

# Napa County

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## Agenda

**Wednesday, May 20, 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](mailto: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](mailto: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](mailto: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. **PUBLIC COMMENTS AND RECOMMENDATIONS**

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

- 4. **APPROVAL OF MINUTES**

The Clerk of the Commission requests approval of minutes from the regular meeting held on May 6, 2026.

[26-1171](#)

**Attachments:** [5-6-26 Minutes](#)

- 5. **AGENDA REVIEW**
- 6. **DISCLOSURES**

**7. PUBLIC HEARING ITEMS**

A. SHELDON RICHARDS / PALOMA VINEYARD / USE PERMIT MAJOR MODIFICATION NO. P19-00386-MOD & EXCEPTION TO THE NAPA COUNTY ROAD & STREET STANDARDS

[26-1162](#)

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

(State Clearinghouse Number #2026020369)

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 the following items that are out of compliance with the permitted entitlements: daily visitation and hours of operation for visitation. In addition, the application also seeks to expand its entitlements to construct a new hospitality building; convert a portion of the existing main residence for winery storage; change hours of operation for production activities; modify visitation; allow on-site wine consumption pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5.; and, add parking. The request also includes an exception to the Napa County Road & Street Standards (RSS) for portions of the existing on-site driveway.

The project is located on an approximately 17.11-acre site within the AW (Agricultural Watershed) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed, and Open Space) at 4013 Spring Mountain Road, St. Helena, CA 94574; APN: 022-150-008.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit Modification and Exception to the Napa County Road & Street Standards (RSS) subject to the recommended conditions of approval.

Staff Contact: Sean Trippi, Supervising Planner, (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

Applicant Contact: Sheldon Richards, Paloma Vineyard, 4013 Spring Mountain Road, St. Helena CA 94574 (707) 963-7504, [info@palomavineyard.com](mailto:info@palomavineyard.com)

Applicant Representative Contact: Scott Greenwood-Meinert, Coblenz

Patch Duffy & Bass, LLP., (415) 772-5741,  
sgreenwood-meinert@coblentzlaw.com

CONTINUED FROM THE MARCH 18, 2026, PLANNING  
COMMISSION HEARING

**Attachments:** [A. Revised Recommended Findings](#)  
[B. Revised Recommended Conditions of Approval and Final Agency  
Approval Memos](#)  
[C. Request for an Exception to the Napa County Road and Street  
Standards](#)  
[D. Revised Civil Drawings](#)  
[E. Revised Water Availability Analysis](#)

**8. ADMINISTRATIVE ITEMS - NONE**

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

- DISCUSSION OF ITEMS FOR THE JUNE 3, 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 5/13/26 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

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Planning Commission

**Agenda Date:** 5/20/2026

**File ID #:** 26-1171

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**TO:** Napa County Planning Commission  
**FROM:** Brian D. Bordona, Director, Napa County Planning Building & Environmental Services  
**REPORT BY:** Angie Ramirez Vega, Clerk of the Commission  
**SUBJECT:** Approval of Minutes

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### **RECOMMENDATION**

The Clerk of the Commission requests approval of minutes from the regular meeting held on May 6, 2026.

### **EXECUTIVE SUMMARY**

The Clerk of the Commission requests approval of minutes from the regular meeting held on May 6, 2026.

### **ENVIRONMENTAL IMPACT**

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

### **BACKGROUND AND DISCUSSION**

Only Commission members who attended the May 6, 2026, meeting may vote on the minutes.



# Meeting Minutes

## Napa County 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

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**Wednesday, May 6, 2026**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor**

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**1. CALL TO ORDER / ROLL CALL**

Commissioners Present: Megan Dameron, Molly Moran Williams, Walter Brooks

Commissioners Absent: Kara Brunzell, Pete Richmond

Motion by Commissioner Moran Williams to elect Commissioner Dameron as acting chair, seconded by Commissioner Brooks.

**2. PLEDGE OF ALLEGIANCE**

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None

**4. APPROVAL OF MINUTES**

Motion by Commissioner Brooks to approve minutes for the April 1, 2026, regular meeting as presented, seconded by Commissioner Moran Williams

Vote: Carried 3-0-2

Yes: Brooks, Moran Williams, Dameron

No: None

Absent: Richmond, Brunzell

**5. AGENDA REVIEW**

Michael Parker gave the agenda review.

**6. DISCLOSURES**

Yes: Brooks, Dameron

No: Moran Williams

Absent: Richmond, Brunzell

## 7. PUBLIC HEARING ITEMS

### A. JOHN BREMER ETAL TRUST / BREMER FAMILY WINERY / USE PERMIT MAJOR MODIFICATION NO. P22-00086-MOD & EXCEPTION TO THE NAPA COUNTY ROAD & 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 with implementation of Mitigation Measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**REQUEST:** The proposal is to modify an existing winery Use Permit and to increase production, increase annual visitation, establish a marketing plan, increase the number employees, allow on-site consumption, construct an additional driveway connection to Deer Park Road, increase on-site parking, replace the existing wastewater treatment system, and modify the number of water storage tanks, on the vineyard property, for vineyard irrigation. The proposal also includes a request for an Exception to the Napa County Road and Street Standards to allow for an exception from requiring the installation of a left turn lane on Deer Park Road. The project site is comprised of two properties totaling approximately 46.09-acres, located at 975 Deer Park Road, slightly offset from the intersection of Deer Park Road and Sanitarium Road: the 26.65-acre winery property (APN 021-400-002) and the 20.44-acre vineyard property (APN 021-420-027).

**STAFF RECOMMENDATION:** Adopt the Mitigated Negative Declaration and approve the Use Permit Modification and Exception to the Road and Street Standards subject to the recommended conditions of approval.

**STAFF CONTACT:** Sean Trippi, Supervising Planner, (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**APPLICANT AGENT CONTACT:** Andrea A. Matarazzo, Pioneer Law Group, LLP; (916) 287-9500; [andrea@pioneerlawgroup.net](mailto:andrea@pioneerlawgroup.net)

Acting Chair Dameron opened public comment, receiving none, she closed public comment.

Motion by Commissioner Brooks to continue the item to a date certain of July 1<sup>st</sup>, 2026, seconded by Commissioner Moran Williams.

Vote: Carried 3-0-2

Yes: Brooks, Moran Williams, Dameron

No: None

Absent: Richmond, Brunzell

**8. ADMINISTRATIVE ITEMS**

- A. Receive a presentation on the Napa County Public Draft 2026 Water Availability Analysis (WAA) Guidance document and supplemental Technical Report.  
Presented by Patrick Ryan, Planning Building Assistant Director and Vicki Kretsinger Grabert, Luhdorff & Scalmanini. Acting Chair Dameron opened public comment, four public comments were received. Acting Chair Dameron closed public comment.  
Commissioners asked and staff responded to questions; no action required

**9. DIRECTOR OR DIRECTOR’S DESIGNEE REPORT**  
**DISCUSSION OF ITEMS FOR THE *MAY 20, 2026, REGULAR MEETING***

Michael Parker discussed potential items for the May 20, 2026, meeting.  
BOARD OF SUPERVISORS ACTIONS - None  
OTHER DEPARTMENT ACTIVITIES - None  
CODE COMPLIANCE REPORT - None  
ZONING ADMINISTRATOR ACTIONS  
Michael Parker reported on project actions.  
OTHER PENDING PROJECT’S STATUS - None

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

Commissioner Moran Williams reported on the Wildlife Conservation Commission.

**11. ADJOURNMENT**

Meeting adjourned at 11:07am

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ANGIE RAMIREZ VEGA, Meeting Clerk



# Napa County

## Board Agenda Letter

1195 THIRD STREET  
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Main: (707) 253-4580

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Planning Commission

**Agenda Date:** 5/20/2026

**File ID #:** 26-1162

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**TO:** Napa County Planning Commission  
**FROM:** Brian D. Bordona; Director of Planning Building and Environmental Services  
**REPORT BY:** Sean Trippi; Supervising Planner  
**SUBJECT:** Paloma Vineyard Use Permit Modification (P19-00386-MOD)

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### **RECOMMENDATION**

SHELDON RICHARDS / PALOMA VINEYARD / USE PERMIT MAJOR MODIFICATION NO. P19-00386-MOD & EXCEPTION TO THE NAPA COUNTY ROAD & STREET STANDARDS

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5. (State Clearinghouse Number #2026020369)

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 the following items that are out of compliance with the permitted entitlements: daily visitation and hours of operation for visitation. In addition, the application also seeks to expand its entitlements to construct a new hospitality building; convert an portion of the existing main residence for winery storage; change hours of operation for production activities; modify visitation; allow on-site wine consumption pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5.; and, add parking. The request also includes an exception to the Napa County Road & Street Standards (RSS) for portions of the existing on-site driveway.

The project is located on an approximately 17.11-acre site within the AW (Agricultural Watershed) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed, and Open Space) at 4013 Spring Mountain Road, St. Helena, CA 94574; APN: 022-150-008.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit Modification and Exception to the Napa County Road & Street Standards (RSS) subject to the recommended conditions of approval.

Staff Contact: Sean Trippi, Supervising Planner, (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

Applicant Contact: Sheldon Richards, Paloma Vineyard, 4013 Spring Mountain Road, St. Helena CA 94574 (707) 963-7504, info@palomavineyard.com

Applicant Representative Contact: Scott Greenwood-Meinert, Coblenz Patch Duffy & Bass, LLP., (415) 772-5741, sgreenwood-meinert@coblentzlaw.com

CONTINUED FROM THE MARCH 18, 2026, PLANNING COMMISSION HEARING

## **EXECUTIVE SUMMARY**

### **PROPOSED ACTIONS**

That the Planning Commission:

1. Adopt the Mitigated Negative Declaration based on 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; and,
3. Approve Use Permit Modification No. P19-00386-MOD, based on Revised Recommended Findings 10-14 in Attachment A and subject to the Revised Recommended Conditions of Approval in Attachment B.

### **DISCUSSION:**

This item was presented at the March 18, 2026, Planning Commission hearing. At the conclusion of the hearing, the item was continued to a date certain of May 20, 2026, to allow the applicant and staff to review a possible exception to the road and street standards, revisit groundwater use and perform a well pump test if time allows, and address vineyard replanting. The March 18, 2026, staff report and attachments are available via the following link:

<https://napa.legistar.com/LegislationDetail.aspx?ID=7943405&GUID=EBBA18E8-425E-45BB-8F01-355686B69A12&FullText=1>

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 for approval for a modification of the previous project approvals for an existing 10,000 gallon per year winery as discussed in the March 18, 2026, staff report.

Staff has reviewed the request for an Exception to the RSS and the major modification to the winery use permit to recognize and approve existing violations and the supplemental request to expand operations at the winery beyond existing entitlements. Staff found the requests for recognition and expansion to be consistent with the Zoning Ordinance and applicable General Plan policies. Staff believes that the necessary findings for the modification can be made and recommends approval of the request as proposed and subject to conditions.

## **ENVIRONMENTAL IMPACT**

**ENVIRONMENTAL DETERMINATION:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any list of hazardous waste sites enumerated under Government Code Section 65962.5.

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**BACKGROUND AND DISCUSSION**

Road Exception Request - As mentioned above, the applicant has submitted a request for an Exception to the RSS. The request would minimize earthwork to prevent impacts on Spring Mountain Road, protect several White Oak and Pine trees, maintain the integrity of an existing road bench, avoid potential geotechnical instability, and avoid earthwork on steep slopes. Further, the neighboring property owner in Sonoma County is unwilling to expand the easement to allow the roadway to be widened but is willing to allow the installation of turnouts as shown on the plans associated with this request. The areas of improvement outside the existing legal easement will need to be formally recorded prior to grading permits being issued.

To achieve the same overall practical effect of the Napa County Road & Street Standards (NCRSS) for commercial roads, the project proposes widening the entry gate to allow two vehicles to pass, converting drainage ditches to drivable swales, widening the first curve after the entry gate to provide 26-feet of clearance through the curve, the installation of signage directing motorists to yield to oncoming emergency vehicles, driveway widening and installation of intervisible turnouts where practical, and management of vegetation to maintain line of sight.

The Mitigated Negative Declaration (MND) analyzed the potential impacts of a full-width driveway compliant with the RSS and determined that impacts would be less than significant. The requested Exception to the RSS is within the scope of the MND and will not create any new impacts that were not previously discussed.

The request has been reviewed by the Engineering Division and Fire Marshal's Office and staff determined that with the proposed improvements and formal recordation of additional easement areas, the roadway will facilitate safe fire department access concurrently with safe civilian evacuation and has demonstrated same overall practical effect as the Fire Safe Regulations as conditioned in the Engineering Division's Road Exception Evaluation memo, dated May 5, 2026.

Groundwater Availability/Use - RSA+ prepared a revised Water Availability Analysis (WAA), dated May 7, 2026. According to the WAA, due to disease, Paloma Vineyards is currently undergoing a replant program which is expected to occur over a ten-year period and will require additional water use while the vines become established which is discussed below.

An application for vineyard replanting is required per the County's Conservation Regulations (County Chapter 18.108) however one has not been submitted at the time of publication of this report. The vineyard replanting has been forwarded to other internal divisions within PBES for further review.

As noted in the WAA, the winery owner intends to incorporate water conservation measures to reduce water use throughout the winery to reduce water use for the vineyards.

Tier 1: The table below includes water use assumptions per the previous WAA shown in parentheses and the revised WAA. According to the revised WAA, the existing groundwater usage is estimated at 7.449 af/yr. The proposed project would decrease groundwater use by approximately 1.739 af/yr resulting in an overall water usage of 5.71 af/yr due to water savings practices and water conservation measures discussed in the previous staff report. As noted above, the applicant will be replanting vineyards over a ten-year period. During that ten-year period, groundwater irrigation is estimated at 0.50 af/ac-yr. Once the vines are established, groundwater use would be reduced to 0.35 af/ac-yr. which is reflected in the table below. If vineyard irrigation continued to use 0.50 af/ac-yr. once the vines were established proposed usage would be 7.391 af/yr which is still below existing water usage and groundwater recharge.

Usage Type	Existing Usage (af/yr)	Standard Usage (af/yr)	Proposed Usage (af/yr)
Vineyard			
Irrigation	(1.114) 5.605	(0.760) 3.924	(0.760) 3.924
Winery			
Process Water	0.258	0.258	0.147
Domestic Water	0.086	0.139	0.139
Residences	1.50	1.50	1.50
<b>Total Use (AF/YR)</b>	<b>(2.958) 7.449</b>	<b>(2.657) 5.821</b>	<b>(2.546) 5.710</b>
<b>Groundwater Recharge (AF/YR)</b>	<b>12.99</b>	<b>12.99</b>	<b>12.99</b>

The winery, as part of its entitlement, would include the County’s standard condition of approval, below, requiring well monitoring as well as the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use. The proposed project would result in a slight decrease in the demand for groundwater supplies and therefore would not interfere with groundwater recharge or lowering the local groundwater level.

Conditions of Approval - Improvements to the access drive are required to be completed prior to any increases in visitation beyond the existing level and construction of the proposed hospitality building. Staff recommends a condition of approval requiring submittal of a grading permit by December 31, 2026, and completion of roadway improvements by October 15, 2028. Standard conditions of approval do not allow the use of the main residence or other non-winery buildings for winery activities, except for winery related storage within a portion of the main residence, as proposed herein. Use of the main residence for tastings would be required to cease upon approval of this use permit modification. (See Attachment B - COA 4.5)

Public Comments - At the time of publication of this staff report no new public comments have been received.  
 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

Disposition - This option would result in approval of the existing visitation levels and visitation hours of operation. Widening the access drive would be required to be completed by October 15, 2027, or the winery would have to operate within its existing entitlement.

Given that the County used the winery’s existing operations as the environmental baseline for the CEQA

analysis related to this application, no potential adverse 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. However, widening the access drive would be required to be completed by October 15, 2028, or the winery would have to operate within its existing entitlement.

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 - Reduce Unpermitted Existing Operations

Disposition - This option allows the Planning Commission to reduce uses on the property by decreasing the winery's existing unpermitted operations that exceed the permitted levels of their entitlements. Any decrease from existing visitation, but still above entitled visitation would require widening the access drive.

Given that the County used the winery's existing operations as the environmental baseline for the CEQA analysis related to this application, no potential adverse environmental impacts have been identified with this applicant's project proposal. If the Planning Commission elects to pursue this option, the recommended conditions of approval would need to reflect the revised components such as visitation, marketing, 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's 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. 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.

#### Option 4 - Continuance Option

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

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

#### Option 5 - Approve Applicant's Proposal (Staff's Recommendation)

Disposition - This option would result in approval of increased weekly visitation beyond their approved entitlements and their existing out of compliance levels. Physical improvements would include construction of

a new hospitality building, conversion of an area within the existing main residence to winery storage, and additional parking spaces. This option would also allow on-site consumption in designated areas. This option would include widening the access drive prior to implementation of the proposed winery operational change and physical improvement.

The CEQA analysis evaluated this request; 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 6 - Revised Project Request

Disposition - This option allows the Planning Commission to reduce all or some components of the requested expansion to visitation beyond those necessary to remedy the existing violations. No potential environmental impacts have been identified with this applicant's project proposal. If the Planning Commission elects to pursue this option, the recommended conditions of approval would need to reflect the revised visitation, marketing 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 7 - Deny Applicant's Proposal

Disposition - This option would deny applicant's proposal to expand winery visitation beyond what was approved and necessary to remedy existing violations as well as other proposed winery operations and physical improvements. This option would result in no expansion beyond approved levels.

In the event the Commission determines that the project does not or cannot meet the required findings for the granting of a 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 8 - Continuance Option

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

#### SUPPORTING DOCUMENTS

- A. Revised Recommended Findings
- B. Revised Recommended Conditions of Approval and Final Agency Approval Memos
- C. Request for an Exception to the Napa County Road and Street Standards prepared by RSA+,

dated April 30, 2026

- D. Revised Civil Drawings prepared by RSA+, dated April 24, 2026
- E. Revised Water Availability Analysis prepared by RSA+, dated May 7, 2026

“A”

## Revised Recommended Findings

**PLANNING COMMISSION HEARING – MAY 20, 2026  
RECOMMENDED FINDINGS**

**Paloma Vineyard – Use Permit Major Modification  
Application No. P19-00386-MOD  
4013 Spring Mountain Road, St. Helena; APN 022-150-008**

**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 that:

1. The Planning Commission has read and considered the Mitigated Negative Declaration prior to taking action on said Negative Declaration and the proposed project.
2. The Mitigated Negative Declaration is based on independent judgment exercised by the Planning Commission.
3. The Mitigated Negative Declaration 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.
5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
6. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
7. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. 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 attached described Road and Street Standards Exception request in accordance with Road and Street Standards Sections 3 and makes the following findings:

8. The exception will preserve unique features of the natural environment which includes, but is not limited to, steep slopes, geological features, heritage oak trees, or other trees of least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like; the exception is necessary to accommodate physical site limitations such as grade differentials; and/or the exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

Analysis: The requested exception would minimize earthwork to prevent impacts on Spring Mountain Road, protect several White Oak and Pine trees, maintain the integrity of an existing road bench, avoid potential geotechnical instability, and avoid earthwork on steep slopes. Further, the neighboring property owner in Sonoma County is unwilling to expand the easement to allow the roadway to be widened but is willing to allow the installation of turnouts as shown on the plans associated with the exception request. The areas of improvement outside the legal easement will need to be formally recorded prior to development permits being issued.

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

Analysis: The Road Exception Request letter prepared by RSA+, dated April 30, 2026, and associated exhibits attached demonstrate how the exception request provides measures including widening the entry gate, converting drainage ditches to drivable swales, widening the first curve after the entry gate to provide 26-feet of clearance through the curve, driveway widening and installation of intervisible turnouts where practical, and management of vegetation to maintain line of sight which provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property. Further, the applicant proposes to install “yield to emergency vehicles” signs at both ends of the driveway section between STA 6+50 to 9+25. The existing roadway configuration and proposed improvements in the Request, subject to recommended conditions of approval by Engineering Services Division and the Fire Marshal, will serve as an alternate method by which adherence to the RSS may be achieved and will provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

## **PLANNING AND ZONING ANALYSIS:**

### **USE PERMIT MAJOR MODIFICATION:**

The Commission has reviewed the use permit major modification 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 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 Major Modification application has been appropriately filed and notice and public hearing requirements have been met. The hearing notice and intent to adopt a Mitigated Negative Declaration were posted on February 12, 2026, and copies were

forwarded to property owners within 1,000 feet of the subject parcel, as well as other interested parties. The public comment period ran from February 12, 2026 to March 17, 2026.

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

Analysis: Granting the Use Permit Major Modification for the project, as proposed and conditioned, will not adversely affect the health, safety or welfare of the County. Various County divisions and departments have reviewed the project and commented regarding site access, wastewater disposal, parking, and fire protection. Conditions are recommended which will incorporate these comments into the project to ensure the protection of the public health, safety, and welfare.

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 will comply with the development standards of the AW District. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

Analysis: Compliance with the General Plan

As proposed and as conditioned, the requested Use Permit is consistent with the overall goals and objectives of the General Plan (2008). The General Plan land use designation for the subject parcel is Agriculture, Watershed, and Open Space (AWOS).

General Plan Agricultural Preservation and Land Use Goal AG/LU-1 guides the County to “preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.” General Plan Goal AG/LU-3 states that the County should “support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.” Goal AG/LU-3 and Policy AG/LU-2 recognize wineries as agricultural uses.

The approved 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 expansion of the existing agricultural use, the requested Use Permit supports the economic viability of both the vineyard and agricultural product processing uses on the property, consistent with Economic Development Goal E-1 and Policy E-1.

