diamond Creek Vineyards seeks approval of a use permit modification that will enable this historic Napa Valley Cabernet Sauvignon estate to produce its world-renowned wines in a 21st century facility while decreasing winery traffic volumes, protecting the riparian corridor, as well as reducing water use and the potential impacts of groundwater pumping on Diamond Mountain Creek.

# “G”

# Water Availability Analysis and Supplemental Water Availability Analysis for Interim Program

# SUPPLEMENTAL WATER AVAILABILITY ANALYSIS FOR INTERIM PROGRAM

For

DIAMOND CREEK VINEYARDS
1500 DIAMOND MOUNTAIN ROAD
CALISTOGA, CALIFORNIA 94515

APN 020-440-004 & 020-400-012

Prepared For:
Diamond Mountain Vineyard Company, Inc.
Attn: Nicole Carter
1500 Diamond Mountain Road
Calistoga, CA 94515




Project #4120020.0
January 6, 2026

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1. Well #1 Specific Water Demand for Interim Condition & Yearly Water Demands for Dry Farming Establishment

## EXECUTIVE SUMMARY

This Water Availability Analysis determines the groundwater usage for the interim program at Diamond Creek Vineyards (APN 020-440-004). This report is supplemental to the detailed Water Availability Analysis previously prepared and submitted for the Use Permit Modification. The water usage under the interim program will be in effect prior to the proposed Use Permit Modification program and associated improvements being realized.

The current winery is permitted to produce 10,000 gallons per year. The interim winery program proposes no increase in production. The interim program proposes to decrease visitors from 22/day to 10/day, but allow for an increase from 47/week to 60/week. The number of marketing events will increase from five to eleven (5 to 11), but the total number of marketing guests will reduce from 500 to 350. The interim program proposes no change to the number of employees, which will remain at six (6) full-time and two (2) part-time employees.

The proposed interim changes to visitation will result in no increase to water demand, but a reduction in water usage will be achieved by a reduction in vineyard irrigation as detailed in the Water Availability Analysis for the Use Permit Modification.

Table 1: Groundwater Use Calculations

| Usage Type | Existing Usage [af/yr] | **Proposed Interim Usage [af/yr]** |
|---|---|---|
| Vineyard | | |
| Irrigation – Well | 10.75 | **9.66**[1] |
| Irrigation – Recycled Process Wastewater (Credit) | 0 | **0** |
| Landscaping | 0.05 | **0.05** |
| Residential | | |
| Existing Residence | 0.75 | **0.75** |
| Proposed Residence | 0 | **0** |
| Winery | | |
| Process Water | 0.22 | **0.22** |
| Domestic Water | 0.15 | **0.15** |
| **Totals (Acre-ft per Year)** | **11.92** | **10.83** |
| **Estimated Water Recharge Rate (Acre-ft per Year)** | **46.15**[2] | **46.15**[2] |

The proposed interim program for the Diamond Creek Vineyards project will result in a decrease in the use of groundwater by 1.09 af/yr when compared to the existing condition. The proposed interim program's total usage of 10.83 af/yr is also less than the estimated groundwater recharge rate for the parcel of 46.15 af/yr.

[1] The vineyard irrigation water usage shown for the Proposed Interim Usage total is based on the implementation of the proposed vineyard irrigation program in 2025.

[2] These totals are detailed in depth as part of the Use Permit Modification Water Availability Analysis. Refer to that report for more information.

## GROUNDWATER RECHARGE

The total groundwater usage will be below the estimated groundwater recharge rate for the site. A detailed calculation of the groundwater recharge rate has been shown in the Use Permit Modification Water Availability Analysis under separate cover. A groundwater recharge rate was calculated for the site and found to be 0.63 ac-ft/ac/yr. This provides an annual allowable water allotment of 46.15 ac-ft/yr for the proposed 73.26-acre parcel.

## VINEYARD IRRIGATION

Diamond Creek Vineyards is proposing to revise its vineyard irrigation to reduce water usage and has identified four (4) vineyard blocks, which total 3.1 acres, which are suitable for dry farming. The blocks identified for dry farming will be irrigated after their initial replant. Irrigation will be tapered off over a period of five (5) years until dry farming is achieved. In addition to dry farming, the winemaker has evaluated three (3) sub-blocks north of Diamond Creek, which are suitable for a 20% reduction in vineyard irrigation. A detailed calculation of the proposed vineyard irrigation program has been shown in the Use Permit Modification Water Availability Analysis under separate cover.

Due to the timeline of the site improvements, and in order to be consistent with the Use Permit report, the water usage from 2025 is shown as part of the Groundwater Use Calculation in Table 1 and on page 4. This is considered a conservative approach as water usage will decrease in subsequent years.

## TIER II ANALYSIS – WELL PROXIMITY TO NEIGHBORING WELLS

The only well onsite that is within 500 feet of a neighboring well is the existing project well identified as Well #1 in the Use Permit Modification Water Availability Analysis. Per Napa County Well Permit Standards and WAA Requirements Table dated January 2024, Footnote 8, the Tier II analysis is only required if there is an increase in groundwater use at the site. Since (a) the project will reduce overall groundwater usage and (b) more particularly, demand on Well #1 will be less as part of the overall reduction in use, a Tier II analysis is not required. See Appendix #1 for the well-specific water demand on Well #1.

## TIER III ANALYSIS – WELL PROXIMITY TO SIGNIFICANT STREAMS

A detailed Tier III analysis was completed as part of the Use Permit Modification Water Availability Analysis, and since the proposed interim program modifications will have a lower groundwater usage than the proposed Use Permit Modification program, the same conclusion can be drawn that impacts will be reduced relative to existing conditions and thereby meet the requirements of County of Napa's January 10, 2024 Tier III Water Availability Analysis guidance memorandum.

## DETAILED GROUNDWATER USE CALCULATIONS

Detailed below and on the following page are summaries of the existing and proposed interim water usage only, and detailed calculations of water usage for the proposed Use Permit Modification can be found in the separate report.

### Existing Water Demand

| | | | | | |
|---|---|---|---|---|---|
| **Existing Vineyard Irrigation and Landscaping Water Demand** | | | | | |
| Vineyard – Irrigation from well – (0.5 af/ac-yr x | 21.5 | acres vineyard) = | | 10.75 | af/yr |
| Vineyard – Irrigation from PWW Credit | 0 | acres vineyard) = | | 0.00 | af/yr |
| Landscape – (0.5 af / 100,000-gallon wine x | 10,000 | gal wine/year) = | | 0.05 | af/yr |
| **Existing Winery Process Water Demand** | | | | | |
| Process Water – (2.15 af / 100,000-gallon wine x | 10,000 | gal wine/year) = | | 0.22 | af/yr |
| **Existing Residential Water Demand** | | | | | |
| Residence on Adj. Parcel Domestic Water – (Main Dwelling – 0.75 af/yr x | 1 | dwelling) = | | 0.75 | af/yr |
| **Existing Winery Domestic Water Demand** | | | | | |
| FT Employees – (15 gal/person/day x 313 days/yr x | 6 | employees/day) = | | 0.086 | af/yr |
| PT Employees – (15 gal/person/day x 165 days/yr x | 2 | employees/day) = | | 0.015 | af/yr |
| Average Visitors [2] – (3 gal/person/day x 52 wks/yr | 47 | visitors/wk) = | | 0.023 | af/yr |
| Marketing Events [3] – (100 visitors @ 15 gal/guest x | 5 | days/yr) = | | 0.023 | af/yr |
| | | | Total = | 0.147 | af/yr |
| | | | Total = | 0.15 | af/yr |
| **Total Existing Water Demand** | | | **Total =** | **11.92** | **af/yr** |

## Proposed Interim Water Demand

| | | | | | |
|---|---|---|---|---|---|
| **Proposed Interim Vineyard Irrigation and Landscaping Water Demand** | | | | | |
| Vineyard – Irrigation from well – (See Appendix 1) | 21.5 | acres vineyard) = | | 9.66[1] | af/yr |
| Vineyard – Irrigation from PWW Credit | 0 | acres vineyard) = | | 0.00 | af/yr |
| Landscape – (0.5 af / 100,000-gallon wine x | 10,000 | gal wine/year) = | | 0.05 | af/yr |
| **Proposed Interim Winery Process Water Demand** | | | | | |
| Process Water [2] – (2.15 ac-ft/100,000 gallons wine) | 10,000 | gal wine/year) = | | 0.22 | af/yr |
| **Proposed Interim Residential Water Demand** | | | | | |
| Residence on Adj. Parcel Domestic Water – (Main Dwelling – 0.75 af/yr x | 1 | residence | | 0.75 | af/yr |
| **Proposed Interim Winery Domestic Water Demand** | | | | | |
| FT Employees – (15 gal/person/day x 313 days/yr x | 6 | employees/day) = | | 0.086 | af/yr |
| PT Employees – (15 gal/person/day x 165 days/yr x | 2 | employees/day) = | | 0.015 | af/yr |
| Average Visitors [3] – (3 gal/person/day x 52 weeks | 60 | visitors/week | | 0.029 | af/yr |
| Marketing Events [4] – (30 visitors @ 15 gal/guest x | 10 | days/yr) = | | 0.014 | af/yr |
| Marketing Event [4] s – (50 visitors @ 15 gal/guest x | 1 | days/yr) = | | 0.002 | af/yr |
| | | | Total = | 0.146 | af/yr |
| | | | Total = | 0.15 | af/yr |
| **Total Proposed Water Demand** | | | **Total =** | **10.83** | **af/yr** |

Estimates per Napa County Water Availability Analysis – Guidance Document, May 12, 2015, unless noted:

[1] The vineyard irrigation water usage shown for the Proposed Interim Usage total is based on the implementation of the proposed vineyard irrigation program in 2025.
[2] 2.15 ac-ft per 100,000 gallons of wine per Napa County WAA – Guidance Document
[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

# Appendix 1

## Well #1 Specific Water Demand for Interim Condition
## and
## Yearly Water Demands for Dry Farming Establishment

# DIAMOND CREEK VINEYARDS

## WELL #1 SPECIFIC WATER DEMANDS INCLUDING INTERIM CONDITION

| **Existing Well #1 Water Demand** | | |
|---|---|---|
| Winery Domestic | 0.15 | af/yr |
| Winery Process | 0.22 | af/yr |
| Vineyard Irrigation | 4.10 | af/yr |
| Landscape | 0.05 | af/yr |
| Existing Residence Adjacent Property | 0.75 | af/yr |
| Total Well #1 | **5.27** | af/yr |
| NOTES: Vineyard Irrigation for is for 8.2 AC South of Diamond Creek | | |

| **Proposed Interim Condition Well #1 Water Demand (2025)** | | |
|---|---|---|
| Winery Domestic | 0.15 | af/yr |
| Winery Process | 0.22 | af/yr |
| Vineyard Irrigation | 3.33 | af/yr |
| Landscape | 0.05 | af/yr |
| Existing Residence Adjacent Property | 0.75 | af/yr |
| Total Well #1 | **4.50** | af/yr |
| NOTES: Vineyard Irrigation based on the establishment of Dry Farming in 2025 (See Attached calculation) | | |

# VINEYARD IRRIGATION WATER DEMAND FOR EACH WELL

## DIAMOND CREEK VINEYARDS

### ANNUAL WATER DEMANDS FOR DRY-FARMING ESTABLISHMENT OF SOUTHERN BLOCKS (WELL #1)

| Blocks | Acres | Allotment by year (Dry Farm Establishment over 5 years) [ac-ft/ac] | | | | | | Irrigation Totals for Southern Vineyard Blocks[ac-ft] | | | | | | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | |
| 4 | 1.2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Replanted in 1998, eligible to be entirely dry-farmed currently |
| 5 | 2 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 1 | 1 | 1 | 1 | 1 | 1 | This block may not be dry farmed |
| 6 | 1.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | Block to receive treated PWW |
| 7 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | Block to receive treated PWW |
| 8 | 0.7 | 0.5 | 0.4 | 0.3 | 0.2 | 0.1 | 0 | 0.35 | 0.28 | 0.21 | 0.14 | 0.07 | 0.00 | This block was replanted in 2024 & will be entirely dry-farmed by 2029 |
| 9 | 1.8 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | This block may not be dry farmed |
| 10 | 0.5 | 0.4 | 0.3 | 0.2 | 0.1 | 0 | 0 | 0.2 | 0.15 | 0.1 | 0.05 | 0 | 0 | This block was replanted in 2023 & will be entirely dry-farmed by 2028 |
| **Irrigation Total (By Year)** | | | | | | | | **3.45** | **3.33** | **3.21** | **3.09** | **2.97** | **2.9** | **Demand for 2025 used for groundwater calculation due to timing of improvements** |

## DIAMOND CREEK VINEYARDS

### ANNUAL WATER DEMANDS FOR NORTHERN BLOCKS INCLUDING DRY-FARMING ESTABLISHMENT (WELL #2)

| Blocks | Acres | Irrigation Allotment [ac-ft/ac] | | Allotment by year (Dry Farm Establishment over 5 years) [ac-ft/ac] | | | | | | Irrigation Totals for Southern Vineyard Blocks[ac-ft] | | | | | | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Existing | Proposed | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | |
| 1 (a,b,c) | 2.5 | 0.5 | 0.4 | N/A | N/A | N/A | N/A | N/A | N/A | 1.25 | 1 | 1 | 1 | 1 | 1 | Portion of Block 1 identified for a 20% reduction in irrigation |
| 1 (d,e, f) | 3.5 | 0.5 | 0.5 | N/A | N/A | N/A | N/A | N/A | N/A | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | No change to irrigation schedule |
| 2 | 4 | 0.5 | 0.5 | N/A | N/A | N/A | N/A | N/A | N/A | 2 | 2 | 2 | 2 | 2 | 2 | No change to irrigation schedule |
| 3 | 1.5 | 0.5 | 0.5 | N/A | N/A | N/A | N/A | N/A | N/A | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | No change to irrigation schedule |
| 11 | 0.7 | 0.5 | See Dry Farming Establishment | 0.5 | 0.4 | 0.3 | 0.2 | 0.1 | 0 | 0.35 | 0.28 | 0.21 | 0.14 | 0.07 | 0.00 | This block was replanted in 2024 & will be entirely dry-farmed by 2029 |
| 12 | 1.1 | 0.5 | 0.5 | N/A | N/A | N/A | N/A | N/A | N/A | 0.55 | 0.55 | 0.55 | 0.55 | 0.55 | 0.55 | No change to irrigation schedule |
| **Irrigation Total (By Year)** | | | | | | | | | | **6.65** | **6.33** | **6.26** | **6.19** | **6.12** | **6.05** | **Demand for 2025 used for groundwater calculation due to timing of improvements** |

# WATER AVAILABILITY ANALYSIS

For

DIAMOND CREEK VINEYARDS
1500 DIAMOND MOUNTAIN ROAD
CALISTOGA, CALIFORNIA 94515

APN 020-440-004 & 020-400-012

PREPARED FOR:
Diamond Mountain Vineyard Company, Inc.
Attn: Nicole Carter
1500 Diamond Mountain Road
Calistoga, CA 94515




Project #4120020.0
January 6, 2026

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4. Annual Groundwater Recharge Rate
5. Well Completion Reports, Well Yield Reports, and Well #2 Inspection Report

## EXECUTIVE SUMMARY

Diamond Creek Vineyards (APN 020-440-004) is applying for a Use Permit Modification to construct a new winery building and to modify the existing winery building into a four (4) bedroom residence once the new winery building is operational. The current winery is permitted to produce 10,000 gallons per year. The new winery proposes an increase in production from 10,000-gal wine/year to 25,000-gal wine/year. The project proposes to decrease from 22 visitors/day to 10 visitors/day, but allow for an increase from 47/week to 60/week. The number of marketing events will be reduced from five to two (5 to 2), and the number of employees will increase from six (6) full-time and two (2) part-time employees to eight (8) full-time and two (2) part-time employees.

The increase in water demand from the proposed changes to production and visitation will be offset by modifications to the vineyard irrigation processes and utilization of treated process wastewater for vineyard irrigation. Reduction will be achieved by the establishment of dry farming 3.1 acres of vineyard over a period of five years, and by reducing irrigation to a portion of the largest vineyard block by 20%. An exhibit showing vineyard areas can be found in Appendix 1.

**Table 1: Groundwater Use Calculations**

| Usage Type | Existing Usage [af/yr] | Proposed Standard Usage [af/yr] | Proposed Reduced Usage [af/yr] |
|---|---|---|---|
| Vineyard | | | |
| Irrigation – Well | 10.75 | 9.66[1] | 8.95[2] |
| Irrigation – Recycled Process Wastewater (Credit) | 0 | -0.46 | -0.46 |
| Landscaping | 0.05 | 0.13 | 0.13 |
| Residential | | | |
| Existing Residence | 0.75 | 0.75 | 0.75 |
| Proposed Residence | 0 | 0.75 | 0.75 |
| Winery | | | |
| Process Water | 0.22 | 0.54[3] | 0.46[4] |
| Domestic Water | 0.15 | 0.17 | 0.17 |
| **Totals (Acre-ft per Year)** | **11.92** | **11.54** | **10.75** |
| **Estimated Water Recharge Rate (Acre-ft per Year)** | **46.15** | **46.15** | **46.15** |

The proposed modifications for the Diamond Creek Vineyards project will result in a decrease in the use of groundwater by 1.17 af/yr by 2029 for a total usage of 10.75 af/yr, which is less than the estimated groundwater recharge rate for the parcel of 46.15 af/yr. The increase in production and visitation is mitigated by the use of the treated process wastewater for vineyard irrigation and revisions to the vineyard irrigation program to utilize dry farming techniques. An irrigation water

[1] The vineyard irrigation water usage shown for the Proposed Standard Usage total is based on the implementation of the proposed vineyard irrigation program in 2025.

[2] The vineyard irrigation water usage shown for the Proposed Reduced Usage total is based on the implementation of the proposed vineyard irrigation program in 2029.

[3] 2.15 ac-ft per 100,000 gallons wine per Napa County WAA – Guidance Document

[4] Reduced water use to six (6) gallons per gallon of wine or 1.84 ac-ft per 100,000 gallons wine (14% reduction)

balance can be found in Appendix 2, which details the beneficial reuse of treated process wastewater at the site. The water demand calculations associated with the five (5) year period for dry farming establishment, and the water demand to each well are contained in Appendix 3. Due to the timeline of improvements and in order to be conservative, the vineyard irrigation water demand from 2025 has been used for the groundwater use calculation of the proposed standard usage. The vineyard irrigation water demand for 2029 has been used for the groundwater use calculation of the proposed reduced usage totals.

## GROUNDWATER RECHARGE

The total groundwater usage will be below the estimated groundwater recharge rate for the site. A lot line adjustment is proposed to expand the winery parcel to include the new winery building location, and this expanded area has been considered for the Groundwater Recharge Rate calculation and the Water Availability Analysis for the parcel. The proposed parcel size will be 73.26± acres. A groundwater recharge rate was calculated for the site and found to be 0.63 ac-ft/ac/yr. This calculation can be found in Appendix 4. This provides an annual allowable water allotment of 46.15 ac-ft/yr for the 73.26-acre parcel.

## VINEYARD IRRIGATION

Diamond Creek Vineyards is proposing to revise its vineyard irrigation to reduce water usage and utilize treated process wastewater for vineyard irrigation. Diamond Creek Vineyards has also identified four (4) vineyard blocks, which total 3.1 acres which are suitable for dry farming. The blocks identified for dry farming will be irrigated after their initial replant. Irrigation will be tapered off over a period of five (5) years until dry farming is achieved. In addition to dry farming, the winemaker has evaluated three (3) sub-blocks north of Diamond Creek, which are suitable for a 20% reduction in vineyard irrigation.

Vineyard irrigation water usage during the establishment of the dry farming program is shown with a yearly breakdown for each well in Appendix 3. Due to the timeline of the site improvements, water usage from 2025 has been used for the groundwater use calculation of the proposed standard usage. The vineyard irrigation water demand for 2029 has been used for the groundwater use calculation of the proposed reduced usage totals shown as part of the Groundwater Use Calculation on page 7.

After the full establishment of dry farming in 2029, the proposed program is anticipated to result in a total reduction in vineyard irrigation of approximately 1.8 ac-ft/yr.

## WATER SAVING PRACTICES

Diamond Creek is proposing winery operations that will ensure water usage is consistent with or better than the industry standard for process water. The process water demand per the Napa County WAA guidance document assigns a standard usage total of 2.15 acre-feet per 100,000 gallons of wine, which equates to seven (7) gallons of process wastewater per gallon of wine. The totals associated with this demand have been denoted in this report as the “Proposed Standard Usage”.

Water conservation measures to reduce water usage throughout the facility will include water-efficient models for pressure and barrel washers, and trigger controls for hoses. In addition, floor cleaning will be performed as needed with squeegees and push brooms in place of using hoses. These

practices allow the adoption of six (6) gallons of process wastewater per gallon of wine. This process water demand has been denoted as part of the "Proposed Reduced" usage in this report.

This process water usage is consistent with the range associated with the industry standard. A usage of five (5) gallons of process wastewater per gallon of wine was used in a 2019 presentation by The Waterboard in discussions of the Winery General Order in regards to Tier determination[5]. Process wastewater generation of less than five (5) gallons of water per gallon of wine has been achieved at other wineries, including Rombauer[6]. With the increase in water-saving practices and available technologies, the proposed generation of six (6) gallons of process wastewater per gallon of wine can be achieved.

## WELL LOCATION AND CONSTRUCTION

### *Well #1*

Well #1 is currently used for the winery process and domestic water supply as well as irrigation for the vineyard blocks south of Diamond Mountain Creek. This well also provides water to the existing residence located on the adjacent parcel 020-400-012. This project well is located upslope of Diamond Mountain Creek near the edge of the existing driveway; 380 feet northeast of the existing winery building. It is located approximately 441 feet from Diamond Mountain Creek. Well locations are shown on the Tier III Significant Streams Exhibit in Appendix 1.

The well completion report shows that the well is 360 feet deep, with a grouted seal to 50 feet, first perforations occurring at 130 feet, and has a yield of approximately 320 gpm. Well #1 is located at an elevation of 601 feet based on topographic survey information, placing the first perforations for the well at an approximate elevation of 471 feet and the bottom of the well at an approximate elevation of 241 feet. The elevations of the creek based on an aerial survey from 2004 shows an approximate elevation at the well location of 519 feet. This would indicate an estimated separation of roughly 48 feet between the creek bottom and the level of the first perforations. A copy of the well completion report, and a well pumping report are contained in Appendix 5.

In order to reduce potential impacts to nearby surface waters, the project is proposing to reduce pumping time on Well #1, without increasing the pumping rate (gpm), thereby reducing pumping volumes from this well. This reduction in pumping volume can be achieved due to the proposed reduction in vineyard irrigation demand long term.

Based on the existing and proposed demand for Well #1 shown in Appendix 3, and the current well yield shown in Appendix 5, a conservative estimate is a 1.1% reduction in pumping time by 2025 (1 hour/yr - 89.4 hrs/yr to 88.4 hrs/yr). The proposed reduction after the full implementation of dry-farming in 2029 is a 11% reduction in pumping time (9.6 hours/yr - 89.4 hrs/yr to 79.8 hrs/yr).

**Total Existing Well #1 Pumping Time**

(Well #1 – Existing Demand, Per Well Specific Water Demands shown in Appendix 3)

$$= 5.27 \frac{ac-ft}{yr} x \frac{325{,}851\ gal}{1\ ac-ft} x \frac{1\ min}{320\ gal} (Pumping\ Yield) x \frac{1\ hr}{60\ min} = 89.4\ hrs/yr$$

[5] https://www.waterboards.ca.gov/water_issues/programs/waste_discharge_requirements/docs/outreach_lodi_ppt.pdf (Slide 10)
[6] https://www.northbaybusinessjournal.com/article/industrynews/napa-valley-winery-taps-water-wise-past-lessons-for-drought-of-2021/

**Total Proposed Well #1 Pumping Time - (2025)**
(Well #1 – Proposed Standard Demand, Per Well Specific Water Demands shown in Appendix 3)

$$= 5.21 \frac{ac-ft}{yr} x \frac{325{,}851\ gal}{1\ ac-ft} x \frac{1\ min}{320\ gal} (Pumping\ Yield) x \frac{1\ hr}{60\ min} = 88.4\ hrs/yr$$

**Total Proposed Well #1 Pumping Time - (2029)**
(Well #1 – Proposed Reduced Demand, Per Well Specific Water Demands shown in Appendix 3)

$$= 4.70 \frac{ac-ft}{yr} x \frac{325{,}851\ gal}{1\ ac-ft} x \frac{1\ min}{320\ gal} (Pumping\ Yield) x \frac{1\ hr}{60\ min} = 79.8\ hrs/yr$$

By reducing the pumping time and the total pumping volume at Well #1, it is our opinion that the proposed project will result in a reduction to potential impacts to the stream from this existing well.

***Well #2***

Well #2 is used for the vineyard irrigation for all blocks north of Diamond Mountain Creek. This well is located 21 feet north of Diamond Mountain Creek. Per a recent well inspection completed by Dr. Well, Water Well Services on April 2, 2024, this well was found to be 138 feet deep with first perforations occurring at 23 feet. The well yield report for this well shows a yield of 160 gallons per minute. Copies of these reports are contained in Appendix 5. Based on an aerial survey from 2004, Well #2 shows an approximate elevation of 536 feet, placing the first perforations for the well at an approximate elevation of 513 feet and the bottom of the well at an approximate elevation of 398 feet. The creek's elevation, based on the aerial survey, is approximately 532 feet. This would indicate an estimated separation of roughly 19 feet between the creek bottom and the level of the first perforations. A copy of the well completion report and a well pumping report are contained in Appendix 5.

Diamond Creek Vineyards is proposing, under a separate permit, to abandon this well and transfer the vineyard irrigation to a new replacement well (Well #3).

In order to reduce potential impacts to nearby surface waters, the project is proposing to reduce pumping time on Well #2, without increasing the pumping rate (gpm), thereby reducing pumping volumes from this well. This reduction in pumping volume can be achieved due to the proposed reduction in vineyard irrigation demand long term.

Based on the existing and proposed demand for Well #2 shown in Appendix 3, and the current well yield for Well #2 shown in Appendix 5, a conservative estimate is a 5% reduction in pumping time by 2025 (10.8 hours/yr - 225.7 hrs/yr to 214.9 hrs/yr). The proposed reduction after the full implementation of dry-farming in 2029 is a 9% reduction in pumping time (20.3 hrs/yr - 225.7 hrs/yr to 205.4 hrs/yr).

**Total Existing Well #2 Pumping Time**
(Well #2 – Existing Demand, Per Well Specific Water Demands shown in Appendix 3)

$$= 6.65 \frac{ac-ft}{yr} x \frac{325{,}851\ gal}{1\ ac-ft} x \frac{1\ min}{160\ gal} (Pumping\ Yield) x \frac{1\ hr}{60\ min} = 225.7\ hrs/yr$$

**Total Proposed Well #2 Pumping Time - 2025**
(Well #2 – Proposed Demand, Per Well Specific Water Demands shown in Appendix 3)

$$= 6.33 \frac{ac-ft}{yr} x \frac{325{,}851\ gal}{1\ ac-ft} x \frac{1\ min}{160\ gal} (Pumping\ Yield) x \frac{1\ hr}{60\ min} = 214.9\ hrs/yr$$

**Total Proposed Well #2 Pumping Time - 2029**
(Well #2 – Proposed Demand, Per Well Specific Water Demands shown in Appendix 3)

$$= 6.05 \frac{ac-ft}{yr} x \frac{325{,}851\ gal}{1\ ac-ft} x \frac{1\ min}{160\ gal} (Pumping\ Yield) x \frac{1\ hr}{60\ min} = 205.4\ hrs/yr$$

By reducing the pumping time and the total pumping volume at Well #2, it is our opinion that the proposed project will result in a reduction to potential impacts to the stream from this existing well.

## TIER II ANALYSIS – WELL PROXIMITY TO NEIGHBORING WELLS

The only well onsite that is within 500 feet of a neighboring well is the existing project well identified as Well #1. See the Tier II & III Well and Significant Streams Exhibit in Appendix 1. Per Napa County Well Permit Standards and WAA Requirements Table dated January 2024, Footnote 8, the Tier II analysis is only required if there is an increase in groundwater use at the site. Since (a) the project will reduce overall groundwater usage and (b) more particularly, demand on Well #1 will be less as part of the overall reduction in use, a Tier II analysis is not required.

## TIER III ANALYSIS – WELL PROXIMITY TO SIGNIFICANT STREAMS

There are two existing wells on the winery parcel, but a replacement well (Well #3) is proposed under a separate permit. The project well (Well #1) is used for the winery and domestic water supply, as well as vineyard irrigation, and the other existing well (Well #2) is used for vineyard irrigation. RSA+ has determined that the wells on site are within 1,500 feet of Diamond Mountain Creek, a significant stream. See the Tier III Significant Streams Exhibit in Appendix 1.

Assuming connectivity to the significant stream, the project proposes to modify the operation of the existing wells by:

1. Reducing overall volume of groundwater usage on Well #1 by 0.06 ac-ft/yr initially and reducing further to 0.57 ac-ft/yr by utilizing dry farming of 2.4 acres of vineyard, and beneficial reuse of 0.46 ac-ft/yr of treated process wastewater.
2. Reducing overall volume of groundwater usage on Well #2 by 0.32 ac-ft/yr initially and reducing further to 0.6 ac-ft/yr by utilizing dry farming of 0.7 acres of vineyard, and by reducing irrigation to a portion of the largest vineyard block served by this well by 20%.
3. Reducing annual water demand for Well #1 by approximately 1.1% by 2025, with further reduction to 11% after the establishment of dry farming in 2029, and reducing water demand on the other onsite well by approximately 5% by 2025, with further reduction to 9% after the establishment of dry farming in 2029.
4. A modification to the well operation is proposed for all existing wells. This will be achieved by limiting well operations for each well to their current pumping rates, as stated in this report, while reducing the pumping times for all wells.

a. There will be an initial reduction in pumping time of 1 hour per year at Well #1 representing a 1.1% decrease. There will be further reduction to 9.6 hours per year, representing an 11% reduction, after the full implementation of the proposed dry farming.

b. There will be an initial reduction in pumping time of 10.8 hours per year from Well #2 representing a 5% decrease. There will be further reduction to 20.3 hours per year, representing an 9% reduction, after the full implementation of the proposed dry farming.

The proposed modifications will reduce the volume of groundwater pumped and pumping times for each well. This will result in a reduction of the daily pumping rates of each well, thereby allowing greater time for aquifer recharge and therefore a reduction of impact on the stream.

The proposed modifications will reduce impacts relative to existing conditions and thereby meet the requirements of The County of Napa's January 10, 2024, Tier III Water Availability Analysis guidance memorandum. If either well is replaced, the replacement well will be subject to the same limitations on its operation.

## DETAILED GROUNDWATER USE CALCULATIONS

Detailed below and on the following pages are summaries of the existing and proposed water use and detailed calculations of water usage. Calculations of specific water usage for each well can be found in Appendix 3.

### Existing Water Demand

**Existing Vineyard Irrigation and Landscaping Water Demand**

| | | | | |
|---|---|---|---|---|
| Vineyard – Irrigation from well – (0.5 af/ac-yr x | 21.5 | acres vineyard) = | 10.75 | af/yr |
| Vineyard – Irrigation from PWW Credit | 0 | acres vineyard) = | 0.00 | af/yr |
| Landscape – (0.5 af / 100,000-gallon wine x | 10,000 | gal wine/year) = | 0.05 | af/yr |

**Existing Winery Process Water Demand**

| | | | | |
|---|---|---|---|---|
| Process Water – (2.15 af / 100,000-gallon wine x | 10,000 | gal wine/year) = | 0.22 | af/yr |

**Existing Residential Water Demand**

| | | | | |
|---|---|---|---|---|
| Residence on Adj. Parcel Domestic Water – (Main Dwelling – 0.75 af/yr x | 1 | dwelling) = | 0.75 | af/yr |
| Winery Parcel Domestic Water – (Main Dwelling – 0.75 af/yr x | 0 | dwelling) = | 0.00 | af/yr |

**Existing Winery Domestic Water Demand**

| | | | | |
|---|---|---|---|---|
| FT Employees – (15 gal/person/day x 313 days/yr x | 6 | employees/day) = | 0.086 | af/yr |
| PT Employees – (15 gal/person/day x 165 days/yr x | 2 | employees/day) = | 0.015 | af/yr |
| Average Visitors – (3 gal/person/day x 52 wks/yr | 47 | visitors/wk) = | 0.023 | af/yr |
| Marketing Events – (100 visitors @ 15 gal/guest x | 5 | days/yr) = | 0.023 | af/yr |
| | | Total = | 0.147 | af/yr |
| | | Total = | 0.15 | af/yr |
| **Total Existing Water Demand** | | **Total =** | **11.92** | **af/yr** |

## Proposed Water Demand

| | | | Proposed Standard | | Proposed Reduced | |
|---|---|---|---|---|---|---|
| **Proposed Vineyard Irrigation and Landscaping Water Demand** | | | | | | |
| Vineyard – Irrigation from Well – | | (See Appendix 3) | 9.66[1] | af/yr | 8.95[2] | af/yr |
| Vineyard – Irrigation from PWW Credit – | | (See Appendix 2) | -0.46 | af/yr | -0.46 | af/yr |
| Landscape – (0.5 af / 100,000-gallon wine x | 25,000 | gal wine/year) = | 0.13 | af/yr | 0.13 | af/yr |
| **Proposed Winery Process Water Demand** | | | | | | |
| [3][4] Process Water – (2.15 af / 100,000-gallon wine x | 25,000 | gal wine/year) = | 0.54[3] | af/yr | 0.46[4] | af/y |
| **Proposed Residential Water Demand** | | | | | | |
| Residence on Adj. Parcel Domestic Water – (Main Dwelling – 0.75 af/yr x | 1 | dwelling) = | 0.75 | af/yr | 0.75 | af/yr |
| Winery Parcel Domestic Water – (Main Dwelling – 0.75 af/yr x | 1 | dwelling) = | 0.75 | af/yr | 0.75 | af/yr |
| **Proposed Winery Domestic Water Demand** | | | | | | |
| FT Employees – (15 gal/person/day x 313 days/yr x | 8 | employees/day) = | 0.115 | af/yr | 0.115 | af/yr |
| PT Employees – (15 gal/person/day x 165 days/yr x | 2 | employees/day) = | 0.015 | af/yr | 0.015 | af/yr |
| [7] Average Visitors – (3 gal/person/day x 52 wks/yr | 60 | visitors/wk) = | 0.029 | af/yr | 0.029 | af/yr |
| [8] Marketing Events – (100 visitors @ 15 gal/guest x | 1 | days/yr) = | 0.005 | af/yr | 0.005 | af/yr |
| [8] Marketing Events – (50 visitors @ 15 gal/guest x | 1 | days/yr) = | 0.002 | af/yr | 0.002 | af/yr |
| | | Total = | 0.166 | af/yr | 0.166 | af/yr |
| | | Total = | 0.170 | af/yr | 0.170 | af/yr |
| **Total Proposed Water Demand** | | **Total =** | **11.54** | **af/yr** | **10.75** | **af/yr** |

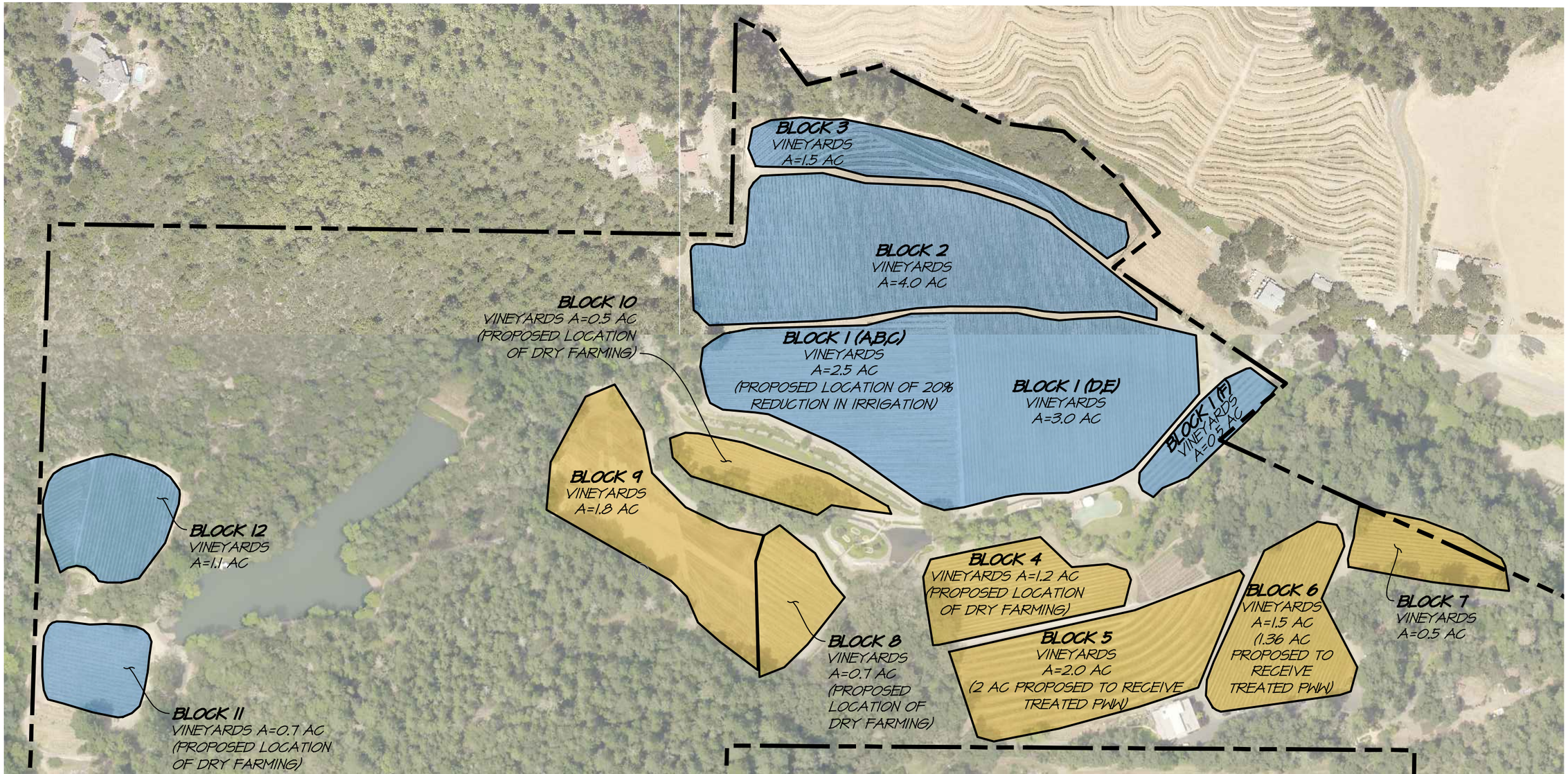
Estimates per Napa County Water Availability Analysis – Guidance Document, May 12, 2015, unless noted:

[1] The vineyard irrigation water usage shown for the Proposed Standard Usage total is based on the implementation of the proposed vineyard irrigation program in 2025.
[2] The vineyard irrigation water usage shown for the Proposed Reduced Usage total is based on the implementation of the proposed vineyard irrigation program in 2029.
[3] 2.15 ac-ft per 100,000 gallons of wine per Napa County WAA – Guidance Document
[4] Reduced water use to six (6) gallons per gallon of wine or 1.84 ac-ft per 100,000 gallons of wine (14% reduction)
[7] 3 gallons of water per guest per Napa County WAA – Guidance Document
[8] 15 gallons of water per guest per Napa County WAA – Guidance Document

# Appendix 1

## Vineyard Area Exhibit
## Tier II & III Well and Significant Streams Exhibit

# DIAMOND CREEK VINEYARDS
## VINEYARD AREA




**TOTAL PARCEL AREA = 73.26+/- ACRES**

**TOTAL VINEYARD AREA = 21.5 ACRES**

BLOCKS IRRIGATED BY WELL #1

BLOCKS IRRIGATED BY WELL #2

**GRAPHIC SCALE**

200' 0 200'

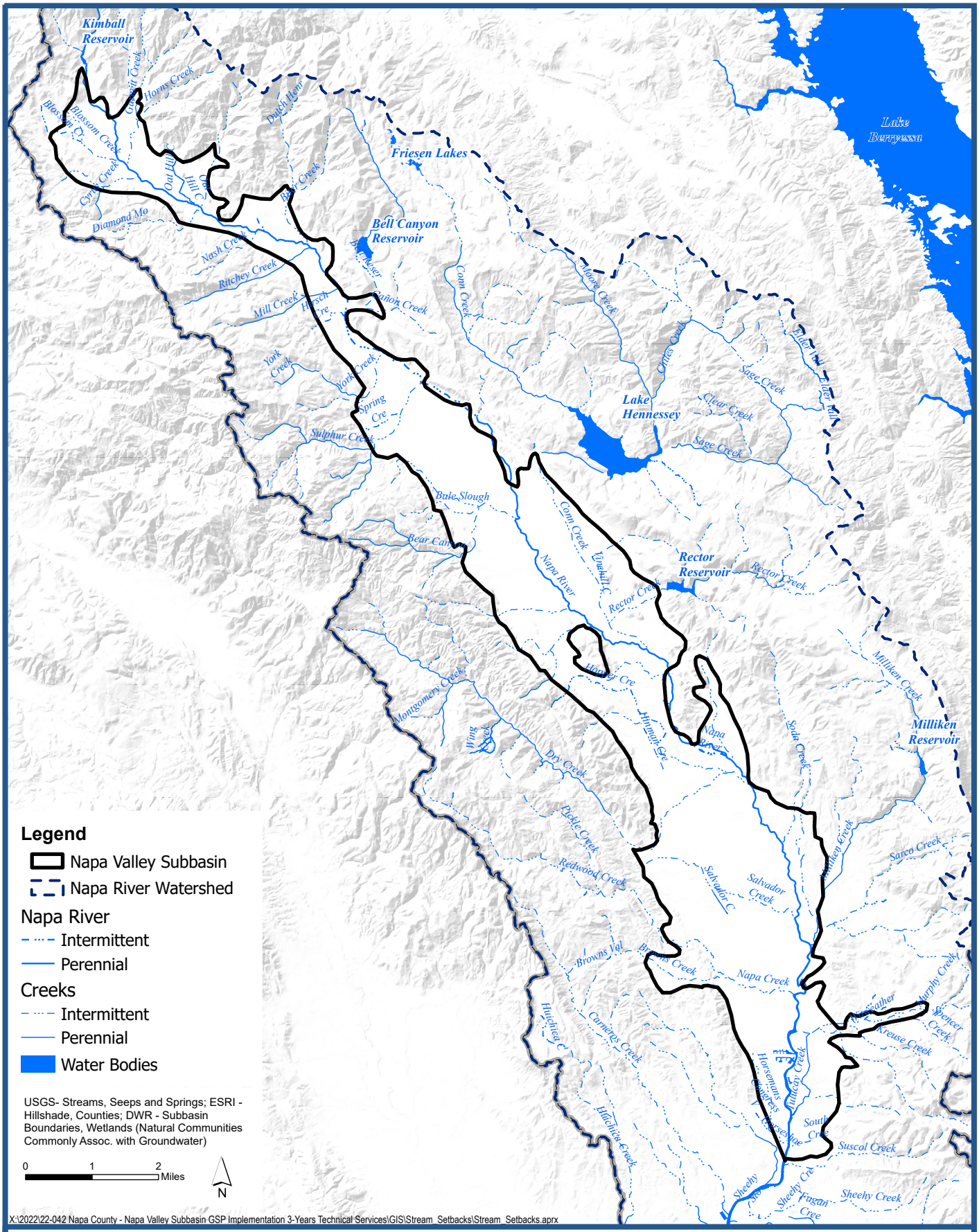
( IN FEET )
1 INCH = 200 FT

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May 21, 2025 4120020.0 Exh - Vineyard Area.dwg

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Luhdorff & Scalmanini
Consulting Engineers

**Napa County Well Permit Standards: Significant Streams**

*Napa County Well Permit Standards*
*Napa County, California*

**Figure 1**

# DIAMOND CREEK VINEYARDS
## TIER II & III WELL AND SIGNIFICANT STREAMS EXHIBIT
CALISTOGA CALIFORNIA

020-080-004
TOUSLEY

020-080-005
GOLUBCHIK

020-440-004
DIAMOND MOUNTAIN VINEYARD INC.

020-400-013
1510 ACQUISITION LLC

WELL #2
(EX USE - VINEYARD IRRIGATION OF NORTHERN BLOCKS)
(PR USE - VINEYARD IRRIGATION OF NORTHERN BLOCKS)

WELL #1
(EX USE - WINERY PROCESS, WINERY DOMESTIC, RESIDENTIAL & VINEYARD IRRIGATION OF SOUTHERN BLOCKS)
(PR USE - WINERY PROCESS, WINERY DOMESTIC, RESIDENTIAL & VINEYARD IRRIGATION OF SOUTHERN BLOCKS)

APPROXIMATE LOCATION OF TRIBUTARY OF DIAMOND MOUNTAIN CREEK
(COUNTY SIGNIFICANT STREAM FOR TIER 3)

± 210'
± 195'
± 441'
± 394'
± 433'
± 458'
± 796'
± 1,350'

(E) LINED POND

(E) LAKE

(P) WELL #3
(WELL TO BE CONSTRUCTED UNDER SEPARATE PERMIT)

(E) WINERY

020-400-012
DIAMOND MOUNTAIN VINEYARD INC.

(E) RESIDENCE

020-400-002
DYER

020-450-020
WALLIS

020-450-018
DODSON/KOPPER

GRAPHIC SCALE
240' 0 240'
( IN FEET )
1 INCH = 240 FT

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05/21/2025 4120020.0 Exh-Significant Streams.dwg

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# Appendix 2

# Irrigation Water Balance

# Reclaimed Process Wastewater
# Water Balance for Irrigation and Storage

| Project Description | | Annual Process Waste Flow Volume | | |
|---|---|---|---|---|
| Project Number: | 4120020.0 | Wine Production: | 25,000 | gal/year |
| Project Name: | Diamond Creek Vineyards | | | |
| Prepared By: | AM/BTF | Annual Process Waste per Gallon Wine: | 6 | gal/year |
| Date: | January 30th, 2025 | Total Annual Process Waste Generated: | 150,000 | gal/year |

| Vineyard Irrigation Parameters | | Landscape Irrigation Parameters | | |
|---|---|---|---|---|
| Acres of irrigated vineyard: | 3.36 acres | Crop type / name: | Cover Crop | |
| Row spacing: | 7.0 feet | Total irrigated acres of crop: | 0.00 acres | |
| Vine spacing: | 8.0 feet | | | |
| Total number of vines: | 2,614 vines | | | |
| Water use per vine per month (peak): | 26 gal | | | |
| Total peak monthly irrigation demand: | 67,954 gal | | | |

## Monthly Process Wastewater Generation

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Monthly process wastewater generated as % of annual total: | 4% | 6% | 6% | 5% | 6% | 7% | 9% | 10% | 15% | 13% | 11% | 8% |
| Monthly process wastewater generated [gallons]: | 6,000 | 9,000 | 9,000 | 7,500 | 9,000 | 10,500 | 13,500 | 15,000 | 22,500 | 19,500 | 16,500 | 12,000 |

## Monthly Vineyard Irrigation Water Use

| (Based on per-vine water use) | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Beginning of month reclaimed water in storage [gallons] (This number brought forward from end of previous month) | 14,909 | 16,832 | 21,755 | 23,959 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 |
| Vineyard irrigation as % of peak month irrigation demand: | 6% | 6% | 10% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 10% | 10% |
| Irrigation per month per vine (gallons): | 1.6 | 1.6 | 2.6 | 26.0 | 26.0 | 26.0 | 26.0 | 26.0 | 26.0 | 26.0 | 2.6 | 2.6 |
| Total vineyard irrigation demand [gallons]: | 4,077 | 4,077 | 6,795 | 67,954 | 67,954 | 67,954 | 67,954 | 67,954 | 67,954 | 67,954 | 6,795 | 6,795 |
| Will vineyard be irrigated with reclaimed water this month? | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Process wastewater generated this month, reclaimed for vineyard irrigation [gallons] | 4,077 | 4,077 | 6,795 | 7,500 | 9,000 | 10,500 | 13,500 | 15,000 | 22,500 | 19,500 | 6,795 | 6,795 |
| Remaining vineyard irrigation demand after using this month's process water [gallons] | 0 | 0 | 0 | 60,454 | 58,954 | 57,454 | 54,454 | 52,954 | 45,454 | 48,454 | 0 | 0 |
| Drawdown from storage for remaining vineyard irrigation [gallons] | 0 | 0 | 0 | 23,959 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Well water required to satisfy remaining vineyard irrigation demand | 0 | 0 | 0 | 36,494 | 58,954 | 57,454 | 54,454 | 52,954 | 45,454 | 48,454 | 0 | 0 |
| Net storage after vineyard irrigation drawdown [gallons] | 14,909 | 16,832 | 21,755 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 |
| This month's process wastewater, remaining after vineyard irrigation, available for landscape irrigation[gallons] | 1,923 | 4,923 | 2,205 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 | 5,205 |

*Water balance continues on next page for cover crop irrigation.*

Total PWW used for irrigation
126,039 gal
=0.39 ac-ft
+
23,959 gal
=0.07 ac-ft
Tot = 149,998 gal
= 0.46 ac-ft

## Monthly Landscape Irrigation Water Use

| (Based on evapotranspiration crop demand and irrigated area) | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| This month's process wastewater, remaining after vineyard irrigation, available for landscape irrigation[gallons] *(From sheet 1)* | 1,923 | 4,923 | 2,205 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 | 5,205 |
| Reference ET (ETo) (in/month) (see note 1) | 1.32 | 1.8 | 3.32 | 4.78 | 6.11 | 6.84 | 7.07 | 6.3 | 4.9 | 3.45 | 1.74 | 1.29 |
| Crop Coefficient ($k_c$) (see note 2) | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 |
| Crop water demand per acre [inches] | 0.79 | 1.08 | 1.99 | 2.87 | 3.67 | 4.10 | 4.24 | 3.78 | 2.94 | 2.07 | 1.04 | 0.77 |
| Crop water demand per acre [gallons] | 21,505 | 29,325 | 54,088 | 77,873 | 99,541 | 111,433 | 115,180 | 102,636 | 79,828 | 56,205 | 28,347 | 21,016 |
| Total crop water demand for irrigated area [gallons] | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Will landscape be irrigated with reclaimed water this month? | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Process wastewater remaining after vineyard irrigation, reclaimed for landscape irrigation [gallons] | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Landscape irrigation water required from storage or other source [gallons] | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Drawdown from storage for landscape irrigation [gallons] | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Process wastewater generated this month, unused for irrigation, to be reclaimed and stored [gallons] | 1,923 | 4,923 | 2,205 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 | 5,205 |
| Net end-of-month reclaimed water storage after all irrigation [gallons] | 16,832 | 21,755 | 23,959 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 | 14,909 |

*End of Water Balance*

**Peak Monthly Storage =** **23,959 gallons**

Notes:

1. Reference ETo from California Irrigation Management Information System
2. Crop Coefficient from Table 1 of "Estimating Irrigation Water Needs of Landscape Plantings in California", University of California Cooperative Extension, August 2000.

# DIAMOND CREEK VINEYARDS

## PROCESS WASTEWATER IRRIGATION EXHIBIT

NAPA COUNTY CALIFORNIA




GRAPHIC SCALE

80' 0 80'

( IN FEET )

1 INCH = 80 FT

LEGEND

VINEYARD AREA TO BE IRRIGATED BY TREATED PROCESS WASTEWATER = ±3.36 ACRES


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# Appendix 3

## Irrigation Water Demand by Well &
## Yearly Water Demands for Dry Farming Establishment

# DIAMOND CREEK VINEYARDS

## WELL SPECIFIC WATER DEMANDS

| **Existing Well #1 Water Demand** | | |
|---|---|---|
| Winery Domestic | 0.15 | af/yr |
| Winery Process | 0.22 | af/yr |
| Vineyard Irrigation | 4.10 | af/yr |
| Landscape | 0.05 | af/yr |
| Existing Residence Adjacent Property | 0.75 | af/yr |
| Total Well #1 | **5.27** | af/yr |
| NOTES: Vineyard Irrigation for is for 8.2 AC South of Diamond Creek | | |

| **Proposed Standard Well #1 Water Demand (2025)** | | |
|---|---|---|
| Winery Domestic | 0.17 | af/yr |
| Winery Process | 0.54 | af/yr |
| Vineyard Irrigation | 3.33 | af/yr |
| Vineyard Irrigation Credit from PWW | -0.46 | af/yr |
| Landscape | 0.13 | af/yr |
| Existing Residence Adjacent Property | 0.75 | af/yr |
| Future Residence | 0.75 | af/yr |
| Total Well #1 | **5.21** | af/yr |
| NOTES: Vineyard Irrigation based on the establishment of Dry Farming in 2025 (See Attached calculation) | | |

| **Proposed Reduced Well #1 Water Demand (2029)** | | |
|---|---|---|
| Winery Domestic | 0.17 | af/yr |
| Winery Process | 0.46 | af/yr |
| Vineyard Irrigation | 2.90 | af/yr |
| Vineyard Irrigation Credit from PWW | -0.46 | af/yr |
| Landscape | 0.13 | af/yr |
| Existing Residence Adjacent Property | 0.75 | af/yr |
| Future Residence | 0.75 | af/yr |
| Total Well #1 | **4.70** | af/yr |
| NOTES: Vineyard Irrigation based on the full establishment of Dry Farming in 2029 (See Attached calculation) | | |

| Existing Well #2 Water Demand | | |
|---|---|---|
| Winery Domestic | 0.00 | af/yr |
| Winery Process | 0.00 | af/yr |
| Vineyard Irrigation | 6.65 | af/yr |
| Total Well #2 | **6.65** | af/yr |
| NOTES: Vineyard Irrigation is for 13.3 AC North of Diamond Creek | | |

| Proposed Well #2 Water Demand (2025) | | |
|---|---|---|
| Winery Domestic | 0.00 | af/yr |
| Winery Process | 0.00 | af/yr |
| Vineyard Irrigation | 6.33 | af/yr |
| Total Well #2 | **6.33** | af/yr |
| NOTES: Vineyard Irrigation accounts for 20% reduction for a portion of Block 1 (Block 1 a,b,c), and dry farming establishment of Block 11. | | |

| Proposed Well #2 Water Demand (2029) | | |
|---|---|---|
| Winery Domestic | 0.00 | af/yr |
| Winery Process | 0.00 | af/yr |
| Vineyard Irrigation | 6.05 | af/yr |
| Total Well #2 | **6.05** | af/yr |
| NOTES: Vineyard Irrigation accounts for 20% reduction for a portion of Block 1 (Block 1 a,b,c), and dry farming fully established at Block 11. | | |

# VINEYARD IRRIGATION WATER DEMAND FOR EACH WELL

## DIAMOND CREEK VINEYARDS

### ANNUAL WATER DEMANDS FOR DRY-FARMING ESTABLISHMENT OF SOUTHERN BLOCKS (WELL #1)

| Blocks | Acres | Allotment by year (Dry Farm Establishment over 5 years) [ac-ft/ac] | | | | | | Irrigation Totals for Southern Vineyard Blocks[ac-ft] | | | | | | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | |
| 4 | 1.2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Replanted in 1998, eligible to be entirely dry-farmed currently |
| 5 | 2 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 1 | 1 | 1 | 1 | 1 | 1 | This block may not be dry farmed |
| 6 | 1.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | Block to receive treated PWW |
| 7 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | Block to receive treated PWW |
| 8 | 0.7 | 0.5 | 0.4 | 0.3 | 0.2 | 0.1 | 0 | 0.35 | 0.28 | 0.21 | 0.14 | 0.07 | 0.00 | This block was replanted in 2024 & will be entirely dry-farmed by 2029 |
| 9 | 1.8 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | This block may not be dry farmed |
| 10 | 0.5 | 0.4 | 0.3 | 0.2 | 0.1 | 0 | 0 | 0.2 | 0.15 | 0.1 | 0.05 | 0 | 0 | This block was replanted in 2023 & will be entirely dry-farmed by 2028 |
| **Irrigation Total (By Year)** | | | | | | | | **3.45** | **3.33** | **3.21** | **3.09** | **2.97** | **2.9** | **Demand for 2025 used for groundwater calculation due to timing of improvements** |

## DIAMOND CREEK VINEYARDS

### ANNUAL WATER DEMANDS FOR NORTHERN BLOCKS INCLUDING DRY-FARMING ESTABLISHMENT (WELL #2)

| Blocks | Acres | Irrigation Allotment [ac-ft/ac] | | Allotment by year (Dry Farm Establishment over 5 years) [ac-ft/ac] | | | | | | Irrigation Totals for Southern Vineyard Blocks[ac-ft] | | | | | | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Existing | Proposed | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | |
| 1 (a,b,c) | 2.5 | 0.5 | 0.4 | N/A | N/A | N/A | N/A | N/A | N/A | 1.25 | 1 | 1 | 1 | 1 | 1 | Portion of Block 1 identified for a 20% reduction in irrigation |
| 1 (d,e, f) | 3.5 | 0.5 | 0.5 | N/A | N/A | N/A | N/A | N/A | N/A | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | No change to irrigation schedule |
| 2 | 4 | 0.5 | 0.5 | N/A | N/A | N/A | N/A | N/A | N/A | 2 | 2 | 2 | 2 | 2 | 2 | No change to irrigation schedule |
| 3 | 1.5 | 0.5 | 0.5 | N/A | N/A | N/A | N/A | N/A | N/A | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | No change to irrigation schedule |
| 11 | 0.7 | 0.5 | See Dry Farming Establishment | 0.5 | 0.4 | 0.3 | 0.2 | 0.1 | 0 | 0.35 | 0.28 | 0.21 | 0.14 | 0.07 | 0.00 | This block was replanted in 2024 & will be entirely dry-farmed by 2029 |
| 12 | 1.1 | 0.5 | 0.5 | N/A | N/A | N/A | N/A | N/A | N/A | 0.55 | 0.55 | 0.55 | 0.55 | 0.55 | 0.55 | No change to irrigation schedule |
| **Irrigation Total (By Year)** | | | | | | | | | | **6.65** | **6.33** | **6.26** | **6.19** | **6.12** | **6.05** | **Demand for 2025 used for groundwater calculation due to timing of improvements** |

# Appendix 4

# Annual Groundwater Recharge Rate

# ANNUAL GROUNDWATER RECHARGE RATE

For

DIAMOND CREEK VINEYARDS
1500 DIAMOND MOUTAIN ROAD
CALISTOGA, CA 94515

APN 020-440-004 & 020-400-012

PREPARED FOR:
Diamond Mountain Vineyard Company, Inc.
Attn: Nicole Carter
1500 Diamond Mountain Road
Calistoga, CA 94515

January 23, 2025
Project # 4120020.0

## INTRODUCTION

This report determines the annual groundwater recharge rate for the Diamond Creek Vineyards properties. The existing winery is located on APN 020-440-004 and the driveway is located on APN 020-400-012. A lot line adjustment is proposed to expand the winery parcel to include the new winery building location, and this expanded area has been considered in this calculation. The proposed parcel will have an area of 73.26 ± acres. The parcel has slopes ranging from 5-30%.

For the analysis, the parcel has been divided into four (4) areas, impervious, vineyard, grassland, and coastal oak tree areas.

## METHODOLOGY

The groundwater recharge rate has been determined by examining the annual rainfall, runoff and species-specific evapotranspiration during winter months. Napa County's new 10-year PRISM data was used to determine the annual rainfall amount and site runoff volumes. It was determined that the average annual rainfall amounts to 32.52 inches per year.

The runoff volumes were determined by calculating the site-specific runoff coefficient. The runoff coefficients were calculated using aerial images to view the terrain and the county topography to estimate the slopes in each area.

The evapotranspiration losses were calculated using the Water Use Classifications of Landscape Species (WUCOLS) methodology for the vineyard, grassland, and coastal oak tree areas. Only evapotranspiration from the winter was considered, as it is assumed that evapotranspiration in summer will be from irrigation water.

The groundwater recharge rate was calculated as the difference of the total annual rainfall and losses from the stormwater runoff and evapotranspiration. Refer to attached calculations.

*Average Recharge Rate = Average Rainfall - Runoff – Evapotranspiration*

## CONCLUSION

The Diamond Creek Vineyards property has an annual rainfall of 32.52 inches per year, equating to 198.54 acre-feet per year for the parcels.

Total evapotranspiration volume that occurs through the vineyard, grassland, and oak tree areas is 21.85 acre-feet per year. The stormwater runoff from the parcels totals 130.60 acre-feet per year. The total average evapotranspiration and runoff is 152.45 acre-feet per year. This equates to a groundwater recharge rate of 46.15 acre-feet per year, or 0.63 acre-feet per acre per year.

**Diamond Creek Vineyards**
**Groundwater Recharge Rate**

## Parcels 020-440-004 & 020-400-012

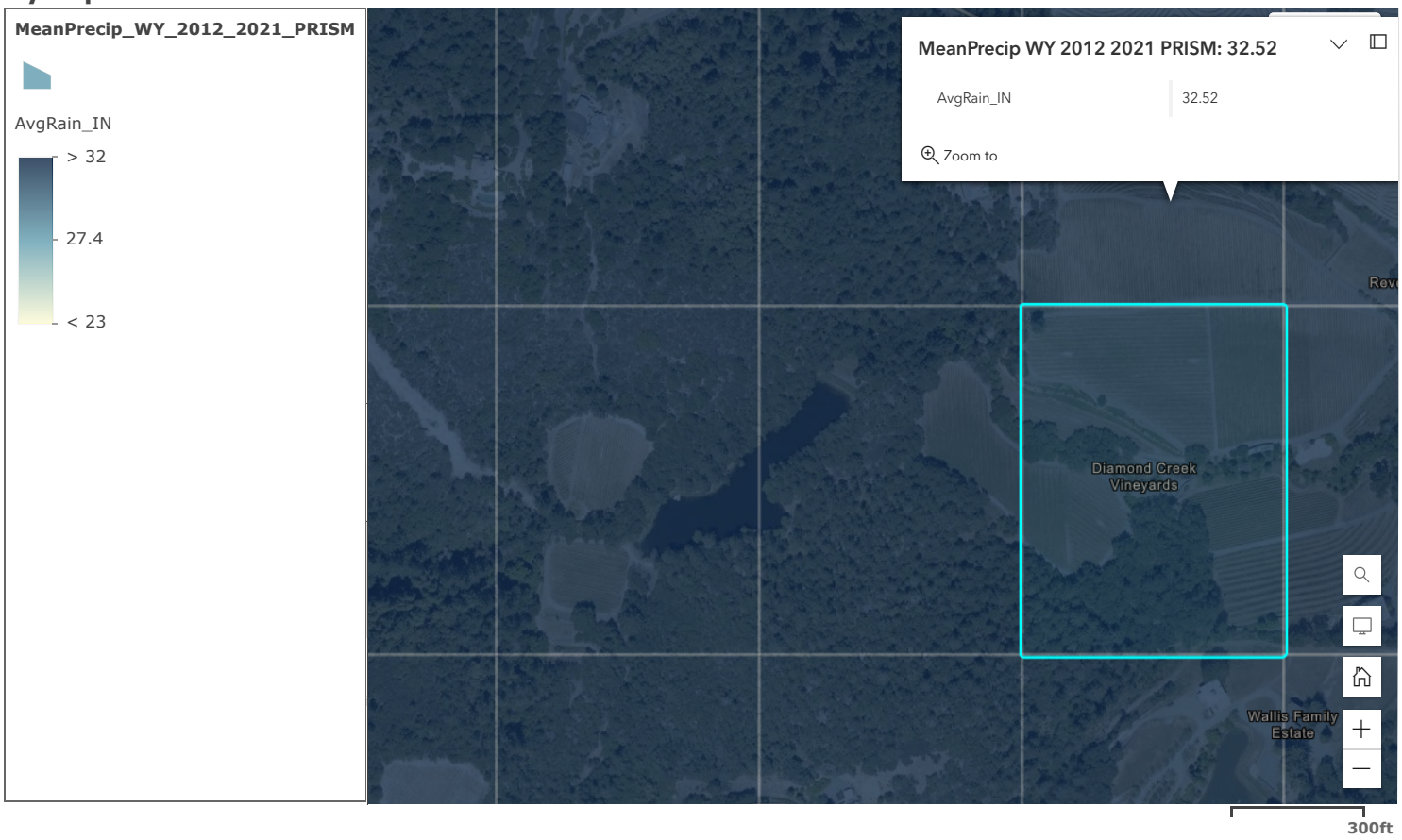
| Site Description | Hydrologic Soil Group | Area ($ft^2$) | Area (ac) | Total Annual Rainfall (in/yr) | Total Rainfall ($ft^3$/yr) |
|---|---|---|---|---|---|
| Impervious Area | B | 181,684 | 4.17 | 32.52 | 492,364 |
| Vineyard Area | B | 1,052,436 | 24.16 | 32.52 | 2,852,102 |
| Grass and Shrubs | B | 83,207 | 1.91 | 32.52 | 225,491 |
| Coastal Oak Trees | B | 1,874,002 | 43.02 | 32.52 | 5,078,545 |
| **Total** | | | **73.26** | **32.52** | **8,648,502** |

| Evapotranspiration ($ET_0$) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Site | January ($Et_o$) (in) | February ($Et_o$) (in) | March ($Et_o$) (in) | October ($Et_o$) (in) | November ($Et_o$) (in) | December ($Et_o$) (in) | Total $ET_o$ (in) | Landscape Coefficient ($k_c$) | Landscape Evapotrans. ($Et_c$) (in) = Total $Et_o$ x $k_c$ | Total Landscape Evapotranspiration ($ft^3$/yr) |
| Impervious Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 |
| Vineyard Area | 1.03 | 1.53 | 2.93 | 3.53 | 1.64 | 1.17 | 11.83 | 0.08 | 0.95 | 83,002 |
| Grass and Shrubs | 1.03 | 1.53 | 2.93 | 3.53 | 1.64 | 1.17 | 11.83 | 0.68 | 8.04 | 55,779 |
| Coastal Oak Trees | 1.03 | 1.53 | 2.93 | 3.53 | 1.64 | 1.17 | 11.83 | 0.44 | 5.21 | 812,880 |
| **Total** | | | | | | | | | | **951,661** |

| Runoff | | |
|---|---|---|
| Site | Run-Off Coefficient ( C ) | Total Runoff ($ft^3$/yr) |
| Impervious Area | 0.90 | 443,127 |
| Vineyard Area | 0.60 | 1,711,261 |
| Grass and Shrubs | 0.36 | 81,177 |
| Coastal Oak Trees | 0.68 | 3,453,411 |
| **Total** | | **5,688,976** |

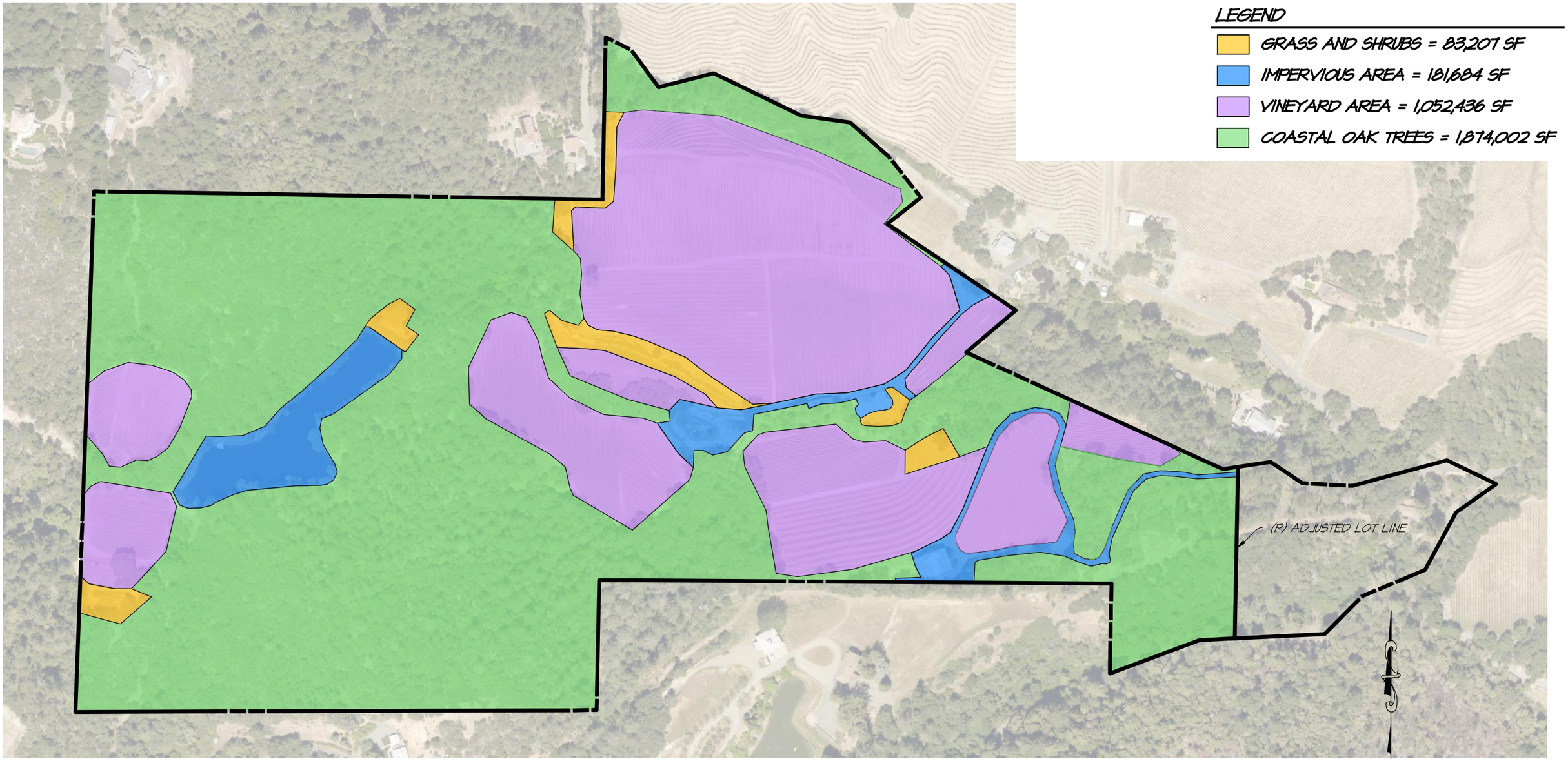
| Groundwater Recharge Rate | | | | | | |
|---|---|---|---|---|---|---|
| Site | Total Rainfall ($ft^3$/yr) | Total Crop Evapotranspiration ($ft^3$/yr) | Total Runoff ($ft^3$/yr) | Total Stormwater loss on site ($ft^3$/yr) | Groundwater Recharge Rate ($ft^3$/yr) | Groundwater Recharge Rate (ac-ft/ac/yr) |
| Impervious Area | 492,364 | 0 | 443,127 | 443,127 | 49,236 | 0.27 |
| Vineyard Area | 2,852,102 | 83,002 | 1,711,261 | 1,794,263 | 1,057,839 | 1.01 |
| Grass and Shrubs | 225,491 | 55,779 | 81,177 | 136,956 | 88,535 | 1.06 |
| Coastal Oak Trees | 5,078,545 | 812,880 | 3,453,411 | 4,266,290 | 812,255 | 0.43 |
| **Total** | **8,648,502** | **951,661** | **5,688,976** | **6,640,637** | **2,007,865** | **0.63** |

# My Map




https://prism.oregonstate.edu/recent/ (data modified by LSCE and Napa Co. PBES) | Esri Community Maps Contributors, County of Napa, Sonoma County, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA | Esri Community Maps Contributors, County of Napa, Sonoma County, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA | Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Source: Esri, USDA FSA

# DIAMOND CREEK VINEYARDS
# GROUNDWATER RECHARGE EXHIBIT




GRAPHIC SCALE

250 0 250 500

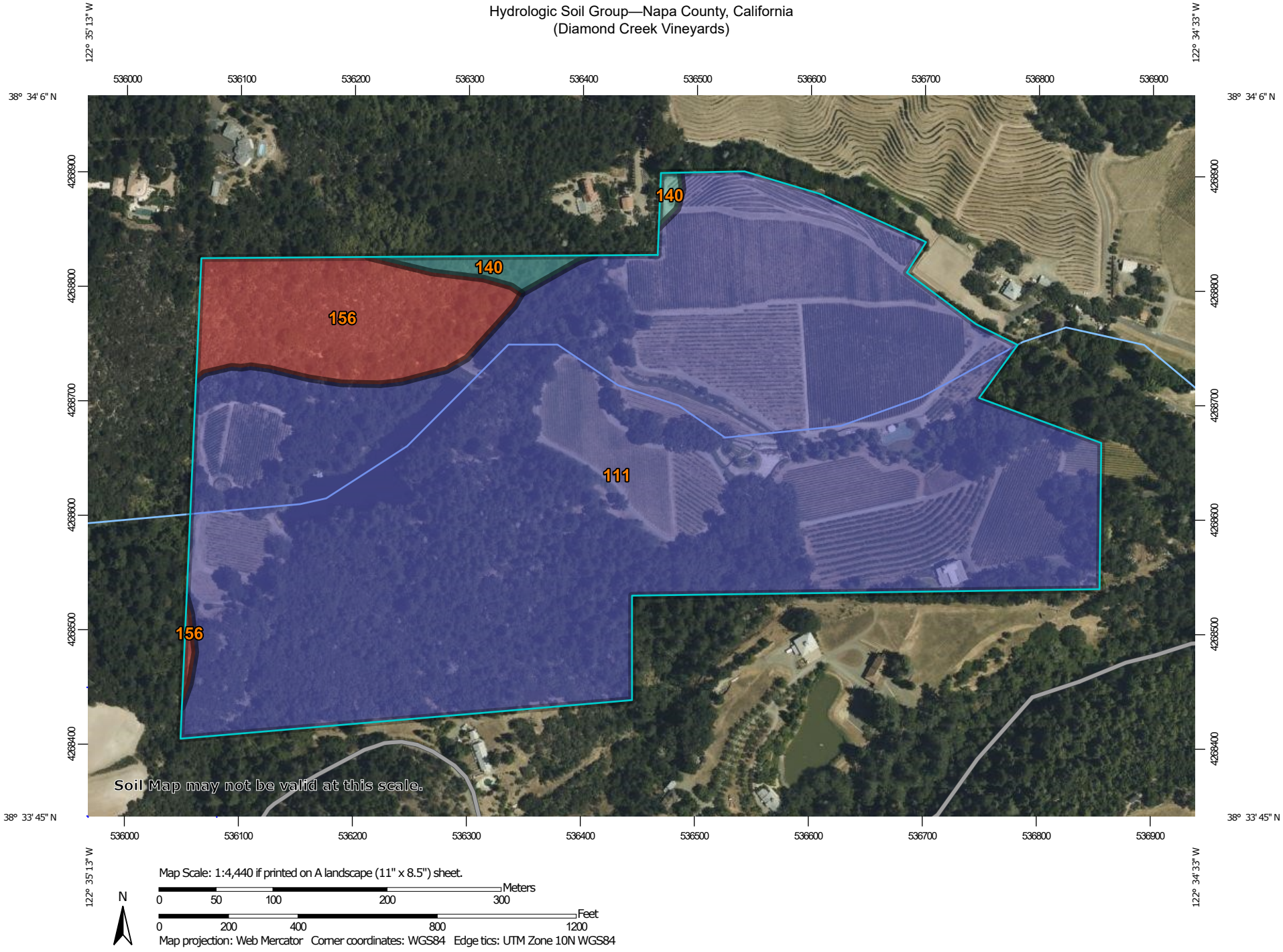
( IN FEET )
1 inch = 250 FT

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NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
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JAN. 23, 2025 4120020.0 Exh-GW Recharge.dwg

Hydrologic Soil Group—Napa County, California
(Diamond Creek Vineyards)




Map Scale: 1:4,440 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Survey Areas

**Soil Rating Polygons**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Lines**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Points**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Water Features**
- Streams and Canals
- 8-Digit Hydrologic Units

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Napa County, California
Survey Area Data: Version 13, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2019—Jul 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| 111 | Boomer-Forward-Felta complex, 5 to 30 percent slopes | B | 60.5 | 89.2% |
| 140 | Forward silt loam, 12 to 57 percent slopes, MLRA 15 | C | 0.9 | 1.3% |
| 156 | Kidd loam, 30 to 75 percent slopes | D | 6.4 | 9.5% |
| **Totals for Area of Interest** | | | **67.8** | **100.0%** |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

**TABLE 1. Crop coefficients used in daily modeling of soil water processes in vineyards, oak trees and grasslands**

| Vineyards | | Oak trees | | Grasslands | |
|---|---|---|---|---|---|
| Period | $K_c$ | Period | $K_c$ | Period | $K_c$ |
| 3/1–4/15 | 0.10 | 3/1–3/31 | 0.5 | 3/1–3/15 | 0.90 |
| 4/16–4/30 | 0.20 | 4/1–10/1 | 0.6 | 3/16–4/30 | 0.95 |
| 5/1–5/15 | 0.25 | 10/2–11/25 | 0.5 | 5/1–5/15 | 0.25 |
| 5/16–5/31 | 0.30 | 11/26–2/28 | 0.4 | 5/16–6/15* | 0.10 |
| 6/1–6/15 | 0.35 | | | 6/16*–10/13 | 0.00 |
| 6/16–6/30 | 0.40 | | | 10/14–10/31 | 0.25 |
| 7/1–9/30 | 0.50 | | | 11/1–2/28 | 0.75 |
| 10/1–10/15 | 0.30 | | | | |
| 10/16–10/31 | 0.20 | | | | |
| 11/1–11/15 | 0.15 | | | | |
| 11/16–11/30 | 0.05 | | | | |
| 12/1–2/28 | 0.01 | | | | |

Sources: Allen et al. 1998 (grasses and trees); Caprile 2007 (vineyards).