The “Right to Farm” is recognized throughout the General Plan and is specifically called out in Policy AG/LU-15 and in the County Code. “Right to Farm” provisions ensure that agriculture remains the primary land use in Napa County and is not threatened by potentially competing uses or neighbor complaints. Napa County’s adopted General Plan reinforces the County’s long-standing commitment to agricultural preservation, urban centered growth, and resource conservation.

Applicable Napa County General Plan goals and policies:

- Goal AG/LU-1: Preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.
- Goal AG/LU-3: Support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.
- Policy AG/LU-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-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-55: The County shall consider existing water uses during the review of new water uses associated with discretionary projects, and where hydrogeologic studies have shown that the new water uses will cause significant adverse well interference or substantial reductions in groundwater discharge to surface waters that would alter critical flows to sustain riparian habitat and fisheries or exacerbate conditions of overdraft, the County shall curtail those new or expanded water uses.

Policy CON-60.5 All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

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

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

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

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

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

Policy SAF-20: All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:

- 1) Adequacy of water supply.
- 2) Site design for fire department access in and around structures.
- 3) Ability for a safe and efficient fire department response.
- 4) Traffic flow and ingress/egress for residents and emergency vehicles.

- 5) Site-specific built-in fire protection.
- 6) Potential impacts to emergency services and fire department response.

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 project 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.

A *Water Availability Analysis* (WAA), including a site-specific groundwater recharge rate calculation, was prepared by RSA+, dated May 7, 2026, to demonstrate that the proposed water use is not impacting groundwater in the area. Based on the WAA, proposed water use would be 1.739 af/yr less than current water use due to water saving measures for vineyard irrigation and winery operations. The project will not require a new water system or other improvements and will not have a negative impact on local groundwater.

**“B”**

**Revised Recommended Conditions of  
Approval and Final Agency Approval  
Memos**

**PLANNING COMMISSION HEARING – MAY 20, 2026  
REVISED RECOMMENDED CONDITIONS OF APPROVAL**

**Paloma Vineyard – Use Permit Major Modification  
Application No. P19-00386-MOD  
4013 Spring Mountain Road, St. Helena; APN 022-150-008**

This permit encompasses and shall be limited to the project commonly known as Paloma Vineyard, located at 4013 Spring Mountain Road, St. Helena. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

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

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

**PART I**

**1.0 PROJECT SCOPE**

The permit encompasses and shall be limited to:

- 1.1 An Exception to the Napa County Road and Street Standards to the minimum design criteria for commercial roads between stations (STA) 0+00 to 3+00 (22-foot width including gate clearance), STA 3+00 to 4+50 (50-foot minimum horizontal curve), STA 6+50 to STA 9+25 (22-foot width), and STA 12+40 to STA 17+25 (22-foot width) pursuant to the exception request and associated plans prepared by RSA+, dated April 30, 2026, and April 24, 2026, respectively.
- 1.2 Approval to modify an existing 10,000 gallon per year winery to allow the following:
  - a. increase daily tours and tastings by appointment only as set forth in Condition of Approval (COA) 4.2 below;
  - b. hours of operation from 8:00 a.m. to 6:00 p.m. Monday through Sunday for tours and tastings and 7:30 AM to 5:30 PM Monday through Saturday for production;
  - c. construction of a new 1,065 sq. ft. hospitality building;
  - d. convert approximately 267 sq. ft. of floor area within the main residence to winery storage;
  - e. use of a patio shared by the proposed hospitality building and the existing single-family residence for outdoor tastings on-premises consumption of wines produced on site in the tasting areas (indoor and outdoor) in accordance with Business and

Professions Code Sections 23358, 23390 and 23396.5, as set forth in COA No. 4.4, below;

- f. increase previously approved on-site parking from eight parking spaces to 11 parking spaces; and,
- g. widening the existing access drive to meet the Napa County Road and Street Standards except as to areas identified above in COA No. 1.1.

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

## **2.0 STATUTORY AND CODE SECTION REFERENCES**

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

## **3.0 MONITORING COSTS**

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

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

## **PART II**

## **4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT**

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

### **4.1 GENERAL PROVISIONS**

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

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

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

#### 4.2 TOURS AND TASTINGS/VISITATION

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

- a. Frequency: Seven (7) days per week, Monday through Sunday
- b. Maximum number of persons per day: 22 Sunday through Friday and a maximum of 44 on Saturday
- c. Maximum number of persons per week: 176
- d. Hours of visitation: 8:00 AM to 6:00 PM

“Tours and tastings” mean tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times between 2:30 and 3:30 p.m. on weekdays or between 2:00 and 3:00 p.m. on Saturdays.

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

#### 4.3 MARKETING **[RESERVED]**

#### 4.4 ON-PREMISES CONSUMPTION

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

#### 4.5 RESIDENCE OR NON-WINERY STRUCTURES

Unless specifically authorized by this permit or a previously approved permit, the existing single-family residence, Accessory Dwelling Unit (ADU), and agricultural buildings shall not be used for commercial purposes or in conjunction with the operation and/or

visitation/marketing program for the winery. If the residence or ADU is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

4.6 GRAPE SOURCE **[RESERVED]**

4.7 COMPLIANCE REVIEW

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

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

4.8 RENTAL/LEASING

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

4.9 GROUND WATER MANAGEMENT - WELLS

This condition is implemented by the Planning, Building and Environmental Services (PBES) Department:

The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County, if the PBES Director determines that substantial evidence<sup>1</sup> indicates that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. If data indicates the need for additional monitoring, and if the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

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<sup>1</sup> 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.

In order to support the County's groundwater monitoring program, well monitoring data as discussed above will be provided to the County if the Director of PBES determines that such data could be useful in supporting the County's groundwater monitoring program. The project well will be made available for inclusion in the groundwater monitoring network if the Director of PBES determines that the well could be useful in supporting the program.

In the event that changed circumstances or significant new information provide substantial evidence<sup>1</sup> 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.

**4.10 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 (3:00 to 4:00 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 **[RESERVED]**
- 4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS
- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.
  - b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
  - c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
  - d. Designated trash enclosure areas shall be made available and properly maintained for intended use.
- 4.17 NO TEMPORARY SIGNS  
Temporary off-site signage, such as “A-Frame” signs, is prohibited.
- 4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS  
The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:
- a. Engineering Services Division operational conditions as stated in their Memorandum dated May 5, 2026, and May 11, 2026.
  - b. Environmental Health Division operational conditions as stated in their Memorandum dated January 19, 2026.
  - c. Building Division operational conditions as stated in their Memorandum dated October 15, 2019.
  - d. Department of Public Works operational conditions as stated in their Memorandum dated May 23, 2025.

- e. Fire Department operational conditions as stated in their Inter-Office Memo dated May 11, 2026.

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. Tours and tastings shall be limited to 24 visitors per day, maximum 65 visitors per week, and shall not increase to the levels set forth in Condition 4.2 until the following requirements have been satisfied:
  - i. Improvements to the access drive shall be constructed by October 15, 2028. If the improvements have not been constructed by this time, visitation shall revert back to the levels originally approved in the winery's original use permit (#98368).
  - ii. Applicant shall submit documentation satisfactory to the Director demonstrating that all required permits, approvals, or authorizations have been obtained from Sonoma County for any portion of the roadway improvements located outside Napa County jurisdiction.
- b. COA' Nos. 1.2 (b – g) shall not be implemented prior to completion of the improvements to the access drive as detailed herein and in County Division memorandums.
- c. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects, dated September 22, 2019, by the applicant, shall be implemented and evidence of implementation shall be provided to staff upon request.
- d. The permittee shall implement the groundwater savings practices included in the Water Availability Analysis, prepared by RSA +, dated April 30, 2026. The permittee shall submit documentation to the satisfaction of the Director demonstrating that all groundwater savings practices have been implemented prior to final occupancy of the hospitality building.

#### 4.21 PREVIOUS CONDITIONS

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

### PART III

#### 5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

##### 5.1 PAYMENT OF FEES

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

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

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

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

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

- a. Engineering Services Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated May 5, 2026, and May 11, 2026.
- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated January 29, 2026.
- c. Building Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated October 15, 2019.
- d. Department of Public Works plan review/construction/ preoccupancy conditions as stated in their Memorandum dated May 23, 2025.
- e. Fire Department plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated May 11, 2026.

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 District (BAAD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

## 6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No floodlighting 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 [RESERVED]**

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:

- a. **Mitigation Measure BIO-1:** The owner/permittee shall implement the following measures to minimize potential impacts to special-status plant species:

Prior to the initiation of earth disturbing activities, a qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall conduct botanical surveys for special-status plants at the project site. 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.

Any special-status plants/populations removed, including inadvertent removals, shall be replaced on-site at a ratio of 2:1 at locations with similar habitat. For such removal a replacement plan shall be prepared by a qualified biologist, botanist or ecologist for review and approval by the Planning Division and CDFW prior to commencement of any earth disturbing including but not limited to grading and construction activities. At a minimum, the replacement plan shall include i) a site plan showing the locations where replacement plants will be planted, ii) a plant pallet composed the special-status plants specie(s) being removed including sizes and/or application rates, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management specifications, v) an implementation and monitoring schedule, and vi) performance standards with a minimum success rate of 80% to ensure the success of re-vegetation efforts. Any replaced special-status plants shall be monitored for a period of at least three years to success criteria are met.

**Method of Monitoring:** Prior to issuance of any grading permit or building permit(s) and through completion of initial site disturbance, the County shall review the results of all pre-construction surveys and any proposed removal of special-status plants/populations, including inadvertent removals. For such removal, a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by

the PBES Director and CDFW prior to commencement of grading and construction activities. All measures shall be noted on the final project plans.

**Responsible Agency:** California Department of Fish and Wildlife

- b. **Mitigation measure BIO-2:** The owner/permittee shall implement the following measures to minimize potential impacts to Northern Spotted Owls (NSO):

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 site 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, available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83977&inline>. 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, CDFW shall be immediately notified and 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 in consultation with CDFW, 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 northern spotted owl 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 ESA.

**Method of Monitoring:** The above measure applies to ground disturbing activities and associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. Prior to the commencement of vegetation removal and earthmoving activities, the Owner/Permittee shall provide copies of required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

**Responsible Agency:** California Department of Fish and Wildlife

- c. **Mitigation Measure BIO-3:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

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

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

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

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

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

**Method of Monitoring:** The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities

and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide copies required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

**Responsible Agency:** California Department of Fish and Wildlife

d. **Mitigation Measure BIO-4:** Bat Tree Habitat Assessment and Surveys.

Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW.

If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats.

Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

**Method of Monitoring:** The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities, the Owner/Permittee shall provide copies of required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

**Responsible Agency:** California Department of Fish and Wildlife

6.13 PARCEL CHANGE REQUIREMENTS [**RESERVED**]

6.14 FINAL MAPS [**RESERVED**]

- 6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS
- a. In conjunction with building permit application submittal, the permittee shall not include natural gas appliances or natural gas plumbing within new areas of building construction and/or renovation of existing buildings.
  - b. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
  - c. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices Measures submitted with the project 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](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**

The permittee shall comply with Mitigation Measures BIO-1 through BIO-4 as listed in COA No. 6.12 above.

**7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL**

- a. Trees inadvertently removed as a result of the project shall be replaced onsite at a 2:1 ratio. Trees shall be replaced with fifteen-gallon container size trees. For such removal a replacement plan shall be prepared for county review and approval that includes at a minimum, the locations where replacement trees will be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented prior to final occupancy of the hospitality building. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate. Replacement trees shall be installed and documented that they are in good health prior to final occupancy.

**8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]**

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

9.3 GATES/ENTRY STRUCTURES

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

9.4 LANDSCAPING

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

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

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

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

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

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

- a. The permittee shall implement the groundwater savings practices included in the Water Availability Analysis, prepared by RSA +, dated May 7, 2026. The permittee shall submit documentation to the satisfaction of the Director demonstrating that all groundwater savings practices have been implemented prior to final occupancy of the hospitality building.



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## MEMORANDUM

To: Sean Trippi Planning Division	From: Alexei Belov, PE Engineering Division
Date: May 11, 2026	Re: <b>P19-00386</b> <b>Paloma Vineyards</b> <b>Technical Adequacy</b> <b>Conditions of Approval</b> <b>APN: 022-150-008-000</b>

The Engineering Division (“Engineering”) has reviewed the Use Permit Modification, P19-00386, for Paloma Vineyards located on assessor’s parcel number 022-150-008. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following:

### TECHNICAL ADEQUACY

1. The Engineering Division has reviewed the Water Availability Analysis (WAA) dated May, 2026, prepared by Bruce Fenton, PE, of RSA+. The analysis has been evaluated based on information provided by the applicant, project 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, and groundwater/surface water interaction pursuant to Napa County’s WAA Guidelines, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

### RECOMMENDED APPROVAL CONDITIONS:

### OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to Water 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 provisions 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.

## SITE IMPROVEMENTS

2. The following shall be completed prior to October 15, 2028, or prior to additional increase in visitation identified in Planning Condition 4.2 or prior to construction of the new tasting room, whichever occurs first:
  - a. Access from the Napa County public right-of-way to the proposed development shall meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards (RSS) for commercial development and the RSS Exception Request dated 4/30/26 prepared by Bruce Fenton, PE, of RSA+. See Engineering Division Road Evaluation Memorandum dated 5/5/26. The property owner shall obtain a grading permit for all proposed roadway improvements.
  - b. Applicant shall submit documentation satisfactory to the Director demonstrating that all permits, approvals, or authorizations have been obtained from Sonoma County for any portion of the access located outside Napa County jurisdiction.
  - c. Applicant shall demonstrate that the additional easement required to support improvements on the Sonoma County portion are formally recorded prior to development permit issuance.
  - d. Applicant shall submit a complete Grading Permit application for the roadway improvements on or before December 31, 2026.
3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, and parking and driveways, 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 grading permit documents at the time of permit application. A plan check fee will apply.
4. Prior to issuance of a development permit (i.e. building permit and/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 document, dated December 2014.
5. Prior to issuance of a development permit, as determined by the area of new or replaced impervious surfaces, the owner shall prepare and/or update a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.

6. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of Regional Water Quality Control Board (RWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.

**CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:**

7. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Ordinance 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
8. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
9. All trash enclosures must be covered and protected from rain, roof, and graded to preclude surface runoff.

**POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:**

10. Refuse areas shall be covered, graded, and paved to prevent run-on and runoff. Drains within a refuse area shall be connected to the sanitary waste system.
11. All roofs, gutters, and/or downspouts shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.

**PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY**

12. All necessary access, road, and parking improvements shall be constructed prior to Final Occupancy.
13. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.
14. An Operation and Maintenance agreement for any proposed stormwater treatment facilities shall be submitted and recorded prior to Final Occupancy.

**P19-00386 4013 SPRING MOUNTAIN ROAD – PALOMA VINEYARDS**

ENGINEERING SERVICE

ENGINEERING CONDITIONS OF APPROVAL

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Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Alexei Belov from Napa County PBES Department Engineering Division at (707) 299.2177 or via e-mail at [Alexei.Belov@countyofnapa.org](mailto:Alexei.Belov@countyofnapa.org).



## Memorandum

<b>To:</b>	Sean Trippi, Planning Division
<b>From:</b>	Alexei Belov PE, Engineering Division
<b>Date:</b>	5/5/26
<b>Subject:</b>	P19-00386, Paloma Vineyard, Evaluation of Napa County Road and Street Standards (SRA) Exception Request, APN: 022-150-008, 4013 Spring Mountain Road, St. Helena, 94574

### ROAD EXCEPTION REQUEST

The Engineering Division received a request (Request) by RSA+ on behalf of Paloma Vineyard, dated 04/30/26, for an exception to the design criteria as outlined in the latest edition of the Napa County Road and Street Standards (NCRSS), Revised April 18, 2023 {Resolution 2023-59} as part of an application for a Use Permit, Paloma Vineyard, P19-00386. The property is located within the State Responsibility Area (SRA) and access to the subject property is taken from Spring Mountain Road.

The applicant is seeking an exception to the minimum design criteria for commercial roads. See attached memorandum prepared by Bruce Fenton, PE, of RSA+, for additional information. The nature and constraints for the road exception are as follows:

#### **EXCEPTION 1: 22-foot width including gate clearance**

##### **STA 0+00 to STA 3+00**

The property is accessed from Spring Mountain Road approximately 1,200 feet from the Napa – Sonoma County Line. The entrance apron generally meets Road and Street Standards (RSS) and is constrained by the public right-of-way of Spring Mountain Road. The earthwork required to expand this section of roadway would introduce potential impacts to the public roadway. The area will be improved to provide two paved 10-foot traffic lanes and the gate will be widened to provide 20 feet of clearance. This allows two vehicles to pass, including through the gate, and serves the same practical effect as the State Minimum Fire Safe Regulations (FSR).

Immediately after the gate the roadway will be reduced to 14 feet for an approximately 175-foot section. This segment is constrained by the presence of a large 18-inch diameter at breast height (dbh) White Oak and a cluster of additional White Oaks along Spring Mountain Road. Generally, work within the dripline of these large trees should be avoided and the fill required to widen the roadway for this segment would impact these trees. Additionally, two olive trees line the roadway immediately after the entrance gate. It should be noted that this exception request is not supportable for these olive trees and they will need to be pruned or relocated to provide the required clearance. The applicant proposes to convert the existing drainage ditch to a drivable swale which will achieve a 14-foot roadway. This segment is less than 200 feet in length, straight with clear visibility in both directions, and will be finished

with a chip-seal surface. With these improvements the roadway will facilitate safe fire department access concurrently with safe civilian egress and therefore has demonstrated same practical effect as the FSR.

**EXCEPTION 2: 50-foot minimum horizontal curve**

**STA 3+00 to STA 4+50**

At around station 3+00 the existing access begins a hairpin turn which has an inside radius of curvature of less than 50-feet. This segment of roadway is constrained by the physical location of the existing road bench and the presence of two large Pine trees that would be impacted by reconstructing this section to meet the 50-foot minimum radius. Additionally, a radius of less than 50 feet is typically supportable provided a licensed Civil Engineer can model a fire apparatus negotiating the curve in both ingress and egress scenarios. The existing curve will be widened to provide 26-feet of clearance through the curve, and a licensed Civil Engineer has demonstrated a fire apparatus negotiating the curve. Therefore, the applicant has demonstrated same practical effect as the FSR.

**EXCEPTION 3: 22-foot width**

**STA 6+50 to STA 9+25**

After the hairpin curve the driveway traverses a steep section of the property on both the uphill and downhill sides. Expanding this section of roadway would require significant earthwork and introduce potential geotechnical instability on either side of the roadway. The property was developed prior to the adoption of the County's Conservation Regulations, and the slopes have generally returned to a natural state. The level of earthwork required to widen the roadway an additional 8 feet is impractical and would introduce unnecessary stability risks. The existing drainage rock channel will be replaced with a drivable swale to achieve the 14-foot minimum width. This section provides a straight segment of roadway with clear visibility to both ends where vehicles can pass. Furthermore, the segment is less than 400 feet and will be provided with signage to yield to oncoming emergency vehicles. With the proposed improvements, the roadway will facilitate safe fire department access concurrently with safe civilian evacuation and has demonstrated same practical effect as the FSR.

**EXCEPTION 4: 22-foot width**

**STA 12+40 to STA 17+25**

This section of roadway traverses through a portion of Sonoma County before returning back to Napa County at the winery site. This section is constrained by steep slopes in certain areas and a 20 foot access easement. The applicant has demonstrated the neighboring property is unwilling to provide additional easement for the expansion of the roadway but has provided support for the installation of turnouts in the areas depicted on the plans. The total section of roadway is approximately 500 feet and provides turnouts at approximately 200-foot intervals which are intervisible. Vegetation will be managed on both sides and visibility will be maintained. In addition, there are opportunities for fire department staging both prior to this segment and at the winery site. The areas of improvement demonstrated outside the legal easement will need to be formally recorded prior to development permits being issued. The improvements must remain in perpetuity to remain consistent with the analysis of the request. With the improvements proposed and formal recordation of additional easement areas, the roadway will

facilitate safe fire department access concurrently with safe civilian evacuation and has demonstrated same practical effect as the FSR.

## **ENGINEERING DIVISION EVALUATION**

The Engineering Division staff has reviewed the Request noted above with the applicant and the Fire Marshal's office. With respect to Section (3) of the NCRSS, as adopted by Resolution No. 2023-59 by the Board of Supervisors on April 18, 2023, this Division has determined the applicant has met the findings for an exception to the NCRSS.

Provided the following conditions are met, the proposed roadway design meets the same overall practical effect as the State Responsibility Area (SRA) Fire Safe Regulations.

1. Applicant shall submit documentation satisfactory to the Director demonstrating that all permits, approvals, or authorizations have been obtained from Sonoma County for any improvements to the access located outside Napa County jurisdiction.
2. Applicant shall demonstrate that the additional easement required to support improvements on the Sonoma County portion are formally recorded prior to development permit issuance.
3. Applicant shall submit a complete Grading Permit application for the roadway improvements prior to December 31, 2026.
4. Applicant shall complete all roadway improvements prior to October 15, 2028.
5. Horizontal and vertical vegetation management shall be implemented to ensure horizontal clearance of (22 feet) as well as vertical clearance of 13 feet- 6 inches at all times along the roadway.
6. To ensure the upkeep of paved and gravel surfaces, the private road surface shall be periodically maintained by the property owner to meet sufficient structural sections for loading conditions to the imposed loads of the fire apparatus weighing at least 75,000 lbs. and the design Traffic Index.
7. The roadway will be re-evaluated on all future projects that require the applicability of the NCRSS.

## **ATTACHMENTS**

1. Request for Exception to the Napa County Road and Street Standards for the Paloma Vineyard – Winery Use Permit Modification prepared by Bruce Fenton, PE, of RSA+ dated April 30, 2026.
2. Paloma Vineyards Use Permit Modification Civil Improvement Plans prepared by Bruce Fenton, PE, of RSA+ dated April 24, 2026.
3. Easement letter signed by Sam Baxter of Spring Summit Ranch, LLC, dated April 27, 2026.