* Variable date depending on available soil moisture.

## Oak Trees - weighted average for October to March

| Time Period | # of Days | $K_C$ | Days * $K^C$ | |
|---|---|---|---|---|
| 3/1-3/31 | 31 | 0.5 | 15.5 | |
| 10/01 | 1 | 0.6 | 0.6 | Weighted Kc= |
| 10/2-11/25 | 55 | 0.5 | 27 | 80.7/182 = 0.44 |
| 11/26-2/28 | 95 | 0.4 | 37.6 | |
| Totals= | 182 | | 80.7 | |

## Vineyard - weighted average for October to March

| Time Period | # of Days | $K_C$ | Days * $K^C$ | |
|---|---|---|---|---|
| 3/1-4/15 | 31 | 0.1 | 3.1 | |
| 10/1-10/15 | 15 | 0.3 | 4.5 | |
| 10/16-10/31 | 16 | 0.2 | 3.2 | |
| 11/1-11/15 | 15 | 0.15 | 2.25 | Weighted Kc= |
| 11/16-11/30 | 15 | 0.05 | 0.75 | 14.7/182 = 0.08 |
| 12/1-2/28 | 90 | 0.01 | 0.9 | |
| Total= | 182 | | 14.7 | |

## Grasslands - weighted average for October to March

| Time Period | # of Days | $K_C$ | Days * $K^C$ | |
|---|---|---|---|---|
| 3/1-3/15 | 15 | 0.9 | 13.5 | |
| 3/16-3/31 | 16 | 0.95 | 15.2 | Weighted Kc= |
| 10/1-10/13 | 13 | 0.00 | 0.00 | 123.2/182 = 0.68 |
| 10/14-10/31 | 18 | 0.25 | 4.5 | |
| 11/1-2/28 | 120 | 0.75 | 90 | |
| Totals= | 182 | | 123.2 | |

Grass & Shrubs

## WATERSHED TYPES AND FACTORS

| RUN-OFF PRODUCING CHARACTERISTICS 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 – 0.38**<br>Steep, rugged terrain, with average slopes above 30% | **0.20 – 0.28**<br>Rolling, with average slopes of 10 to 30% | 0.14<br>**0.14 – 0.20**<br>Rolling, with average slopes of 5 to 10% | **0.08 – 0.14**<br>Relatively flat land, with average slopes of 0 to 5% |
| Soil Infiltration | **0.12 – 0.16**<br>No effective soil cover either rock or thin soil mantle of negligible infiltration capacity. | **0.08 – 0.12**<br>Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained. | 0.08<br>**0.06 – 0.08**<br>Normal; well drained light and medium textured soils sandy loams, silt, and silt loams. | **0.04 – 0.06**<br>Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained. |
| Vegetation Cover | **0.12 – 0.16**<br>No effective plant cover; bare or very sparse cover. | **0.08 – 0.12**<br>Poor to fair; clean cultivation crops or poor natural cover; less than 20% of drainage area under good cover. | **0.06 – 0.08**<br>Fair to good; about 50% of area in good grassland or woodland; not more than 50% of area in cultivated crops. | 0.06<br>**0.04 – 0.06**<br>Good to excellent; about 90% of drainage area in good grassland, woodland, or equivalent crop. |
| Surface | **0.10 – 0.12**<br>Negligible; surface depressions, few and shallow; drainage ways steep and small; no marshes. | 0.08<br>**0.08 – 0.10**<br>Low well-defined system of small drainage ways; no ponds or marsh. | **0.06 – 0.08**<br>Normal; considerable surface depression storage; lakes, ponds, and marshes. | **0.04 – 0.06**<br>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

Sum = 0.14 + 0.08 + 0.06 + 0.08 = 0.36

Coastal Oak Trees

## WATERSHED TYPES AND FACTORS

| RUN-OFF PRODUCING CHARACTERISTICS OF WATERSHEDS SHOWING FACTORS FOR EACH CHARACTERISTIC FOR VARIOUS WATERSHED TYPES | | | | |
|---|---|---|---|---|
| WATERSHED TYPES AND FACTORS | | | | |
| **Run-off Producing Features** | **Extreme** | **High** | **Normal** | **Low** |
| Relief | 0.38<br>**0.28 – 0.38**<br>Steep, rugged terrain, with average slopes above 30% | **0.20 – 0.28**<br>Rolling, with average slopes of 10 to 30% | **0.14 – 0.20**<br>Rolling, with average slopes of 5 to 10% | **0.08 – 0.14**<br>Relatively flat land, with average slopes of 0 to 5% |
| Soil Infiltration | 0.12<br>**0.12 – 0.16**<br>No effective soil cover either rock or thin soil mantle of negligible infiltration capacity. | **0.08 – 0.12**<br>Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained. | **0.06 – 0.08**<br>Normal; well drained light and medium textured soils sandy loams, silt, and silt loams. | **0.04 – 0.06**<br>Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained. |
| Vegetation Cover | **0.12 – 0.16**<br>No effective plant cover; bare or very sparse cover. | **0.08 – 0.12**<br>Poor to fair; clean cultivation crops or poor natural cover; less than 20% of drainage area under good cover. | **0.06 – 0.08**<br>Fair to good; about 50% of area in good grassland or woodland; not more than 50% of area in cultivated crops. | 0.06<br>**0.04 – 0.06**<br>Good to excellent; about 90% of drainage area in good grassland, woodland, or equivalent crop. |
| Surface | 0.12<br>**0.10 – 0.12**<br>Negligible; surface depressions, few and shallow; drainage ways steep and small; no marshes. | **0.08 – 0.10**<br>Low well-defined system of small drainage ways; no ponds or marsh. | **0.06 – 0.08**<br>Normal; considerable surface depression storage; lakes, ponds, and marshes. | **0.04 – 0.06**<br>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

Sum = 0.38 + 0.12 + 0.06 + 0.12 = 0.68

Vineyard Area

## WATERSHED TYPES AND FACTORS

| RUN-OFF PRODUCING CHARACTERISTICS 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 – 0.38**<br>Steep, rugged terrain, with average slopes above 30% | 0.20<br>**0.20 – 0.28**<br>Rolling, with average slopes of 10 to 30% | **0.14 – 0.20**<br>Rolling, with average slopes of 5 to 10% | **0.08 – 0.14**<br>Relatively flat land, with average slopes of 0 to 5% |
| Soil Infiltration | 0.16<br>**0.12 – 0.16**<br>No effective soil cover either rock or thin soil mantle of negligible infiltration capacity. | **0.08 – 0.12**<br>Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained. | **0.06 – 0.08**<br>Normal; well drained light and medium textured soils sandy loams, silt, and silt loams. | **0.04 – 0.06**<br>Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained. |
| Vegetation Cover | **0.12 – 0.16**<br>No effective plant cover; bare or very sparse cover. | 0.12<br>**0.08 – 0.12**<br>Poor to fair; clean cultivation crops or poor natural cover; less than 20% of drainage area under good cover. | **0.06 – 0.08**<br>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**<br>Good to excellent; about 90% of drainage area in good grassland, woodland, or equivalent crop. |
| Surface | 0.12<br>**0.10 – 0.12**<br>Negligible; surface depressions, few and shallow; drainage ways steep and small; no marshes. | **0.08 – 0.10**<br>Low well-defined system of small drainage ways; no ponds or marsh. | **0.06 – 0.08**<br>Normal; considerable surface depression storage; lakes, ponds, and marshes. | **0.04 – 0.06**<br>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

Sum = 0.20 + 0.16 + 0.12 + 0.12 = 0.60

# Appendix 5

## Well Completion Reports, Well Yield Reports, and Well #2 Inspection Report

**ORIGINAL**
**File with DWR**

Page 1 of 1

STATE OF CALIFORNIA
# WELL COMPLETION REPORT
*Refer to Instruction Pamphlet*

No. 530550

DWR USE ONLY — DO NOT FILL IN
08N06W07
STATE WELL NO./STATION NO.
LATITUDE LONGITUDE
APN/TRS/OTHER

Owner's Well No. ____
Date Work Began 10-28-97, Ended 11-7-97
Local Permit Agency Napa County Environmental Mgmt.
Permit No. 45942 Permit Date 10-28-97

## GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)
DEPTH TO FIRST WATER 140 (Ft.) BELOW SURFACE

| DEPTH FROM SURFACE Ft. | to Ft. | DESCRIPTION *Describe material, grain size, color, etc.* |
|---|---|---|
| 0 | 20 | clay with embedded boulders |
| 20 | 45 | clay with embedded rock |
| 45 | 62 | brown clay |
| 62 | 85 | green clay |
| 85 | 110 | dark volcanic rock |
| 110 | 180 | brown volcanic mix |
| 180 | 380 | tan fractured volcanic mix |
| | | CONT. CASING LAYOUT |
| 210 | 350 | PVC 8" .032 screen |
| 350 | 360 | PVC 8" blank |

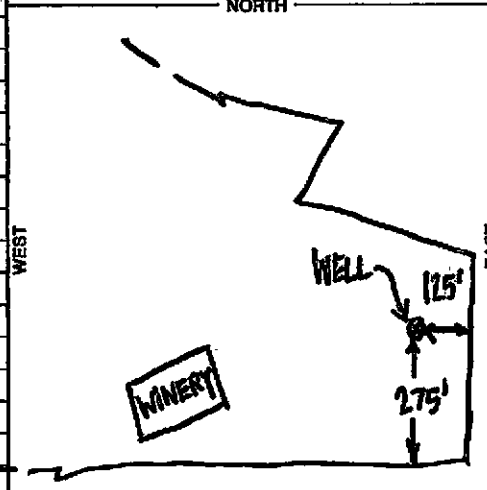
TOTAL DEPTH OF BORING 380 (Feet)
TOTAL DEPTH OF COMPLETED WELL 360 (Feet)

## WELL OWNER

## WELL LOCATION

Address same
City
County Napa
APN Book 020 Page 440 Parcel 004
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 FLUID bentonite

### WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC WATER LEVEL 96 (Ft.) & DATE MEASURED 11-12-97
ESTIMATED YIELD* 300 (GPM) & TEST TYPE air lift
TEST LENGTH 4 (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 | 55 | 15 | | | | | | | | |
| 55 | 380 | 12½ | | | | | | | | |
| 0 | 130 | | X | | | | PVC F480 | 8 | SDR-21 | |
| 130 | 210 | | | X | | | PVC F480 | 8 | SDR-21 | .032 |
| 210 | 220 | | X | | | | PVC F480 | 8 | SDR-21 | |

### ANNULAR MATERIAL

| DEPTH FROM SURFACE Ft. | to Ft. | TYPE CEMENT (✓) | BENTONITE (✓) | FILL (✓) | FILTER PACK (TYPE/SIZE) |
|---|---|---|---|---|---|
| 0 | 3 | X | | | concrete |
| 3 | 50 | | X | | grout |
| 50 | 360 | | | X | 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 [signature] (WELL DRILLER/AUTHORIZED REPRESENTATIVE) DATE SIGNED 11-13-97 C-57 LICENSE 439-746

DWR 188 REV. 7-90

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

# WELL #1 - WELL REPORT

**Phone:** 707 823 3191 **Fax:** 707 317 0057 **Email:** rayswelltesting@gmail.com **Lic#**:903708
**Address:** 4853 Vine Hill Rd, Sebastopol Ca 95472

**Date:** 09/17/20
**Report #:** 12162-2
**Report By:** Matt Owens

**Subject Property Address:** 1500 Diamond Mountain Rd, Calistoga CA 94515
**Customer Name:** Diamond Creek Vineyards – c/o Graham Wehmeier

**WELL DATA:**

| | |
|---|---|
| **Location/Description of well:** | New Well –Right of vineyard road near saloon building |
| **Type of Well:** | Drilled |
| **Depth of Well:** | Probe stopped at 140 Feet in casing |
| **Diameter of Well Casing:** | 11” O.D. Steel at surface |
| **Sanitary Seal (plate seal at top of well):** | Yes |
| **Annular Well Seal (in ground seal of bore hole):** | Unknown – Please refer to well log |

**PUMP DATA:**

| | |
|---|---|
| **Pump HP and Type:** | 50 HP Submersible Pump End on 60 HP 3 PH 460V Motor Per notes in control panel |
| **Depth of Pump Suction:** | Unknown – Please refer to installer records |
| **Size of Tee at Well Head:** | 4” tee |
| **Submersible Cable Size:** | #2-4 cable |
| **Water Level Control:** | ABB PST105-600-70 Controller |
| **Backpressure Test:** | N/A |

**WELL PRODUCTION SUMMARY (see next page for pumping log):**

**Length of Test:** 1 Hour 45 Minutes
**Type of Test:** Drawdown

| | | | |
|---|---|---|---|
| **Static Water Level:** | 107.9 Feet | **Starting Flow** | 320 GPM |
| **Water Level Drawdown:** | 20.1 Feet | | |
| **Final Pumping Level:** | 128 Feet | | |

**WATER LEVEL RECOVERY SUMMARY:**

| | |
|---|---|
| **Pre Test Static Water Level:** | 107.9 Feet |
| **Post Test Static Water Level:** | 111 Feet |
| **Water Level Drawdown:** | 20.1 Feet |
| **Water Level Recovery:** | 17 Feet |
| **Water Level Recovery as % of Drawdown:** | 84.58% |
| **Length Between End of Test and Recovery:** | 1 Hour |

**WELL PRODUCTION DATA & PUMPING LOG:**

| Date | Time | Interval | Water Level | Appearance | Sulfur Odor | Sand | GPM |
|---|---|---|---|---|---|---|---|
| 09/17/20 | 11:30 AM | 0 Minutes | 107.9 | Clear | No | No | 320 |
| 09/17/20 | 11:45 AM | 15 Minutes | 123.3 | Clear | No | No | 320 |
| 09/17/20 | 12:00 PM | 15 Minutes | 124.1 | Clear | No | No | 320 |
| 09/17/20 | 12:15 PM | 15 Minutes | 125.3 | Clear | No | No | 320 |
| 09/17/20 | 12:30 PM | 15 Minutes | 126 | Clear | No | No | 320 |
| 09/17/20 | 12:45 PM | 15 Minutes | 126.8 | Clear | No | No | 320 |
| 09/17/20 | 01:00 PM | 15 Minutes | 127.8 | Clear | No | No | 320 |
| 09/17/20 | 01:15 PM | 15 Minutes | 128 | CIRCUIT BREAKER TRIPPING, STOPPED TEST | | | |

**Final Pumping Level:** 128 **Feet**

**WATER LEVEL RECOVERY DATA:**

| Date | Time | Interval | Water Level | Recovery % |
|---|---|---|---|---|
| 09/17/20 | 02:15 PM | 1 Hour | 111 | 84.58% |

**Final post test static level measurement** 111 Feet
**Final Water Level Recovery as % of Drawdown:** 84.58%
**Length of time between end of test and recovery:** 1 Hour

Water levels and well depth are measured as feet below top of well casing unless otherwise noted.

**DISCLAIMER:**
Results of well production are accurate only at time of test. We cannot predict future production or water yield.

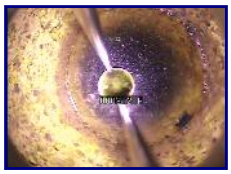
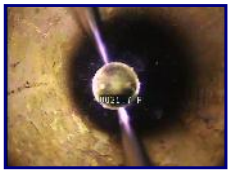
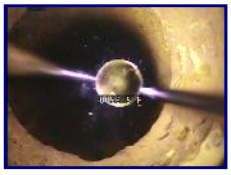
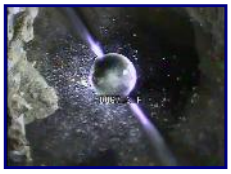
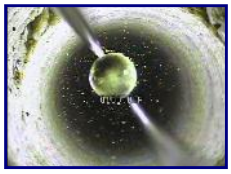
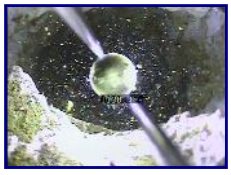
**WATER QUALITY: (The following samples are being analyzed, please refer to follow up report)**
**Analysis Choice:** Residential + Irrigation Package **Turnaround:** Standard

# Wellbore Video Report

**Dr. Well, Water Well Services, Inc.**
P.O. Box 1685 Fair Oaks, CA. 95628
Phone: (916) 536-9319 Fax: (916) 962-7381 Web: www.drwaterwell.com

Company: **Imboden Pump** Invoice No: _____ Run No.: **1**
Address: **1030 Pueblo Ave** Well Number: _____
City: **Napa** State: **CA** Zip: **94558** Survey Date: **Apr 2, 2024**
Requested By: **Mike** P.O.: _____ Well Owner: _____
Copy To: _____ Camera: **1 5/8" Color Camera**
Reason For Survey: **General Inspection** Zero Datum: **Top of Casing**
Operator: **Sarah Schwedler** Lat.: **38.5661991** Long.: **-122.5797594** Sec: _____ Twp: _____ Rge: _____
Location: **1500 Diamond Mountain, Calistoga** Depth: _____ Van: **3**
Casing I.D. At Surface: **7.75"** I.D. Reference: **Measured** Casing Corrosion: **Moderate**

(NOTE: Latitude and Longitude values determined using a recreational GPS accurate to about +/- 45'. SEC, TWP and RGE then determined using the TRS conversion program, accuracy not guaranteed.)

| SELECTED WELLBORE SNAPSHOTS | TRUE DEPTHS (SideScan - Feet) | WELLBORE / CASING INFORMATION |
|---|---|---|
| 1'  4'  | 1' | 17" Down, Casing Reduces To 6 1/2" ID |
| | **4'** | **Static Water Level (SWL)** |
| | **23'** | **Perforations, Top Of Torch Cut Slots (23-55) 80% Plugged** |
| | 57' | Casing Ends |
| 22'  23'  | 58' | Cavity |
| | 68' | Cavity |
| | 100' | Downview Of Borehole |
| 57'  58'  | 115' | Cavity |
| | 130' | Cavity |
| | 138' | Fill, Bottom, End of Survey |
| 68'  100'  | | |
| 115'  130'  | | |
| 138'  | | |

***Page No. 1*** **Notes:**

# WELL #2 - WELL REPORT

**Phone:** 707 823 3191 **Fax:** 707 317 0057 **Email:** rayswelltesting@gmail.com **Lic#**:903708
**Address:** 4853 Vine Hill Rd, Sebastopol Ca 95472

**Date:** 09/17/20
**Report #:** 12162-1
**Report By:** Matt Owens
**Subject Property Address:** 1500 Diamond Mountain Rd, Sebastopol CA 95472
**Customer Name:** Diamond Creek Vineyards – c/o Graham Wehmeier

**WELL DATA:**

| | |
|---|---|
| **Location/Description of well:** | Old Well – Near Pool area near creek |
| **Type of Well:** | Drilled |
| **Depth of Well:** | Probe stopped at 75 Feet in casing |
| **Diameter of Well Casing:** | 7- 1/4" O.D. Steel |
| **Sanitary Seal (plate seal at top of well):** | No |
| **Annular Well Seal (in ground seal of bore hole):** | Unknown – Please refer to well log |

**PUMP DATA:**

| | |
|---|---|
| **Pump HP and Type:** | 20 HP 3PH 230V Submersible, 175SR20F66-0863 |
| **Depth of Pump Suction:** | Unknown – Please refer to installer records |
| **Size of Tee at Well Head:** | 3" tee |
| **Submersible Cable Size:** | #4-4 |
| **Water Level Control:** | No |
| **Backpressure Test:** | 150 GPM @ 280' TDH |

**WELL PRODUCTION SUMMARY (see next page for pumping log):**

**Length of Test:** 4 Hours
**Type of Test:** Drawdown & Constant Pumping Level

| | | | |
|---|---|---|---|
| **Static Water Level:** | 44.4 Feet | **Starting Flow** | 150 GPM |
| **Water Level Drawdown:** | 18.3 Feet | | |
| **Final Pumping Level:** | 62.7 Feet | **Final Flow** | 160 GPM |

**WATER LEVEL RECOVERY SUMMARY:**

| | |
|---|---|
| **Pre Test Static Water Level:** | 44.4 Feet |
| **Post Test Static Water Level:** | 44.4 Feet |
| **Water Level Drawdown:** | 18.3 Feet |
| **Water Level Recovery:** | 18.3 Feet |
| **Water Level Recovery as % of Drawdown:** | 100.00% |
| **Length Between End of Test and Recovery:** | 50 Minutes |

**WELL PRODUCTION DATA & PUMPING LOG:**

| Date | Time | Interval | Water Level | Appearance | Sulfur Odor | Sand | GPM |
|---|---|---|---|---|---|---|---|
| 09/17/20 | 09:40 AM | 0 Minutes | 44.4 | Clear | No | No | 150 |
| 09/17/20 | 09:55 AM | 15 Minutes | 60.5 | Clear | No | No | 180 |
| 09/17/20 | 10:10 AM | 15 Minutes | 61.2 | Clear | No | No | 180 |
| 09/17/20 | 10:25 AM | 15 Minutes | 61.8 | Clear | No | No | 180 |
| 09/17/20 | 10:40 AM | 15 Minutes | 62 | Clear | No | No | 180 |
| 09/17/20 | 10:55 AM | 15 Minutes | 62.2 | Clear | No | No | 180 |
| 09/17/20 | 11:10 AM | 15 Minutes | 62.4 | Clear | No | No | 180 |
| 09/17/20 | 11:25 AM | 15 Minutes | 62.6 | Clear | No | No | 180 |
| 09/17/20 | 11:40 AM | 15 Minutes | 62.7 | Clear | No | No | 170 |
| 09/17/20 | 11:55 AM | 15 Minutes | 62.7 | Clear | No | No | 170 |
| 09/17/20 | 12:10 PM | 15 Minutes | 62.7 | Clear | No | No | 160 |
| 09/17/20 | 12:25 PM | 15 Minutes | 62.7 | Clear | No | No | 160 |
| 09/17/20 | 12:40 PM | 15 Minutes | 62.7 | Clear | No | No | 160 |
| 09/17/20 | 12:55 PM | 15 Minutes | 62.7 | Clear | No | No | 160 |
| 09/17/20 | 01:10 PM | 15 Minutes | 62.7 | Clear | No | No | 160 |
| 09/17/20 | 01:25 PM | 15 Minutes | 62.7 | Clear | No | No | 160 |
| 09/17/20 | 01:40 PM | 15 Minutes | 62.7 | Clear | No | No | 160 |

**Final Pumping Level:** 62.7 **Feet**
**Final Flow Rate:** 160 **GPM**

**WATER LEVEL RECOVERY DATA:**

| Date | Time | Interval | Water Level | Recovery % |
|---|---|---|---|---|
| 09/17/20 | 02:30 PM | 50 Minutes | 44.4 | 100.00% |

**Final post test static level measurement:** 44.4 Feet
**Final Water Level Recovery as % of Drawdown:** 100.00%
**Length of time between end of test and recovery:** 50 Minutes

Water levels and well depth are measured as feet below top of well casing unless otherwise noted.

**DISCLAIMER:**
Results of well production are accurate only at time of test. We cannot predict future production or water yield.

**WATER QUALITY: (The following samples are being analyzed, please refer to follow up report)**
**Analysis Choice:** Residential + Irrigation Packag **Turnaround:** Standard

# “H”

# Wastewater Feasibility Report

# PRELIMINARY WINERY WASTEWATER FEASIBILITY REPORT

For

DIAMOND CREEK VINEYARDS
1500 DIAMOND MOUNTAIN ROAD
CALISTOGA, CALIFORNIA 94515

APN 020-440-004 & 020-400-012




**Prepared For:**
Diamond Mountain Vineyard Company, Inc.
Attn: Nicole Carter
1500 Diamond Mountain Road
Calistoga, CA 94515

Project #4120020.0
May 27, 2025

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DOMESTIC WASTEWATER CHARACTERISTICS ..... 2
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## Appendices

1. Vicinity Map & USGS Quad Map
2. Site Evaluation Report
3. Existing Process and Wastewater Treatment System Design Documentation
4. Septic Inspection Report by McCollum General Engineering
5. Domestic Septic Tank Options Exhibit
6. Vineyard Area to Receive Treated Process Wastewater Irrigation
7. BioFiltro Information

## INTRODUCTION

Diamond Creek Vineyards (APN 020-440-004 & 020-400-012) is applying for a Use Permit to construct a new winery building and to create a new four (4) bedroom residence at the current winery building. The current winery is permitted to produce 10,000 gallons per year. The new winery proposes to increase production to 25,000 gallons, the number of visitors will be increasing from 47/week to 60/week, but will maintain a maximum of 10/day, and the number of marketing events will be reduced to two (2) per year. The number of employees will increase from six (6) full-time and two (2) part-time employees to eight (8) full time and two (2) part time employees. An existing three (3) bedroom residence exists at the site on parcel 020-400-012, and will remain. A lot line adjustment will be completed to facilitate the proposed winery location.

The topography on the parcel ranges from steep slopes to mostly level areas. The parcel is used for vineyards and the existing winery. Two (2) wells exist on the site with plans to install a third under separate permit to replace one of the aging wells. One (1) well serves as the domestic water supply, while the other well is used for vineyard irrigation. Appendix 1 contains a Site Location Map and a USGS Site Map showing the parcel topography, features, and boundary.

## SITE EVALUATION

RSA$^+$ conducted a site evaluation on the parcel on July 21, 2022. Appendix 2 contains a copy of the Site Evaluation Report.

The site evaluation was conducted by Donal O'Briain of RSA$^+$ and observed by Avi Soma of Napa County Environmental Management.

## EXISTING DOMESTIC & PROCESS WASTEWATER COMBINED SYSTEMS – WINERY PARCEL

County of Napa files show a combined domestic and process wastewater system expanded in May of 1980 to serve a restroom in the existing winery storage building as well as the winery process wastewater. This initial standard septic system consisted of a 1,500-gallon septic tank with 330 feet of leach line. The leach line associated with this system were abandoned in 1997.

Information from County of Napa Environmental Health Department files show the current tank layout is based on improvements to the system made in 1998 by P & R Septic Systems. The modification included installation of a 1,500-gallon septic tank to handle the process wastewater flows, and included the installation of new leach lines. The original 1,500-gallon septic tank continues to serve the domestic flows. The domestic flows from this tank were then directed to the new leach lines installed as part of the 1998 modification.

The current dispersal field for the system is composed of 3" leach lines installed in 18-inch-wide trenches with 24 inches of rock below the pipe. The dispersal field is textured as sandy clay loam. This structure yields an application rate of 0.33 gal/sf/day according to Table 1 of Napa County Conventional Systems Standards. Based on the P&R Septic As-Built from 1998 and a recent septic inspection completed by McCollum General Engineering on January 25, 2021; the system was installed with 495 linear feet of leach line. Using the same application rate as originally approved and in conjunction with the trench depth, these 495 linear feet can treat 825 gpd.

***Dispersal Field Capacity:***

$$Lineal\ Feet\ of\ Dispersal\ Line\ = \frac{Dispersal\ Field\ Capacity\ (GPD)}{Effective\ Infiltrative\ Surface(S.F./LF) x\ Hydraulic\ Loading\ Rate\left(\frac{\frac{Gal}{sf}}{day}\right)}$$

where,

$$495\ LF\ = \frac{Dispersal\ Field\ Capacity\ (GPD)}{(30"\ \text{deep trench}/12) x\ 2\ sidewalls\ x\ 0.33\left(\frac{\frac{Gal}{sf}}{day}\right)}$$

$$Dispersal\ Field\ Capacity\ (GPD) = \ 495\ LF\ x\ (5\ x\ 0.33)$$

$$Dispersal\ Field\ Capacity\ (GPD) = \ 825\ gal/day$$

Information on these systems from Napa County are contained in Appendix 3, and McCollum General Engineering's inspection report can be found in Appendix 4.

After coordination with Napa County, it has been determined that the existing dispersal field is within a blue line creek setback, and cannot be used for the new winery or residence.

## EXISTING DOMESTIC WASTEWATER SYSTEM – RESIDENTIAL PARCEL

County of Napa files show a domestic wastewater system constructed in September of 1977 to serve a single-family residence at 1490 Diamond Mountain Road, Calistoga (APN 020-400-012). This initial standard septic system consisted of a 1,200-gallon septic tank with a forced septic line to distribute flows to three (3) lines with a total of 280 linear feet of leach line. The dispersal field was originally designed to handle three (3) bedrooms and per the 9-1-1977 Permit Application. This would equal treatment for 450 gpd (150 gpd/bdrm x 3 bdrms).

Information from County of Napa Environmental Health Department files show the current tank layout is based on improvements to the system made in 1996 by P & R Septic Systems. The modification included installation of a 500-gallon pump tank downstream of the original septic tank. This pump tank was installed to pump wastewater flows through the existing force septic line uphill to the dispersal field. The existing 1,200-gallon septic tank continues to serve the domestic flows.

The current dispersal field for the system was evaluated McCollum General Engineering on May 8, 2025. Mccollum report shows that the existing system consists of the 1,200-gallon septic tank, a 500-gallon pump tank which pumps flows uphill approximately 820 feet to two (2) infiltrator leach lines totaling 53 feet which are installed in a 24-inch-wide by 24-inch-deep trench.

Information on these systems from Napa County are contained in Appendix 3, and McCollum General Engineering's inspection report can be found in Appendix 4.

## DOMESTIC WASTEWATER CHARACTERISTICS

The domestic wastewater system for the winery will need to accommodate the unit values in Table 1 below. The proposed number of visitors and employees are shown in Table 1 below. The projected flow is based on County of Napa Environmental Management guidelines. The following is a summary of the estimated flows from the winery.

**TABLE 1**

| Use | Source | Number | Projected Flow (gpd) | Total Flow Typical Day (gpd) | Total Flow Event Day (gpd) |
|---|---|---|---|---|---|
| Winery | Full-Time Employees | 8 | 15 | 120 | 120 |
| | Part-Time Employees | 2 | 15 | 30 | 30 |
| | Visitors | 10 | 3 | 30 | |
| | Peak Event Guests | 100 | 15 | - | 1500 |
| **Winery Subtotal** | | | | **180** | **1650** |

The domestic wastewater flows for the proposed improvements are based on the winery subtotal in Table 1, and the bedroom counts for the proposed home, and the existing home. The proposed flows are shown in Table 2 below. The projected flow is based on County of Napa Environmental Management guidelines and anticipates that both residences will utilize low flow fixtures.

**TABLE 2**

| Use | Source | Number | Projected Flow (gpd) | Total Flow (gpd) |
|---|---|---|---|---|
| Proposed Residence | Bedrooms | 4 | 120 | 480 |
| Existing Residence | Bedrooms | 3 | 120 | 360 |
| **Residential Subtotal** | | | | **840** |
| **Winery Sub Total** | | | | **180** |
| **Total Combined Domestic Wastewater Flow** | | | | **1,020** |

Domestic Wastewater system capacity will be based on the total shown in Table 2. Portable toilets would be used for events.

## WINERY PROCESS WASTEWATER CHARACTERISTICS

According to the latest State Water Resources Control Board regulations – General Waste Discharge Requirements, winery process wastewater must be treated prior to surface discharge.

Based on our experience, winery wastewater characteristics are as follows:

**TABLE 3**

| Characteristics | Units | Average |
|---|---|---|
| pH | | 3.5 |
| BOD5 | mg/l | 6000 |
| TSS | mg/l | 500 |
| Nitrogen | mg/l | 20 |
| Phosphorus | mg/l | 10 |

## WINERY PROCESS WASTEWATER GENERATION

***Wine Production:***

25,000 gallons of wine per year
2.38 gallons of wine per case
= 25,000 gal/year/2.38 cases/year
= 10,505 cases/year

***Wastewater Production:***

6 gallons of wastewater/gallon of wine
= 25,000 gal/year x 6-gal wastewater/gal
= 150,000 gal/year wastewater

***Peak Daily Wastewater Flow:***

Crush Period = 45 days
25,000 gallons x 2 / 45 days
= 1,111 gallons/day

***Average Daily Flow:***

25,000 gal/year x 6 gallons of wastewater/gallon of wine
= 150,000 gallons/year/365
= 411 gallons/day

***Monthly Wastewater Flows:***

**TABLE 4**

| | % By Month | Waste/Month | |
|---|---|---|---|
| Sept | 15% | 22,500 | Gal/Month |
| Oct | 13% | 19,500 | Gal/Month |
| Nov | 11% | 16,500 | Gal/Month |
| Dec | 8% | 12,000 | Gal/Month |
| Jan | 4% | 6,000 | Gal/Month |
| Feb | 6% | 9,000 | Gal/Month |
| Mar | 6% | 9,000 | Gal/Month |
| Apr | 5% | 7,500 | Gal/Month |
| May | 6% | 9,000 | Gal/Month |
| Jun | 7% | 10,500 | Gal/Month |
| Jul | 9% | 13,500 | Gal/Month |
| Aug | 10% | 15,000 | Gal/Month |
| Totals | 100% | 150,000 | Gal/Year |

## PROPOSED DOMESTIC WASTEWATER SYSTEM IMPROVEMENTS – WINERY PARCEL

The septic system inspection completed on January 25, 2021 by McCollum General Engineering found that while the septic system is functioning, the location of the existing 1,500-gallon domestic septic tank is currently installed in a man-made pond. This tank location will need to be modified. Due to the change of use of the existing winery building to a residence, revision to the waste stream will need to be completed to meet current code. Options for this tank and existing system improvements include:

### *Tank Revisions - Option 1: Water feature removal*

Per McCollum's recent inspection, the septic tank is in working order, so this location could be preserved if the water feature is removed. This would include draining the pond and backfilling this area with soil over the existing septic tank location.

### *Tank Revisions - Option 2: Septic Tank Relocation*

The septic tank noted in the water feature at the site would be abandoned per County of Napa Code and a new septic tank would be installed outside of the necessary pond setbacks. The connections to the existing tank would need to be relocated to this new tank location and the outflow from this tank would need to connect back to the existing septic lines prior to dispersal. A new potential tank location has been shown in Appendix 5 and on Use Permit Plan Sheet UP5.1.

### *Dispersal Revisions - Direct All Domestic Wastewater Flows to a New Engineered Treatment System and Sub-Surface Drip Field*

An engineered septic system and sub-surface drip dispersal field will be designed for the proposed winery domestic flows, the proposed residence, and the existing residence on the adjacent winery parcel (APN 020-440-004).

Domestic wastewater from the proposed winery will flow into a new septic tank adjacent to the proposed winery building and will be pumped to the new treatment tanks and dispersal field. Flows from the proposed residence will be directed to the revised septic tank location discussed in Options 1 or 2 above before being pumped to the same new dispersal field shown on the Use Permit Plan Sheet UP5.1.

The subsurface drip field will be sized to meet Napa County Environmental Management guidelines. The distribution field will be placed where the most limiting soil type was sandy clay loam with a moderate subangular-blocky structure in the area of Test Pits 5 & 6 as shown on UP5.1. The allowable application rate for this soil type is 0.6 gallons/square foot/day for pretreated effluent. Peak daily domestic wastewater flows for all combined uses is 1,020 gallons/day.

$$Combined\ Dispersal\ Field\ Area\ (primary) = \frac{1{,}020\ gpd}{0.6\ gpd/sf} = 1{,}700\ square\ feet$$

In addition to the primary dispersal area of 1,700 square feet, a 200% reserve area is required for the winery and residences. The reserve area will be located in an area where the soil application rate is also 0.6 gallons/square foot/day in the area of Test Pits 3 & 4 as shown on UP5.1.

$$Combined\ Dispersal\ Field\ Area\ (reserve) = 200\% \times \frac{1{,}020\ gpd}{0.6\ gpd/sf} = 3{,}400\ square\ feet$$

The total combined area required for the primary and reserve fields for the winery and residential domestic wastewater is 5,100 square feet.

## PROPOSED DOMESTIC WASTEWATER SYSTEM IMPROVEMENTS – RESIDENTIAL PARCEL

The septic system inspection completed on May 8, 2025 by McCollum General Engineering found that some repairs will be needed for the septic tank and may require expansion of the existing leach lines. It was found that the leach lines for the residential system are located within the footprint of the

proposed winery building as shown on UP5.1. These leach lines will need to be abandoned in accordance with Napa County Code and dispersal of the residential system will need to be relocated.

As described in the previous section, an engineered septic system and sub-surface drip dispersal field will be designed for all combined domestic wastewater flows.

Domestic wastewater from the existing residence will flow into a new or repaired septic tank, or will drain to a new injector pump at the residence. From the residence, wastewater will be pumped uphill to a new pump tank located adjacent to the proposed winery building. Following the pump tank, wastewater is ultimately pumped to the combined wastewater treatment system, and sub-surface drip field as shown on UP5.1.

## PROPOSED PROCESS WASTEWATER TREATMENT AND DISPOSAL SYSTEM IMPROVEMENTS

The winery has an existing combined septic system. Diamond Creek Winery proposes to separately treat and disperse winery process wastewater onsite with a Biofiltro system or equivalent. Treatment will meet the requirements of the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water with particular focus on Biological Oxygen Demand (BOD), Total Suspended Solids (TSS) and Total Nitrogen (TN). It is likely that treatment will meet previously required County of Napa requirements of 160mg/L for BOD and 80 mg/L for TSS.

According to Napa County Environmental Management Sewage Treatment System Design Guidelines, winery process wastewater must be treated prior to surface discharge. A treatment train including primary/pump tank, Biofiltro Control Module, and Biofiltro wiggle room are proposed. This treatment train may be modified for more desirable treatment processes prior to submitting construction plans. The following sections describe this process in more detail.

### Pump Tank

The initial flows will drain to a 2,500-gallon tank which will provide two (2) days storage. This pump tank will serve to buffer peak flows and strengths from overwhelming the system and impairing treatment, as well as house the pump to convey flow to the Biofiltro treatment system.

### Control Unit

The control unit will consist of a solid separator, an equalization tank, and a pH adjustment system. The influent into the control unit, will first flow through a solid separator before flowing into an equalization tank that will serve to buffer peak flows, monitor, and adjust pH to prevent surges from overwhelming the system and impairing treatment. Control unit design will be provided by Biofiltro.

### Treatment System

The treatment system will be composed of one (1) Biofiltro Wiggle Room or equivalent. Each Wiggle Room contains media shavings, worms and a starter pack of microbes. The flow will be conveyed to the Wiggle Room via the initial pump/holding tank. After the first pass, the partially treated water will flow to sump to be pumped to the irrigation storage tanks. Biofiltro Information can be found in Appendix 6.

### Holding Tank and Dispersal Field

To provide a preliminary estimate of the amount of storage tanks required, we have prepared a monthly irrigation water balance, as shown in Appendix 5. Monthly wastewater production is based

on a percentage of the total annual wastewater production. The amount of water allowed to be applied is estimated by the typical vine water demand. The irrigation will be applied to areas of vineyards outside of well setback requirements. An area of 3.36 acres of vineyard has been used to calculate the storage capacity required. Based on the monthly analysis, 23,959 gallons of storage is required. To buffer peak flows and allow for rainy periods of no irrigation, a 40,000-gallon tank will be installed to store treated process wastewater prior to it being used for irrigation.

During the summer months all of the treated wastewater will be used for irrigation. During the wet winter months, a limited discharge will be consistent with vineyard water demand, no discharge will occur within 24-hours of a forecasted rain event with a greater than 50% chance of precipitation or when the ground is saturated. These irrigation scheduling constraints necessitate installing a tank to store excess water that cannot be discharged during the periods of rain. All stored water will then be used for irrigation during dry periods.

## OPERATION AND MAINTENANCE

The existing winery process and domestic wastewater system was inspected by McCollum General Engineering and it was found that the system is functioning as designed for the existing wastewater flows at this time.

The proposed wastewater systems will be fully automated to the maximum extent practicable so minimal input from winery staff will be required. Per Napa County guidelines, a Registered Civil Engineer, Registered Environmental Health Specialist, or Licensed Contractor will provide semi-annual monitoring and evaluation of the system. The contract with the responsible party will be provided prior to the final inspection for the installed system.

## CONCLUSION

This report describes the existing wastewater systems and details the proposed improvements. By installing a new wastewater system for domestic flows, and a new process wastewater treatment system, the proposed winery can treat all proposed wastewater flows onsite.

The proposed domestic system improvements will be: to relocate the existing septic tank location or remove the water feature at this tank location to serve the proposed residence, to install a new septic tank near the winery to handle the proposed winery flows, to repair the existing residential septic tank or install a new septic tank or injector pump, and to create a new engineered septic system and sub-surface drip dispersal field to treat all combined domestic wastewater flows from both the winery and adjacent residential parcel.

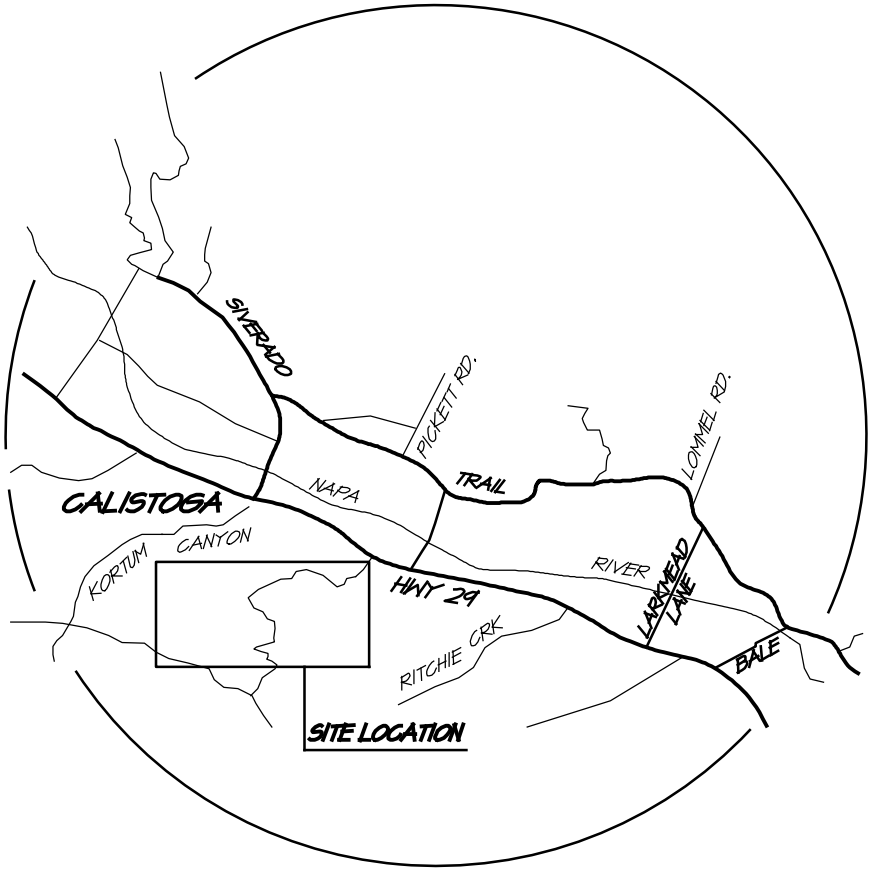
The proposed improvements associated with the winery wastewater will be to construct a new process wastewater system. These proposed improvements will meet Napa County guidelines and State Water Resources Control Board Requirements, and have sufficient capacity for the proposed winery program.

# Appendix 1

Vicinity Map
USGS Quad Map

# DIAMOND CREEK VINEYARDS
# VICINITY MAP

CALISTOGA CALIFORNIA




LOCATION MAP

NOT TO SCALE

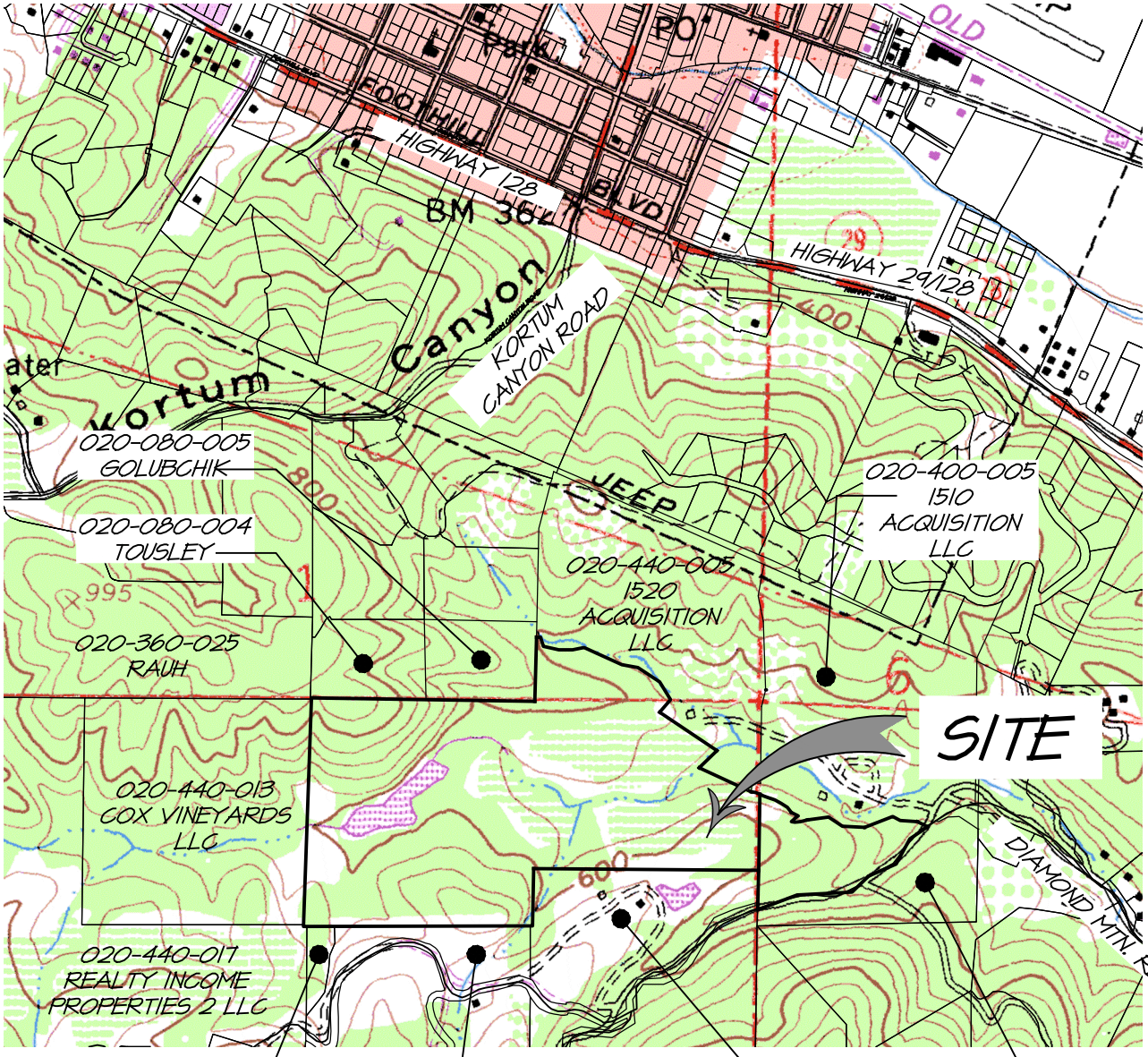
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08/13/19 4119027.0

# DIAMOND CREEK VINEYARDS
# USGS MAP
CALISTOGA CALIFORNIA




1 USGS MAP

SCALE: 1" = 1,000'


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06/28/23 4|20020.0

# Appendix 2

# Site Evaluation Report

**Napa County Department of Environmental Management**

# SITE EVALUATION REPORT

Please attach an 8.5" x 11" plot map showing the locations of all test pits triangulated from permanent landmarks or known property corners. The map must be drawn to scale and include a North arrow, surrounding geographic and topographic features, direction and % slope, distance to drainages, water bodies, potential areas for flooding, unstable landforms, existing or proposed roads, structures, utilities, domestic water supplies, wells, ponds, existing wastewater treatment systems and facilities.

| |
|---|
| Permit #: E22-00494 |
| APN: 020-440-004 |
| (County Use Only)<br>Reviewed by: Date: |

***PLEASE PRINT OR TYPE ALL INFORMATION***

| | |
|---|---|
| Property Owner<br>Diamond Mountain Vineyard Company, Inc. | ☐ New Construction ☐ Addition ☒ Remodel ☐ Relocation<br>☐ Other: |
| Property Owner Mailing Address<br>1500 Diamond Mountain Road | ☒ Residential - # of Bedrooms: 7 Design Flow: 840 gpd |
| City State Zip<br>Calistoga CA 94515 | ☒ Commercial – Type:<br>Sanitary Waste: 150 gpd Process Waste: gpd |
| Site Address/Location | ☐ Other:<br>Sanitary Waste: gpd Process Waste: gpd |

## Evaluation Conducted By:

| | | |
|---|---|---|
| Company Name<br>RSA+ | Evaluator's Name<br>Donal O'Briain | Signature (Civil Engineer. R.E.H.S.. Geologist. Soil Scientist)<br>Donal O'Briain |
| Mailing Address:<br>1515 Fourth Street | | Telephone Number<br>707-252-3301 |
| City State Zip<br>Napa CA 94559 | | Date Evaluation Conducted<br>July 21, 2022 |

| **Primary Area** | **Expansion Area** |
|---|---|
| Acceptable Soil Depth: 24 in. Test pit #'s: 1, 3, 4, 5, 6, 8 | Acceptable Soil Depth: 24 in Test pit #'s: 1, 3, 4, 5, 6, 8 |
| Soil Application Rate (gal. /sq. ft. /day): 0.6 gpd/sf | Soil Application Rate (gal. /sq. ft. /day): 0.6 gpd/sf |
| System Type(s) Recommended: Subsurface Drip w/ Pretreatment | System Type(s) Recommended: Subsurface drip w/pretreament |
| Slope: 20 % Distance to nearest water source: > 100 ft | Slope: 20 % Distance to nearest water source: > 100 ft |
| Hydrometer test performed? No ☒ Yes ☐ (attach results) | Hydrometer test performed? No ☒ Yes ☐ (attach results) |
| Bulk Density test performed? No ☒ Yes ☐ (attach results) | Bulk Density test performed? No ☒ Yes ☐ (attach results) |
| Percolation test performed? No ☒ Yes ☐ (attach results) | Percolation test performed? No ☒ Yes ☐ (attach results) |
| Groundwater Monitoring Performed? No ☒ Yes ☐ (attach results) | Groundwater Monitoring Performed? No ☒ Yes ☐ (attach results) |

**Site constraints/Recommendations:**
Suitable soil found in 6 pits to 24". Suitable for subsurface drip dispersal.

Test Pit # 1

| X = Limiting Horizon | Horizon Depth (Inches) | Boundary | %Rock | Texture | Structure (Grade / Shape) | Consistence | | | Pores (QTY / Size) | Roots (QTY / Size) | Mottling (QTY / Size/ Contrast) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Side Wall | Ped | Wet | | | |
| | 0 – 36 | - | 30 | SCL | MSB | SH | FRB | SP | CM | CM | - |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

**Notes: Bottom of excavation was limiting condition. Pit suitable to 36".**

Test Pit # 2

| X = Limiting Horizon | Horizon Depth (Inches) | Boundary | %Rock | Texture | Structure (Grade / Shape) | Consistence | | | Pores (QTY / Size) | Roots (QTY / Size) | Mottling (QTY / Size/ Contrast) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Side Wall | Ped | Wet | | | |
| | 0 – 20 | C | 30 | SCL | MSB | SH | FRB | SP | CM | CM | - |
| | 20 – 36 | - | 30 | SCL | MSB | SH | FRB | SP | CM | CM | CMD |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

**Notes: Discolored brittle rock at 20" was limiting condition. Pit not suitable.**

Test Pit # 3

| X = Limiting Horizon | Horizon Depth (Inches) | Boundary | %Rock | Texture | Structure (Grade / Shape) | Consistence | | | Pores (QTY / Size) | Roots (QTY / Size) | Mottling (QTY / Size/ Contrast) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Side Wall | Ped | Wet | | | |
| | 0 – 30 | C | 30 | SCL | MSB | SH | FRB | SP | CM | CM | - |
| | 30 – 42 | C | 30 | SCL | C | SH | FRB | SP | CM | CM | CMD |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

**Notes: Brittle cemented rock below 30" was limiting condition. Pit suitable to 30".**

Test Pit # 4

| X = Limiting Horizon | Horizon Depth (Inches) | Boundary | %Rock | Texture | Structure (Grade / Shape) | Consistence | | | Pores (QTY / Size) | Roots (QTY / Size) | Mottling (QTY / Size/ Contrast) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Side Wall | Ped | Wet | | | |
| | 0 – 24 | C | 30 | SCL | MSB | SH | FRB | SP | CM | CF | - |
| | 24 – 35 | - | 30 | SCL | MSB | SH | FRB | SP | CM | CF | CMD |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

**Notes: Decomposing rock at 24" was limiting condition. Pit suitable to 24".**

Test Pit # 5

| X = Limiting Horizon | Horizon Depth (Inches) | Boundary | %Rock | Texture | Structure (Grade / Shape) | Consistence | | | Pores (QTY / Size) | Roots (QTY / Size) | Mottling (QTY / Size/ Contrast) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Side Wall | Ped | Wet | | | |
| | 0 – 24 | C | <20 | CL | MSB | SH | FRB | 55 | CM | CM | - |
| | 24 – 36 | A | <20 | CL | C | H | FRB | SS | FF | FF | - |
| | 36 – 40 | - | <20 | S | G | H | - | SP | FF | FF | CMD |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

**Notes: Mottling at 36" was limiting condition. Pit suitable to 36".**

Test Pit # 6

| X = Limiting Horizon | Horizon Depth (Inches) | Boundary | %Rock | Texture | Structure (Grade / Shape) | Consistence | | | Pores (QTY / Size) | Roots (QTY / Size) | Mottling (QTY / Size/ Contrast) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Side Wall | Ped | Wet | | | |
| | 0 – 36 | - | <20 | CL | MSB | SH | FRB | SP | CM | CM | - |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

**Notes: Limiting condition was bottom of excavation. Pit suitable to 36".**

Test Pit # 7

| X = Limiting Horizon | Horizon Depth (Inches) | Boundary | %Rock | Texture | Structure (Grade / Shape) | Consistence | | | Pores (QTY / Size) | Roots (QTY / Size) | Mottling (QTY / Size/ Contrast) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Side Wall | Ped | Wet | | | |
| | 0 – 36 | - | 40 | SCL | MSB | SS | FRB | SS | CM | CM | - |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

**Notes: Limiting condition was bottom of excavation. Pit suitable to 36".**

Test Pit # 8

| X = Limiting Horizon | Horizon Depth (Inches) | Boundary | %Rock | Texture | Structure (Grade / Shape) | Consistence | | | Pores (QTY / Size) | Roots (QTY / Size) | Mottling (QTY / Size/ Contrast) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Side Wall | Ped | Wet | | | |
| | 0 – 12 | A | 40 | SCL | MSB | SS | FRB | SS | CM | CM | - |
| X | 12 – 30 | | >50 | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

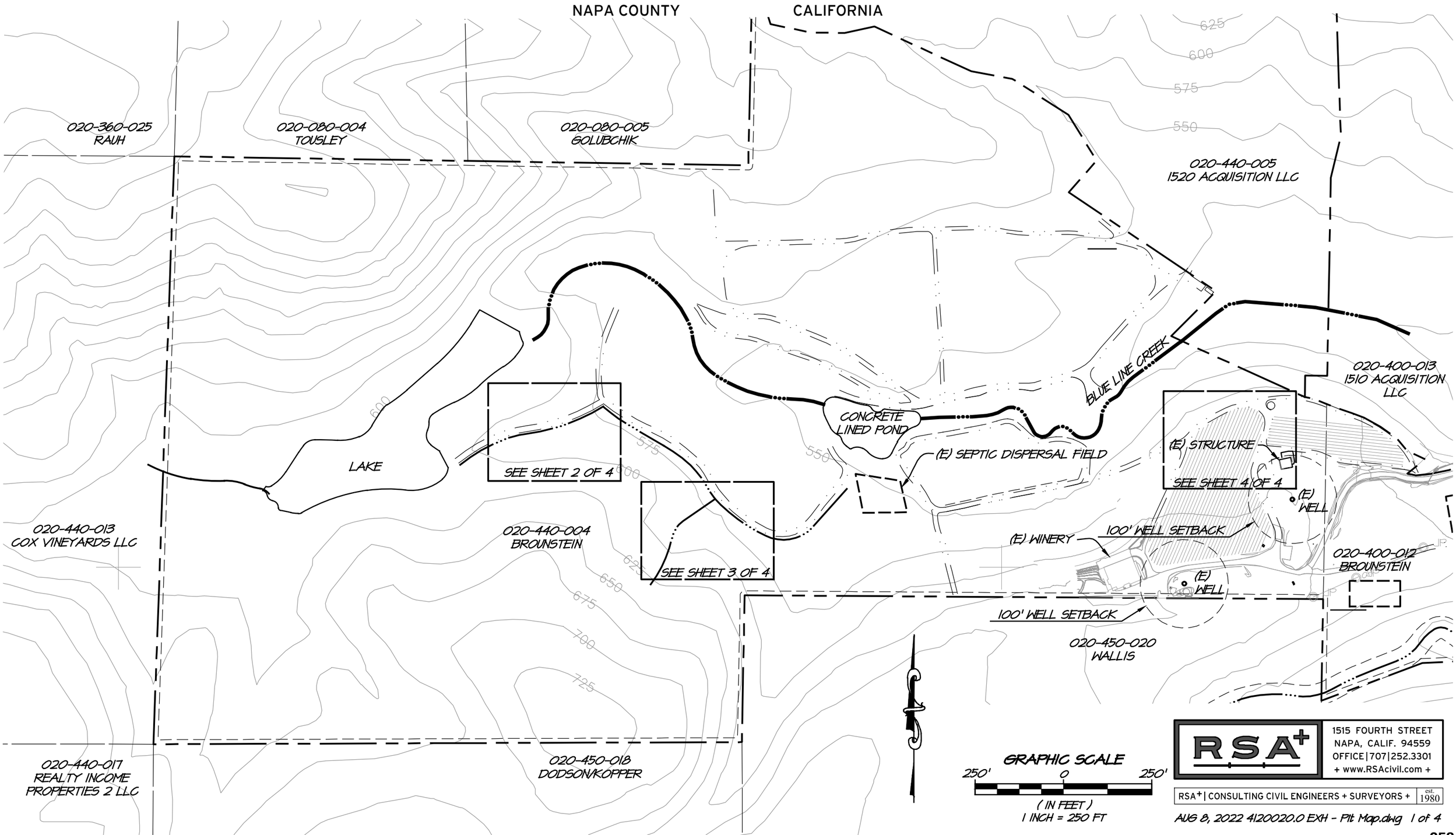
**Notes: Excessive rock below 12" was limiting condition. Pit not suitable.**

Test Pit # 9

| X = Limiting Horizon | Horizon Depth (Inches) | Boundary | %Rock | Texture | Structure (Grade / Shape) | Consistence | | | Pores (QTY / Size) | Roots (QTY / Size) | Mottling (QTY / Size/ Contrast) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Side Wall | Ped | Wet | | | |
| | 0 – 16 | G | 30 | SCL | MSB | SS | FRB | SP | CM | CM | - |
| X | 16 – 36 | - | 30 | SCL | MSB | SS | FRB | SP | CM | CM | CMD |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

**Notes: Mottling at 16" was limiting condition. Pit not suitable.**

# DIAMOND CREEK VINEYARDS
# PIT MAP



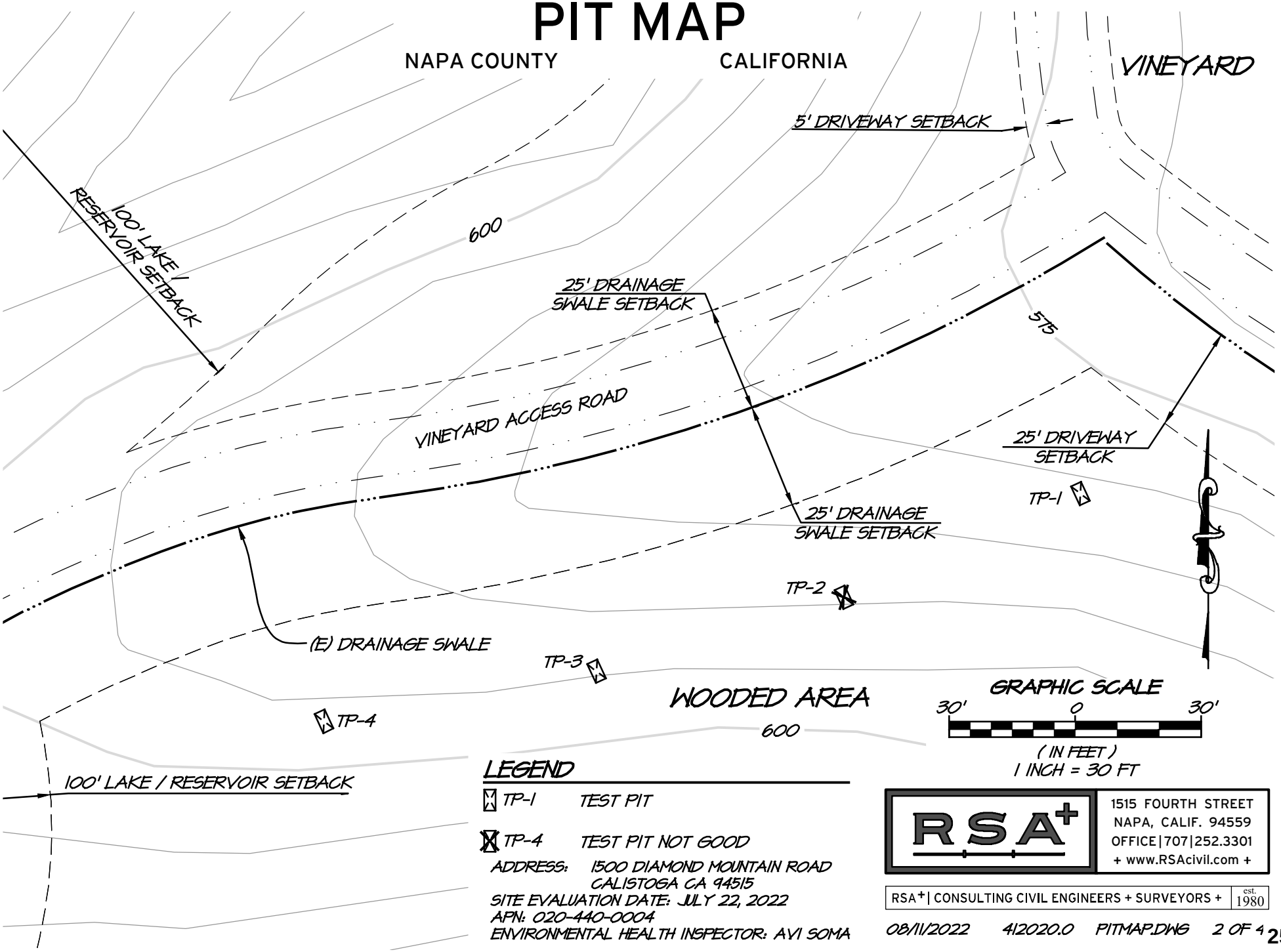

GRAPHIC SCALE
250' 0 250'
( IN FEET )
1 INCH = 250 FT


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AUG 8, 2022 4120020.0 EXH - Plt Map.dwg 1 of 4

# DIAMOND CREEK VINEYARDS
# PIT MAP

NAPA COUNTY CALIFORNIA




GRAPHIC SCALE

30' 0 30'

( IN FEET )

1 INCH = 30 FT

## LEGEND

TP-1 TEST PIT

TP-4 TEST PIT NOT GOOD

ADDRESS: 1500 DIAMOND MOUNTAIN ROAD
CALISTOGA CA 94515

SITE EVALUATION DATE: JULY 22, 2022

APN: 020-440-0004

ENVIRONMENTAL HEALTH INSPECTOR: AVI SOMA

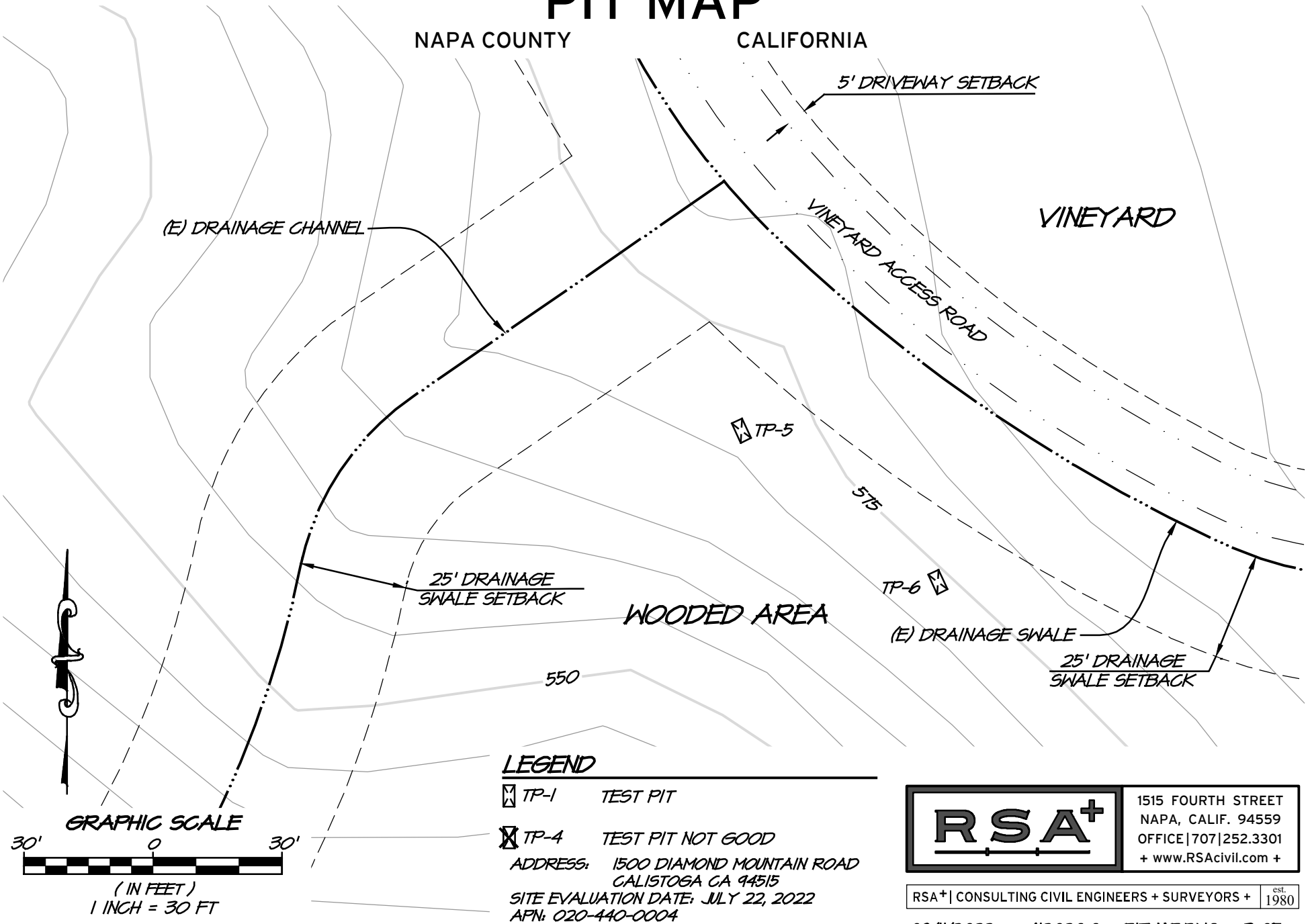

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# DIAMOND CREEK VINEYARDS
# PIT MAP

NAPA COUNTY CALIFORNIA




## LEGEND

TP-1 TEST PIT

TP-4 TEST PIT NOT GOOD

ADDRESS: 1500 DIAMOND MOUNTAIN ROAD
CALISTOGA CA 94515

SITE EVALUATION DATE: JULY 22, 2022

APN: 020-440-0004

ENVIRONMENTAL HEALTH INSPECTOR: AVI SOMA

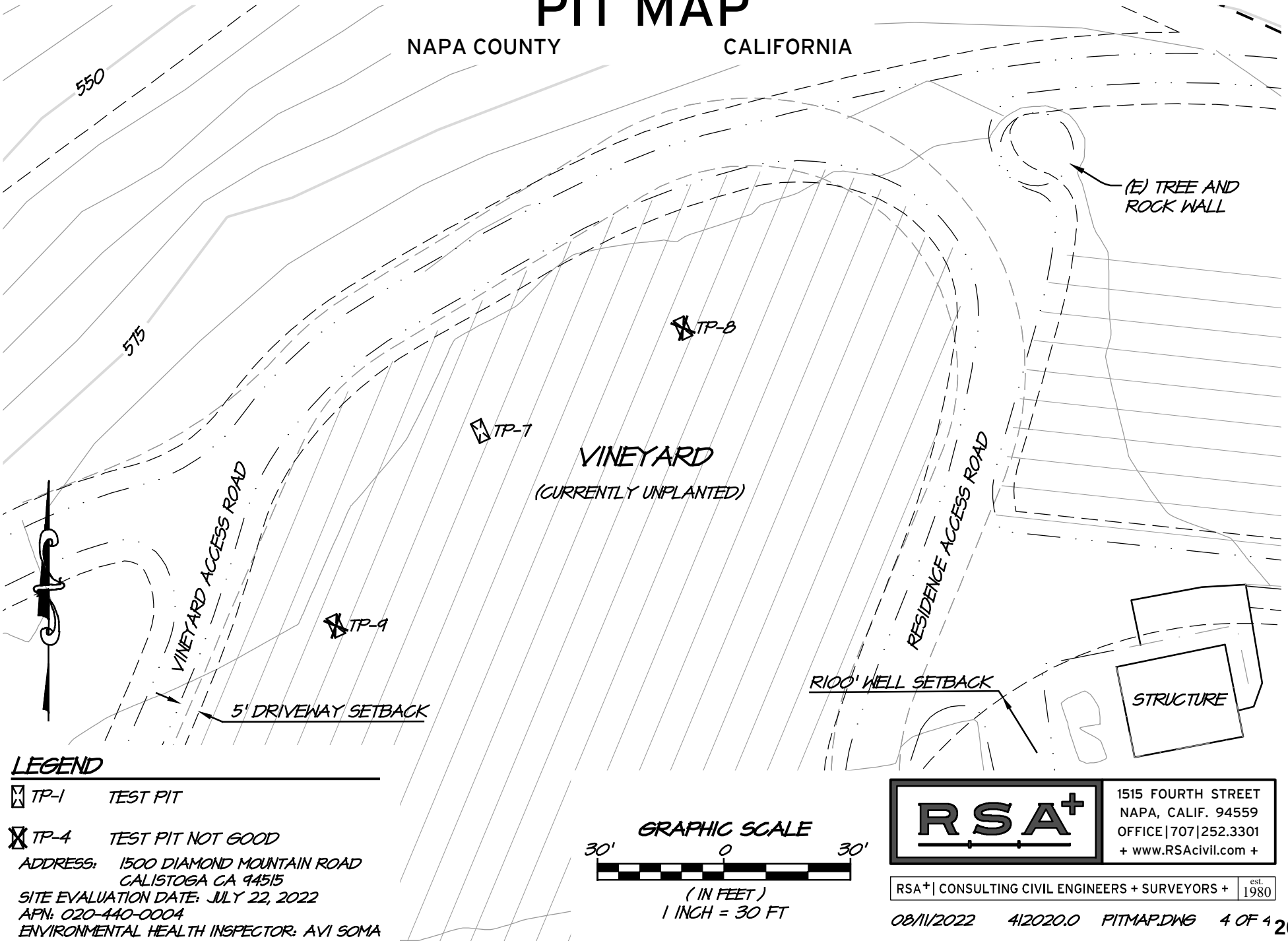

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# DIAMOND CREEK VINEYARDS
# PIT MAP

NAPA COUNTY CALIFORNIA




## LEGEND

TP-1 TEST PIT

TP-4 TEST PIT NOT GOOD

ADDRESS: 1500 DIAMOND MOUNTAIN ROAD
CALISTOGA CA 94515
SITE EVALUATION DATE: JULY 22, 2022
APN: 020-440-0004
ENVIRONMENTAL HEALTH INSPECTOR: AVI SOMA

GRAPHIC SCALE

30' 0 30'

( IN FEET )
1 INCH = 30 FT


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08/11/2022 4120.20.0 PITMAP.DWG 4 OF 4

# Appendix 3

## Existing Process and Wastewater System Design Documentation

10-28-97

FEE 311.00
RECEIPT NO. 45942
BY DLP
CK. #5628

A.P.# 020-440-004
RECORD # 96-10128

**NAPA COUNTY**
**DEPT. OF ENVIRONMENTAL MANAGEMENT**
**APPLICATION & PERMIT TO CONSTRUCT A WATER WELL**

NAME Diamond Creek Vineyards (Owner) ADDRESS 1500 Diamond Mtn. Road Calistoga (Job Location)

PHONE # 255-7923

NAME HUCKFELDT WELL DRILLING (Well Driller) ADDRESS 2110 Penny Lane Napa

on-site

**TYPE OF WORK**
New Class I PERMIT X Test Hole Date Called In _____
New Class II PERMIT _____ U.S.G.S. Map Received _____
Well Reconstruction _____ Well Deepening _____ Horizontal Well _____
Well Destruction _____ High Hazard _____ Low Hazard _____ Hand Dug _____

**PROPOSED USE**
DOMESTIC _____ IRRIGATION X INDUSTRIAL _____ MUNICIPAL _____
TEST WELL _____ HOT WATER _____ ( D.O.G. Clearance _____ ) OTHER _____

**Sewage Disposal System** (existing or proposed) Public _____ Individual X Private _____
Distance from well to any part of nearest sewage disposal system 200' feet.
Septic System Location Determined By: Owner, Maps & Driller
Plot plan of well location received YES County road setback _____ ft. from centerline.

**WORKER'S COMPENSATION COVERAGE:** (Check one of the following)

X 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.

**********

TERMS OF PERMIT

1) Call at least 24 hours in advance to schedule an inspection.
2) Prior to receiving a Final Clearance on the well, a copy of the Department of Water Resources "Water Well Drillers Report" (DWR-188) must be returned to our Department.

Old Wells to be Destroyed:
Other Remarks: >100' to all existing septic - OK
no haz mat files

Don Huckfeldt — Oct. 28, 1997
Signature of Applicant — Date

**********

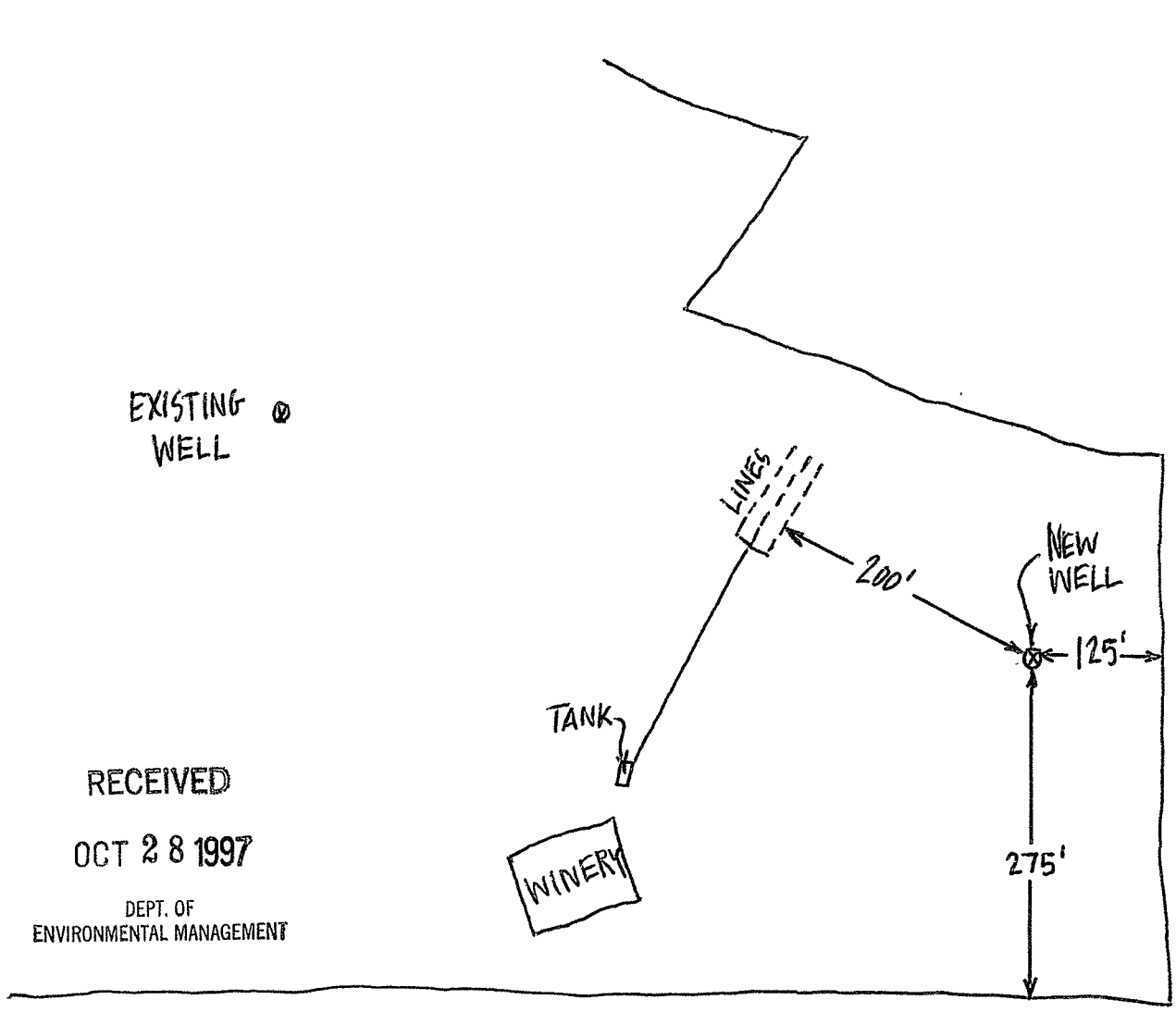
FOR OFFICE USE ONLY

| | Date | By | Remarks |
|---|---|---|---|
| City Clearance | | | |
| Pub. Works Clearance | | | |
| Pre-Inspection | | | |
| Class II Approval | | | |
| Permit Issued | 11/28/97 | CMM | |
| Const. Insp. | 11/6/97 | gw | 13" Bore, 8" casing 50' seal depth OK |
| Well Log Rec. | | | |
| Final Insp. | | | |

White-Office Yellow-Owner Pink-Contractor
EHM Form Letter#6 / 12-14-88

HUCKFELDT
WELL DRILLING

DIAMOND CREEK VINEYARD
1500 DIAMOND MTN. RD.
CALISTOGA, CA 94515
AP # 020-440-004




RECEIVED
OCT 28 1997
DEPT. OF
ENVIRONMENTAL MANAGEMENT

2110 PENNY LANE • NAPA, CALIFORNIA 94559 • 707-255-7923 • FAX 252-4651

10000 gal Production/day
250 gal max/day

# SEWAGE DISPOSAL PERMIT

PERMIT # _____

THIS PERMIT EXPIRES 1 YEAR FROM DATE OF ISSUE.

County of Napa - Department of Public Health
Division Of Environmental Health
1123 First Street, Napa / Phone 253-4471

Owner Al Brownstein Address 1500 Diamond Mtn Rd Date 9/4/80

Contractor Self Parcel No. 20-440-04

WORK APPLIED FOR: Change to 1200 gal Tank & 100' of Leach Line in 30" Trenches & 12" rock under Tile.

- ☐ Dwelling ☐ New Construction ☐ Repairs ☐ Alterations
- ☒ No. Bedrooms Bathroom in Wine Storage Building
- ☐ Commercial
- ☐ Other (explain) _____
- ☐
- ☐ Private Sewage Disposal System (explain) X
- ☐ Special Design System ADD 1500 gal septic to existing lines

WATER SUPPLY: ☐ Public ☐ Individual ☐ Building Department Form Received

Specifications (explain) Same

$40.00

Location T. Oak Ham Permit Fee $22.4

Form by _____ Paid _____ Receipt No. _____

4-30-81 ~~Permit~~ Leach line location changed

See latest perc to be filed Signed _____

1500 gal. tank already in. Require 810 for domestic

## INSPECTION RECORD

| Date | Initial | Work Inspected |
|---|---|---|
| 5/5/81 | MJP | |

Final Inspection Date 5/5/81 As per plan SEE REVISED PLAN Initial MJP

Soil compares with percolation record OK. surface slope(s) — %

Trenches - width 18" x depth 40" ± total length 130'

Gravel under tile 20"-24" over tile 2" distance between trenches 8'

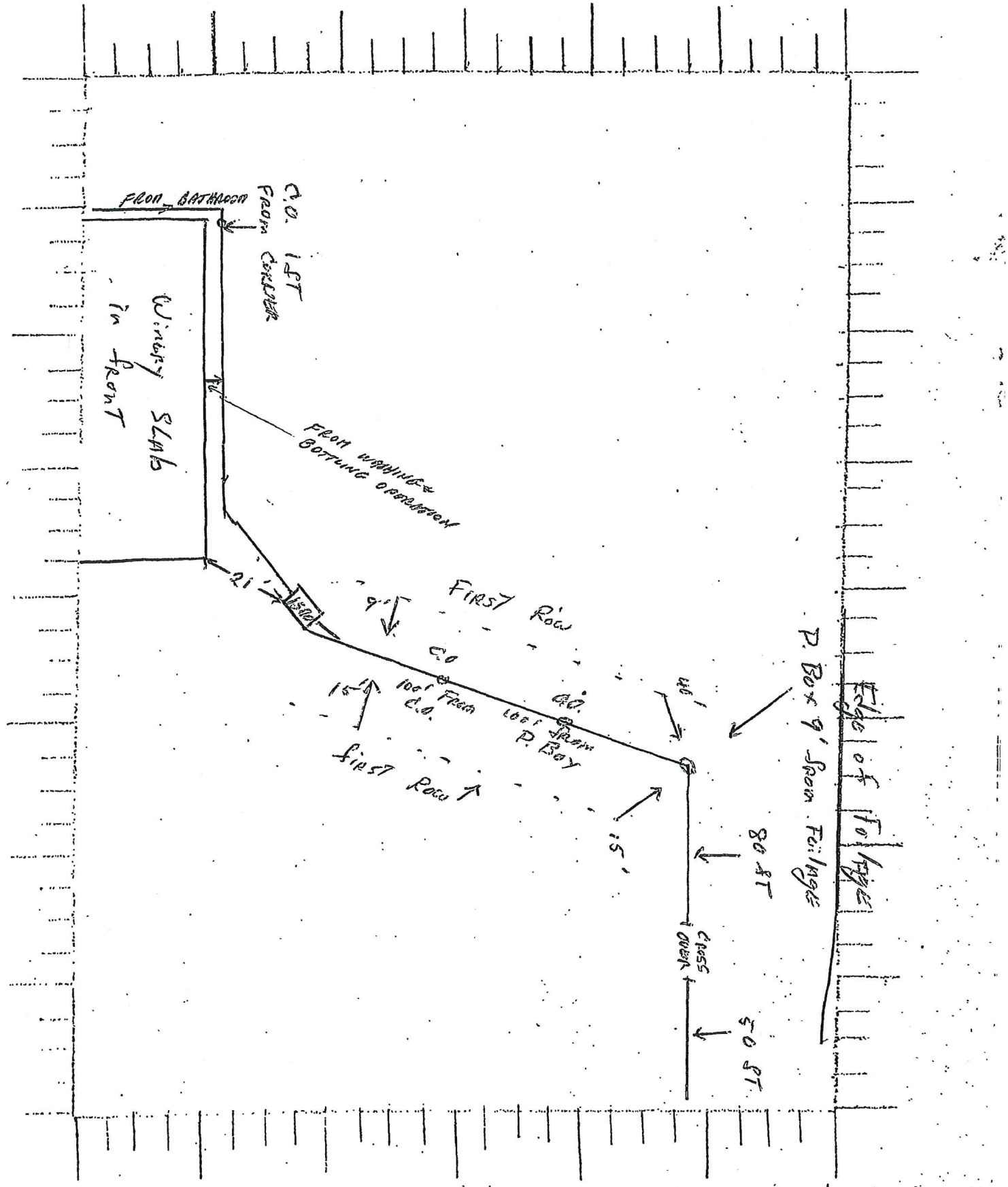
Top of tile to finish grade 12" Distance well from system 100'+

Remarks: NO CRUSHING DONE IN NEW BUILDING (B)

Date _____

NAPA COUNTY HEALTH DEPARTMENT

PLOT PLAN NAME Al Brownstein ADDRESS _____ A.P.# _____




Plans approved - Department of Public Health

DATE APPROVED: _____ APPROVED BY: _____

EH-57:5/76:5C

DATE 7-11-97
FEE # 185.00 C/# 4551
RECEIPT NO. 45605
BY CG

A.P. # 20-440-04
RECORD # 92-11492
ISSUE DATE
EXPIRATION DATE

# NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
# APPLICATION & PERMIT TO CONSTRUCT A SEWAGE SYSTEM

OWNER: Diamond Creek Vyds. CONTRACTOR: Eberlein Const.
SITE ADDRESS: 1500 Diamond Mtn Rd. ADDRESS:
MAILING ADDRESS: ADDRESS:
PHONE #: PHONE #:

**TYPE OF PROJECT** NEW SYSTEM (✓) REPLACE SYSTEM ( ) ADDITION ( ) RELOCATION ( ) DESTRUCTION ( ) TANK SEWER LINE ( ) REPAIR ( )
reason for replace/relocate/repair

**PROPOSED USE**

| RESIDENTIAL: | EXISTING BEDROOMS | TOTAL POTENTIAL BEDROOMS |
|---|---|---|
| RESIDENCE ( ) | | |
| 2nd DWELLING ( ) | | |
| GUESTHOUSE ( ) | | |

BUILDING DEPARTMENT FORM RECEIVED ( ) (IF APPLICABLE)
CITY/SEWER DISTRICT CLEARANCE - APPROVED BY

NON-RESIDENTIAL: DOMESTIC / (INDUSTRIAL) (circle one)
PROJECT Winery + offices
FLOW (gpd) 360 gpd + 52.5 gpd
(See letter 12/6/96 re use permit for sizing.)

**WATER SUPPLY** PUBLIC ( ) NAME OF AGENCY
INDIVIDUAL ( ) WELL ( ) SPRING ( ) OTHER
DISTANCE OF CLOSEST WATER SOURCE TO ANY PART OF THE SEWAGE DISPOSAL SYSTEM
INDIVIDUAL WATER SUPPLY PERMIT ISSUED YES ( ) NO ( )

**SPECIFICATIONS** SEPTIC TANK: EXISTING SIZE (GAL) (2) X 1500 (per Eberlein Const.) PROPOSED SIZE (GAL)
DRAINLINE: TOTAL LENGTH 310 LF TRENCH DEPTH 36" 42" TRENCH WIDTH ~~18"~~ 24"
ROCK UNDER PIPE ~~18"~~ 24" DEPTH COVER MATERIAL OVER ROCK- BACKFILL 12" FILL
SEWER LINE: TYPE ABS/PVC Sch. 40 APPROX. LENGTH
SUMP PUMP: SIZE GAL (audible and visual alarms required on all pump systems)
SPECIAL DESIGN PLANS: DATE APPROVED DESIGNER
PRIVATE SEWAGE DISPOSAL SYSTEM PLANS: DATE APPROVED DESIGNER

Maintain 100' setback to creek. Stay up one slope. See hole #2 (see email from 8/19/97) n/a in area of fire NLO 6/10/98
6/10/98 PERMIT SPECS EXAMINED THIS DATE - DIC TO INSTALL MORE THAN AS QUOTED. MR. BRONSTEIN ADVISED. NAF

ISSUING ENVIRONMENTAL HEALTH SPECIALIST: Joanne Mackey

**WORKER'S COMPENSATION COVERAGE:** (CHECK ONE OF THE FOLLOWING)
( ) A certificate of current Worker's Compensation Insurance is 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 without complying with the Worker's Compensation laws of California

**TERMS OF PERMIT:** APPLICANT AGREES THAT:
1) EH SPECIALIST WILL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO REQUIRING INSPECTION(S)
2) EH SPECIALIST'S INSPECTION WILL BE OBTAINED PRIOR TO COVERING THE SYSTEM
3) THE PERMIT AND A COPY OF THE APPROVED SPECIAL DESIGN SEWAGE DISPOSAL SYSTEM DESIGN (IF APPLICABLE) SHALL BE AVAILABLE AT THE PARCEL SITE AT ALL TIMES
4) ANY DEVIATION FROM PERMIT SPECIFICATIONS WITHOUT PRIOR APPROVAL FROM THIS OFFICE WILL BE CAUSE FOR STOPPING WORK UNTIL THE CHANGES ARE FULLY JUSTIFIED AND APPROVED
5) PRIOR TO AUTHORIZING OCCUPANCY OF ANY BUILDING WITH A SPECIAL DESIGN SEWAGE SYSTEM, A SIGNED STATEMENT BY THE DESIGNER CERTIFYING THE SYSTEM WAS INSTALLED IN COMPLIANCE WITH THE APPROVED PLANS MUST BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

I, THE UNDERSIGNED, AGREE TO COMPLY WITH ALL CONDITIONS OF THIS PERMIT AND ALL OTHER APPLICABLE CODE REQUIREMENTS. FURTHERMORE, I UNDERSTAND THAT THE OFFICE OF ENVIRONMENTAL MANAGEMENT IN NO WAY GUARANTEES INDEFINITE TROUBLE-FREE OPERATION OF THIS SYSTEM, AND THAT FUTURE REPAIR MAY BE NECESSARY.

OWNER OR AUTHORIZED AGENT: Kay Dougherty

# INSPECTION SCHEDULE

**WORK PERFORMED BY (CONTRACTOR)** P+L

**SEWER LINE:** MATERIAL AND SIZE 3" PVC SCH 40 FALL plenty also 4" cast iron (plenty) Treats cleanout 9-30-98 (P)
FINAL DEPTH _____ DISTANCE TO ANY WATER SOURCE _____
COMMENTS _____
INSPECTOR CMS DATE 8/23/98

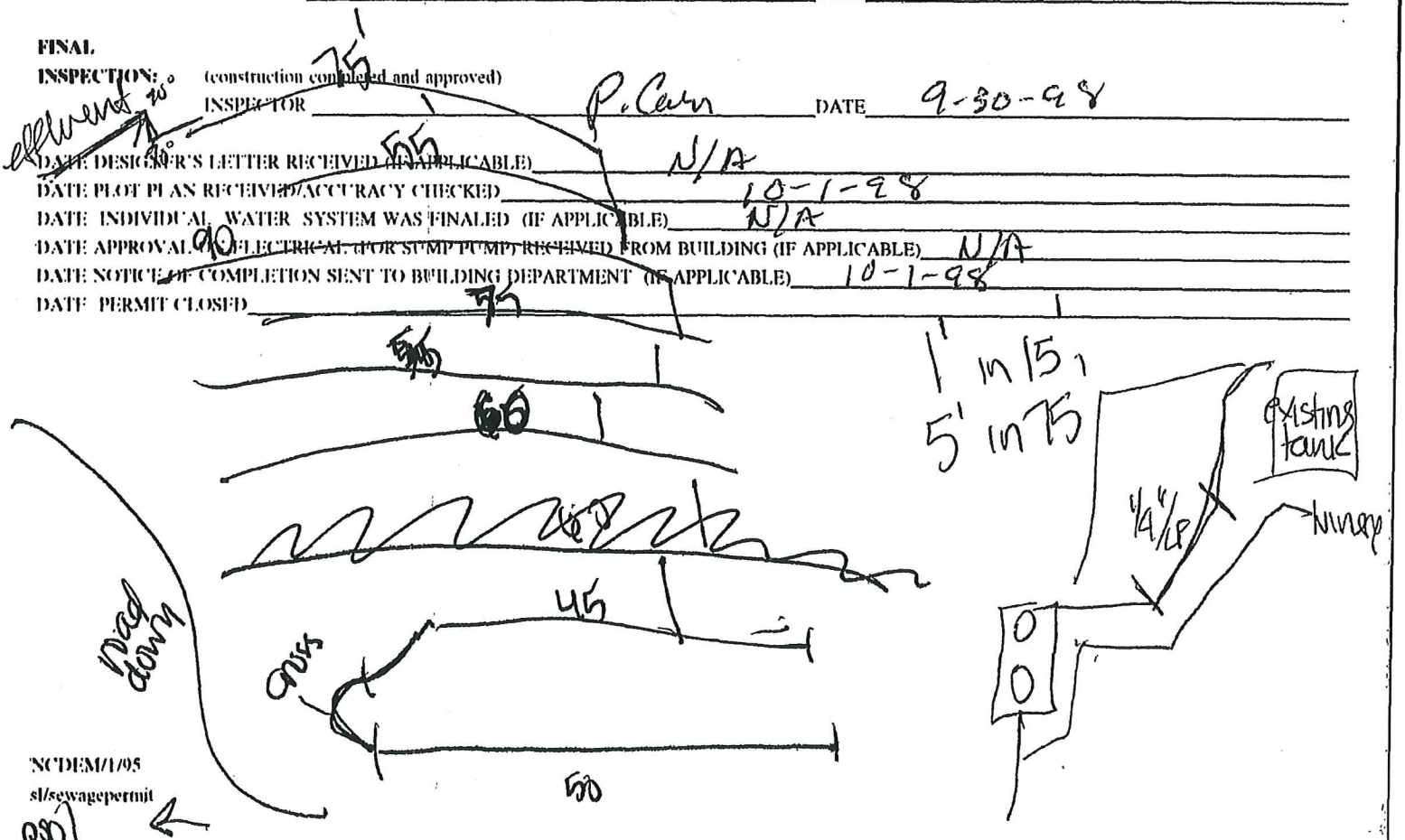
**SEPTIC TANK:** MANUFACTURER Selvage TYPE Concrete SIZE 1500
DISTANCE TO ANY WATER SOURCE _____
COMMENTS _____
INSPECTOR CMS DATE _____

**LEACH LINES:** TRENCH WIDTH 18" TRENCH DEPTH 36" 24" TOTAL LENGTH 495'
NUMBER OF LINES 8 ROCK UNDER LEACH LINE 24" DISTANCE BETWEEN TRENCHES 8
DEPTH OF COVER MATERIAL OVER ROCK 6"+6" fill DISTANCE TO ANY WATER SOURCE >100'
COMMENTS ends of last two lines 42" of 12" cover
INSPECTOR CMS DATE 10/26/98

**SUMP PUMP:** MANUFACTURER _____ TYPE _____ SIZE _____
PUMP CHECKED _____ ALARM CHECKED _____
COMMENTS _____
INSPECTOR _____ DATE _____

**ACCESSORY FACILITIES:** (DIVERSION DRAINS, P-BOXES, ETC.) effluent line w/ goodle ties onto new system
COMMENTS _____
INSPECTOR _____ DATE _____

**FINAL INSPECTION:** (construction completed and approved)
INSPECTOR P. Cain DATE 9-30-98
DATE DESIGNER'S LETTER RECEIVED (IF APPLICABLE) N/A
DATE PLOT PLAN RECEIVED/ACCURACY CHECKED 10-1-98
DATE INDIVIDUAL WATER SYSTEM WAS FINALED (IF APPLICABLE) N/A
DATE APPROVAL OF ELECTRICAL (FOR SUMP PUMP) RECEIVED FROM BUILDING (IF APPLICABLE) N/A
DATE NOTICE OF COMPLETION SENT TO BUILDING DEPARTMENT (IF APPLICABLE) 10-1-98
DATE PERMIT CLOSED _____

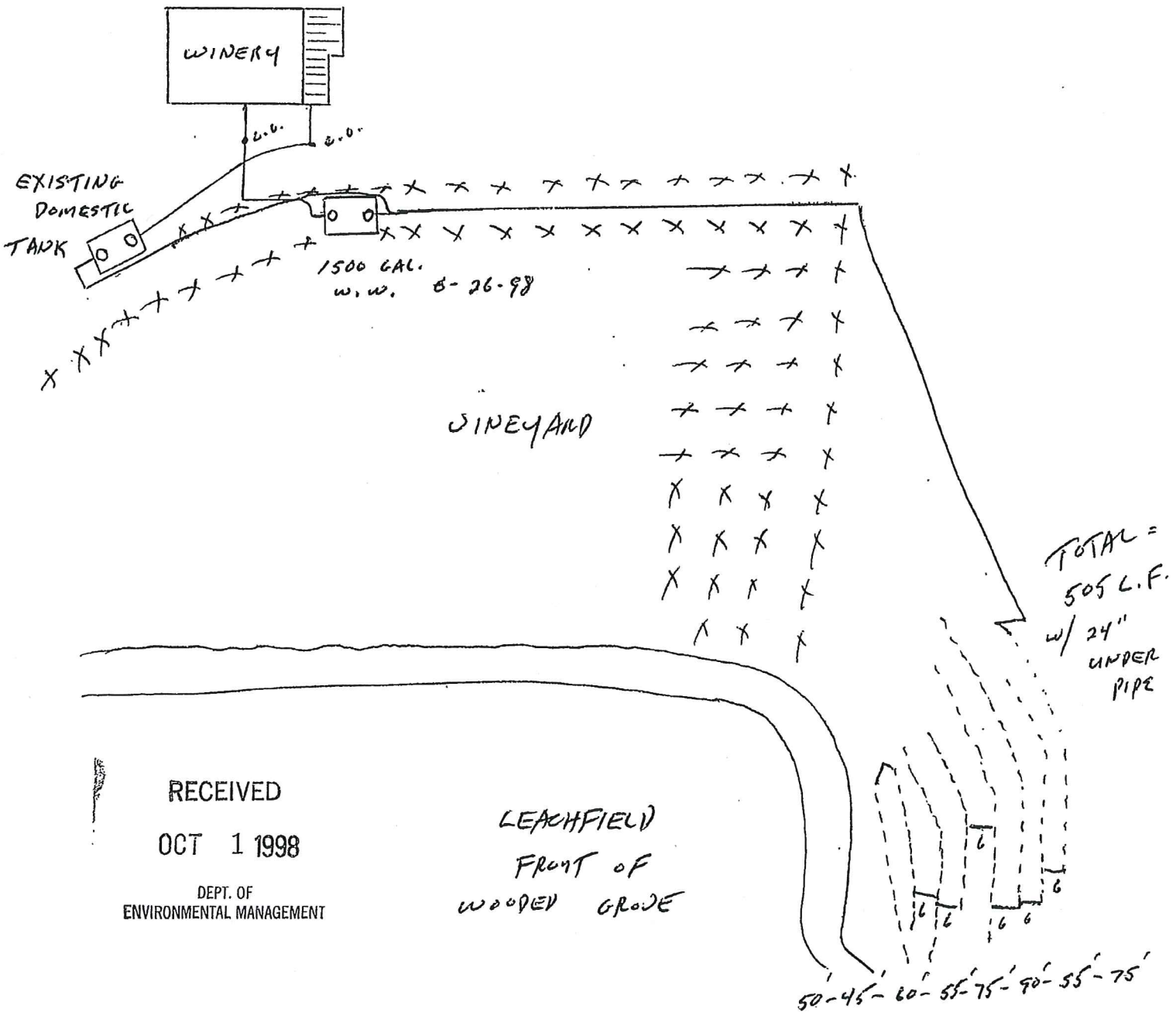


**P & R Septic Systems**
P.O. BOX 6776 • NAPA, CA 94581
(707) 252-6866
LIC. #482218

# SEPTIC SYSTEM PLOT PLAN

DIAMOND CREEK VINEYARDS
1500 DIAMOND MOUNTAIN RD. - CALISTOGA
AP #

JUNE 26, 1998




RECEIVED
OCT 1 1998
DEPT. OF
ENVIRONMENTAL MANAGEMENT

**NAPA COUNTY**

DIVISION OF
ENVIRONMENTAL HEALTH

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

1195 THIRD STREET, ROOM 101 • NAPA, CALIFORNIA 94559-3082
AREA CODE 707/253-4471 • FAX 707/253-4545

December 6, 1996

Albert Brounstein
1500 Diamond Mountain Road
Calistoga, California 94515

Subject: Use Permit Application 96387-MOD

Dear Mr. Brounstein,

As you may recall, I sat in on your pre-application meeting with Mr. Kevin Eberle of the Planning Department on September 12, 1996 and further discussed the subject project with you on September 16, 1996. As a part of these meetings and conversations, we discussed the requirements our department would have for your use permit modification.

It was required that a separate septic tank for domestic and winery waste would provided and that additional leach line would be needed to accommodate the crush portion of the winery facility. You had indicated that you may want to relocate the entire septic system to a new location. If this is still the way you wish to go, we will need to do a site evaluation in the new area to determine the soil percolation rate and depth. If you wish to keep the system in the same area and just add on to it, we will need to see a core hole in the area of the existing system to confirm the soil percolation rate and depth. Keep in mind however, if the soil in the new area is not acceptable, then the system will have to remain where it is.

In either case, this can be done after the use permit is approved. We will require that you secure your sewage permit prior to issuance of the building permit. As discussed, the amount of waste water we calculated for a 3000 case winery and a 30 day +/- crush period, was approximately 360 gallons per day and for the 3.5 employees to be approximately 52.5 gallons per day. The septic system will be sized for these waste water flows.

Please contact me if you have any questions regarding the above.

Sincerely,

Christine M. Secheli

CHRISTINE M. SECHELI
Registered Environmental Health Specialist

sewage/brounstein12.6

THIS PERMIT EXPIRES 1 YEAR FROM DATE OF ISSUE.

# SEWAGE DISPOSAL PERMIT

County of Napa - Department of Public Health
Division Of Environmental Health
1123 First Street, Napa - Phone 253-4471

PERMIT # _____

Owner Albert Brownstein Address 1500 Diamond Mtn Rd Calistoga Date 1 Sept 77

Contractor Blakley const Parcel No. 20-400-12

WORK APPLIED FOR

☒ Dwelling ☒ New Construction ☐ Repairs ☐ Alterations

3 ☒ No. Bedrooms
☒ Commercial
☐ Other (explain) wine storage facility
☐
☐ Private Sewage Disposal System (explain)
☐ Special Design System

WATER SUPPLY: ☐ Public ☒ Individual ☒ Building Department Form Received

Specifications (explain) Install 1200 gal septic tank with 280' of drain line 18" of rock under pipe plus 20' of drain line for wine storage facility

Location same Permit Fee 50.00 PV

Form by JBM Paid _____ Receipt No. 4287

Signed _____

272

EH-3

## INSPECTION RECORD

| Date | Initial | Work Inspected |
|---|---|---|
| 10-11-72 | JBM | Tank & lines OK, seeds not in yet |

Final Inspection Date _____ As per plan yes Initial _____

Soil compares with percolation record yes surface slope(s) 3% %

Trenches - width 18" x depth 36" total length 280

Gravel under tile 18" over tile 3' distance between trenches _____

Top of tile to finish grade _____ Distance well from system 100'

Remarks: _____

DIVISION OF ENVIRONMENTAL HEALTH
Department of Public Health
1123 First Street - 255-5966
Napa, CA 94558

DATE 5 oct 77

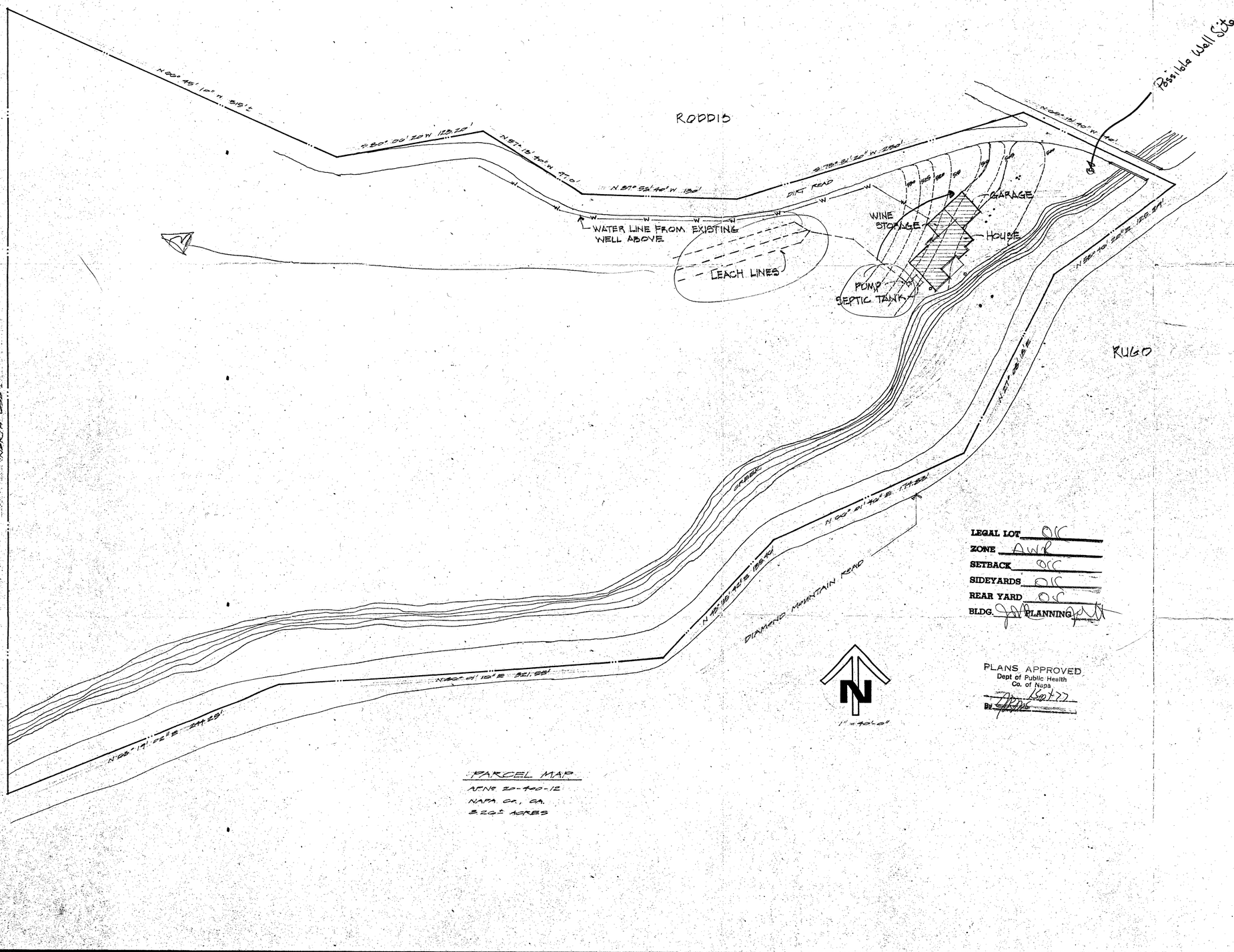
TO AP # 20-400-12 FROM BMC

SUBJECT

FOR: ☐ Initial ☐ Signature ☐ Approval ☐ Comments ☐ Discussion ☐ Information

PLEASE: ☐ File ☐ Return ☐ Draft Reply ☐ Route To

MESSAGE: meet with Dick Blankly to confirm the septic tank had to be 25' from creek & that was what plot PLAN showed. & OWNER WAS INCORRECT IN SAYING that I APPROVED otherwise




PARCEL MAP
APN# 20-400-12
NAPA CO., CA.
8.20± ACRES

LEGAL LOT OK
ZONE AWR
SETBACK OK
SIDEYARDS OK
REAR YARD OK
BLDG. OK PLANNING

PLANS APPROVED
Dept of Public Health
Co. of Napa
By

RECEIVED
MAR 9 1977
Napa County Conservation, Development & Planning Commission

| REVISIONS | BY |
|---|---|
| | |

L.W. NIEMI & ASSOCIATES
ARCHITECTS AIA
1112 ADAMS ST. SAINT HELENA CA. 94574 707/963-8300

# BROUNSTEIN PLOT PLAN

DIAMOND MOUNTAIN RD., NAPA CO.

| | |
|---|---|
| DATE | 8 MARCH 77 |
| SCALE | 1" = 40' |
| DRAWN | |
| JOB | |
| SHEET | 1 |
| OF | SHEETS |

DATAPRINT STOCKDRAFTING FORM NO. 101-24
DATAPRINT CORP. 550 LITTLEFIELD AVE. S. SAN FRANCISCO, CA. 94080

DATE 10/30/96
FEE $195.00
RECEIPT NO. 43362
BY PT

A.P. # 20-400-12
RECORD # 6625
ISSUE DATE
EXPIRATION DATE

# NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
# APPLICATION & PERMIT TO CONSTRUCT A SEWAGE SYSTEM

OWNER: Diamond Creek Vyds CONTRACTOR: P & R Septic
SITE ADDRESS: 1500 Diamond Mt. Rd. ADDRESS:
MAILING ADDRESS:
PHONE #: PHONE #:

**TYPE OF PROJECT** NEW SYSTEM ( ) REPLACE SYSTEM ( ) ADDITION ( ) RELOCATION ( ) DESTRUCTION ( ) SEWER LINE ( ) REPAIR (✓) TANK
reason for replace/relocate/repair old sump malfunctioning - to be replaced

**PROPOSED USE**

| | EXISTING BEDROOMS | TOTAL POTENTIAL BEDROOMS |
|---|---|---|
| **RESIDENTIAL:** | | |
| RESIDENCE ( ) | | |
| 2nd DWELLING ( ) | | |
| GUESTHOUSE ( ) | | |

**NON-RESIDENTIAL:** DOMESTIC / INDUSTRIAL (circle one)
PROJECT
FLOW (gpd)

BUILDING DEPARTMENT FORM RECEIVED ( ) (IF APPLICABLE)
CITY/SEWER DISTRICT CLEARANCE - APPROVED BY
Serves office and house.

**WATER SUPPLY** **PUBLIC** ( ) NAME OF AGENCY
**INDIVIDUAL** ( ) WELL ( ) SPRING ( ) OTHER
DISTANCE OF CLOSEST WATER SOURCE TO ANY PART OF THE SEWAGE DISPOSAL SYSTEM
INDIVIDUAL WATER SUPPLY PERMIT ISSUED YES ( ) NO ( )

**SPECIFICATIONS**
**SEPTIC TANK:** EXISTING SIZE (GAL) exist 1200 PROPOSED SIZE (GAL)
**DRAINLINE:** TOTAL LENGTH Exist TRENCH DEPTH TRENCH WIDTH
ROCK UNDER PIPE DEPTH COVER MATERIAL OVER ROCK- BACKFILL FILL
**SEWER LINE:** TYPE Exist APPROX. LENGTH
**SUMP PUMP:** SIZE 500 gal GAL (audible and visual alarms required on all pump systems)
**SPECIAL DESIGN PLANS:** DATE APPROVED DESIGNER
**PRIVATE SEWAGE DISPOSAL SYSTEM PLANS:** DATE APPROVED DESIGNER

Contractor to install new 500 gal sump and new pump with audible and visual alarm. Contractor to provide spec sheet for pump + alarm system. ISSUING ENVIRONMENTAL HEALTH SPECIALIST: Jeanne Michael

**WORKER'S COMPENSATION COVERAGE:** (CHECK ONE OF THE FOLLOWING)
(X) A certificate of current Worker's Compensation Insurance is 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 without complying with the Worker's Compensation laws of California

**TERMS OF PERMIT:** APPLICANT AGREES THAT:
1) EH SPECIALIST WILL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO REQUIRING INSPECTION(S)
2) EH SPECIALIST'S INSPECTION WILL BE OBTAINED PRIOR TO COVERING THE SYSTEM
3) THE PERMIT AND A COPY OF THE APPROVED SPECIAL DESIGN SEWAGE DISPOSAL SYSTEM DESIGN (IF APPLICABLE) SHALL BE AVAILABLE AT THE PARCEL SITE AT ALL TIMES
4) ANY DEVIATION FROM PERMIT SPECIFICATIONS WITHOUT PRIOR APPROVAL FROM THIS OFFICE WILL BE CAUSE FOR STOPPING WORK UNTIL THE CHANGES ARE FULLY JUSTIFIED AND APPROVED
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I, THE UNDERSIGNED, AGREE TO COMPLY WITH ALL CONDITIONS OF THIS PERMIT AND ALL OTHER APPLICABLE CODE REQUIREMENTS. FURTHERMORE, I UNDERSTAND THAT THE OFFICE OF ENVIRONMENTAL MANAGEMENT IN NO WAY GUARANTEES INDEFINITE TROUBLE-FREE OPERATION OF THIS SYSTEM, AND THAT FUTURE REPAIR MAY BE NECESSARY.

OWNER OR AUTHORIZED AGENT: Mary J. Weber

# INSPECTION SCHEDULE

**WORK PERFORMED BY (CONTRACTOR)** _____

**SEWER LINE:** MATERIAL AND SIZE_____ FALL_____
FINAL DEPTH_____ DISTANCE TO ANY WATER SOURCE_____
COMMENTS_____
INSPECTOR_____ DATE_____

**SEPTIC TANK:** MANUFACTURER_____ TYPE_____ SIZE_____
DISTANCE TO ANY WATER SOURCE_____
COMMENTS_____
INSPECTOR_____ DATE_____

**LEACH LINES:** TRENCH WIDTH_____ TRENCH DEPTH_____ TOTAL LENGTH_____
NUMBER OF LINES_____ ROCK UNDER LEACH LINE_____ DISTANCE BETWEEN TRENCHES_____
DEPTH OF COVER MATERIAL OVER ROCK_____ DISTANCE TO ANY WATER SOURCE_____
COMMENTS_____
_____
_____
INSPECTOR_____ DATE_____

**SUMP PUMP:** MANUFACTURER Selwag TYPE Concrete SIZE 500 gal
PUMP CHECKED_____ ALARM CHECKED_____
COMMENTS Still need to see pump + audio/visual alarm JM 11/1/96
INSPECTOR_____ DATE_____

**ACCESSORY FACILITIES:** (DIVERSION DRAINS, D-BOXES, ETC.)_____
_____
_____
COMMENTS_____
INSPECTOR_____ DATE_____

**FINAL INSPECTION:** (construction completed and approved)
INSPECTOR_____ DATE_____

DATE DESIGNER'S LETTER RECEIVED (IF APPLICABLE)_____
DATE PLOT PLAN RECEIVED/ACCURACY CHECKED_____
DATE INDIVIDUAL WATER SYSTEM WAS FINALED (IF APPLICABLE)_____
DATE APPROVAL ON ELECTRICAL (FOR SUMP PUMP) RECEIVED FROM BUILDING (IF APPLICABLE)_____
DATE NOTICE OF COMPLETION SENT TO BUILDING DEPARTMENT (IF APPLICABLE)_____
DATE PERMIT CLOSED_____

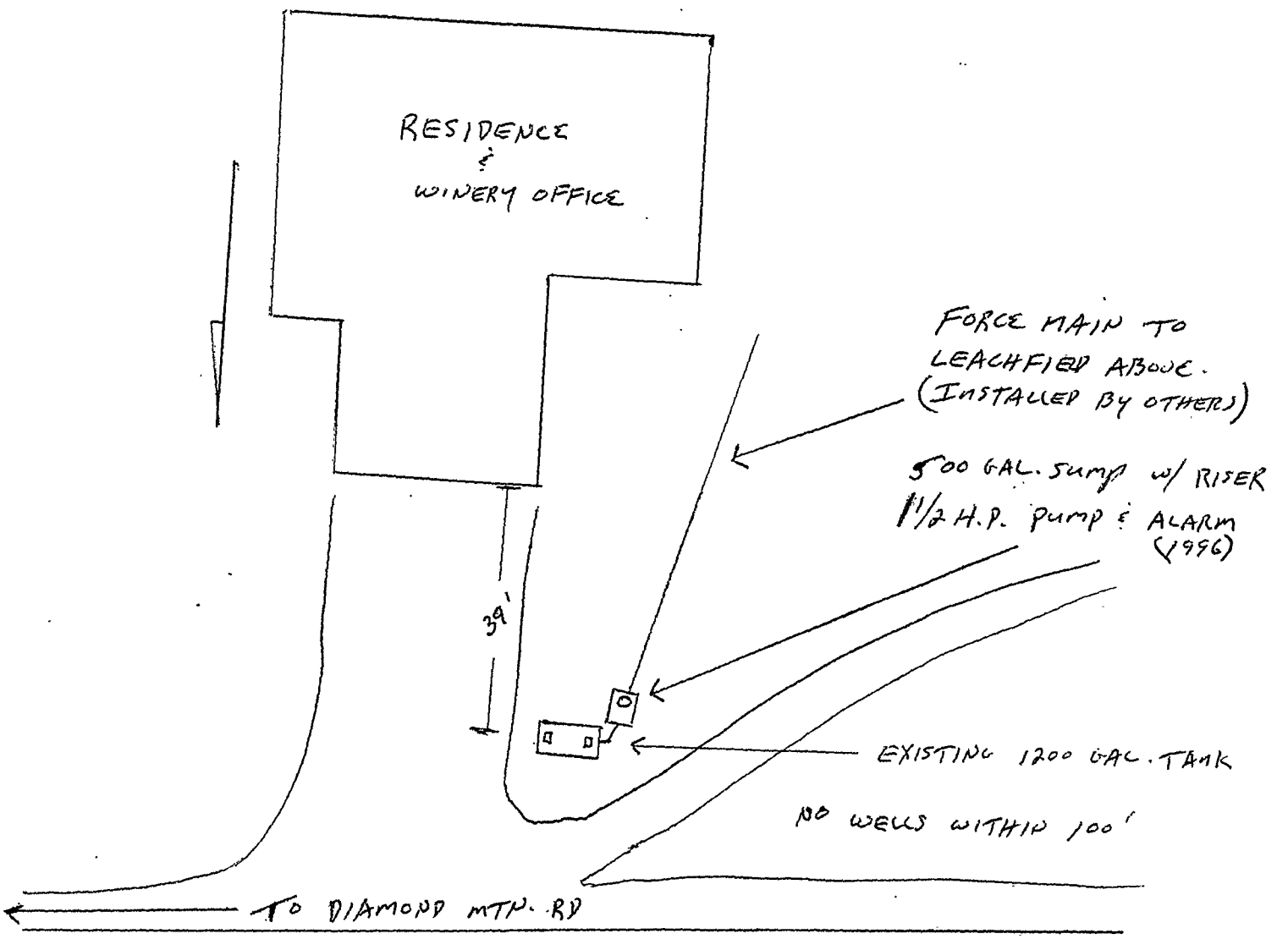
**P & R Septic Systems**
P.O. BOX 6776 • NAPA, CA 94581
(707) 252-6866
LIC. #482218

SEPTIC SYSTEM REPAIR PLOT PLAN AS BUILT (SUMP)

DIAMOND CREEK VINEYARDS
1500 DIAMOND MTN. RD.
AP # 20-400-12

NOV. 21, 1996

RECEIVED
DEC - 3 1996
DEPT. OF
ENVIRONMENTAL MANAGEMENT



1500 DIAMOND MTN Rd. DIAMOND CREEK VINEYARDS RESIDENCE/ OFFICE

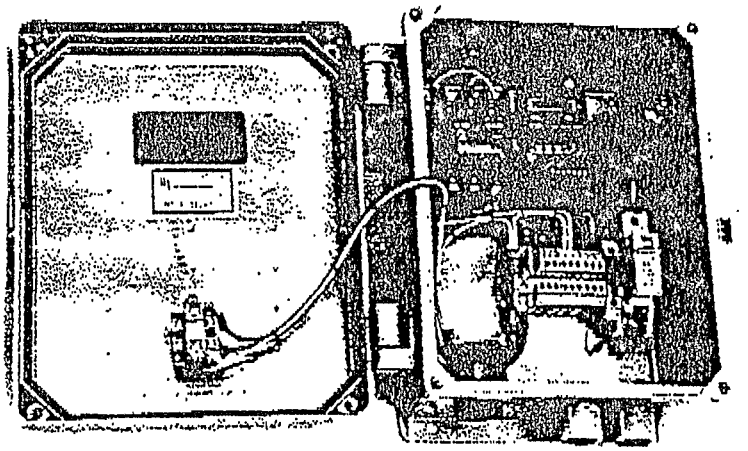
# ORENCO SYSTEMS® SIMPLEX CONTROL PANEL

ORENCO SYSTEMS® Simplex Control Panels offer quality components for reliable automatic pump operation. Standard functions include circuit breaker, manual, off and automatic motor control operation, plus an audio/visual high-water alarm circuit with audio silence and automatic reset upon correction of the high-water condition.

A selection of optional features offers flexibility for a variety of pumping applications.

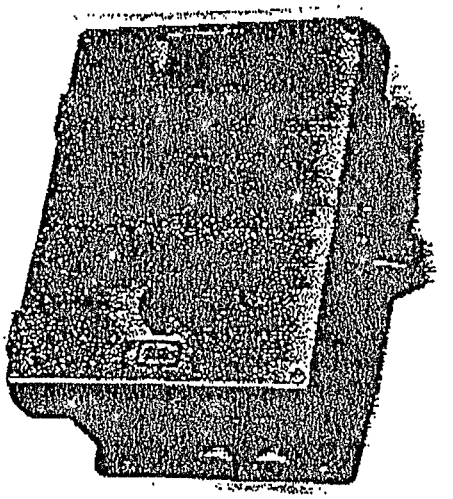
ORENCO SYSTEMS® control panels are specifically engineered for pressure sewer (STEP) systems, for controlling pumping into conventional gravity collection systems and for on-site systems such as intermittent sand filters, recirculating gravel filters, low pressure drainfields, as well as for simple uphill pumping to standard drainfields.

ORENCO SYSTEMS® control panels are especially designed for use with mercury float switches but are compatible with any standard dry-contact switching method.



## STANDARD FEATURES:

- **Listing:**
  Underwriters Laboratories.
- **Rating:**
  Model S-1 rated at 115 VAC, 1 Hp, 16 A, Single Phase, 60 Hz.
  Model S-2 rated at 230 VAC, 3 Hp, 16 A, Single Phase, 60 Hz.
- **Motor-Start Contactor:**
  Rated for 24 FLA, Single Phase, 60 Hz.
- **Current Limiting Circuit Breaker:**
  20 amp, OFF/ON switch, DIN rail mounting with thermal magnetic tripping characteristics. (Single Pole / 115 V; Double Pole / 220 V)
- **Toggle Switch:**
  A SPDT HOA switch with a 20 amp motor rating.
- **Fuse Disconnect:**
  5 amp (10,000 AIC) fuse with DIN rail mount.
- **Audible Alarm:**
  Panel mount with a minimum of 80 db sound pressure at 24 inches, warble tone sound.
- **Visual Alarm:**
  NEMA 4-rated, 7/8-inch diameter, red lens, oil-tight with push-to-silence feature.
- **Audio-Alarm Silence Relay:**
  115 VAC, automatic reset, with DIN rail mount socket base.
- **Alarm Circuit:**
  Wired separately from the pump circuit, so that if the pump's internal overload switch or current-limiting circuit breaker is tripped the alarm system remains functional.
- **Enclosure:**
  NEMA 4X-rated, fiberglass with hinged cover. Noncorroding. Dimensions: 10" High X 8" Wide X 5-1/8" Deep. External mounting ears.
- **Padlockable Latch:**
  Constructed of noncorroding stainless steel.



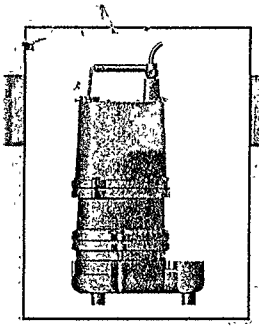
## OPTIONAL FEATURES:

- **Elapsed Time Meter:**
  115 VAC, 7-digit, nonresettable.
- **Counter:**
  115 VAC, 6-digit, nonresettable, horizontal base mount.
- **Programmable Timer:**
  5 amp, 110 VAC, DPDT relay output, repeatable cycle from 10 sec. to 10 hours with four time ranges. Separate variable controls for ON and OFF time.
- **Intrinsically Safe Control Relay:**
  115 VAC, 0 to 10,000 ohm sensitivity range. The secondary circuit limits the current to 2.3 mA at 11 VAC.

Other custom features can be provided.

ORENCO SYSTEMS, INC. 2826 Colonial Road Roseburg, OR 97470 503/673-0165

Diamond Creek Sipe Yards 20-400-12



# ENGINEERING DETAILS - SKHD150

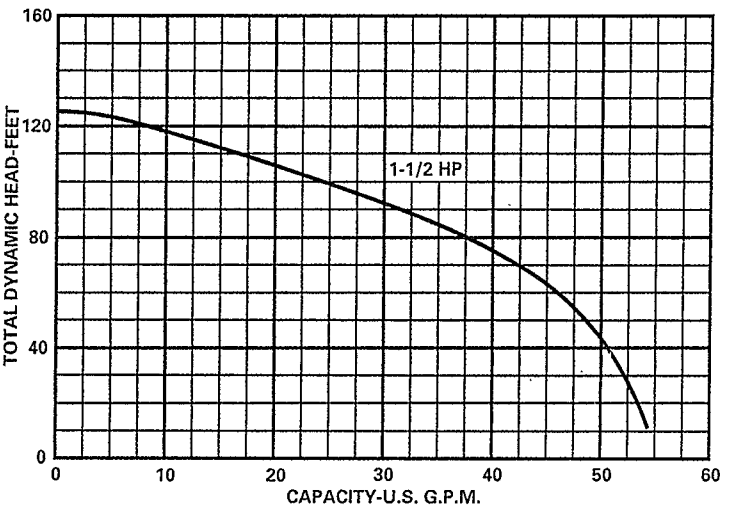
## Pump Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Pump/Motor Unit | Submersible | | | | |
| Manual Models | M2 | M6 | M3 | M4 | M5 |
| Horsepower | 1-1/2 | | | | |
| Full Load Amps | 12.0 | 6.1 | 5.7 | 2.9 | 2.7 |
| Motor Type | Capacitor Start | Three-Phase | | | |
| R.P.M. | 3450 | | | | |
| Phase Ø | 1 | 3 | | | |
| Voltage | 230 | 200 | 230 | 460 | 575 |
| Hertz | 60 | | | | |
| Operation | Intermittent | | | | |
| Temperature | 140°F Ambient | | | | |
| NEMA Design | B | | | | |
| Insulation | Class B | | | | |
| Discharge Size | 1-1/2" NPT | | | | |
| Solids Handling | 3/4" | | | | |
| Unit Weight | 75 lbs. | | | | |
| Power Cord | 16/3, STWA, 1ø, 230V = 20' std.<br>16/4, STWA, 1ø, 230V = 20' std. (S.F.)<br>18/5, STWA, 3ø, 200V, 230V, 460V, or 575V = 20' std. (S.F.) | | | | |

## Materials of Construction

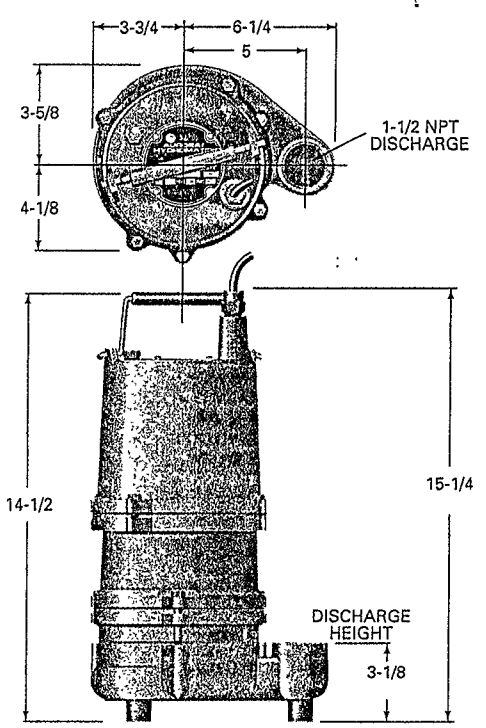
| | |
|---|---|
| Handle | Steel |
| Lubricating Oil | Dielectric Oil |
| Motor Housing | Cast Iron |
| Pump Casing | Cast Iron |
| Shaft | Stainless Steel |
| Mechanical Shaft Seal | Seal Faces: Carbon/Ceramic<br>Seal Body: Brass<br>Spring: Stainless Steel<br>Bellows: Buna-N |
| Impeller | Thermoplastic |
| Upper Bearing | Single Row Ball Bearing |
| Lower Bearing | Single Row Ball Bearing |
| Fasteners | Stainless Steel |

## Performance Data




| Total Head (feet) | | 40 | 60 | 80 | 100 | 120 | 125 |
|---|---|---|---|---|---|---|---|
| GPM | 1-1/2 HP | 51 | 45 | 36 | 24 | 9 | 0 |

## Dimensional Data




1. All dimensions in inches
2. Component dimensions may vary ± 1/8 inch
3. Not for construction purpose unless certified
4. Dimensions and weights are approximate
5. We reserve the right to make revisions to our products and their specifications without notice


**AURORA/HYDROMATIC Pumps, Inc.**
1840 Baney Road, Ashland, Ohio 44805
(419) 289-3042

# Appendix 4

## McCollum General Engineering Septic Inspection Report

# McCollum

***General Engineering Contractor***

**P.O. Box 2223**

**Yountville, CA 94599**

**Phone: 707.252.6220**

**Fax: 707.224.1753**

MGECONSTRUCTION@YAHOO.COM


Lester Hardy

RE: 1500 Diamond Mountain Road.

As instructed by Lester Hardy, McCollum General Engineering (M.G.E.) conducted an investigation of the existing septic system located at 1500 Diamond Mountain Road, St. Helena CA. The following information was collected during a one-day investigation (01/25/2021).

1. The septic tank was located, opened, pumped and visually inspected. Septic tank is a pre fab concrete with concrete access risers and metal lids. The inlet T, outlet T are in place. The baffle wall is in place. The tank is located in a manmade concrete floor pond. There is a clean out at the outlet tight line. The outlet tight line gravity flows into the process waste tank. The process waste tank is also directly tied into the winery.

Tank location.



Access riser and metal lid.



Inlet T.



2. Leach lines were probed, rodded and potholed for location and depth. The outlet tight line from the process waste tank flows directly into a serial distribution leach field. The leach field is combined sanitary sewer and process waste. There are eight lines in the field. The leach lines are 3" Hancore PVC. There are five hundred five lineal feet of leach line in the field. The pipe line is clear of obstructions and debris. The ¾ gravel rock section below the Hancore leach line is clean and no debris are present at this time. There is approximately eighteen inches of soil cover over the leach lines.

Rock section clean.



Hancore leach line.



Leach line free of debris



MGE replaced all access lids at the septic tank and secured. Potholes were backfilled and covered in the leach field area.

In summary the existing septic system is operating correctly. Water enters the septic tank from the inlet T, settles solids, passes through the baffle wall and exits the tank through the outlet T. Water flows from the tank outlet into a serial distribution leach field. The leach field is located below the vineyard.

Septic systems will process water differently depending on household water usage, cleaning chemicals, number of residents and daily flows. (Please see attachment for proper septic system operation and maintenance.)

Municode setbacks for septic system construction–

http://library.municode.com/index.aspx?clientId=16513&stateId=5&stateName=California

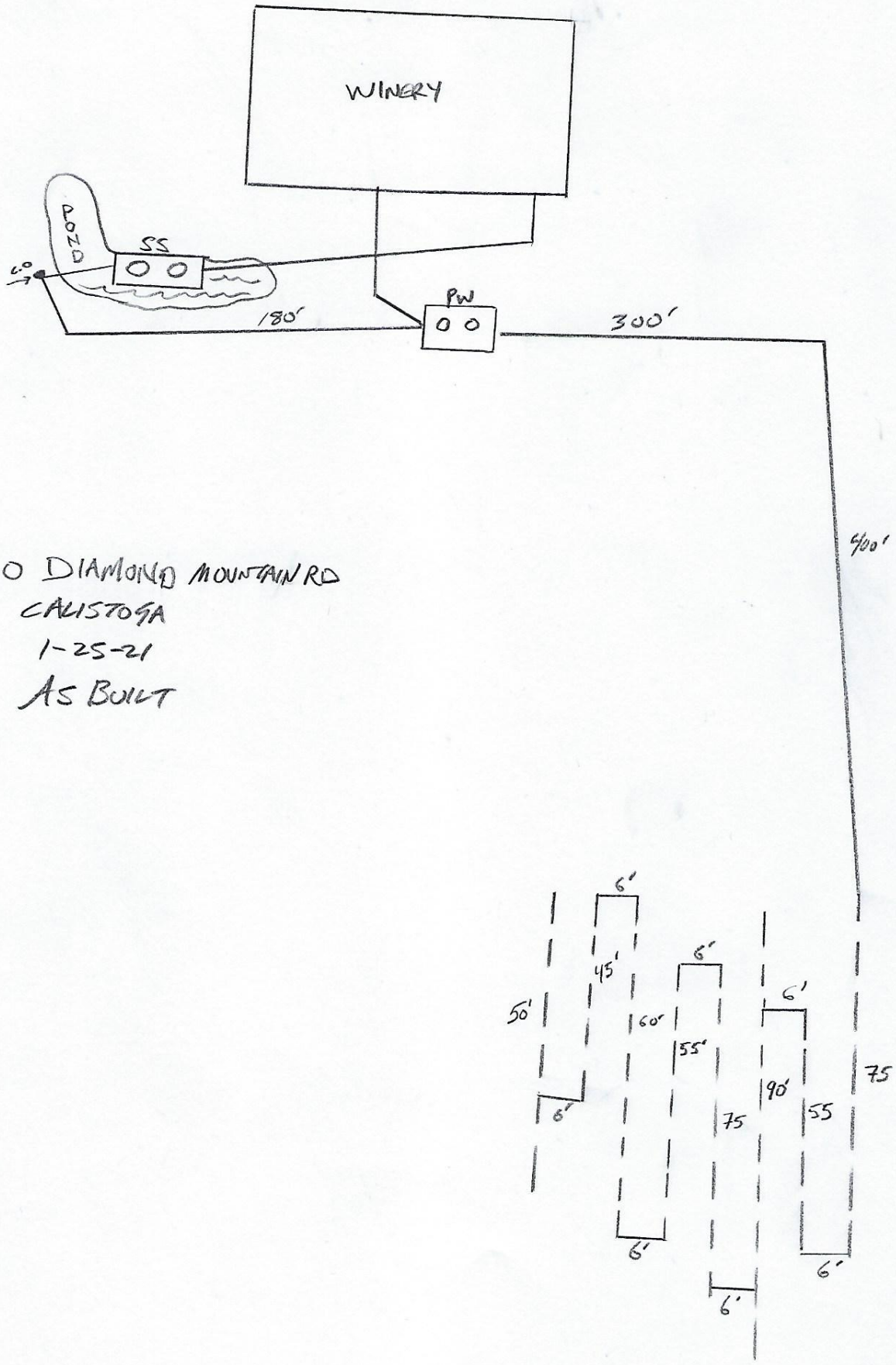
Please call if you have any questions.



Sincerely,
Gary L. McCollum
COWA/NAWT Certified Onsite
Waste Water Inspector/Installer

***Company Disclaimer***

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment System Inspection Report based on the present condition of the onsite wastewater treatment system. McCollum General Engineering has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of a wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular owner or buyer. McCollum General Engineering DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.




1500 DIAMOND MOUNTAIN RD
CALISTOGA
1-25-21
AS BUILT

# EXISTING INDIVIDUAL SEPTIC SYSTEM INSPECTION REPORT FORM FOR NAPA COUNTY

PROPERTY OWNER *Hardy* DATE: *1/25/2021*
ADDRESS: *1500 Diamond Mountain Road, Calistoga, CA* A.P.N. *020-440-004*

PRIMARY TREATMENT SEPTIC TANK
Distance from closest well:
This parcel *100+'* Adjacent parcel *100+'*
Distance from foundation: *28'*
Distance from property line: *100+'*
Material-tank *Concrete* Lid *Concrete*
Number of compartments: *Two*
Total Capacity: *1500gal.*

Date tank was last pumped: *1/25/2021*
Pumped by: Dependable
Pre-fab tank or poured in place (describe):
*Pre fab Concrete*
Inside Length 9' Width 4.5' Depth 5'

SECONDARY TREATMENT-DISPOSAL FIELD (if other than leach field, describe below)
Distance from closest well:
this parcel *100+'* Adjacent parcel *100+'*
Distance from foundation: *100'*
Distance to property line: *100+'*
Number of lines: *8*

Total length on leach line: *505'*
Total effective sidewall: *1010'*
Amount of filter Material: *18"* Type of pipe: *3" Hancore*
Below pipe: *12"* Type of filter material: *3/4" rock*
Above pipe: 6" Depth of cover over pipe: *18"*
Trench Width: 18" Depth: 39"

GENERAL INFORMATION
Is the house/structure presently occupied? *Yes* How many bedrooms? N/A
If commercial use, how many employees (FT / PT) *N/A* How many units served by this system? *ONE*
Any other septic systems of the property? *No*. If yes, how many? 0

CONDITION OF SYSTEM
Make a statement of the condition of the septic tank and interior surfaces, including baffles and fittings. How was this determined? *Septic tank was located, pumped and visually checked. Inlet T and outlet T are in place. The Baffle wall is in place. Tank has no risers or filter.* Note: If tank is over five years old, it must be inspected (pumping is required to allow inspection).

Make a statement on the condition of the sump/pump (if applicable), including size, alarm, structure, etc. *N/A*

Make a statement on the condition of the distribution box, leaching line, etc. How was the length and location of the disposal field determined? *Leach lines were probed, rodded and potholed for location and depth. Leach line are three inch Hancore. There are eight lines in the field. The field is operating as designed.* Note: Information on disposal field must be determined by physically locating each line by exposing the ends. All distribution boxes must be uncovered and inspected.

Gary L. McCollum
(Licensed Contractor)

# McCollum

***General Engineering Contractor***
**P.O. Box 2223**
**Yountville, CA 94599**
**Phone: 707.252.6220**
**Fax: 707.224.1753**
MGECONSTRUCTION@YAHOO.COM


Bruce Fenton
RSA Civil
Engineering

RE: 1490 Diamond Mt Rd

As instructed by Bruce Fenton RSA Civil Engineering, McCollum General Engineering (M.G.E.) conducted an investigation of the existing septic system located at 1490 Diamond Mt Rd, Calistoga CA. The following information was collected during a one day investigation (5/08/2025).

1. The septic tank was located, opened, pumped and visually inspected. The septic tank is located by the front entrance gate. The tank has concrete access lids. The inlet T is in place and baffle wall is in place. There is concrete erosion at the outlet side of the tank and root intrusion. The inlet of the tank has major root intrusion. There is soil debris in the inlet side tank bottom. The tank is concrete with a 1200 gallon capacity. The tank was below flow line upon arrival.

2. There is a 500 gallon pump tank tied to the septic tank. The pump tank is concrete with a concrete access lid. The pumps and floats were manually operated by the control panel. The pump tank is in acceptable condition. The two inch PVC SCH40 pump line is approximately eight hundred and twenty feet long. The pump line pumps directly to two leach lines.

2. Leach lines were probed and potholed for location and depth. There is no distribution box. The outlet pump line pumps to two infiltrator leach lines. The leach lines total sixty nine feet. There is no fabric over the leach lines. The leach lines have soil debris present. The leach field is located between the oak trees and driveway at the north east side of the property.

MGE replaced access lids at the septic tank and secured. All potholes in the leach field were backfilled.

***Repairs recommended:***
***Option one:***

1. Demo exsiting septic tank.
2. Install new fiberglass 1500 gallon septic tank.
3. Install PVC access risers on septic tank and pump tank.
4. Install Zabel filter at septic tank outlet.
5. Install 300' of infiltrator chambers in leach field. (If possible,possibly move field)
6. County permit and fees.

*Budget $45,600.00* to be performed on a time and material basis*
**Subject to change after County review*

***Option two:***

1. Site evaluation.
2. Design Engineered system

Septic systems will process water differently depending on household water usage, cleaning chemicals, number of residents and daily flows. (Please see attachment for proper septic system operation and maintenance.)

Municode setbacks for septic system construction–

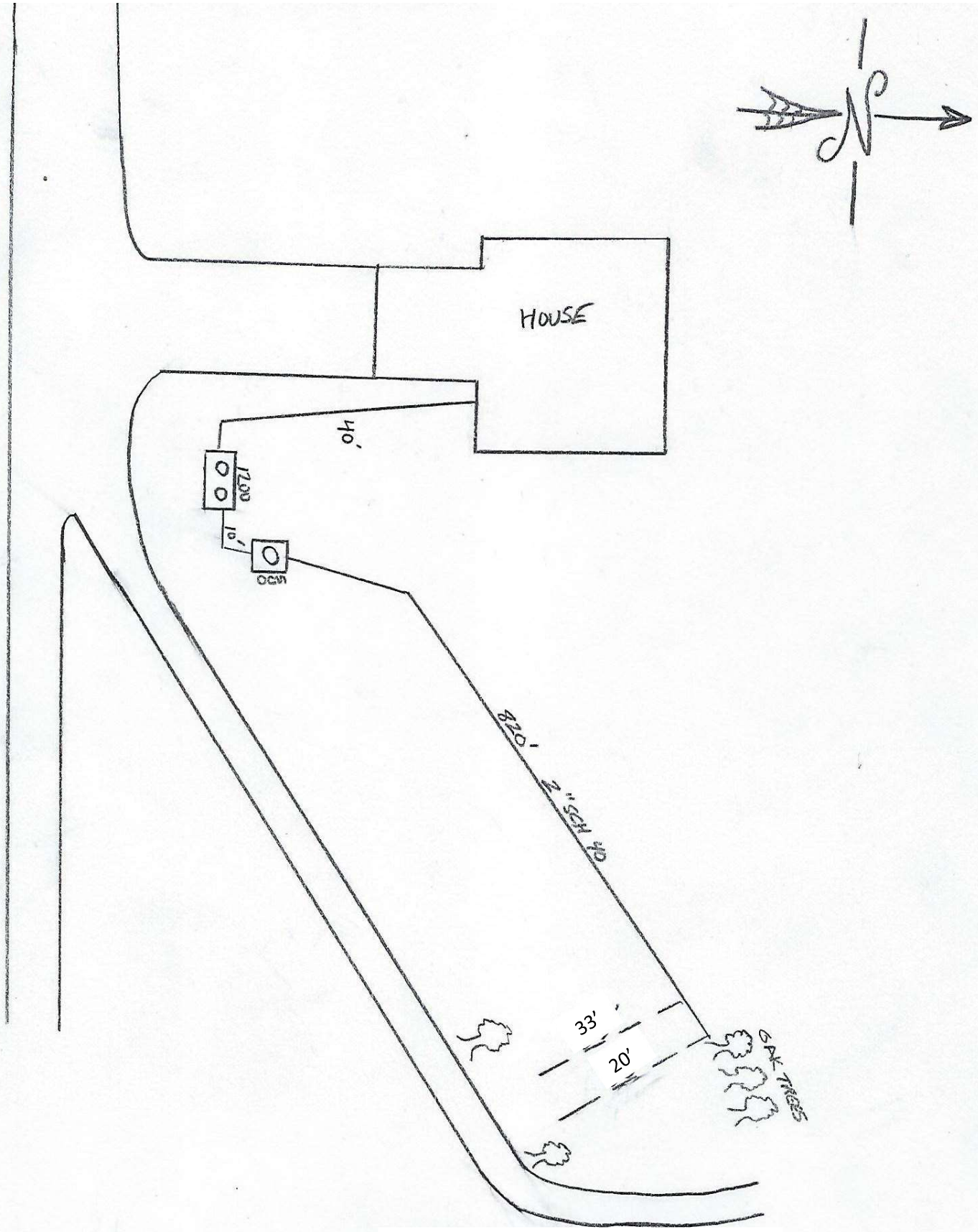
http://library.municode.com/index.aspx?clientId=16513&stateId=5&stateName=California

Please call if you have any questions.

Sincerely,
Gary L. McCollum
COWA/NAWT Certified Onsite
Waste Water Inspector/Installer

***Company Disclaimer***

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment System Inspection Report based on the present condition of the onsite wastewater treatment system. McCollum General Engineering has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of a wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular owner or buyer. McCollum General Engineering DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.




1490 Diamond Mt Rd

AS BUILT

05-08-25

020-440-004

# EXISTING INDIVIDUAL SEPTIC SYSTEM INSPECTION REPORT FORM FOR NAPA COUNTY

PROPERTY OWNER: *N/A* DATE: *5/08/2025*
ADDRESS: *1490 Diamond Mt Rd, Calistoga CA* A.P.N. 020-440-004

PRIMARY TREATMENT SEPTIC TANK
Distance from closest well:
This parcel *100+'* Adjacent parcel *100+'*
Distance from foundation: *40'*
Distance from property line: *60'*
Material-tank *Concrete* Lid *concrete*
Number of compartments: *Two*
Total Capacity: *1200 gal.*

Date tank was last pumped: *5-08-25*
Pumped by: Dependable
Pre-fab tank or poured in place (describe):
*Pre fab concrete*
Inside Length 8' Width 5' Depth 5'

SECONDARY TREATMENT-DISPOSAL FIELD (if other than leach field, describe below)
Distance from closest well:
This parcel *100+'* Adjacent parcel *100+'*
Distance from foundation: 1*00'*
Distance to property line: *80'*
Number of lines: *2*

Total length on leach line: 53*'*
Total effective sidewall: 106*'*
Amount of filter Material: *N/A* Type of pipe: *Infiltrator*
Below pipe: *N/A* Type of filter material: *N/A*
Above pipe: N/A Depth of cover over pipe: 12"
Trench Width: 24" Depth: 24"

GENERAL INFORMATION
Is the house/structure presently occupied? *yes* How many bedrooms? 3
If commercial use, how many employees (FT / PT)? *0*
How many units served by this system? One
Any other septic systems of the property? *No*. If yes, how many? 0

CONDITION OF SYSTEM
Make a statement of the condition of the septic tank and interior surfaces, including baffles and fittings. How was this determined? *Septic tank was located, pumped and visually checked .The inlet, outlet T and baffle wall are in place. There is root intrusion at the inlet T. There is concrete erosion present in the interior of the tank.*
Note: If tank is over five years old, it must be inspected (pumping is required to allow inspection).

Make a statement on the condition of the sump/pump (if applicable), including size, alarm, structure, etc. *Pump tank was located and visually inspected. The pumps and floats were manually operated through the control panel.*

Make a statement on the condition of the distribution box, leaching line, etc. How was the length and location of the disposal field determined? *Leach lines were probed and potholed for location and depth. There were two leach lines discovered in the field. Leach line are Infiltrator chamber. The leach lines have soil debris present. There is no fabric over the chambers.*Note: Information on disposal field must be determined by physically locating each line by exposing the ends. All distribution boxes must be uncovered and inspected.

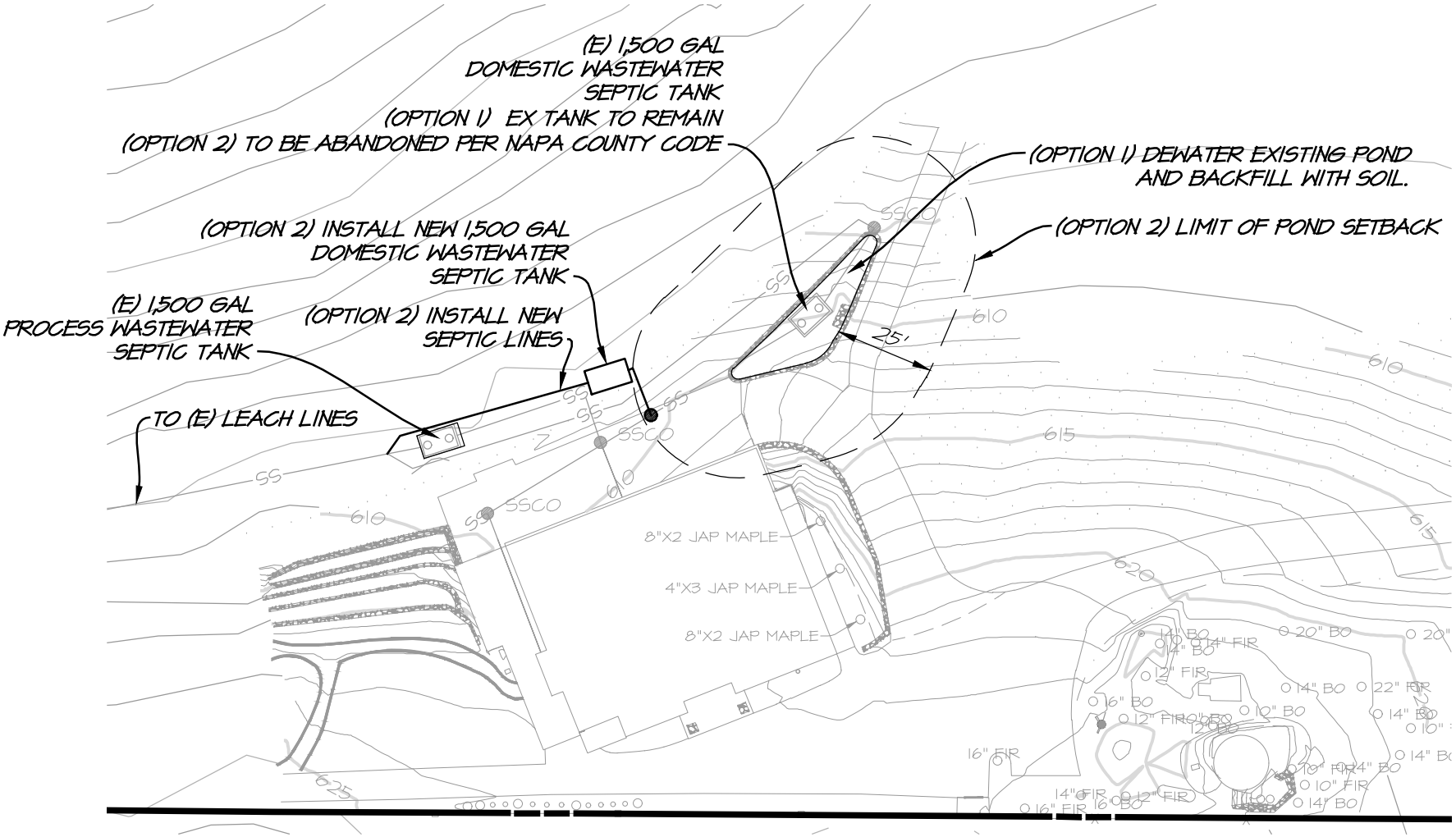
Gary L. McWilliams
(Licensed Contractor)

# Appendix 5

# Domestic Septic Tank Options Exhibit

# DIAMOND CREEK VINEYARDS
# DOMESTIC SEPTIC TANK OPTIONS

NAPA COUNTY CALIFORNIA




## NOTES ON OPTIONS

OPTION 1
EXISTING TANK TO REMAIN. POND TO BE DEWATERED AND BACKFILLED WITH SOIL

OPTION 2
EXISTING TANK TO BE ABANDONED PER NAPA COUNTY CODE. NEW TANK TO BE INSTALLED OUTSIDE OF POND SETBACK AND NEW SEPTIC LINES INSTALLED.

## GRAPHIC SCALE

40 0 40 80

( IN FEET )
1 inch = 40 FT

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +

RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

03/19/2021 #4120020.0 Exh-Septic Tank Options

# Appendix 6

## Vineyard Area to Receive Treated Process Wastewater Irrigation

# DIAMOND CREEK VINEYARDS

## PROCESS WASTEWATER IRRIGATION EXHIBIT

NAPA COUNTY CALIFORNIA




GRAPHIC SCALE

80' 0 80'

( IN FEET )

1 INCH = 80 FT

LEGEND

VINEYARD AREA TO BE IRRIGATED BY TREATED PROCESS WASTEWATER = ±3.36 ACRES


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May 15, 2025 4120020.0

R:\2020\4120020.0_Diamond_Creek_Vineyards\DESIGN\Drawings\Exhibits\Exh - PWW Vine Irr.dwg 05/15/2025

# Reclaimed Process Wastewater
# Water Balance for Irrigation and Storage

| Project Description | | Annual Process Waste Flow Volume | | |
|---|---|---|---|---|
| Project Number: | 4120020.0 | Wine Production: | 25,000 | gal/year |
| Project Name: | Diamond Creek Vineyards | | | |
| Prepared By: | AM/BTF | Annual Process Waste per Gallon Wine: | 6 | gal/year |
| Date: | January 30th, 2025 | Total Annual Process Waste Generated: | 150,000 | gal/year |

| Vineyard Irrigation Parameters | | Landscape Irrigation Parameters | | |
|---|---|---|---|---|
| Acres of irrigated vineyard: | 3.36 acres | Crop type / name: | Cover Crop | |
| Row spacing: | 7.0 feet | Total irrigated acres of crop: | 0.00 acres | |
| Vine spacing: | 8.0 feet | | | |
| Total number of vines: | 2,614 vines | | | |
| Water use per vine per month (peak): | 26 gal | | | |
| Total peak monthly irrigation demand: | 67,954 gal | | | |

## Monthly Process Wastewater Generation

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Monthly process wastewater generated as % of annual total: | 4% | 6% | 6% | 5% | 6% | 7% | 9% | 10% | 15% | 13% | 11% | 8% |
| Monthly process wastewater generated [gallons]: | 6,000 | 9,000 | 9,000 | 7,500 | 9,000 | 10,500 | 13,500 | 15,000 | 22,500 | 19,500 | 16,500 | 12,000 |

## Monthly Vineyard Irrigation Water Use

| (Based on per-vine water use) | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Beginning of month reclaimed water in storage [gallons] (This number brought forward from end of previous month) | 14,909 | 16,832 | 21,755 | 23,959 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 |
| Vineyard irrigation as % of peak month irrigation demand: | 6% | 6% | 10% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 10% | 10% |
| Irrigation per month per vine (gallons): | 1.6 | 1.6 | 2.6 | 26.0 | 26.0 | 26.0 | 26.0 | 26.0 | 26.0 | 26.0 | 2.6 | 2.6 |
| Total vineyard irrigation demand [gallons]: | 4,077 | 4,077 | 6,795 | 67,954 | 67,954 | 67,954 | 67,954 | 67,954 | 67,954 | 67,954 | 6,795 | 6,795 |
| Will vineyard be irrigated with reclaimed water this month? | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Process wastewater generated this month, reclaimed for vineyard irrigation [gallons] | 4,077 | 4,077 | 6,795 | 7,500 | 9,000 | 10,500 | 13,500 | 15,000 | 22,500 | 19,500 | 6,795 | 6,795 |
| Remaining vineyard irrigation demand after using this month's process water [gallons] | 0 | 0 | 0 | 60,454 | 58,954 | 57,454 | 54,454 | 52,954 | 45,454 | 48,454 | 0 | 0 |
| Drawdown from storage for remaining vineyard irrigation [gallons] | 0 | 0 | 0 | 23,959 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Well water required to satisfy remaining vineyard irrigation demand | 0 | 0 | 0 | 36,494 | 58,954 | 57,454 | 54,454 | 52,954 | 45,454 | 48,454 | 0 | 0 |
| Net storage after vineyard irrigation drawdown [gallons] | 14,909 | 16,832 | 21,755 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 |
| This month's process wastewater, remaining after vineyard irrigation, available for landscape irrigation[gallons] | 1,923 | 4,923 | 2,205 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 | 5,205 |

*Water balance continues on next page for cover crop irrigation.*

Total PWW used for irrigation
126,039 gal
=0.39 ac-ft
+
23,959 gal
=0.07 ac-ft
Tot = 149,998 gal
= 0.46 ac-ft

## Monthly Landscape Irrigation Water Use

| (Based on evapotranspiration crop demand and irrigated area) | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| This month's process wastewater, remaining after vineyard irrigation, available for landscape irrigation[gallons] *(From sheet 1)* | 1,923 | 4,923 | 2,205 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 | 5,205 |
| Reference ET (ETo) (in/month) (see note 1) | 1.32 | 1.8 | 3.32 | 4.78 | 6.11 | 6.84 | 7.07 | 6.3 | 4.9 | 3.45 | 1.74 | 1.29 |
| Crop Coefficient ($k_c$) (see note 2) | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 |
| Crop water demand per acre [inches] | 0.79 | 1.08 | 1.99 | 2.87 | 3.67 | 4.10 | 4.24 | 3.78 | 2.94 | 2.07 | 1.04 | 0.77 |
| Crop water demand per acre [gallons] | 21,505 | 29,325 | 54,088 | 77,873 | 99,541 | 111,433 | 115,180 | 102,636 | 79,828 | 56,205 | 28,347 | 21,016 |
| Total crop water demand for irrigated area [gallons] | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Will landscape be irrigated with reclaimed water this month? | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Process wastewater remaining after vineyard irrigation, reclaimed for landscape irrigation [gallons] | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Landscape irrigation water required from storage or other source [gallons] | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Drawdown from storage for landscape irrigation [gallons] | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Process wastewater generated this month, unused for irrigation, to be reclaimed and stored [gallons] | 1,923 | 4,923 | 2,205 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 | 5,205 |
| Net end-of-month reclaimed water storage after all irrigation [gallons] | 16,832 | 21,755 | 23,959 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,705 | 14,909 |

*End of Water Balance*

**Peak Monthly Storage =** **23,959 gallons**

Notes:

1. Reference ETo from California Irrigation Management Information System
2. Crop Coefficient from Table 1 of "Estimating Irrigation Water Needs of Landscape Plantings in California", University of California Cooperative Extension, August 2000.