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**Planning, Building & Environmental Services**

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

**Brian D. Bordona**  
Director

**MEMORANDUM**

To: Sean Trippi, Project Planner	From: Kim Withrow, Environmental Health Supervisor 
Date: January 29, 2026	Re: Paloma Vineyard Assessor Parcel: 022-150-008 Application: P19-00386

This Division has reviewed an application requesting a use permit modification for recognition and expansion of a winery and related improvements as described and depicted in application materials including a wastewater feasibility report dated November 25, 2024. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits or within 60 days of use permit approval:

1. An inspection of the permitted onsite wastewater system was conducted by a licensed Engineering Contractor and revealed a repair must be made to the leach field. Within 60 days of approval of this use permit and prior to increasing visitation allowed by this Use Permit, obtain a permit to repair the leach field, have the work conducted by a licensed sewage contractor, and have it inspected by staff of this Division.
2. The applicant shall enroll for coverage under the General Waste Discharge Requirements for Process Water, if required, by submitting the Notice of Intent, Technical Report and Application to the San Francisco Regional Water Quality Control Board for the proposed winery process water treatment and disposal system. All wineries not enrolled in the Napa County local program for operation and maintenance were required to enroll by January 24, 2024.
3. A well located on the parcel has been identified as no longer in use. A well is considered to be abandoned when it hasn't been connected for service to any structure and/or not used for a period of one year. The owner shall be responsible for having the well destroyed by a licensed well driller or demonstrate the well is not abandoned per Napa County Code Section 13.12.480(B). A permit to destroy the well is required prior to any work being conducted.
4. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this

time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, including completing a declaration stating they are not a public water system serving 25 or more people for at least 60 days per year.

5. If applicable, during the construction, demolition, or renovation period(s) the applicant must use the franchised garbage hauler for the service area in which they are located for all waste 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 use permit approval and ongoing thereafter:

6. The applicant shall provide portable toilet facilities for guest use during all 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.
7. All food served shall be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.

The applicant shall be aware that use of existing facilities for onsite food preparation for food service at retail (guests or employees) is not allowed. If any food is to be prepared onsite, facilities for food preparation at retail must be provided and meet the California Retail Food Code, additionally an annual food permit and water system permit will be required. Questions regarding food service may be directed to the Consumer Protection team of this Division.

8. Plans for the proposed process waste system improvements identified in the wastewater feasibility report shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. A permit to construct the improvements is required and inspections will be conducted by staff of this Division. In the absence of a local program, approval from the San Francisco Regional Water Quality Control Board must be obtained prior to this Division issuing a permit to construct the improvements.
9. 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 to determine the area and the access needed for the collection site. The designated area shall remain available and be properly maintained for its intended use.
10. 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.

11. The use of the absorption field/drain field area(s) and reserve area(s) 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.
12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
13. 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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**Planning, Building, & Environmental Services**

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**David Morrison**  
Director

To: Wyntress Balcher, Project Planner	From: Stacie Gutierrez, Plans and Permit Supervisor
Date: October 15, 2019	Re: Paloma Vineyard Winery P19-00386

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

APN: 022-150-008-000

Project: Paloma Vineyard Winery

Description: Use Permit for an existing small winery exemption winery for recognition of two employees, one the on-site resident owner and one part-time employee; change hours of operation, and to increase visitation; conversion of an existing residence to winery hospitality facility and winery equipment storage.

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 P19-00386; 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 P19-00386 do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time 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 of the project. All permits are valid 365 days from issuance of the permit. Please see the Building Departments website for more information on submittal requirements. Conversion of the existing dwelling to a winery hospitality facility and winery equipment storage will require building permits from the Napa County Building Department.

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

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.**

Stacie Gutierrez  
Plans and Permit Supervisor  
County of Napa Building Department  
1195 Third Street, Suite 210  
Napa, CA 94558  
[Stacie.gutierrez@countyofnapa.org](mailto:Stacie.gutierrez@countyofnapa.org)



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Department of Public Works

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**Steven Lederer**  
Director

## MEMORANDUM

To: PBES Staff	From: Anna Vickroy, P.E., T.E. Traffic Engineering Staff Consultant
Date: May 23, 2025	Re: Paloma Vineyards, P19-00386 Conditions of Approval

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to provide conditions of approval regarding the Amnesty Application for Use Permit Modification for Paloma Vineyards. The project is located at 4013 Spring Mountain Road, St. Helena Highway (SR 29), (APN 022-150-008), in Napa County, CA.

To prepare this memorandum, the following documents were reviewed:

- Traffic Impact Study dated January 28, 2026 by W-Trans
- Response to Comments Letter #1 dated May 14, 2025 by Coblenz, Patch, Duffy & Bass
- Stopping Sight Distance Exhibit dated February 26, 2025 by RSA
- Wastewater Feasibility Report dated November 25, 2024 by RSA
- Water Availability Analysis dated November 25, 2024 by RSA
- Civil Plans dated February 7, 2025 by RSA

After careful evaluation of the above mentioned submitted documents, we offer no additional comments at this time.

**The Department of Public Works has established the following conditions of approval related to the Use Permit Application Number P19-00386. All listed conditions of approval shall be fully completed accordingly prior to the issuance of Occupancy permit:**

### **1. Project Driveway**

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

### **2. Landscaping Maintenance**

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

**3. Encroachment Permit Requirement**

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

**4. Transportation Demand Management Plan**

It is recommended that the applicant/permittee voluntarily explore and implement a Transportation Demand Management (TDM) Plan, which should include measures to reduce daily vehicle trips, particularly during marketing and special events. These measures may include, but are not limited to, subsidized transit passes, carpool/vanpool, and bicycle trip-end facilities.

**5. On Street Parking**

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

If you have any questions or concerns on this matter, please call Ahsan Kazmi, P. E. at (707) 259-8370 or contact at [syedahsan.kazmi@countyofnapa.org](mailto:syedahsan.kazmi@countyofnapa.org).



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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

<b>TO:</b>	Planning Department	<b>DATE:</b>	5/11/2026
<b>FROM:</b>	Jason Downs, Fire Marshal	<b>PERMIT #</b>	P19-00386
<b>SUBJECT:</b>	Paloma Vineyards	<b>APN:</b>	022-150-008-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-referenced project. The project is approved as submitted and subject to the following Conditions of Approval:

### GENERAL CONDITIONS

1. The following shall be completed prior to October 15, 2028, or prior to additional increase in visitation identified in Planning Condition 4.2 or prior to construction of the new tasting room, whichever occurs first:
  - a. Access from the Napa County public right-of-way to the proposed development shall meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards (RSS) for commercial development and the RSS Exception Request dated 4/30/26 prepared by Bruce Fenton, PE, of RSA+. See Engineering Division Road Evaluation Memorandum dated 5/5/26. The property owner shall obtain a grading permit for all proposed roadway improvements.
  - b. Applicant shall submit documentation satisfactory to the Director demonstrating that all permits, approvals, or authorizations have been obtained from Sonoma County for any portion of the access located outside Napa County jurisdiction.
  - c. Applicant shall demonstrate that the additional easement required to support improvements on the Sonoma County portion are formally recorded prior to development permit issuance.
  - d. Applicant shall submit a complete Grading Permit application for the roadway improvements on or before December 31, 2026.
  
2. All construction and use of the facility shall comply with all applicable codes, standards, regulations, and ordinances in effect at the time of Building Permit issuance, including the 2025 California Fire Code (CFC) as adopted and amended by Napa County.

3. Prior to commencing any site disturbance or construction activities for all commercial projects, the applicant shall schedule and attend a Pre-Construction Fire Safety Meeting with the Napa County Fire Marshal's Office. The meeting shall include the general contractor and all applicable subcontractors, including, but not limited to, fire sprinklers, fire alarm, underground fire service, and other fire protection system contractors, as well as other relevant project representatives as appropriate. No site work or construction activities shall begin until this meeting has occurred and all requirements of the Fire Marshal's Office have been satisfied.
4. Beneficial occupancy shall not be granted until all required fire and life safety systems and features have been installed, tested, inspected, and approved by the Napa County Fire Marshal's Office.
5. An approved water supply for fire protection shall be installed and made serviceable prior to the arrival of combustible materials on site in accordance with 2025 CFC Section 3312. All underground fire lines, fire pumps, and water storage tanks shall be submitted under a separate permit from the building or civil plans.
6. Where required by 2025 CFC Section 105, separate construction and/or operational permits shall be obtained as applicable. Separate permits may be required for, but are not limited to:
  - Automatic fire-extinguishing systems
  - Fire alarm and detection systems and related equipment
  - Fire pumps and related equipment
  - Private fire service mains and appurtenances
  - Gates and barricades across fire apparatus access roads

## **FIRE APPARATUS ACCESS**

7. The property address shall comply with Section 505.1 of the 2025 California Fire Code and Napa County Municipal Code 15.32.073. Address signage must be clearly visible from the roadway, durable, reflective, and maintained for emergency access. Final placement and specifications are subject to Napa County Fire Department approval.
8. All buildings, facilities, and developments shall be accessible to fire department apparatus by approved fire apparatus access roads in accordance with 2025 CFC Section 503 and the Napa County Road & Street Standards (NCRSS).
9. The Napa County Fire Marshal's Office has reviewed and acknowledges the Road Exception associated with P19-00386. Prior to issuance of a building or grading permit, the project plans shall demonstrate that all roadway construction conforms to the Road Exception Evaluation prepared by the Napa County Engineering Division. Any new or reconstructed roadway not included in the approved Road Exception Evaluation shall comply with the requirements for a commercial driveway as outlined in the current Napa County Road & Street Standards.
10. Access roads shall be designed and maintained to support the weight of fire apparatus and provide reliable all-weather driving conditions. An engineered analysis must be submitted demonstrating that the roadway can support fire apparatus weighing at least 75,000 pounds.
11. Fire apparatus access roads shall be provided within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building, in accordance with 2025 CFC Section 503.1.1.

12. Gates installed across fire apparatus access roads shall comply with 2025 CFC Sections 503.6 and 503.5, the Napa County Road & Street Standards, and California Fire Safe Regulations (CCR Title 14) for projects located within the State Responsibility Area (SRA).
  - Electrically operated gates serving commercial properties shall be equipped with an approved Knox® key switch (Model 3501 or 3502).
  - Manual gates shall be secured with an approved Knox® padlock.
13. Turnouts shall be a minimum of twenty-two (22) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end. Turnouts shall be spaced a maximum of four hundred (400) feet apart. Where multiple turnouts are required, they shall be inter-visible to satisfy spacing requirements
14. Approved turnarounds shall be provided for driveways and dead-end roadways in accordance with 2025 CFC Section 503.2.5 and the Napa County Road & Street Standards.
15. Roadway grades shall not exceed 16 percent. Grades between 16 percent and 20 percent may be permitted where all provisions of the Napa County Road & Street Standards are satisfied.
16. Roadway curves shall have an inside turning radius of not less than 50 feet. An additional surface width of 4 feet shall be added to curves with a radius of 50–100 feet, and 2 feet shall be added to curves with a radius of 100–200 feet.

#### **WATER SUPPLY AND FIRE PROTECTION – COMMERCIAL PROJECTS**

17. For buildings not served by a public water system, water storage and fire flow calculations shall be provided by a California Licensed Civil Engineer, Fire Protection Engineer, or C-16 licensed contractor. Calculations shall demonstrate compliance with 2025 CFC Appendix B as adopted and amended by Napa County and the Napa County Municipal Code.
18. Approved pressurized fire hydrants shall be installed within 250 feet of all portions of the exterior walls of the building as measured along approved fire apparatus access roads. Hydrant spacing shall comply with 2025 CFC Appendix C as adopted and amended by Napa County. Private fire service mains shall be installed, tested, and maintained in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).
19. Fire Department Connections (FDCs) for automatic sprinkler systems shall comply with 2025 CFC Section 912 and shall be located fully visible and recognizable from the street or approved fire apparatus access road. FDCs shall be located within 50 feet of an approved fire hydrant.
20. Underground fire protection mains shall have a minimum diameter of 6 inches and shall be constructed of C-900 Class 200 piping, ductile iron, or approved equivalent materials, and installed in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).
21. Automatic fire sprinkler systems shall be installed where required by 2025 CFC Section 903 as adopted and amended by Napa County and in accordance with the applicable NFPA standard. Systems shall be designed by a California Licensed Fire Protection Engineer or C-16 licensed contractor.

## **LIFE SAFETY REQUIREMENTS**

22. All buildings shall comply with 2025 CFC Chapter 10 – Means of Egress, including but not limited to exit signage, exit illumination, exit doors, and panic hardware where required.

## **DEFENSIBLE SPACE**

23. A minimum 100-foot defensible space shall be provided and maintained around all structures in accordance with California Public Resources Code Section 4291, the Napa County Defensible Space Ordinance, and the Napa County Fire Marshal’s Defensible Space Guidelines. Defensible space shall be established prior to final approval or occupancy and shall be maintained at all times in a fire-safe condition for the life of the project.

24. A minimum 10-foot defensible space shall be provided and maintained 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 applicable Napa County ordinances and Fire Marshal guidelines and shall be maintained at all times in a fire-safe condition.

## **NOTICE**

The Conditions of Approval noted above are based solely on review by the Napa County Fire Marshal’s Office. Additional comments or requirements may be imposed by other County Departments or Divisions during review of this application.

The Napa County Fire Marshal’s Office Development Guidelines are available at:  
[www.countyofnapa.org/firemarshal](http://www.countyofnapa.org/firemarshal)

For questions, please contact the Napa County Fire Marshal’s Office at:  
[Fire.Marshall@countyofnapa.org](mailto:Fire.Marshall@countyofnapa.org)

“C”

Request for an Exception to the Napa  
County Road and Street Standards  
prepared by RSA+ dated April 30, 2026

	RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +	SERVING CALIFORNIA SINCE	1980	1515 FOURTH STREET NAPA, CALIFORNIA 94559 FAX   707   252.4966 OFFICE   707   252.3301
	CHRISTOPHER M. TIBBITS, PE, LS PRESIDENT + PRINCIPAL	JEREMY SILL, PE VICE PRESIDENT + PRINCIPAL	PAUL WARNOCK, PE VICE PRESIDENT + PRINCIPAL	
707   252.3301   RSAcivil.com	cTibbits@RSAcivil.com	jsill@RSAcivil.com	pWarnock@RSAcivil.com	RSACivil.com

#4119046.0  
April 30, 2026

County of Napa  
Planning, Building, & Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Paloma Vineyards – Winery Use Permit Modification  
Preliminary Exception Request to Road and Street Standards for Existing Driveway Entrance  
APN: 022-150-008-000

To Whom It May Concern:

This letter addresses the driveway exception request for the Paloma Vineyards Use Permit Modification Application. It specifically evaluates the proposed improvements to the existing driveway and the current site constraints along the existing shared driveway.

The proposed winery is accessed via an existing driveway that extends from Spring Mountain Road. The existing driveway currently serves a residence and winery buildings, including production facilities. In addition to providing access to Paloma Vineyards, this driveway also serves an adjacent property in Sonoma County. The driveway passes through a portion of this adjacent parcel on an existing easement to access Paloma Vineyards.

Section 3(d) of the Napa County Road and Street Standards (the “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 which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like;
- ii. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or
- iii. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

The below provides an explanation of the Project’s compliance with the standards for an exception as to each identified component of the road.

**Exception 1 –Gate Width 1+11**

The Standards requires a 22-foot-wide gate for commercial driveways. Widening the gate is substantially constrained by the existing slopes to the southwest. The applicant seeks an exception from this requirement for the gate entrance at Station 1+11. The gate location is constrained by physical site limitations, which requires an exception to this requirement. Modifying the grading to widen the gate to 22-feet in this location would substantially impact the stability of the steep slopes

to the north of the driveway and gate that lie between Spring Mountain Road and the Paloma Driveway. This exception accommodates the physical site limitations of the existing driveway corridor and gate width by preserving the existing steep slopes at this location. The proposed gate will provide an additional 6-feet of clear width relative to the existing gate, for a width of 20 feet. Additional turnout space is also provided on the southeast side of the entrance.

This exception also meets the “same practical effect” standard required by the Standards. The County applies the “same practical effect” standard to allow exceptions where they “provide the same overall practical effect as the SRA Fire Safe Regulations towards providing defensible space.” (Standards, Section 3(d).) The “same practical effect” means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including, but not limited to: (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 fire fighter safety. This exception also meets the “same practical effect” as follows:

a) Access for emergency wildland fire equipment;

The design will meet Section A by providing adequate turnout space for vehicles on the southeast side of the gate. Use Permit Plans show that a Type 1 Fire Engine can enter and circulate through the site driveway.

b) Safe civilian evacuation;

Adequate turnout space is proposed for vehicles leaving the site to turnout and to let emergency vehicles into the site. The widening uphill of the gate is intervisible with the entrance gate, and adequate width exists on the southeast side to allow for emergency vehicle ingress/egress.

c) Signing that avoids delays in emergency equipment response;

To meet Section C, signage will be provided at Station 3+00 to advise drivers to yield to emergency vehicles.

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

Dedicated fire water within tanks is provided at the winery.

e) Fuel modification sufficient for civilian and firefighter safety.

Fuel in the area will be removed per CalFire requirements. This includes defensible space in the vicinity of the driveway.

**Exception 2 – Driveway Width 1+10 to 3+00**

The Standards requires a 20-foot-wide road width for commercial driveways. The applicant requests an exception from this standard to widen the existing driveway to 14 feet by converting the rock lined swale into a drivable swale. Widening here is impractical due to physical site limitations, and the presence of unique features of the natural environment. This exception is required due to physical site limitations because of the steep slopes adjacent to the driveway which do not allow for widening to the standard of 20 feet. In addition, the unique feature of the natural environment present which constrains widening is a large white oak tree (greater than 6-inch dbh). Widening is intervisible at both ends of this section at roughly STA 0+80 and 3+30 to facilitate the fire truck turn movement.

This exception also meets the “same practical effect” standard as follows:

a) Access for emergency wildland fire equipment;

The widening locations will allow vehicles to pull out of the travel way and allow emergency vehicles to continue.

Vehicle tracking for the Type 1 Fire engine has been shown on the Use Permit Plans, which shows that it can traverse the site driveway within the existing roadway limits.

The new drive widening turnout at Sta. 1+00 will provide a safe intervisible turnout location for this driveway segment and help facilitate the fire truck movement through the existing entrance gate off of Spring Mountain Road.

b) Safe Civilian Evacuation.

The sections of driveway widening will be intervisible with each other and should allow civilians to utilize turnouts as needed to allow emergency vehicles ingress/egress.

c) Signing that avoids delays in emergency equipment response;

To meet Section C, signage will be provided at Station 3+00 to advise drivers to yield to emergency vehicles.

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

Dedicated fire water within tanks is provided at the winery.

f) Fuel modification sufficient for civilian and firefighter safety.

Fuel in the area will be removed per CalFire requirements. This includes defensible space in the vicinity of the project driveway.

**Exception 3 – Driveway Width 6+20 to 9+50**

The Standards requires a 20-foot-wide road width for commercial driveways. The applicant requests an exception from this standard to widen the existing driveway to 14 feet by converting the rocklined swale into a drivable swale. Widening is impractical for the existing driveway along this segment due to physical site limitations from the existing steep slopes adjacent to the driveway. The exception is required to accommodate the steep naturalized slopes in this area. Excavation of steep uphill slopes or construction of tall downhill fills and/or retaining structures would impact large areas of steep slopes. There is also potential for geotechnical concerns in these areas. Widened sections are intervisible at both ends of this section at roughly STA 6+00 and 9+20 to facilitate the fire truck turn movement.

This exception also meets the “same practical effect” standard as follows:

a) Access for emergency wildland fire equipment;

The widening locations on either side of this section will allow vehicles to pull out of the travel way and allow emergency vehicles to continue.

Vehicle tracking for the Type 1 Fire engine has been shown on the Use Permit Plans, which shows that it can traverse the site driveway within the existing roadway limits.

b) Safe Civilian Evacuation.

The sections of driveway widening will be intervisible with each other and will allow civilians to utilize turnouts as needed to allow emergency vehicles ingress/egress.

- c) Signing that avoids delays in emergency equipment response;

To meet Section C, signage will be provided at Station 9+00 to advise drivers to yield to emergency vehicles.

- d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire;  
Dedicated fire water within tanks is provided at the winery.

- g) Fuel modification sufficient for civilian and firefighter safety.

Fuel in the area will be removed per CalFire requirements. This includes defensible space in the vicinity of the project driveway.

#### **Exception 4 – Driveway Width 11+90 to 17+00**

The Standards requires a 20-foot-wide road width for commercial driveways. The applicant requests an exception to this standard. Widening is impractical for the existing driveway along this segment due to the physical site limitations, and unique features of the natural environment adjacent to the driveway, as well as legal constraints. The project proposes intervisible turnout locations in areas where the topography is suitable for driveway widening. These turnouts will be located at Stations 12+00, 14+20, and 16+20. It is also proposed to widen the driveway at STA 17+00 to facilitate the fire truck turn movement into the Paloma Vineyards property. Below details each basis for the exception:

- Physical site limitations: the existing steep slopes along this area of the driveway limits the ability to widen it in a way that does not risk impacting the stability of the slope.
- Unique features of the natural environment: there are at least three large trees (greater than 6-inch dbh) directly adjacent to this section of the driveway that limit the widening potential.
- Legal constraints: this section of the driveway is limited by an existing 20-foot easement that traverses into Sonoma County on the neighbor's private property. The grantor of the easement has agreed to limited widening and turnouts, but will not otherwise agree to expand the easement area. (See attached April 27 letter from Sam Baxter, the property owner underlying the easement, 4007 Spring Mountain Road.)

This exception also meets the "same practical effect" standard as follows:

- a) Access for emergency wildland fire equipment;

The turnout locations will allow vehicles to pull out of the travel way and allow emergency vehicles to continue.

Vehicle tracking for the Type 1 Fire engine has been shown on the Use Permit Plans, which shows that it can traverse the site driveway within the existing roadway limits.

The new drive widening turnout at Sta. 17+00 will provide for the fire truck movement through an improved entrance gate at Paloma Vineyards.

The additional turnouts for this driveway segment will be at intervisible locations and help facilitate safe ingress/egress.

b) Safe Civilian Evacuation.

The new drive turnouts will be intervisible with each other and should allow civilians to utilize turnouts as needed to allow emergency vehicles ingress/egress.

c) Signing that avoids delays in emergency equipment response;

To meet Section C, signage will be provided at the turnout at Station 16+00 to advise drivers to yield to emergency vehicles.

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

Dedicated fire water within tanks is provided at the winery.

g) Fuel modification sufficient for civilian and firefighter safety.

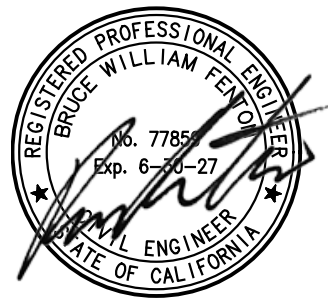
To meet Section C, signage will be provided at the turnout at Station 16+00 to advise drivers to yield to emergency vehicles.

If you have any questions or need additional information, please do not hesitate to contact me.

Respectfully,

Bruce Fenton PE, MBA  
Project Manager

BWF/bs  
Encl: April 27, 2026 Letter from Sam Baxter



## Spring Summit Ranch, LLC

April 27, 2026

Sheldon Richards

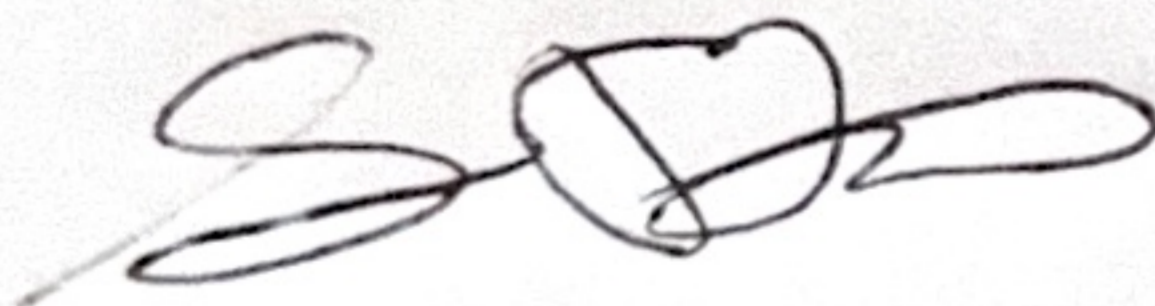
Paloma Vineyard

4013 Spring Mountain Road

Dear Sheldon,

In going back over the 2014 easement agreement prepared by Freidermann Goldberg LLP for you and my predecessor in interest, and after consulting with my attorney, the easement is clear that you don't have a right to expand your Access Easement over my property without my written consent. I will allow you to expand the proposed pullouts and make minor adjustments to the road which are outside of the easement area as we discussed. Otherwise, the parameters of the easement are legally established, and I do not wish to expand or change its terms at this time. After your project is approved, and I hope and trust it will be, we can discuss changes to the road further in terms of writing it up formally.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Baxter', with a stylized flourish at the end.

Sam Baxter

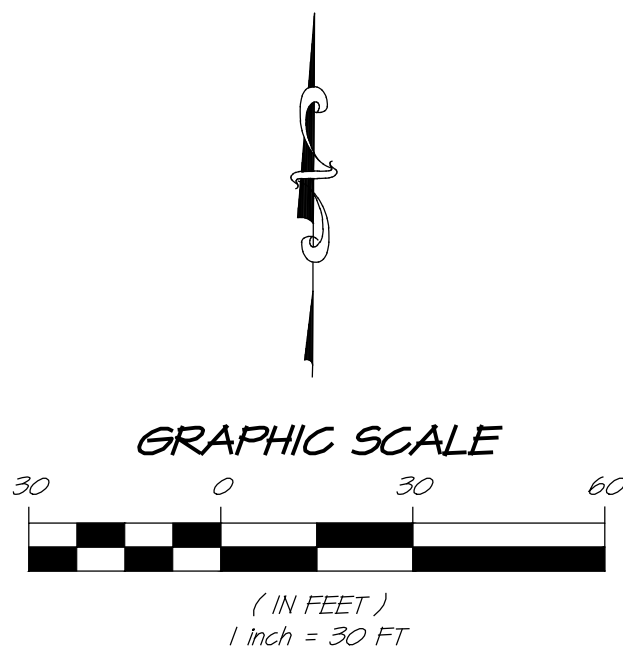
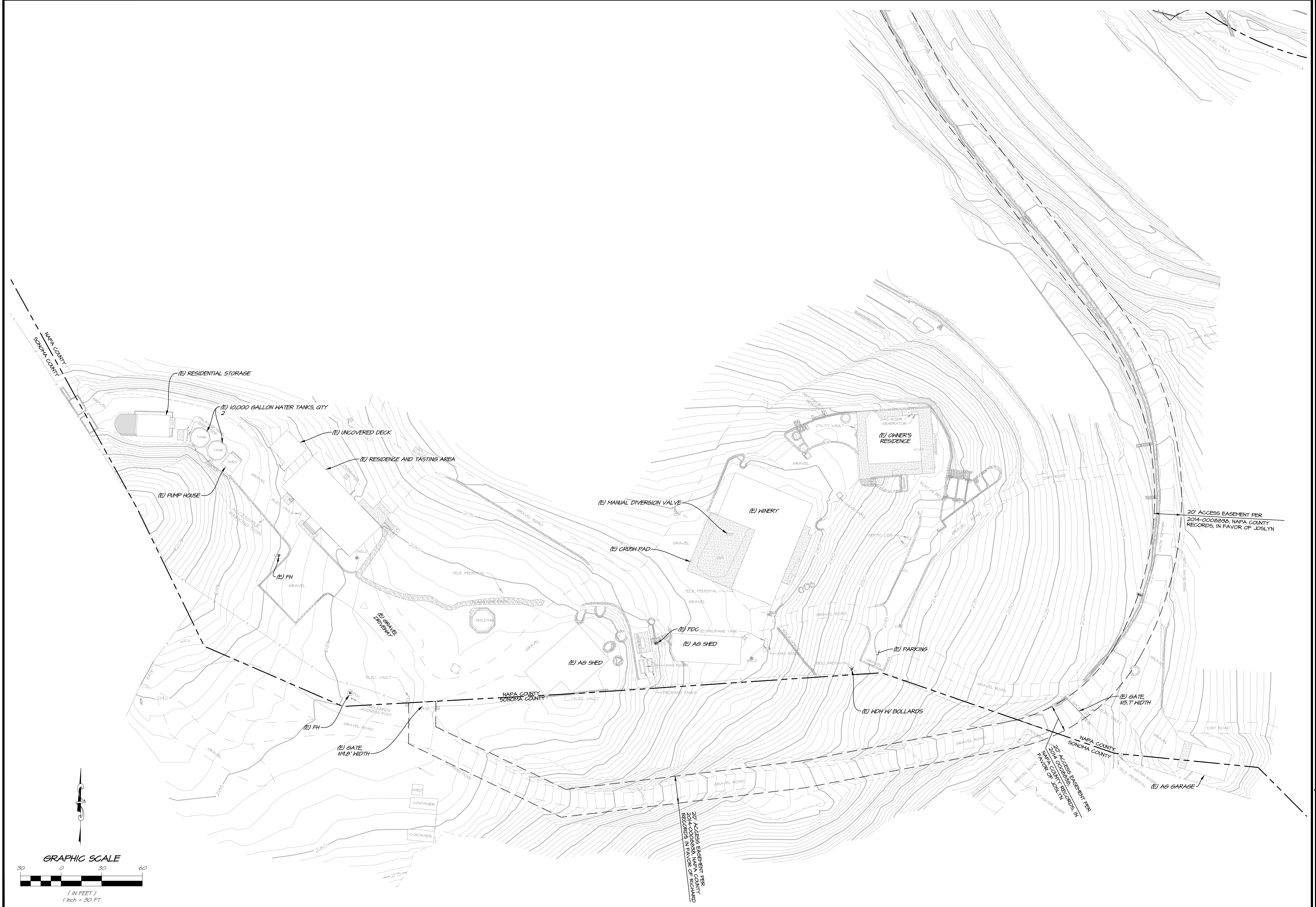
Spring Summit Ranch, LLC

4007 Spring Mountain Road

“D”

Revised Civil Drawings prepared by RSA+  
dated April 24, 2026





NO.	DATE	REVISIONS	BY
1	04/24/2026	RESPONSE TO USE PERMIT COMMENTS	DCEB
2	02/03/26	RESPONSE TO PLANNING COMMENTS	JFH
3	01/24/26	RESPONSE TO PLANNING COMMENTS	JFH

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 OFFICE [707]852.3301  
 \* www.rsacivil.com \*

# PALOMA VINEYARD EXISTING SITE PLAN

NAPA COUNTY  
 CALIFORNIA



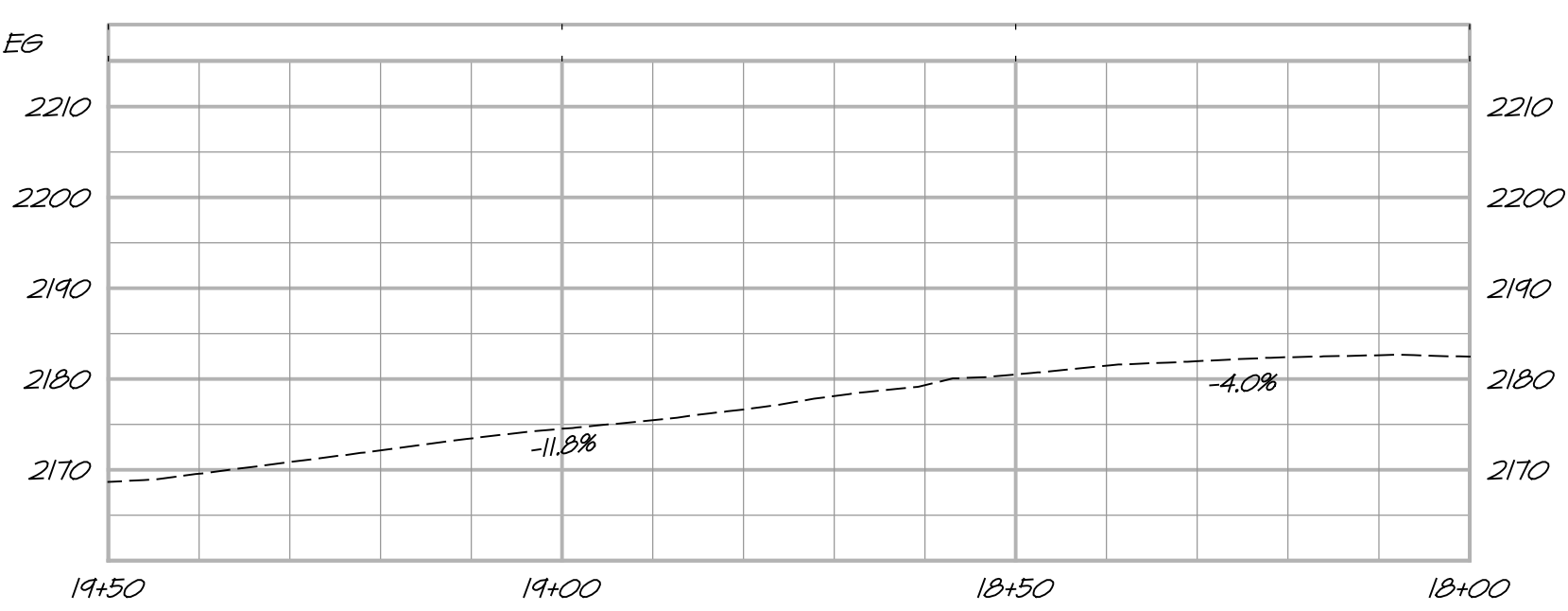
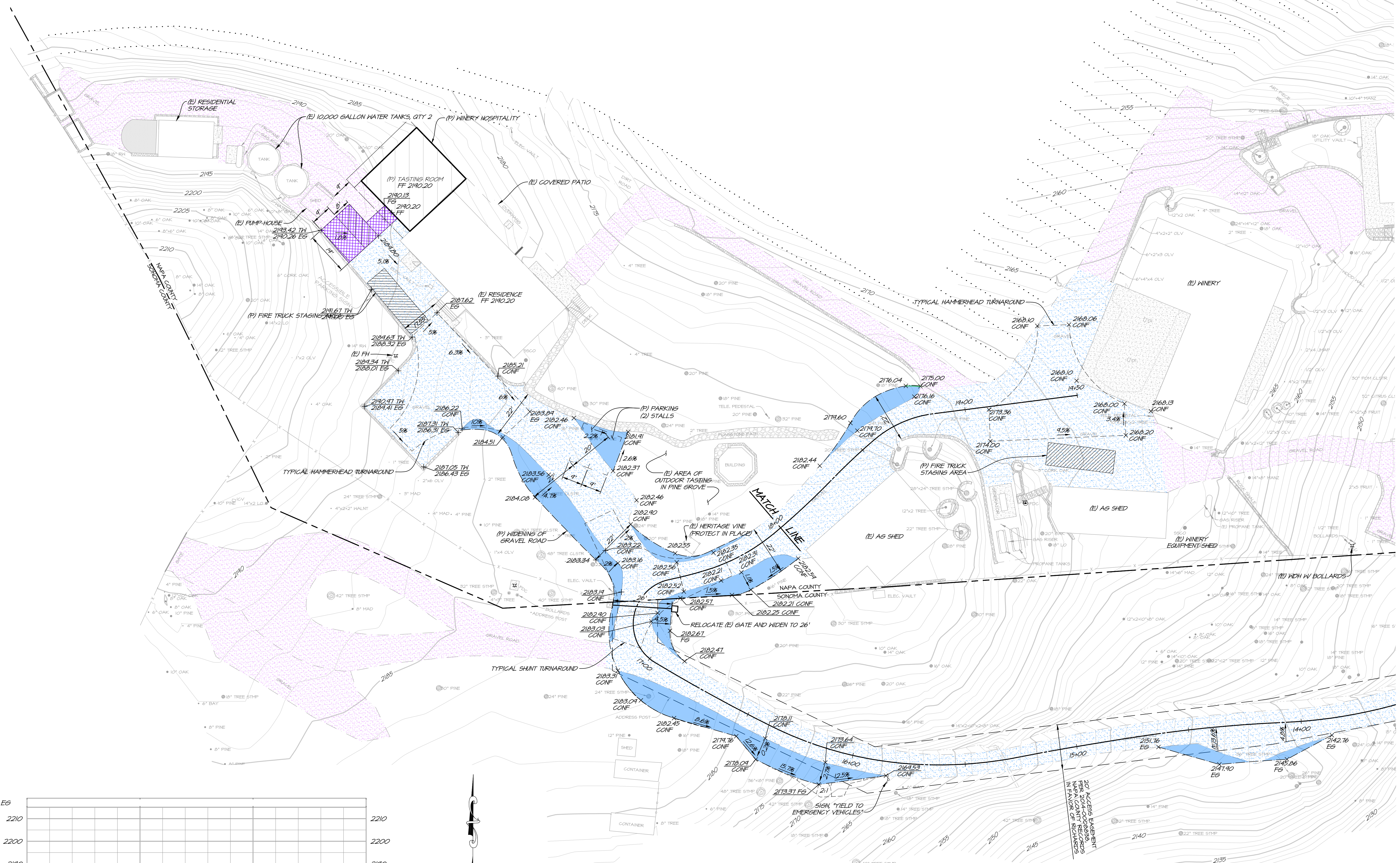
DATE	APRIL 24, 2026
DRAWN	DCEB / JFH
DESIGNED	BTFF
CHECKED	BNWF
JOB NO.	4119046.0
SHEET NO.	UP2.0
2 OF 13 SHEETS	



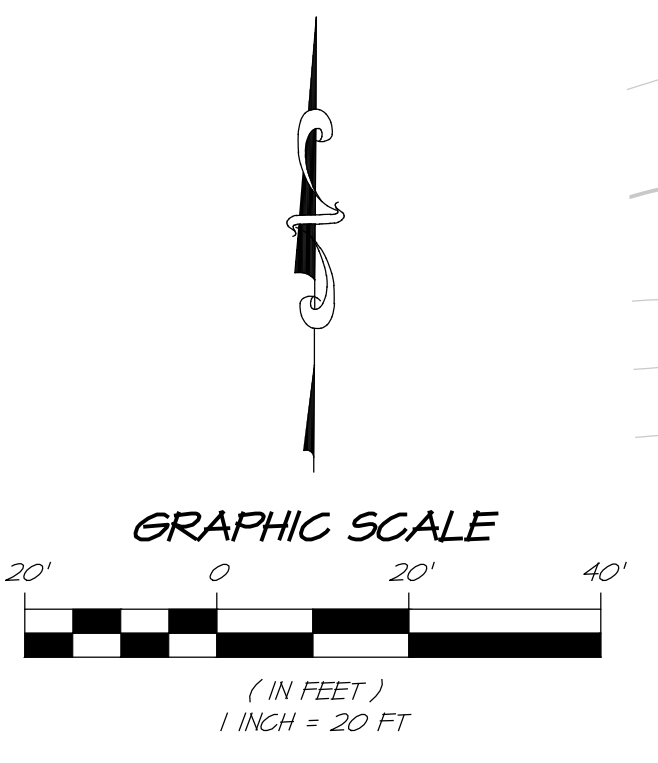








**DRIVEWAY PROFILE STA 18+00 TO 19+50**  
SCALE: 1" = 20'



**DRIVEWAY PLAN STA 18+00 TO 19+50**  
SCALE: 1" = 20'

**HATCH LEGEND**

	(P) ADA PARKING STALL AND PATH OF TRAVEL: 6" R/C WITH #4 BARS AT 12" ON CENTER EACH WAY OVER 4" CLASS 2 AB COMPACT SUBGRADE TO 98% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
	(P) DRIVEWAY WIDENINGS: 12" CLASS 2 AB WITH DOUBLE COAT CHIP SEAL COMPACTED TO 98% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 6" TO 40% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
	EXISTING GRAVEL DRIVEWAY - TO REMAIN, WITH DOUBLE COAT CHIP SEAL
	EXISTING GRAVEL DRIVEWAY - TO REMAIN

NO.	DATE	REVISIONS
1	04/20/2026	RESPONSE TO PERMIT COMMENTS
2	04/20/2026	RESPONSE TO PLANNING COMMENTS
3	04/24/2026	RESPONSE TO PLANNING COMMENTS

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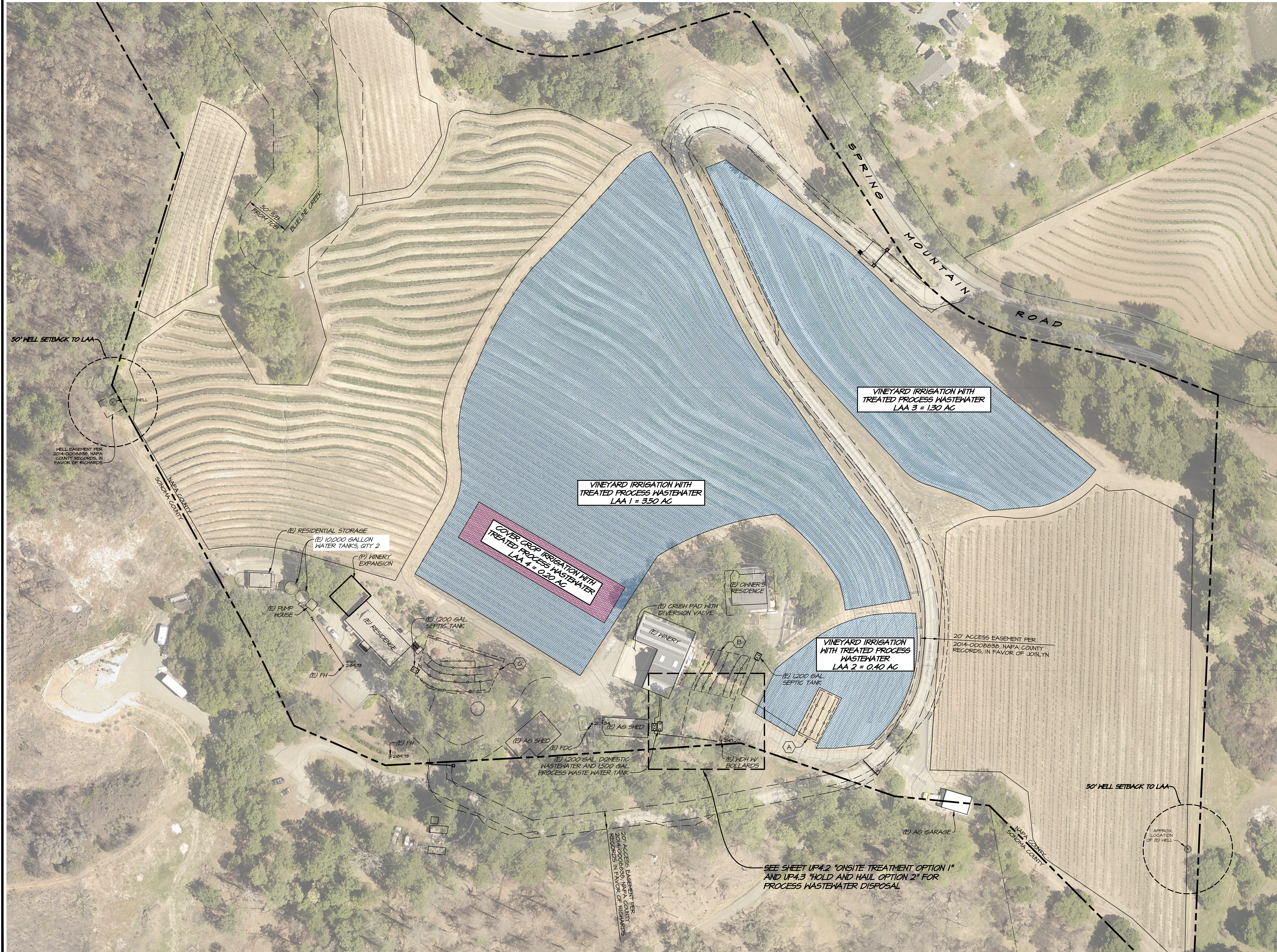
**PALOMA VINEYARD  
DRIVEWAY PLAN & PROFILE**  
NAPA COUNTY  
CALIFORNIA