# Appendix 7

# BioFiltro Information

# Take Control of Your Wastewater




Our **Control Unit** is the brain and headworks of our modular systems. We pack all the components specific to your needs into this unit and deliver a system that is operable not only within hours of delivery, but also from your cellphone, tablet, or computer.

Housed in a 10'L x 8' W x 8' H shipping container, the standard unit includes an equalization tank, flow meter, sensors and probes, recirculation, pump station, and PLC. Optional features includes solid separator(s), pH adjustment system, and climate control equipment. One control unit can support up to 4,000 GPD, larger volumes may require additional/larger equalization tank(s). The unit can run off of generators and/or solar panels to service areas that are off of the grid. Exterior paint and branding can also be customized.

| INSTALLATION REQUIREMENTS | |
|---|---|
| Operating Weight | 6,000 lbs |
| Electrical Supply | 240V<br>Three Phase |
| Earthwork | 90% Compaction<br>4" Gravel Pad<br>0% Slope |
| Amp Draw | 50 |




| Part | STANDARD EQUIPMENT |
|---|---|
| A | ≤1,000 Gallon Equalization Tank |
| B | Two Pumps |
| C | Venturi Mazzei & Injectors |
| D | pH, ORP, and Temperature Probes |
| E | Programmable Logic Controller (PLC) |
| F | Camera |
| G | Overhead light and ventilation fan |
| I | Flow Meter |

| Part | OPTIONAL EQUIPMENT |
|---|---|
| J | Solid Separator |
| K | pH Adjustment System |
| | Climate Control Equipment |
| | Insulated Walls |
| | Power Generator |
| | Solar Panels |

1949 5th Street, Suite 101, Davis, CA 95616 **Tel**: 530 302 5692
www.biofiltro.com info@biofiltro.com

# A Whole New Can Of Worms



Ideal for sanitary, food & beverage, and livestock wastewater

Our **Can of Worms** is a compact stand alone wastewater package system housed in a 20' shipping container. With a maximum treatment capacity up to 1,000 gallons per day, this system is ideal for rural sanitary needs, boutique processors, and/or for research.

The Can of Worms comes with its own solid separator, equalization tank, lift station, PLC, monitoring camera. If necessary, the system can be upgraded to include a pH adjustment system, climate control equipment, and/or tertiary disinfection.

Our units are designed and built in California and take 4 - 6 weeks to deliver. They are available to purchase or can be financed through our Wastewater as a Service model.

| | |
|---|---|
| **Treatment Process** | Continuous Batch |
| **Treatment Time** | 4 Hours |
| **Operating Weight** | 12,000 lbs |
| **Operating Dimensions** | 20' L x 8' W x 8' H |
| **Sitework** | 90% Compaction, 4" Gravel Pad; 2-3% Slope |






# Take Control of Your Wastewater




- Energy Efficient
- Mobile & Scalable
- Turn Key Installation
- Remotely Monitored
- Beneficial Byproducts
- Self Contained

Our systems come equipped with Nightcrawler, our very own monitoring software. Accessible from tablets, cell phones, and desktops, Nightcrawler enables users to execute basic operational and troubleshooting functions while logging water usage and influent and effluent water quality data. Customers can also leverage this software to reduce their water usage and increase their sustainability metrics.

Should the customer's flow, water quality, or discharge permit change and thereby require additional treatment, additional Cans of Worms and or tertiary treatment systems can be snapped on to keep the system within compliance.

| Removal Efficiencies | |
|---|---|
| BOD5 | 85 - 99% |
| TSS | 85 - 99% |
| TKN | 60 - 95% |
| Ammonia | 65 - 85% |
| Phosphorus | 35 - 70% |

| TREATMENT CAPACITY | |
|---|---|
| Influent BOD5 mg/L | Gallons Per Day |
| 0 - ≤ 500 | ≤ 1,500 |
| 500 - ≤ 1,000 | ≤ 1,125 |
| 1,000 - ≤ 6,000 | ≤ 450 |
| 6,000 | ≤ 225 |

1949 5th Street, Suite 101, Davis, CA 95616 530 302 5692
www.biofiltro.com info@biofiltro.com

# “I”

# Stormwater Control Plan

# PRELIMINARY
# STORMWATER CONTROL PLAN
# FOR A REGULATED PROJECT

For

## DIAMOND CREEK VINEYARDS
## 1500 DIAMOND MOUTAIN ROAD
## CALISTOGA, CA 94515

THIS REPORT WAS PREPARED IN CONJUNCTION WITH THE INSTRUCTIONS, CRITERIA, AND MINIMUM REQUIREMENTS IN THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION'S (BASMAA'S) POST CONSTRUCTION MANUAL.

**Prepared for:**
Diamond Mountain Vineyard Company, Inc.
Attn: Nicole Carter
1500 Diamond Mountain Road
Calistoga, CA 94515




January 23, 2025
Project No. 4120020.0

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**ATTACHMENTS**

**1) Vicinity Map, USGS Map, Aerial Photo, Soils Map**

**2) Drainage Management Area Map**

# I. Project Data

Table 1. Project Data Form

| | |
|---|---|
| Project Name/Number | Diamond Creek Vineyards (4120020.0) |
| Application Submittal Date | November 04, 2022 |
| Project Location | 1500 Diamond Mountain Road<br>Calistoga, CA 94515<br>APN: 020-440-004 & 020-400-012 |
| Project Phase No. | Use Permit Modification |
| Project Type and Description | New winery building and conversion of existing building to a residence. |
| Total Project Site Area (acres) | 2.69 Acres |
| Total New and Replaced Impervious Surface Area | 48,000 sq. ft |
| Total Pre-Project Impervious Surface Area | 46,600 sq. ft |
| Total Post-Project Impervious Surface Area | 68,636 sq. ft |

# II. Setting

## II.A. Project Location and Description

The Diamond Creek Winery project is located at 1500 Diamond Mountain Road south of Calistoga, California. The APNs are 020-440-004 & 020-400-012. The parcels have an area of 77.69 ± acres. The project parcels are bounded by a blue-line creek which flows through the parcel then runs along the northeastern property line. There are two residential parcels and one winery parcel to the north, a residential parcel and Diamond Mountain Road to the south, a residential parcel to the east, and an undeveloped parcel to the west. See Vicinity Map in Attachment 1. The project will include the construction of a new winery building that will serve all winery operations. The project will also include improvements to the existing driveway to establish a new winery loop driveway, parking areas on the south side of the winery building, a maintenance building, and new landscaped areas around the facility. Once winery operations have been moved to the new winery building, the existing structure will be remodeled as a residence under separate permit. A separate Single-Family Stormwater Control Plan will be completed at that time.

## II.B. Existing Site Features and Conditions

The existing site is currently developed with vineyard, a winery building, and a few agricultural structures. The remainder of land is native trees and grasses. The site contains a blue-line creek that runs through the parcel and a pond that is located in the western portion of the site. A residence exists on parcel 020-400-012. This existing structure will remain. The site has a shared driveway off of Diamond Mountain Road.

Runoff from the project site flows northward and eastward via surface flows and existing storm drains to a blue-line creek and subsequently to the Napa River.

The project area is on a ridge, with slopes of 5-30%. The site drains north and east to roadside ditches along the main driveway, and existing storm drains into a blue line creek, which ultimately drain to the Napa River. Refer to the USGS Map in Attachment 1.

The predominant soil type on the project site is Boomer-Forward-Felta complex, which are of the Hydrologic Soil Group B. These soils have a moderate infiltration rate when thoroughly wet, and a moderate rate of water transmission. Refer to Attachment 1 for the Soils Map.

### II.C. Opportunities and Constraints for Stormwater Control

Stormwater treatment facilities have been integrated into the planning, design, construction, operation, and maintenance of the proposed development. The following potential opportunities and constraints were considered in determining the best stormwater control design for this development.

Opportunities for the site include the large continuous pervious areas which can help to promote infiltration. This also includes new proposed landscaped areas surrounding the building. In addition, the site has existing driveway and culvert improvements which can limit impacts of new grading and drainage work. Four (4) bioretention facilities will be installed around the site to treat stormwater runoff prior to discharge from the site. All runoff from new impervious areas around the winery will be directed to bioretention facilities for treatment before discharging to a blue-line creek and runoff from new impervious areas along the driveway will be directed to vegetation.

Constraints include limitations for potential locations for bioretention areas due to the sloping nature of the site, and constraints for treating the driveway due to the existing proximity to the property line.

## III. Low Impact Development Design Strategies

### III.A. Optimization of Site Layout

1. Limitation of development envelope

   The footprint of the building has been kept to a minimum based on intended uses, and utilizes two stories to reduce the building envelope.

   The development of the structure will occur within the building setback lines.

2. Preservation of natural drainage features.

   Existing natural drainage features will be preserved. The site will utilize existing outfalls and surface flows to the maximum extent practicable to limit impacts to the drainage features.

3. Setbacks from creeks, wetlands, and riparian habitats.

   No grading will take place within the setbacks of existing creeks, wetlands and riparian habitats. A road exception letter has been prepared seeking to limit grading within the creek setbacks along the project driveway.

4. Minimization of imperviousness.

   Walkways, flatwork and decking are designed to the minimum widths necessary without compromising public safety and a walkable environment. Landscaped areas are used instead of decorative impervious areas. Existing trees will be preserved to the maximum extent practicable.

5. Use of drainage as a design element.

Bioretention facilities are incorporated into the aesthetic landscape design of the site. Grading and storm drain locations have been designed to direct runoff to the bioretention facilities and existing pervious areas.

### III.B. Use of Permeable Pavements

Permeable pavement will not be used.

### III.C. Dispersal of Runoff to Pervious Areas

Stormwater runoff will be directed to landscaped areas to the maximum extent practicable.

### III.D. Stormwater Control Measures

Four (4) bioretention facilities have been incorporated as stormwater control measures. The bioretention facilities will collect and treat onsite stormwater prior to discharge.

Bioretention facilities are designed and will be constructed to the criteria in the BASMAA Post-Construction Manual (Jan 2019)

## IV. Documentation of Drainage

### IV.A Drainage Management Areas

Table 2. Drainage Management Areas

| DMA Name | Pervious Area (square feet) | Impervious Area (square feet) | Total Area (square feet) |
|---|---|---|---|
| DMA-1 | 1,969 | 10,712 | 12,681 |
| DMA-2 | 11,913 | 8,245 | 20,158 |
| DMA-3 | 2,240 | 4,816 | 7,056 |
| DMA-4 | 10,762 | 18,292 | 29,054 |
| DMA-5A | 0 | 5,730 | 5,730 |
| DMA-5B | 39,077 | 0 | 39,077 |

Drainage Management Area Descriptions

DMA 1 consists of the western portion of the site. It contains the western portion of the building roof, walkways, and a portion of the driveway and 1,969 square feet of landscaping. Runoff from this DMA is collected via roof drains and surface flows on the driveway, and is then conveyed to Bioretention Facility 1. Bioretention Facility 1 is located at the northwest corner of the winery building and has an area of 443 square feet.

DMA 2 consists of the northern and eastern portion of the site. This includes the eastern portion of the building roof, the northern portion of the driveway, and 11,913 square feet of landscaping. Runoff from this DMA is collected via surface flow and roof drains to Bioretention Facility 2. Bioretention Facility 2 is located north of the winery building on the west side of the loop road driveway connection, and has an area of 476 square feet.

DMA 3 consists of the eastern portion of the site. This includes a portion of the walkways, basement access area, driveway, and 2,240 square feet of landscaping. Runoff from this DMA is conveyed via surface flows to the north and east toward Bioretention Facility 3. Bioretention Facility 3 is located north of the winery building on the east side of the loop road driveway connection and has an area of 245 square feet.

DMA 4 consists of the southern portion of the site. It includes the southeast portion of the driveway, the parking area to the south and east of the building, the water storage tanks, the trash enclosure, the maintenance building and treatment area, and 10,762 square feet of landscaping. Runoff from this DMA is collected via storm drains and surface flows and conveyed to Bioretention Facility 4 which is located in the southeast corner of the site below the maintenance shed. Bioretention Facility 4 has an area of 985 square feet.

DMA 5 consists of the linear portion of the project driveway in the northeastern section of the site. DMA-5A includes only the new impervious areas. The existing portions of the driveway are not required to be treated. Runoff from this DMA is collected via storm drains and surface flows and conveyed to the downstream pervious areas (DMA-5B) above the creek to the maximum extent practicable.

## IV.B. Tabulation and Sizing Calculations

Table 3. Information Summary for Bioretention Facility Design

| DMA | Total Project Area (Square Feet) |
|---|---|
| DMA-1 | 12,681 |
| DMA-2 | 20,158 |
| DMA-3 | 7,056 |
| DMA-4 | 29,054 |

Table 4. Self-Treating Areas

**The site does not include self-treating areas.**

Table 5. Self-Retaining Areas

| | |
|---|---|
| DMA-5B | 39,077 |

Table 6. Areas Draining to Self-Retaining Areas

| | |
|---|---|
| DMA-5A | 5,730 |

Table 7. Areas Draining to Bioretention

| DMA Name | DMA Area (SF) | Post-project surface type | DMA Runoff factor | DMA Area runoff factor | Facility Name | | |
|---|---|---|---|---|---|---|---|
| | | | | | Bioretention Facility 1 | | |
| DMA-1 | 1,969 | Pervious | 0.10 | 196.9 | Sizing Factor | Minimum Facility size (SF) | Proposed Facility Size (SF) |
| | 10,712 | Impervious | 1 | 10,712 | | | |
| Total> | | | | 10,908.9 | 0.04 | 436.4 | 443 |

| DMA Name | DMA Area (SF) | Post-project surface type | DMA Runoff factor | DMA Area runoff factor | Facility Name | | |
|---|---|---|---|---|---|---|---|
| | | | | | Bioretention Facility 2 | | |
| DMA-2 | 11,913 | Pervious | 0.10 | 1,191.3 | Sizing Factor | Minimum Facility size | Proposed Facility Size |
| | 8,245 | Impervious | 1 | 8,245 | | | |
| Total> | | | | 9,436.3 | 0.04 | 377.5 | 476 |

| DMA Name | DMA Area (SF) | Post-project surface type | DMA Runoff factor | DMA Area runoff factor | Facility Name | | |
|---|---|---|---|---|---|---|---|
| | | | | | Bioretention Facility 3 | | |
| DMA-3 | 2,240 | Pervious | 0.10 | 224 | Sizing Factor | Minimum Facility size | Proposed Facility Size |
| | 4,816 | Impervious | 1 | 4,816 | | | |
| Total> | | | | 5,040 | 0.04 | 201.6 | 245 |

| DMA Name | DMA Area (SF) | Post-project surface type | DMA Runoff factor | DMA Area runoff factor | Facility Name | | |
|---|---|---|---|---|---|---|---|
| | | | | | Bioretention Facility 4 | | |
| DMA-4 | 10,762 | Pervious | 0.10 | 1,076.2 | Sizing Factor | Minimum Facility size | Proposed Facility Size |
| | 18,292 | Impervious | 1 | 18,292 | | | |
| Total> | | | | 19,368.2 | 0.04 | 774.7 | 985 |

# V. Source Control Measures

## V.A. Site activities and potential sources of pollutants

The site activities and potential sources of pollutants for the Diamond Creek Vineyards project are listed in table 8, below.

Table 8. Control Table

| Potential Sources of Runoff Pollutants | Permanent Source Control BMPs | Operational Source Control BMPs |
|---|---|---|
| A. On-site storm drain inlets (unauthorized non-stormwater discharges and accidental spills or leaks) | ☐ Mark all inlets with the words "No Dumping! Flows to River" or similar. | ☐ Maintain and periodically repaint or replace inlet markings.<br>☐ Provide stormwater pollution prevention information to new site owners, lessees, or operators.<br>☐ See applicable operational BMPs in Fact Sheet SC-74, "Drainage System Maintenance."<br>☐ Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains." |
| B. Interior floor drains and elevator shaft sump pumps | ☐ Interior floor drains shall be plumbed to sanitary sewer. | ☐ Inspect and maintain interior drains to prevent blockages and overflow. |
| $D_1$. Need for future indoor & structural pest control | ☐ Building design shall incorporate features that discourage entry of pests. | ☐ Provide Integrated Pest Management information to owners, lessees, and operators. |
| $D_2$. Landscape / outdoor pesticide use / building and grounds maintenance | Final landscape plans will accomplish all of the following:<br>☐ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.<br>☐ Minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.<br>☐ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.<br>☐ Use pest-resistant plants, especially adjacent to hardscape.<br>☐ To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. | ☐ Maintain landscaping using minimum or no pesticides.<br>☐ See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance."<br>☐ Provide IPM information to new owners, lessees and operators. |

| Potential Sources of Runoff Pollutants | Permanent Source Control BMPs | Operational Source Control BMPs |
|---|---|---|
| G. Refuse areas | ☐ Refuse areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened to prevent off-site transport of trash.<br>☐ Refuse areas shall include a roof to minimize direct precipitation.<br>☐ No drain connections shall be made to the Refuse area/Refuse areas shall drain to sanitary sewer | ☐ Provide adequate number of receptacles.<br>☐ Inspect receptacles regularly; repair or replace leaky receptacles.<br>☐ Keep receptacles covered.<br>☐ Prohibit/prevent dumping of liquid or hazardous wastes.<br>☐ Post "no hazardous materials" signs.<br>☐ Inspect and pick up litter daily and clean up spills immediately.<br>☐ Keep spill control materials available on-site.<br>☐ Clean by dry-sweeping only, or with wet/dry vacuum.<br>See Fact Sheet SC-34, "Waste Handling and Disposal" |
| H. Industrial processes | ☐ All process activities to be performed indoors or undercover. No processes to drain to exterior or to storm drain system | ☐ Industrial discharge will be mitigated to the winery process wastewater system and will not be discharged to storm drains |
| I. Outdoor Storage of Equipment or Materials | ☐ Equipment and materials will be kept indoors to the maximum extent possible. If materials and equipment are outside they will be covered and protected. | ☐ See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials," in the CASQA Stormwater Quality Handbooks. |
| N. Fire sprinkler test water | ☐ Fire sprinkler test water shall be discharged to the sanitary sewer. | ☐ See the note in Fact Sheet SC-41, "Building and Grounds Maintenance" |
| O. Miscellaneous drain or wash water or other sources<br>• Boiler drain lines<br>• Condensate drain lines<br>• Rooftop equipment<br>• Drainage sumps<br>• Roofing, gutters, and trim<br>• Other sources | ☐ Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain.<br>☐ 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.<br>☐ Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. | If architectural copper is used, implement the following BMPs for management of rinsewater during installation:<br>☐ If possible, purchase copper materials that have been pre-patinated at the factory.<br>☐ 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.<br>☐ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff.<br>☐ Implement the following BMPs during routine maintenance:<br>☐ Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site. |
| P. Plazas, sidewalks, and parking lots | | ☐ Sweep plazas, sidewalks, and parking lots regularly to prevent |

| Potential Sources of Runoff Pollutants | Permanent Source Control BMPs | Operational Source Control BMPs |
|---|---|---|
| | | 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 discharge to the sanitary sewer, not to a storm drain. |

### V.B. Features, Materials, and Methods of Construction of Source Control BMPs

Source control BMPs will be designed and implemented per construction specifications and CASQA BMP fact sheets.

## VI. Stormwater Facility Maintenance

### VI.A. Ownership and Responsibility for Maintenance in Perpetuity

The applicant accepts responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner.

An Operations & Maintenance Plan will be prepared for this project prior to project closeout.

### VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

The site incorporates 4 Bioretention Facilities. The BMPs all require as needed maintenance for any damage that may occur. Semi-annual inspections are required for possible erosion, damaged vegetation, debris, and health of any trees or shrubs. These inspections usually occur at the beginning of the wet season and end of the wet season. Any dead or diseased vegetation should be removed and replaced during the inspection. An annual inspection is required to complete the annual report for all Stormwater Facilities. During this inspection mulch may be added, and tree stakes and wires replaced.

For all Stormwater facilities, refer to the Operation & Maintenance Plan for a full description of required inspections and maintenance requirements.

## VII. Construction Checklist

Table 9. Construction Checklist

| Stormwater Control Plan Page # | Source Control or Treatment Control Measure | | See Plan Sheet #s |
|---|---|---|---|
| 6 | Bioretention Facilities | | UP5.0 |
| 7 | Self-retaining Areas | | EXH - SCP |
| 7 | Self-Treating Areas | | EXH - SCP |
| 8, 9 | A. | On-site storm drain inlets | C5.0 |
| 9 | B. | Interior floor drains | Arch |
| 9 | D1. | Need for Future indoor & structural pest control | Arch |
| 9 | D2. | Landscape/ outdoor pesticide use/ building and ground maintenance | UP3.0 |
| 10 | G. | Refuse areas | Arch |
| 10 | H. | Industrial Process | Arch/UP3.0 |
| 10 | I. | Outdoor storage of equipment or materials | Arch |
| 11 | N. | Fire sprinkler test water | Arch |
| 11 | O. | Miscellaneous drain or wash | UP5.0 |
| 11 | P. | Plazas, sidewalks, and parking lots | UP3.0 |

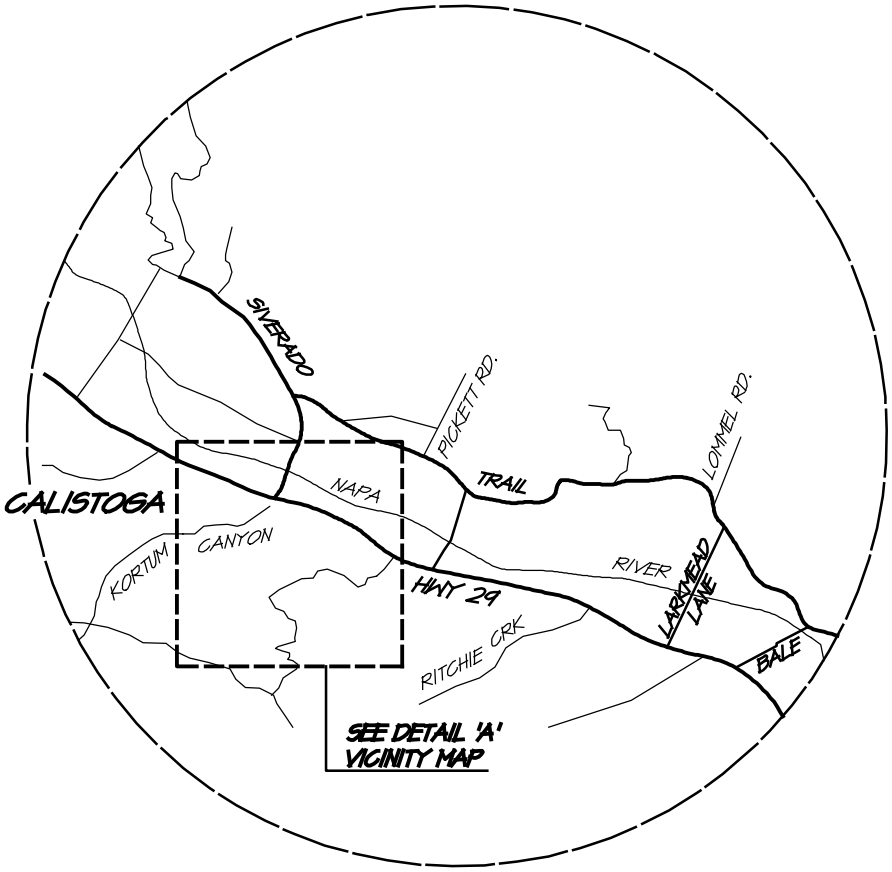
## VIII. Certifications

The design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA Post-Construction Manual, dated January 2019.

# ATTACHMENT 1

## Vicinity Map, USGS Map, Aerial Photo, Soils Map

# Diamond Creek Vineyards
# Vicinity Map
NAPA CALIFORNIA




## LOCATION MAP

NOT TO SCALE

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1515 FOURTH STREET
NAPA, CALIF. 94559
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+ www.RSAcivil.com +

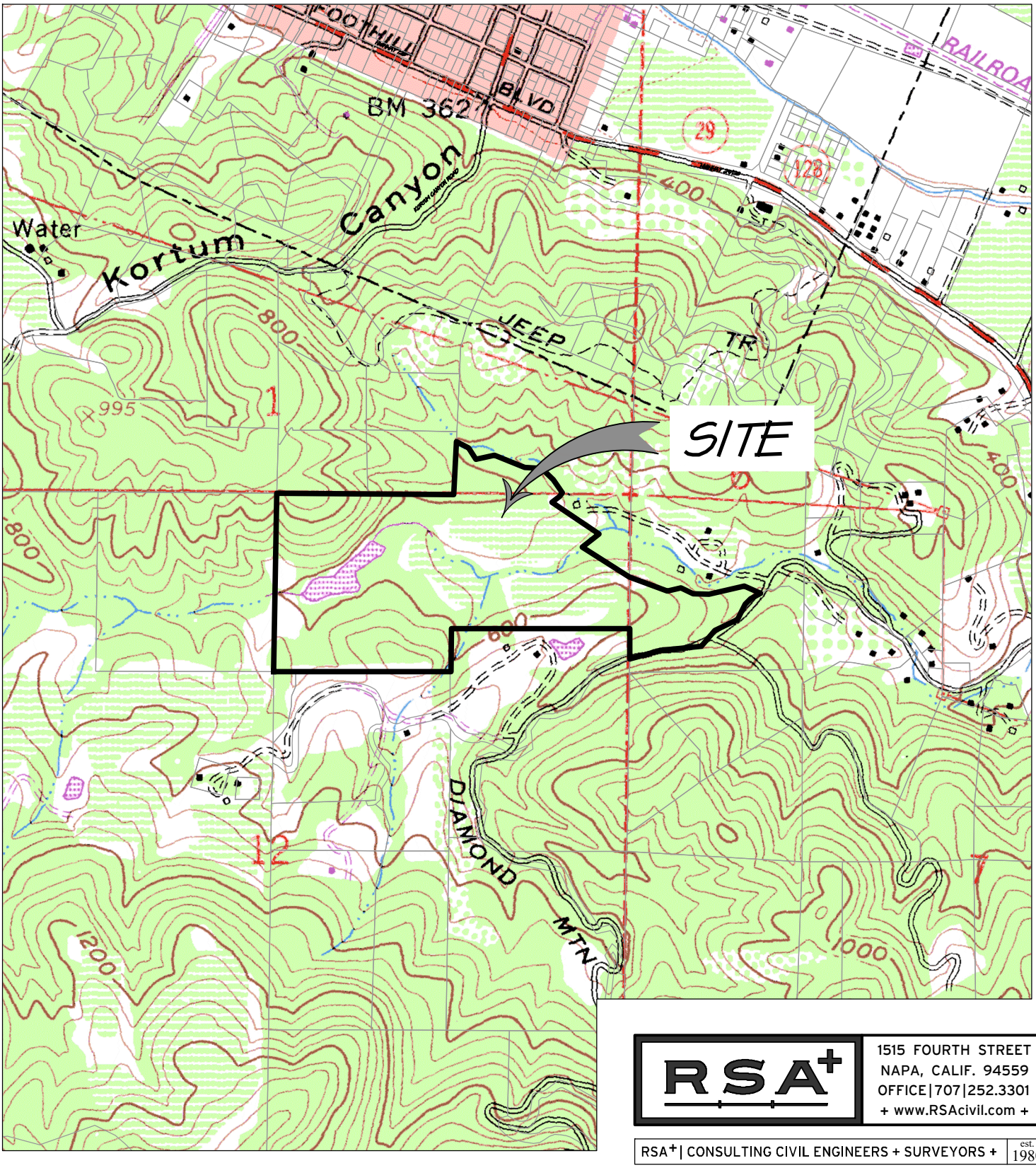
RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

4120020.0

# DIAMOND CREEK VINEYARDS
# USGS MAP

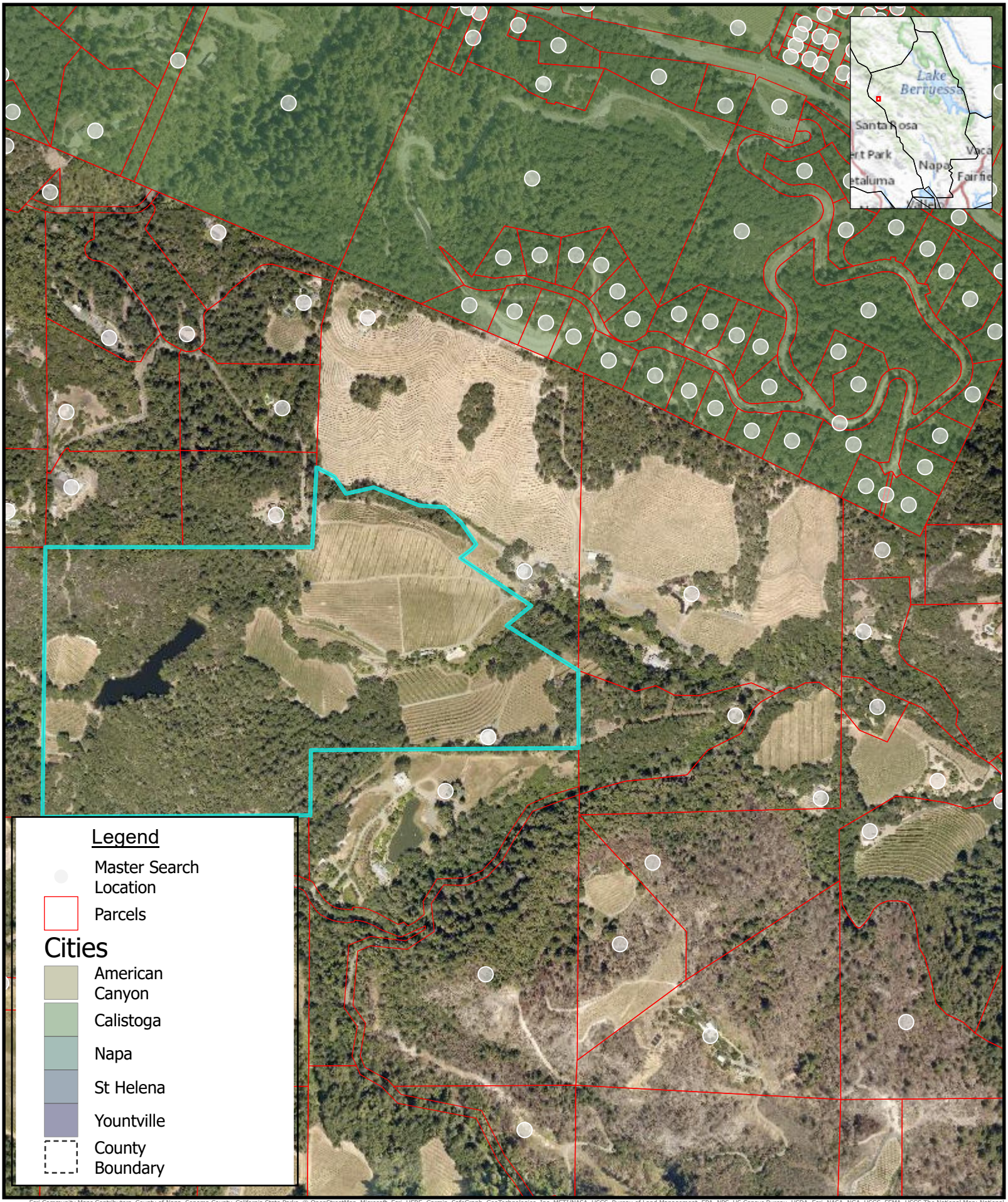
CALISTOGA CALIFORNIA

SCALE: 1" = 1000'




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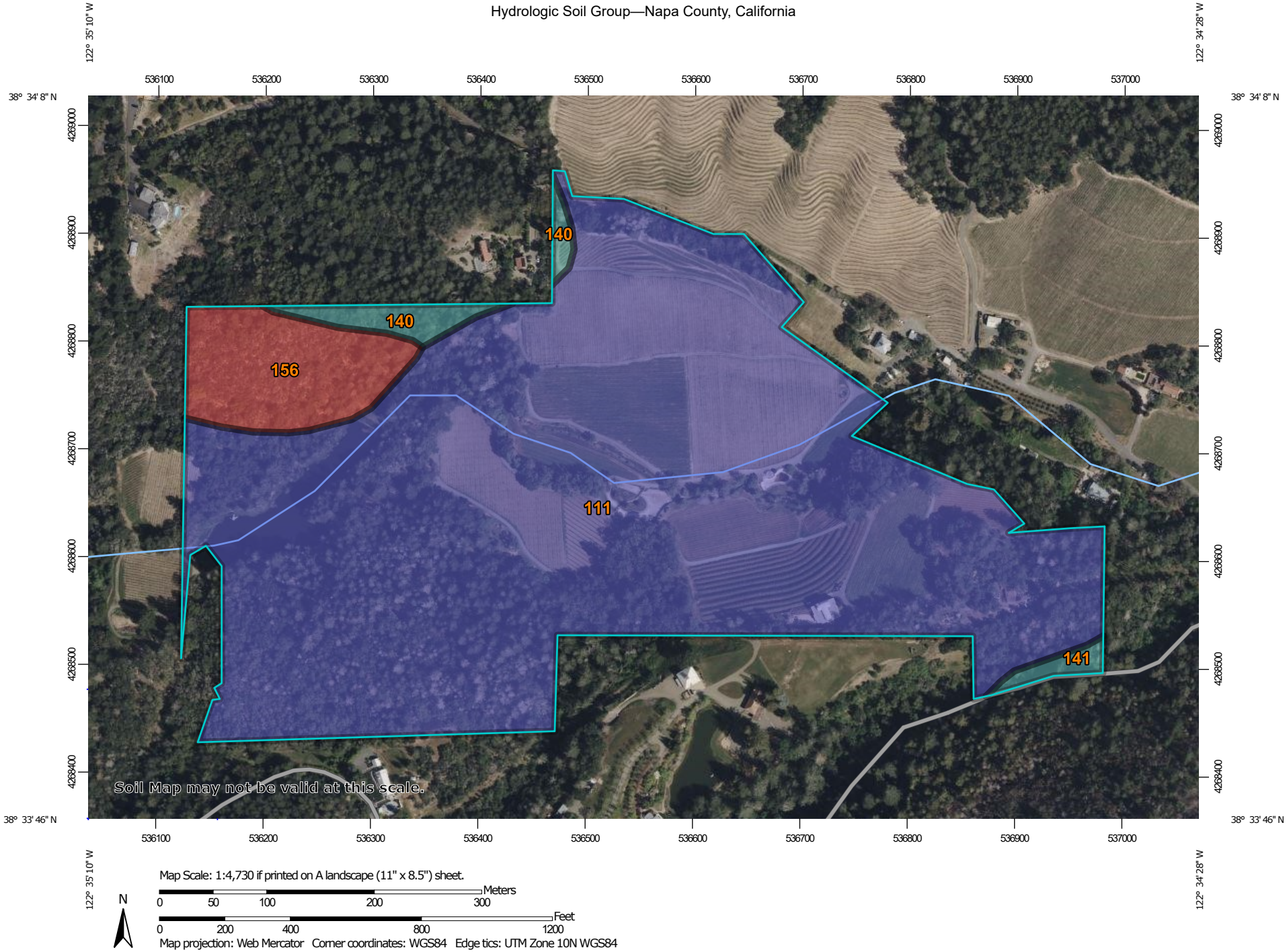
Produced by Napa County GIS

# Diamond Creek Vineyards - Aerial

Printed On: 10/11/2022

0 2.25 4.5 9 mi

Disclaimer: This map was prepared for info... purposes only. No liability is assumed f... accuracy of the data delineated hereon.




Map Scale: 1:4,730 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Soil Rating Lines**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Soil Rating Points**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Napa County, California
Survey Area Data: Version 14, Sep 9, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| 111 | Boomer-Forward-Felta complex, 5 to 30 percent slopes | B | 60.5 | 89.9% |
| 140 | Forward silt loam, 12 to 57 percent slopes, MLRA 15 | C | 1.4 | 2.1% |
| 141 | Forward-Kidd complex, 11 to 60 percent slopes, MLRA 15 | C | 0.5 | 0.7% |
| 156 | Kidd loam, 30 to 75 percent slopes | D | 4.9 | 7.3% |
| **Totals for Area of Interest** | | | **67.3** | **100.0%** |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

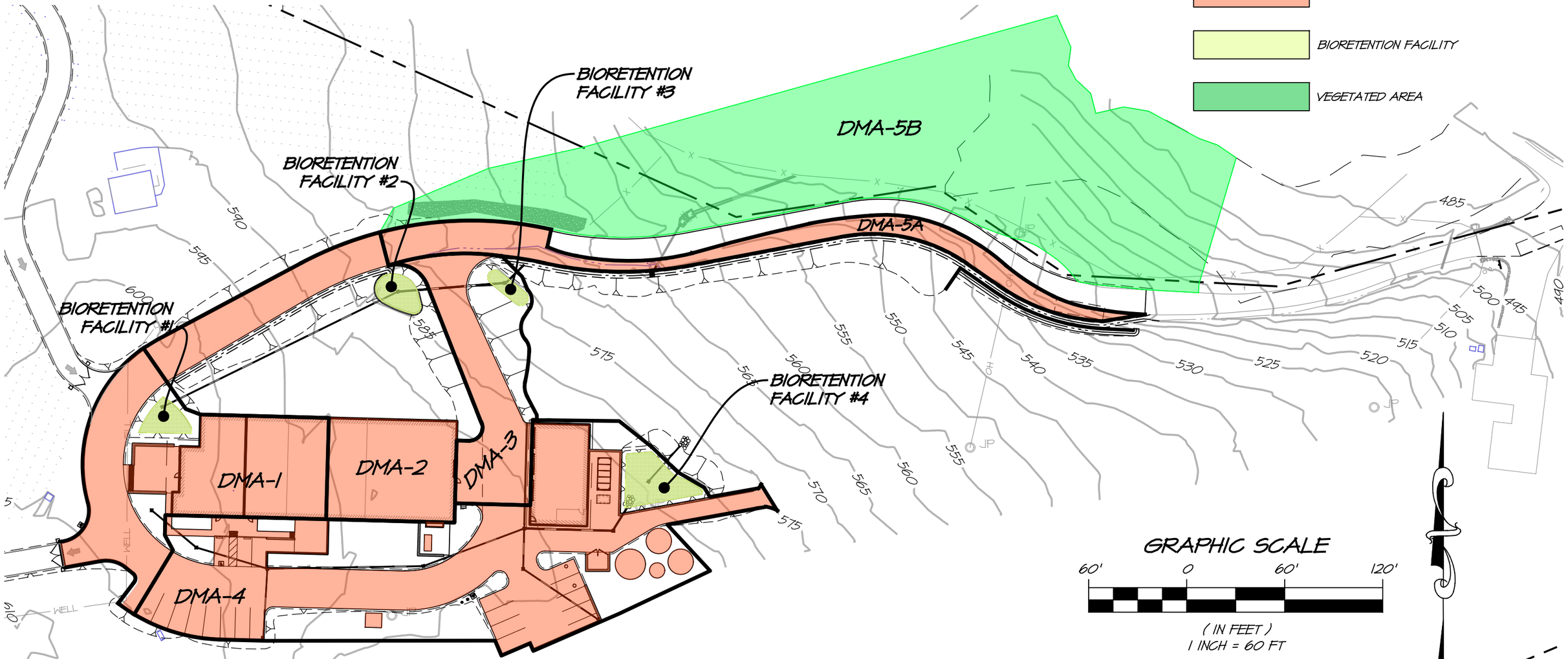
*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

# ATTACHMENT 2

# DRAINAGE MANAGEMENT AREA MAP

# DIAMOND CREEK VINEYARDS
## DRAINAGE MANAGEMENT AREA MAP




**PROPOSED STORM WATER CONTROL PLAN AREA CALCULATIONS**

| DMA# | TOTAL AREA (SF) | SURFACE TYPE | PROPOSED IMPERVIOUS AREA (SF) | IMPERVIOUS RUN-OFF FACTOR | PROPOSED PERVIOUS AREA (SF) | PERVIOUS RUN-OFF FACTOR | REQUIRED BIO-RETENTION TREATMENT AREA (SF) | PROVIDED TREATMENT AREA (SF) | FACILITY RECEIVING RUN-OFF | RATIO (IMP:PERV) (2:1 MAX) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 12,681 | DRIVEWAY, PARKING, ROOF, WALKWAY | 10,712 | 1.0 | 1,969 | 0.1 | 436.4 | 443 | BRB-2 | |
| 2 | 20,158 | ROOF, DRIVEWAY, LANDSCAPED AREA | 8,245 | 1.0 | 11,913 | 0.1 | 377.5 | 476 | BRB-2 | - |
| 3 | 7,056 | DRIVEWAY, WALKWAY | 4,816 | 1.0 | 2,240 | 0.1 | 201.6 | 245 | BRB-3 | - |
| 4 | 29,054 | DRIVEWAY, PARKING, ROOF, WALKWAYS | 18,292 | 1.0 | 10,762 | 0.1 | 714.7 | 985 | BRB-4 | - |
| 5 | 5,730 | DRIVEWAY | 5,730 (DMA-5A) | 1.0 | 0 | 0.1 | - | 39,077 (DMA-5B) | | 0.15 |


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# Biological Resources Assessment

# Diamond Creek Winery Expansion Project

## Biological Resources Assessment

Project
1187

Zentner Planning and Ecology
Walnut Creek

Prepared for:
Diamond Creek Vineyards
Lester Hardy; Law Office of Lester Hardy

Date
October 2025

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# Diamond Creek Winery Expansion Project

## Biological Resources Assessment

## I. INTRODUCTION

### A. Purpose

This report is intended to assess the environmental conditions of the Diamond Creek Winery Expansion Project site. For purposes of this report Diamond Creek Winery Expansion Project is hereafter referred to as the project, property, or the site.

This report will evaluate the presence or likelihood of occurrence of any special status plant or wildlife species that are listed by State, Federal, or local governments, identify the sensitive habitats that occur on the site and, recommend appropriate measures to be incorporated into the proposed project to avoid any potential impacts to special status species and to mitigate for impacts to special status habitats.

### B. Methodology

Zentner Planning and Ecology conducted a desktop analysis of the project site, which included reviewing the site and surrounding areas for special status species and habitats based on database and literature reviews, as well as surrounding aerial photography. Zentner staff also completed a site reconnaissance survey and assessment on September 17, 2025.

The most recent versions of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB), United States Fish and Wildlife Service (USFWS) special status species list, and the California Native Plant Society's (CNPS) Online Inventory of Rare and Endangered Plants were reviewed. These resources were used during the preparation of this analysis to determine special-status plant and wildlife species potentially occurring in the vicinity of the Property. The databases were searched for the Property, environs, and greater area (*i.e.,* the surrounding 5-mile radius).

### C. Project Location

The project is located at 1500 Diamond Mountain Road in an unincorporated area of Napa County near the City of Calistoga (**Figure 1**). The project site is found within the Calistoga USGS 7.5-minute quadrangle and within the Napa River Watershed (HUC – 18050002).

The proposed expansion project will be constructed at the property, which itself consists of two parcels totaling approximately 78.12 acres. The site can be accessed via Highway 29 near the City of Calistoga from Diamond Mountain Road. Specifically, the site is located at 1500




| | | |
|---|---|---|
| 1500 Diamond Mountain Rd<br>Calistoga,<br>Napa County, California | **FIGURE 1**<br>LOCATION MAP | ZENTNER<br>Planning & Ecology |
| DATE: 10/14/2025 | | 2872 Ygnacio Valley Road #403,<br>Walnut Creek, CA 94598<br>Phone: 510.812.6101 Web: www. Zentner.com |
| SOURCE: D:\Graphic Designer\My Documents \ PROJECTS\1100-1199\1187 Diamond Creek Vineyard BRA\Adobe\Fig1_Lo- | | |

Diamond Mountain Rd, which is approximately half a mile northwest of its intersection with Hwy 29. Access to the site is via gate just off the road, which leads approximately a quarter mile to the site.

The project site is located within a residential, agricultural area, surrounded by multiple other vineyards located immediately to the south and east (**Figure 2**). The Napa River is located approximately 0.80 miles to the northeast of the property, and an unnamed, intermittent tributary is located approximately 200 feet south of the expansion boundary in some areas, down a steep embankment.

## D. Project Description

The proposed project includes construction of a new winery with associated outbuildings, as well as the conversion of the existing winery into a primary residence located on the northern portion of the property. Access improvements would be made by widening and extending sections of the roadway along the northeastern side of the site to serve the new facilities. Additional parking areas would be developed just south of the new winery building.

Existing development within the project area currently consists of a winery facility, employee parking, and paved roadways. The project would increase the developed area from approximately 34,122 square feet to 59,008 square feet. Four bioretention basins are also proposed around the new winery building to manage stormwater runoff. The project will also remove approximately 120 trees in order to provide sufficient space for these improvements. The project had preliminarily identified 132 trees for removal, including primarily Douglas fir (*Pseudotsuga menziesii*) and oak (*Quercus sp.*). However, at least 12 of these trees have already been removed by PG&E or are hazard trees that are dead, dying, or downed and, therefore, are not part of this project.

## II. ENVIRONMENTAL SETTING

### A. Site Description

The subject property consists largely of rural, agricultural land (vineyard), similar to much of the landscape and residences in and/or around the City of Calistoga (**Photo 1**). A pre-existing winery (soon-to-be a primary residence) is present on the northern side of the property, with another residence also present just east.

Much of the surrounding vegetation in the area, outside of the vineyard itself, consists of a mixed oak woodland with species that are common to the area. Some planted, ornamental vegetation is present near existing roadways and the winery facility. An unnamed tributary to the Napa River is present along the northern side of the property; steep slopes are present in the area surrounding the creek in the areas closest to the project boundary. Additionally, the development areas in these locations consist of roadway expansion where the road itself is already partially developed and is regularly disturbed.



Photo 1: Pre-existing vineyard on the property, northeast of any planned development.

## B. Habitats

The project site contains two habitat types: mixed oak woodland and ruderal/developed. Mixed oak woodland is the dominant habitat type within the project area, with surrounding areas composed of existing structures, paved roads, etc.

Each of these habitats and the associated plant communities are discussed below and a full list of the plant species observed on the project area is provided in **Appendix A**.

Nomenclature used for plant names follow *The Jepson Manual*, Second Edition (Baldwin et. al. 2012) and changes made to this manual as published on the Jepson Interchange Project website (http://ucjeps.berkeley.edu/interchange/index.html).

### 1. Mixed Oak Woodland

Mixed oak woodland habitat is the dominant vegetation present in the surrounding area, aside from the areas that were previously developed (**Photo 2**). Vegetation in this area is dominated largely by oak species including California black oak (*Quercus kelloggii*), coastal live oak (*Quercus agrifolia*), blue oak (*Quercus douglasii*), and Oregon white oak (*Quercus garryana*). Other large overstory vegetation in the area includes douglas fir (*Pseudotsuga menziesii*), California bay laurel (*Umbellularia californica*), California buckeye (*Aesculus californica*), and big leaf maple (*Acer macrophyllum*)



**Photo 2**: Mixed oak woodland overstory present within the project boundary. A variety of oak species are present throughout the area, along with species such as Douglas fir (*Pseudotsuga menziesii*).

Understory vegetation consists of a variety of species such as coyote bush (*Bachharis pilularis*), coffeeberry (*Frangula californica*), and honeysuckle (*Lonicera hispidula*) and non-native, annual grassland species such as wild oats (*Avena fatua*), ripgut brome (*Bromus diandrus*), and sock destroyer (*Torilis arvensis*).

### 2. Ruderal/Developed

Much of the project site contains previously developed areas such as the existing winery and roadside expansion area (**Photo 3**). Some grassland species, many of which are also present in the mixed oak woodland understory, area also present marginally around the roadside. These include species such as wild oats and Mediterranean brome (*Bromus madritensis*). Areas just outside the boundary in some areas are also agricultural and consist of vineyard grape vines (*Vitis sp.*).



**Photo 3**: Area where road expansion will be occurring. Mixed oak woodland surrounds the existing road in most areas.

## C. Wildlife

Wildlife within the Property consists of common suburban/rural species. Mammals would include coyote (*Canis latrans*), mule deer (*Odocoileus hemionus*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and lagomorphs (rabbits) such as black-tailed jackrabbit (*Lepus californicus*). Small mammals on the Property likely include California vole (*Microtus californicus*) and deer mouse (*Peromyscus maniculatus*). These small mammals are likely preyed upon by predators such as coyotes, red-tailed hawk (*Buteo jamaicensis*) and red-shouldered hawk (*Buteo lineatus*).

Birds commonly found in these types of habitats include mourning dove (*Zenaida macroura*), turkey vulture (*Cathartes aura*), red-winged black bird (*Agelaius phoeniceus*), oak titmouse (*Baeolophus inornatus*), western bluebird (*Sialia mexicana*), and tree swallow (*Tachycineta bicolor).* Common reptiles likely present include western fence lizard (*Sceloperus occidentalis*), southern alligator lizard (*Gerrhonotus multicarinatus*), gopher snake (*Pituophis melanoleucus*), western rattle snake (*Crotalus viridis*), and California king snake (*Lampropeltis californiae*).

Nomenclature for wildlife follows the CDFW's *Complete list of Amphibian, Reptile, Bird, and Mammal Species in California* (2016) and any changes made to species nomenclature as published in scientific journals since the publication of CDFW's list. A complete list of vertebrate species observed on-site during the September 17, 2025 field visit is provided in **Appendix B**.

# III. SPECIAL-STATUS SPECIES AND HABITATS

## A. Special-Status Species

### 1. Definitions

For the purposes of this assessment, "special-status" refers to those species that meet one or more of the following criteria: Plant and animal species listed by the USFWS or CDFW as Threatened or Endangered; species proposed for listing as Threatened or Endangered; or species that are candidates for listing as Threatened or Endangered. (Fish and Game Code §2050 et seq.; 14 CCR §670.1 et seq.) or the FESA (50 CFR 17.12 for plants; 50 CFR 17.11 for wildlife; various notices in the Federal Register [FR] for proposed species). For candidate species; FESA (50 CFR 17; FR Vol. 64, No. 205, pages 57533-57547, October 25, 1999); and under the CESA (California Fish and Game Code §2068).

Plant and animal species considered as "Endangered, Rare, or Threatened" are defined by Section 15380 of the CEQA Guidelines. Section 15380(b) states that a species of animal or plant is "Endangered" when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors. A species is "rare" when either "(A) although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become Endangered if its environment worsens; or (B) the species is likely to become Endangered within the foreseeable future throughout all or a portion of its range and may be considered 'Threatened' as that term is used in the Federal Endangered Species Act" (ESA). Plants included on Ranks 1 or 2 of the California Native Plant Society (CNPS) or on lists maintained by local chapters of CNPS are also designated as special status species.

Animal species designated as "Fully Protected", "Species of Special Concern," or "Special Animals" by the CDFW have no legal status under the California Endangered Species Act (CESA), but CDFW recommends their protection as their populations are generally declining and they could be listed as Threatened or Endangered (under CESA) in the future or they are species considered by CDFW to the those of the "greatest conservation need" (CDFG 2009; Fish and Game Codes 3511, 4700, 5050, and 5515). "Special Animals" is a relatively recent and broad list developed by CDFW to encompass a number of other Federal, State, Local and Non-Governmental Organization (NGO) lists of special status species. It includes, for example, species listed by the US Bureau of Land Management (BLM), species listed by the Western Bat Working Group (WBWG) or the International Union for the Conservation of Nature (IUCN).

Birds designated by the USFWS as "Birds of Conservation Concern" also have no legal status under the ESA, but USFWS recommends their protection as their populations are generally declining, and they could be listed as Threatened or Endangered (under ESA) in the future. More information on special status species, including definitions and abbreviations, is provided in Appendix D.

The Migratory Bird Treaty Act (16 U.S.C. 703-711) makes it unlawful at any time, by any means, or in any manner to pursue, hunt, take, capture, kill, attempt to transport (import or export) any migratory bird including any part, nest, or egg of any such bird. Essentially, the law includes all species of birds, not just those typically considered migratory. Invasive bird species such as rock doves, also known as "pigeons" (*Columba livia*), European starlings (*Sturnus vulgaris*), and house sparrows (*Passer domesticus*) are exceptions to this law.

### 2. Special Status Species Potentially Occurring on the Property

According to CDFW's California Natural Diversity Database (CNDDB), a total of 15 special status wildlife species and 23 special status plant species are known to occur in the general region around the project area, that is, within a 5-mile buffer surrounding the project area. CNDDB occurrences within the nine United States Geological Survey quadrangles surrounding the project site were also examined. However, because habitat types varied significantly from the Property outside of a 5-mile radius, a 5-mile radius was determined to be the appropriate buffer for this assessment.

The USFWS's Information for Planning and Consultation (IPaC) resource lists for the project Site include 5 special status wildlife species and 3 special status plant species known from the region. The California Native Plant Society (CNPS) list for the project site includes 36 special-status plant species. These species lists are provided in **Appendix C** and the definitions for the special status species designations are provided in **Appendix D**.

The special status species that have the potential to occur on the project site are described in more detail below. The majority of the species that were reviewed are highly unlikely to occur onsite due to a variety of reasons including; the lack of suitable habitat onsite, the lack of local occurrences, and lack of suitable range for the species. The following species have some potential, or have relevant occurrences within CNDDB, to nest on-site at some time, move through the site, or otherwise depend on the site for some function given the presence of potentially suitable habitat and known occurrences in the surrounding area.

#### *a. Wildlife*

The majority of the special status wildlife species that have recorded CNDDB observations, or that are listed in the iPaC resource lists, in the region around the Property are unlikely to occur in the project area due to the absence of suitable habitat. No special status wildlife species have been observed on or within the project site or adjacent areas.

The project area also has potential to support nesting raptor species or other nesting migratory birds. Several small bird boxes were observed within the vineyard rows, likely for use by species such as western bluebird (*Sialia mexicana*) or tree swallows (*Tachycineta bicolor*). Nesting birds and raptors are protected under the CDFW Code, and the Migratory Bird Treaty Act.

**Special Status Roosting Bats**

California has twenty-five bat species, eighteen of which are considered rare or a Species of Special Concern by the California Department of Fish and Wildlife. The bats that are known from the region utilize trees, tree cavities, snags, exfoliating bark on trees, leaf litter, Spanish moss, squirrel nests, woodpecker holes, trucks of trees, cracks in the ground, hollows within snags, buildings, caves, crevices in rock faces and mine shafts for roosting and breeding. There are several bat species that are known from the region around the project site.

**Pallid Bat (*Antrozous pallidus*) (USFS:S, DFW:SSC, IUCN:LC, BLM_S, WBWG_H)**

The pallid bat is a large, long-eared vespertilionid bat. There are six subspecies of the pallid bat. Three are found in California, including *A. p. pacificus*, *A. p. pallidus*, and *A. p. minor*. This species is easily distinguished from other bat species with its large size, eyes, and ears, light tan coloration, pig-like snout, and distinctive skunk odor. Its color varies dependent on location and is blond in desert locations and tan along the coast and farther north. Pallid bat scat commonly contains the remains of insects like scorpions, Jerusalem crickets, sphinx moths, and/or long-horned beetles.

In California, the species occurs throughout the state in a variety of habitats including low desert, oak woodland and coastal redwood forests, extending up to 3,000 m elevation in the Sierra Nevada. Of the three present subspecies, A. *p. pacificus*, the largest subspecies, occurs along the coast and in the Coast Ranges west of the Central Valley. *A. p. minor*, the smallest subspecies, occurs in the Colorado River basin and adjacent mountain ranges. *A. p. pallidus* occurs throughout the rest of the state (including western San Diego County, the Central Valley, all of the Sierra Nevada and areas east of the crest, and, farther north, all areas east of the coast ranges) (Martin and Schmidly 1982).

The pallid bat is colonial with colonies forming in March to May and remaining until October (Barbour and Davis 1969). They are primarily a crevice roosting species and seek out rock crevices, old buildings, bridges, caves, mines and hollow trees (Barbour and Davis 1969). Breeding occurs in the spring and one to two young are born in the early summer. They remain dependent on their mothers for a minimum of 6 weeks.

There are three records of pallid bat being present within the vicinity of the project area, according to CNDDB records. Two of these records are 70 years old, and the third record was observed in 2017 near the Napa River.

A pre-construction roosting bat survey and a two-step removal process should be completed, as described in the mitigation measures section, and should be followed when removing trees as part of the proposed project. These measures will ensure that the pallid bat is not adversely impacted by the proposed project.

**Townsend's big-eared bat (*Corynorhinus townsendii townsendii*) (USFWS:SSC, USFS:S, DFW:SSC, IUCN:VU)**

The Townsend's big-eared bat is one of five subspecies that occur across western North America, from British Columbia to the Mexican highlands, with isolated populations reaching east to the Ozarks and Appalachia. Two subspecies are found in the western United States including *C. t. townsendii* and *C. t. pallescens*. The species can be distinguished from other species in its genera by prominent, bilateral nose lumps and large, rabbit-like ears.

Townsend's big-eared bats take advantage of caves and cave-like roosting habitat, including abandoned mines, buildings, bridges, rock crevices, and hollow trees. The species is colonial with colony size ranging from a few individuals to several hundred. Males are typically solitary during mating season. Maternity colonies are formed between March and June with a single pup born between May and July. They forage in areas adjacent to wooded habitats and streams for primarily lepidopterans (butterflies and moths).

There are five occurrences of Townsend's big-eared bat in CNDDB within a five-mile radius of the project area. All of these records appear to be over 60 years old, some of which are mapped generally within the area. Fecal evidence for one occurrence was determined in 2012; however, no evidence of Townsend's was determined at the time.

A pre-construction roosting bat survey and a two-step removal process should be completed, as described in the mitigation measures section, and should be followed when removing trees as part of the proposed project. These measures will ensure that Townsend's big-eared bat is not adversely impacted by the proposed project.

**Special-Status Bumble Bee Species**

California has 25 bumble bee species, 4 of which are considered special-status: Franklin's bumble bee (*Bombus franklini*), Crotch's bumble bee (*Bombus crotchii*), Suckley's cuckoo bumble bee (*Bombus suckleyi*), and western bumble bee (*Bombus occidentalis*). All four of these species are candidate endangered species under the California Endangered Species Act. Franklin's bumble bee is the only species listed as federally endangered, while Suckley's cuckoo bumble bee is also federally proposed threatened under the Endangered Species Act.

There is one record of a western bumble bee (*Bombus occidentalis*) observation listed within CNDDB. This record was generally mapped within the City of Calistoga and is dated over 70 years ago. No other records of special-status bumble bee species were noted within CNDDB within five miles of the project area.

The project area contains a lack of flowering resources typically associated with foraging ranges and/or nesting sites of bumble bee species. Additionally, much of the project area has been previously developed and/or exists in a disturbed area. No bumble bees were observed on-site during the field visit, nor are any expected to be present during construction. Therefore, no impacts are expected to any special-status bumble bee species.

**Nesting raptors (various species), generally protected under the CDFW Code and the Migratory Bird Treaty Act (MBTA).**

The site supports foraging and/or nesting habitat for raptors. Due to the presence of trees throughout the project boundary, including marginally around the roadside, the site provides suitable nesting habitat for raptor species. A preconstruction survey should be conducted to ensure that project work does not impact nesting raptors.

**Migratory Nesting Birds; protected by the MBTA**

The term "migratory birds" is a general category of birds that essentially includes all species of birds, not just those typically considered migratory. Rock doves, also known as "pigeons" (*Columba livia*), European starlings (*Sturnus vulgaris*), and house sparrows (*Passer domesticus*) are the only birds that are not included as part of the Migratory Bird Treaty Act. In general, migratory bird nesting is not tracked by any agency.

The site provides suitable habitat for nesting birds protected by the MBTA. As noted above, there are a number of trees and shrubs, both within the project area and marginally around the roadside, that could support nesting birds. Therefore, a preconstruction nesting bird survey should be completed.

*b. Plants*

A total of 23 special-status plant species have CNDDB recorded occurrences in the 5-mile radius around the property. An additional 15 plants were recorded as being potentially present within the Calistoga 7.5-minute USGS quadrangle by CNPS.

Zentner Planning and Ecology staff completed a botanical survey of the project area during a site visit on September 17, 2025. All botanical surveys were completed under guidelines and methodology recommended by CDFW's Protocol's for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (2018) for species that were flowering or that could be identified during this time period.

The survey was completed by walking over the entire project site, and each of the project site habitats, and noting all the plant taxa observed. Parallel survey transects were also walked to ensure thorough coverage of all survey areas and plant taxa present.

Though the project site provides potentially suitable habitat for a number of the special status plant species known from the region, none of the species are likely to occur on the project site. No special status plant species were observed within the project site or environs during the site botanical survey. However, as the site was surveyed outside of the blooming period of many species, follow-up botanical surveys should be conducted during the spring flowering season for any potential special-status species to ensure lack of presence.

### 3. Conclusion

No special status wildlife or plant species were observed on or are known to occur within the project area. Although it is unlikely that any special-status plant species would occur on the property, the project site was surveyed at a time past the inflorescence for many special-status plant species, follow-up surveys should be conducted during the late March-early April blooming season to confirm the absence of any sensitive plant species.

The project site contains potentially suitable habitats for special status species bats, as well as for potential habitat for nesting raptors and nesting migratory birds. Therefore, pre-construction surveys for these species should be completed to ensure that they are not adversely impacted by the proposed project.

## B. Special-Status Habitats

### 1. Wetlands and Waters

*a. Jurisdictions*

As defined by the Army Corps of Engineers (Corps), "wetlands" are areas periodically or permanently saturated by surface or groundwater and typically support vegetation adapted to life in saturated (hydric) soil. Wetlands are recognized as important features on a regional and national level due to their high inherent value to fish and wildlife, use as storage areas for storm and floodwaters, promotion of groundwater recharge, and their water filtration and purification functions. "Other waters" include tributaries or drainage ditches which exhibit perennial or ephemeral flow to a navigable waterway, wetland, or other significant water feature. Other waters may not necessarily be wetlands.

The CDFW also regulates alterations to lakes, rivers, and streams under Sections 1600 – 1616 of the California Fish and Game Code. Lakes, rivers, and streams are defined as having at least intermittent water flow and having bed and bank. The RWQCB also regulates discharges into Waters of the State under Section 401 of the Clean Water Act. Except in unique circumstances, Waters of the State are typically the same as those within Corps jurisdiction.

No wetlands or other waters, jurisdictional or otherwise, were identified and/or observed within the project site during the September 17, 2025, field visit.

### 2. Other Special-Status Habitats

CNDDB lists one special-status habitat as being potentially present within the project area: coastal and valley freshwater marsh. As the project lacks any coastal boundaries or significant aquatic features, including any marsh habitat, no impacts are expected to coastal and valley freshwater marsh.

### 3. Wildlife Movement Corridors

Wildlife corridors are generally described as pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and other natural or human induced factors such as urbanization. The fragmentation of natural habitat creates isolated "islands" of vegetation that may not provide sufficient area or resources to accommodate sustainable populations for a number of species and thus, adversely affecting both genetic and species diversity. Corridors often partially or largely eliminate the adverse effects of fragmentation by 1) allowing animals to move between remaining habitats to replenish depleted populations and increase the gene pool available; 2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fire or disease) will result in population or species extinction; and 3) serving as travel paths for individual animals moving throughout their home range in search of food, water, mates, and other needs, or for dispersing juveniles in search of new home ranges.

The project could result in short-term disruption of local wildlife use within the project area, however, there are large areas adjacent to the project area that wildlife can use as alternatives. The project is not expected to have long-term impacts on wildlife connectivity or broader movement patterns or corridors.

# IV. BIOLOGICAL RESOURCES

## A. Regulatory Setting and Federal Framework

### 1. Federal Endangered Species Act

The Federal Endangered Species Act (FESA) forms the basis for the federal protection of threatened or endangered plants, insects, fish and wildlife. FESA contains four main elements, they are as follows:

1. Section 4 (16 USCA §1533): Species listing, Critical Habitat Designation, and Recovery Planning: outlines the procedure for listing endangered plants and wildlife.
2. Section 7 (§1536): Federal Consultation Requirement: imposes limits on the actions of federal agencies that might impact listed species.
3. Section 9 (§1538): Prohibition on Take: prohibits the "taking" of a listed species by anyone, including private individuals, and State and local agencies.
4. Section 10: Exceptions to the Take Prohibition: non-federal agencies can obtain an incidental take permit through approval of a Habitat Conservation Plan.

In the case of saltwater fish and other marine organisms, the requirements of FESA are enforced by the National Marine Fisheries Service (NMFS). The USFWS enforces all other cases.

Section 9 of FESA as amended, prohibits the "take" of any fish or wildlife species listed under FESA as endangered. Under Federal regulation, "take" of fish or wildlife species listed as threatened is also prohibited unless otherwise specifically authorized by regulation. "Take," as defined by FESA, means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." "Harm" includes not only the direct taking of a species itself, but the destruction or modification of the species' habitat resulting in the potential injury of the species. As such, "harm" is further defined to mean "an act which actually kills or injures wildlife; such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR 17.3).

Section 9 applies to any person, corporation, federal agency, or any local or State agency. If "take" of a listed species is necessary to complete an otherwise lawful activity, this triggers the need to obtain an incidental take permit either through a Section 7 Consultation as discussed further below (for federal actions or private actions that are permitted or funded by a federal agency), or requires preparation of a Habitat Conservation Plan (HCP) pursuant to Section 10 of FESA (for state and local agencies, or individuals, and projects without a federal "nexus").

Section 7(a)(2) of the Act requires that each federal agency consult with the USFWS to ensure that any action authorized, funded or carried out by such agency is not likely to jeopardize the continued existence of an endangered or threatened species or result in the destruction or adverse modification of critical habitat for listed species. The Section 7 consultation process applies only to actions taken by federal agencies, or actions by private parties that require federal agency permits, approval, or funding (for example, a private landowner applying to the Corps for a permit). Section 7's consultation process is triggered by a

determination of the "action agency" (i.e., the federal agency that is carrying out, funding, or approving a project) that the project "may affect" a listed species or critical habitat. If an action is likely to adversely affect a listed species or designated critical habitat, formal consultation with the USFWS is required.

### 2. Federal Migratory Bird Treaty Act (FMBTA)

The Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703-712, July 3, 1918, as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989) makes it unlawful to "take" (kill, harm, harass, shoot, etc.) any migratory bird listed in Title 50 of the Code of Federal Regulations, Section 10.13, including their nests, eggs, or young. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds (such as warblers, flycatchers, swallows, etc.).

### 3. Federal Clean Water Act

Section 404

Pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into "waters of the United States" (33 CFR Part 320 *et seq.*). This requires project applicants to obtain authorization from the USACE prior to discharging dredged or fill material into any water of the United States. The "waters of the United States" are defined in federal regulations at 33 CFR section 328.3, and may include wetlands, ponds, drainages, creeks, streams, and other types of waterbodies, depending on whether any such aquatic feature meets current jurisdictional standards.

To remain in compliance with Section 404 of the Clean Water Act, project proponents and property owners (applicants) are required to acquire authorization from the USACE prior to discharging or otherwise impacting "waters of the United States." This authorization is typically given by reference to compliance with an existing Nationwide Permit(s) or by issuance of a project-specific Individual Permit.

Section 401

Prior to issuance by a Section 404 authorization by the USACE, Section 401 of the federal Clean Water Act requires the State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCB) to certify, conditionally certify, or waive certification on the question of whether issuance of the USACE permit will violate water quality standards of the State. This certification (or waiver thereof) applies only to the proposed impacts to the "waters of the United States" that are at issue in the proposed Section 404 permit. Potential impacts to "waters of the State" that may not be jurisdictional for the USACE are addressed under the RWQCB's Porter-Cologne Water Quality Control Act statutory authority (see below).

## B. State Framework

### 1. California Endangered Species Act

In 1984, the state legislated the California Endangered Species Act (CESA) (Fish and Game Code §2050). The basic policy of CESA is to conserve and enhance endangered species and their habitats.

If proposed projects would result in impacts to a State listed species, an "incidental take" permit pursuant to §2081 of CDFG Code would be necessary (versus a Federal incidental take permit for Federal listed species). No §2081 permit may authorize the take of a species for which the Legislature has imposed strict prohibitions on all forms of "take."

State and federal incidental take permits are typically only authorized if applicants are able to demonstrate that impacts on the listed species in question are unavoidable and can be mitigated to an extent that the reviewing agency can conclude that the proposed impacts would not jeopardize the continued existence of the listed species under review.

### 2. California Fish and Game Code

Section 4700

In accordance with California Fish and Game Code, Section 4700, "fully protected" mammals or parts thereof may not be taken or possessed (held in captivity) at any time (a) (1), except as provided in Section 2081.7. No provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected mammal, and no permits or licenses heretofore issued shall have any force or effect for that purpose. However, subject to certain notice requirements, the department may authorize the taking of those species for necessary scientific research, including efforts to recover fully protected, threatened, or endangered species.

Sections 3503, 3503.5, 3511, and 3513

CDFG Code §§ 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of the nest or eggs of any bird. Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered "take." Take of any migratory nongame bird is also prohibited, except in compliance with rules promulgated under the Migratory Bird Treaty Act.

All raptors (that is, hawks, eagles, owls) their nests, eggs, and young are protected under California Fish and Game Code (§3503.5). Additionally, "fully protected" birds, such as the white-tailed kite (*Elanus leucurus*) and golden eagle (*Aquila chrysaetos*), are protected under CDFG Code (§3511). "Fully protected" birds may not be taken or possessed (that is, kept in captivity) at any time.

Section 1602

Pursuant to Section 1602 of the Fish and Game Code, CDFG regulates activities that divert, obstruct, or alter stream flow, or substantially modify the bed, channel, or bank of a stream. CDFG's jurisdiction includes the outer extent of any riparian vegetation associated with the stream. Any proposed activity in a natural stream channel that would substantially adversely affect an existing fish and/or wildlife resource, would require entering into a Streambed Alteration Agreement (SBAA) with CDFG prior to commencing work in the stream.

#### 3. Porter-Cologne Water Quality Act

The Porter-Cologne Water Quality Control Act, Water Code § 13260, requires that "any person discharging waste, or proposing to discharge waste, that could affect the waters of the State to file a report of discharge" with the RWQCB through an application for waste discharge (Water Code Section 13260(a)(1). The SWRCB and its several RWQCBs have interpreted this authority to extend to proposed fills of "waters of the State" that include all "waters of the United States" that are subject to the jurisdiction of the USACE, and any other "isolated" waters that are beyond the reach of the USACE claim of jurisdiction.

## C. Environmental Analysis

### 1. CEQA Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the proposed project would have significant impacts on biological resources if it would:

1. 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 Game or U.S. Fish and Wildlife Service (USFWS).
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS.
3. Have a substantial adverse effect on state or 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.
4. 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.
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

# V. POTENTIAL IMPACTS AND MITIGATION MEASURES

## A. Less Than Significant Impacts

### 1.0 Temporary Impacts to Wildlife Movement

The project could disrupt wildlife movement within the project area. However, any potential impacts to relatively common wildlife species that may potentially use this site are not significant as the loss is small on a regional scale and, moreover, these species are capable of using adjacent lands which contain a large quantity of this habitat. Therefore, the project is not expected to result in significant impacts to wildlife movement during project construction.

## B. Potentially Significant Impacts Before Mitigation

### 2.0 The proposed project could have a significant impact on mixed oak woodland overstory in the area.

*Impact Analysis*

The proposed project will result in the removal of 120 trees within the mixed oak woodland, including a number of oak trees as well as other trees within the footprint of the project. These trees are a part of the mixed oak woodland habitat, which provides suitable habitat for a number of species, including nesting birds. The following measure should be taken to mitigate for and replace the loss of oak woodland trees and canopy and reduce impacts to a level that is less than significant.

*Mitigation Measures*

2.0-1 The trees that are removed as a part of this project should be replaced following the Napa County code provisions for tree removal. Napa County code Section 18.108.020 under General Provisions D calls for a 3:1 onsite preservation or replacement of comparable vegetation canopy. Mitigation can include replacement of the trees proposed for removal or locking up a comparable amount of canopy onsite in a Deed Restricted area.

*Level of Significance After Mitigation: Less Than Significant*

### 2.1 The proposed project could have a potentially significant adverse impact on special-status plant species.

*Impact Analysis*

Though the property provides marginal habitat for special-status plant species, and they are unlikely to be found at the site, a late March-early April blooming season survey should be

conducted to verify the presence/absence of any potential special-status species when they are the most detectable.

The project could result in the loss of plants of these species if this bloom period survey is not completed. Therefore, the following measures shall be implemented to reduce potential impacts to these special status species.

*Mitigation Measures*

2.1-1 A qualified biologist shall complete a spring survey for special-status plant species prior to initiation of project activities. The survey shall be completed during the appropriate blooming period for the species likely to occur on site. These surveys shall be in compliance with CDFW's Protocol's for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (2018).

If the survey finds that there are no special-status plants within the proposed project site that would be impacted by the project, then there would be no further mitigation necessary and the project may proceed, provided all other applicable permits and authorizations are obtained for the project.

2.1-2 If special-status plant species are found, populations will be mapped and enumerated. If any populations are found within the proposed work area, they shall be flagged, and project development plans shall consider avoidance to the extent practicable. If avoidance is not practicable while otherwise obtaining the project's objectives, then other suitable measures shall be implemented as detailed below.

2.1-3 A qualified biologist shall complete an inventory and analysis of the on-site population(s) of the species within and outside of the work area to determine the extent and significance of the potential impacts that will occur as a result of the project. This analysis shall be presented to the County as part of their review of the project. If a significant impact will occur as a result of the project work, then a mitigation plan shall be developed and approved by the County for implementation of the following measures prior to site disturbance. The mitigation plan shall include the following elements:

1. Prior to construction within the project area, a qualified botanist shall collect the seeds, propagules, and topsoil, or other part of the plant that would ensure successful replanting of the population elsewhere. The seeds, propagules, or other plant-able portions of all plants shall be collected at the appropriate time of the year.

2. At least 2/3 of the seeds, propagules, or other plant-able portion of all plants shall be planted at the appropriate time of year (late-fall months). Half of the seeds and topsoil collected shall be appropriately stored and propagated at a native plant nursery to ensure germination. This material will be planted at an approved and protected area during the appropriate season. Planting location, timing, collection methods etc. will be detailed in a mitigation plan.

3. The applicant shall hire a qualified biologist to conduct annual monitoring surveys of the transplanted plant population for a three-year period and shall prepare annual monitoring reports reporting the success or failure of the transplanting efforts. These reports shall be submitted to the County no later than December 31st each monitoring year.
4. A CNDDB form shall be filled out and submitted to CDFW for any special-status plant species identified within the Property.

In lieu of the above prescribed mitigation, as allowed in writing by the County, mitigation requirements may be satisfied via the purchase of qualified mitigation credits or the preservation of offsite habitat.

*Level of Significance After Mitigation: Less Than Significant*

### 2.2 Development of the project could have a potentially significant impact on nesting raptors and other migratory nesting birds.

*Impact Analysis*

The project site contains and is adjacent to trees that provide potential nesting habitat for raptors as well as migratory birds. These birds are protected under the Migratory Bird Treaty Act (50 CFR 10.13) and their nest, eggs, and young are protected under California CDFG Code §§3503, 3503.5, 3800, and 3513. Any project-related impacts on the nesting success of these species would be considered a significant adverse impact. Mitigation Measure 2.0-1, which requires pre-construction surveys, would ensure that potential impacts to nesting raptors and other migratory nesting birds are avoided so that the potential impacts are considered less than significant.

*Mitigation Measures*

2.2-1 If construction related work would commence anytime during the nesting/breeding season of raptors or other bird species listed in the Migratory Bird Treaty Act (typically February through September 15), a pre-construction survey of the Property for nesting birds should be conducted. This survey should be conducted by a qualified biologist (experienced with the nesting behavior of bird species of the region) within 7 days prior to the commencement of construction activities that would occur during the nesting/breeding season. The intent of the survey should be to determine if active nests are present within or adjacent to the construction zone, that is within approximately 250 feet of the work areas. If ground disturbance activities are delayed following a survey, then an additional pre-construction survey should be conducted such that no more than one week will have elapsed between the last survey and the commencement of ground disturbance activities.