DATE	APRIL 24, 2026
DRAWN	DCB
DESIGNED	JFW
CHECKED	EWK

JOB NO. 4119046.0  
SHEET NO. **UP3.4**  
7 OF 13 SHEETS

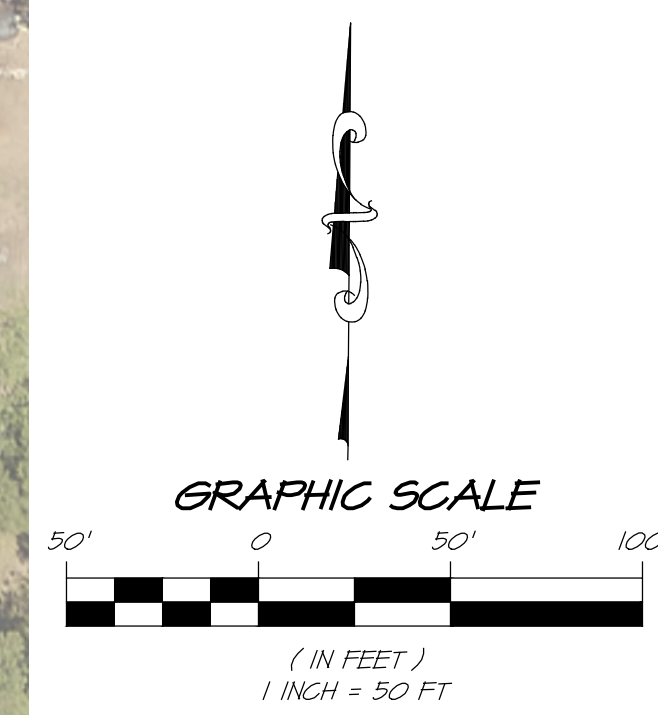




**LAA NOTE**  
 LAA 1-3 ARE VINEYARD IRRIGATION  
 5.20 ACRES (LAA 1-3)

**LEGEND**

- (A) APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER E05-0632
- (B) APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 42-1278
- (C) APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCOLLUM SEPTIC INSPECTION REPORT DATED 02/24/2020



SEE SHEET UP4.2 "ONSITE TREATMENT OPTION 1" AND UP4.3 "HOLD AND HALL OPTION 2" FOR PROCESS WASTEWATER DISPOSAL

NO.	DATE	REVISIONS	BY	APPD
1	04/20/20	RESPONSE TO USE PERMIT COMMENTS	DCEB	
2	02/05/20	RESPONSE TO PLANNING COMMENTS	JFH	
3	01/24/20	RESPONSE TO PLANNING COMMENTS	JFH	

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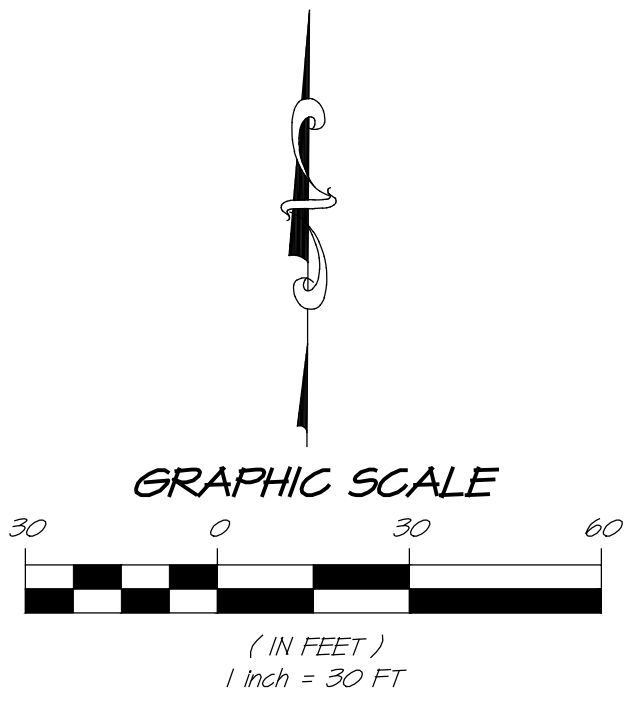
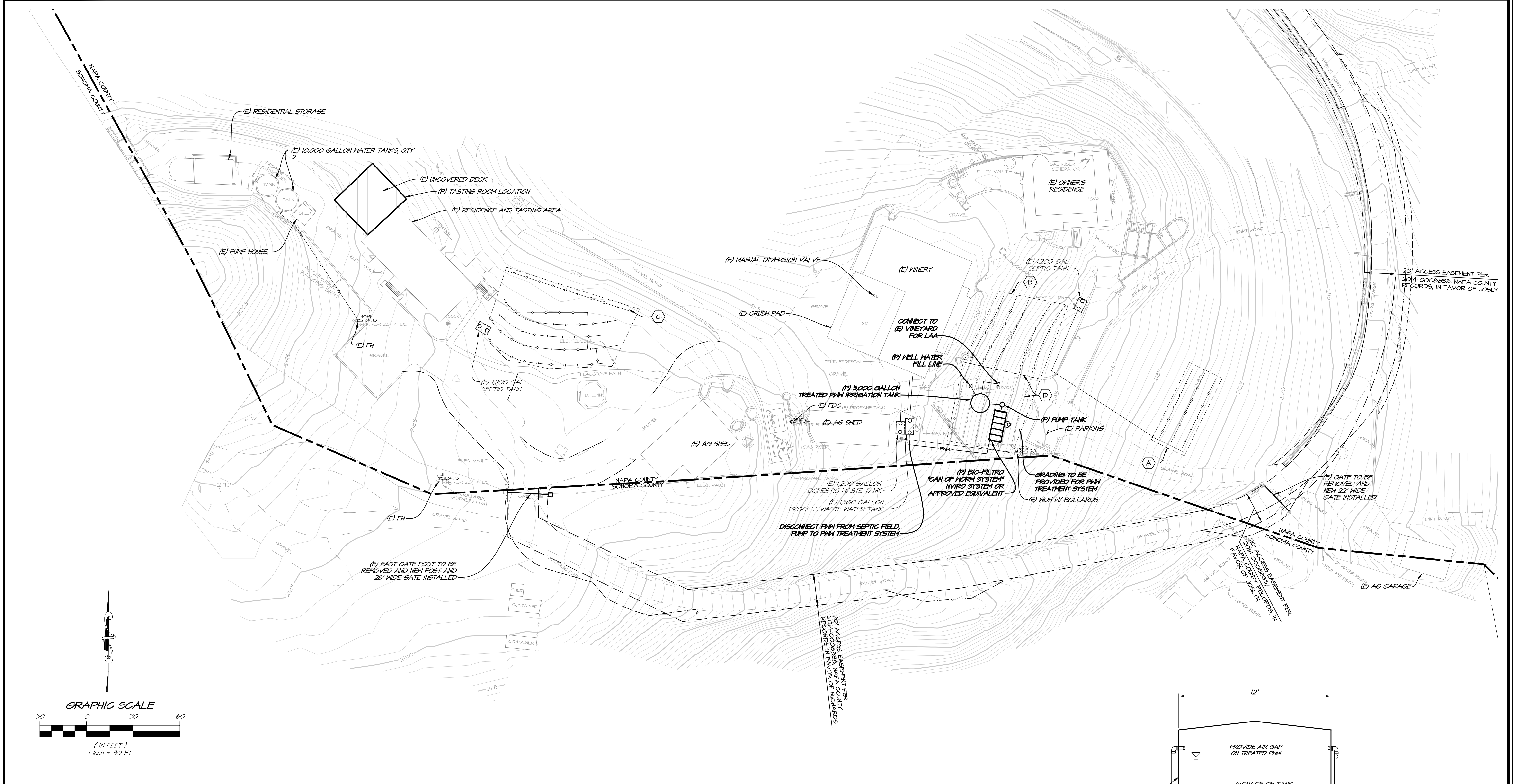
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**PALOMA VINEYARD  
 PROCESS WASTEWATER IRRIGATION**  
 CALIFORNIA  
 NAPA COUNTY



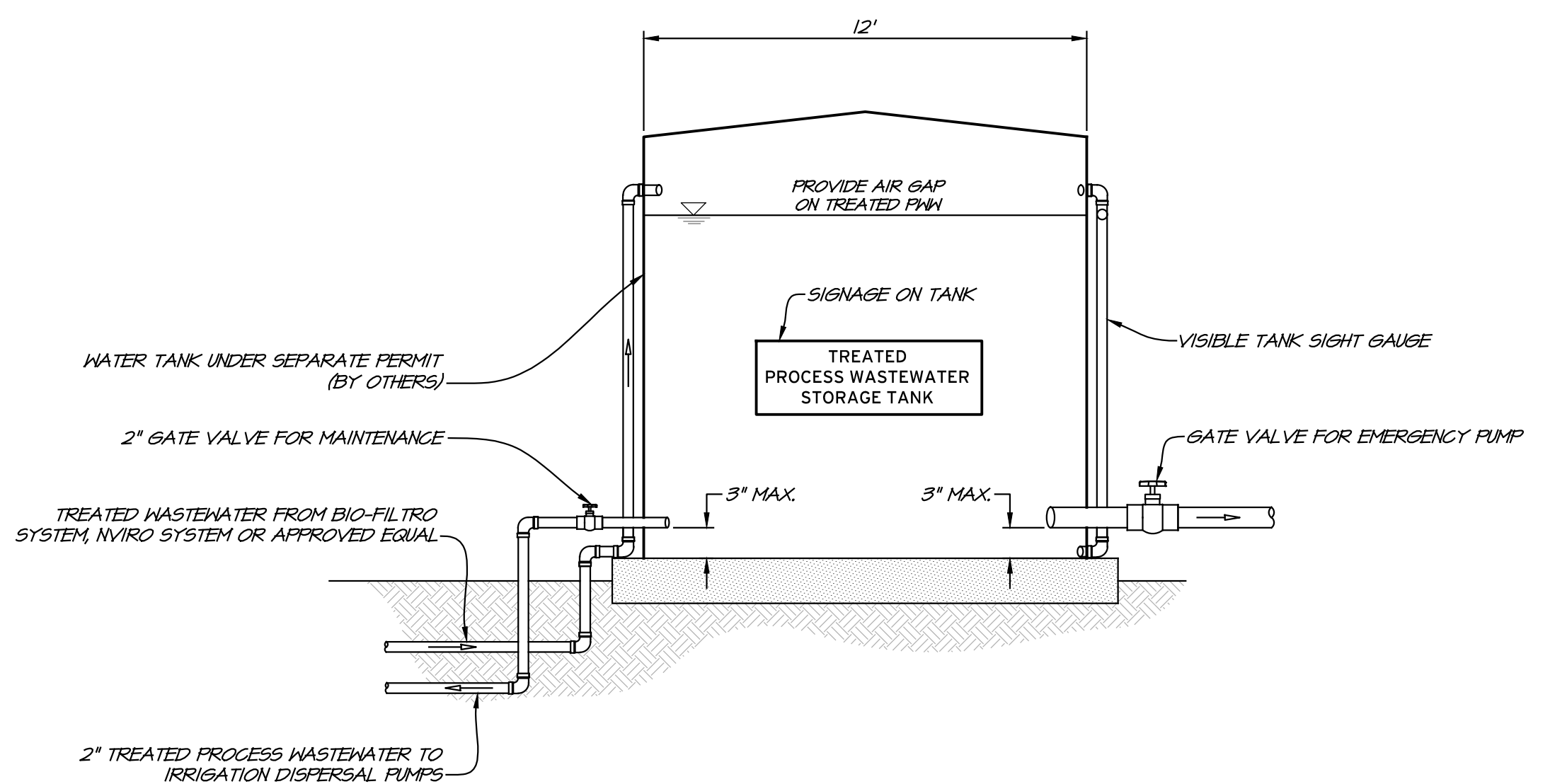
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DRAWN	DCEB / JFH
DESIGNED	BTFF
CHECKED	BNWF
JOB NO.	4119046.0

SHEET NO.  
**UP4.1**  
 9 OF 13 SHEETS



- LEGEND**
- (A) APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER E05-0632.
  - (B) APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 12-12751.
  - (C) APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCOLLUM SEPTIC INSPECTION REPORT DATED 02/24/2020.
  - (E) SEPTIC LINES TO BE SHORTENED TO ALLOW FOR GRADING FOR BIO-FILTRATION SYSTEM AND IRRIGATION TANK. (E) SEPTIC LINES TO REMAIN SHALL BE MINIMUM 50 LF AS ALLOWED BY COUNTY OF NAPA.

**ONSITE TREATMENT CONCEPT OPTION 1**  
SCALE: 1" = 30'



**1 (P) 5,000 GALLON TREATED WASTEWATER STORAGE TANK**  
REV 14/0000-10 MOD

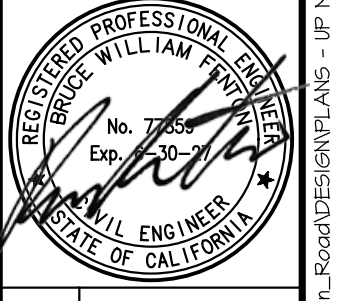
NOT TO SCALE

NO.	DATE	REVISIONS	BY
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2	02/03/26	RESPONSE TO PLANNING COMMENTS	JFH
3	01/24/26	RESPONSE TO PLANNING COMMENTS	JFH

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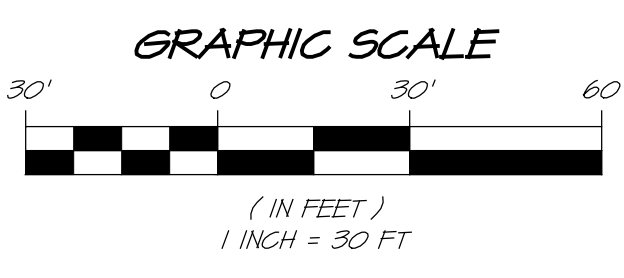
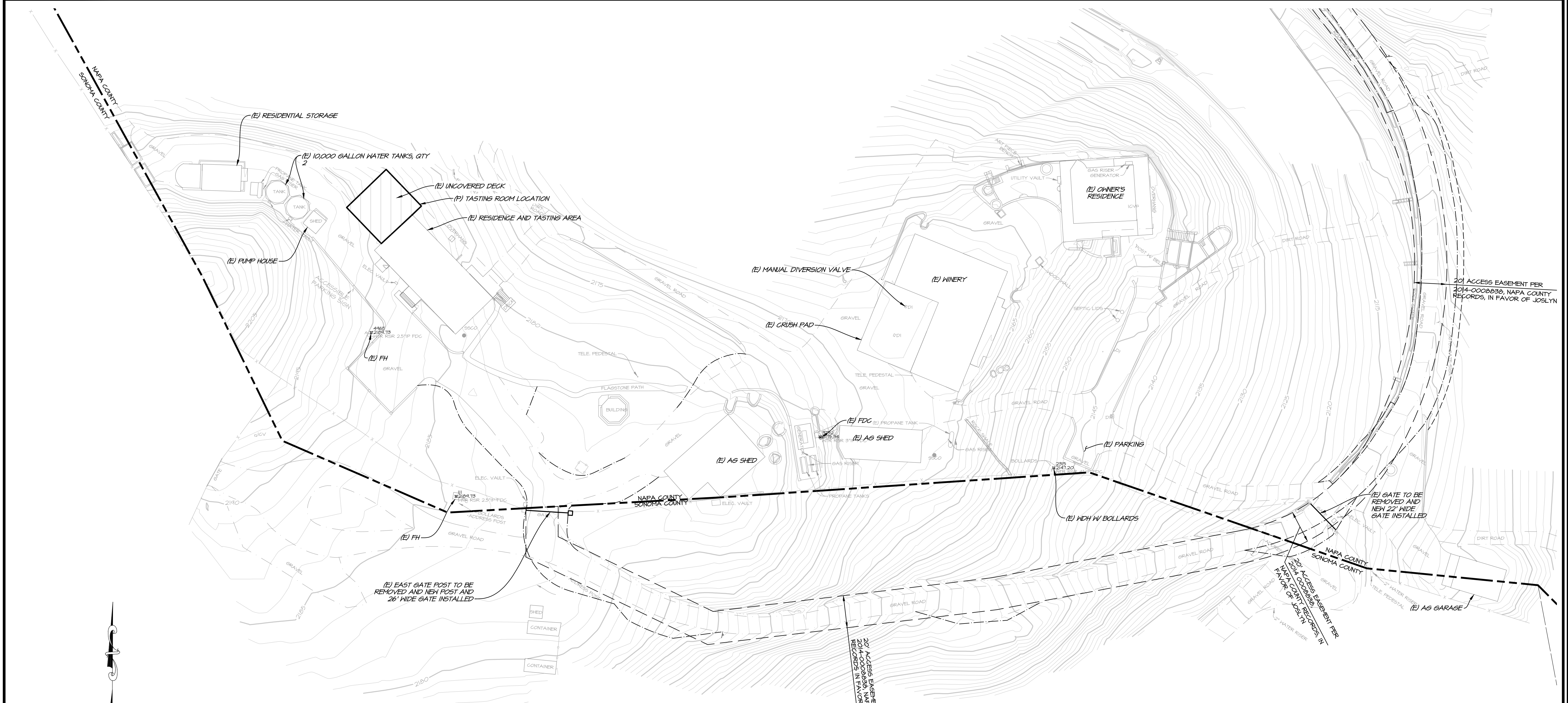
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**PALOMA VINEYARD  
PROCESS WASTEWATER SYSTEM OPTION 1**  
CALIFORNIA  
NAPA COUNTY



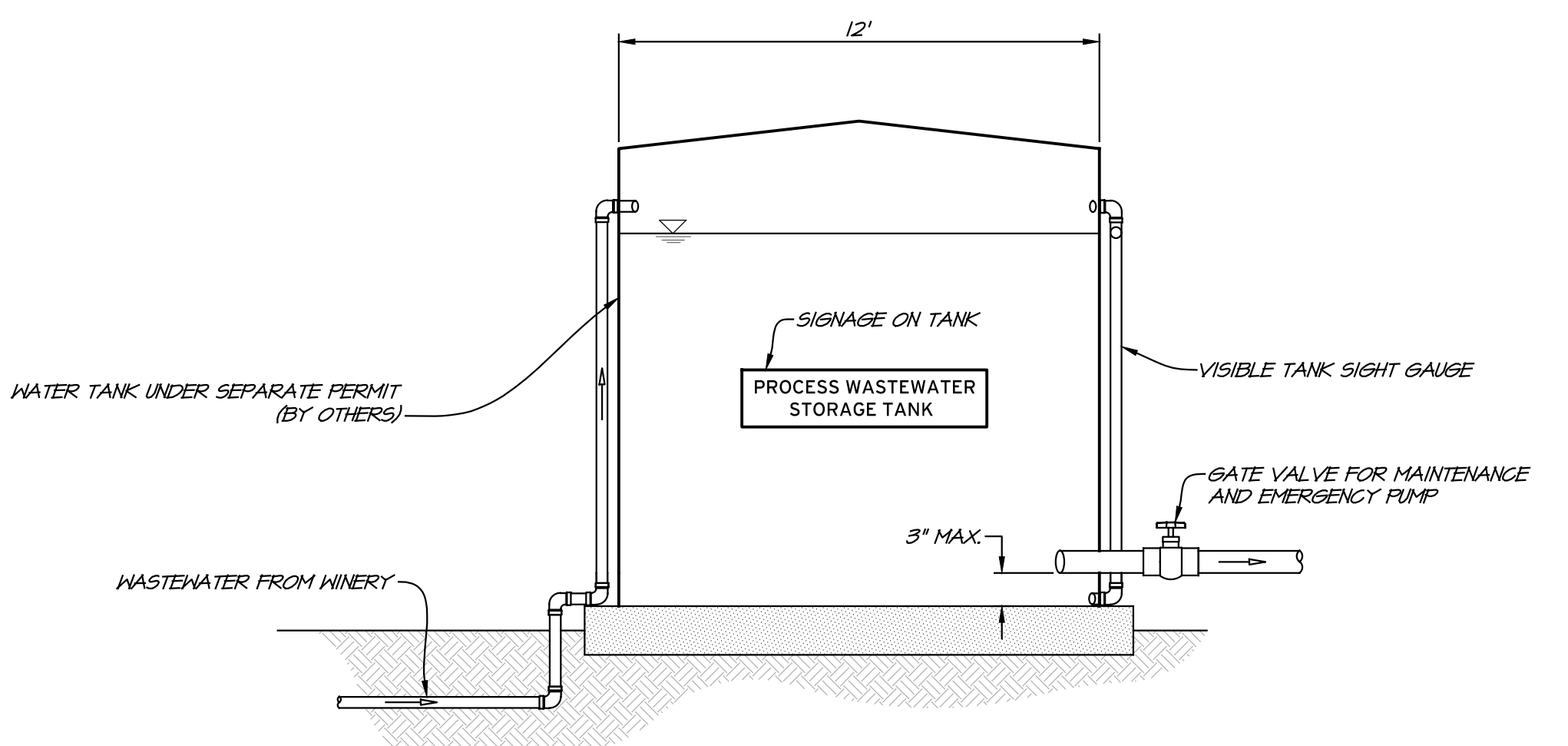
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DRAWN	DCEB
DESIGNED	BTFF
CHECKED	EWBF
JOB NO.	4119046.0

SHEET NO.  
**UP4.2**  
10 OF 13 SHEETS



- LEGEND**
- (A) APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER E05-0632.
  - (B) APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 42-12791.
  - (C) APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCOLLUM SEPTIC INSPECTION REPORT DATED 02/24/2020.
  - (E) SEPTIC LINES TO BE SHORTENED TO ALLOW FOR GRADING FOR BIO-FILTRO SYSTEM AND IRRIGATION TANK. (E) SEPTIC LINES TO REMAIN SHALL BE MINIMUM 50 LF AS ALLOWED BY COUNTY OF NAPA.

**HOLD AND HAUL CONCEPT OPTION 2**  
SCALE: 1" = 30'



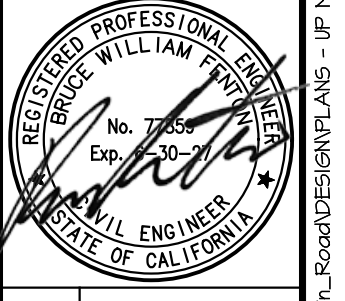
**(1) (E) 5,000 GALLON HOLD AND HAUL WASTEWATER STORAGE TANK**  
REV 14/0000-10 MOD NOT TO SCALE

NO.	DATE	REVISIONS	BY
1	04/24/2026	RESPONSE TO USE PERMIT COMMENTS	DCEB
2	02/05/26	RESPONSE TO PLANNING COMMENTS	JFH
3	04/24/26	RESPONSE TO PLANNING COMMENTS	JFH

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**PALOMA VINEYARD  
PROCESS WASTEWATER SYSTEM OPTION 2**  
CALIFORNIA  
NAPA COUNTY



DATE	APRIL 24, 2026
DRAWN	DCEB
DESIGNED	BTFF
CHECKED	EWBF
JOB NO.	4119046.0

SHEET NO.  
**UP4.3**  
11 OF 13 SHEETS

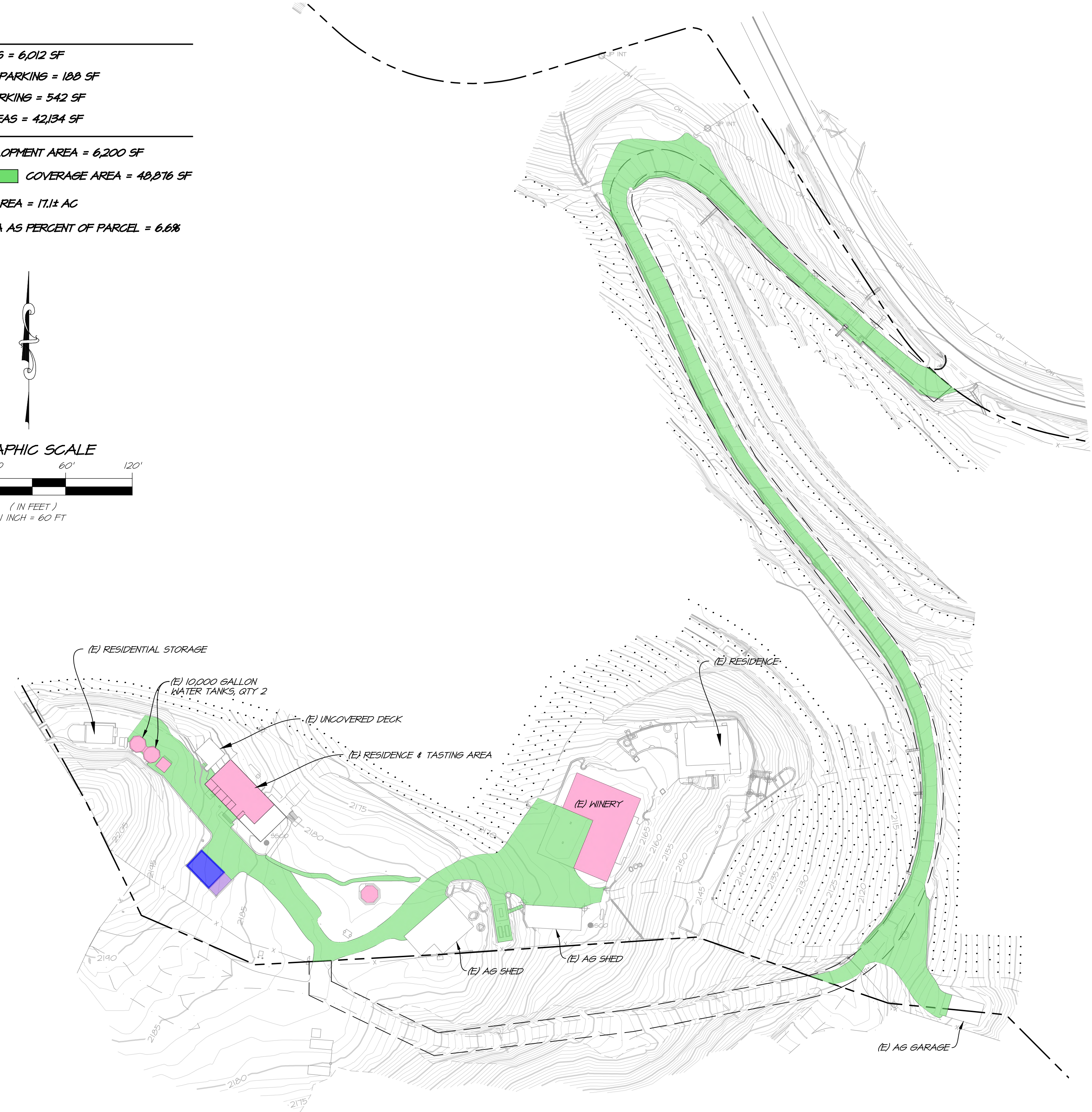
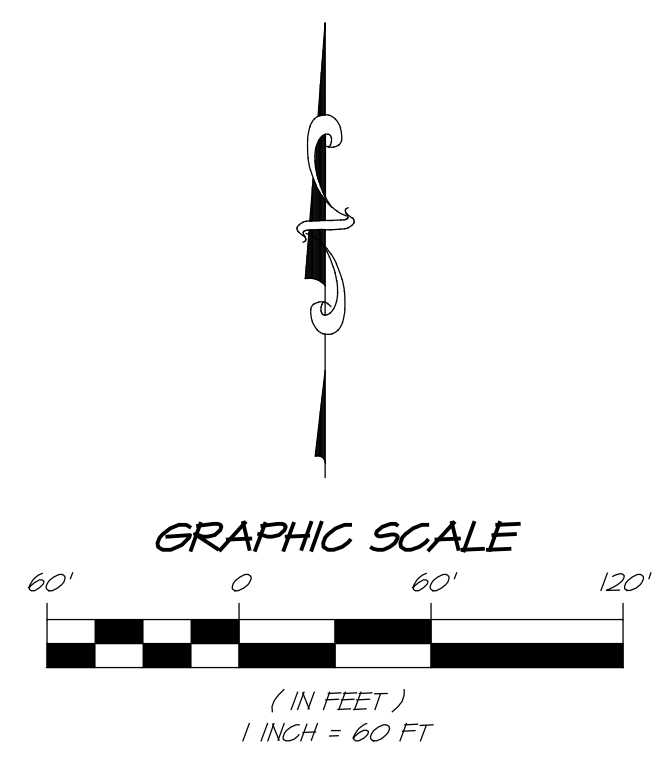
**LEGEND**

- STRUCTURES = 6,012 SF
- EMPLOYEE PARKING = 180 SF
- VISITOR PARKING = 542 SF
- PAVED AREAS = 42,134 SF

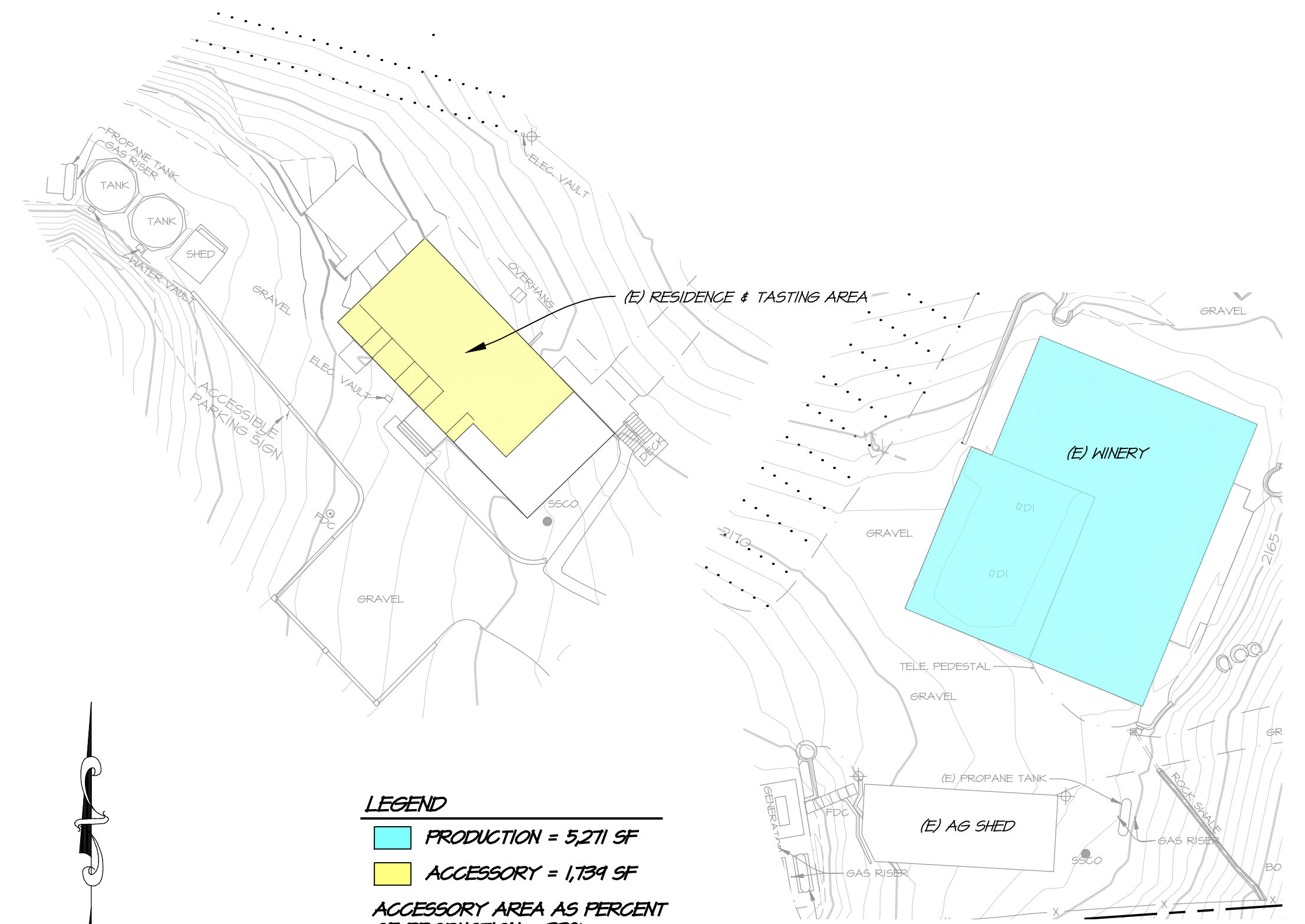
---

- DEVELOPMENT AREA = 6,200 SF
- COVERAGE AREA = 48,876 SF

TOTAL PARCEL AREA = 17.1± AC  
 COVERAGE AREA AS PERCENT OF PARCEL = 6.6%



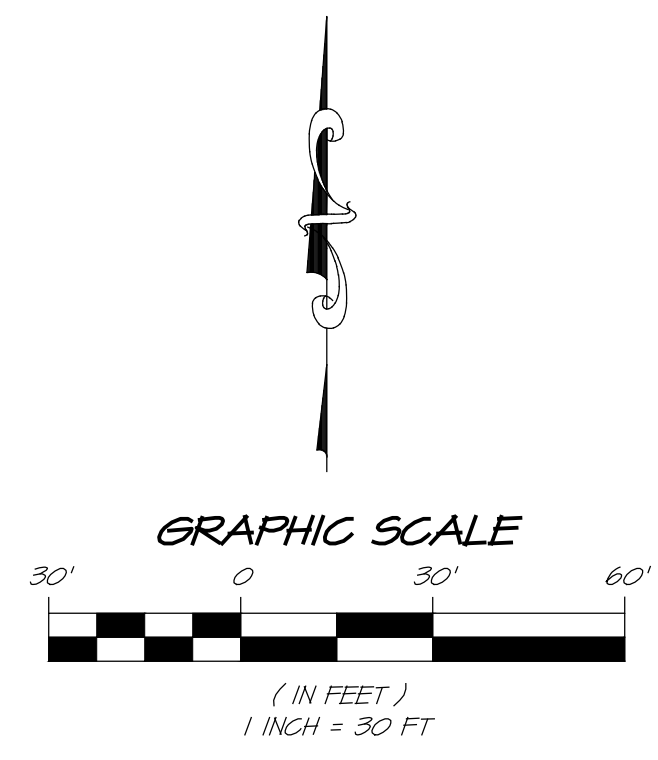
**COVERAGE & DEVELOPMENT**  
 SCALE: 1" = 60'



**LEGEND**

- PRODUCTION = 5,271 SF
- ACCESSORY = 1,734 SF

ACCESSORY AREA AS PERCENT OF PRODUCTION = 33%



**PRODUCTION & ACCESSORY AREAS**  
 SCALE: 1" = 30'

NO.	DATE	REVISIONS	BY	APPD
1	04/02/25	RESPONSE TO USE PERMIT COMMENTS	DCEB	BTFF
2	02/02/26	RESPONSE TO PLANNING COMMENTS	JFH	BNWF
3	04/24/26	RESPONSE TO PLANNING COMMENTS	JFH	DLZL

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**PALOMA VINEYARD  
 (E) COVERAGE & DEVELOPMENT**  
 CALIFORNIA  
 NAPA COUNTY



DATE	APRIL 24, 2026
DRAWN	DCEB / JFH
DESIGNED	BTFF
CHECKED	BNWF
JOB NO.	4119046.0
SHEET NO.	UP5.0
	12 OF 13 SHEETS

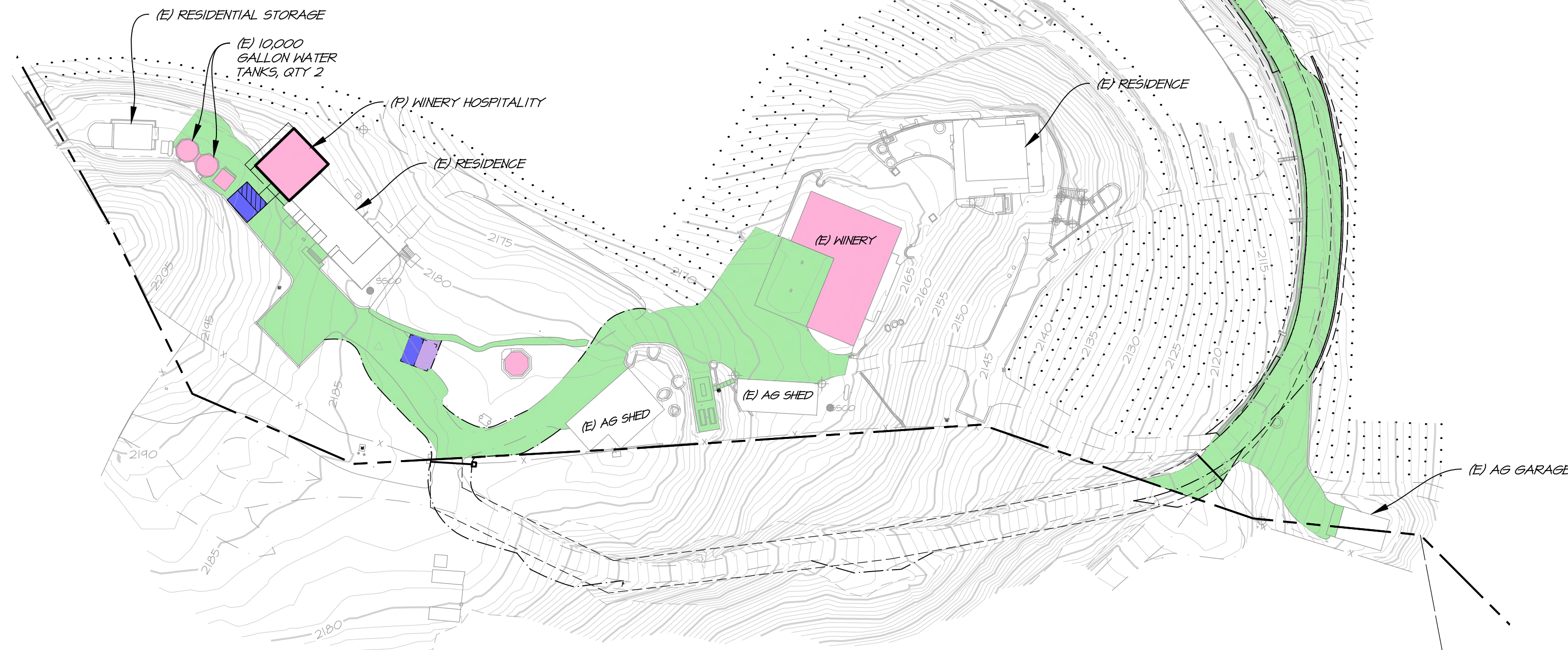
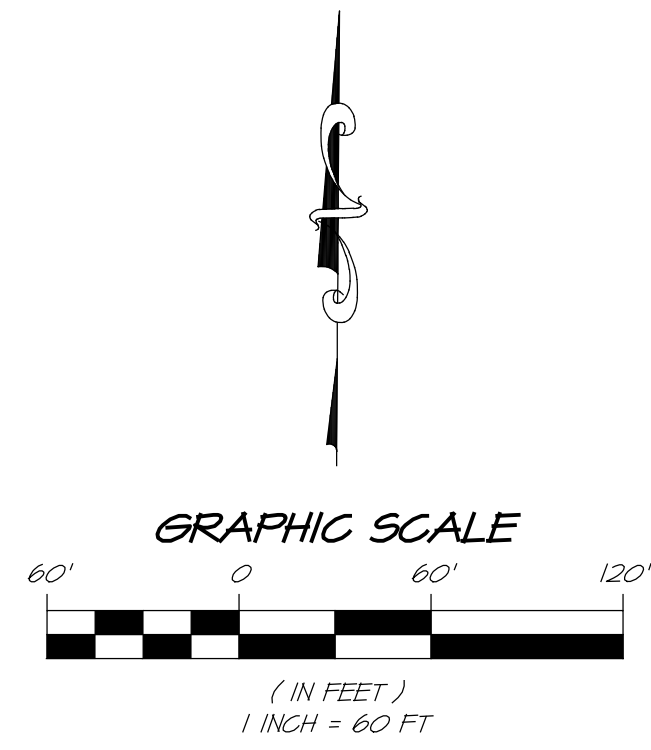
**LEGEND**

- STRUCTURES = 5,324 SF
- EMPLOYEE PARKING = 204 SF
- VISITOR PARKING = 484 SF
- PAVED AREAS = 48,970 SF

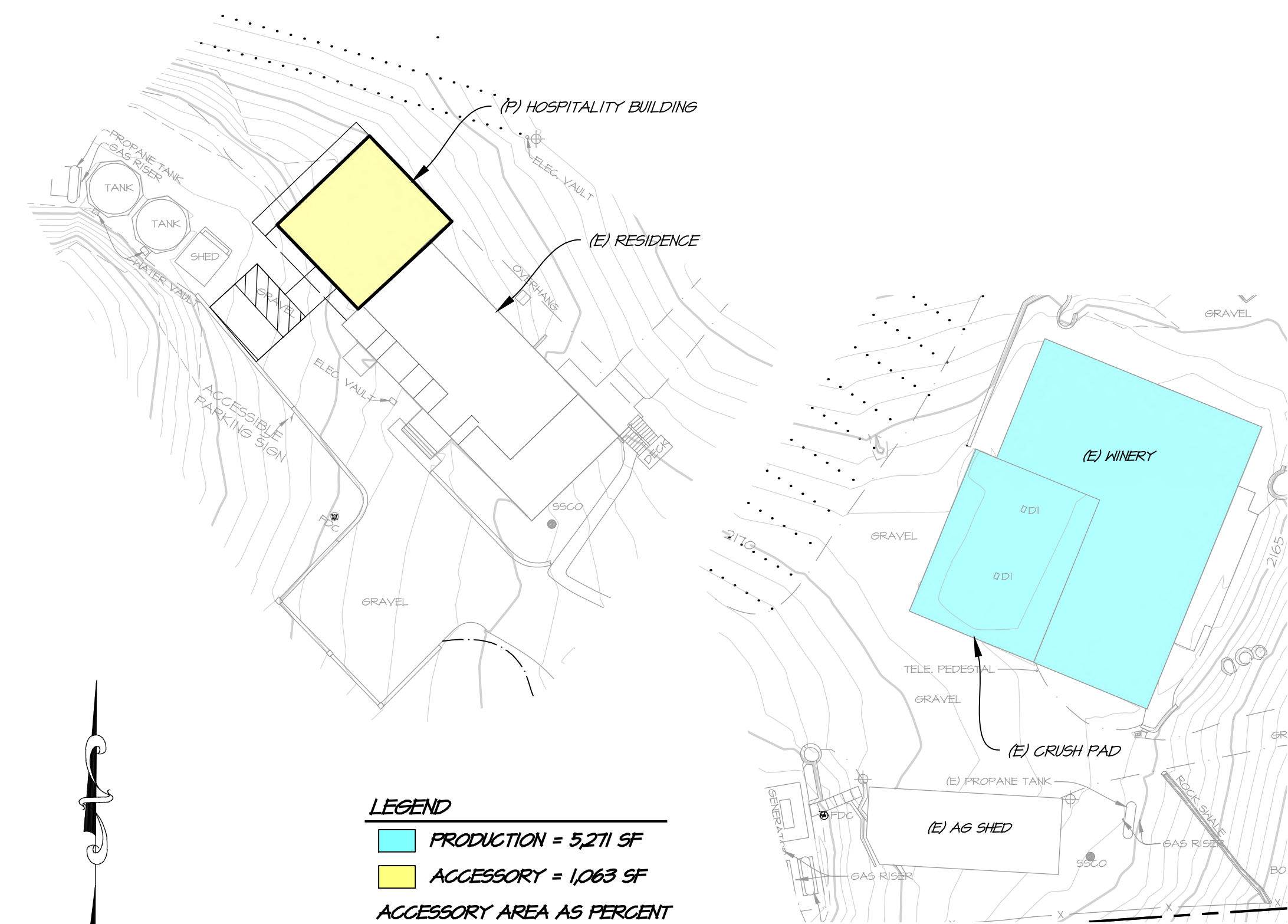
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- DEVELOPMENT AREA = 5,538 SF
- COVERAGE AREA = 52,765 SF