If active nests are found in areas that could be directly or indirectly affected by the project, a no-disturbance buffer zone should be created around active nests during the breeding season or until a qualified biologist determines that all young have

fledged. The size of the buffer zones and types of construction activities restricted within them, should be determined taking into account factors such as the following:

- Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;
- Distance and amount of vegetation or other screening between the construction site and the nest; and
- Sensitivity of individual nesting species and behaviors of the nesting birds.

When the nesting bird species occurs on CDFW's Special Animals List, CDFW shall be consulted to ensure that an appropriate buffer is utilized.

The buffer zone around an active nest should be established in the field with orange construction fencing or another appropriate barrier and construction personnel should be instructed on the sensitivity of nest areas. The qualified biologist should serve as a construction monitor during those periods when construction activities would occur near active nest areas of special status bird species to ensure that no impacts on these nests occur.

*Level of Significance After Mitigation: Less Than Significant*

**2.3 The proposed project could have a potentially significant adverse impact on special-status bat species.**

*Impact Analysis*

The oak woodland habitat on the Property could provide potentially suitable roosting habitat for the pallid bat and other bat species that are protected as non-game mammals under Section 4150 of the California Fish and Game Code. Also, maternity roosting sites, which are relatively unlikely to occur, are considered wildlife nurseries that are afforded additional special protections. Therefore, the removal of any mature trees from the Project Site could have a potentially significant impact on special status bat species. The following mitigation measures shall be implemented to reduce potential impacts to special status bat species to a level considered less than significant.

*Mitigation Measures*

2.3-1 For construction activities between October 16 and August 14: Prior to the commencement of construction activities, a qualified biologist shall conduct a focused survey to determine the presence/absence of any special status bat species roosting within vegetation or structures that would be impacted by the project. If bats are found roosting in areas that would be impacted by the project, then a plan for removal or exclusion between October 16 and August 14 will be developed by a qualified biologist and in consultation with CDFW.

For construction activities between August 15 and October 15: At a minimum, a survey for roosting bats shall be completed prior to removing any vegetation or completing any demolition within potentially suitable roosting habitat. If a maternity colony is identified, CDFW shall be consulted to develop a plan prior to removing any vegetation or completing any demolition. If no maternity colonies are identified during the survey, trees and structures may be trimmed and removed in a two-phased system conducted over two consecutive days under the supervision of a qualified biologist to ensure the absence of roosting bats or nonvolant/flightless young bats. The first day (afternoon), limbs, branches and trunks without cavities, crevices and deep bark fissures are removed by chainsaw. Limbs and trunks with cavities, crevices and bark fissures would be avoided. On the second day, the remainder of the tree may be removed.

*Level of Significance After Mitigation: Less Than Significant*

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# APPENDIX A

Plant Species Observed

**Diamond Creek Vineyards**
**September 2025 Plant List**

| **Common Name** | ***Botanical Name*** | **Native** |
|---|---|---|
| big leaf maple | *Acer macrophyllum* | X |
| Spanish lotus | *Acmispon americanus var. americanus* | X |
| maidenhair fern | *Adiantum jordanii* | X |
| jointed goat grass | *Aegilops cylindrica* | |
| California buckeye | *Aesculus californica* | X |
| silver hairgrass | *Aira caryophyllea* | |
| tumble pigweed | *Amaranthus albus* | |
| Pacific madrone | *Arbutus menziesii* | X |
| wild oats | *Avena fatua* | |
| coyote bush | *Bachharis pilularis* | X |
| purple falsebrome | *Brachypodium distachyon* | |
| rescue grass | *Bromus catharticus* | |
| ripgut brome | *Bromus diandrus* | |
| soft chess | *Bromus hordeaceus* | |
| nodding brome | *Bromus laevipes* | X |
| Mediterranean brome | *Bromus madritensis ssp. madritensis* | |
| western spicebush | *Calycanthus occidentalis* | X |
| Italian thistle | *Carduus pycnocephalus* | |
| white goosefoot | *Chenopodium album* | |
| soap root | *Chlorogalum pomeridianum* | X |
| western hazelnut | *Corylis cornuta* | X |
| hedgehog dogtail grass | *Cynusurus echinatus* | |
| Queen Anne's lace | *Daucus carota* | |
| parched willow herb | *Epilobium brachycarpum* | X |
| brome fescue | *Festuca bromoides* | |
| California fescue | *Festuca californica* | X |
| Italian ryegrass | *Festuca perennis* | |
| coffeeberry | *Frangula californica* | X |
| Oregon ash | *Fraxinus latifolia* | X |
| nit grass | *Gastridium pheloides* | |
| French broom | *Genista monspessulana* | |
| English ivy | *Hedera helix* | |
| summer mustard | *Herschfeldia incana* | |
| toyon | *Heteromeles arbutifolia* | X |
| hare barley | *Hordeum murinum* | |
| sharp leaf cancer wort | *Kickxia elantine* | |

| | | |
|---|---|---|
| honeysuckle | *Lonicera hispidula* | X |
| bull mallow | *Malva nicaeensis* | |
| black medic | *Medicago lupulina* | |
| California oniongrass | *Melica californica* | X |
| small flowered melica | *Melica imperfecta* | X |
| European olive | *Olea europaea* | |
| goldenback fern | *Pentagramma triangularis* | X |
| English plantain | *Plantago lanceolata* | |
| knotweed | *Polygonum aviculare* | |
| cherry plum | *Prunus sp.* | |
| Douglas fir | *Pseudotsuga menziesii* | X |
| coast live oak | *Quercus agrifolia* | X |
| blue oak | *Quercus douglasii* | X |
| Oregon oak | *Quercus garryana* | X |
| black oak | *Quercus kelloggii* | X |
| Himalayan blackberry | *Rubus armeniacus* | |
| Russian thistle | *Salsola tragus* | |
| Pacific sanicle | *Sanicula crassicaulis* | X |
| smilo grass | *Stipa miliacea* | |
| snowberry | *Symphoricarpus albus* | X |
| common dandelion | *Taraxacum officinale* | |
| sock destroyer | *Torilis arvensis* | |
| poison oak | *Toxicodendron diversilobum* | X |
| rose clover | *Trifolium hirtum* | |
| California bay laurel | *Umbellularia californica* | X |
| American vetch | *Vicia americana* | X |
| spring vetch | *Vicia sativa* | |
| large periwinkle | *Vinca major* | |

## APPENDIX B

Vertebrate Species Observed

**Diamond Creek Vineyards**
**Vertebrate Species Observed**

| | **Common Name** | ***Species*** |
|---|---|---|
| **Wildlife** | northern mockingbird | *Mimus polyglottos* |
| | acorn woodpecker | *Melanerpes formicivorus* |
| | American crow | *Corvus brachyrhynchos* |
| | turkey vulture | *Cathartes aura* |
| | mourning dove | *Zenaida macroura* |
| | house sparrow | *Passer domesticus* |
| | oak titmouse | *Baeolophus inornatus* |
| | California scrub jay | *Aphelocoma californica* |
| | American robin | *Turdus migratorius* |
| | western toad | *Anaxyrus boreas* |
| | alligator lizard | *Elgaria multicarinata* |
| | western fence lizard | *Sceloporus occidentalis* |

# APPENDIX C

Special Status Species Lists

# Selected Elements by Common Name

## California Department of Fish and Wildlife

## California Natural Diversity Database

**Query Criteria:** BIOS selection

| Species | Element Code | Federal Status | State Status | Global Rank | State Rank | Rare Plant Rank/CDFW SSC or FP |
|---|---|---|---|---|---|---|
| **American peregrine falcon**<br>*Falco peregrinus anatum* | ABNKD06071 | Delisted | Delisted | G4T4 | S3S4 | |
| **Baker's navarretia**<br>*Navarretia leucocephala ssp. bakeri* | PDPLM0C0E1 | None | None | G4T2 | S2 | 1B.1 |
| **Burke's goldfields**<br>*Lasthenia burkei* | PDAST5L010 | Endangered | Endangered | G1 | S1 | 1B.1 |
| **California alkali grass**<br>*Puccinellia simplex* | PMPOA53110 | None | None | G2 | S2 | 1B.2 |
| **California freshwater shrimp**<br>*Syncaris pacifica* | ICMAL27010 | Endangered | Endangered | G2 | S2 | |
| **California giant salamander**<br>*Dicamptodon ensatus* | AAAAH01020 | None | None | G2G3 | S2S3 | SSC |
| **California red-legged frog**<br>*Rana draytonii* | AAABH01022 | Threatened | None | G2G3 | S2S3 | SSC |
| **Calistoga ceanothus**<br>*Ceanothus divergens* | PDRHA04240 | None | None | G2 | S2 | 1B.2 |
| **Calistoga popcornflower**<br>*Plagiobothrys strictus* | PDBOR0V120 | Endangered | Threatened | G1 | S1 | 1B.1 |
| **Clara Hunt's milk-vetch**<br>*Astragalus claranus* | PDFAB0F240 | Endangered | Endangered | G1 | S1 | 1B.1 |
| **Coastal and Valley Freshwater Marsh**<br>*Coastal and Valley Freshwater Marsh* | CTT52410CA | None | None | G3 | S2.1 | |
| **Cobb Mountain lupine**<br>*Lupinus sericatus* | PDFAB2B3J0 | None | None | G2? | S2? | 1B.2 |
| **coho salmon - central California coast ESU**<br>*Oncorhynchus kisutch pop. 4* | AFCHA02034 | Endangered | Endangered | G5T2Q | S2 | |
| **Colusa layia**<br>*Layia septentrionalis* | PDAST5N0F0 | None | None | G2 | S2 | 1B.2 |
| **foothill yellow-legged frog - north coast DPS**<br>*Rana boylii pop. 1* | AAABH01051 | None | None | G3T4 | S4 | SSC |
| **fringed myotis**<br>*Myotis thysanodes* | AMACC01090 | None | None | G4 | S3 | |
| **Jepson's leptosiphon**<br>*Leptosiphon jepsonii* | PDPLM09140 | None | None | G2G3 | S2S3 | 1B.2 |
| **Loch Lomond button-celery**<br>*Eryngium constancei* | PDAPI0Z0W0 | Endangered | Endangered | G1 | S1 | 1B.1 |
| **long-styled sand-spurrey**<br>*Spergularia macrotheca var. longistyla* | PDCAR0W062 | None | None | G5T2 | S2 | 1B.2 |
| **Napa blue grass**<br>*Poa napensis* | PMPOA4Z1R0 | Endangered | Endangered | G1 | S1 | 1B.1 |

| Species | Element Code | Federal Status | State Status | Global Rank | State Rank | Rare Plant Rank/CDFW SSC or FP |
|---|---|---|---|---|---|---|
| **Napa checkerbloom**<br>*Sidalcea hickmanii ssp. napensis* | PDMAL110A6 | None | None | G2T1 | S1 | 1B.1 |
| **Napa false indigo**<br>*Amorpha californica var. napensis* | PDFAB08012 | None | None | G4T2 | S2 | 1B.2 |
| **narrow-anthered brodiaea**<br>*Brodiaea leptandra* | PMLIL0C022 | None | None | G3? | S3? | 1B.2 |
| **northwestern pond turtle**<br>*Actinemys marmorata* | ARAAD02031 | Proposed Threatened | None | G2 | SNR | SSC |
| **pallid bat**<br>*Antrozous pallidus* | AMACC10010 | None | None | G4 | S3 | SSC |
| **pappose tarplant**<br>*Centromadia parryi ssp. parryi* | PDAST4R0P2 | None | None | G3T2 | S2 | 1B.2 |
| **prairie falcon**<br>*Falco mexicanus* | ABNKD06090 | None | None | G5 | S4 | WL |
| **red-bellied newt**<br>*Taricha rivularis* | AAAAF02020 | None | None | G2 | S2 | SSC |
| **Rincon Ridge ceanothus**<br>*Ceanothus confusus* | PDRHA04220 | None | None | G1 | S1 | 1B.1 |
| **Rincon Ridge manzanita**<br>*Arctostaphylos stanfordiana ssp. decumbens* | PDERI041G4 | None | None | G3T1 | S1 | 1B.1 |
| **saline clover**<br>*Trifolium hydrophilum* | PDFAB400R5 | None | None | G2 | S2 | 1B.2 |
| **Sebastopol meadowfoam**<br>*Limnanthes vinculans* | PDLIM02090 | Endangered | Endangered | G1 | S1 | 1B.1 |
| **sharp-shinned hawk**<br>*Accipiter striatus* | ABNKC12020 | None | None | G5 | S4 | WL |
| **Sonoma beardtongue**<br>*Penstemon newberryi var. sonomensis* | PDSCR1L483 | None | None | G4T3 | S3 | 1B.3 |
| **Sonoma ceanothus**<br>*Ceanothus sonomensis* | PDRHA04420 | None | None | G2 | S2 | 1B.2 |
| **Townsend's big-eared bat**<br>*Corynorhinus townsendii* | AMACC08010 | None | None | G4 | S2 | SSC |
| **western bumble bee**<br>*Bombus occidentalis* | IIHYM24252 | None | Candidate Endangered | G3 | S1 | |
| **woolly meadowfoam**<br>*Limnanthes floccosa ssp. floccosa* | PDLIM02043 | None | None | G4T4 | S3 | 4.2 |
| **Yuma myotis**<br>*Myotis yumanensis* | AMACC01020 | None | None | G5 | S4 | |

**Record Count: 39**

# APPENDIX D

Definitions for

Special Status Species Designations

## DEFINITIONS FOR SPECIAL STATUS SPECIES DESIGNATIONS

### Federal Endangered Species Act

The following are the standard definitions for the status designations under the federal Endangered Species Act (ESA), implementing regulations and relevant notices (as published in the Federal Register). The ESA is administered by the U.S. Fish and Wildlife Service (USFWS).

***Endangered*** – A species that is in danger of extinction throughout all or a significant portion of its range.

***Threatened*** – A species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

***Proposed for Listing*** – Taxa formally noticed as being under review to determine whether listing as threatened or endangered is warranted.

***Candidate*** – Taxa for which USFWS has on file sufficient information on biological vulnerability and threat to support a proposed rule to list the species as endangered or threatened. Proposals to list have not yet been issued because this action is precluded by other listing activity. Species in this category are assigned a listing priority in order to assist the FWS in determining those species most in need of protection.

[Note: As of February 1996, the USFWS eliminated the differing categories of candidate species and now has only one category of candidate species as defined above.]

### California Endangered Species Act

The following are the standard definitions for the status classifications under the California Endangered Species Act (CESA), administered by the California Department of Fish and Game (CDFG), now renamed the California Department of Fish and Wildlife (CDFW).

***Endangered species*** – A native California bird, mammal, fish, amphibian, reptile or plant (species or subspecies) is endangered when it is in serious danger of becoming extinct throughout all, or a significant portion of, its range due to one or more causes, including loss of habitat, change of habitat, over-exploitation, predation, competition or disease (CDFW Code, Section 2062).

***Threatened species*** – A native bird, mammal, fish, amphibian, reptile or plant (subspecies or species) is threatened when, although not presently threatened with extinction, it is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts. Any animal listed as "rare" by the Commission on or before January 1, 1985, is a threatened species (CDFW Code, Section 2067).

***Candidate species*** – A native California species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant is a candidate when the Fish and Wildlife Commission (Commission) has formally noticed it as being under review by the CDFW to determine whether listing as threatened or endangered is warranted, or when it is the subject of a proposed rulemaking by the Commission to list as threatened or endangered (CDFW Code, Section 2068).

**California Department of Fish and Wildlife**

***Fully Protected*** – Fully Protected species may not be taken or possessed without a permit from the Fish and Wildlife Commission. Information of Fully Protected species can be found in the CDFW Code, (birds at §3511, mammals at §4700, reptiles and amphibians at §5050, and fish at §5515). Additional information on Fully Protected fish can be found in the California Code of Regulations, Title 14, Division 1, Subdivision 1, Chapter 2, Article 4, §5.93. The category of Protected Amphibians and reptiles in Title 14 has been repealed.

***Species of Special Concern*** – A California species of special concern is a plant or animal species or subspecies that is possibly declining or is vulnerable to extirpation and may be considered for listing or for special management and protection measures. These species, although not legally protected under the CESA, are monitored by the CDFW.

It is the goal and responsibility of the CDFW to maintain viable populations of all native species. To this end, the CDFW has designated certain species as “Species of Special Concern” because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of designating species as “Species of Special Concern” is to halt or reverse their decline by calling attention to their plight and addressing the issues of concern early enough to secure their long term viability. Not all “Species of Special Concern” have declined equally; some species may be just starting to decline, while others may have already reached the point where they meet the criteria for listing as a “Threatened” or “Endangered” species under the State and/ or Federal Endangered Species Acts.

**California Native Plant Protection Act**

The California Native Plant Protection Act (CNPPA), administered by the CDFW, protects "rare" plant species.

***Rare*** – A native California plant (species, subspecies or variety) is rare when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens (CDFW Code, Section 1901).

**California Native Plant Society (CNPS) List of Rare, Threatened and Endangered Vascular Plants of California**

The CNPS maintains a list of rare, threatened and endangered vascular plants of California which summarizes the distribution, rarity, endangerment, and ecology of these plants. CNPS updates this list approximately every four years. The most recent edition (8th ed.) was published in December 2010. The CNPS listing designations are as follows:

***California Rare Plant Rank (CRPR) 1A*** – The plants Ranked as 1A are presumed extinct because they have not been seen or collected in the wild in California for many years. All of the List 1A plants meet the definitions of "rare", "endangered", or "threatened" contained in Fish and Game Code Section 1901 (Native Plant Protection Act), and Sections 2062 and 2067 (CESA).

***CRPR 1B*** – The plants Ranked as 1B are rare throughout their range, and all but a few are endemic to California. List 1B plants are considered vulnerable under present circumstances or have a high potential for becoming so because of their limited or vulnerable habitat, low numbers of individuals per population, or their limited number of populations. As with List 1A plants, all of the 1B plants meet the definitions of "rare", "endangered", or "threatened" contained in Sections 1901, 2062 and 2067 of the Fish and Game Code.

***CRPR 2*** – Except for being common outside California, Rank 2 plants are defined similarly to List 1B plants.

***CRPR 3*** – Rank 3 contains plants about which more information is needed to assign them to one of the other lists or reject them. Some List 3 plants meet the definitions of "rare", "endangered", or "threatened" contained in Sections 1901, 2062 and 2067 of the Fish and Game Code.

***CRPR 4*** – The plants in Rank 4 are of limited distribution or infrequent throughout a broader area in California, and their susceptibility to threat appears low at this time. These plants are uncommon enough that their status should be monitored regularly. Very few List 4 plants meet the definitions of "rare", "endangered", or "threatened" contained in Sections 1901, 2062 and 2067 of the Fish and Game Code, and few, if any, are eligible for state listing.

**CNPS Threat Code extensions and their meanings:**

.1 – Seriously endangered in California

.2 – Fairly endangered in California

.3 – Not very endangered in California

**CNPS Local Listings (Alameda and Contra Costa Counties)**

***A1** or ***A2** – Species in Alameda and Contra Costa Counties listed as rare, threatened or endangered statewide by federal or state agencies or by the state level of CNPS.

**A1x** – Species previously known from Alameda or Contra Costa Counties, but now presumed extirpated here.

**A1** – Species currently known from two or less regions in Alameda and Contra Costa Counties.

**A2** – Species currently known from three to five regions in the two counties, or, if more, meeting other important criteria such as small populations, stressed or declining populations, small geographical range, limited or threatened habitat, etc.

**A1?** – Species with taxonomic or distribution problems that make it unclear if they actually occur here.

**Special Animals**

California Department of Fish and Wildlife (CDFW)

***Special Animals*** – Special animals is a general term that refers to all of the taxa that the California Natural Diversity Database (CNDDB) is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of "species at risk" or "special status species". The CDFW considers the taxa on this list to be those of greatest conservation need and were used in the development of California's Wildlife Action Plan (CDFG 2009). Special animals includes a broad list of agency designations.
For more information see: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPAnimals.pdf

***Watch List*** – The Watch List consists of taxa that were previously Species of Special Concern (SSC's) but no longer merit SSC status or which do not meet SSC criteria but for which there is concern and a need for additional information to clarify status.

***Other "Special Animal" Status Codes:***

The status of species on the Special Animals List according to other conservation organizations is provided. Taxa on these lists are reviewed for inclusion in the CNDDB Special Animals List, but are not automatically included. For example, taxa that are regionally rare within a portion of California may not be included, because they may be of lesser conservation concern across their full range in California.

These species, which are also tracked regardless of their legal or protection status, are provided below.

U.S Fish and Wildlife Service (USFWS)

***Birds of Conservation Concern*** – The goal of the Birds of Conservation Concern report is to accurately identify the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent the US Fish and Wildlife Service's highest conservation priorities and draw attention to species in need of conservation action.

National Marine Fisheries Service (NMFS) also known as NOAA Fisheries

***Species of Concern –*** NOAA Fisheries is responsible for the management, conservation, and protection of living marine resources within the United States Exclusive Economic Zone. Species of Concern are those species about which we have some concerns regarding status and threats, but for which insufficient information is available to indicate a need to list the species under the Endangered Species Act (ESA). Though NMFS wishes to draw proactive attention and conservation action to these species, "Species of concern" status does not carry any procedural or substantive protections under the ESA.

Bureau of Land Management

***Sensitive –*** According to BLM Manual 6840, a Bureau Sensitive Species must meet the following criteria to be considered for sensitive species listing:

- They must be native species found on BLM-administrated lands for which BLM has the capability to significantly affect the conservation status of the species through management.
- Information is available that a species has recently undergone, is undergoing, or is predicted to undergo a downward trend such that the viability of the species or a distinct population segment of the species is at risk across all or a significant portion of the species range.

- The species depends on ecological refugia or specialized or unique habitats on BLM-administrated lands, and there is evidence that such areas are threatened with alteration such that the continued viability of the species in that area would be at risk.
- All federally designated candidate species, proposed species, and delisted species in the 5 years following their delisting shall be conserved as Bureau Sensitive Species.

Once a species is declared sensitive by the BLM, it is their obligation to determine its distribution and manage the species' habitat.

California Dept. of Forestry & Fire Protection

***CDF Sensitive*** **–** California Department of Forestry and Fire Protection classifies "sensitive species" as those species that warrant special protection during timber operations. The list of "sensitive species" is given in §895.1 (Definitions) of the California Forest Practice Rules.

International Union for Conservation of Nature (IUCN)

***IUCN List*** **–** The IUCN assesses, on a global scale, the conservation status of species, subspecies, varieties and even selected subpopulations in order to highlight taxa threatened with extinction, and therefore promote their conservation. Detailed information on the IUCN and the Red List is available at: http://www.iucnredlist.org

Marine Mammal Commission

***Species of Special Concern*** **–** Section 202 of the Marine Mammal Protection Act directs the Marine Mammal Commission, in consultation with its Committee of Scientific Advisors, to make recommendations to the Department of Commerce, the Department of the Interior, and other federal agencies on research and management actions needed to conserve species of marine mammals. To meet this charge, the Commission devotes special attention to particular species and populations that are vulnerable to various types of human-related activities, impacts, and contaminants. Such species may include marine mammals listed as Endangered or Threatened under the Endangered Species Act or as depleted under the Marine Mammal Protection Act. In addition, the Commission often directs special attention to other species or populations of marine mammals not so listed whenever special conservation challenges arise that may affect them.

More information on the Marine Mammal Protection Act and the Marine Mammal Species of Special Concern list is available at: http://www.mmc.gov/species/welcome.shtml

U.S Forest Service

***Sensitive –*** USDA Forest Service defines sensitive species as plant and animal species identified by a regional forester that are not listed or proposed for listing under the Federal Endangered Species Act for which population viability is a concern, as evidenced by significant current or predicted downward trends in population numbers or density, or significant current or predicted downward trends in habitat capability that would reduce a species' existing distribution. Regional Foresters identify sensitive species occurring within each region. California is the Pacific Southwest Region (Region 5).
More information is available at: http://www.fs.usda.gov/main/r5/plants-animals and at:
http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5435266.xlsx

North American Bird Conservation Initiative (NABCI)

***North American Bird Conservation Initiative Watchlist –*** The North American Bird Conservation Initiative is a coalition of private organization and government agencies. They work to ensure the long-term health of North America's native bird populations and publish an annual State of the Birds report. The annual State of the Bird report includes a watch list of bird species in need of conservation help and classifies the birds as either Red Watch List or Yellow Watch List species. Species on the Red Watch List have extremely high vulnerability, and Yellow Watch List species are species that may be range restricted or may be widespread but with declines and high threats. More information is available at http://stateofthebirds.org.

American Fisheries Society (AFS)

***AFS List –*** Designations for freshwater and diadromous species were taken from the paper: Jelks,.L., S.J. Walsh, N.M. Burkhead, S.Contreras-Balderas, E. Díaz-Pardo, D.A. Hendrickson, J. Lyons, N.E. Mandrak, F. McCormick, J.S. Nelson, S.P. Platania, B.A. Porter, C.B. Renaud, J. J. Schmitter-Soto, E.B. Taylor, and M.L. Warren, Jr. 2008. Conservation status of imperiled North American freshwater and diadromous fishes. Fisheries 33(8):372-407. Available at:
http://www.fisheries.org/afs/docs/fisheries/fisheries_3308.pdf
Designations for marineand estuarine species were taken from the paper: Musick, J.T. et al. 2000. "Marine, Estuarine, and Diadromous Fish Stocks at Risk of Extinction in North America (Exclusive of Pacific Salmonids). Fisheries 25(11):6-30. Available at:
http://www.flmnh.ufl.edu/fish/sharks/sawfish/Reprint1390.pdf

Western Bat Working Group (WBWG)

***WBWG List –*** The WBWG is comprised of agencies, organizations and individuals interested in bat research, management and conservation from the 13 western states and provinces. The goals are (1) to facilitate communication among interested parties and reduce risks of species decline or extinction; (2) to provide a mechanism by which current information on bat ecology, distribution and research techniques can be readily accessed; and (3) to develop a forum to discuss conservation strategies, provide technical assistance and encourage education programs. Species are ranked as High, Medium, or Low Priority in each of 10 regions in western North America. Because California includes multiple regions where a species may have different WBWG Priority ranks, the CNNDB includes categories for Medium-High, and Low-Medium Priority. The CNDDB tracks bat species that are at least Low-Medium Priority in California. More information is available at: http://www.wbwg.org

The Xerces Society

***Red List –*** The Xerces Society is an international non-profit organization dedicated to protecting biological diversity through invertebrate conservation. The Society advocates for invertebrates and their habitatsby working with scientists, land managers, educators, and citizens on conservation and education projects. Their core programs focus on endangered species, native pollinators, and watershed health. More information on the Red List is available at:
http://www.xerces.org

## Special Status Species Abbreviations

**Federal Endangered Species Act**

| | |
|---|---|
| **FE** | Federally-listed as endangered |
| **FT** | Federally-listed as threatened |
| **FPE** | Federally proposed for listing as endangered or threatened |
| **FC** | Federal candidate for listing as endangered or threatened |

**State Endangered Species Act**

| | |
|---|---|
| **SE** | State-listed as endangered |
| **ST** | State-listed as threatened |
| **SC** | State candidate for listing as endangered or threatened |

**California Department of Fish and Wildlife**

| | |
|---|---|
| **FP** | Fully protected |
| **SSC** | California species of special concern |
| **WL** | Watch List |

**California Native Plant Protection Act**

| | |
|---|---|
| ***CNPPA: Rare*** | Rare plant |

**California Native Plant Society**

| | |
|---|---|
| **CRPR** | California Rare Plant Rank |

***SPECIAL ANIMALS (SA)***

***California Department of Fish and Wildlife***

**CDFW: WL** Watch list

**CDFW: SA** Special Animal

***US Fish and Wildlife Service***

**USFWS:BCC** Birds of Conservation Concern

***NMFS (NOAA Fisheries)***

**NMFS: SC** Species of Concern

**Bureau of Land Management**

**BLM:S** Sensitive

***California Dept. of Forestry & Fire Protection***

**CDFS:S** Sensitive

***International Union for Conservation of Nature***

**IUCN:CD** Conservation Dependent

**IUCN:CR** Critically Endangered

**IUCN:DD** Data Deficient

**IUCN:EN** Endangered

**IUCN:EW** Extinct in the Wild

**IUCN:EX** Extinct

**IUCN:LC** Least Concern

**IUCN:NE** Not evaluated

**IUCN:NT** Near Threatened

**IUCN:VU** Vulnerable

***Marine Mammal Commission***

**MMC:SSC** Species of Special Concern

***National Marine Fisheries Service***

**NMFS:SC** Species of Special Concern

***U.S Forest Service***

**USFS:S** Sensitive

***Western Bat Working Group***

**WBWG: H** High priority

**WBWG: LM** low-medium priority

**WBWG: M** medium priority

**WBWG: MH** medium-high priority

***Xerces Society Red List***

**X: CI** Critically imperiled

**X: DD** Data deficient

**X: IM** Imperiled

**X: VU** Vulnerable

***North American Bird Conservation Initiative***

**NABCI: RWL** Red watch list

**NABCI: YWL** Yellow watch list

***American Fisheries Society***

**AMS: EN** Endangered

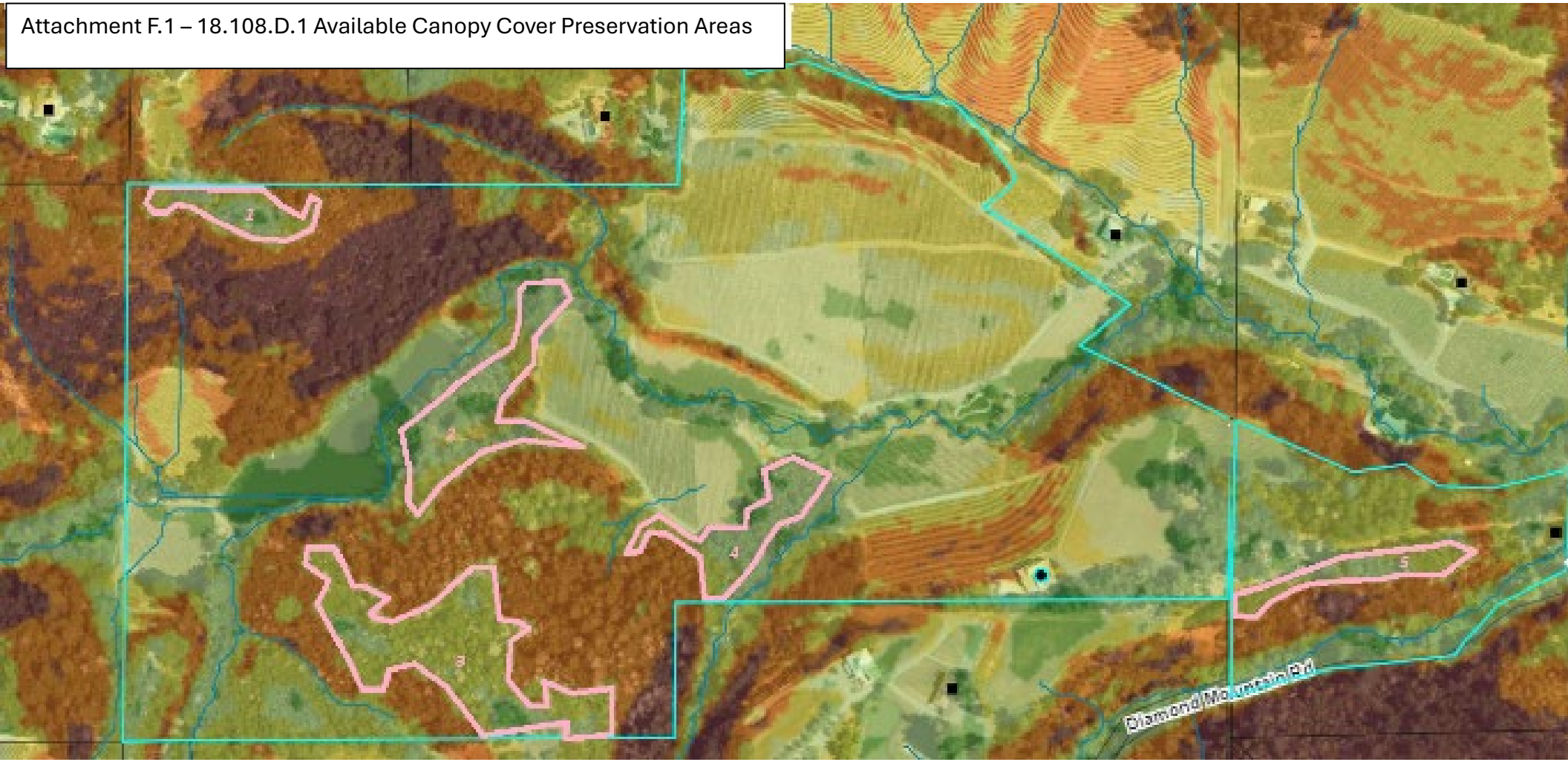
**AMS: TH** Threatened

**AMS: VU** Vulnerable

# “J-1”

## Potential Canopy Preservation Areas

Attachment F.1 – 18.108.D.1 Available Canopy Cover Preservation Areas




Slope (2007)

- Over 50%
- 30 to 50
- 15 to 30
- 5 to 15
- 0 to 5

**Potential Canopy Mitigation Areas - 18.108.020.D.1:**

- Area 1: ~ 0.82 acres
- Area 2: ~ 1.78 acres
- Area 3 : ~ 3.2 acres
- Area 4: ~ 1.11 acres
- Area 5: ~ 0.73 acres

**Total Available Acreage: 7.64**

# “K”

# Trip Generation Worksheet

# 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:** _____ **Date Prepared:**

| **Existing Entitled Winery** | | Harvest | Non-Harvest |
|---|---|---|---|
| Number of Full Time Employees* | Weekday | 6 | 6 |
| | Weekend | 6 | 1 |
| Number of Part Time Employees* | Weekday | 2 | 2 |
| | Weekend | 2 | 1 |
| Maximum Daily Visitation | Weekday | 22 | 10 |
| | Weekend | 10 | 10 |
| Annual Gallons of Production | | 10,000 | 10,000 |
| Annual Tons of Grape Haul | | 62.5 | N/A |
| Number of Visitors at the Largest Event that occurs two or more times per month, on average | Weekday | 22 | 22 |
| | Weekend | 10 | 10 |

| **Proposed Winery** | | Harvest | Non-Harvest |
|---|---|---|---|
| Number of Full Time Employees* | Weekday | 8 | 8 |
| | Weekend | 8 | 1 |
| Number of Part Time Employees* | Weekday | 3 | 2 |
| | Weekend | 3 | 1 |
| Maximum Daily Visitation | Weekday | 10 | 10 |
| | Weekend | 10 | 10 |
| Annual Gallons of Production | | 25,000 | 25,000 |
| Annual Tons of Grape Haul | | 156.2 | N/A |
| Number of Visitors at the Largest Event that occurs two or more times per month, on average | Weekday | 10 | 10 |
| | Weekend | 10 | 10 |

*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 | 6 | 6 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 18.3 |
| PT Employees | 2 | 2 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 3.8 |
| Max Visitors | 22 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 16.9 | 7.7 |
| Max Event | 22 | 22 | 2.6 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 16.9 | 16.9 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekday Daily Trips** | 57 | 47 |
| | | | | **Total Weekday Peak Hour Trips*** | 14 | 10 |
| *Maximum Daily Weekend Traffic (Saturday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 6 | 1 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 3.1 |
| PT Employees | 2 | 1 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 1.9 |
| Max Visitors | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.1 | 7.1 |
| Max Event | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.1 | 7.1 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekend Daily Trips** | 38 | 20 |
| | | | | **Total Weekend Peak Hour Trips*** | 12 | 6 |
| *Maximum Annual Traffic* | | | | | | |
| | | | | **Total Annual Trips**** | 15,293 | |

| Proposed Winery | | | | | Harvest | Non-Harvest |
|---|---|---|---|---|---|---|
| *Maximum Daily Weekday Traffic (Friday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 8 | 8 | 3.05 one way trips/employee | FT Employee Daily Trips | 24.4 | 24.4 |
| PT Employees | 3 | 2 | 1.9 one way trips/employee | PT Employee Daily Trips | 5.7 | 3.8 |
| Max Visitors | 10 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.7 | 7.7 |
| Max Event | 10 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.7 | 7.7 |
| Gallons of Production | 25,000 | | 0.000018 truck trips | Production Daily Trips | 0.5 | 0.5 |
| Tons of Grape Haul# | 156.2 | | 0.013889 truck trips | Grape Haul Daily Trips | 2.2 | 0.0 |
| | | | | **Total Weekday Daily Trips** | 49 | 45 |
| | | | | **Total Weekday Peak Hour Trips*** | 14 | 13 |
| *Maximum Daily Weekend Traffic (Saturday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 8 | 1 | 3.05 one way trips/employee | FT Employee Daily Trips | 24.4 | 3.1 |
| PT Employees | 3 | 1 | 1.9 one way trips/employee | PT Employee Daily Trips | 5.7 | 1.9 |
| Max Visitors | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.1 | 7.1 |
| Max Event | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.1 | 7.1 |
| Gallons of Production | 25,000 | | 0.000018 truck trips | Production Daily Trips | 0.5 | 0.5 |
| Tons of Grape Haul# | 156.2 | | 0.013889 truck trips | Grape Haul Daily Trips | 2.2 | 0.0 |
| | | | | **Total Weekend Daily Trips** | 48 | 20 |
| | | | | **Total Weekend Peak Hour Trips*** | 16 | 6 |
| *Maximum Annual Traffic* | | | | | | |
| | | | | **Total Annual Trips**** | 14,661 | |

| 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** | -8 | -2 |
| | **Net New Weekday Peak Hour Trips*** | 0 | 3 |
| *Maximum Weekend Traffic (Saturday)* | | | |
| If total net new daily trips is greater than 40, a TIS is required | **Net New Weekend Daily Trips** | 10 | 0 |
| | **Net New Weekend Peak Hour Trips*** | 4 | 0 |
| *Maximum Annual Traffic* | | | |
| *A Traffic Impact Study is NOT Required* | **Net New Annual Trips**** | -632 | |

#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.

# 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:** _____ **Date Prepared:**

| **Existing Entitled Winery** | | Harvest | Non-Harvest |
|---|---|---|---|
| Number of Full Time Employees* | Weekday | 6 | 6 |
| | Weekend | 6 | 1 |
| Number of Part Time Employees* | Weekday | 2 | 2 |
| | Weekend | 2 | 1 |
| Maximum Daily Visitation | Weekday | 22 | 10 |
| | Weekend | 10 | 10 |
| Annual Gallons of Production | | 10,000 | 10,000 |
| Annual Tons of Grape Haul | | 62.5 | N/A |
| Number of Visitors at the Largest Event that occurs two or more times per month, on average | Weekday | 22 | 22 |
| | Weekend | 10 | 10 |

| **Proposed Winery** | | Harvest | Non-Harvest |
|---|---|---|---|
| Number of Full Time Employees* | Weekday | 6 | 6 |
| | Weekend | 6 | 1 |
| Number of Part Time Employees* | Weekday | 2 | 2 |
| | Weekend | 2 | 1 |
| Maximum Daily Visitation | Weekday | 10 | 10 |
| | Weekend | 10 | 10 |
| Annual Gallons of Production | | 10,000 | 10,000 |
| Annual Tons of Grape Haul | | 62.5 | N/A |
| Number of Visitors at the Largest Event that occurs two or more times per month, on average | Weekday | 10 | 10 |
| | Weekend | 10 | 10 |

*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 | 6 | 6 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 18.3 |
| PT Employees | 2 | 2 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 3.8 |
| Max Visitors | 22 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 16.9 | 7.7 |
| Max Event | 22 | 22 | 2.6 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 16.9 | 16.9 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekday Daily Trips** | 57 | 47 |
| | | | | **Total Weekday Peak Hour Trips*** | 14 | 10 |
| *Maximum Daily Weekend Traffic (Saturday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 6 | 1 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 3.1 |
| PT Employees | 2 | 1 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 1.9 |
| Max Visitors | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.1 | 7.1 |
| Max Event | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.1 | 7.1 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekend Daily Trips** | 38 | 20 |
| | | | | **Total Weekend Peak Hour Trips*** | 12 | 6 |
| *Maximum Annual Traffic* | | | | | | |
| | | | | **Total Annual Trips**** | 15,293 | |

| Proposed Winery | | | | | Harvest | Non-Harvest |
|---|---|---|---|---|---|---|
| *Maximum Daily Weekday Traffic (Friday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 6 | 6 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 18.3 |
| PT Employees | 2 | 2 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 3.8 |
| Max Visitors | 10 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.7 | 7.7 |
| Max Event | 10 | 10 | 2.6 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.7 | 7.7 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekday Daily Trips** | 39 | 38 |
| | | | | **Total Weekday Peak Hour Trips*** | 11 | 11 |
| *Maximum Daily Weekend Traffic (Saturday)* | | | | | | |
| | *Harvest* | *Non-Harvest* | | | | |
| FT Employees | 6 | 1 | 3.05 one way trips/employee | FT Employee Daily Trips | 18.3 | 3.1 |
| PT Employees | 2 | 1 | 1.9 one way trips/employee | PT Employee Daily Trips | 3.8 | 1.9 |
| Max Visitors | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Visitor Daily Trips | 7.1 | 7.1 |
| Max Event | 10 | 10 | 2.8 visitors/vehicle for 2 one way trips | Max Event Daily Trips | 7.1 | 7.1 |
| Gallons of Production | 10,000 | | 0.000018 truck trips | Production Daily Trips | 0.2 | 0.2 |
| Tons of Grape Haul# | 62.5 | | 0.013889 truck trips | Grape Haul Daily Trips | 0.9 | 0.0 |
| | | | | **Total Weekend Daily Trips** | 38 | 20 |
| | | | | **Total Weekend Peak Hour Trips*** | 12 | 6 |
| *Maximum Annual Traffic* | | | | | | |
| | | | | **Total Annual Trips**** | 12,449 | |

| 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** | -18 | -9 |
| | **Net New Weekday Peak Hour Trips*** | -3 | 1 |
| *Maximum Weekend Traffic (Saturday)* | | | |
| If total net new daily trips is greater than 40, a TIS is required | **Net New Weekend Daily Trips** | 0 | 0 |
| | **Net New Weekend Peak Hour Trips*** | 0 | 0 |
| *Maximum Annual Traffic* | | | |
| *A Traffic Impact Study is NOT Required* | **Net New Annual Trips**** | -2,844 | |

#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.

ADDENDUM TO TRIP GENERATION WORKSHEET

Trip Generation Rate for a Detached Single-Family Residence[1]: 11.24 ADT; 0.94 during PM Peak Hour[2]

Effect of a Single-Family Residence on Net New Trips:

Maximum Weekday Traffic (Friday):

Net New Daily Trips:

Harvest: 1 (11 less 10*)

Non-Harvest: 8 (11 less 3*)

Net New Weekday Peak Hour Trips:

Harvest 0 (1 less 1)

Non-Harvest 3 (1 plus 2)

Maximum Weekend Traffic (Saturday)

Net New Daily Trips:

Harvest: 19 (11 plus 8*)

Non-Harvest: 11 (11 plus 0*)

MAXIMUM ANNUAL TRAFFIC

Net New Annual Trips: 3,471 (4,103 less 632*)

- Calculations made by adding 11.24 trips per day for the residence to the output of the trip generation worksheet section titled "Net New Trips".

[1] Source: ITE Trip Generation (11th Edition)

[2] Weekday 4-6PM Peak Hour Vehicle Trip Generation Rates for Adjacent Street Traffic per ITE Manual (11th Edition)

# “L”

# Sight Distance Report

# SIGHT DISTANCE REPORT

Prepared for

## DIAMOND CREEK VINEYARDS
## 1500 DIAMOND MOUNTAIN ROAD
## CALISTOGA, CA 94515

APN 020-440-004 & 020-400-012

**Property Owner:**

Diamond Mountain Vineyard Company, Inc.
Attn: Nicole Carter
1500 Diamond Mountain Road
Calistoga, CA 94515




RSA Project # 4120020.0
June 30, 2023

DRAFT

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY ..... 1
II. PURPOSE ..... 1
III. METHODOLOGY ..... 1
IV. FINDINGS ..... 1
V. CONCLUSIONS ..... 2

ATTACHMENTS

1) SIGHT DISTANCE EXHIBIT
2) CALTRANS REFERENCES

DRAFT

## I. Executive Summary

This report evaluates the stopping sight distance at the existing driveway that serves Diamond Creek Vineyards located at 1500 Diamond Mountain Road, Calistoga (APN 020-440-004 & 020-400-012). These parcels currently have an asphalt concrete driveway connecting to Diamond Mountain Road.

Stopping sight distance of 100 feet is required per Caltrans Highway Design Manual Table 201.1 for a Design Speed of 15 miles per hour (mph) for both directions. On the basis that 15 mph advisory signs exist from the connection of Diamond Mountain Road and Highway 29 to the site driveway, the nearest advisory sign being approximately 2,580 feet from the site driveway, a design speed of 15 mph has been adopted. A stopping sight distance of 300 feet is currently available to the southwest of the driveway. A stopping sight distance of 150 feet was observed to the northeast of the driveway. The existing driveway provides adequate stopping sight distance in both directions.

## II. Purpose

This report addresses the stopping sight distance for the 1500 Diamond Mountain Road, Calistoga. The entrance of the existing driveway is located between two horizontal curves in a wooded area. This report documents findings for the minimum distance provided for a vehicle to stop and the minimum distance provided for a vehicle in the existing driveway to see oncoming traffic.

## III. Methodology

The stopping sight distance was determined using the Caltrans Highway Design Manual requirements. Stopping sight distance is the continuous length of road that is visible to a driver and is determined using Table 201.1. The sight distance is measured from the driver's eyes, which are assumed to be 3.5 ft above the pavement surface, to an object 0.5 ft on the road per 201.3.

Corner sight distance is the distance between the driver of a vehicle stopped at an unsignalized intersection and the driver of an approaching vehicle and is also determined using Table 201.1. A setback distance of 15 ft for the waiting vehicle was used as noted in 405.1.2(b). The corner sight distance is measured from a 3.5 ft height at the location of the waiting driver to a 4.5 ft object height in the center of the approaching lane per 405.1.2(a).

To measure the distance in sight, cones were placed at distances of 100, 150, 200, and 300 feet away from the existing driveway. Photos were taken from the location of the proposed driveway for the corner sight distance and the center of the approaching road for the stopping sight distance.

## IV. Findings

From Caltrans Table 201.1, the speed limit of 15 miles per hour for both directions was used for Diamond Mountain Road this is due to advisory signs being present from the connection of Diamond Mountain Road and Highway 29. The speed limit of 15 mph corresponds to a stopping sight distance of 100 ft, and

required by the Caltrans Highway Design Manual. RSA+ has used photographs of the existing conditions to determine the sight distance for the existing conditions. Pictures showing the sight distances at the existing driveway can be found in Attachment 1. The following is a summary of the stopping sight distance relative to Caltrans standards.

Table 1 – Sight Distance Summary

| Driveway Direction | Stopping Sight Distance Requirement | Existing Available Sight Distance |
|---|---|---|
| Existing Driveway – Looking Northeast | 100 ft | 150 ft |
| Existing Driveway – Looking Southwest | 100 ft | 300 ft |

From the existing driveway looking Northeast and Southwest, the stopping sight distance meets the Caltrans minimum requirement. Existing mail boxes adjacent to the road were observed which partially block the first 100 ft sight distance from the driveway looking Southwest, to obtain a clearer vision for the oncoming traffic looking southwest, relocation of mail boxes may be feasible.

We have also provided additional analysis as requested by County of Napa Engineering to show the sight distance provided when a vehicle is utilizing the proposed turnout location on the south side of the existing bridge. This can be found in Attachment 3.

## V. Conclusions

RSA+ has evaluated the access to the 1500 Diamond Mountain Road property using the Caltrans Highway Design Manual. The stopping sight distance meets the minimum requirement in both directions. Minor improvement such as relocation of mail boxes could be proposed to help obtain a clearer line of sight to see oncoming traffic looking southwest.

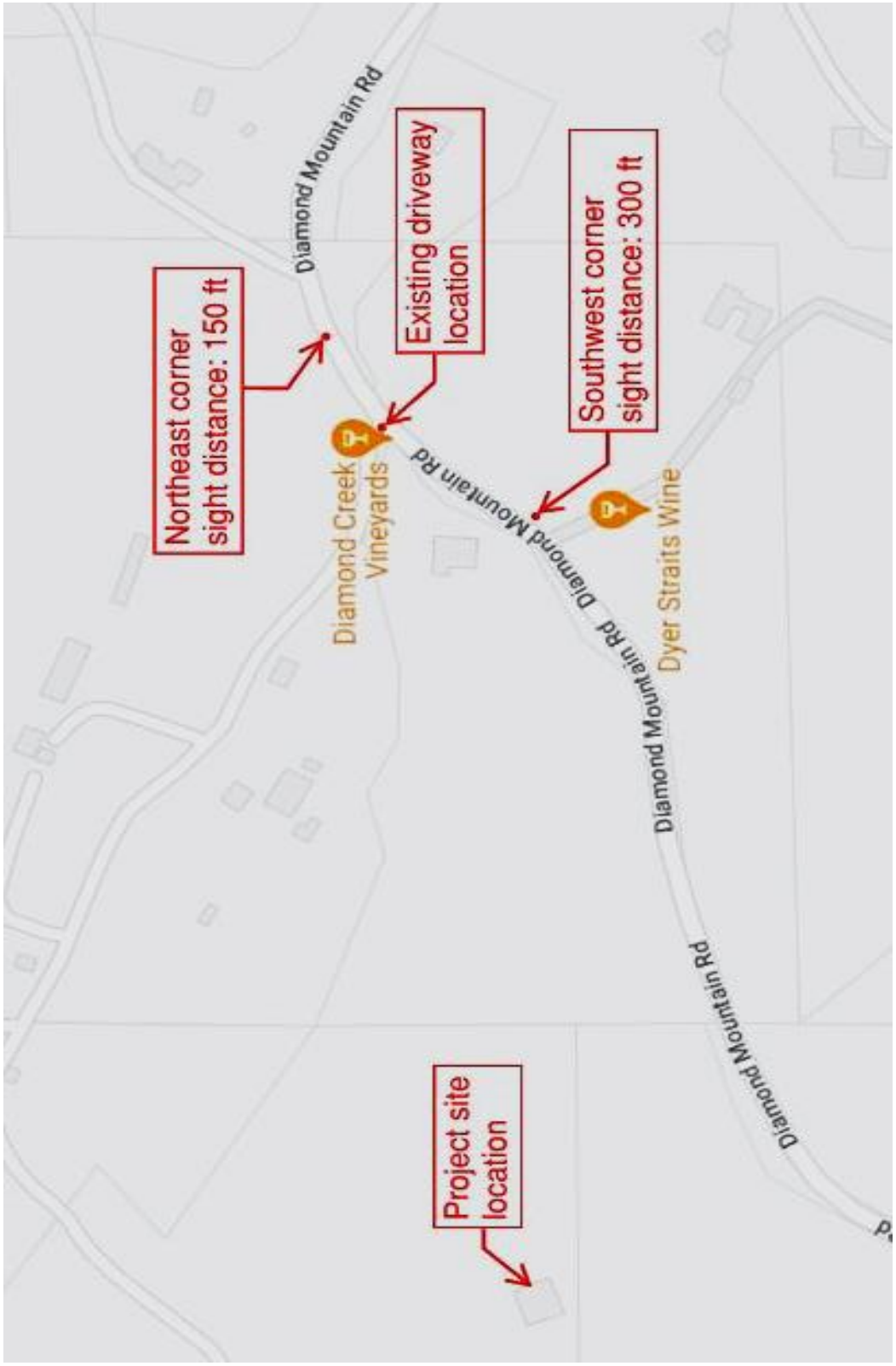
We have also demonstrated that sight lines are not impacted by the use of the proposed turnout at the south side of the bridge due to the existing additional pavement provided at the current connection to Diamond Mountain Road.

DRAFT

# ATTACHMENT 1

# SIGHT DISTANCE EXHIBIT

DRAFT


Diamond Mountain Rd
Existing driveway location
Northeast corner sight distance: 150 ft
Southwest corner sight distance: 300 ft
Diamond Creek Vineyards
Diamond Mountain Rd
Dyer Straits Wine
Diamond Mountain Rd
Project site location

Existing Speed Limit on Diamond Mountain Road




Existing advisory sign from the connection of Diamond Mountain Road and Highway 29. Photo was taken 2,580 ft back from the site so a speed limit of 15 mph was adopted for the stopping sight distance.

Northeast Corner Sight Distance




Photo taken 15 ft back from edge of roadway in existing driveway looking Northeast

Southwest Corner Sight Distance




Photo taken 15 ft back from edge of roadway in existing driveway looking Southwest

# ATTACHMENT 2

# CALTRANS REFERENCES

DRAFT

## 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.

# 101.2 Highway Design Speed Standards

**Table 101.2 shows appropriate ranges of design speeds that shall be used for the various types of facilities, place types, and conditions listed**. For additional guidance, see Index 101.1(2).

## Table 101.2

## Vehicular Design Speed

| Facility Type | Design Speed (mph) |
|---|---|
| LIMITED ACCESS HIGHWAYS | |
| Freeways and expressways in mountainous terrain | 50-80 |
| Freeways in urban areas | 55-80 |
| Freeways and expressways in rural areas | 70-80 |
| Expressways in urban areas | 50-70 |
| CONVENTIONAL HIGHWAYS (2) | |
| Rural | |
| Flat terrain | 55-70 |
| Rolling terrain | 50-60 |
| Mountainous terrain | 40-50 |
| Main Streets – Cities, Towns, and Community Centers | 30-40 |
| Urban | |
| Arterials – Throughways | 40-60 |
| Arterials - Main Streets and Regional/Community Centers | 30-40 |
| Downtowns and City Centers | 30 |
| LOCAL FACILITIES (Within State right of way) | |
| Facilities crossing a freeway or expressway, connecting to a conventional highway or traversing a State facility | AASHTO (1) |
| Facilities connecting to a freeway or expressway | $35^{B}/45^{U}$ |
| | B=Boldface Standard<br>U=Underlined Standard |

(1) If outside of State right of way and no specific local standards apply, the minimum design speed shall be 30 miles per hour.
(2) For conventional highways eligible or designated as State scenic highways, see Index 109.2.

# ATTACHMENT 3

# TURNOUT EXHIBIT

DRAFT

Northeast Corner Sight Distance – With Car in Turnout




Photo taken at edge of roadway into existing driveway looking Northeast showing the location of the car within the proposed turnout

Northeast Corner Sight Distance – With Car in Turnout



Photo taken 15 ft back from edge of roadway in existing driveway looking Southwest

Southwest Corner Sight Distance




Photo taken 15 ft back from edge of roadway in existing driveway looking Southwest

(Remains unaffected by Car in Proposed turnout.)

# “M”

## Bridge Condition Review

06/10/2024

Diamond Creek Vineyards
Attn.: Nicole Carter
1510 Diamond Mountain Rd
Calistoga, CA 94515

**RE: Bridge Conditions Review**
ZFA Job No.: 21695

To Nicole Carter:

**Conditions Review Update**

This letter is in response to the Napa County Comments regarding the analysis of the headwalls and current conditions of the bridge. As requested, a representative from ZFA Structural Engineers visited the site on May 1st, 2024 to review the current condition of the subject Diamond Creek Vineyards Bridge. The foundation and stone construction conditions of the bridge were reviewed and compared to the original ZFA condition review findings, issued December 23rd, 2021. The observations and recommendations from the previous report appear to still apply, with the additional observation below.

1. The erosion undermining the west arch foundation has worsened since the original report, with measurements up to 27-inches horizontally perpendicularly underneath the stone arch foundation. This undermining could lead to loss of soil support of the bridge structure.

ZFA recommends that the undermined arch foundations be repaired to regain their full soil bearing support and protected from future erosion/scour. This repair could be conducted by structurally and completely filling the void under the undermined foundation walls with a concrete or soil slurry and covering the repair with rubble rock to reduce the risk of repeated erosion.

Any repair should be coordinated with the appropriate state and local jurisdictions. ZFA recommends these repairs to be commenced as soon as possible and completed prior to next winter's rainy season. Until this repair is in place, we recommend that the foundations and bridge be reviewed during each month from November to March to review for further erosion or signs of structural destress.

**Load Rating Update**

The Napa County comments also requested to update the previously provided load rating to include the entire bridge, including the unreinforced masonry (URM) head walls. Although the end wall thicknesses could not be directly observed or measured in the field, the wall thickness was assumed to be uniform to the parapet portion of the wall.

The wall was analyzed using an assume active loading of 40 pounds per cubic foot, and a soil surcharge load equivalent to an additional 2' of retained soil height was analyzed placed on the wall per AASHTO Table 3.11.6.4.2. The analysis concluded that the stress on the mortar was less than the allowable default lower-bound tensile strength per the ASCE 41-17 / Table 11-2a,

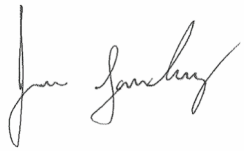
concluding that the head walls are adequate to support the vehicular surcharge loading and retained soil.

**Closing**

Once full soil bearing is restored to the undermined arch foundations, and mortar repairs have been completed, ZFA has shown that the Diamond Creek Vineyards Bridge can support the design truck required by the Napa County Road and Street Standards.

This conditions and load rating report is based on that which was plainly visible at the time of site review. The items discussed are subject to revision should more information become available. ZFA understands you may have questions regarding this report and are available for comment and explanations, please contact ZFA for clarification of any questions you may have. We look forward to assisting with any future design efforts for mitigation, repair, or strengthening, as needed, of the subject bridge structure.

Sincerely,
**ZFA STRUCTURAL ENGINEERS**



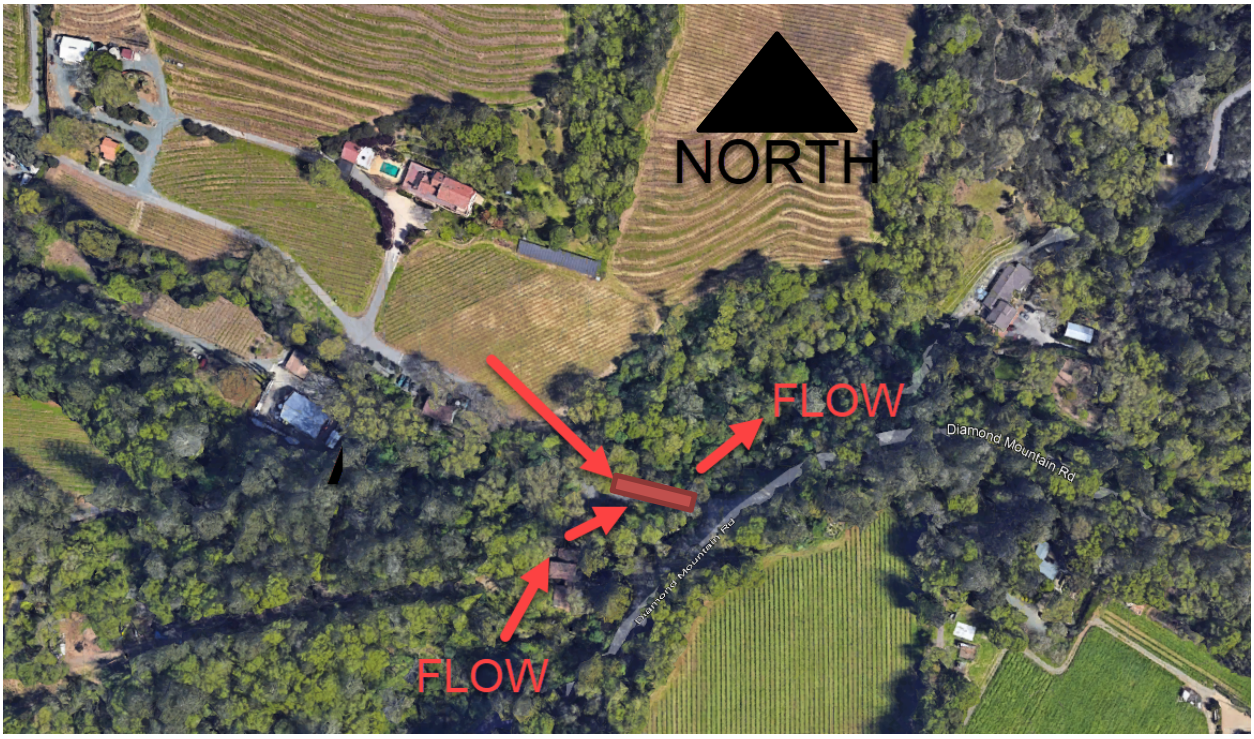
Jesse Sanchez
Designer



Chris Meade, SE
Senior Associate

*Appendix A: Arial View of Structure Location*



Appendix B: Site Photographs



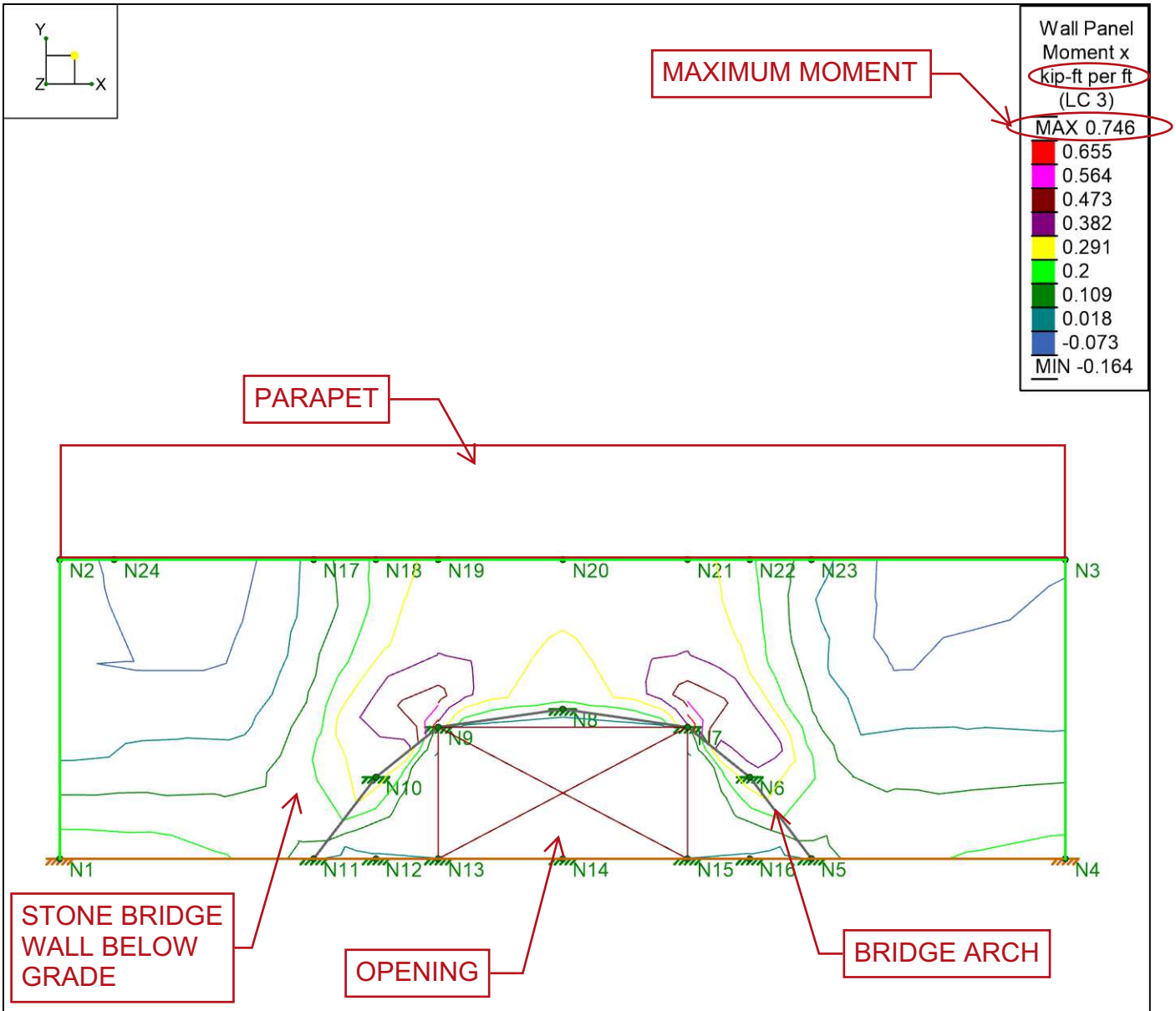
Photo 1: West arch foundation





Photo 2 & 3: Scour depth at two locations under the west arch foundation

# Appendix C – Calculations




Results for LC 3, Horizontal Only

| | | | |
|---|---|---|---|
| IRISA A NEMETSCHEK COMPANY | ZFA Structural Engineering | | SK-1 |
| | JesseS | | Jun 07, 2024 at 03:29 PM |
| | | | Wall Check - Opening.r3d |

### Node Coordinates

| | Label | X [ft] | Y [ft] | Z [ft] | Detach From Diaphragm |
|---|---|---|---|---|---|
| 1 | N1 | 0 | 0 | 0 | |
| 2 | N2 | 0 | 5.5 | 0 | |
| 3 | N3 | 18.5 | 5.5 | 0 | |
| 4 | N4 | 18.5 | 0 | 0 | |
| 5 | N5 | 13.83 | 0 | 0 | |
| 6 | N6 | 12.6941 | 1.5 | 0 | |
| 7 | N7 | 11.55 | 2.42 | 0 | |
| 8 | N8 | 9.255 | 2.75 | 0 | |
| 9 | N9 | 6.9625 | 2.42 | 0 | |
| 10 | N10 | 5.81625 | 1.5 | 0 | |
| 11 | N11 | 4.67 | 0 | 0 | |
| 12 | N12 | 5.81625 | 0 | 0 | |
| 13 | N13 | 6.9625 | 0 | 0 | |
| 14 | N14 | 9.255 | 0 | 0 | |
| 15 | N15 | 11.55 | 0 | 0 | |
| 16 | N16 | 12.6941 | 0 | 0 | |
| 17 | N17 | 4.67 | 5.5 | 0 | |
| 18 | N18 | 5.81625 | 5.5 | 0 | |
| 19 | N19 | 6.9625 | 5.5 | 0 | |
| 20 | N20 | 9.255 | 5.5 | 0 | |
| 21 | N21 | 11.55 | 5.5 | 0 | |
| 22 | N22 | 12.6941 | 5.5 | 0 | |
| 23 | N23 | 13.83 | 5.5 | 0 | |
| 24 | N24 | 1 | 5.5 | 0 | |

### Wall Panel Data

| | Label | A Node | B Node | C Node | D Node | Material Type | Material Set | Thickness [in] | Design Rule | Panel/Spacing |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | WP1 | N2 | N1 | N4 | N3 | Masonry | Gen Masonry | 12 | R2 | 72 |

RETAINED SOIL PRESSURE

### Wall Panel Surface Loads (BLC 2 : Soil Load)

| | Wall Panel Label | Direction | Top Magnitude [ksf, F] | Bottom Magnitude [ksf, F] | Start Location [ft] | Height [ft] |
|---|---|---|---|---|---|---|
| 1 | WP1 | z | 0 | -0.22 | 0 | 0 |

SURCHARGE LOAD FROM VEHICLE = 2'x SOIL PRESSURE

### Wall Panel Surface Loads (BLC 3 : LL)

| | Wall Panel Label | Direction | Top Magnitude [ksf, F] | Bottom Magnitude [ksf, F] | Start Location [ft] | Height [ft] |
|---|---|---|---|---|---|---|
| 1 | WP1 | z | -0.08 | -0.08 | 0 | 0 |

SELF WEIGHT ADDED SEPARATELY

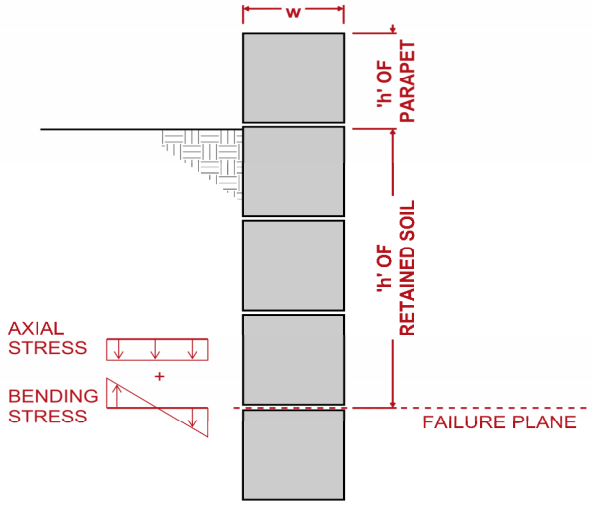
### Basic Load Cases

| | BLC Description | Category | Surface(Plate/Wall) |
|---|---|---|---|
| 1 | DL | DL | |
| 2 | Soil Load | EPL | 1 |
| 3 | LL | LL | 1 |

### Load Combinations

| | Description | Solve | P-Delta | BLC | Factor | BLC | Factor | BLC | Factor |
|---|---|---|---|---|---|---|---|---|---|
| 1 | ASD W/ Surcharge | | Y | 1 | 1 | 3 | 1 | 2 | 1 |
| 2 | ASD | | Y | 1 | 1 | 2 | 1 | | |
| 3 | Horizontal Only | Yes | Y | 2 | 1 | 3 | 1 | | |

## Spandrel Walls as Gravity Retaining Walls




Find 'h' max such that the tension caused by bending minus the axial compression is equal to the rupture stress of grout

***Assumed Soil Properties***

| | | |
|---|---|---|
| ϕ = | 30 | deg |
| γ = | 120 | pcf |
| Eq Fluid Pressure = | 40.0 | pcf |

***Wall Properties***

| | | | |
|---|---|---|---|
| w = | 18 | in | |
| hp = | 24 | in | parapet |
| h = | **66.0** | in | retained soil (MAX) |
| | 5.5 | ft | |
| γ = | 165 | pcf | quarried limestone, AISC SCM 14th edition Table 17-12 |
| fcr = | 60 | psi | 2017 ASCE 41-17 Seismic Evaluation and Retrofit of Existing Buildin |
| Sx = | 648 | $in^3$ | |
| A = | 216 | $in^2$ | |

**Table 11-2a. Default Lower-Bound Unreinforced Masonry Strengths**

| Material | Solid Units | Hollow Concrete Units |
|---|---|---|
| Compressive strength[a] | 600 lb/in.$^2$ | 1,000 lb/in.$^2$ |
| Flexural tensile strength[b] | 60 lb/in.$^2$ | 38 lb/in.$^{2c}$ (95 lb/in.$^2$)$^d$ |
| Shear strength[e] | | |

[a] Clay $f'_m$ is based on 2,100 lb/in.$^2$ unit compressive strength and Type N mortar. Hollow concrete $f'_m$ is based on 1,900 lb/in.$^2$ unit net compressive strength and Type N mortar on face shells only.
[b] Values based on Portland cement/lime or mortar cement, Type N mortar.
[c] Ungrouted hollow concrete blocks.
[d] Solid grouting of hollow concrete blocks; may be interpolated for partial grouting based on net area.
[e] Strength shall be taken as 80% of shear strength values determined in accordance with Section 9.2.6 of TMS 402.

Wall Self Weight

| | | | |
|---|---|---|---|
| h + hp = | 90.0 | in | |
| V = | 19440 | $in^3$ | |
| | 11 | $ft^3$ | |
| W = | 1856 | lbs | |

Stress

Bending Stress

| | | | |
|---|---|---|---|
| M = | 8952 | lb-in | =0.746k-ft*1000*12 |
| M/Sx = | 14 | psi | |
| x 1.10 | 15 | psf | |

Axial Stress

| | | |
|---|---|---|
| W/A = | 9 | psi |

| | | |
|---|---|---|
| Combined Stress = | **7** | psi |
| DCR = | **0.11** | |

FROM RISA MODEL

INCLUDES THE PARAPET WEIGHT

OK

# Diamond Creek - Stone Arch Bridge Review

Calistoga, California

ZFA Project Number: 21695

December 23, 2019



Prepared For

Diamond Creek Vineyards

Calistoga, California

Prepared By

Austin Spinelli, Designer

Chris Meade, Associate

Kevin Zucco, Principal in Charge

Nicole Carter
**DIAMOND CREEK VINEYARDS**
1510 Diamond Mountain Rd
Calistoga CA, 94515

December 23rd, 2021

**RE: Diamond Creek Bridge Review and Recommendations**

## Overview

At your request, ZFA has performed a general condition review and load rating analysis of the subject bridge, located at 1510 Diamond Mountain Rd, Calistoga. The roadway structure is located on private property and shared by multiple parcels. It is our understanding that the County is requiring the bridge be load rated as part of a Use Permit Modification for Diamond Creek Vineyards which is serviced by the bridge. This letter summarizes ZFA's findings from our review and analysis and provides recommendations for the existing roadway structure.

## Description

On December 6th, ZFA visited the project site to review and document the historic masonry bridge structure. The bridge structure is comprised of a stone masonry barrel arch and spandrel walls with an engraving indicating the structure was constructed in 1885. The barrel arch spans approximately 9'-2" with a rise at the crown of approximately 4'-0", see Appendix B photos of the existing bridge. The masonry arch soffit has what appears to be the original lime-based mortar, but portions of the spandrel walls appear to have been repointed with a cement-based mortar.

## Observations and Recommendations

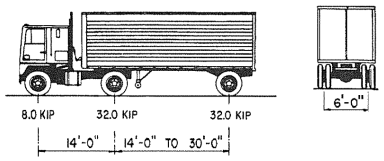
1. Erosion has removed soil support from under sections of the arch at each side of the bridge, partially undermining its support (Photo 5 & 6). No significant signs of distress were observed in the masonry bridge itself, but if erosion remains or is allowed to progress it could lead to progressive failure.
    - ZFA recommends that the undermined foundations be repaired to regain their full soil bearing support. This repair could be conducted by structurally filling the void under the undermined foundation walls with a concrete and covering the repair with rock to reduce the risk of repeated erosion. The base of the headwall should be repaired similarly. Any repair should be coordinated with the appropriate state and local jurisdictions including the County of Napa and the California Fish and Wildlife. While not an immediate danger, ZFA recommends these repairs to be engaged as soon as possible and that a civil or environmental engineer be engaged to coordinate this scope of work with the pertinent jurisdictions. Until this repair is in place we recommend that the foundations be reviewed after each significant storm event to review for further erosion under the arches.
2. The mortar between many of the stones is highly weathered. At one location the mortar was completely missing so that the stones were loose to the touch (Photos 7 & 8).
    - ZFA recommends that the entirety of the bridge be repointed with mortar. See Appendix D for masonry repair specifications. Furthermore, we recommend that the masonry structure be reviewed annually for weathering, movement, cracking, and deterioration. After the above repairs have been completed and three years

without additional required maintenance, this recommended review interval can be increased to once every three years.

## Load Rating Analysis

Since original drawings of the bridge were not available, field measurements were recorded and used to calculate the strength of the existing masonry arch structure. The superstructure was then analyzed for conformance with the requirements of the current Napa County Road and Street Standards. These standards specify that existing bridges be evaluated and maintained for HS20-44 truck loading within the American Association of State Highway and Transportation Officials Standard Specifications for Highway Bridges, Edition 17 (HB-17) in addition to a 75,000 lb. fire apparatus.

The most widely used empirical assessment for stone arched bridges is the Military Engineering Experimental Establishment (MEXE) method originally developed by the British Military and adopted for civilian use under the Design Manual for Roads and Bridges CS 454. Because the geometry of this bridge is outside the applicable span range of the MEXE, the Pippard equation, which the MEXE method was derived from was utilized to calculate the provisional axle load. Then the reductions from the MEXE method were applied to adjust the capacity for the condition of the existing bridge. This rating analysis found that the masonry arch bridge could support an axle weight of 61,000 lbs, which is significantly larger than that required by the Napa County Road and Street Standards. See Appendix C for calculations.




AASHTO HS20-44 Truck Loading

Because the insides of the spandrel walls were covered with soil and could not be measured, the depth of wall at the base of the structure is unknown; therefore, the analytical capacity of the end walls could not be calculated. The walls show no significant signs of movement or distress. ZFA recommends that the spandrel walls be reviewed regularly. See recommendation 2 above for more information regarding recommended review intervals.

## Closing

This conditions and load rating report is based on that which was plainly visible at the time of site review. The items discussed are subject to revision should more information become available. ZFA understands you may have questions regarding this report and are available for comment and explanations, please contact ZFA for clarification of any questions you may have. We look forward to assisting with any future design efforts for mitigation, repair, or strengthening, as needed, of the subject bridge structure.

Sincerely,

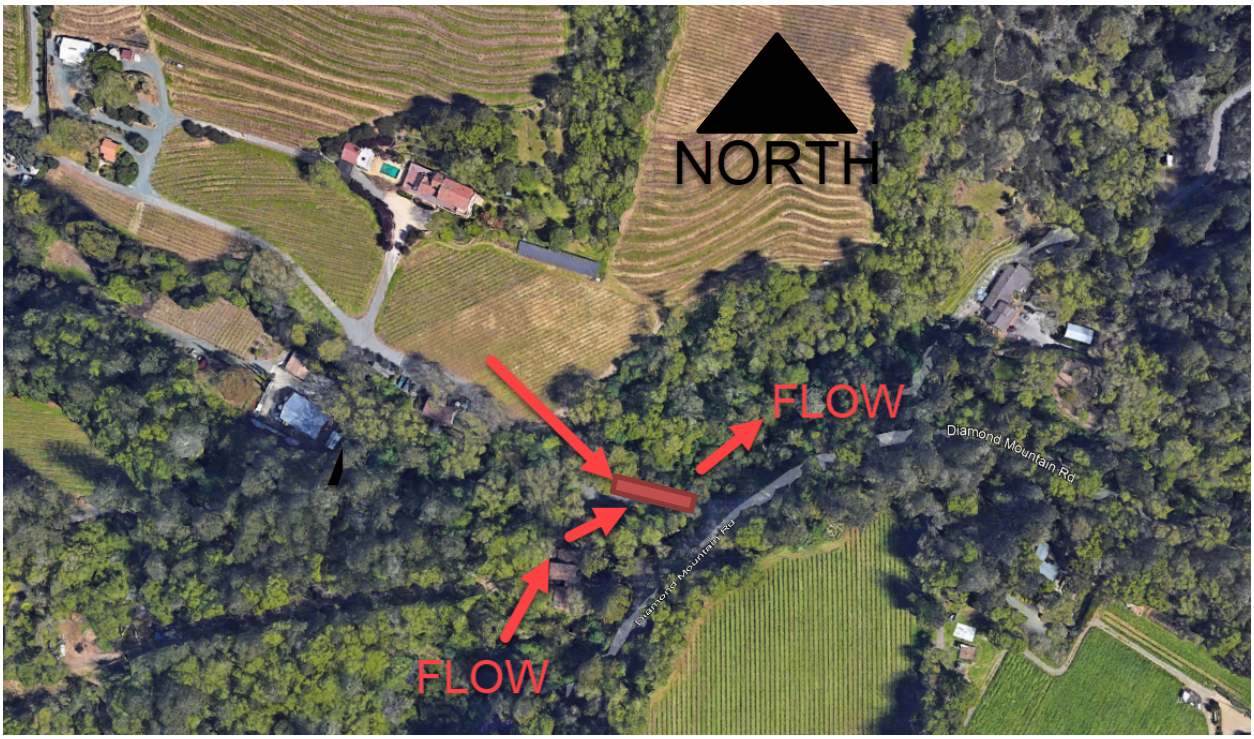
Austin Spinelli
Designer

Chris Meade, SE
Associate

Kevin Zucco, SE
Executive Principal

*Appendix A: Arial View of Structure Location*



*Appendix B: Site Photos*




Photo 1: Labeled Elevation View



Photo 2: Downstream Elevation



Photo 3: Upstream Elevation



Photo 4: Roadway Surface



Photo 5: Partially Undermined Foundation at West Wall



Photo 6: Partially Undermined Foundation at Upstream East Wall



Photo 7: Missing Mortar and Loose Masonry



Photo 8: Loose Stone at Parapet

# Appendix C – Calculations

# ZFA STRUCTURAL ENGINEERS

DIAMOND CREEK — project name

| MASONRY BRIDGE CAPACITY | AJS | 21704 | 12/15/21 | |
|---|---|---|---|---|
| section | engineer | job # | date | page |

**MODIFIED MEXE METHOD PROVSIONAL AXLE LOAD IS UNCONSERVATIVE FOR SHORT SPAN BRIDGES. USE PIPPARD'S EQUATION TO DETERMINE A MORE CONSERVATIVE PROVISIONAL AXLE LOAD (PAL)**

PIPPARD'S EQUATION

$$W = \frac{\left(\frac{256\, f_c\, h d}{L}\right) - 128\rho L h\left(\frac{1}{21} + \frac{h+d}{4a} - \frac{a}{28d}\right)}{\left(\frac{25}{a} + \frac{41}{J}\right)}$$

METRIC

L = SPAN (m)

d = ARCH BARREL THICKNESS (m)

h = FILL DEPTH (m)

a = ARCH CENTRAL RISE (m)

$f_c$ = COMPRESSIVE STRESS (kPa)

ρ = DENSITY (kg)

$L = 9'-2'' = 2.79\ m$

$d = 15'' = 0.381\ m$

$h = 16'' = 0.457\ m$

$a = 33'' = 0.838\ m$

$f_c = 400\ psi = 2758\ kPa$ — SEE AASHTO THE MANUAL FOR BRIDGE EVALUATION TABLE 6B.5.2.3. STONE ASHLAR, LIMESTONE or MARBLE

$\rho = 120\ PCF = 18.65\ kN/m^3$

$W = 309.77\ kN \Rightarrow 31.59$ METRIC TON $= 69.6\ K$

$W_A = 2W = 63.18$ METRIC TON = PAL

2 WHEELS PER AXLE

AFTER MODIFIED MEXE METHOD ADJUSTMENT FACTORS

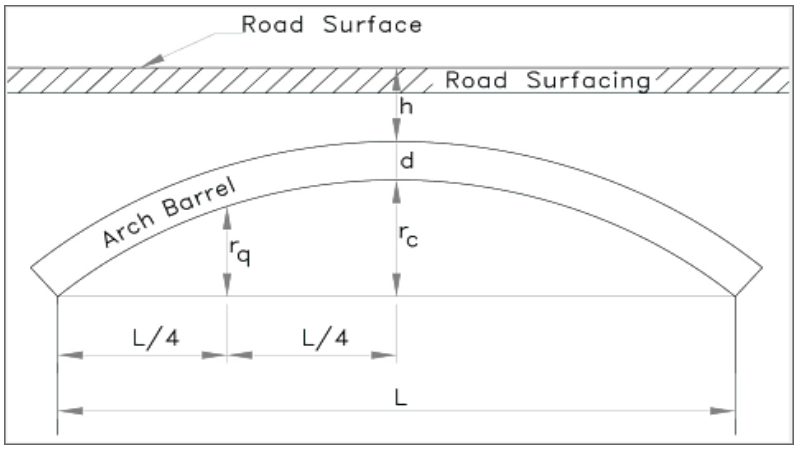
$W = 27.89$ METRIC TON $= 61.48\ K$

SEE MODIFIED MEXE METHOD BELOW FOR ADJUSTMENT AND MODIFIED AXLE LOAD

*Appendic D: Calculations*

**MEXE Method per CS 454**

The most widely used empirical assessment for stone arches is the Military Engineering Experimental Establishment (MEXE) method originally developed by the British Military and adopted for civilian use under the Design Manual for Roads and Bridges CS 454. The following calculations are per appendix E of CS 454. Calculations and tables use meters and metric tonnes.




***Arch Dimensions***

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| (feet) | L = | 9.17 | $r_c$ = | 2.75 | $r_q$ = | 2.42 | d = | 1.25 | h+d = | 2.75 |
| (meters) | | 2.79 | | 0.84 | | 0.74 | | 0.38 | | 0.84 |

As h > d MEXE may be unconservative. Limit h+d to 2d? (1 = Yes, 0 = No) 1
Calculations use h+d = 0.76

Section

| | | | |
|---|---|---|---|
| E4 | Provisional Axle Load (PAL) = $\min(740(d+h)^2/L^{1.3}, 70)$ = | 63.18 | Metric tonnes |
| E5.1 | Span to Rise Ratio ($L/r_c$) = | 3.33 | |
| | Span to Rise Factor ($F_{sr}$) = | 1.00 | (Per Fig E.3) |
| E5.2 | Profile Factor ($F_p$) = $2.3([r_c-r_q]/r_c)^{0.6}$ = | 0.65 | |
| E5.3 | Barrel Material Factor ($F_b$) = | 1 | (Per Table E.1) |
| | Fill Material Factor ($F_f$) = | 0.9 | (Per Table E.2) |
| | Material Factor ($F_m$) = $([dF_b]+[hF_f]/[d+h])$ = | 0.95 | |
| E5.4 | Joint Width Factor ($F_w$) = | 0.8 | (Per Table 7.5.1b) |
| | Joint Depth Factor ($F_d$) = | 1.0 | (Per Table 7.5.1c) |
| | Mortar Factor ($F_{mo}$) = | 1.0 | (Per Table 7.5.1d) |
| | Joint Factor ($F_j$) = $F_wF_dF_{mo}$ = | 0.80 | |
| E5.5 | Arch Barrel Condition Factor ($F_{CM}$) = | 0.9 | (Per Table 7.5.1a) |
| E7 | Modified Axle Load (MAL) = $F_{sr}F_pF_mF_jF_{CM}$ (PAL) = | 27.89 | Metric tonnes |
| | | 61.48 | kips |

E8 Axle Lift-Off Condition (1 = Lift-Off, 0 = No Lift-Off) = 0

a) Single Axle ($A_{f1}$) = 1.00 Allowable Axle Load = 27.89 Metric tonnes
b) Double Axle ($A_{f2}$) = 1.00 Allowable Axle Load = 27.89 Metric tonnes
c) Triple Axle ($A_{f3}$) = 1.00 Allowable Axle Load = 27.89 Metric tonnes

E10 Correlate Allowable Axle Load to Max Gross Vehicle Weight

**Table E.3 Load capacity and weight restrictions for masonry arches**

| Allowable axle load per axle (tonnes) | | | Max gross vehicle weight (gvw) (tonnes) | Weight restriction (tonnes) |
|---|---|---|---|---|
| Single axle | Double axle bogie | Triple axle bogie | | |
| 11.5 | 10 | 8[1] | 40/44 | N/A |
| 11.5 | 9.5 | - | 32 | 33 |
| 11.5 | 9.5 | - | 26 | 26 |
| 11.5<br>9<br>7 | -<br>-<br>- | -<br>-<br>- | 18<br>12.5<br>10 | 18<br>13<br>10 |
| 5.5<br>2 | -<br>- | -<br>- | 7.5<br>3 | 7.5<br>3 |

Note 1: An assessment for the 24 tonne 3 axle bogie (8 tonnes axle) is only necessary for arches where "no axle lift-off" conditions prevail.

Since the allowable axle load for the single, double, and triple axle bogies are all greater the max gross vehicle weight is 40/44 tonnes

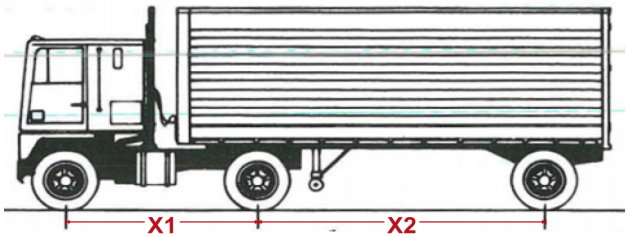
Below is a list of British standard vehicles in the 40/44 tonne weight class

**Table B.1 Vehicle load models**

| | Vehicle details | | | Axle weights and spacings[2] | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Assessment live loading level | Ref[1] | Gross vehicle weight (tonnes) | No. of axles | $O_1$ (m) | $W_1$ (kN) | $A_1$ (m) | $W_2$ (kN) | $A_2$ (m) | $W_3$ (kN) | $A_3$ (m) | $W_4$ (kN) | $A_4$ (m) | $W_5$ (kN) | $A_5$ (m) | $W_6$ (kN) | $O_2$ (m) |
| Normal traffic | A | 32 | 4 | 1.00 | 64 | 1.20 | 64 | 3.90 | 113 | 1.30 | 74 | | | | | 1.00 |
| | B | 38 | 4 | 1.00 | 64 | 3.00 | 113 | 5.10 | 98 | 1.80 | 98 | | | | | 1.00 |
| | C | 40 | 5 | 1.00 | 59 | 3.00 | 113 | 4.20 | 74 | 1.35 | 74 | 1.35 | 74 | | | 1.00 |
| | D | 40 | 5 | 1.00 | 59 | 2.80 | 113 | 1.30 | 64 | 5.28 | 78 | 1.02 | 78 | | | 1.00 |
| | D | 40 | 5 | 1.00 | 59 | 2.80 | 64 | 1.30 | 113 | 5.28 | 78 | 1.02 | 78 | | | 1.00 |
| | E | 40 | 5 | 1.00 | 49 | 2.80 | 103 | 1.30 | 44 | 4.80 | 98 | 1.80 | 98 | | | 1.00 |
| | E | 40 | 5 | 1.00 | 49 | 2.80 | 44 | 1.30 | 103 | 4.80 | 98 | 1.80 | 98 | | | 1.00 |
| | F | 41 | 6 | 1.00 | 49 | 2.80 | 103 | 1.30 | 49 | 4.18 | 67 | 1.35 | 67 | 1.35 | 67 | 1.00 |
| | F | 41 | 6 | 1.00 | 49 | 2.80 | 49 | 1.30 | 103 | 4.18 | 67 | 1.35 | 67 | 1.35 | 67 | 1.00 |
| | G | 44 | 6 | 1.00 | 59 | 2.80 | 103 | 1.30 | 49 | 4.70 | 74 | 1.35 | 74 | 1.35 | 74 | 1.00 |
| | G | 44 | 6 | 1.00 | 59 | 2.80 | 49 | 1.30 | 103 | 4.70 | 74 | 1.35 | 74 | 1.35 | 74 | 1.00 |
| | H | 44 | 5 | 1.00 | 69 | 2.80 | 113 | 1.30 | 74 | 7.60 | 88 | 1.35 | 88 | | | 1.00 |
| | H | 44 | 5 | 1.00 | 69 | 2.80 | 74 | 1.30 | 113 | 7.60 | 88 | 1.35 | 88 | | | 1.00 |

CS 454 Revision 0

Design truck E is most similar to the AASHTO HS20-44 standard design truck for highway loading
See below for a comparison of truck E to HS20-44 in standard units
Note closely spaced axle loads for truck E have been grouped into a single bogie




| | W1(kips) | X1 (ft) | W2(kips) | X2 (ft) | W3(kips) |
|---|---|---|---|---|---|
| Truck E | 11.0 | 11.3 | 33.0 | 20.8 | 44.1 |
| HS20-44 | 8.0 | 14.0 | 32.0 | 14.0 | 32.0 |

Truck E and HS20-44 have a similar wheelbase but truck E has higher loads for each bogie

Based on the Above Evaluation the barrel arch section of this bridge is acceptable to support the HS20-44 typical highway truck

# Appendix D – Unreinforced Masonry Repair Specifications

## MATERIALS

1. IN GENERAL, MATERIALS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS AND SHALL MATCH THE COLOR & TEXTURE OF ADJACENT EXISTING MATERIALS AS BEST POSSIBLE. IT IS UNDERSTOOD THAT IN ORDER TO MATCH EXISTING MATERIALS, SOME DEVIATION MAY BE REQUIRED.

2. MASONRY SAND: ASTM C144.

3. LIME: ASTM C207 TYPE S OR SA.

4. LIME PUTTY: ASTM C5.

5. PORTLAND CEMENT: ASTM C150, NO GREATER THAN 0.6% ALKALI.

6. MASONRY CEMENT IS NOT PERMITTED UNLESS IT IS SHOWN TO BE STRENGTH-COMPATIBLE WITH EXISTING MORTAR.

7. FLY ASH: ASTM C618 TYPE F.

8. WATER SHALL BE POTABLE.

## REPOINTING EXISTING HISTORIC MASONRY

1. ALL REPOINTING WORK SHALL CONFORM TO UNIFORM BUILDING CODE (UBC) STANDARD 21-8 "POINTING UNREINFORCED MASONRY WALLS" AS REFERENCED IN THE 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC) AND FOLLOW THE RECOMMENDATIONS OF "PRESERVATION BRIEFS 2: REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS" BY THE US DEPARTMENT OF THE INTERIOR, NATIONAL PARKS SERVICE (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/2-REPOINT-MORTAR-JOINTS.HTM).

2. MORTAR JOINTS WHICH ARE UNFILLED, CRACKED, SOFTENED, DETACHED FROM EACH SIDE, OR ERODED TO A LEVEL OF 1/8 INCH OR MORE BELOW THE GENERAL MORTAR JOINT PROFILE, ARE TO BE CONSIDERED DEFECTIVE AND SHALL BE REPOINTED.

3. RAKE OUT MORTAR FROM JOINTS TO A MINIMUM DEPTH OF 3/4 INCH, 2 TIMES THE JOINT WIDTH, OR THAT REQUIRED TO EXPOSE SOUND, UNWEATHERED MORTAR (WHICHEVER IS GREATEST). WHERE DEPTH OF REMOVAL EXCEEDS DEPTH OF MASONRY UNIT, REMOVE UNIT AND CONTINUE REMOVAL OF MORTAR. PROVIDE SHORING AS REQUIRED.

4. DO NOT DAMAGE MASONRY UNITS DURING MORTAR REMOVAL. MASONRY CAN BE EASILY DAMAGED BY UNSKILLED USE OF POWER TOOLS. USE SMALL HAND TOOLS APPROPRIATE FOR THE WORK AS NEEDED.

5. RINSE RAKED OUT MASONRY JOINTS WITH CLEAN WATER TO REMOVE DUST AND MORTAR PARTICLES. TIME THE APPLICATION OF RINSING SUCH THAT AT TIME OF REPOINTING, JOINT SURFACES ARE DAMP BUT FREE OF STANDING WATER.

6. THE FOLLOWING MORTAR MIX MAY BE ADJUSTED AS REQUIRED SUCH THAT STRENGTH PROPERTIES, COLOR, AND TEXTURE MATCH THAT OF THE EXISTING MORTAR. MIX PARTS ARE MEASURED BY VOLUME. WHERE EXISTING MORTAR IS LIME-BASED, PROVIDE THE FOLLOWING MIX, BASED ON ASTM C270 TYPE K:

   1 PART PORTLAND CEMENT
   3 PARTS HYDRATED LIME
   8 TO 12 PARTS MASONRY SAND
   JUST ENOUGH WATER TO PROVIDE A WORKABLE CONSISTENCY

   WHERE EXISTING MASONRY IS SET IN STANDARD MORTAR, PROVIDE THE FOLLOWING MIX, BASED ON ASTM C270 TYPE O:

   1 PART PORTLAND CEMENT
   2 PARTS HYDRATED LIME
   6 TO 9 PARTS MASONRY SAND
   JUST ENOUGH WATER TO PROVIDE A WORKABLE CONSISTENCY

7. APPLY FIRST LAYER OF POINTING MORTAR TO THE MOST DEEPLY RAKED OUT JOINT IN AREA OF WORK. APPLY IN LAYERS NOT GREATER THAN 1/4 INCH UNTIL A UNIFORM DEPTH IS FORMED. COMPACT EACH LAYER THOROUGHLY AND ALLOW TO BECOME THUMB PRINT HARD BEFORE APPLYING NEXT LAYER.

8. IMMEDIATELY REMOVE SPILLED MORTAR FROM EXPOSED SURFACES.

9. WHEN FINAL LAYER OF MORTAR IS THUMB PRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF JOINTS. REMOVE EXCESS MORTAR FROM EDGE OF JOINT BY BRUSHING.

10. CURE MORTAR BY MAINTAINING IN DAMP CONDITION FOR NOT LESS THAN 72 HOURS.

11. WHERE REPOINTING PRECEDES CLEANING OF EXISTING MASONRY, ALLOW MORTAR TO HARDEN NOT LESS THAN 14 DAYS BEFORE BEGINNING CLEANING.

## GROUT INJECTION OF EXISTING MASONRY

1. CRACKS UP TO 3/4" INCH MAY BE INJECTED. NOTIFY ENGINEER FOR REVIEW IF CRACK EXCEEDS THIS WIDTH. CRACKS AT ARCHES ARE GENERALLY NOT INJECTABLE. FOR ADDITIONAL INFORMATION REGARDING GROUT INJECTION OF CRACKED MASONRY, SEE LOS ANGELES DEPARTMENT OF BUILDING & SAFETY DOCUMENT P/BC 2015-056 “CRACK REPAIR OF UNREINFORCED MASONRY WALL WITH GROUT INJECTION”.

2. REMOVE ALL LOOSE AND/OR CRACKED MORTAR AND MASONRY MATERIAL. REMOVE WALL FINISHES TO EXPOSE BOTH SIDES OF WALL WHERE GROUTING IS TO BE PERFORMED.

3. PROVIDE 3/4" INCH DIAMETER VERIFICATION HOLES SPACED AT 8 TO 12 INCHES FROM EACH SIDE OF VERTICAL & DIAGONAL CRACKS. SPACE HOLES MAXIMUM 48 INCHES ON CENTER ALONG CRACK. WHERE VOID IS ENCOUNTERED AT THE HOLES, GROUT SHALL BE SEEN FLOWING FROM THE HOLE DURING INJECTION. PLUG HOLES TO MATCH APPEARANCE OF SURROUNDING WALL AFTER PLACEMENT OF GROUT.

4. INJECTION PORTS AND VERIFICATION HOLES SHALL BE PROVIDED AT MORTAR JOINTS ONLY.

5. THOROUGHLY CLEAN THE WALL CAVITY BY FLUSHING WITH WATER. USE WATER AT NO GREATER THAN 10PSI THROUGH AN INJECTION WAND THAT CAN BE INSERTED THE FULL DEPTH OF THE CAVITY. FLUSH FROM TOP TO BOTTOM. FLUSH UNTIL THE WATER FLOWS CLEAR. PROTECT EXISTING PORTIONS OF THE BUILDING FROM CLEANING WATER.

6. REPOINT AS REQUIRED PER 'REPOINTING EXISTING HISTORIC MASONRY' SECTION SUCH THAT AREA TO BE INJECTED IS SEALED ON BOTH SIDES, INSTALLING INJECTION PORTS AS REQUIRED. INJECTION PORTS SHALL BE SPACED AT 4 INCHES ON CENTER FOR FINE CRACKS AND NO GREATER THAN 32 INCHES ON CENTER FOR LARGE CRACKS OR WHERE COLLAR JOINT VOID IS TO BE FILLED.

7. INJECTION MATERIAL SHALL BE VOIDSPAN "PHLc70 INJECTION GROUT". MIX GROUT POWDER WITH WATER AS DIRECTED BY MANUFACTURER. PRODUCT USE SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVELY, THE FOLLOWING GROUT MIX MAY BE PROVIDED (PARTS BY VOLUME):

   6 PARTS #60 SILICA SAND
   2 PARTS #90 SILICA SAND
   2 PARTS PORTLAND CEMENT
   1 PART TYPE S LIME
   1 PART TYPE F FLY ASH
   5± PARTS WATER TO PROVIDE A FLOWABLE CONSISTENCY

8. FOR THE ALTERNATIVE GROUT MIX: POUR A 2 INCH DIAMETER BY 4 INCH TALL CYLINDER OF GROUT FROM 12 INCHES ABOVE A HARD LEVEL SURFACE. PROPER CONSISTENCY HAS BEEN REACHED IF THE RESULTING PUDDLE IS BETWEEN 6 AND 8 INCHES IN DIAMETER. ADJUST WATER AND REPEAT AS REQUIRED.

9. IMMEDIATELY PRIOR TO GROUT INJECTION, DAMPEN CAVITY. ALLOW CAVITY TO DRAIN. STANDING WATER IS NOT PERMITTED.

10. GROUT SHALL BE PRESSURE INJECTED FROM BOTTOM OF WALL UPWARD, SUCH THAT AIR VOIDS ARE AVOIDED. DO NOT EXCEED 10 PSI INJECTION PRESSURE. MAINTAIN REASONABLE LIFT HEIGHTS (24 INCHES MAX) SUCH THAT FLUID PRESSURE OF GROUT DOES NOT DAMAGE EXISTING WALL. ALLOW GROUT TO SET BETWEEN LIFTS.

11. IMMEDIATELY REMOVE SPILLED GROUT FROM EXPOSED SURFACES.

12. REMOVE INJECTION PORTS (IF EXPOSED). POINT OVER PORTS TO MATCH ADJACENT MORTAR.

13. PROVIDE 2-1/2 INCH DIAMETER CORES CENTERED ON THE CRACK AFTER GROUT HAS HARDENED. SPACE CORES NOT GREATER THAN 8 FEET ON CENTER ALONG CRACK. MINIMUM (1) CORE PER CRACK. SPECIAL INSPECTOR TO REVIEW CORE TO VERIFY SUCCESSFUL SOLID GROUTING OF CRACK & VOIDS.

**RECONSTRUCTION OF EXISTING MASONRY**

1. REUSE EXISTING MASONRY UNITS FOR OUTSIDE COURSES/WYTHES AND AS MUCH AS POSSIBLE AT INTERIOR OF WALL. CRACKED OR BROKEN UNITS, IF SALVAGEABLE (AS DETERMINED BY THE ENGINEER), SHALL BE REPAIRED WITH SIKA "SIKADUR 32, HI-MOD" ADHESIVE. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. NO ADHESIVE SHALL BE VISIBLE. REPLACEMENT UNITS SHALL MATCH EXISTING UNITS IN STRENGTH & APPEARANCE AND SHALL BE APPROVED BY THE ENGINEER. ENGINEER SHALL REVIEW ANY NEW UNITS PRIOR TO INSTALLATION.

2. REMOVE STONES THAT ARE DETERMINED VISUALLY OR BY TOUCH TO BE DEBONDED FROM ADJACENT STONES. PROVIDE SHORING AS REQUIRED AND/OR DECONSTRUCT UP TO THE TOP OF THE WALL IF REMOVAL OF STONE(S) WILL RESULT IN INSTABILITY OF WALL.

3. REMOVE ALL LOOSE MORTAR AND OTHER MATERIAL FROM CAVITY. FLUSH CAVITY WITH WATER TO REMOVE DUST.

4. MORTAR SHALL MATCH THE COLOR, TEXTURE, COMPOSITION, AND STRENGTH OF THE EXISTING MORTAR. SEE SECTION “REPOINTING EXISTING HISTORIC MASONRY” FOR MORTAR SPECIFICATION & REQUIREMENTS.

5. THE WALL SHALL BE MORTARED SOLID, INCLUDING FILLING OF COLLAR JOINTS AND/OR WALL CORE SPACES.

# “N”

# Winery Comparison Analysis and Summary of Changes

**Diamond Creek Winery**
**Use Permit Major Modification #P19-00177**
**Criteria Summary**

| LOCATIONAL CRITERIA | STAFF COMMENTS |
|---|---|
| Size of Parcel | 69.86 (Existing Winery Parcel), 8.26 (residential parcel) |
| Proximity of Nearest Residence | 800 |
| Number of Wineries Located Within One Mile | 9 |
| Located Within the Napa Valley Business Park | No |
| Primary Road Currently or Projected to be Level of Service D or Below | SR 29 would operate at LOS C with project. Future conditions during PM peak would be LOS D. General Plan Policy CIR-38 indicates that LOS F is acceptable for SR 29 between Yountville and St. Helena. |
| Primary Road a Dead End | No |
| Located Within a Flood Zone | No |
| Located Within a Municipal Reservoir Watershed | No |
| Located Within a State Responsibility Area or Fire Hazard Severity Zone | State Responsibility Area |
| Located Within an Area of Expansive Soils | No |
| Located Within a Protected County Viewshed | No |
| Result in the Loss of Sensitive Habitat | No |
| **OPERATIONAL CRITERIA** | **STAFF COMMENTS** |
| Napa Green Certified or Other Related Program | Proposed |
| Percentage of Estate Grapes Proposed | 100% |
| Number of Proposed Variances | None |
| Wastewater Processed On-Site | Yes |
| Voluntary Greenhouse Gas Emission Reduction Measures Proposed | VMT reduction plan to prioritize hybrid and electric vehicles, carpooling and shuttle services for marketing events, energy conserving lighting, bicycle incentives, install water efficient fixtures, recycle a minimum 75% of all waste generated, compost a minimum of 75% of food waste and garden materials, implement a sustainable purchasing and shipping program, planting shade trees within 40 feet of the south side of the building elevation, use recycled materials, locally sourced food production, education of staff and visitors on sustainable practices, use a minimum 70 to 80% cover crop in the existing vineyards |

**Diamond Creek Winery**
**Use Permit Major Modification #P19-00177**
**Criteria Summary**

| OPERATIONAL CRITERIA | STAFF COMMENTS |
|---|---|
| Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed | Yes |
| Violations Currently Under Investigation | None |
| High Efficiency Water Use Measures Proposed | Yes |
| Existing Vineyards Proposed to be Removed | No |
| 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 | No |
| New Vineyards Plantings Proposed | No |
| Hold & Haul Proposed | No |
| Trucked in Water Proposed | No |

**Diamond Creek Winery**
**Use Permit Major Modification #P19-00177**
**Winery Comparison 25,000 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SPOTTSWOODE WINERY | 0 | 0 | 25000 | 0 | 20 | 1,040 | 0 | 0 | 1,040 | 26.9 | city | No |
| ROBERT CRAIG WINERY | 12,600 | 0 | 25000 | 12 | 6 | 312 | 168 | 8 | 480 | 20.19 | Angwin | No |
| STREBLOW WINERY | 360 | 0 | 25000 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | hillside | Yes |
| VON STRASSER WINERY | 4,400 | 6,700 | 25000 | 40 | 20 | 1,040 | 440 | 18 | 1,480 | 35.81 | hillside | Yes |
| GRASSI WINERY | 7,403 | 0 | 25000 | 12 | 70 | 3,640 | 155 | 3 | 3,795 | 7.85 | valley floor | No |
| PLUMP JACK WINERY | 7,574 | - | 25000 | 20 | 140 | 7,280 | 0 | 0 | 7,280 | 57.43 | valley floor | Yes |
| OLNEY FAMILY WINERY | 19,237 | 15,000 | 25000 | 10 | 70 | 3,640 | 720 | 12 | 4,360 | 40 | hillside | No |
| BLOSSOM CREEK | 5,639 | - | 25000 | 10 | 50 | 2,600 | 250 | 7 | 2,850 | 11.05 | hillside | No |
| EHLERS ESTATE WINERY | 11,350 | 11,220 | 25000 | 0 | 0 | 300 | 1,105 | 41 | 1,405 | 13.83 | valley floor | Yes |
| REGUSSI WINERY | 2,980 | - | 25000 | 3 | 10 | 520 | 0 | 0 | 520 | 162.62 | valley floor | No |
| EHREN JORDAN WINE CELLARS | 15,000 | 13,276 | 25000 | 4 | 10 | 520 | 105 | 5 | 625 | 10.13 | hillside | No |
| CALDWELL WINERY | 0 | 18,438 | 25000 | 0 | 40 | 2,080 | 270 | 13 | 2,350 | 40.11 | MST | No |
| | | | | | | | | | | | | |
| **AVERAGE CALCULATION** | 7,868 | 5,876 | 25,000 | 10 | 38 | 1,994 | 292 | 10 | 2,286 | 39.27 | | |
| **MEDIAN CALCULATION** | 7,403 | 0 | 25,000 | 10 | 20 | 1,040 | 168 | 7 | **1,480** | **33** | | |
| | | | | | | | | | | | | |
| **DIAMOND CREEK VINEYARDS** | **23,245** | **0** | **25,000** | **10** | **60** | **3,120** | **150** | **2** | **3,720** | **17.12** | **hillside** | **Yes** |

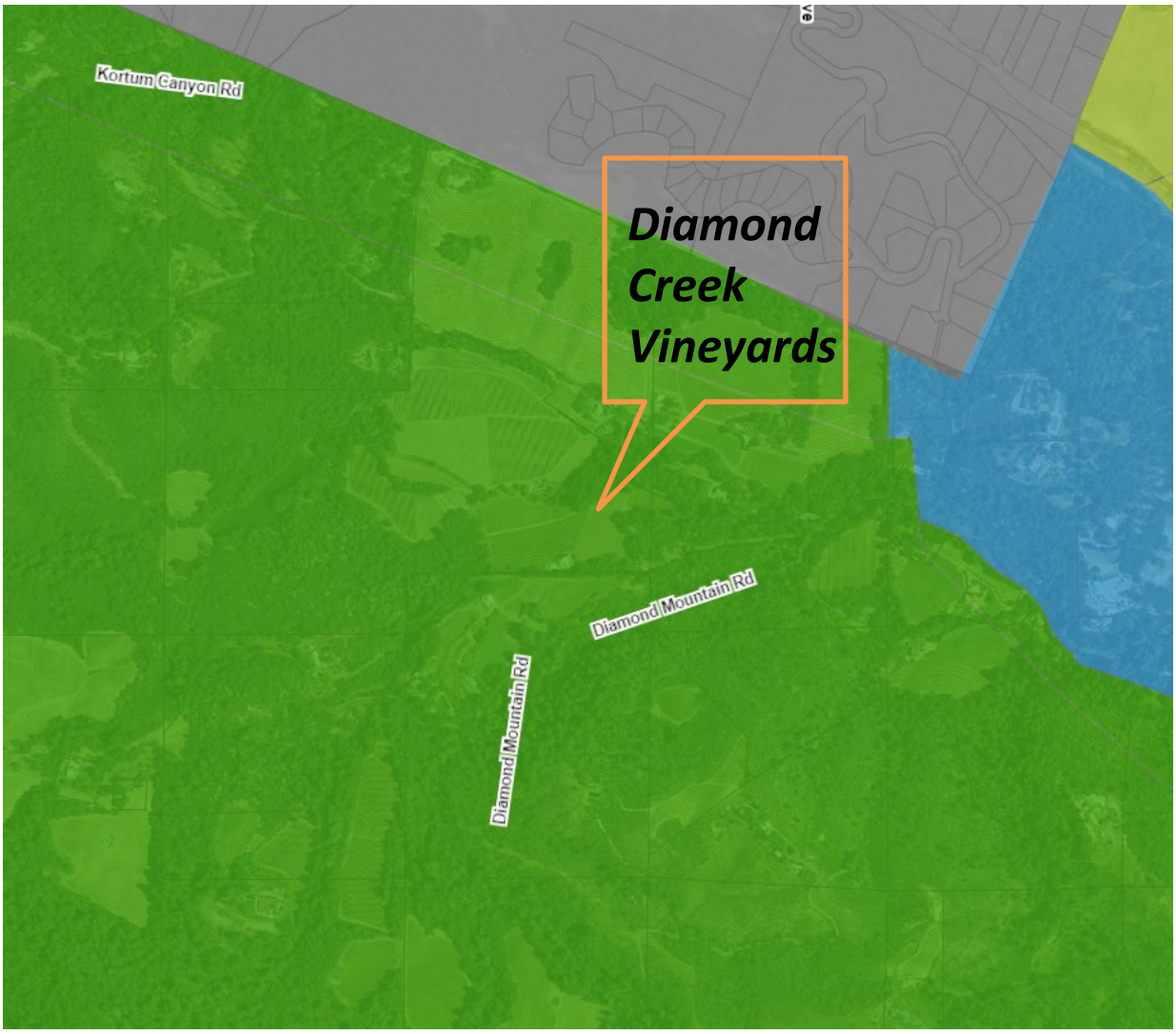
**Diamond Creek Winery**
**Use Permit Major Modificaton #P19-00177**
**Summary of Operational Changes**

| Permitted Conditions | Existing Conditions To Be Recoginized | Proposed Request Beyond Existing Conditions | Net Change Analyzed |
|---|---|---|---|
| | | | |
| Production: | Production: | Production: | |
| 10000 gallons | 6720 gallons | 25000 gallons | Net increase of 15000 gallons |
| | | | |
| Visitation: | Visitation: | Visitation: | |
| 10 Visitors/Day | 22 Visitors/Day | 10 Visitors/Day | Net increase of 0 Visitors/Day |
| 10 Visitors/Week | 47 Visitors/Week | 60 Visitors/Week | Net increase of 50 Visitors/Week |
| 520 Visitors/Year | 2444 Visitors/Year | 3120 Visitors/Year | Net increase of 2600 Visitors/Year |
| | | | |
| Marketing Program: | Marketing Program: | Marketing Program | |
| 5 Events/year @ max. 100 guests | 4 Events/year @ max. 15 guests | 1 events/year @ 100 guests | |
| | 3 Events/year @ max. 25 guests | 1 events/year @ 50 guests | |
| | 1 Event/year @ max. 50 guests | | |
| | | | |
| 5 Total Events | 8 Total Events | 2 Total Events | Net increase 3 Total Events |
| 500 Total Marketing Guests/Year | 185 Total Marketing Guests/Year | 150 Marketing Guests/year | Net increase 150 Marketing guests |
| | | | |
| Employees: | Employees: | | |
| 5 full-time employees | 6 full-time employees | 8 full time employees | Net increase of 3 full-time employees |
| | 2 part-time employees | 2 part-time employees | Net increase of 2 full-time employees |
| | | | |

# “O”

# Graphics

# NAPA COUNTY LAND USE PLAN 2008 – 2030




SCALE IN MILES
0 ½ Mile]

## LEGEND

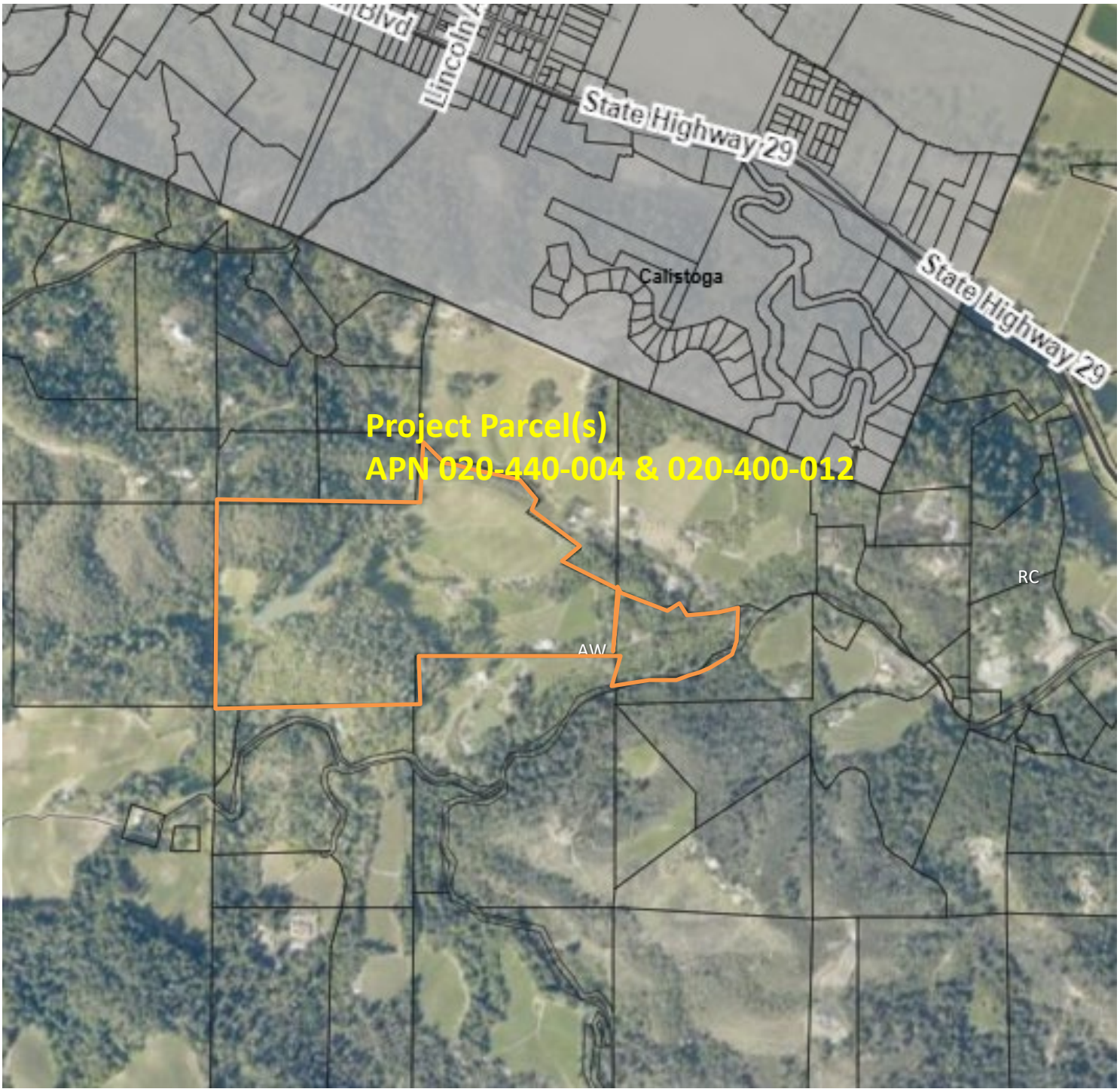
### URBANIZED OR NON-AGRICULTURAL
- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

### 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: 020-440-004 & 020-400-012 Map Date: 11-24-[illegible]




**LEGEND**

Zoning

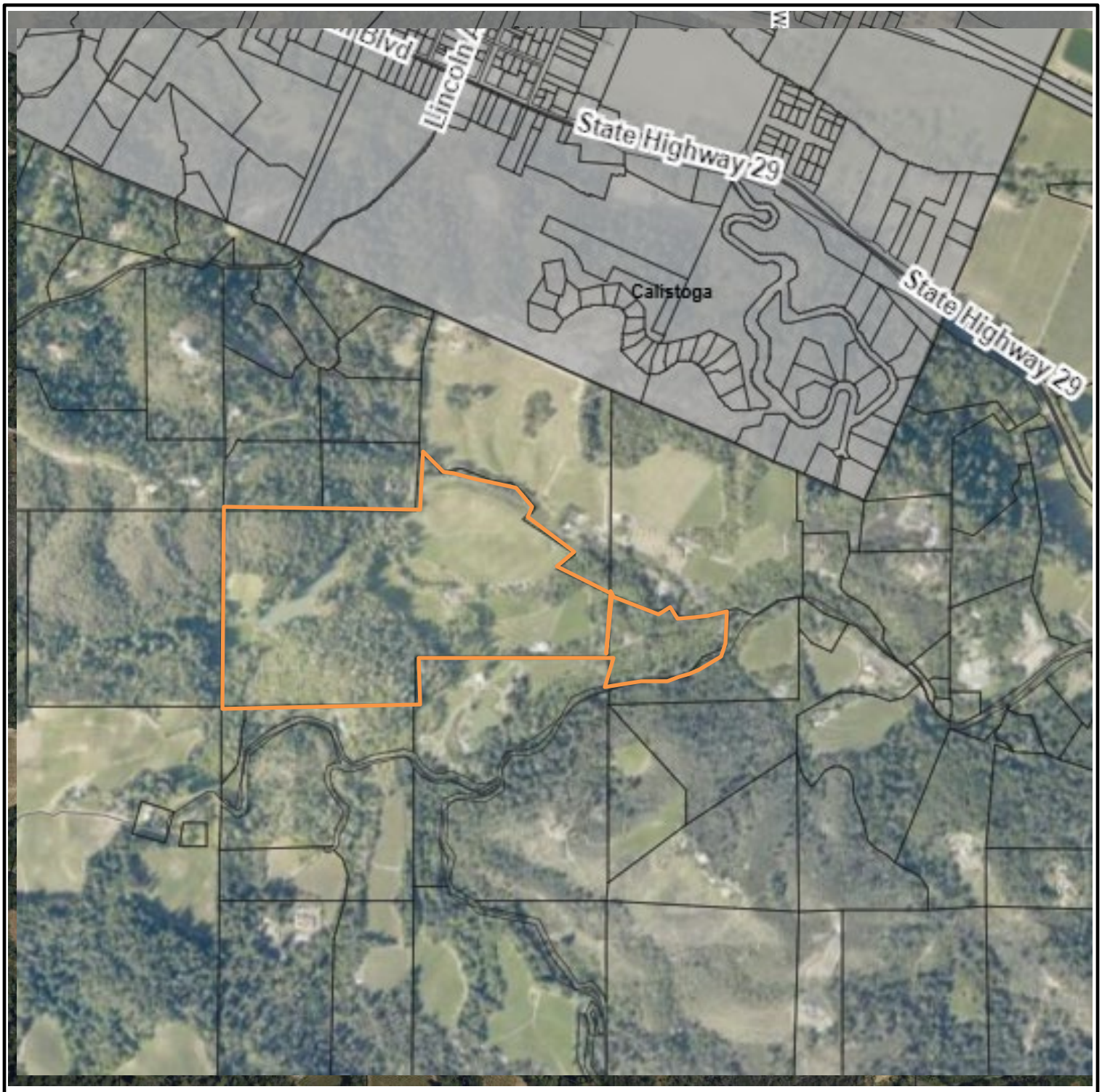
Parcels

0 ½ Mile

N

# ZONING MAP

P19-00177 APN(S): 020-440-004 & 020-400-012 Map Date: 11-24-25




N

# Existing Conditions

# diamond creek

## Winery Expansion

1500 Diamond Mountain Rd
Calistoga, CA 94515

# USE PERMIT APPLICATION
# (P19-00177)

## PROJECT DIRECTORY

OWNER / APPLICANT:
Diamond Creek Vineyard
Contact: Nicole Carter
1500 Diamond Mountain Rd
Calistoga, CA 94515
Phone: (707) 328-8353
nicolecarter@diamondcreekvineyards.com

LEGAL/PLANNING CONSULTANT:
Law Office of Lester F. Hardy
Contact: Lester Hardy
P.O. Box 677
St. Helena, CA 94574
Phone: (707) 967-9610
lester@lfhardy.com

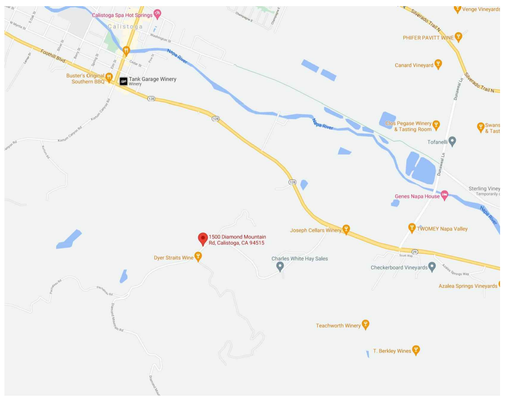
ARCHITECT:
vonRaesfeld & Associates Architects Inc
Contact: Steve vonRaesfeld
108 Petaluma Blvd, Suite 200
Petaluma CA 94952
Phone: (707) 762-6006
steve@vra-arch.com

CIVIL ENGINEER:
RSA+
Contact: Bruce Fenton
1515 4th Street
Napa, CA 94559
Phone: (707) 252-3301
bfenton@RSACivil.com

LANDSCAPE ARCHITECT:
Roche + Roche Landscape Architecture
Contact: Dave Roche
1055 Broadway, Suite G
Sonoma, CA
Phone: (707) 933-8302
dave@rocheandroche.com

SURVEYOR:
Albion Surveys
Contact: Joe Sullivan
1113 Hunt Avenue
St. Helena, CA 94574
Phone: (707) 963-1217
jsullivan@albionsurveys.com

## VICINITY MAP




## PROJECT INFORMATION

ADDRESS: 1500 Diamond Mountain Road, Calistoga, CA 94515

PARCEL NO.: 020-440-004 & 020-400-012

SITE AREA: ±69.86 acres & ±8.26 acres

ZONING:
CURRENT ZONING: AW Agricultural Watershed
CURRENT USE: Winery and related accessory uses which have been authorized by use permit
PROPOSED USE: Construction of new winery buildings and conversion of existing winery into a residence.

## ASSOCIATED USE PERMITS

P19-00177
97093: USE PERMIT MAJOR MODIFICATION
96387: USE PERMIT MAJOR MODIFICATION
96028: ORIGINAL USE PERMIT
U-447677: RESIDENCE (WINE STORAGE) APN: 020-400-012

## BUILDING AREAS

| | |
|---|---|
| EXISTING ADMINISTRATION/HOSPITALITY BUILDING (PROPOSED CONVERSION TO SINGLE FAMILY RESIDENCE): | 7,540sf |
| PROPOSED WINERY BUILDING: | 24,250sf |
| PROPOSED MAINTENANCE SHOP: | 2,170sf |

## PARKING SUMMARY

| | |
|---|---|
| PROPOSED SPACES: | |
| -STANDARD: | 21 |
| -ACCESSIBLE: | 1 |

## DRAWING INDEX

SHEETS SHOWN IN GRAY ARE NOT INCLUDED IN THIS DRAWING ISSUE


- **GENERAL**
  - T-1 TITLE SHEET: PROJECT INFORMATION
  - AP-1 ACCESSORY TO PRODUCTION RATIO CALCULATION
- **ARCHITECTURAL**
  - A1.1 ARCHITECTURAL SITE PLAN
  - A2.1 WINERY/VINEYARD SHOP: ENLARGED SITE PLAN
  - A2.2 WINERY BUILDING: MAIN LEVEL FLOOR PLAN
  - A2.3 WINERY/VINEYARD SHOP: LOWER LEVEL FLOOR PLAN
  - A2.4 WINERY BUILDING: UPPER LEVEL FLOOR PLAN
  - A2.5 WINERY BUILDING & VINEYARD SHOP: ELEVATIONS
  - A3.1 RESIDENCE: MAIN LEVEL FLOOR PLAN
  - A3.2 RESIDENCE: LOWER LEVEL FLOOR PLAN
  - A3.3 RESIDENCE: ELEVATIONS
  - A3.4 RESIDENCE: ELEVATIONS
  - A4.0 SITE ELEMENTS
- **CIVIL**
  - UP1.0 COVER SHEET
  - UP2.0 DEMOLITION PLAN
  - UP3.0 LAYOUT PLAN
  - UP3.1 TREE CANOPY COVER
  - UP3.2 COVERAGE AND DEVELOPMENT AREAS
  - UP4.0 GRADING PLAN
  - UP4.1 PLAN & PROFILE EAST
  - UP4.2 PLAN & PROFILE WEST
  - UP4.3 LOOP ROAD PROFILE
  - UP5.0 UTILITY PLAN
  - UP5.1 WASTEWATER OVERVIEW PLAN
- **LANDSCAPE**
  - L1.1 CONCEPTUAL LANDSCAPE PLAN


## REVISION SUMMARY

This plan set (4th resubmittal) responds to the items raised in the County's January 10, 2023 'P19-00177 Diamond Creek Vineyards Use Permit Modification and Exception to the Road and Street Standards' application status letter.

T-1

| ISSUE: | DATE: |
|---|---|
| Use Permit Application - 3rd Resubmittal | 11.18.22 |
| Use Permit Application - 4th Resubmittal | 06.30.23 |
| Use Permit Application - 5th Resubmittal | 02.06.24 |
| Use Permit Application - 6th Resubmittal | 08.21.24 |
| Use Permit Application - 7th Resubmittal | 02.05.25 |


ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

# diamond creek

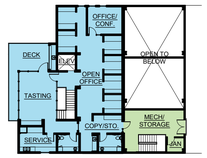
1500 Diamond Mountain Rd
Calistoga, CA 94515



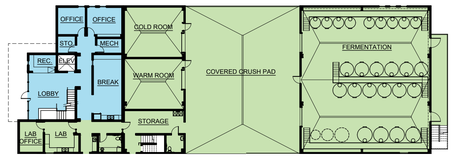

MAIN LEVEL



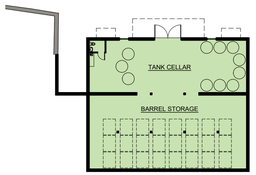

MAIN LEVEL




UPPER LEVEL




MAIN LEVEL




LOWER LEVEL




LOWER LEVEL




LOWER LEVEL




## RESIDENCE
(CONVERSION OF EXISTING WINERY)

## WINERY BUILDING

## SHOP BUILDING

BUILDING AREA SUMMARY P19-00177:
ACCESSORY TO PRODUCTION RATIO CALCULATION
(NAPA COUNTY CODE §18.104.200)

| BUILDING | ACCESSORY USE | PRODUCTION FACILITY | OTHER/MISC. | BUILDING AREA |
|---|---|---|---|---|
| ADMINISTRATION/ HOSPITALITY BUILDING | 3,740sf | 3,800sf | 0sf | 7,540sf |

**RATIO CALCULATION**

3,740sf / 3,800sf = **98%**

BUILDING AREA SUMMARY :
ACCESSORY TO PRODUCTION RATIO CALCULATION
(NAPA COUNTY CODE §18.104.200)

| BUILDING | ACCESSORY USE | PRODUCTION FACILITY | OTHER/MISC. | BUILDING AREA |
|---|---|---|---|---|
| SINGLE FAMILY RESIDENCE | - | - | 7,540sf | - |
| WINERY BUILDING | 3,960sf | 18,600sf | 685sf | 23,245sf |
| SHOP BUILDING | - | 2,170sf | - | 2,170sf |
| **TOTAL** | 3,960sf | 20,700sf | 8,225sf | 25,415sf |

**RATIO CALCULATION**

3,960sf / 20,770sf = **19%**

1 EXISTING ADMIN/HOSP/WINERY BUILDING
Scale: 1:30
APPROVED USE PERMIT #P19-00177

2 PROPOSED PROJECT
Scale: 1:30

AP-1

ACCESSORY - PRODUCTION
RATIO CALCULATION

| ISSUE: | DATE: |
|---|---|
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| Use Permit Application - 7th Resubmittal | 02.05.25 |

ARCHITECTURE | PLANNING | CONSULTING
108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006
VRa ARCHITECTS

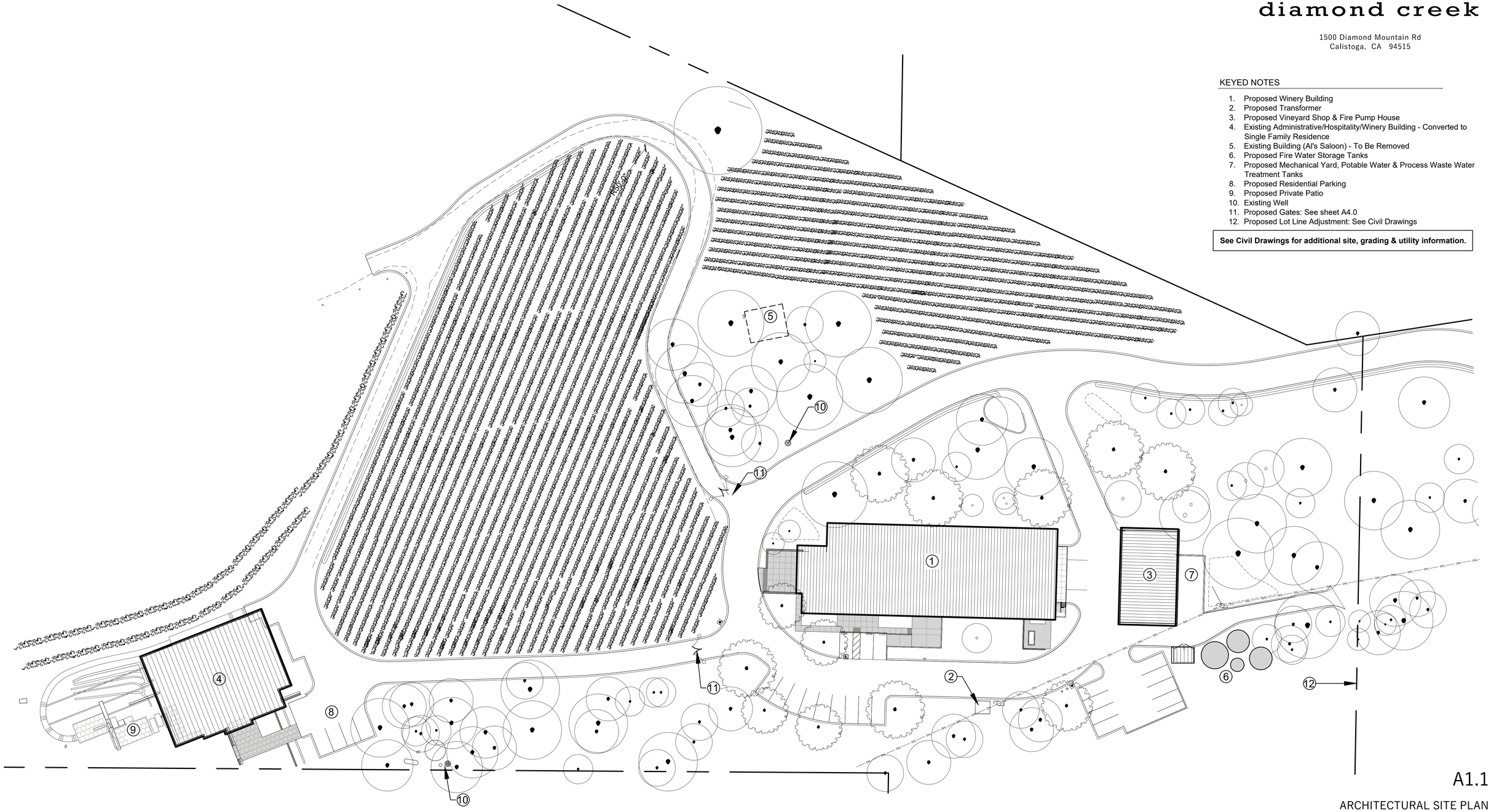
# diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515

KEYED NOTES

1. Proposed Winery Building
2. Proposed Transformer
3. Proposed Vineyard Shop & Fire Pump House
4. Existing Administrative/Hospitality/Winery Building - Converted to Single Family Residence
5. Existing Building (Al's Saloon) - To Be Removed
6. Proposed Fire Water Storage Tanks
7. Proposed Mechanical Yard, Potable Water & Process Waste Water Treatment Tanks
8. Proposed Residential Parking
9. Proposed Private Patio
10. Existing Well
11. Proposed Gates: See sheet A4.0
12. Proposed Lot Line Adjustment: See Civil Drawings

**See Civil Drawings for additional site, grading & utility information.**




0 15 30 60

# A1.1

ARCHITECTURAL SITE PLAN

| ISSUE: | DATE: |
|---|---|
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ARCHITECTURE | PLANNING | CONSULTING

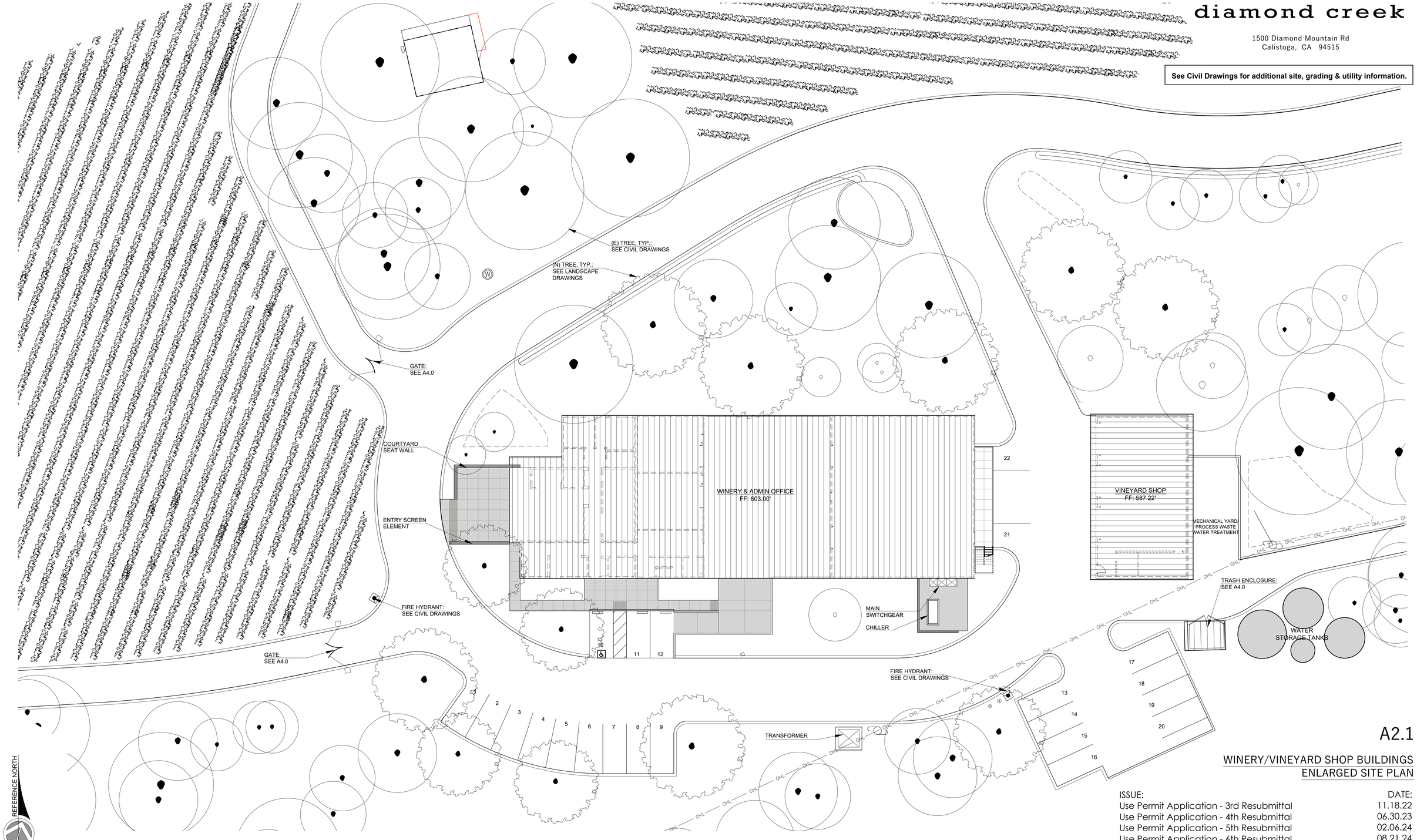
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Calistoga, CA 94515

**See Civil Drawings for additional site, grading & utility information.**




# A2.1

## WINERY/VINEYARD SHOP BUILDINGS
## ENLARGED SITE PLAN

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|---|---|
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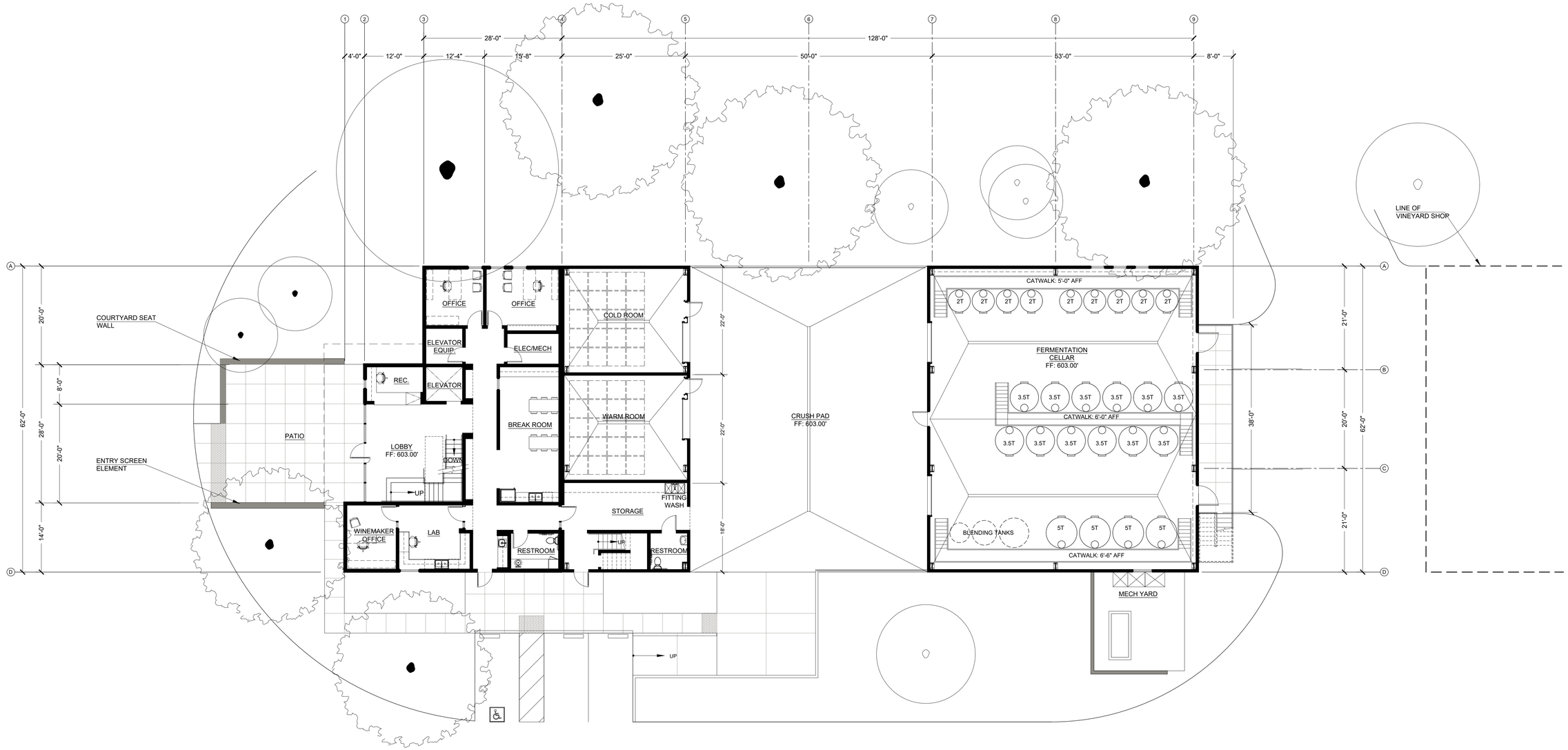

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Petaluma, California 94952
Ph: (707) 762-6006

VR a ARCHITECTS

# diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515




## MAIN LEVEL FLOOR PLAN

REFERENCE NORTH

0 5 10 20

A2.2

WINERY BUILDING
MAIN LEVEL FLOOR PLAN

| ISSUE: | DATE: |
|---|---|
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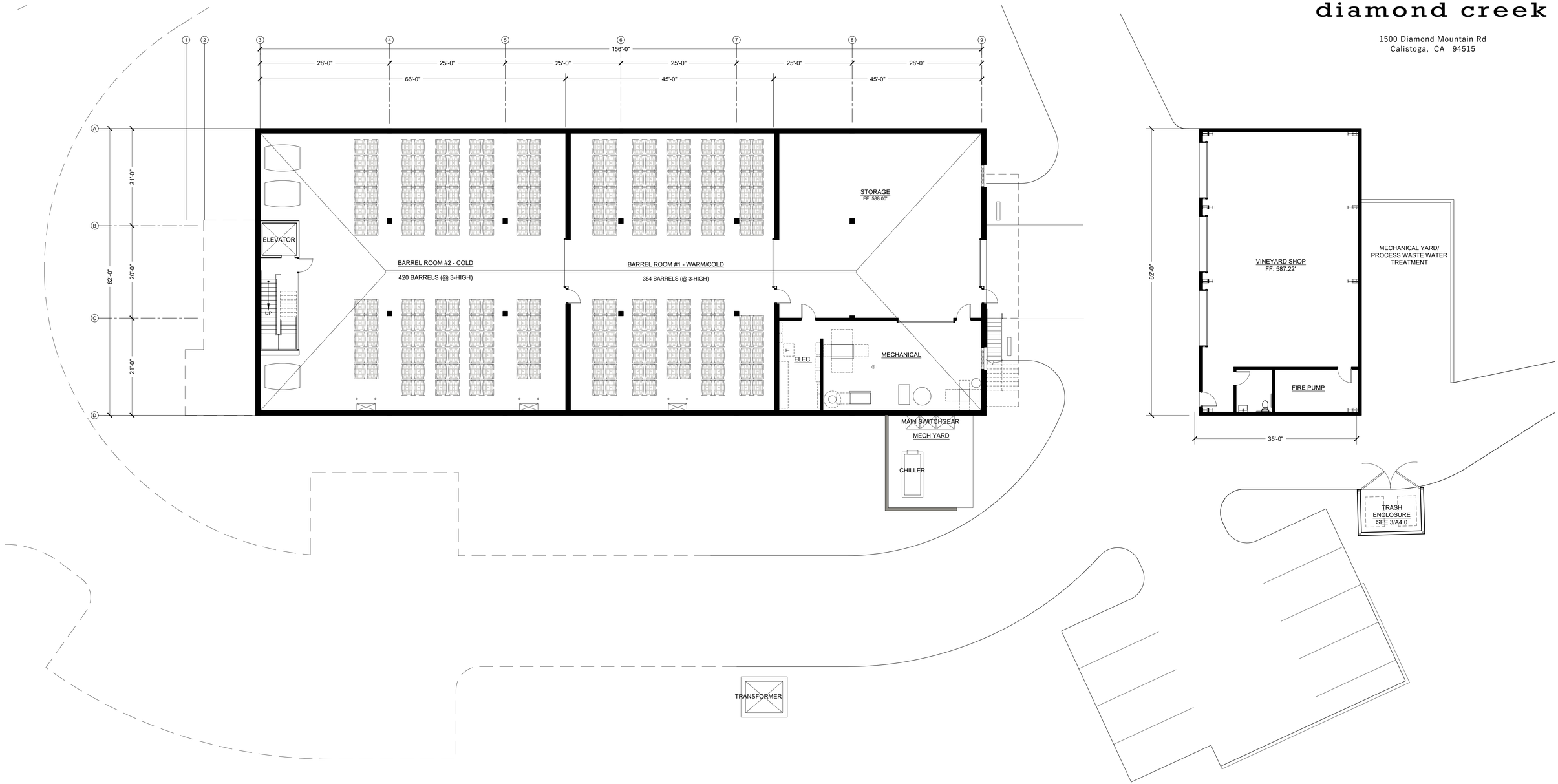

ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

VRa ARCHITECTS

# diamond creek

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Calistoga, CA 94515




REFERENCE NORTH

0 5 10 20

## LOWER LEVEL FLOOR PLAN

A2.3

WINERY/VINEYARD SHOP BUILDINGS
LOWER LEVEL FLOOR PLAN

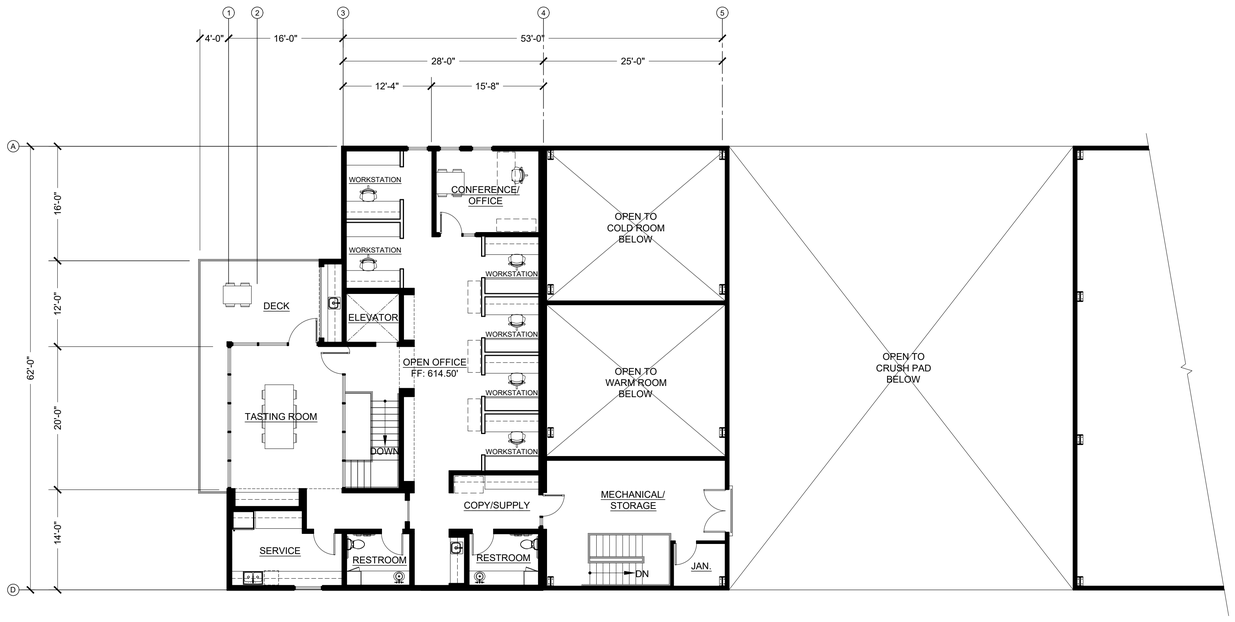
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ARCHITECTURE | PLANNING | CONSULTING

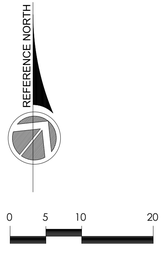
108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

# diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515




## UPPER LEVEL FLOOR PLAN




A2.4

WINERY BUILDING
UPPER FLOOR PLAN

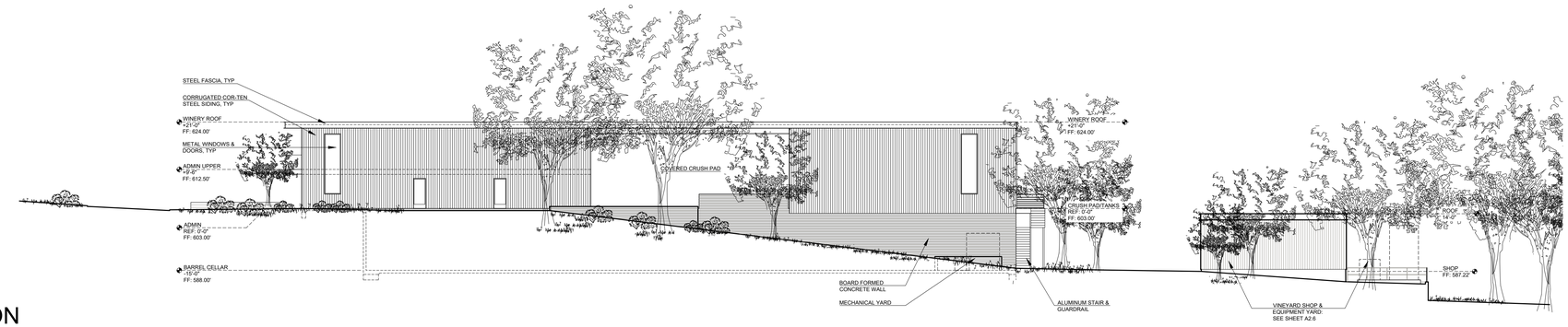
| ISSUE: | DATE: |
|---|---|
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ARCHITECTURE | PLANNING | CONSULTING

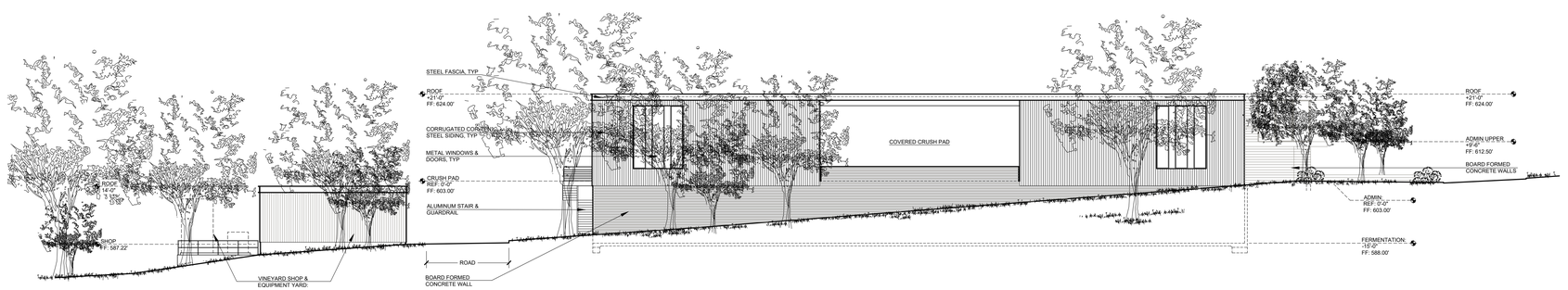
108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

# diamond creek

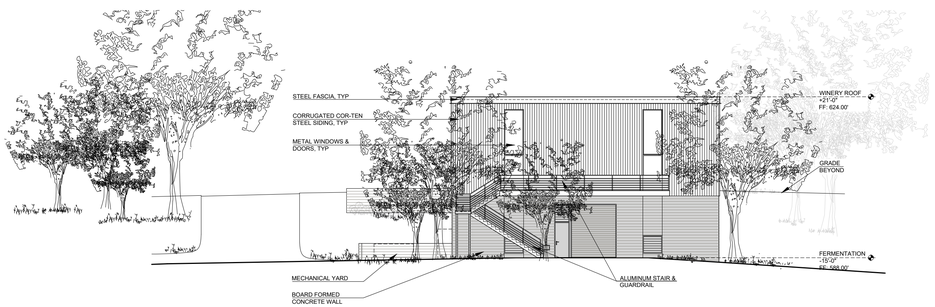
1500 Diamond Mountain Rd
Calistoga, CA 94515