TOTAL PARCEL AREA = 17.1± AC  
 COVERAGE AREA AS PERCENT OF PARCEL = 7.1%



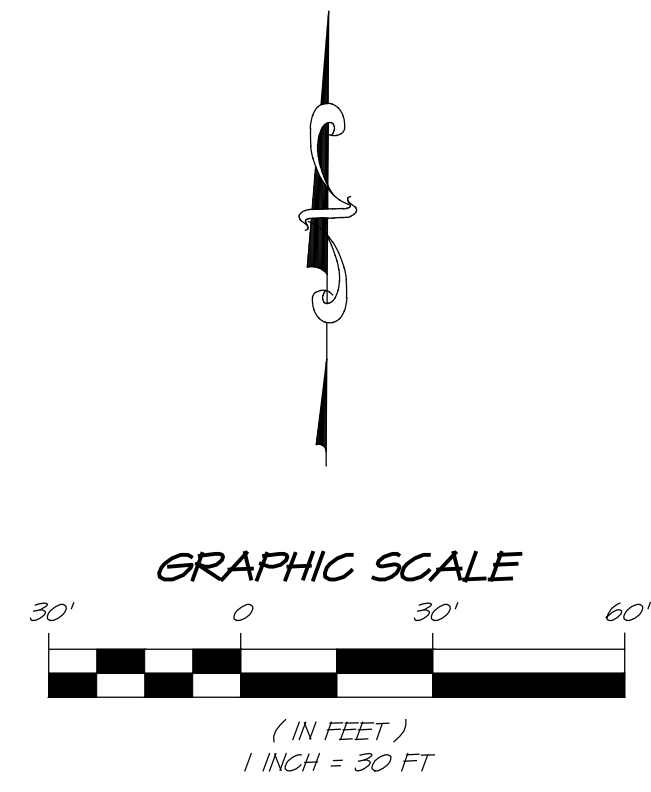
**COVERAGE & DEVELOPMENT**  
 SCALE: 1" = 60'



**LEGEND**

- PRODUCTION = 5,271 SF
- ACCESSORY = 1,063 SF

ACCESSORY AREA AS PERCENT OF PRODUCTION = 20%



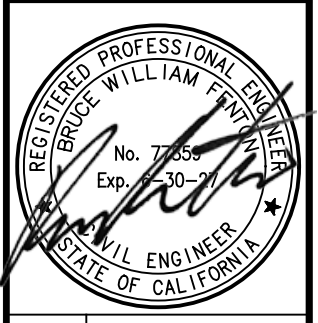
**PRODUCTION & ACCESSORY AREAS**  
 SCALE: 1" = 30'

NO.	DATE	REVISIONS	BY	APPD
1	04/24/2026	RESPONSE TO USE PERMIT COMMENTS	DCEB	
2	04/24/2026	RESPONSE TO PLANNING COMMENTS	JFH	
3	04/24/2026	RESPONSE TO PLANNING COMMENTS	JFH	

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**PALOMA VINEYARD  
 (P) COVERAGE & DEVELOPMENT**  
 CALIFORNIA  
 NAPA COUNTY



DATE	APRIL 24, 2026
DRAWN	DCEB / JFH
DESIGNED	BTFF
CHECKED	EWBF
JOB NO.	4119046.0
SHEET NO.	UP5.1
13 OF 13 SHEETS	

**“E”**

**Revised Water Availability Analysis  
prepared by RSA+ dated May 7, 2026**

Paloma Vineyard (P19-00386 )  
Planning Commission Hearing – May 20, 2026



# WATER AVAILABILITY ANALYSIS

For

PALOMA VINEYARDS  
4013 SPRING MOUNTAIN ROAD  
ST. HELENA, CA 94574

APN 022-150-008

Prepared for:  
Paloma Vineyard  
4013 Spring Mountain Road  
St. Helena, CA 94574



Project #4119046.0  
May 07, 2026



## Table of Contents

EXECUTIVE SUMMARY .....	1
VINEYARD IRRIGATION .....	2
WATER SAVING PRACTICES .....	2
WATER USAGE CALCULATIONS.....	3

### Appendices

1. Site Maps
2. Tier III Significant Streams Map
3. Groundwater Recharge Rate Calculation



**EXECUTIVE SUMMARY**

These calculations document the existing and proposed water use for Paloma Vineyards. The calculations reflect what the original use permit allowed for in visitation and captures the existing residential uses on the parcel as well. The existing winery is located on APN 022-150-008. The parcel has an area of 17.1 acres. A Vicinity map for the site can be found in Appendix 1. There are two (2) residences on the property as well as the winery. As part of the use permit modification a new tasting room is proposed as well as an increase in visitors. There will be no increase in production, employees, or vineyard area.

A site-specific Groundwater Recharge Rate was calculated for the site and has been included in Appendix 3. Based on the site-specific analysis, we have adopted a groundwater recharge rate of 0.76 ac-ft/ac/year for parcel 022-150-008. This yields an annual estimated recharge (Allowable Water Allotment) of 12.99 ac/ft per year.

The owner has informed RSA+ that there are two (2) wells on the property. Only one (1) well on the west side of the property is in use and it supplies domestic, process, and irrigation water for the winery, visitor center, residence, and vineyards. The other well will be abandoned per Napa County standards.

Below is a summary of the existing and proposed water use. Detailed calculations can be found on the following page.

Usage Type	Existing Usage [af/yr]	Standard Usage [af/yr]	Proposed Usage [af/yr]
Vineyard Irrigation	5.605	3.924	3.924
Winery			
Process Water	0.258	0.258	0.147
Domestic Water	0.086	0.139	0.139
Residences	1.500	1.500	1.500
<b>Totals (Acre-ft per year)</b>	<b>7.449</b>	<b>5.821</b>	<b>5.710</b>
<b>Groundwater Recharge (Acre ft per year)</b>	<b>12.99</b>	<b>12.99</b>	<b>12.99</b>

The proposed water demand of 5.710 ac-ft per year results in a decrease of 1.739 af/ac over the estimated existing water demand by utilizing a reduction in vineyard irrigation which is discussed below. This proposed water usage is less than the estimated annual recharge of 12.99 ac-ft per year in an average rainfall year.

As demonstrated in the table above, the proposed project will reduce water usage from the existing condition and therefore a Tier II analysis is not required. In addition to the proposed reduction in groundwater usage, the site is not located within 1500 feet of a significant stream so a Tier III analysis is also not required. An exhibit showing the limits of the 1500-foot significant streams setback can be found in Appendix 2.



## **VINEYARD IRRIGATION**

These calculations document the existing and proposed water use for the vineyard irrigation at Paloma Vineyards. The calculations are based on that there are no changes proposed to the vineyard area. At the time of the initial preparation of the WAA there was no replant planned. Since then a vineyard replant has been initiated due to disease prompting revisiting of the WAA and vineyard irrigation. The vineyard replant and establishment of vines will take place over the next 10 years. Standard vineyard irrigation values were adopted to allow for vineyard replant and vine establishment (0.5 ac-ft/yr). This is considered to be an appropriate demand as it usually applied to established vines.

Once vines are established, Paloma Vineyards proposes that their water efficient irrigation practices will reduce water irrigation demand. Their estimated water demand for the established vineyards adopting these practices is 0.35 af/ac-yr. The calculation is based on the current vineyard practices, current watering methods, and anticipated number of vines and grape varieties for the future replant. This calculation also builds in a buffer for any unplanned increased water demand for irrigation following the replant.

This demand is appropriate for the vineyard due to the high rainfall levels at the property. Spring Mountain receives the highest annual average rainfall of any area in the Napa Valley. County data shows a 10-year average rainfall of 34.01 inches for the property.

Based on the proposed replanting program, water demand is expected to reduce from 0.50 af/ac-yr to 0.35 af/ac-yr over a period of 10 years.

## **WATER SAVING PRACTICES**

Paloma Vineyards is proposing winery operations that will ensure water usage is consistent with or better than the industry standard for process water. Water conservation measures to reduce water usage throughout the facility will include shutoff valves for hoses and reducing the volume of hot water for more conservative barrel cleaning practices. In addition, floor cleaning will be performed as needed with handwashing and push brooms in place of using hoses. These practices allow adoption of four (4) gallons of process wastewater per gallon of wine. In order to confirm current wastewater production level a flow meter will be placed on the existing wastewater system. This site-specific wastewater generation is consistent with other efficient wineries encountered.



## WATER USAGE CALCULATIONS

### Existing Vineyard Irrigation and Landscaping Water Demand

Vineyard – Irrigation from well – (0.50 af/ac-yr x 11.21 acres vineyard) = 5.605 af/yr

### Existing Winery Process Water Demand

Process Water – (2.15 af / 100,000 gallon-wine x 12,000 gal wine/year) = 0.258 af/yr

### Existing Residential Water Demand

Domestic Water – (Main Dwelling – 0.75 af/yr x 2 dwelling) = 1.500 af/yr

### Existing Winery Domestic Water Demand

FT Employees – (15 gal/person/day x 365 employees/day days/yr x 2 = 0.034 af/yr

PT Employees – (15 gal/person/day x 365 employees/day days/yr x 1 = 0.017 af/yr

Average Visitors – (3 gal/person x 52 weeks/yr 65 visitors/week) = 0.031 af/yr

Marketing Events – (25 visitors @ 15 gal/guest x 2 days/yr) = 0.002 af/yr

Marketing Events – (50 visitors @ 15 gal/guest x 1 days/yr) = 0.002 af/yr

Total = 0.086 af/yr

**Total Existing Water Demand Total = 7.449 af/yr**

### Proposed Vineyard Irrigation and Landscaping Water Demand

Vineyard – Irrigation from well – (0.35 af/ac-yr x 11.21 acres vineyard) = **Proposed Standard** 3.924 af/yr **Proposed Reduced** 3.924 af/yr

### Proposed Winery Process Water Demand

<sup>(1)(2)</sup> Process Water – (2.15 af / 100,000-gallon wine x 12,000 gal wine/year) = 0.258 af/yr 0.147 af/yr

### Proposed Residential Water Demand

Domestic Water – (Main Dwelling – 0.75 af/yr x 2 dwelling) = 1.500 af/yr 1.500 af/yr

### Proposed Winery Domestic Water Demand

FT Employees – (15 gal/person/day x 365 employees/day days/yr x 2 = 0.034 af/yr 0.034 af/yr

PT Employees – (15 gal/person/day x 365 employees/day days/yr x 1 = 0.017 af/yr 0.017 af/yr

<sup>(3)</sup> Average Visitors – (3 gal/person x 52 weeks/yr 176 visitors/week) = 0.084 af/yr 0.084 af/yr

<sup>(4)</sup> Marketing Events – (25 visitors @ 15 gal/guest x 2 days/yr) = 0.002 af/yr 0.002 af/yr

<sup>(4)</sup> Marketing Events – (50 visitors @ 15 gal/guest x 1 days/yr) = 0.002 af/yr 0.002 af/yr

Total = 0.139 af/yr 0.139 af/yr

**Total Proposed Water Demand Total = 5.821 af/yr 5.710 af/yr**

Estimates per Napa County Water Availability Analysis – Guidance Document, May 12, 2015 unless noted:

<sup>(1)</sup> 2.15 ac-ft per 100,000 gallons wine per Napa County WAA – Guidance Document

<sup>(2)</sup> Reduced water uses to four (4) gallons per gallon of wine or 1.23 ac-ft per 100,000 gallons wine

<sup>(3)</sup> 3 gallons of water per guest per Napa County WAA – Guidance Document

<sup>(4)</sup> 15 gallons of water per guest per Napa County WAA – Guidance Document



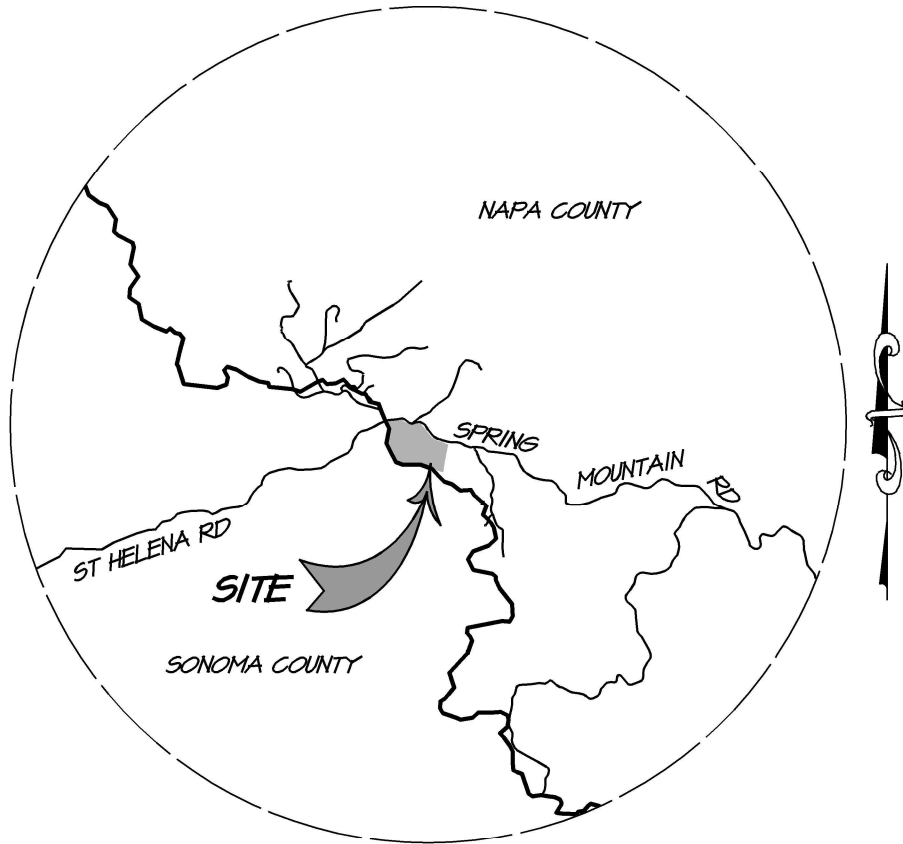
## Appendix 1

### Site Maps

# PALOMA VINEYARDS

## VICINITY MAP

SAINT HELENA CALIFORNIA



### VICINITY MAP

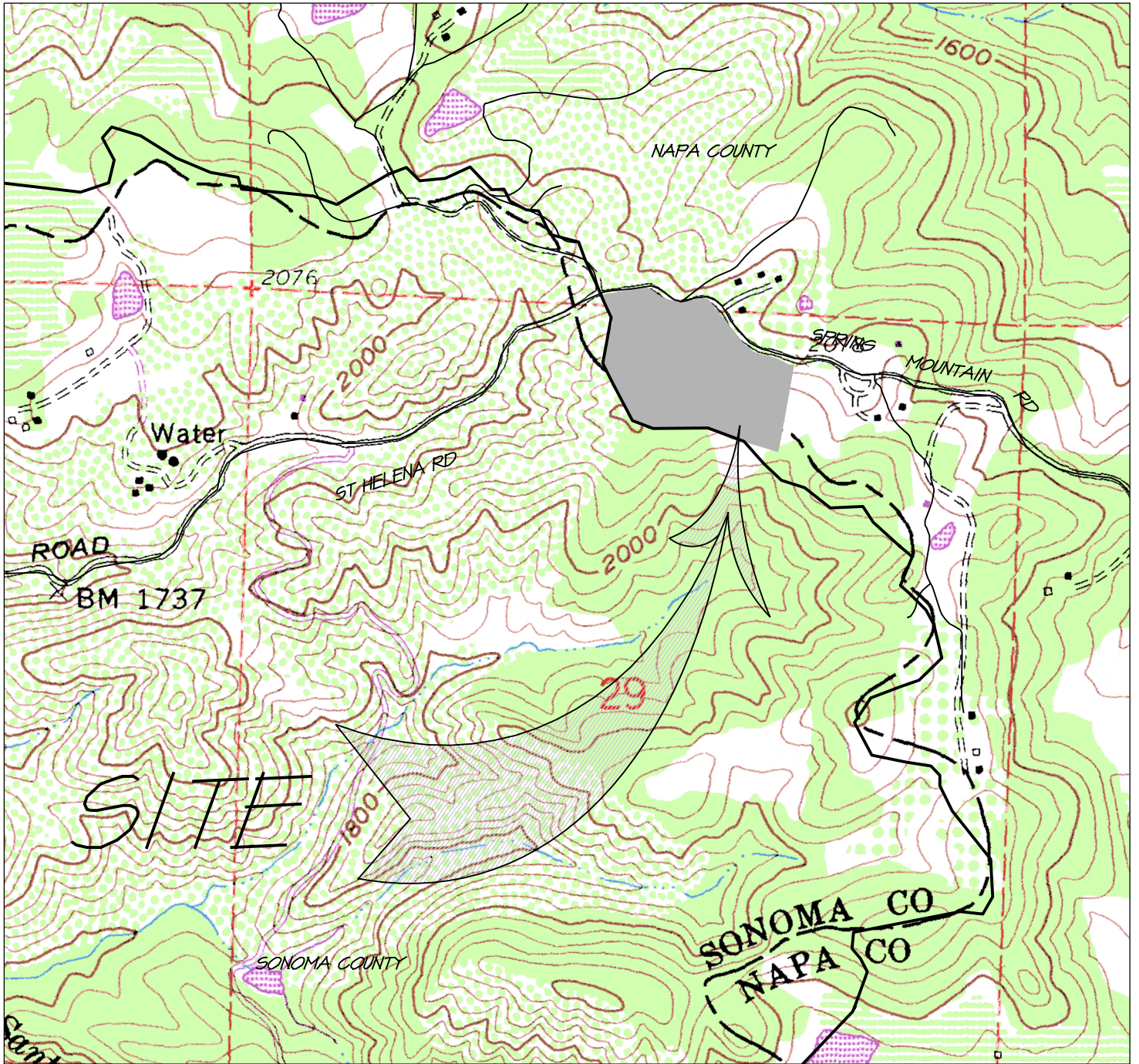
SCALE: 1" = 4000'

	1515 FOURTH STREET
	NAPA, CALIF. 94559
	OFFICE   707   252.3301
	+ www.RSAcivil.com +

RSA+   CONSULTING CIVIL ENGINEERS + SURVEYORS +	est. 1980
10/02/2023	4119046.0

# PALOMA VINEYARDS USGS MAP

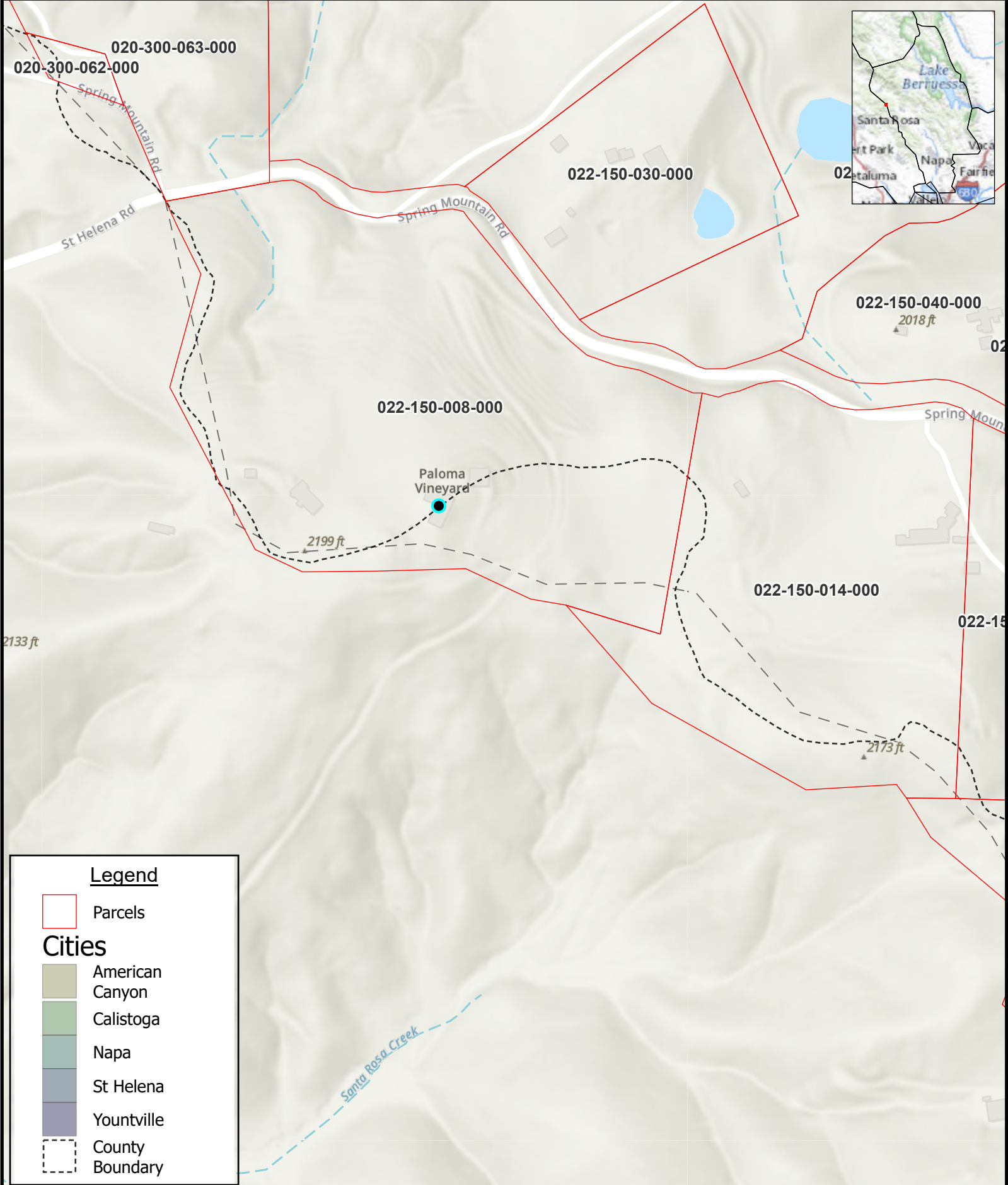
SAINT HELENA CALIFORNIA



<b>RSA<sup>+</sup></b>	1515 FOURTH STREET
	NAPA, CALIF. 94559
	OFFICE   707   252.3301
	+ www.RSAcivil.com +

RSA<sup>+</sup> | CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980  
10/02/2023 4119046.0

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**Legend**

- Parcels

**Cities**

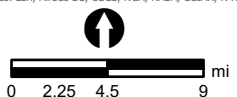
- American Canyon
- Calistoga
- Napa
- St Helena
- Yountville
- County Boundary

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, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,



# County of Napa

Printed On: 9/25/2023



Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.