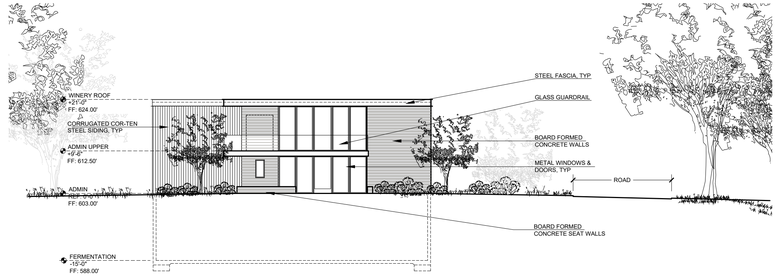

## SOUTH ELEVATION



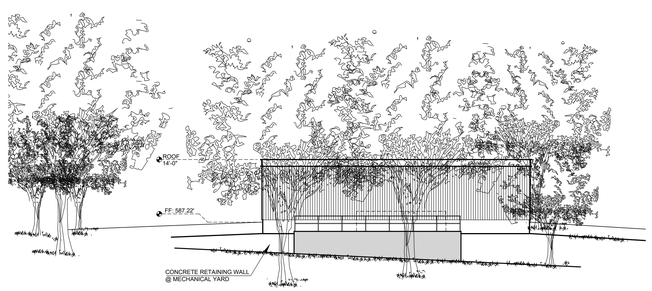

## NORTH ELEVATION



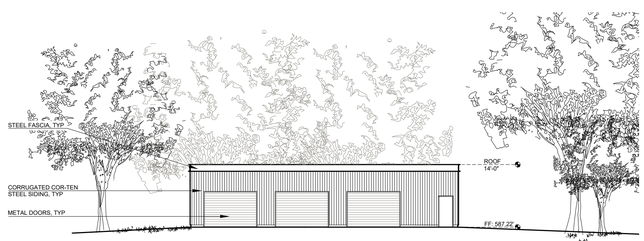

## EAST ELEVATION: WINERY BUILDING




## WEST ELEVATION: WINERY BUILDING




## EAST ELEVATION: VINEYARD SHOP




## WEST ELEVATION: VINEYARD SHOP

0 8 16 32

# A2.5

## WINERY BUILDING & VINEYARD SHOP ELEVATIONS

| ISSUE: | DATE: |
|---|---|
| Use Permit Application - 3rd Resubmittal | 11.18.22 |
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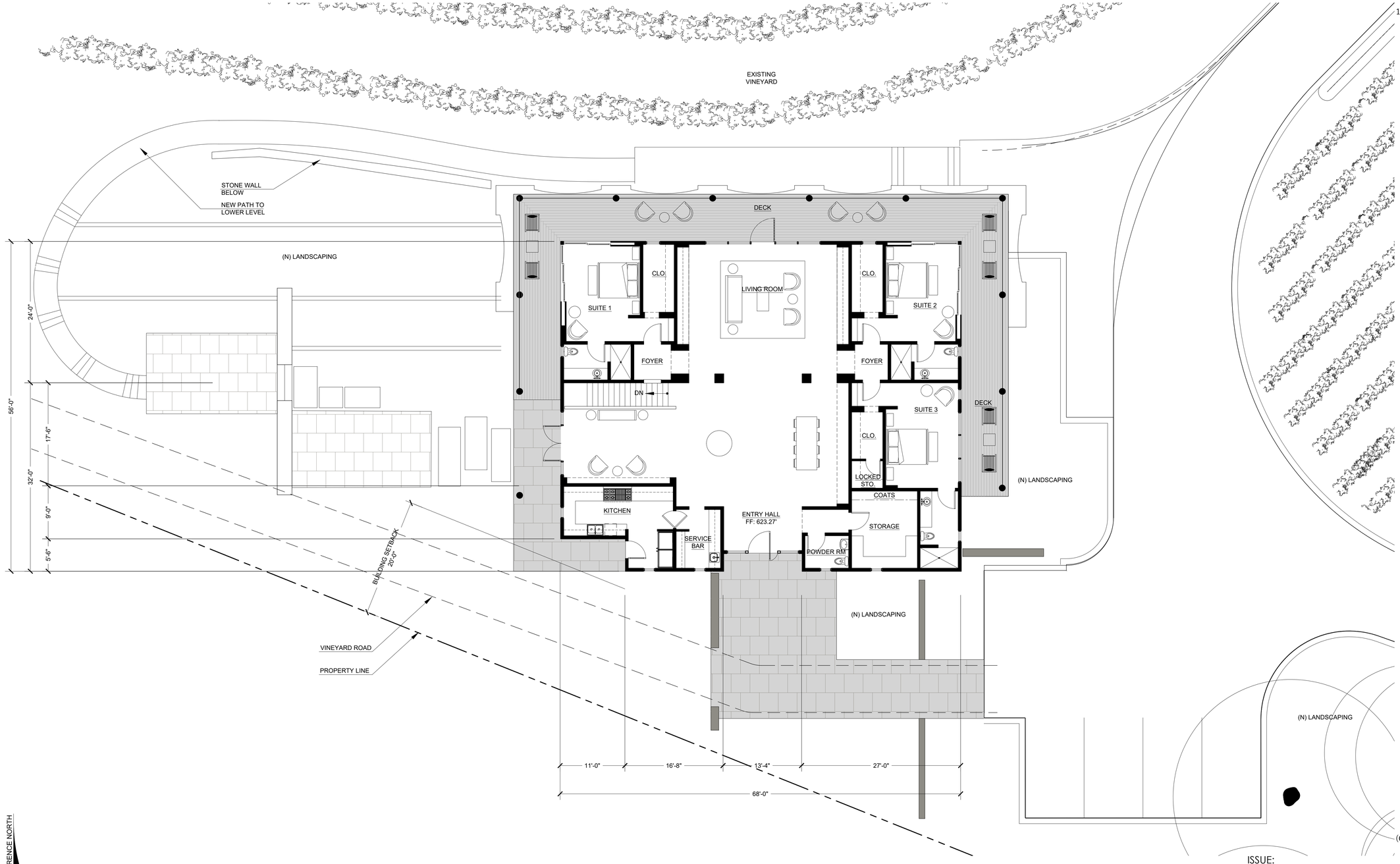
ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

VRa ARCHITECTS

# diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515




REFERENCE NORTH

0 4 8 16

## MAIN LEVEL FLOOR PLAN

# A3.1

RESIDENCE
MAIN LEVEL FLOOR PLAN
(CONVERTED ADMIN/HOSP/WINERY BUILDING)

| ISSUE: | DATE: |
|---|---|
| Use Permit Application - 3rd Resubmittal | 11.18.22 |
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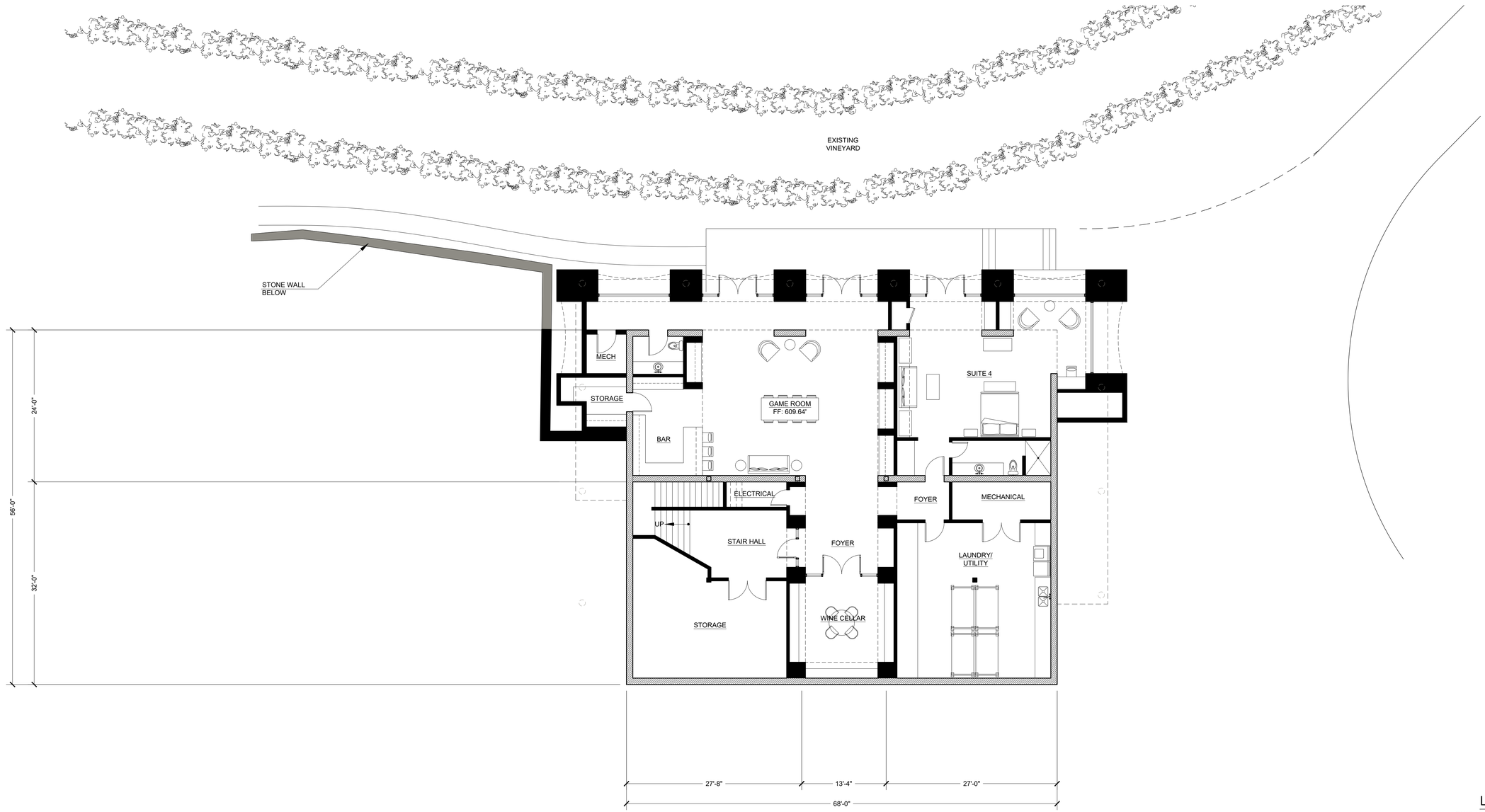

ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

VRa ARCHITECTS

# diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515




REFERENCE NORTH

0 4 8 16

## LOWER LEVEL FLOOR PLAN

A3.2

RESIDENCE
LOWER LEVEL FLOOR PLAN
(CONVERTED ADMIN/HOSP/WINERY BUILDING)

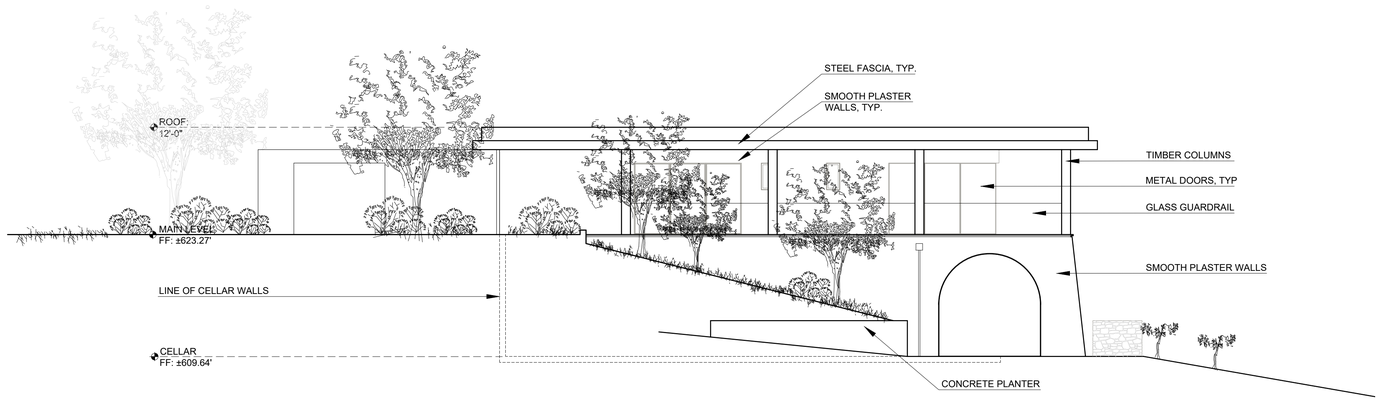
| ISSUE: | DATE: |
|---|---|
| Use Permit Application - 3rd Resubmittal | 11.18.22 |
| Use Permit Application - 4th Resubmittal | 06.30.23 |
| Use Permit Application - 5th Resubmittal | 02.06.24 |
| Use Permit Application - 6th Resubmittal | 08.21.24 |
| Use Permit Application - 7th Resubmittal | 02.05.25 |

ARCHITECTURE | PLANNING | CONSULTING

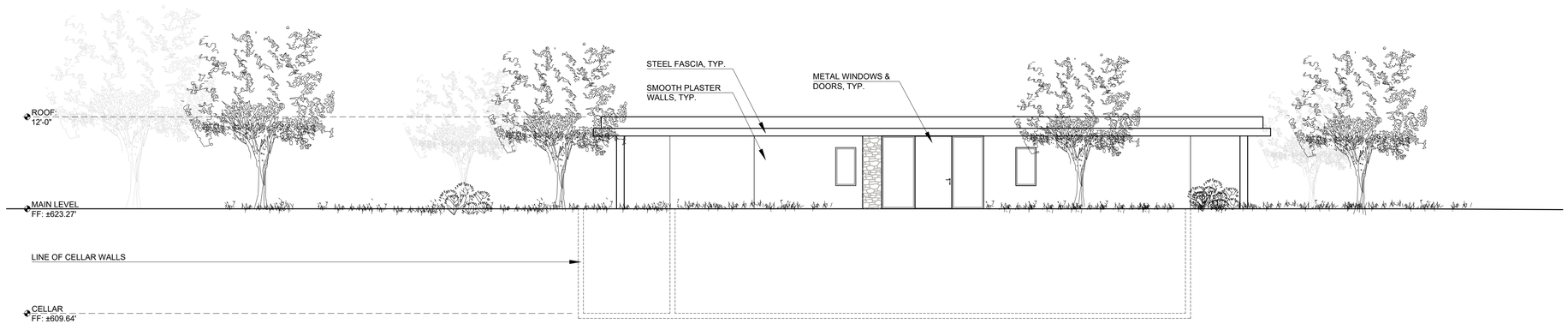
108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

# diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515




## EAST ELEVATION - ENTRY




## SOUTH ELEVATION

0 4 8 16

A3.3

RESIDENCE
ELEVATIONS
(CONVERTED ADMIN/HOSP/WINERY BUILDING)

| ISSUE: | DATE: |
|---|---|
| Use Permit Application - 3rd Resubmittal | 11.18.22 |
| Use Permit Application - 4th Resubmittal | 06.30.23 |
| Use Permit Application - 5th Resubmittal | 02.06.24 |
| Use Permit Application - 6th Resubmittal | 08.21.24 |
| Use Permit Application - 7th Resubmittal | 02.05.25 |

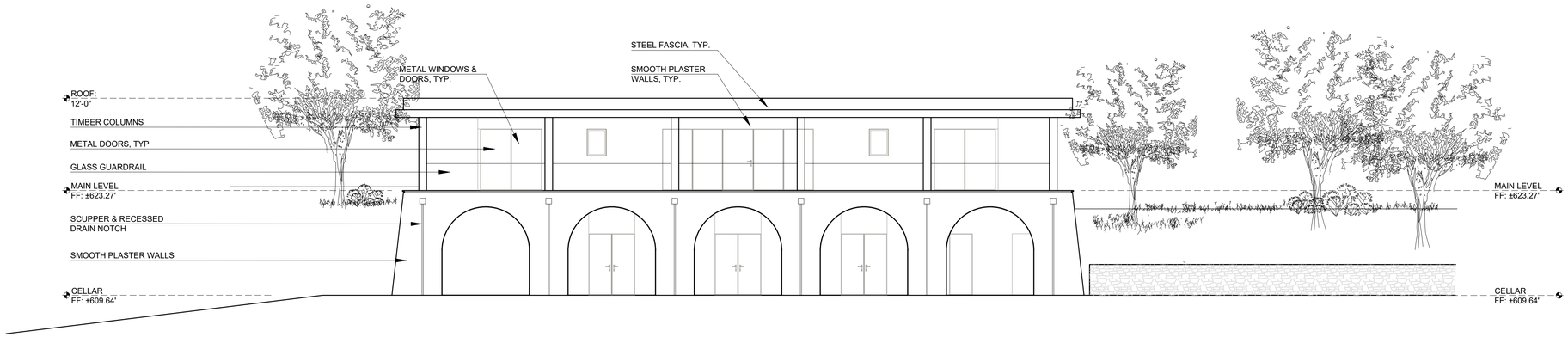
ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

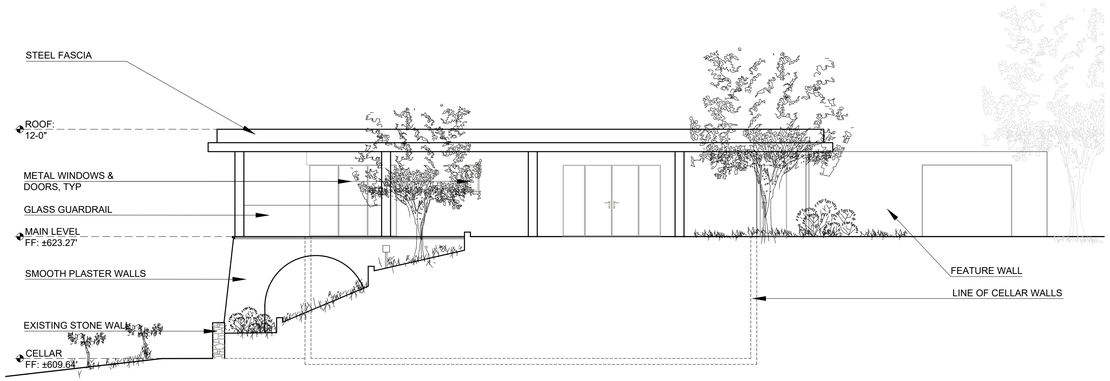
VRa ARCHITECTS

# diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515




## NORTH ELEVATION




## WEST ELEVATION (PATIO)

0 4 8 16

A3.4

RESIDENCE
ELEVATIONS

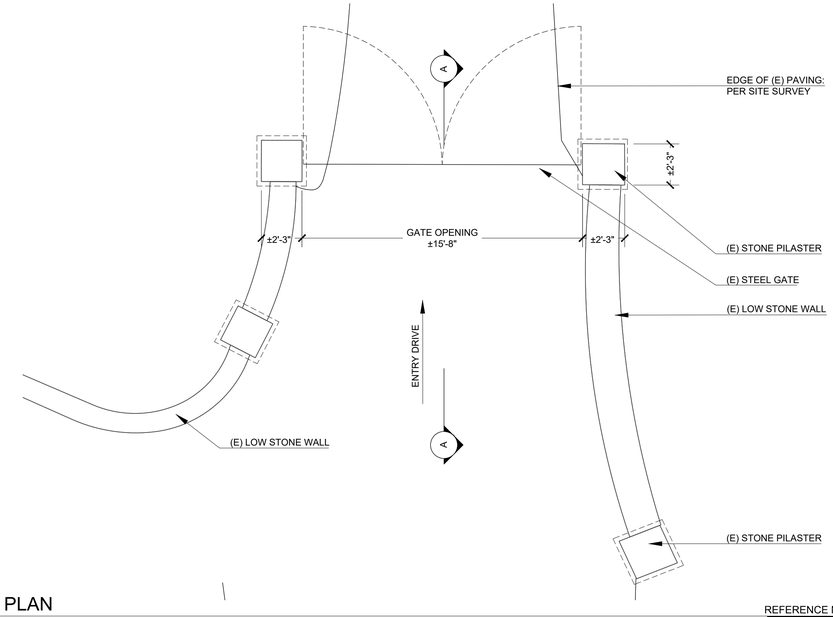
(CONVERTED ADMIN/HOSP/WINERY BUILDING)

| ISSUE: | DATE: |
|---|---|
| Use Permit Application - 3rd Resubmittal | 11.18.22 |
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ARCHITECTURE | PLANNING | CONSULTING

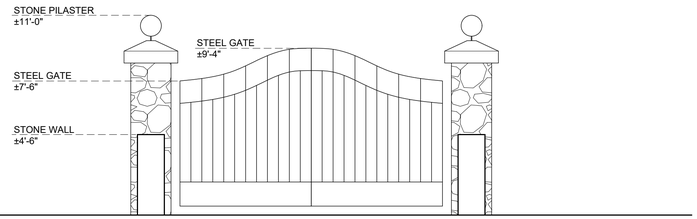
108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

VRa ARCHITECTS

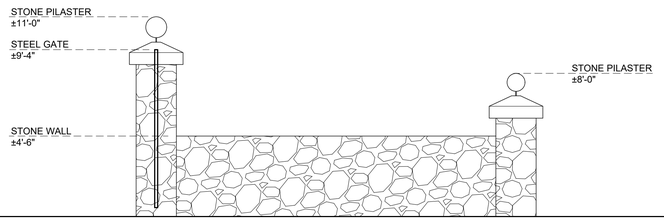



PLAN

SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

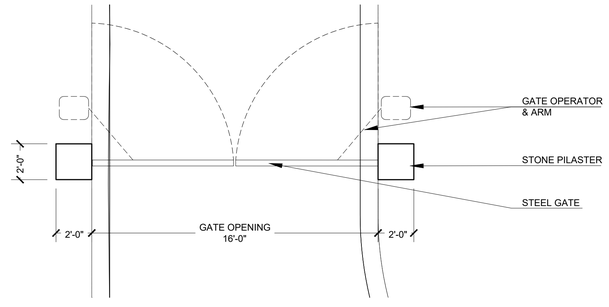



GATE ELEVATION

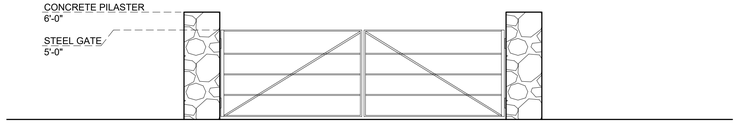



GATE SECTION A

1 MAIN ENTRY GATE - EXISTING

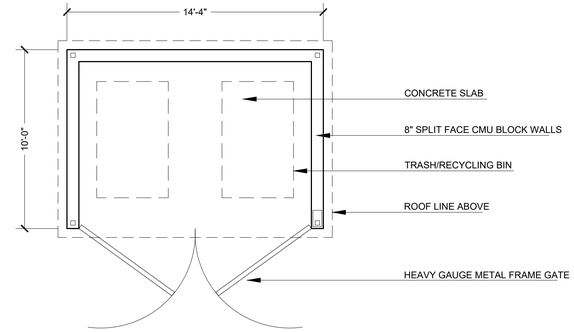



PLAN

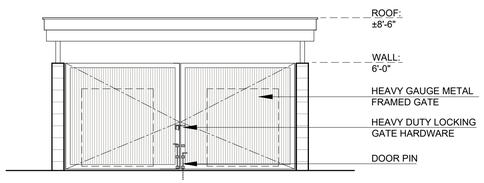



ELEVATION

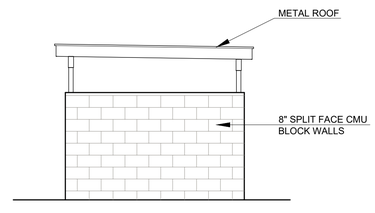
2 INTERIOR GATE - PROPOSED




PLAN




FRONT ELEVATION




SIDE ELEVATION

3 TRASH ENCLOSURE - PROPOSED


diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515


A4.0

SITE ELEMENTS

| ISSUE: | DATE: |
|---|---|
| Use Permit Application - 3rd Resubmittal | 11.18.22 |
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ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

# DIAMOND CREEK VINEYARDS

# USE PERMIT MODIFICATION

## NAPA COUNTY CALIFORNIA

### SYMBOL LEGEND

**PROPOSED**

- SD — STORM DRAIN PIPE
- DI — DRAIN INLET
- AD — AREA DRAIN
- CO — CLEANOUT (SDCO / SSCO / PWWCO)
- DS — DOWNSPOUT
- RAIN WATER LEADER
- 2" H — 2" WATER LINE FROM WELL
- 6" DW — 6" DOMESTIC WATER LINE FROM WELL
- 6" FW — 6" FIRE WATER
- SWFM — SANITARY SEWER FORCE MAIN
- PWW — PROCESS WASTEWATER
- SS — SANITARY SEWER GRAVITY
- JT — JOINT TRENCH
- FH — FIRE HYDRANT
- GATE VALVE
- TOP / TOE DAYLIGHT
- FLOWLINE

**EXISTING**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW LINE
- FENCE
- TOE OF BANK
- TOP OF BANK
- OHW — OVERHEAD UTILITY LINES
- SS — SANITARY SEWER LINE
- VINE ROW
- GRADE BREAK
- EDGE OF ROAD
- BUILDING OVERHEAD / SECOND STORY

**EXISTING**

- SD — STORM DRAIN PIPE
- FIRE HYDRANT
- SS MANHOLE
- TREE (AS NOTED)
- GUY WIRE
- WELL
- ICV — IRRIGATION CONTROL VALVE
- UTILITY POLE
- SSCO — SANITARY SEWER CLEANOUT
- SIGN
- SURVEY — LIMITS OF SURVEY TOPO

### ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| BEG | BOTTOM EXISTING GRADE | HP | HIGH POINT | PWW | PROCESS WASTE WATER |
| BFG | BOTTOM FINISH GRADE | HWL | HIGH WATER LEVEL | R | RADIUS |
| BO | BLUE OAK | INV | INVERT | ROW | RIGHT OF WAY |
| BOP | BOTTOM OF PIPE | IP | IRON PIPE | RW | RECYCLED WATER |
| ℄ | CENTERLINE | IW | IRRIGATION WATER | S= | SLOPE (FEET/FOOT) |
| CO | CLEANOUT | LF | LINEAL FEET/FOOT | S.A.D. | SEE ARCHITECTS DRAWINGS |
| DW | DOMESTIC WATER | LO | LIVE OAK | SD | STORM DRAIN |
| EP | EDGE OF PAVEMENT | LP | LOW POINT | SDCO | STORM DRAIN CLEANOUT |
| EG | EG | MH | MANHOLE | SS | SANITARY SEWER |
| (E) | EXISTING | (N) | NEW | SSCO | SANITARY SEWER CLEANOUT |
| FD | FOUND | NCRSS | NAPA COUNTY ROAD AND STREET STANDARDS | STA | STATION |
| FF | FINISH FLOOR | | | TE | TRASH ENCLOSURE |
| FG | FINISH GRADE | O.C. | ON CENTER | TEG | TOP EXISTING GRADE |
| FH | FIRE HYDRANT | P.A.E. | PUBLIC ACCESS EASEMENT | TFG | TOP FINISH GRADE |
| FL | FLOW LINE | P.U.E. | PUBLIC UTILITY EASEMENT | TOP | TOP OF PIPE |
| FW | FIRE WATER | PL | PROPERTY LINE | TW | TOP OF WALL |
| GEN | GENERATOR | (P) | PROPOSED NEW WORK | WM | WATER METER |
| GB | GRADE BREAK | PW | PROCESS WATER | XFMR | TRANSFORMER |

GRAPHIC SCALE

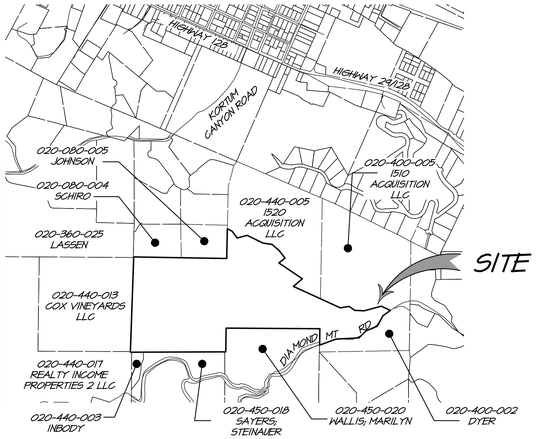
200' 0 200' 400'

( IN FEET )
1 INCH = 200 FT

CALL 811 BEFORE YOU DIG — 811 — SITE DIGGING PARTNER

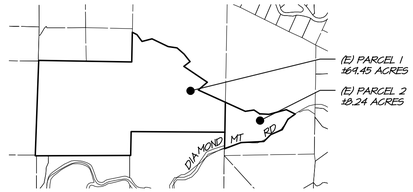
### LOCAL SITE CONTROL

| # | GROUND NORTHING | GROUND EASTING | ELEVATION |
|---|---|---|---|
| 1201 | 1968003.77 | 6346313.10 | 618.88' |
| 1202 | 1968175.34 | 6347328.45 | 506.12' |
| 1203 | 1968169.45 | 6347208.03 | 523.14' |
| 1204 | 1968234.26 | 6347121.19 | 538.73' |
| 1206 | 1968192.86 | 6346469.60 | 559.60' |
| 1207 | 1968209.00 | 6346798.55 | 579.49' |
| 1208 | 1968007.87 | 6346712.43 | 598.16' |
| 1209 | 1968009.87 | 6346445.10 | 616.00' |
| 1210 | 1967987.25 | 6346266.92 | 623.36' |
| 1211 | 1967977.46 | 6346180.18 | 620.47' |
| 1212 | 1968040.38 | 6346245.94 | 611.32' |




A VICINITY MAP

SCALE: 1" = 1,000'



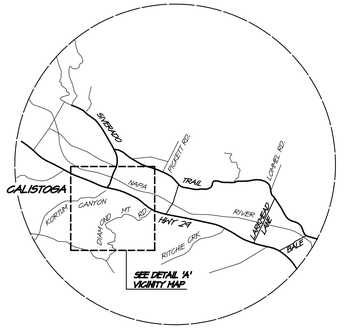

B (E) LOT LINES

SCALE: 1" = 1,000'




C (P) LOT LINE ADJUSTMENT

SCALE: 1" = 1,000'




## LOCATION MAP

NOT TO SCALE

## PROJECT INFORMATION

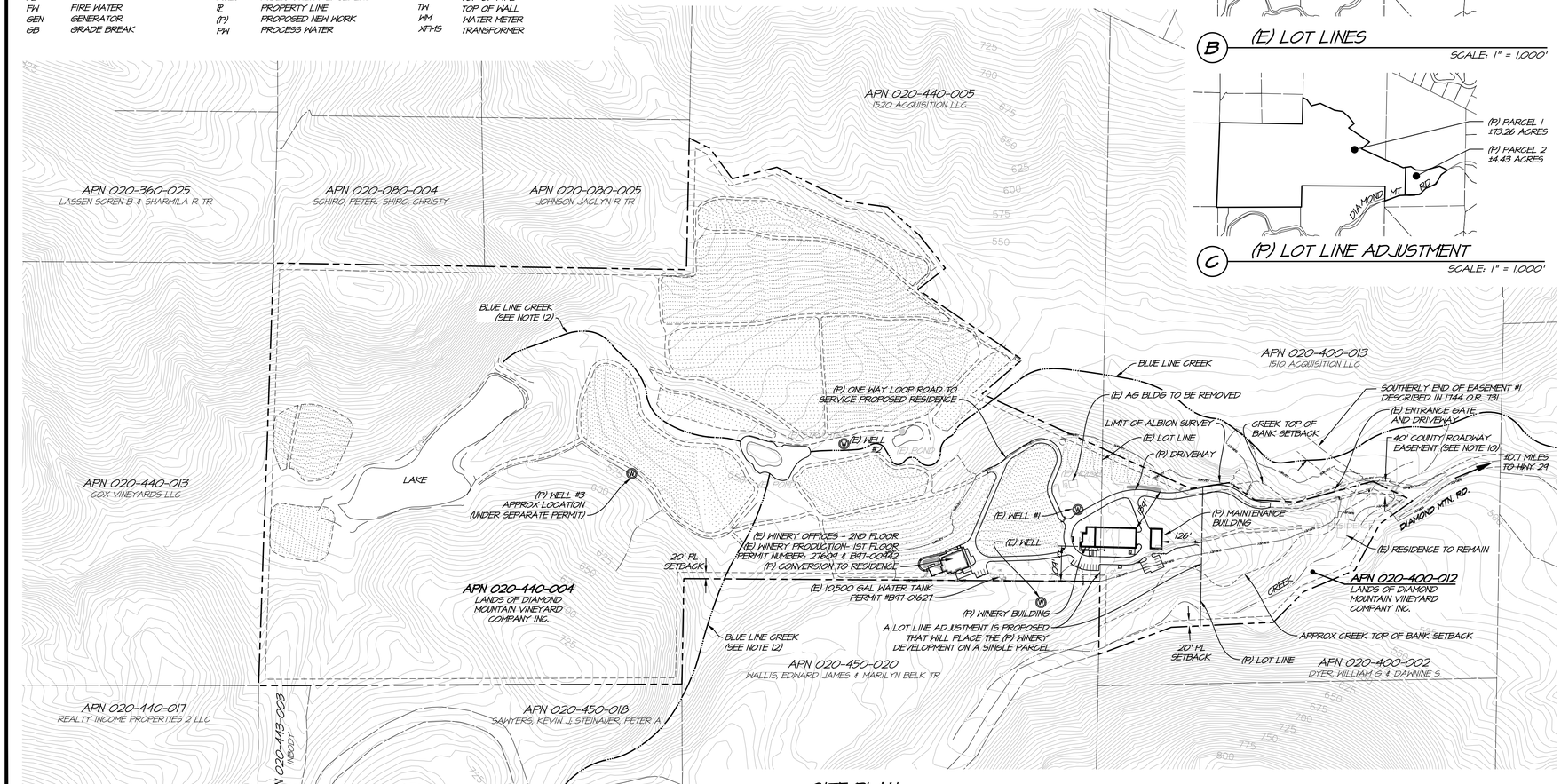
| | |
|---|---|
| OWNER: | DIAMOND CREEK VINEYARDS |
| SITE ADDRESS: | 1500 DIAMOND MOUNTAIN ROAD CALISTOGA, CA 94515 |
| CIVIL ENGINEER: | RSA+ 1515 FOURTH STREET NAPA, CA 94559 TEL: (707) 252-3301 |
| APN: | 020-440-004 & 020-400-012 |
| PARCEL AREA: | (69.45± ACRES) & (8.24± ACRES) |
| EXISTING USE: | WINERY, VINEYARD AND RESIDENTIAL |
| PROPOSED USE: | WINERY, VINEYARD AND RESIDENTIAL |
| DISTURBED AREA: | 3.19± ACRES |
| EXISTING ZONING: | AW |
| PROPOSED ZONING: | AW |

## SURVEY NOTES

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF ROBERT ESEINSTEIN, ET. AL. A.P.N. 020-440-004 AND THE DYER 1998 REVOCABLE TRUST SURVEY A.P.N. 020-400-002 NAPA COUNTY, CALIFORNIA" PREPARED BY RSA+, JULY 2019. A SUPPLEMENTAL SURVEY OF ADDITIONAL AREA WAS COMPLETED BY ALBION, JULY 2021. UPDATED, AUGUST 2021 AND COMBINED WITH ORIGINAL SURVEY.
2. THE SURROUNDING CONTOURS ON THESE PLANS DO NOT REPRESENT A TOPOGRAPHIC SURVEY. THEY WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, PANEL 203, DATED DECEMBER 2003 AND MAY NOT REPRESENT CURRENT CONDITIONS. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. RSA+ ASSUMES NO LIABILITY REGARDING THE ACCURACY FOR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION OUTSIDE THE LIMITS OF THE RSA+ SURVEY DATED JULY 2019.
3. CONTOURS ARE SHOWN EVERY ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. HORIZONTAL DATUM. NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
5. VERTICAL DATUM. NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
6. BOUNDARY SHOWN IS RECORD INFORMATION PER GRANT DEED, DOC. No. 2004-0039110 AND QUITCLAIM DEED, DOC. No. 2013-0014442, NAPA COUNTY RECORDS.
7. THE SURROUNDING PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED FEBRUARY 2019 AND MAY NOT REPRESENT CURRENT CONDITIONS. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
8. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED OCTOBER 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
9. OVERALL SURFACE CREATED BY COMBINING THE PREVIOUS SURVEY PERFORMED BY RSA IN JULY 2019 & ACTUAL UPDATES PERFORMED BY ALBION SURVEYS. DISCREPANCIES ALONG THE EDGE OF THE UNION SHALL BE VERIFIED BY OWNERS/CONTRACTORS/DESIGNERS IN THE FIELD. IF THE AREA IS DIFFERENT FROM WHAT IS SHOWN IN THESE TOPOGRAPHIC MAPS, OWNERSHIP SHALL CONTACT ALBION TO VERIFIED/SURVEY THE AREA. THE SURVEY BY RSA WAS UPDATED TO SHOW APPROXIMATE SELECTED TREE CANOPIES AND OTHER INFORMATION PER ARCHITECT REQUEST.
10. APPROXIMATE LOCATION OF NAPA COUNTY ROADWAY EASEMENT PREPARED BY TERRA FIRMA SURVEYS, INC. BASED ON A FIELD SURVEY ON NOVEMBER 29, 2022. FROM NAPA COUNTY ROAD BOOK "B" PAGE 214. PUBLIC ROADWAY EASEMENT CREATED BY ROAD PETITION # 184 AS APPROVED BY THE BOS AUG. 5, 1890. OVERLAID ON THE EXISTING IMPROVED ROADS IN THE VICINITY OF DIAMOND CREEK VINEYARDS.
11. THERE ARE NON-LOCATABLE AND OFF-SITE EASEMENTS. SEE TERRA FIRMA LETTER DATED FEBRUARY 7, 2024.
12. BLUE LINE CREEK LOCATION FROM COUNTY OF NAPA GIS. THIS FEATURE SHOULD BE CONSIDERED APPROXIMATE.

## SHEET INDEX


| | |
|---|---|
| UP1.0 | COVER SHEET |
| UP2.0 | DEMOLITION PLAN |
| UP3.0 | LAYOUT PLAN |
| UP3.1 | TREE CANOPY COVER |
| UP3.2 | COVERAGE AND DEVELOPMENT AREAS |
| UP4.0 | GRADING PLAN |
| UP4.1 | DRIVEWAY PLAN / PROFILE EAST |
| UP4.2 | DRIVEWAY PLAN / PROFILE WEST |
| UP4.3 | LOOP ROAD PROFILE |
| UP5.0 | UTILITY PLAN |
| UP5.1 | WASTEWATER OVERVIEW PLAN |


SITE PLAN

SCALE: 1" = 200'

Printed on Recycled Paper — Please Continue the Cycle

PRELIMINARY - FOR AGENCY REVIEW ONLY

| NO. | DATE | REVISIONS | BY | APPD |
|---|---|---|---|---|
| 0 | 05.27.25 | USE PERMIT APPLICATION - 4TH SUBMITTAL | DCB | BTF |


RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | (707) 252-3301
+ www.RSAcivil.com +


DIAMOND CREEK VINEYARDS

NAPA COUNTY CALIFORNIA

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER — BRUCE WILLIAM FERGUSON — No. 77858 — Exp. 6-30-25 — CIVIL ENGINEERING — STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 21, 2025 |
| DRAWN | DCB |
| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO. UP1.0

1 OF 11 SHEETS

R:\2020\4120020.0_Diamond_Creek_Vineyards\CAD\Sheets\Drawings\Plans - Use Permit\UP1.0-Cover.dwg 05/27/2025 5:21:38PM RSADesigner3 COPYRIGHT RSA+

## SITE TREE REMOVAL

| TREE TYPE | SIZE (IN) | QUANTITY |
|---|---|---|
| BUCKEYE | 8" | 2 |
| BUCKEYE | 16" | 1 |
| BUCKEYE | 16"x2" | 1 |
| BUCKEYE | 18" | 1 |
| BUCKEYE | 30" | 1 |
| DOUGLAS FIR (DF) | 4" | 1 |
| DOUGLAS FIR (DF) | 6" | 7 |
| DOUGLAS FIR (DF) | 8" | 13 |
| DOUGLAS FIR (DF) | 10" | 12 |
| DOUGLAS FIR (DF) | 10"+6" | 1 |
| DOUGLAS FIR (DF) | 12" | 12 |
| DOUGLAS FIR (DF) | 14" | 8 |
| DOUGLAS FIR (DF) | 16" | 13 |
| DOUGLAS FIR (DF) | 16"+10" | 1 |
| DOUGLAS FIR (DF) | 18" | 3 |
| DOUGLAS FIR (DF) | 20" | 1 |
| DOUGLAS FIR (DF) | 22" | 1 |
| DOUGLAS FIR (DF) | 24" | 2 |
| DOUGLAS FIR (DF) | 26" | 1 |
| DOUGLAS FIR (DF) | 28"+16" | 1 |
| DOUGLAS FIR (DF) | 30" | 1 |
| DOUGLAS FIR (DF) | 32" | 1 |
| DOUGLAS FIR (DF) | 36" | 1 |
| DOUGLAS FIR (DF) | 38" | 1 |
| JAPANESE MAPLE | 4"x3 | 1 |
| JAPANESE MAPLE | 6" | 1 |
| JAPANESE MAPLE | 8"x2" | 2 |
| MAGNOLIA | 14"x12" | 1 |
| MAGNOLIA | 20"x16" | 1 |
| MANZANITA | 10" | 1 |
| SNAG | 14" | 1 |
| PINE | 10" | 1 |
| TREE | 6" | 2 |
| TREE | 12" | 2 |
| SNAG | 14" | 1 |
| STUMP | 2.5"x3 | 1 |
| STUMP | 3" | 1 |
| STUMP | 3.5" | 1 |
| STUMP | 4" | 1 |
| **SUBTOTAL** | | 105 |
| OAK | VARIOUS | 27 |
| **TOTAL** | | 132 |

## *OAK TREE REMOVAL

| TREE TYPE | SIZE (IN) | QUANTITY |
|---|---|---|
| BLUE OAK (BO) | 8" | 4 |
| BLUE OAK (BO) | 10" | 6 |
| BLUE OAK (BO) | 10"x2" | 1 |
| BLUE OAK (BO) | 12"+10" | 1 |
| BLUE OAK (BO) | 12" | 2 |
| BLUE OAK (BO) | 14" | 5 |
| BLUE OAK (BO) | 16" | 3 |
| BLUE OAK (BO) | 18"+10" | 1 |
| BLUE OAK (BO) | 18"+14" | 1 |
| BLUE OAK (BO) | 22" | 1 |
| BLUE OAK (BO) | 24" | 1 |
| BLUE OAK (BO) | 40" | 1 |
| **TOTAL** | | **27** |

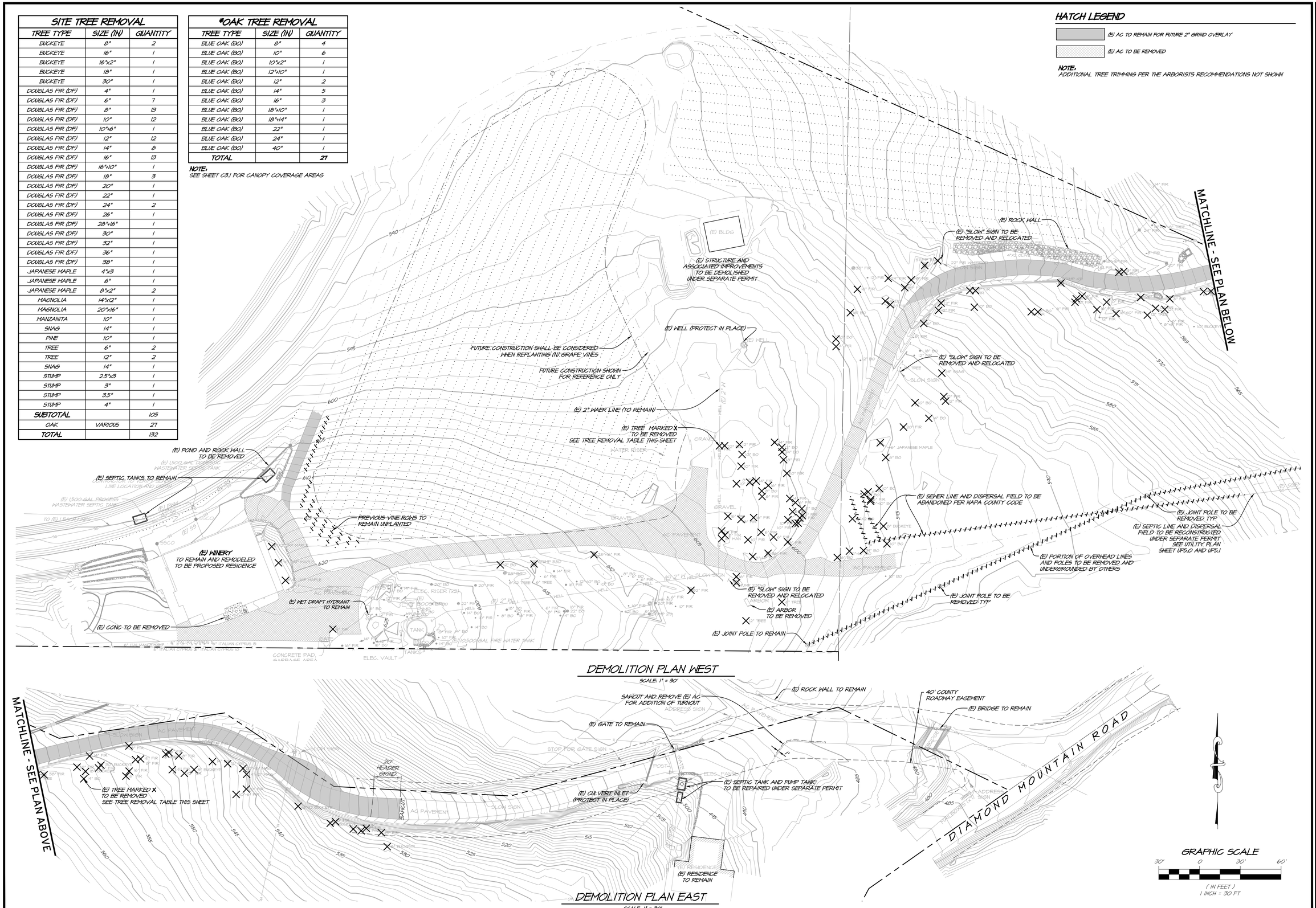
**NOTE:**
SEE SHEET C3.1 FOR CANOPY COVERAGE AREAS

## HATCH LEGEND

(E) AC TO REMAIN FOR FUTURE 2" GRIND OVERLAY

(E) AC TO BE REMOVED

**NOTE:**
ADDITIONAL TREE TRIMMING PER THE ARBORISTS RECOMMENDATIONS NOT SHOWN




GRAPHIC SCALE
30' 0 30' 60'
( IN FEET )
1 INCH = 30 FT

| NO. | DATE | REVISIONS | BY | APPD |
|---|---|---|---|---|
| 0 | 05/27/25 | USE PERMIT APPLICATION - 4TH SUBMITTAL | DCB | BTF |


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+ www.RSAcivil.com +
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# DIAMOND CREEK VINEYARDS
# DEMOLITIOIN PLAN
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FRANKLIN No. 72559 Exp. 6/30/26 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
| DRAWN | DCB |
| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO.
**UP2.0**
2 OF 11 SHEETS

R:\2020\4120020.0_Diamond_Creek_Vineyards\DESIGN\Drawings\Plans - Use Permit\UP2.0-Demo Plan.dwg 05/27/2025 5:24:30PM RSADesigner3 COPYRIGHT RSA+

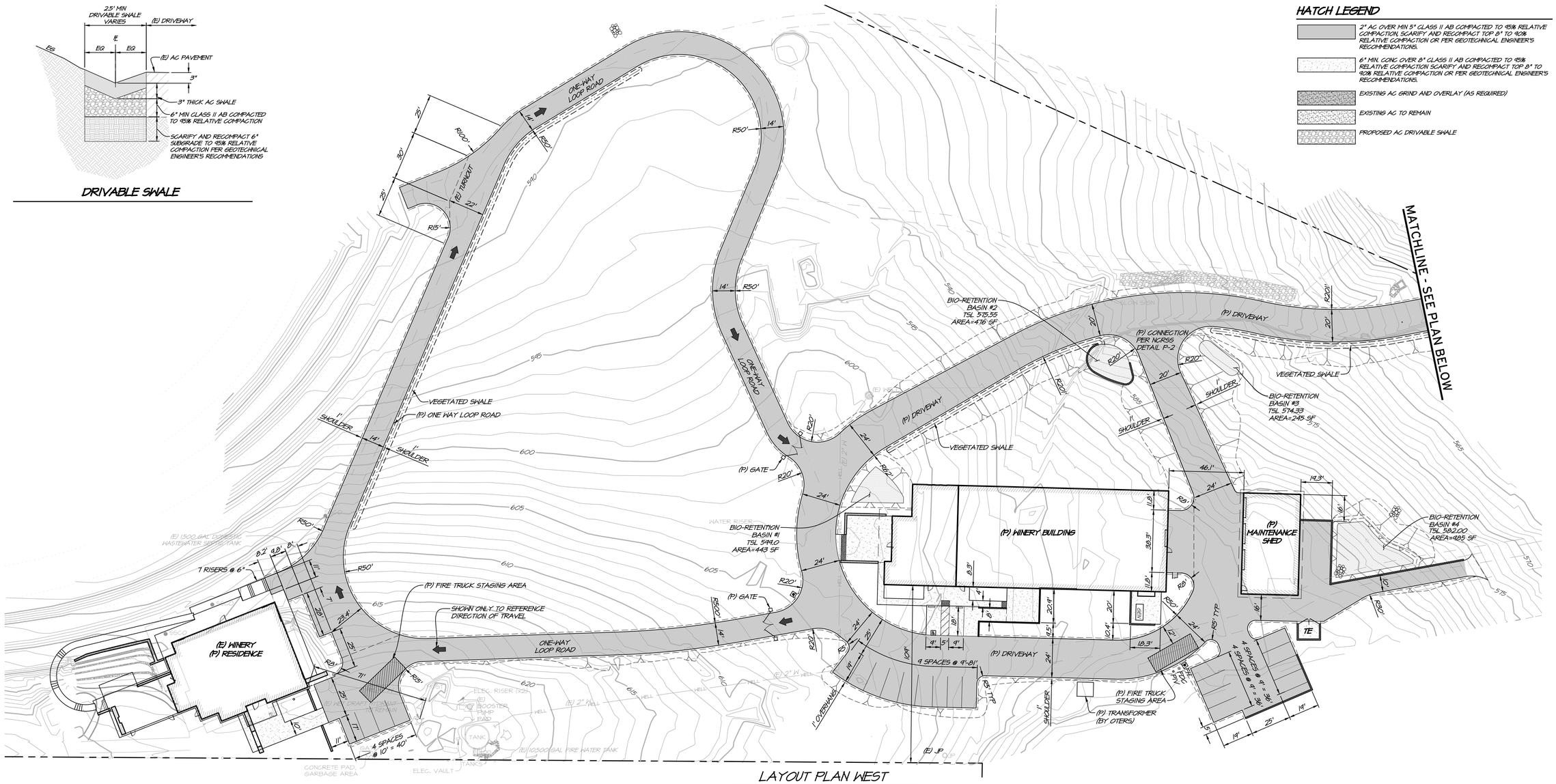


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## DRIVABLE SWALE

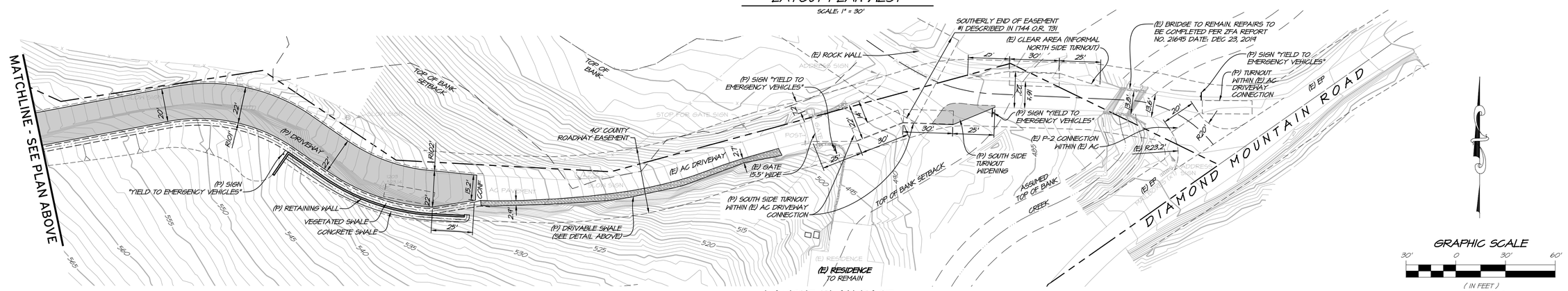
## HATCH LEGEND

- 2" AC OVER MIN 5" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 8" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 6" MIN. CONC OVER 8" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION SCARIFY AND RECOMPACT TOP 8" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- EXISTING AC GRIND AND OVERLAY (AS REQUIRED)
- EXISTING AC TO REMAIN
- PROPOSED AC DRIVABLE SWALE




## LAYOUT PLAN WEST

SCALE: 1" = 30'




## LAYOUT PLAN EAST

SCALE: 1" = 30'

GRAPHIC SCALE

30' 0 30' 60'

( IN FEET )
1 INCH = 30 FT

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# DIAMOND CREEK VINEYARDS
# LAYOUT PLAN

NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FOSTER No. 77803 Exp. 6/30/26 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
| DRAWN | DCB |
| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO.
UP3.0
3 OF 11 SHEETS

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| TREE CANOPY COVERAGE TOTAL | |
|---|---|
| TOTAL PROJECT AREA: | ±171.7 ACRES |
| TOTAL PRE-PROJECT CANOPY AREA: | ±147.6 ACRES |
| CANOPY TO BE REMOVED: | ±1.6 ACRES (3.4%) |
| CANOPY TO BE RETAINED: | ±146.0 ACRES (96.6%) |

## TREE CANOPY COVERAGE

SCALE: 1" = 150'

GRAPHIC SCALE

150' 0 150' 300'

( IN FEET )
1 INCH = 150 FT

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# DIAMOND CREEK VINEYARDS
# TREE CANOPY COVERAGE
CALIFORNIA
NAPA COUNTY

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FERGUSON No. 77169 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
| DRAWN | DCB |
| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO.
UP3.1
4 OF 11 SHEETS

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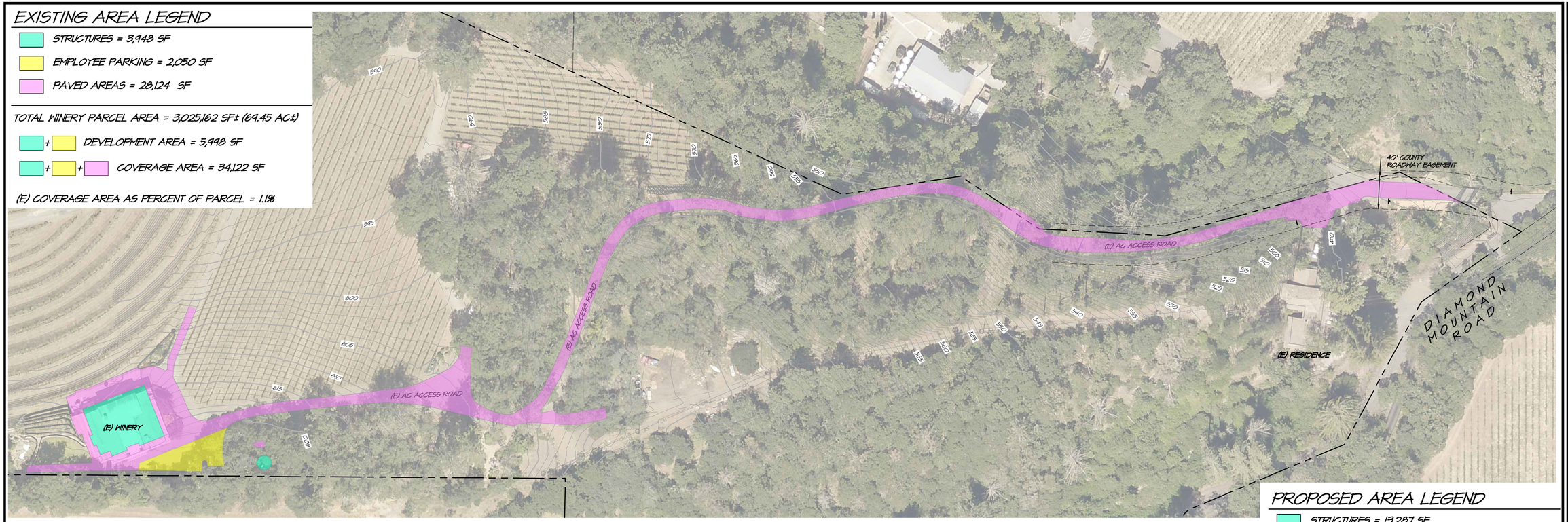
## EXISTING AREA LEGEND

- STRUCTURES = 3,948 SF
- EMPLOYEE PARKING = 2,050 SF
- PAVED AREAS = 28,124 SF

TOTAL WINERY PARCEL AREA = 3,025,162 SF± (69.45 AC±)

- + DEVELOPMENT AREA = 5,998 SF
- + + COVERAGE AREA = 34,122 SF

(E) COVERAGE AREA AS PERCENT OF PARCEL = 1.1%




EXISTING COVERAGE AND DEVELOPMENT MAP

SCALE: 1" = 50'

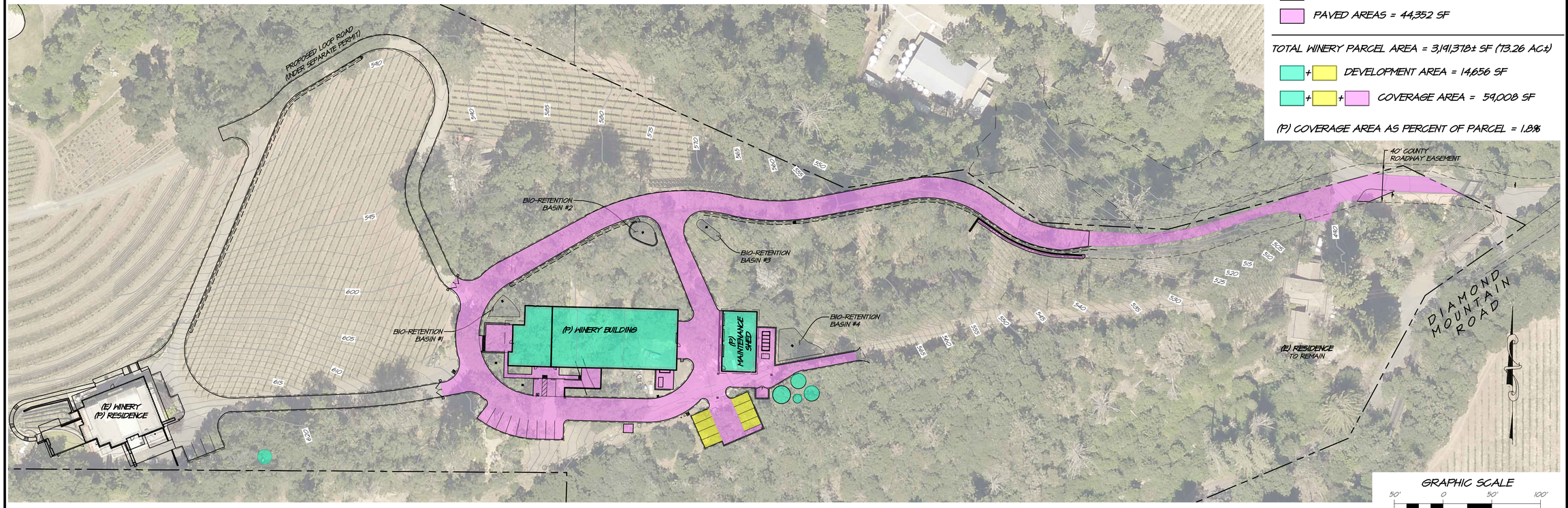
## PROPOSED AREA LEGEND

- STRUCTURES = 13,287 SF
- EMPLOYEE PARKING = 1,369 SF
- PAVED AREAS = 44,352 SF

TOTAL WINERY PARCEL AREA = 3,191,378± SF (73.26 AC±)

- + DEVELOPMENT AREA = 14,656 SF
- + + COVERAGE AREA = 59,008 SF

(P) COVERAGE AREA AS PERCENT OF PARCEL = 1.8%




PROPOSED COVERAGE AND DEVELOPMENT MAP

SCALE: 1" = 50'

GRAPHIC SCALE

50' 0 50' 100'

( IN FEET )
1 INCH = 50 FT.

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# DIAMOND CREEK VINEYARDS
## COVERAGE AND DEVELOPMENT
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FERTER No. 77188 Exp. 6/30/26 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
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| JOB NO. | 4120020.0 |

SHEET NO.
UP3.2
5 OF 11 SHEETS

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SECTION A - A

SCALE: 1" = 20'




SECTION B - B

SCALE: 1" = 20'




SECTION D - D

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 20

( IN FEET )
1 inch = 20 FT



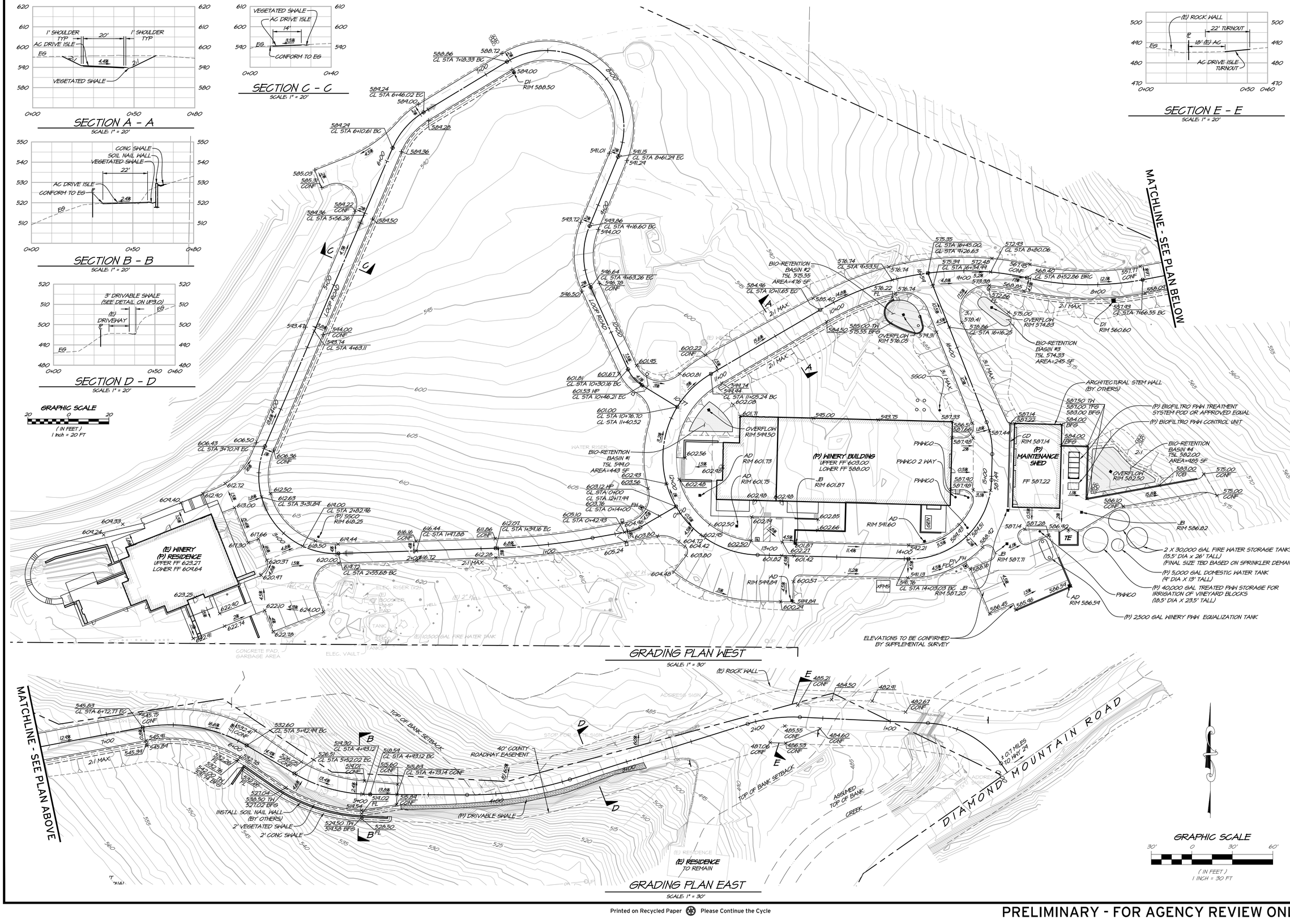

SECTION C - C

SCALE: 1" = 20'




SECTION E - E

SCALE: 1" = 20'




GRADING PLAN WEST

SCALE: 1" = 30'




GRADING PLAN EAST

SCALE: 1" = 30'

GRAPHIC SCALE

30' 0 30' 60'

( IN FEET )
1 INCH = 30 FT

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# DIAMOND CREEK VINEYARDS
# GRADING PLAN

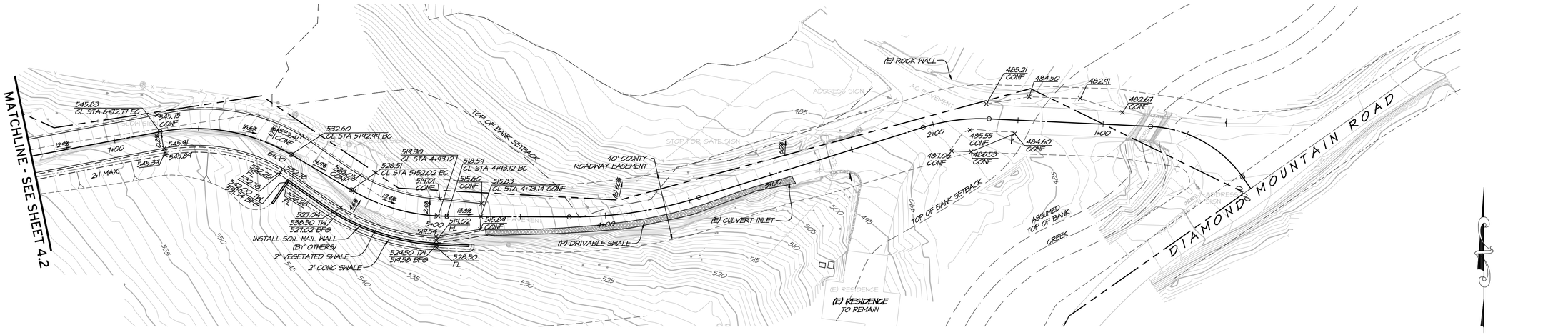
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FRANCIS No. 77852 Exp. 6-30-25 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
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| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO.
UP4.0
6 OF 11 SHEETS


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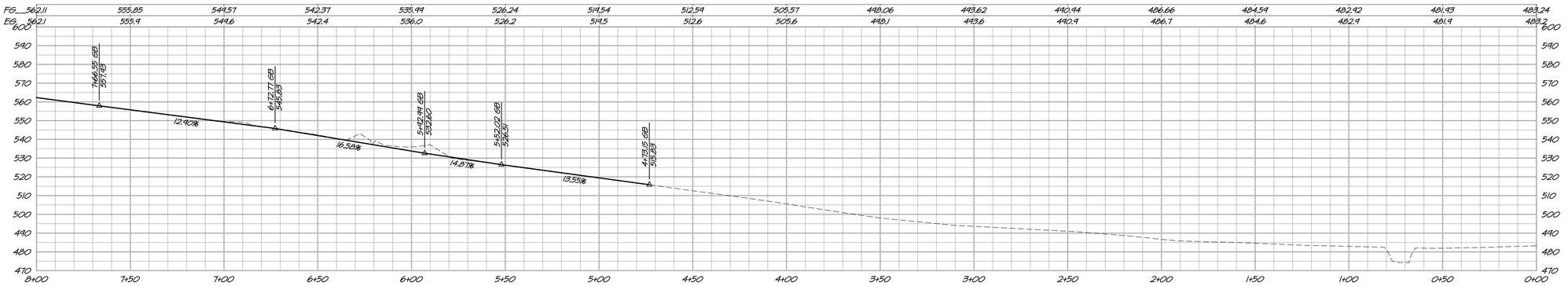

## GRADING PLAN EAST

SCALE: 1" = 30'

GRAPHIC SCALE

30' 0 30' 60'

( IN FEET )
1 INCH = 30 FT




## GRADING PROFILE EAST

SCALE: 1" = 30'

| NO. | DATE | REVISIONS | BY | APPD |
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| 0 | 05.21.25 | USE PERMIT APPLICATION - 4TH SUBMITTAL | DGB | BTF |


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# DIAMOND CREEK VINEYARDS
# PLAN AND PROFILE EAST
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRUCE WILLIAM FERRINI
No. 76158
Exp. 12-31-26
CIVIL ENGINEER
STATE OF CALIFORNIA

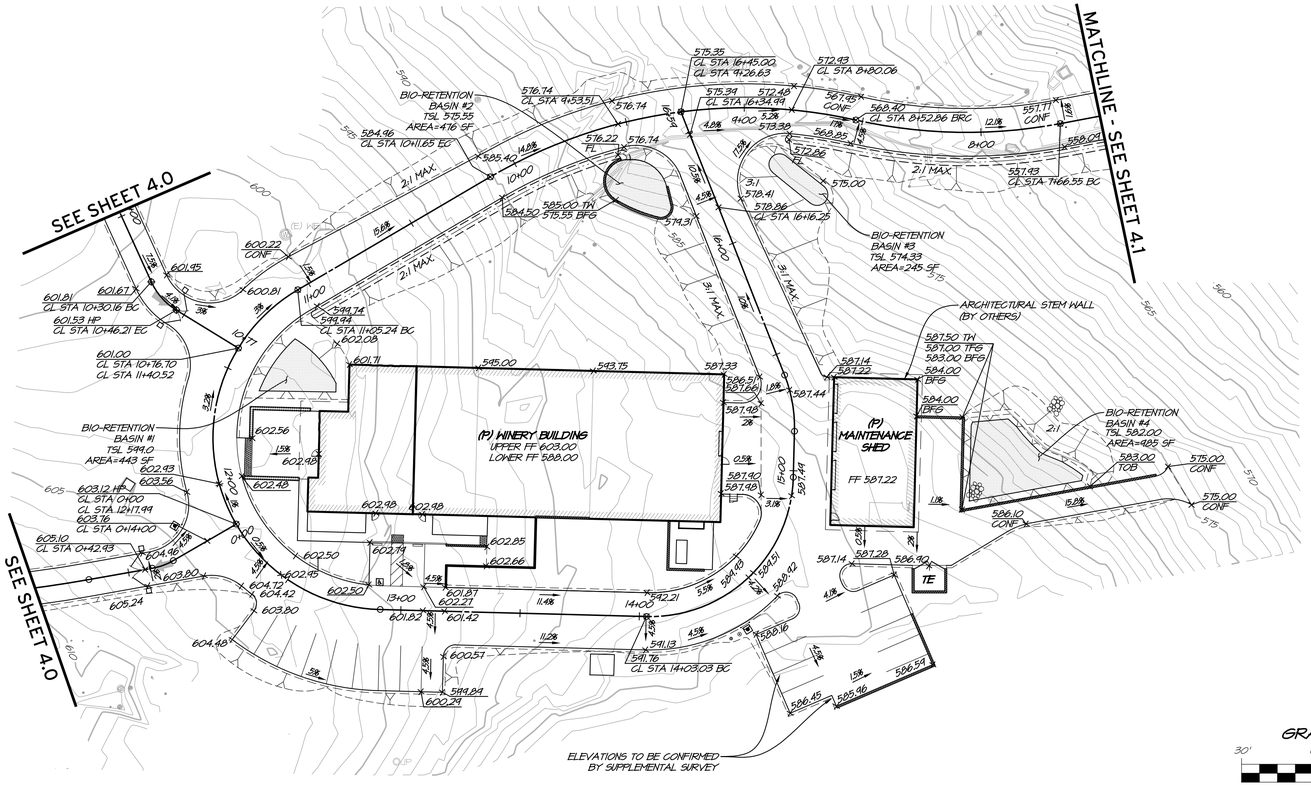
| | | |
|---|---|---|
| DATE | MAY 27, 2025 | |
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| DESIGNED | BTF | |
| CHECKED | BNF | |
| JOB NO. | 4120020.0 | |

SHEET NO.
**UP4.1**
7 OF 11 SHEETS

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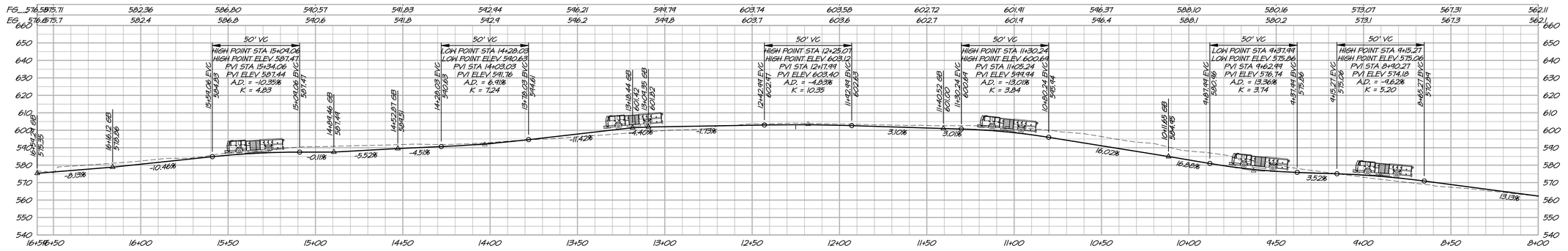

## SITE PLAN WEST

SCALE: 1" = 30'

GRAPHIC SCALE

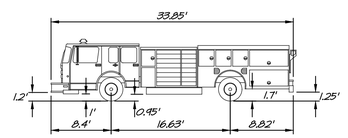
30' 0 30' 60'

( IN FEET )
1 INCH = 30 FT




## SITE PROFILE WEST

SCALE: 1" = 30'




### TYPE I ENGINE

| | |
|---|---|
| OVERALL LENGTH | 33.852 FT |
| OVERALL WIDTH | 8.500 FT |
| OVERALL BODY HEIGHT | 10.514 FT |
| MIN BODY GROUND CLEARANCE | 0.950 FT |
| TRACK WIDTH | 8.500 FT |
| LOCK TO LOCK TIME | 7.00 S |
| CURB TO CURB TURNING RADIUS | 29.700 FT |

## TYPE I FIRE ENGINE DETAIL

SCALE: 1" = 10'



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# DIAMOND CREEK VINEYARDS
# PLAN AND PROFILE WEST
CALIFORNIA

NAPA COUNTY

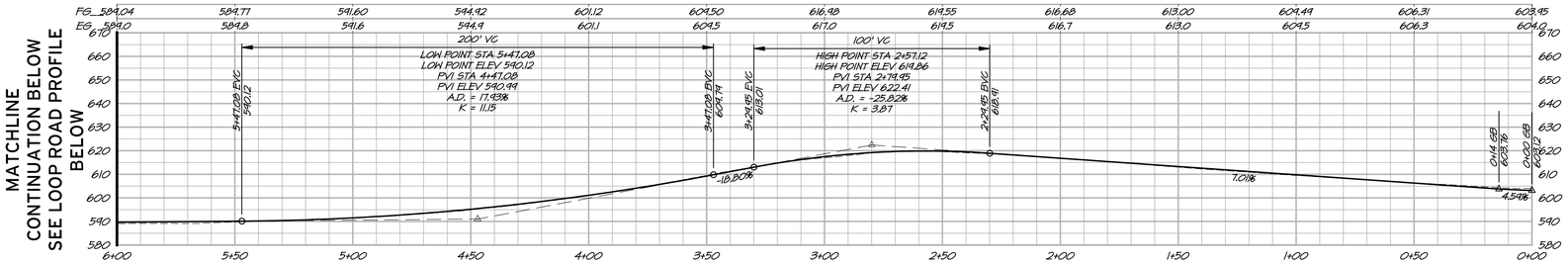
REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FOSTER No. 71368 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
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| JOB NO. | 4120020.0 |

SHEET NO.
**UP4.2**
8 OF 11 SHEETS

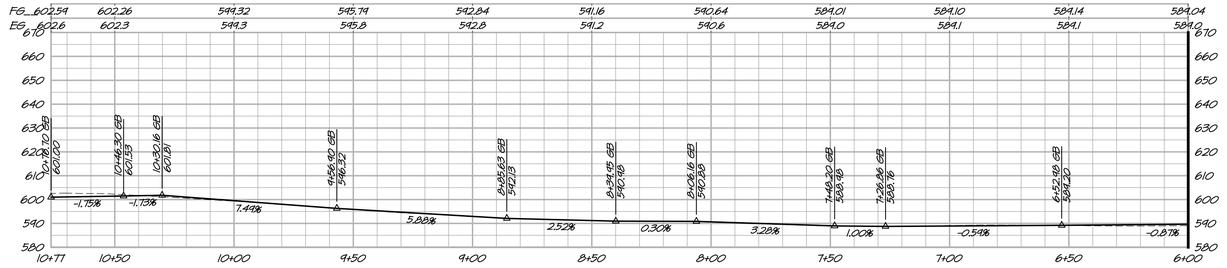
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MATCHLINE
CONTINUATION BELOW
SEE LOOP ROAD PROFILE
BELOW




## LOOP ROAD PROFILE EAST

SCALE: 1" = 30'




MATCHLINE
CONTINUATION
SEE LOOP ROAD PROFILE
ABOVE

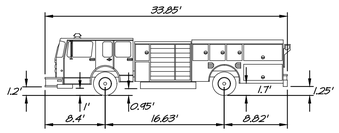
## LOOP ROAD PROFILE EAST

SCALE: 1" = 30'

GRAPHIC SCALE

30' 0 30' 60'

( IN FEET )
1 INCH = 30 FT




## TYPE I ENGINE

| | |
|---|---|
| OVERALL LENGTH | 33.852 FT |
| OVERALL WIDTH | 8.500 FT |
| OVERALL BODY HEIGHT | 10.514 FT |
| MIN BODY GROUND CLEARANCE | 0.950 FT |
| TRACK WIDTH | 8.500 FT |
| LOCK TO LOCK TIME | 7.00 S |
| CURB TO CURB TURNING RADIUS | 29.700 FT |

## TYPE I FIRE ENGINE DETAIL

SCALE: 1" = 10'

| NO. | DATE | REVISIONS | BY | APP'D |
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# DIAMOND CREEK VINEYARDS
# LOOP ROAD PROFILE
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRIDGET WILLIAM FERRARA
No. 77888
Exp. 6/30/26
CIVIL ENGINEER
STATE OF CALIFORNIA

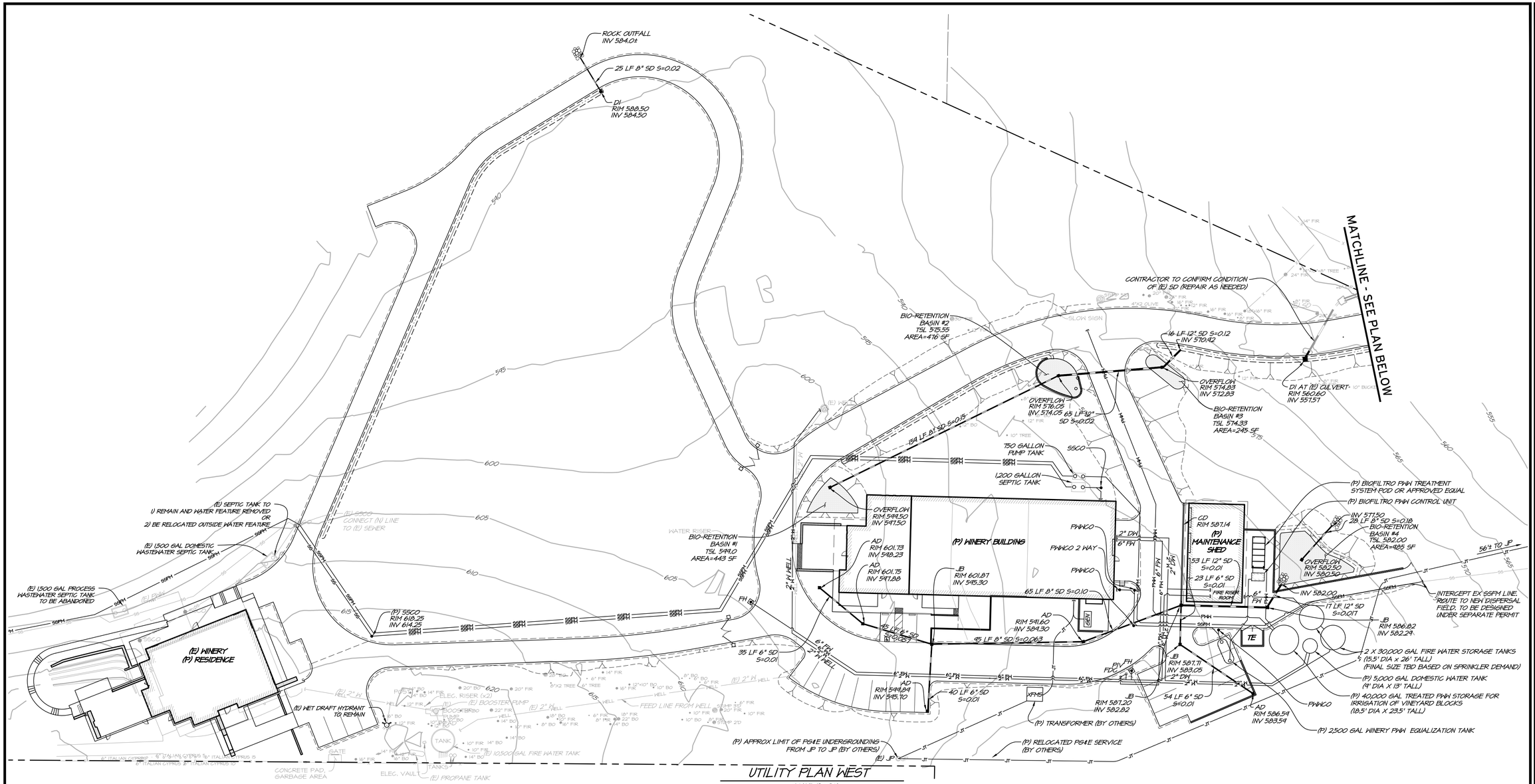
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| CHECKED | BWF | |
| JOB NO. | 4120020.0 | |

SHEET NO.
UP4.3
9 OF 11 SHEETS

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UTILITY PLAN WEST
SCALE: 1" = 30'

UTILITY PLAN EAST
SCALE: 1" = 30'

| NO. | DATE | REVISIONS | BY | APPD |
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# DIAMOND CREEK VINEYARDS
# UTILITY PLAN

NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FOGLE No. 77814 Exp. 6/30/26 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
| DRAWN | DCB |
| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

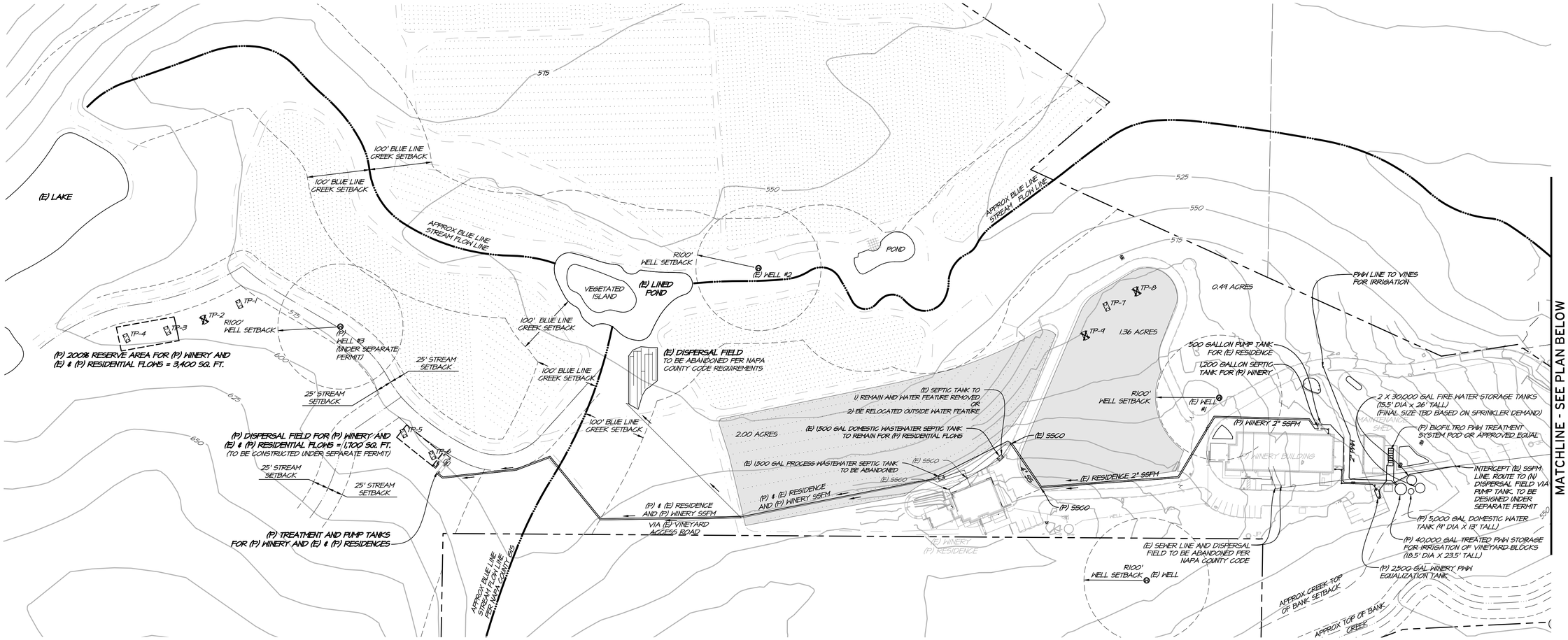
SHEET NO.
**UP5.0**
10 OF 11 SHEETS


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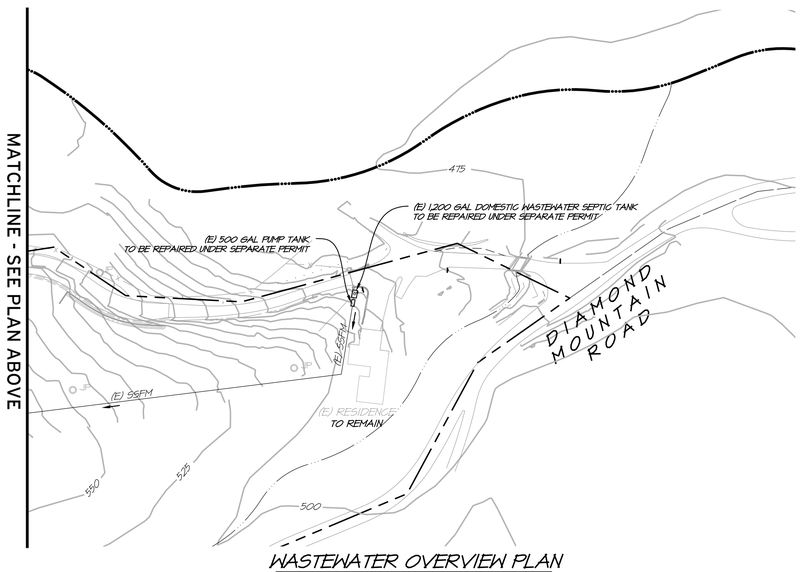
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## WASTEWATER OVERVIEW PLAN

SCALE: 1" = 80'




## WASTEWATER OVERVIEW PLAN

SCALE: 1" = 80'

**LEGEND**

- VINEYARD AREA TO BE IRRIGATED WITH TREATED PWW
- TP-1 TEST PIT
- TP-4 TEST PIT NOT GOOD
- VINEYARD ACCESS PATH

ADDRESS: 1500 DIAMOND MOUNTAIN ROAD CALISTOGA CA 94515

SITE EVALUATION DATE: JULY 22, 2022
APN: 020-440-0004
ENVIRONMENTAL HEALTH INSPECTOR: AVI SOMA

GRAPHIC SCALE

80' 0 80' 160'

( IN FEET )
1 INCH = 80 FT

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# DIAMOND CREEK VINEYARDS
# WASTEWATER OVERVIEW PLAN
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRIDGER WILLIAM FINLEY No. 77659 Exp. 06-30-26 CIVIL ENGINEER STATE OF CALIFORNIA

| | |
|---|---|
| DATE | MAY 27, 2025 |
| DRAWN | DGB |
| DESIGNED | BTF |
| CHECKED | BWF |
| JOB NO. | 4120020.0 |

SHEET NO.
**UP5.1**
11 OF 11 SHEETS

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## SITE LEGEND

| SYMBOL | MEANING |
|---|---|
| | PLANTING AREA |
| | PROPOSED LARGE SHADE TREE |
| | PROPOSED ORNAMENTAL TREE |
| | EXISTING TREE TO REMAIN |
| | EXISTING TREE TO BE REMOVED |

MAIN ENTRY DRIVE

BIO-FILTRATION PLANTING AT BIO RETENTION FEATURE

EXISTING TREE TO BE REMOVED, TYP.

EXISTING TREE TO REMAIN, TYP.

PROPOSED ORNAMENTAL TREE, TYP.

COURTYARD SEAT WALL

DETECTABLE WARNING STRIP

ENTRY SCREEN ELEMENT

PROPOSED LARGE SHADE TREE, TYP.

ORNAMENTAL PLANTING, TYP.

ACCESSIBLE PATH

(E) VINEYARD

(E) FORESTED AREA TO REMAIN

BUILDING PER ARCH

BUILDING PER ARCH

TANK

WATER TANK

WATER TANK

DETECTABLE WARNING STRIP

DRIVE AND PARKING PER CIVIL

GUEST PARKING

STAFF PARKING

PROPERTY LINE

PROPERTY LINE

SCALE: 1/16" = 1'-0"

0' 8' 16' 40'

DATE PLOTTED: 6/29/2023 03 : 34 PM


ROCHE + ROCHE
LANDSCAPE ARCHITECTURE

1055 Broadway Suite G
Sonoma Ca. 95476

707 933 8302 T/F
www.rocheandroche.com


**THE DIAMOND CREEK WINERY**

1500 DIAMOND MOUNTAIN ROAD
CALISTOGA, CA 94515
APN: 020-440-004, 020-400-012

NO. DATE ISSUES AND REVISIONS BY

1
2
3
4
5
6
7

DATE 06/30/2023
SCALE 1/16" = 1'-0"

CONCEPTUAL LANDSCAPE PLAN

**L1.1**

USE PERMIT APPLICATION 4TH RESUBMITTAL

# DIAMOND CREEK VINEYARDS

## Existing Gate Elevation
## Photo Markup



# “P”

# Public Comments

**From:** MeetingClerk
**To:** Cahill, Kelli
**Cc:** Ramos, Aime
**Subject:** FW: Napa County - Notice of Public Hearing
**Date:** Friday, December 12, 2025 7:32:32 AM
**Attachments:** image001.png

---

Please see email below.

Kind Regards,

**Napa County – Meeting Clerk - AV**
Planning, Building, & Environmental Services
Napa County
**Phone:** 707-253-4417
Email: meetingclerk@countyofnapa.org
1195 Third Street, Suite 210
Napa, CA 94559
www.napacounty.gov

Please note: Napa County offices will be closed for a winter recess from December 24, 2025 through January 1, 2026.

CONFIDENTIALITY NOTICE: This email message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient of the message, please contact the sender immediately and delete this message and any attachments. Thank you.

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**From:** RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>
**Sent:** Thursday, December 11, 2025 6:48 PM
**To:** MeetingClerk <MeetingClerk@countyofnapa.org>
**Subject:** Re: Napa County - Notice of Public Hearing

[External Email - Use Caution]

PLEASE be understanding as what this increase of visitors will do to this surrounding neighborhood and neighbors who surround this winery. It kills us!!
Sent from my iPhone

> On Dec 4, 2025, at 9:01 AM, RICHARD W SVENDSEN <rsvendsen@sbcglobal.net> wrote:

This request is way out of bounds. Having lived on Diamond Mountain Road for 57 years the impact of another winery expansion, home, traffic and tourism buses should be seriously considered. The traffic on this road is already way beyond reasonable and this project should seriously consider the impact to people living and residing on this road! Please minimize this or reconsider it all together. This is also a serious fire risk area
Sent from my iPhone

On Dec 4, 2025, at 7:38 AM, MeetingClerk <MeetingClerk@countyofnapa.org> wrote:

*DIAMOND CREEK VINEYARDS MAJOR MODIFICATION & REQUEST FOR EXCEPTION TO THE NAPA COUNTY ROADS AND STREETS STANDARDS - P19-00177*

<image002.png>

**Napa County - Meeting Clerk - AR**
Planning, Building, & Environmental Services
Napa County

**Phone:** 707-253-4417
Email: meetingclerk@countyofnapa.org

1195 Third Street, Suite 210
Napa, CA 94559
**www.napacounty.gov**

<Diamond Creek Public Notice.pdf>

Docusign Envelope ID: A085016A-EA01-493A-928C-C9280A45228E

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

***GAVIN NEWSOM, Governor***
***VALERIE TERMINI, Acting Director***

January 13, 2026

Kelli Cahill, Planner III
Napa County
1135 Third Street Suite 210
Napa, CA 94559
Kelli.Cahill@countyofnapa.org

Subject: Diamond Creek Vineyards Use Permit Major Modification P19-00177-MOD, Exception to the Napa County Roads and Street Standards, Initial Study/Mitigated Negative Declaration, SCH No. 2025120440, Napa County

Dear Kelli Cahill:

The California Department of Fish and Wildlife (CDFW) received an Initial Study/Mitigated Negative Declaration (IS/MND) from Napa County (County) for the Diamond Creek Vineyards Use Permit Major Modification P19-00177-MOD, Exception to the Napa County Roads and Street Standards (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

CDFW is submitting comments on the IS/MND to inform the County, as the Lead Agency, of potentially significant impacts to biological resources associated with the Project.

## CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under CEQA pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources. CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA) or Native Plant Protection Act (NPPA), the Lake and Streambed Alteration Program, or other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

## PROJECT DESCRIPTION SUMMARY

**Proponent:** Diamond Mountain Vineyard Company, Inc.

**Objective:** The Project would include modifying an existing winery use permit and subsequent modifications to recognize and approve items that are out of compliance

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Docusign Envelope ID: A085016A-EA01-493A-928C-C9280A45228E



with the permitted entitlements. The Project would also include expansion beyond existing entitlements such as construction of a new winery building and agricultural storage building, increase in production, number of employees, weekly visitation, on-premises consumption of wine produced on-site, additional parking, number of marketing events, and necessary infrastructure improvements and upgrades to the wastewater system, and conversion of the existing winery building to a single-family residence with parking. The Project would remove approximately 120 trees on-site to complete the above activities, including native trees such as blue oak (*Quercus douglasii*), Douglas fir (*Pseudotsuga menziesii*), and California buckeye (*Aesculus californica*). The Project would also repair an existing bridge crossing an ephemeral stream on-site near Diamond Mountain Road and include an Exception to the Napa County Roads and Street Standards to limit impacts resulting from driveway expansion at areas along the driveway, such as at the bridge.

**Location:** The Project is located at 500 Diamond Mountain Road, Calistoga, CA 94515; Assessor Parcel Numbers 020-440-004 and 020-400-012; with a Project center at approximately Latitude 38.56494, Latitude -122.57702; Napa County.

## REGULATORY REQUIREMENTS

### California Endangered Species Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. **The Project has the potential to impact Clara Hunt's milk-vetch (*Astragalus claranus*), CESA listed as endangered, as further described below.** Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain an ITP.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species. (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, & 15065.). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with CESA.

### Lake and Streambed Alteration

An LSA Notification, pursuant to Fish and Game Code section 1600 et. seq. is required for Project activities affecting lakes or streams and associated riparian habitat.

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Notification is required for any activity that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream. **It appears the Project bridge repairs would impact an ephemeral stream, therefore an LSA Notification is likely warranted. Thank you for including in the IS/MND a requirement for the Project to obtain all necessary permits from CDFW before conducting bridge repairs, including submitting an LSA Notification.** Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are subject to LSA Notification requirements. CDFW, as a Responsible Agency under CEQA, would consider the CEQA document for the Project and may issue an LSA Agreement. CDFW may not execute the final LSA Agreement until it has complied with CEQA as a Responsible Agency.

**COMMENTS AND RECOMMENDATIONS**

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends below and included in **Attachment 1** Draft Mitigation Monitoring and Reporting Program, CDFW concludes that an MND is appropriate for the Project.

**I. MANDATORY FINDING OF SIGNIFICANCE. Does the Project have potential to substantially reduce the number or restrict the range of an endangered, rare, or threatened species?**

**And,**

**Would the Project 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 CDFW or U.S. Fish and Wildlife Service (USFWS)?**

**COMMENT 1:** Clara Hunt's Milk-vetch and other Special-Status Plants, Environmental Setting and Mitigation Measure Related Impact Shortcomings

**Issue:** The IS/MND does not adequately address potential Project impacts to special-status plants including Clara Hunt's milk-vetch. Thank you for including Mitigation Measure (MM) BIO-2 which requires protocol-level plants surveys to be "…completed during the appropriate time to coincide with blooming periods for species likely to occur onsite" (IS/MND page 14). However, the the Biological Resource Assessment (IS/MND Attachment F) states that "Though the project site provides potentially suitable habitat for a number of the special status plant species known from the

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region, none of the species are likely to occur on the project site" (page 11), and the IS/MND's analysis of potential impacts to special-status plants is limited (page 12). Therefore it's unclear: 1) which special-status plants may be impacted and their level of sensitivity, which should inform the mitigation measures, and 2) how the Project could complete surveys at the appropriate time to detect special-status plants if Attachment F concludes that no special-status plants species are likely to occur on the Project site.

Furthermore, the Project site appears to be suitable for Clara Hunt's milk-vetch, which has been observed approximately 3.6 miles from the Project site, as it contains mixed oak woodland including blue oak (*Quercus douglasii*), manzanita (*Arctostaphylos* spp.), rocky soils derived from volcanic parent materials, and a variable canopy with patches of open areas, which are consistent with habitat conditions where the species has been found (see https://wildlife.ca.gov/Conservation/Plants/Endangered/Astragalus-claranus).Therefore, CDFW concludes that Clara Hunt's milk-vetch may occur on or adjacent to the Project site where it could be directly or indirectly impacted by the Project, and MM BIO-2 is inadequate to reduce potential impacts to the species to less-than-significant.

**Specific impacts and why they may occur and be significant:** Clara Hunt's milk-vetch is State and federally listed as endangered and; therefore, is considered to be an endangered species pursuant to CEQA Guidelines section 15380. If Clara Hunt's milk-vetch is present on or adjacent to the Project site, the Project could damage or remove individuals and habitat on-site or adjacent to it through direct or indirect impacts, resulting in a substantial reduction in the number or restriction of the range of an endangered species, which is considered a *mandatory finding of significance* pursuant to CEQA Guidelines section 15065, subdivision (a)(1). The Project could also damage or remove individuals or habitats of other special-status plant species on-site or adjacent to it through direct or indirect impacts, resulting in *potentially significant impacts*.

**Recommended Mitigation Measure:** To reduce impacts to Clara Hunt's milk-vetch and other special status plants to less-than-significant and comply with CESA, CDFW recommends replacing MM BIO-2 of IS/MND with the following mitigation measure. **CDFW also recommends that the below mentioned "list of special status plants with the potential to occur within the vegetation and habitat types identified" be included in the IS/MND to establish an adequate environmental setting and formulate adequate mitigation measures for specific special-status plant species.**

Mitigation Measure BIO-2: Special Status Plant Surveys. A qualified biologist shall conduct botanical surveys during the appropriate blooming period (or when the

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species is identifiable) and conditions for Clara Hunt's milk-vetch and other special-status plant species that may occur on-site or adjacent to it and be impacted by the Project, unless otherwise approved in writing by CDFW.

The survey area shall cover the Project site and adjacent areas where the above species could be directly or indirectly impacted, and the survey shall occur prior to the start of Project construction including, but not limited to ground disturbance and tree removal, unless otherwise approved in writing by CDFW. Surveys shall be conducted following CDFW's Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants) and include checking reference sites for Clara Hunt's milk-vetch and other target special-status plant species, unless otherwise approved in writing by CDFW. More than one year of surveys may be necessary according to the above protocol survey methodology. The survey report(s) shall include: 1) a list of special-status plants and sensitive natural communities with the potential to occur within the vegetation and habitat types identified, and 2) the information outlined in the above survey protocol reporting section. The survey reports shall be submitted to CDFW, and the Project shall obtain CDFW's written approval of them prior to Project construction. If full avoidance of a State listed species such as Clara Hunt's milk-vetch is not possible, the Project shall consult with CDFW and obtain a CESA ITP prior to Project construction, and shall comply with the ITP including, but not limited to habitat compensation requirements. The Project shall also consult with USFWS for potential impacts to federally listed plant species. If full avoidance of other special-status (non-CESA listed) plant species is not possible, the Project shall submit a mitigation plan (plan) to CDFW and obtain CDFW's written approval of the plan prior to Project construction, and the plan shall include but not be limited to transplanting, seed collection and broadcasting, habitat enhancement, and/or habitat compensation at a minimum 3:1 mitigation to impact ratio including a conservation easement and long-term funding and implementation of a management plan, appropriate to the species, unless otherwise approved in writing by CDFW.

**ENVIRONMENTAL DATA**

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to CNDDB. The CNDDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals

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## ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

## CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist the County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Nicholas Magnuson, Environmental Scientist, at (707) 815-4166 or Nicholas.Magnuson@wildlife.ca.gov; or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or Melanie.Day@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Erin Chappell
B77E9A6211EF486...

Erin Chappell
Regional Manager
Bay Delta Region

**Attachment 1:** Draft Mitigation Monitoring and Reporting Program

ec: Office of Land Use and Climate Innovation (SCH No. 2025120440)

Docusign Envelope ID: A085016A-EA01-493A-928C-C9280A45228E



## ATTACHMENT 1

## Draft Mitigation Monitoring and Reporting Program (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

| Biological Resources (BIO) | | | |
|---|---|---|---|
| **Mitigation Measure** | **Description** | **Timing** | **Responsible Party** |
| **BIO-2** | Special-Status Plant Surveys. A qualified biologist shall conduct botanical surveys during the appropriate blooming period (or when the species is identifiable) and conditions for Clara Hunt's milk-vetch and other special-status plant species that may occur on-site or adjacent to it and be impacted by the Project, unless otherwise approved in writing by CDFW.<br><br>The survey area shall cover the Project site and adjacent areas where the above species could be directly or indirectly impacted, and the survey shall occur prior to the start of Project construction including, but not limited to ground disturbance and tree removal, unless otherwise approved in writing by CDFW. Surveys shall be conducted following CDFW's Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants) and include checking reference sites for Clara Hunt's milk-vetch and other target special-status plant species, unless otherwise approved in writing by CDFW. More than one year of surveys may be necessary according to the above protocol survey methodology. The survey report(s) shall include: 1) a list of special-status plants and sensitive natural communities with the potential to occur within the vegetation and habitat types identified, and 2) the information outlined in the above survey protocol reporting section. The survey reports shall be submitted to CDFW, and the Project shall obtain CDFW's written approval of them prior to Project construction. If full avoidance of a State listed species such as Clara Hunt's milk-vetch is not possible, the Project shall consult with CDFW and obtain a CESA ITP prior to Project construction, and shall comply with the ITP including, but not limited to habitat compensation requirements. The Project shall also consult with USFWS for potential impacts to federally listed plant species. If full avoidance | Prior to Ground Disturbance | Project Applicant |

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| | | | |
|---|---|---|---|
| | of other special-status (non-CESA listed) plant species is not possible, the Project shall submit a mitigation plan (plan) to CDFW and obtain CDFW's written approval of the plan prior to Project construction, and the plan shall include but not be limited to transplanting, seed collection and broadcasting, habitat enhancement, and/or habitat compensation at a minimum 3:1 mitigation to impact ratio including a conservation easement and long-term funding and implementation of a management plan, appropriate to the species, unless otherwise approved in writing by CDFW. | | |

Planning, Building & Environmental Services

# Diamond Creek Vineyards

**1500 Diamond Mountain Road (APNs 020-440-004 and 020-400-012)**
**Use Permit Major Modification P19-00177**
**and an Exception to the Napa County Roads and Street Standards**

Presented by Kelli Cahill



# Presentation Topics

- Site Description
- Permit Request
- Recommendation

# Site Description

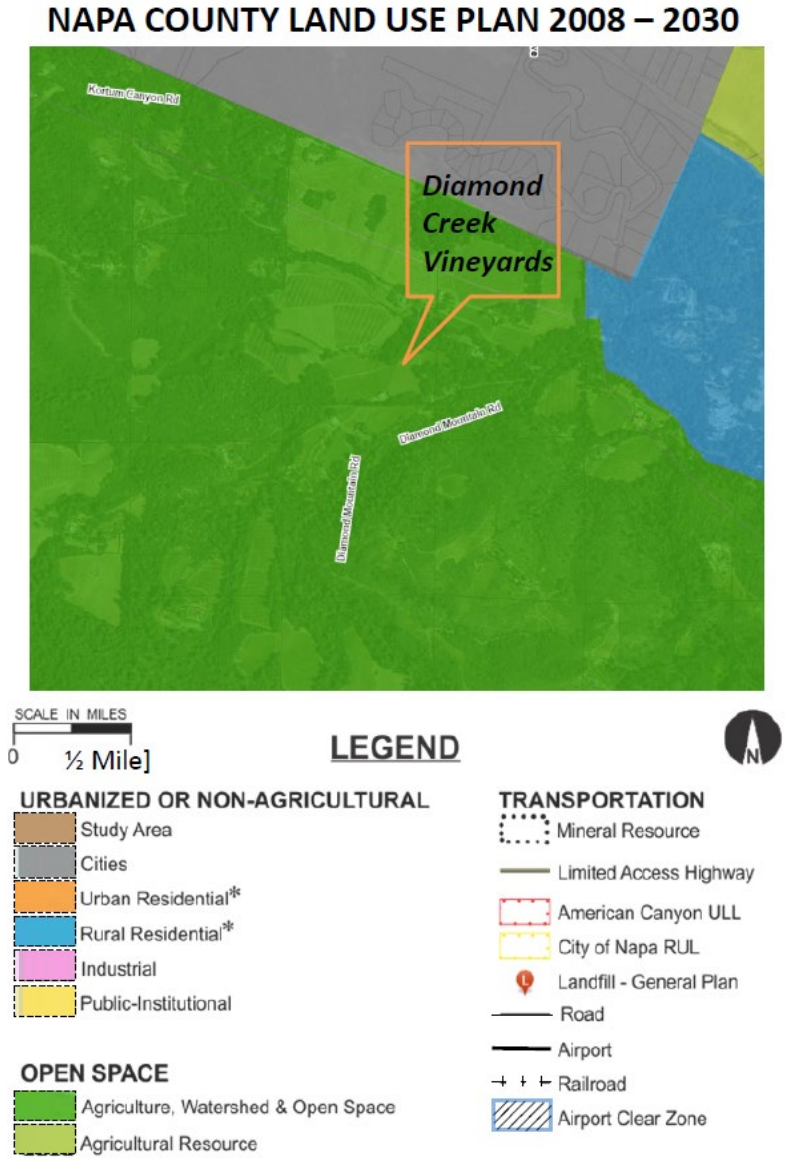
**Project Parcel**

1500 Diamond Mountain Road, Calistoga

APNs 020-440-004 & 020-400-012

**General Plan Designation**

Agriculture, Watershed & Open Space (AWOS)

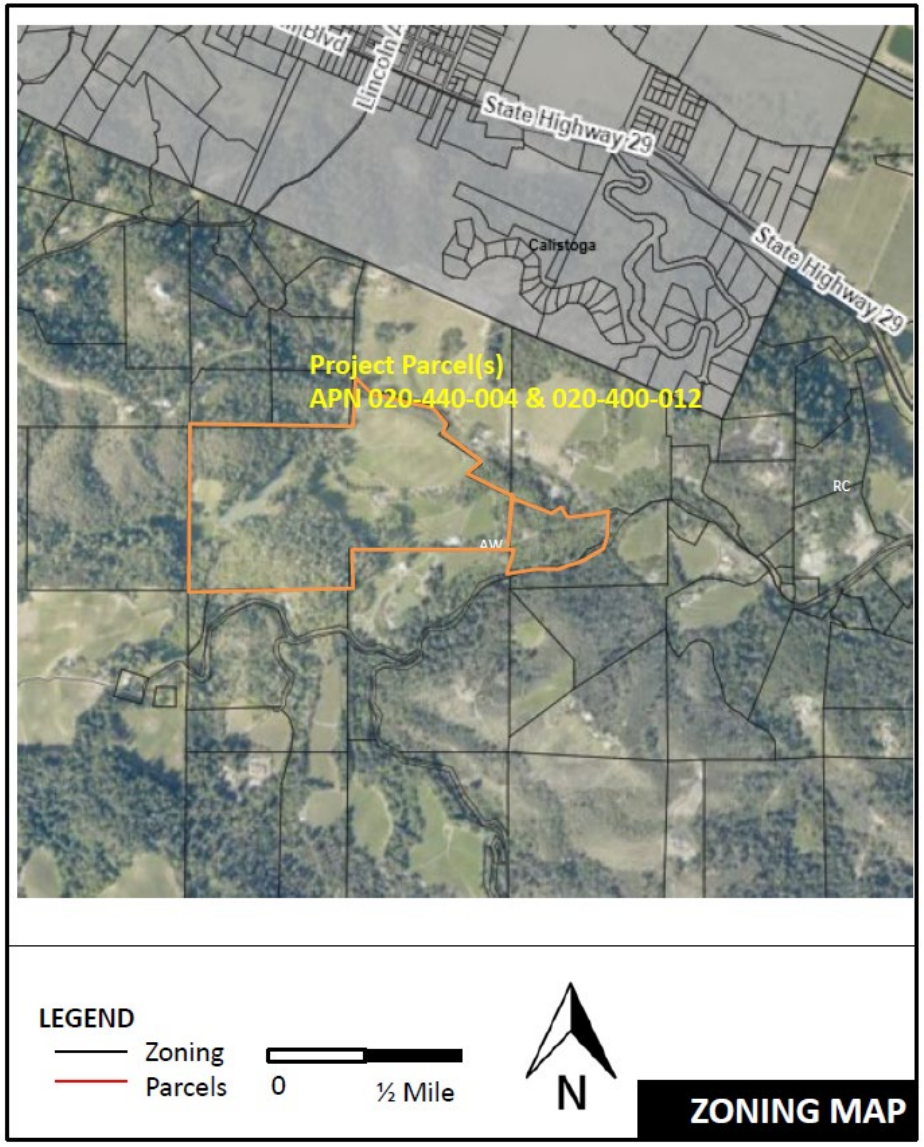


# Site Description

**Project Parcels**

78.12 acres

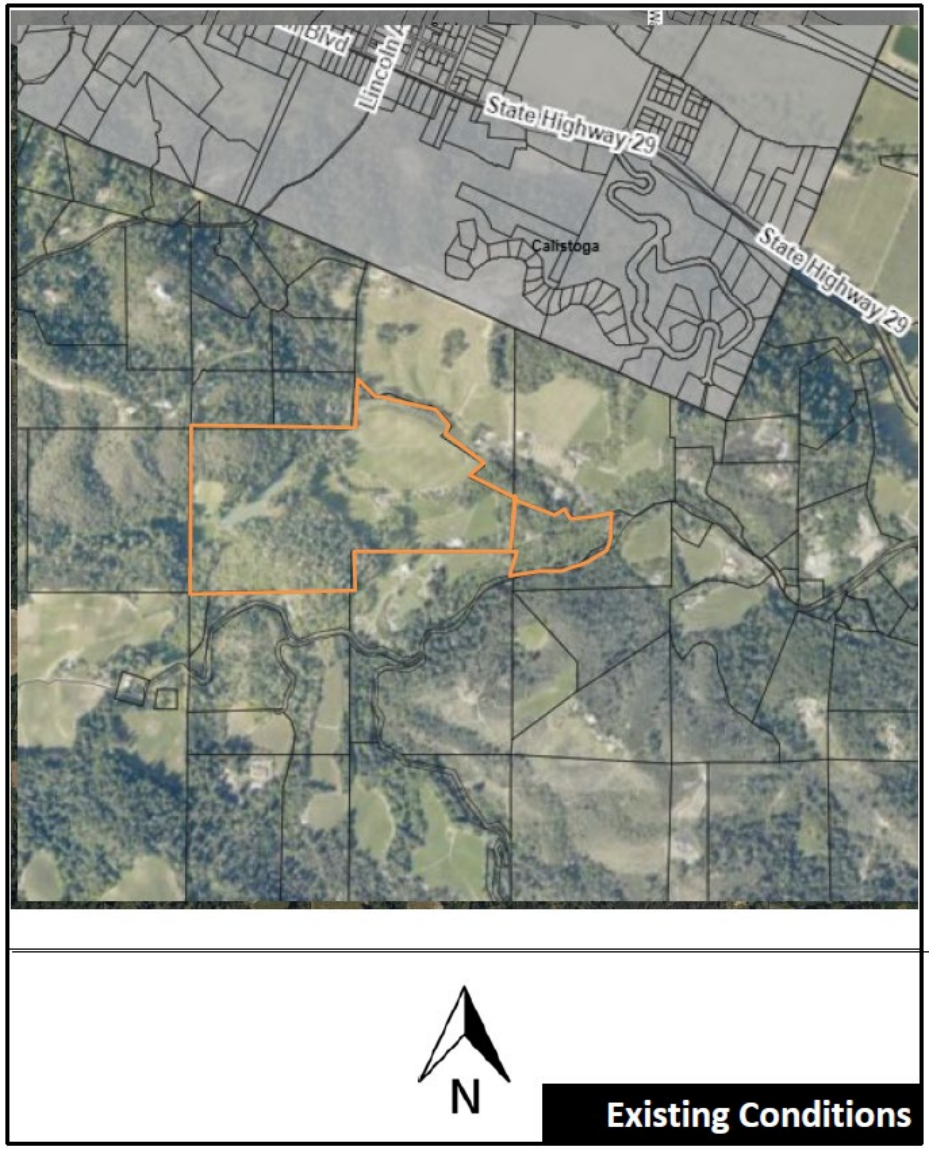
**Zoning**
Agricultural Watershed (AW)



# Site Description

**Project Parcel**

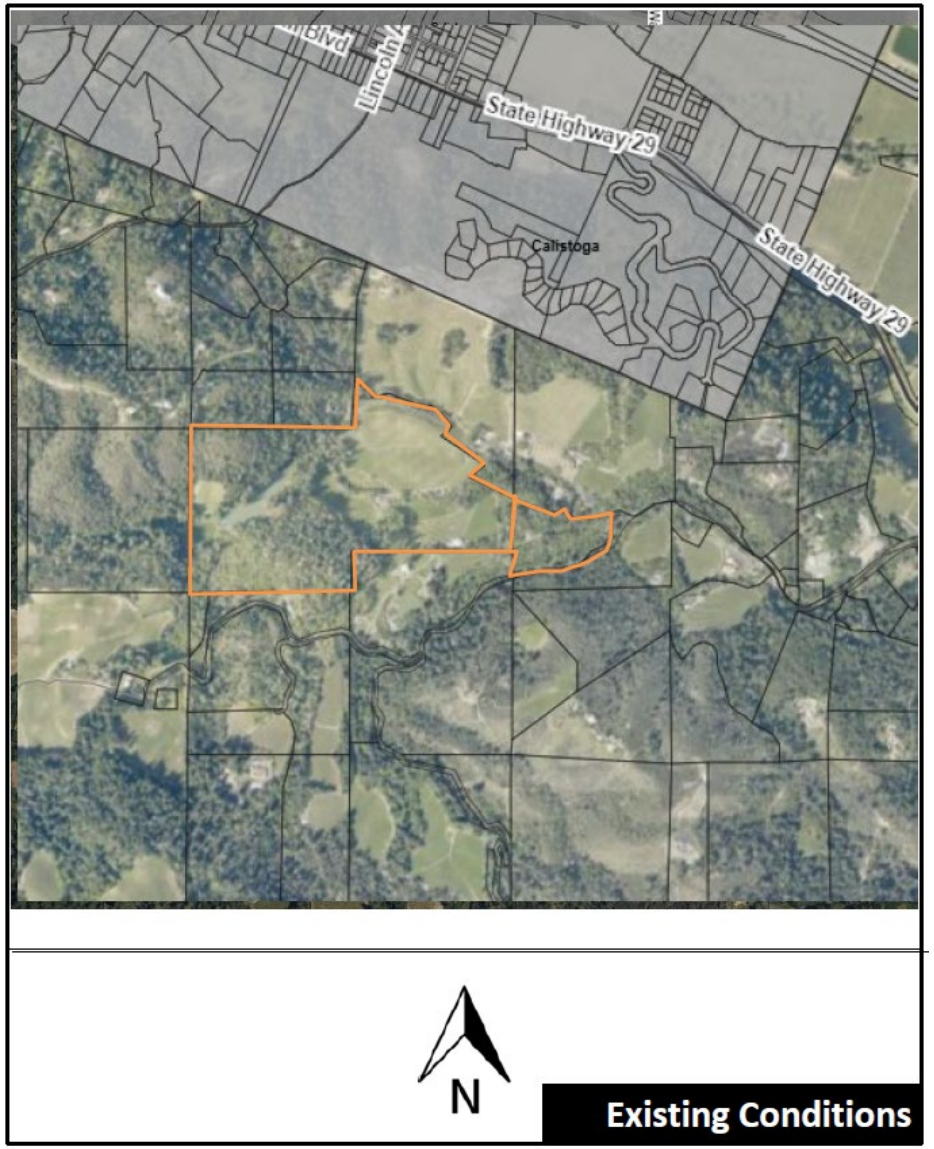
- Winery (APN 020-440-004)
- Single family residence (APN 020-400-012)
- Driveway from Diamond Mountain Road
- Two (2) groundwater wells
- Approximately 25 acres of vineyard
- Reservoir permitted for recreation
- Two additional small landscape pond features



# Site Description

**Existing Uses:**

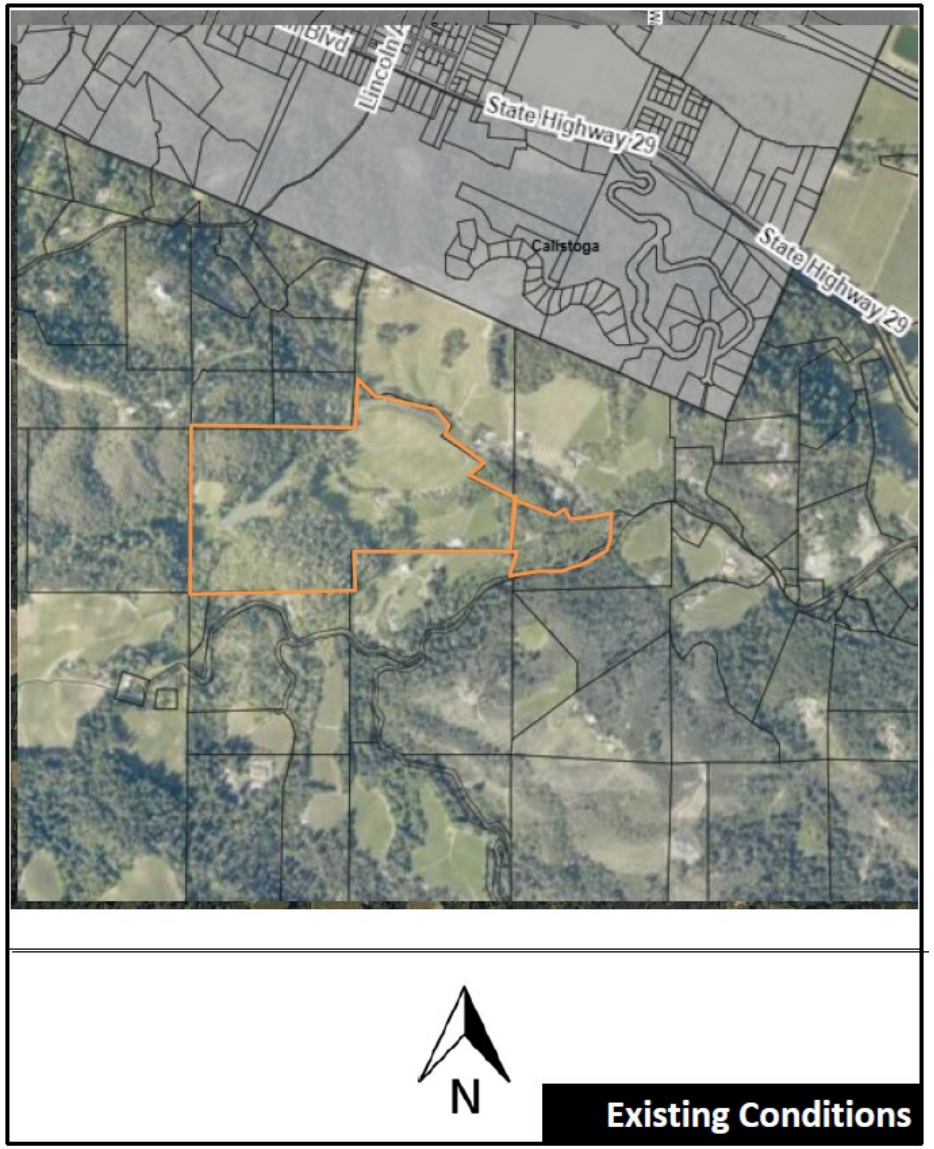
- Winery
- Vineyards
- Two Groundwater wells
- Single Family Residence
- Outbuildings
- Reservoir permitted for recreational
- Two landscape ponds



# Site Description

**Existing Uses:**

- Winery
- Vineyards
- Two Groundwater wells
- Single Family Residence
- Outbuildings
- Reservoir permitted for recreational
- Two landscape ponds



# Project Request

| Permitted Conditions | Compliance Program Conditions |
|---|---|
| | |
| Production: | Production: |
| 10000 gallons | 10,000 gallons |
| | |
| Visitation: | Visitation: |
| 10 Visitors/Day | 22 Visitors/Day |
| 10 Visitors/Week | 47 Visitors/Week |
| 520 Visitors/Year | 2444 Visitors/Year |
| | |
| Marketing Program: | Marketing Program: |
| 5 Events/year @ max. 100 guests | 4 Events/year @ max. 15 guests |
| | 3 Events/year @ max. 25 guests |
| | 1 Event/year @ max. 50 guests |
| | |
| 5 Total Events | 8 Total Events |
| 500 Total Marketing Guests/Year | 185 Total Marketing Guests/Year |
| | |
| Employees: | Employees: |
| 5 full-time employees | 6 full-time employees |
| | 2 part-time employees |
| | |

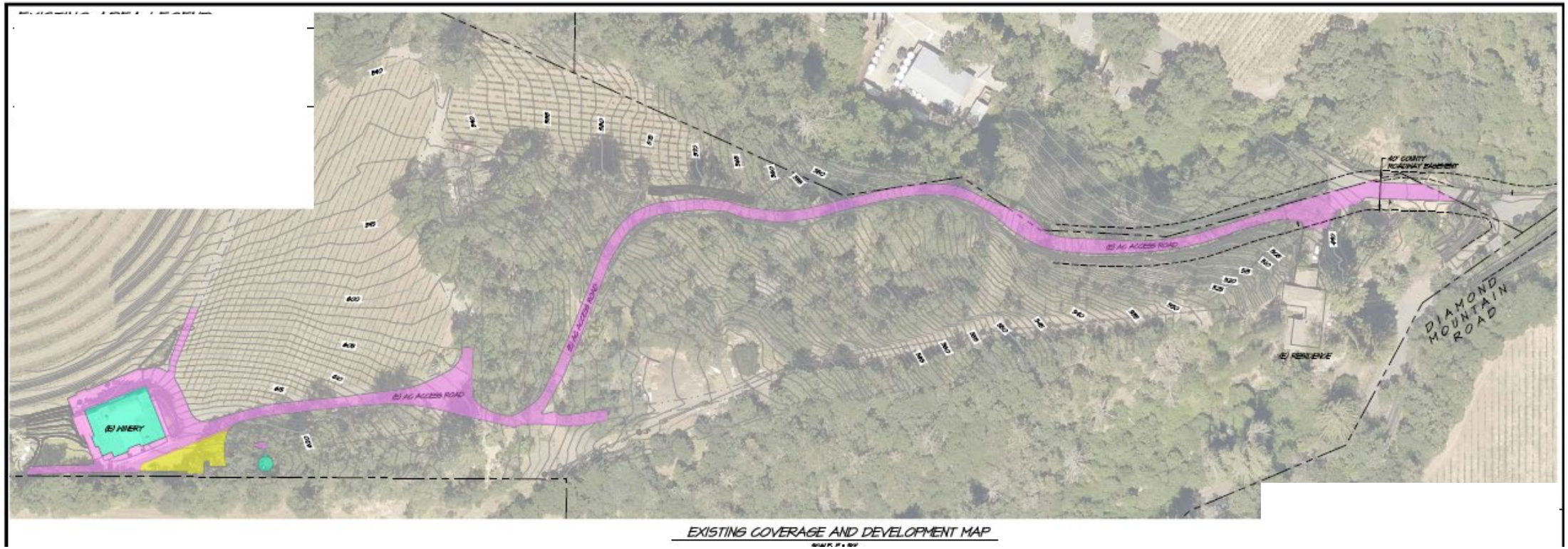
# Project Request

| Proposed Request Beyond Existing Conditions | Net Change from Entitlements to Requested Conditions |
|---|---|
| | |
| Production: | |
| 25000 gallons | Net increase of 15000 gallons |
| | |
| Visitation: | |
| 10 Visitors/Day | Net increase of 0 Visitors/Day |
| 60 Visitors/Week | Net increase of 50 Visitors/Week |
| 3120 Visitors/Year | Net increase of 2600 Visitors/Year |
| | |
| Marketing Program[1] | |
| 10 events/year with up to 12 one-way vehicle trips | |
| 1 event/year with up to 20 one-way vehicle trips | |
| | |
| 11 total events | Net increase 6 Total Events |
| 10 events with between 28.8 and 33.6 guests | |
| 1 event with between 48 and 56 guests | Net decrease in Marketing guests of between 108 to 164 |
| | |
| | |
| 8 full time employees | Net increase of 3 full-time employees |
| 2 part-time employees | Net increase of 2 full-time employees |
| | |

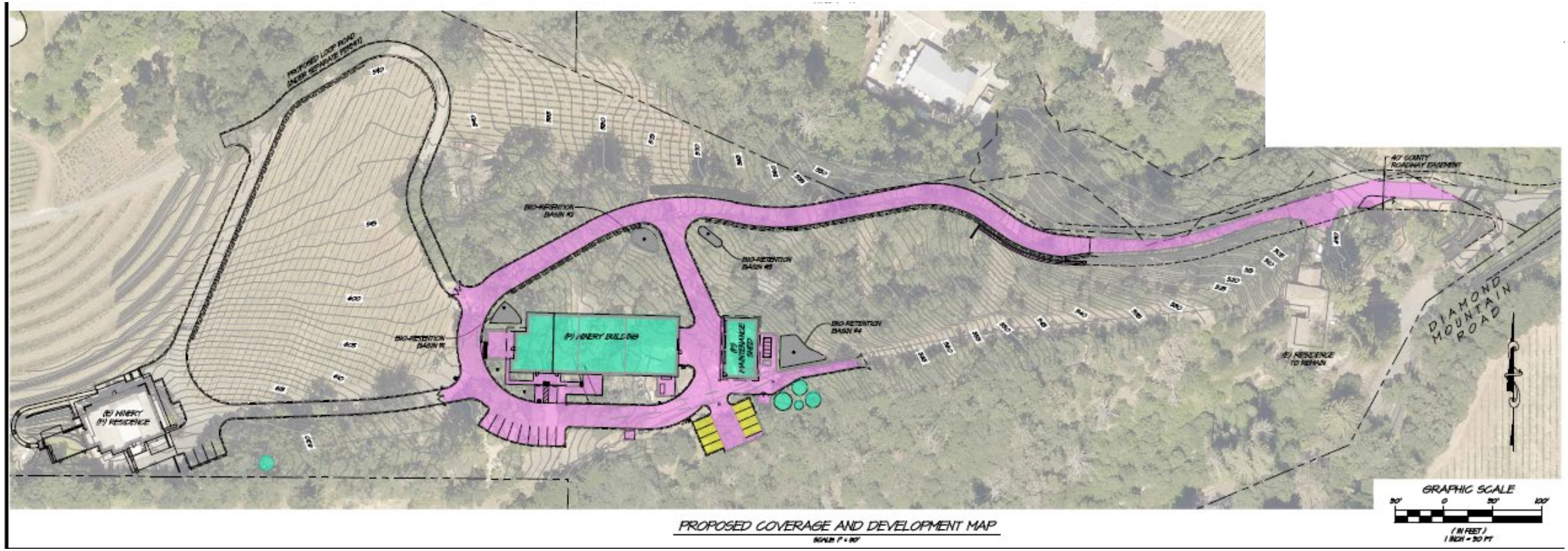
[1] number of occupants per vehicle

2.4 persons per vehicle weekday

2.8 persons per vehicle weekend

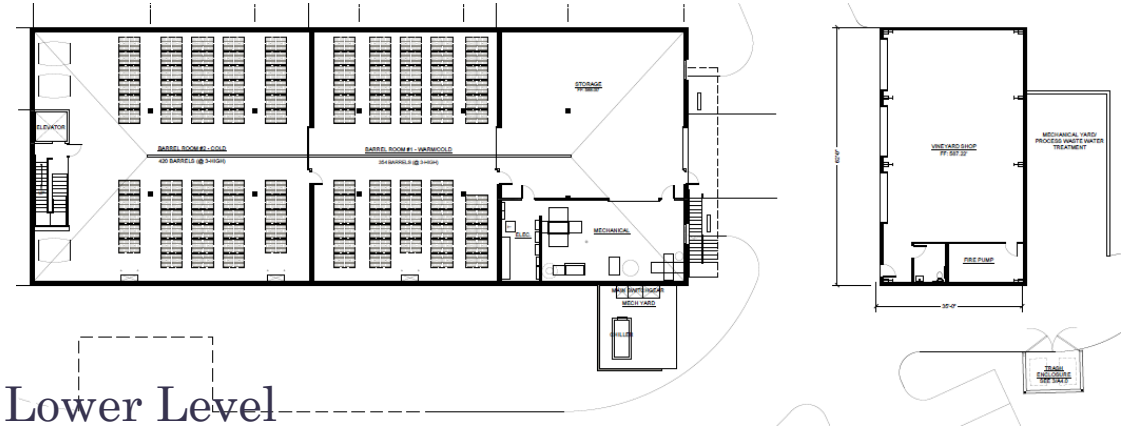



EXISTING COVERAGE AND DEVELOPMENT MAP

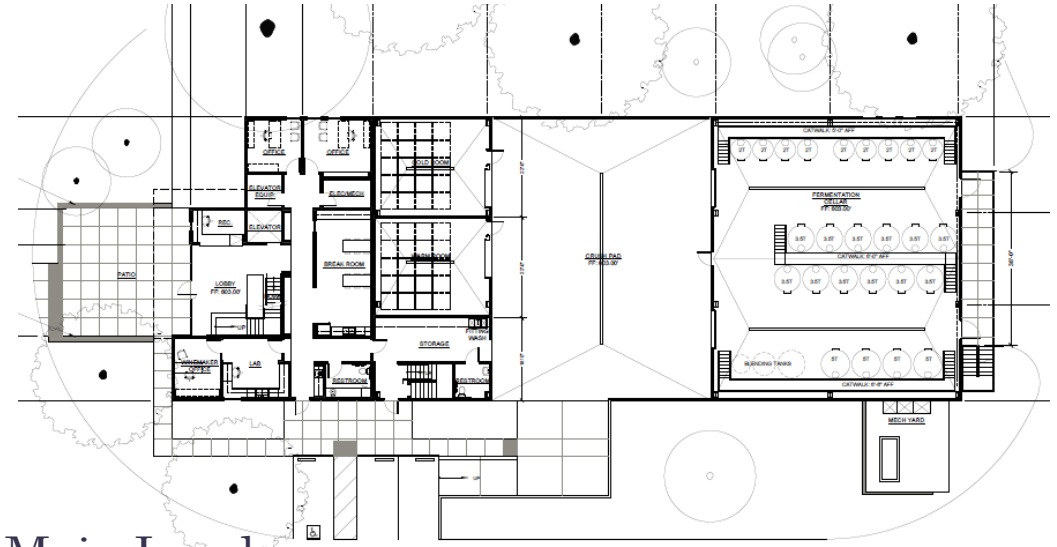



PROPOSED COVERAGE AND DEVELOPMENT MAP

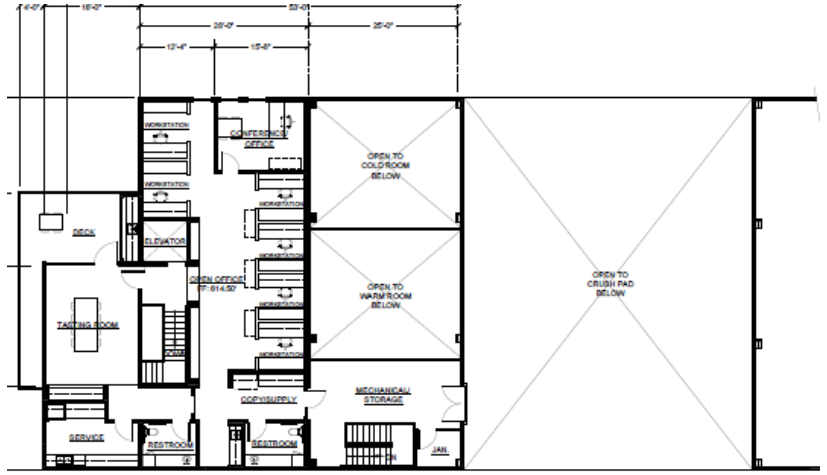
SCALE 1" = 50'



Lower Level

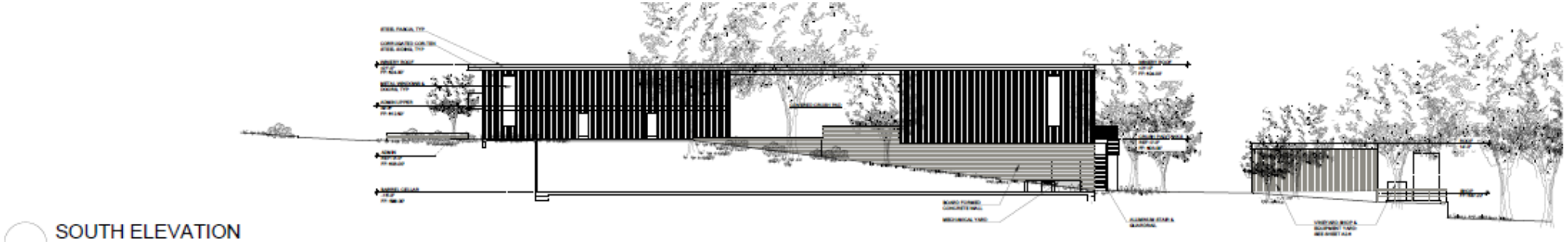


Main Level

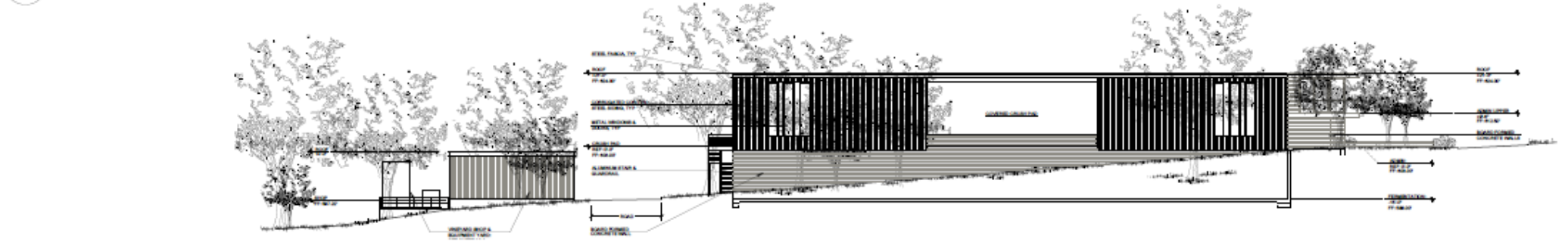


Upper Level

# New Winery Building and Agricultural shop



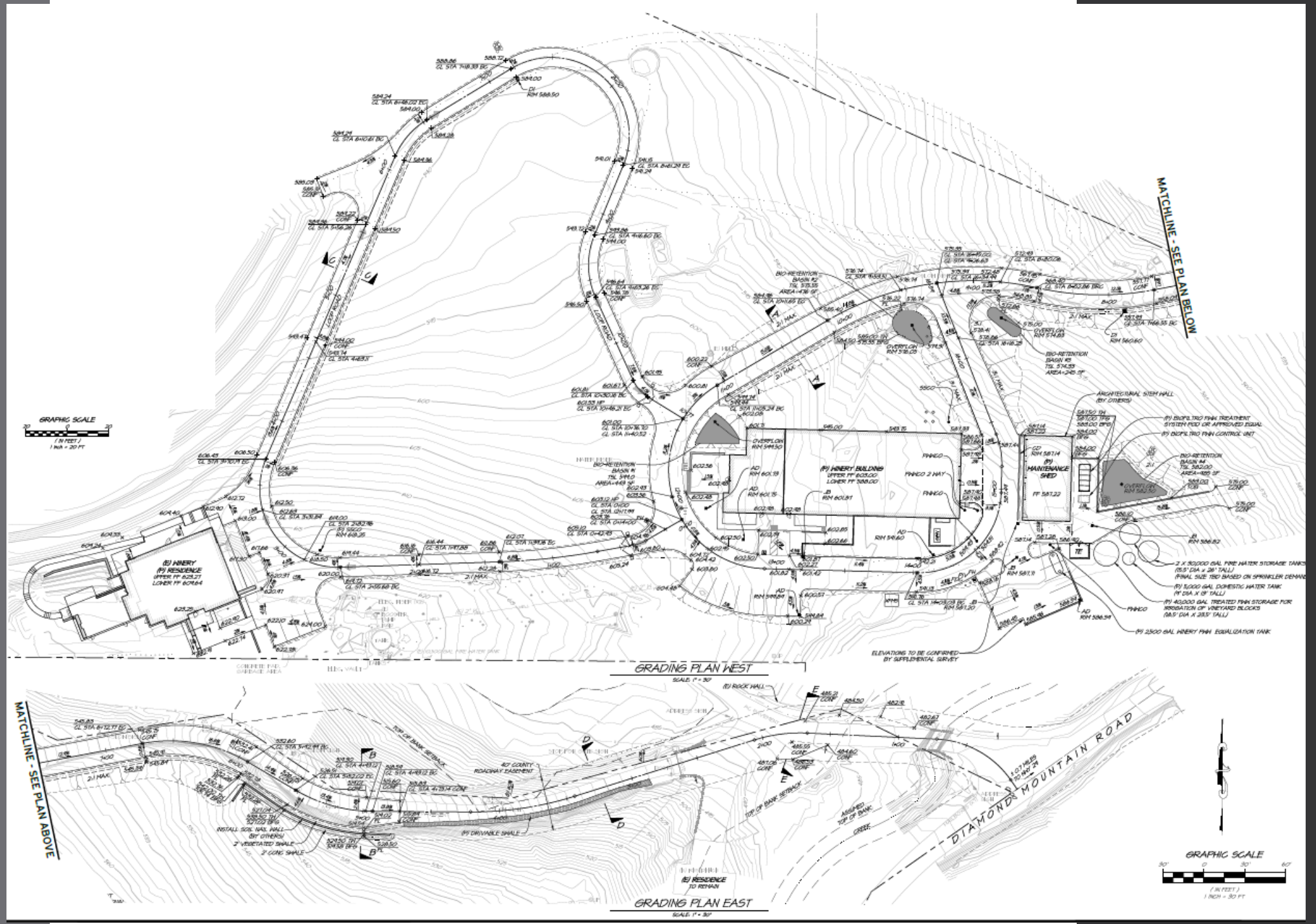
SOUTH ELEVATION



NORTH ELEVATION



# New Winery Building and Agricultural shop




# Driveway Improvements

&

# Request for Exception to the Road and Street Standards

# Exception to the Napa County Roads and Street Standards

Applicant is requesting an exception to the RSS to allow selective widening to two road segments (Stations STA 0+50 – 1+80, and STA 2+40 – 4+73) where environmental constraints prevent widening to full commercial road standards that require a minimum width of 22 feet.

- STA 0+50 to 1+80 - The existing historic bridge has a 13.7’ clear width. This 130-foot linear section of existing roadway is adjacent to a natural blue line stream. Widening the roadway to a minimum of 22 feet would result in earth disturbance and grading within the stream setback. The applicant is proposing turnouts with clear sight lines on either side of the bridge.
- STA 2+40 to 4+73 - The existing road in this area is approximately 15’ clear and includes an existing access gate that has a clear width opening of 15.5’. This 233-foot linear section of existing roadway is adjacent to a steep slope and several large mature native trees. Widening the roadway to a minimum 22 feet would result in the grading on slopes over 50% and earthwork near the stream setback.

# Water Use

## Tier 1:

- Parcel Specific Recharge: maximum recharge was calculated at 10.83 feet per acre per year within a 73.26 acre area based on slopes ranging from 5 to 30%. Areas over 30% were excluded.

## Tier 2:

- There are no offsite neighboring wells located within 500 feet of the onsite wells; therefore, a Tier 2 analysis was not required.

## Tier 3:

- Well #1 and the replacement well are both located within 1,500 feet of a significant stream, requiring a Tier 3 analysis. Due to the proximity of Well #2, the Water Availability Analysis assumed connectivity to the stream. Through modification to winery and farming operations, the proposed project would result in a reduction in groundwater use as explained in the following Table. Additionally, all wells will be metered as recommended within Attachment B Conditions of Approval.

| Usage Type | Existing Use (af/yr) | Proposed Interim Usage (af/yr) | Proposed Standard Usage (af/yr) | Proposed Reduced Usage (af/yr) |
|---|---|---|---|---|
| **Vineyard** | | | | |
| Irrigation – well | 10.75 | 9.66 | 9.66 | 8.95 |
| Irrigation – Recycled process Wastewater (credit) | 0 | 0 | -0.46 | -0.46 |
| Landscaping | 0.05 | 0.05 | 0.13 | 0.13 |
| **Residential** | | | | |
| Existing | 0.75 | 0.75 | 0.75 | 0.75 |
| Proposed | 0 | 0 | 0.75 | 0.75 |
| **Winery** | | | | |
| Process Water | 0.22 | 0.22 | 0.54 | 0.46 |
| Domestic Water | 0.15 | 0.15 | 0.17 | 0.17 |
| **Totals (af/yr)** | **11.92** | **10.83** | **11.54** | **11.75** |
| **Estimated Water Recharge (af/yr)** | **46.15** | **46.15** | **46.15** | **46.15** |

# Water Use

# Wastewater

- There is an existing winery waste treatment system with two 1,500 gallon septic tanks, one for production and one for domestic waste flows. There is an existing septic system serving the existing residence.
- The existing residential leach field is located, in part where the new winery will be constructed. Therefore, the proposed winery wastewater treatment system will treat process waste and domestic wastewater. The new system would include a biofiltro system or equivalent to separately treat and disperse winery process waste. This would include the proposed 0.46 of treated process waste used for vineyard irrigation.
- The system includes three possible options. The existing winery domestic septic tank is located within a man-made pond, which would be drained and filled in, abandoned and replaced, or use the existing winery leach lines to serve the proposed residence. The final system proposal will need to be submitted to the Environmental Health Division for review and approval prior to issuance of a building permit.

# Biological Resources

- The proposed project would result in the removal of mixed oak woodland with approximately 120 trees to removed as part of the driveway improvement and construction of the new winery structure. Consistent with County Code and General Plan policies, the project will preserve through deed restriction 4.8 acres of similar habitat onsite as required by Mitigation Measure BIO-1.
- The project includes grading and construction that has the potential to disturb nearby animals and bird species which has been mitigated through pre-construction surveys to identify if present and avoid any direct or indirect impacts. Mitigation Measures BIO-3 through BIO-5 are required for nesting migratory birds, Northern Spotted owl and bats avoidance.
- Similarly, ground disturbance may result in disturbance of plant species identified during record search. As part of the project, pre-construction plant survey has been required and included as Mitigation Measure BIO-2

# Parcel Access & Traffic

- The parcel as previously mentioned, is accessed from Diamond Mountain Road via a private shared driveway, before turning west along a private driveway serving the winery.
- The project would not generate more than 110 daily trips, so a full operational Traffic Impact Study was not required or prepared.
- A Sight Distance assessment was completed, which concluded adequate line of sight from the shared access to/and from Diamond Mountain Road. The report was reviewed and assumptions found acceptable by Public Works Transportation Engineer.

# Public Comments

- Two public comment letters prior to publication of the Agenda are included in Attachment P of the Staff Report.
- On January 13th, staff received a comment letter from the California Department of Fish and Wildlife (CDFW) and provided by the Meeting Clerk. Mitigation Measure BIO-2 as written addresses the recommendation made by CDFW.

# Staff Recommendation

- Adopt the Mitigated Negative Declaration and the recommended MMRP based on recommended Findings 1-7 in Attachment A;
- Approve an Exception to the Napa County Roads and Street Standards based on recommended Findings 8-9 in Attachment A;
- Approve Use Permit Major Modification P19-00177 based on recommended Findings 10-14 in Attachment A;
- Recommended Conditions of Approval in Attachment B

This concludes my presentation.

Staff, the applicant and members of the project team are available to answer any questions.



# Thank you

Kelli Cahill

Kelli.Cahill@countyofnapa.org

(707) 265-2325

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

***GAVIN NEWSOM, Governor***
***VALERIE TERMINI, Acting Director***

January 13, 2026

Kelli Cahill, Planner III
Napa County
1135 Third Street Suite 210
Napa, CA 94559
Kelli.Cahill@countyofnapa.org

Subject: Diamond Creek Vineyards Use Permit Major Modification P19-00177-MOD, Exception to the Napa County Roads and Street Standards, Initial Study/Mitigated Negative Declaration, SCH No. 2025120440, Napa County

Dear Kelli Cahill:

The California Department of Fish and Wildlife (CDFW) received an Initial Study/Mitigated Negative Declaration (IS/MND) from Napa County (County) for the Diamond Creek Vineyards Use Permit Major Modification P19-00177-MOD, Exception to the Napa County Roads and Street Standards (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

CDFW is submitting comments on the IS/MND to inform the County, as the Lead Agency, of potentially significant impacts to biological resources associated with the Project.

## CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under CEQA pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources. CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA) or Native Plant Protection Act (NPPA), the Lake and Streambed Alteration Program, or other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

## PROJECT DESCRIPTION SUMMARY

**Proponent:** Diamond Mountain Vineyard Company, Inc.

**Objective:** The Project would include modifying an existing winery use permit and subsequent modifications to recognize and approve items that are out of compliance

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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with the permitted entitlements. The Project would also include expansion beyond existing entitlements such as construction of a new winery building and agricultural storage building, increase in production, number of employees, weekly visitation, on-premises consumption of wine produced on-site, additional parking, number of marketing events, and necessary infrastructure improvements and upgrades to the wastewater system, and conversion of the existing winery building to a single-family residence with parking. The Project would remove approximately 120 trees on-site to complete the above activities, including native trees such as blue oak (*Quercus douglasii*), Douglas fir (*Pseudotsuga menziesii*), and California buckeye (*Aesculus californica*). The Project would also repair an existing bridge crossing an ephemeral stream on-site near Diamond Mountain Road and include an Exception to the Napa County Roads and Street Standards to limit impacts resulting from driveway expansion at areas along the driveway, such as at the bridge.

**Location:** The Project is located at 500 Diamond Mountain Road, Calistoga, CA 94515; Assessor Parcel Numbers 020-440-004 and 020-400-012; with a Project center at approximately Latitude 38.56494, Latitude -122.57702; Napa County.

## REGULATORY REQUIREMENTS

### California Endangered Species Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. **The Project has the potential to impact Clara Hunt's milk-vetch (*Astragalus claranus*), CESA listed as endangered, as further described below.** Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain an ITP.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species. (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, & 15065.). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with CESA.

### Lake and Streambed Alteration

An LSA Notification, pursuant to Fish and Game Code section 1600 et. seq. is required for Project activities affecting lakes or streams and associated riparian habitat.

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Notification is required for any activity that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream. **It appears the Project bridge repairs would impact an ephemeral stream, therefore an LSA Notification is likely warranted. Thank you for including in the IS/MND a requirement for the Project to obtain all necessary permits from CDFW before conducting bridge repairs, including submitting an LSA Notification.** Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are subject to LSA Notification requirements. CDFW, as a Responsible Agency under CEQA, would consider the CEQA document for the Project and may issue an LSA Agreement. CDFW may not execute the final LSA Agreement until it has complied with CEQA as a Responsible Agency.

**COMMENTS AND RECOMMENDATIONS**

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends below and included in **Attachment 1** Draft Mitigation Monitoring and Reporting Program, CDFW concludes that an MND is appropriate for the Project.

**I. MANDATORY FINDING OF SIGNIFICANCE. Does the Project have potential to substantially reduce the number or restrict the range of an endangered, rare, or threatened species?**

**And,**

**Would the Project 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 CDFW or U.S. Fish and Wildlife Service (USFWS)?**

**COMMENT 1:** Clara Hunt's Milk-vetch and other Special-Status Plants, Environmental Setting and Mitigation Measure Related Impact Shortcomings

**Issue:** The IS/MND does not adequately address potential Project impacts to special-status plants including Clara Hunt's milk-vetch. Thank you for including Mitigation Measure (MM) BIO-2 which requires protocol-level plants surveys to be "…completed during the appropriate time to coincide with blooming periods for species likely to occur onsite" (IS/MND page 14). However, the the Biological Resource Assessment (IS/MND Attachment F) states that "Though the project site provides potentially suitable habitat for a number of the special status plant species known from the

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region, none of the species are likely to occur on the project site" (page 11), and the IS/MND's analysis of potential impacts to special-status plants is limited (page 12). Therefore it's unclear: 1) which special-status plants may be impacted and their level of sensitivity, which should inform the mitigation measures, and 2) how the Project could complete surveys at the appropriate time to detect special-status plants if Attachment F concludes that no special-status plants species are likely to occur on the Project site.

Furthermore, the Project site appears to be suitable for Clara Hunt's milk-vetch, which has been observed approximately 3.6 miles from the Project site, as it contains mixed oak woodland including blue oak (*Quercus douglasii*), manzanita (*Arctostaphylos* spp.), rocky soils derived from volcanic parent materials, and a variable canopy with patches of open areas, which are consistent with habitat conditions where the species has been found (see https://wildlife.ca.gov/Conservation/Plants/Endangered/Astragalus-claranus).Therefore, CDFW concludes that Clara Hunt's milk-vetch may occur on or adjacent to the Project site where it could be directly or indirectly impacted by the Project, and MM BIO-2 is inadequate to reduce potential impacts to the species to less-than-significant.

**Specific impacts and why they may occur and be significant:** Clara Hunt's milk-vetch is State and federally listed as endangered and; therefore, is considered to be an endangered species pursuant to CEQA Guidelines section 15380. If Clara Hunt's milk-vetch is present on or adjacent to the Project site, the Project could damage or remove individuals and habitat on-site or adjacent to it through direct or indirect impacts, resulting in a substantial reduction in the number or restriction of the range of an endangered species, which is considered a *mandatory finding of significance* pursuant to CEQA Guidelines section 15065, subdivision (a)(1). The Project could also damage or remove individuals or habitats of other special-status plant species on-site or adjacent to it through direct or indirect impacts, resulting in *potentially significant impacts*.

**Recommended Mitigation Measure:** To reduce impacts to Clara Hunt's milk-vetch and other special status plants to less-than-significant and comply with CESA, CDFW recommends replacing MM BIO-2 of IS/MND with the following mitigation measure. **CDFW also recommends that the below mentioned "list of special status plants with the potential to occur within the vegetation and habitat types identified" be included in the IS/MND to establish an adequate environmental setting and formulate adequate mitigation measures for specific special-status plant species.**

Mitigation Measure BIO-2: Special Status Plant Surveys. A qualified biologist shall conduct botanical surveys during the appropriate blooming period (or when the

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species is identifiable) and conditions for Clara Hunt's milk-vetch and other special-status plant species that may occur on-site or adjacent to it and be impacted by the Project, unless otherwise approved in writing by CDFW.

The survey area shall cover the Project site and adjacent areas where the above species could be directly or indirectly impacted, and the survey shall occur prior to the start of Project construction including, but not limited to ground disturbance and tree removal, unless otherwise approved in writing by CDFW. Surveys shall be conducted following CDFW's Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants) and include checking reference sites for Clara Hunt's milk-vetch and other target special-status plant species, unless otherwise approved in writing by CDFW. More than one year of surveys may be necessary according to the above protocol survey methodology. The survey report(s) shall include: 1) a list of special-status plants and sensitive natural communities with the potential to occur within the vegetation and habitat types identified, and 2) the information outlined in the above survey protocol reporting section. The survey reports shall be submitted to CDFW, and the Project shall obtain CDFW's written approval of them prior to Project construction. If full avoidance of a State listed species such as Clara Hunt's milk-vetch is not possible, the Project shall consult with CDFW and obtain a CESA ITP prior to Project construction, and shall comply with the ITP including, but not limited to habitat compensation requirements. The Project shall also consult with USFWS for potential impacts to federally listed plant species. If full avoidance of other special-status (non-CESA listed) plant species is not possible, the Project shall submit a mitigation plan (plan) to CDFW and obtain CDFW's written approval of the plan prior to Project construction, and the plan shall include but not be limited to transplanting, seed collection and broadcasting, habitat enhancement, and/or habitat compensation at a minimum 3:1 mitigation to impact ratio including a conservation easement and long-term funding and implementation of a management plan, appropriate to the species, unless otherwise approved in writing by CDFW.

**ENVIRONMENTAL DATA**

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to CNDDB. The CNDDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals

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## ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

## CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist the County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Nicholas Magnuson, Environmental Scientist, at (707) 815-4166 or Nicholas.Magnuson@wildlife.ca.gov; or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or Melanie.Day@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Erin Chappell
B77E9A6211EF486...

Erin Chappell
Regional Manager
Bay Delta Region

**Attachment 1:** Draft Mitigation Monitoring and Reporting Program

ec: Office of Land Use and Climate Innovation (SCH No. 2025120440)

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## ATTACHMENT 1

## Draft Mitigation Monitoring and Reporting Program (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

| Biological Resources (BIO) | | | |
|---|---|---|---|
| **Mitigation Measure** | **Description** | **Timing** | **Responsible Party** |
| **BIO-2** | Special-Status Plant Surveys. A qualified biologist shall conduct botanical surveys during the appropriate blooming period (or when the species is identifiable) and conditions for Clara Hunt's milk-vetch and other special-status plant species that may occur on-site or adjacent to it and be impacted by the Project, unless otherwise approved in writing by CDFW.<br><br>The survey area shall cover the Project site and adjacent areas where the above species could be directly or indirectly impacted, and the survey shall occur prior to the start of Project construction including, but not limited to ground disturbance and tree removal, unless otherwise approved in writing by CDFW. Surveys shall be conducted following CDFW's Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants) and include checking reference sites for Clara Hunt's milk-vetch and other target special-status plant species, unless otherwise approved in writing by CDFW. More than one year of surveys may be necessary according to the above protocol survey methodology. The survey report(s) shall include: 1) a list of special-status plants and sensitive natural communities with the potential to occur within the vegetation and habitat types identified, and 2) the information outlined in the above survey protocol reporting section. The survey reports shall be submitted to CDFW, and the Project shall obtain CDFW's written approval of them prior to Project construction. If full avoidance of a State listed species such as Clara Hunt's milk-vetch is not possible, the Project shall consult with CDFW and obtain a CESA ITP prior to Project construction, and shall comply with the ITP including, but not limited to habitat compensation requirements. The Project shall also consult with USFWS for potential impacts to federally listed plant species. If full avoidance | Prior to Ground Disturbance | Project Applicant |

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| | | | |
|---|---|---|---|
| | of other special-status (non-CESA listed) plant species is not possible, the Project shall submit a mitigation plan (plan) to CDFW and obtain CDFW's written approval of the plan prior to Project construction, and the plan shall include but not be limited to transplanting, seed collection and broadcasting, habitat enhancement, and/or habitat compensation at a minimum 3:1 mitigation to impact ratio including a conservation easement and long-term funding and implementation of a management plan, appropriate to the species, unless otherwise approved in writing by CDFW. | | |