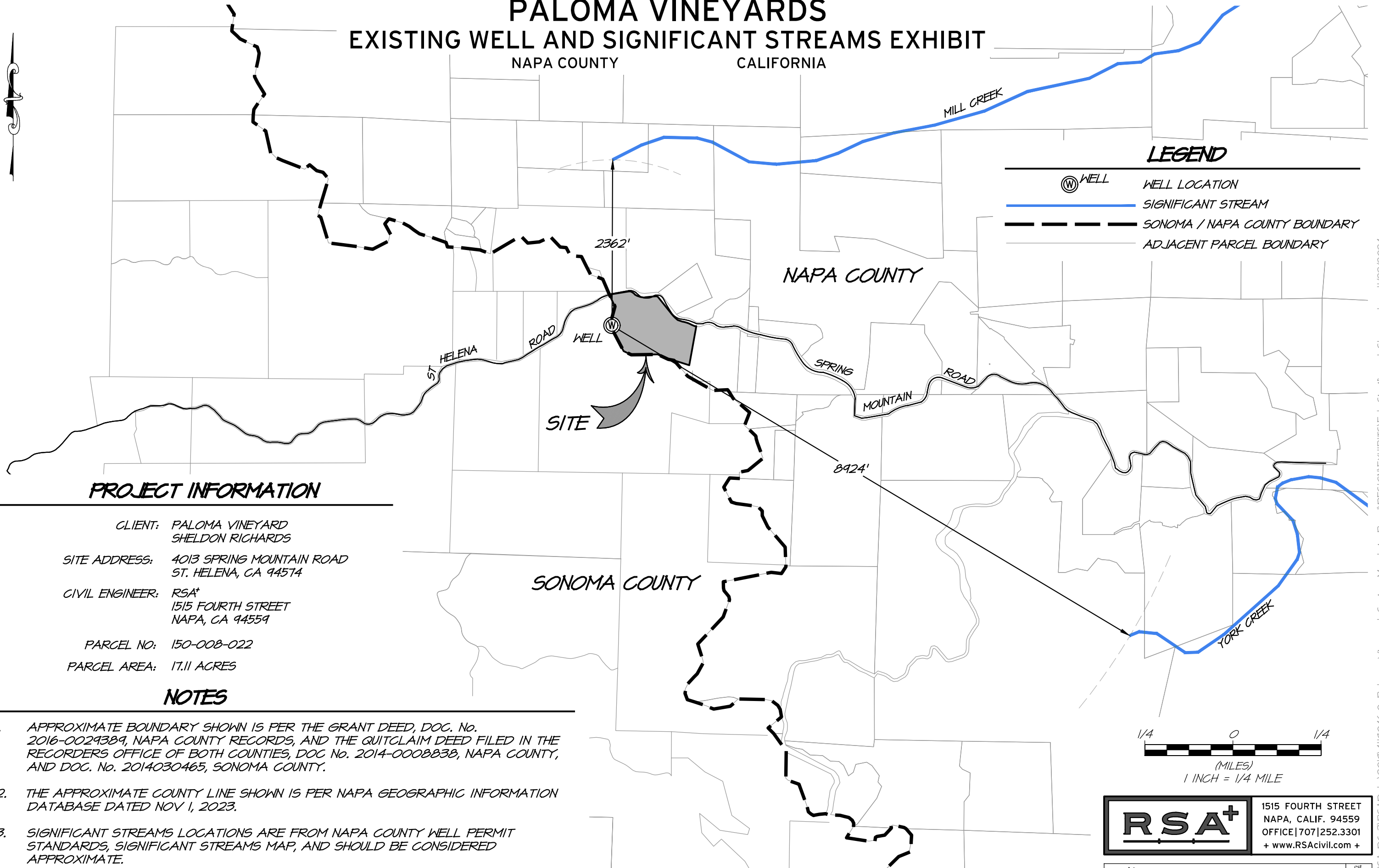
## Appendix 2

### Tier III Significant Streams Map

# PALOMA VINEYARDS

## EXISTING WELL AND SIGNIFICANT STREAMS EXHIBIT

NAPA COUNTY CALIFORNIA



### LEGEND

- W WELL
- SIGNIFICANT STREAM
- SONOMA / NAPA COUNTY BOUNDARY
- ADJACENT PARCEL BOUNDARY

### PROJECT INFORMATION

CLIENT: PALOMA VINEYARD  
SHELDON RICHARDS

SITE ADDRESS: 4013 SPRING MOUNTAIN ROAD  
ST. HELENA, CA 94574

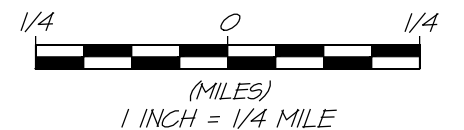
CIVIL ENGINEER: RSA<sup>+</sup>  
1515 FOURTH STREET  
NAPA, CA 94559

PARCEL NO: 150-008-022

PARCEL AREA: 17.11 ACRES

### NOTES

1. APPROXIMATE BOUNDARY SHOWN IS PER THE GRANT DEED, DOC. No. 2016-0029389, NAPA COUNTY RECORDS, AND THE QUITCLAIM DEED FILED IN THE RECORDERS OFFICE OF BOTH COUNTIES, DOC No. 2014-0008838, NAPA COUNTY, AND DOC. No. 2014030465, SONOMA COUNTY.
2. THE APPROXIMATE COUNTY LINE SHOWN IS PER NAPA GEOGRAPHIC INFORMATION DATABASE DATED NOV 1, 2023.
3. SIGNIFICANT STREAMS LOCATIONS ARE FROM NAPA COUNTY WELL PERMIT STANDARDS, SIGNIFICANT STREAMS MAP, AND SHOULD BE CONSIDERED APPROXIMATE.



<b>RSA<sup>+</sup></b>	1515 FOURTH STREET NAPA, CALIF. 94559 OFFICE   707   252.3301 + www.RSAcivil.com +
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V:\RSA-DC-3\RSAData\2019\4119046.0\_Paloma\_Vineyard\_Spring\_Mountain\_Road\DESIGN\EXHIBITS\Exh-Significant Streams.dwg 11/22/2024



## Appendix 3

### Groundwater Recharge Rate Calculation



## ANNUAL GROUNDWATER RECHARGE RATE

For

PALOMA VINEYARDS  
4013 SPRING MOUNTAIN ROAD  
ST. HELENA, CA 94574

APN 022-150-008

Prepared for:  
Paloma Vineyard  
4013 Spring Mountain Road  
St. Helena, CA 94574

Project #4119046.0  
October 4, 2023



## INTRODUCTION

This report determines the annual groundwater recharge rate for the Paloma Vineyards property. The existing winery and two (2) residences use the same driveway located on APN 022-150-008. As part of the use permit modification a new tasting room is proposed as well as an increase in visitors. There will be no increase in production or vineyard area. The parcel is overlapping into Sonoma County resulting in a parcel spanning two Counties. The project proposes a lot line adjustment in favor of adding the smaller parcel into the larger parcel for a total area of 19.8 ± acres that is evaluated in this report. The Napa County APN parcel currently has an area of ± 17.1 acres. The parcel has slopes ranging from 5-30%.

For the analysis, the parcel has been divided into four 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 34.01 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.

$$\text{Average Recharge Rate} = \text{Average Rainfall} - \text{Runoff} - \text{Evapotranspiration}$$

## CONCLUSION

The Paloma Vineyard property has an average annual rainfall of 34.01 inches per year, equating to 56.10 acre-feet per year for the parcel.

Total evapotranspiration volume that occurs through the vineyard, grassland, and oak tree areas is 3.26 acre-feet per year. The stormwater runoff from the parcels totals 37.79 acre-feet per year. The total average evapotranspiration and runoff is 41.05 acre-feet per year. This equates to a groundwater recharge rate of 15.06 acre-feet per year, or 0.76 acre-feet per acre per year.



**Paloma Vineyards  
Groundwater Recharge Rate**

**Parcels 020-440-004 & 020-400-012**

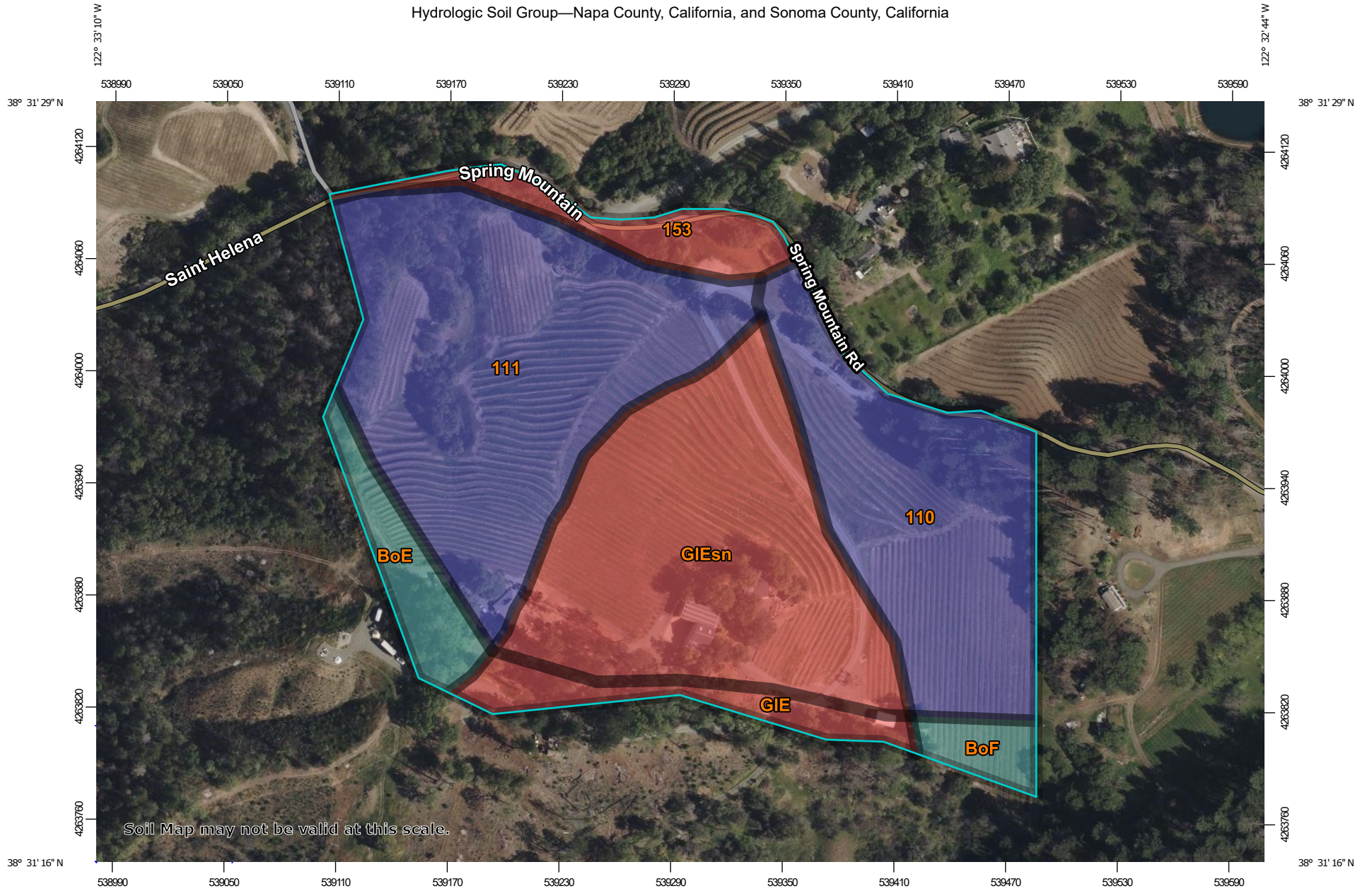
Site Description	Hydrologic Soil Group	Area (ft <sup>2</sup> )	Area (ac)	Total Annual Rainfall (in/yr)	Total Rainfall (ft <sup>3</sup> /yr)
Impervious Area	B	72,816	1.67	34.01	206,373
Vineyard Area	B	606,562	13.92	34.01	1,719,098
Grass and Shrubs	B	31,208	0.72	34.01	88,449
Coastal Oak Trees	B	151,686	3.48	34.01	429,903
<b>Total</b>			<b>19.80</b>	<b>34.01</b>	<b>2,443,823</b>

Evapotranspiration (ET <sub>0</sub> )										
Site	January (Et <sub>0</sub> ) (in)	February (Et <sub>0</sub> ) (in)	March (Et <sub>0</sub> ) (in)	October (Et <sub>0</sub> ) (in)	November (Et <sub>0</sub> ) (in)	December (Et <sub>0</sub> ) (in)	Total ET <sub>0</sub> (in)	Landscape Coefficient (k <sub>c</sub> )	Landscape Evapotrans. (Et <sub>c</sub> ) (in) = Total Et <sub>0</sub> x k <sub>c</sub>	Total Landscape Evapotranspiration (ft <sup>3</sup> /yr)
Impervious Area	0	0	0	0	0	0	0	0	0.00	0
Vineyard Area	1.24	1.68	3.41	3.41	1.8	0.93	12.47	0.08	1.00	50,426
Grass and Shrubs	1.24	1.68	3.41	3.41	1.8	0.93	12.47	0.68	8.48	22,053
Coastal Oak Trees	1.24	1.68	3.41	3.41	1.8	0.93	12.47	0.44	5.49	69,356
<b>Total</b>										<b>141,834</b>

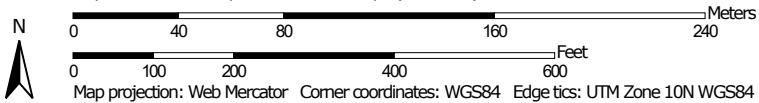
Runoff		
Site	Run-Off Coefficient (C)	Total Runoff (ft <sup>3</sup> /yr)
Impervious Area	0.98	202,245
Vineyard Area	0.64	1,100,223
Grass and Shrubs	0.58	51,300
Coastal Oak Trees	0.68	292,334
<b>Total</b>		<b>1,646,102</b>

Groundwater Recharge Rate						
Site	Total Rainfall (ft <sup>3</sup> /yr)	Total Crop Evapotranspiration (ft <sup>3</sup> /yr)	Total Runoff (ft <sup>3</sup> /yr)	Total Stormwater loss on site (ft <sup>3</sup> /yr)	Groundwater Recharge Rate (ft <sup>3</sup> /yr)	Groundwater Recharge Rate (ac-ft/ac/yr)
Impervious Area	206,373	0	202,245	202,245	4,127	0.06
Vineyard Area	1,719,098	50,426	1,100,223	1,150,648	568,450	0.94
Grass and Shrubs	88,449	22,053	51,300	73,353	15,096	0.48
Coastal Oak Trees	429,903	69,356	292,334	361,690	68,213	0.45
<b>Total</b>	<b>2,443,823</b>	<b>141,834</b>	<b>1,646,102</b>	<b>1,787,936</b>	<b>655,886</b>	<b>0.76</b>

































Hydrologic Soil Group—Napa County, California, and Sonoma County, California



Map Scale: 1:2,870 if printed on A landscape (11" x 8.5") sheet.



## MAP LEGEND

<b>Area of Interest (AOI)</b>		 C	C
	Area of Interest (AOI)	 C/D	C/D
<b>Soils</b>		 D	D
<b>Soil Rating Polygons</b>		 Not rated or not available	Not rated or not available
	A	<b>Water Features</b>	
	A/D	 Streams and Canals	Streams and Canals
	B	<b>Transportation</b>	
	B/D	 Rails	Rails
	C	 Interstate Highways	Interstate Highways
	C/D	 US Routes	US Routes
	D	 Major Roads	Major Roads
	Not rated or not available	 Local Roads	Local Roads
<b>Soil Rating Lines</b>		<b>Background</b>	
	A	 Aerial Photography	Aerial Photography
	A/D		
	B		
	B/D		
	C		
	C/D		
	D		
	Not rated or not available		
<b>Soil Rating Points</b>			
	A		
	A/D		
	B		
	B/D		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 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 16, Sep 11, 2023

Soil Survey Area: Sonoma County, California  
 Survey Area Data: Version 17, Sep 11, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

## MAP LEGEND

## MAP INFORMATION

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
110	Boomer-Forward-Felta complex, 30 to 50 percent slopes	B	4.7	21.4%
111	Boomer-Forward-Felta complex, 5 to 30 percent slopes	B	7.4	33.2%
153	Henneke gravelly loam, 4 to 46 percent slopes, MLRA 15	D	1.1	4.9%
GIEsn	Goulding cobbly clay loam, 15 to 30 percent slopes	D	6.4	28.8%
<b>Subtotals for Soil Survey Area</b>			<b>19.6</b>	<b>88.4%</b>
<b>Totals for Area of Interest</b>			<b>22.2</b>	<b>100.0%</b>

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoE	Boomer loam, 7 to 50 percent slopes, moist, MLRA 15	C	1.1	4.8%
BoF	Boomer loam, 30 to 50 percent slopes	C	0.5	2.2%
GIE	Goulding cobbly clay loam, 15 to 30 percent slopes	D	1.0	4.6%
<b>Subtotals for Soil Survey Area</b>			<b>2.6</b>	<b>11.6%</b>
<b>Totals for Area of Interest</b>			<b>22.2</b>	<b>100.0%</b>

## 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



# **CEMIS**

## **REFERENCE EVAPOTRANSPIRATION ZONES**

### **CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM**

The color map inside shows the reference evapotranspiration zones in California. It may be used to help in urban and agricultural water management planning and water budgeting, as well as designing irrigation systems, planning irrigation schedules, and designing open water evaporation systems.

The map was developed as a cooperative project between the Department of Land, Air and Water Resources, University of California, Davis and the Office of Water Use Efficiency, California Department of Water Resources; Baryohay Davidoff.

The map was prepared by David W. Jones, 1999. The data was developed by Richard L. Snyder, Simon Eching, and Helena Gomez-MacPherson. The background data came from Teale and USGS sources.

CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS)  
**REFERENCE EVAPOTRANSPIRATION ZONES**



DEPARTMENT OF  
 WATER RESOURCES



UNIVERSITY OF  
 CALIFORNIA, DAVIS

STATE OF CALIFORNIA  
 ARNOLD SCHWARZENEGGER, GOVERNOR

DEPARTMENT OF WATER RESOURCES  
 LESTER A. SNOW, DIRECTOR

Lambert Conformal Conic Projection  
 1927 North American Datum

## Reference EvapoTranspiration (ETo) Zones

- |   |   |
|---|---|
| <p><b>1</b> <b>COASTAL PLAINS HEAVY FOG BELT</b> lowest ETo in California, characterized by dense fog</p> <p><b>2</b> <b>COASTAL MIXED FOG AREA</b> less fog and higher ETo than zone 1</p> <p><b>3</b> <b>COASTAL VALLEYS &amp; PLAINS &amp; NORTH COAST MOUNTAINS</b> more sunlight than zone 2</p> <p><b>4</b> <b>SOUTH COAST INLAND PLAINS &amp; MOUNTAINS NORTH OF SAN FRANCISCO</b> more sunlight and higher summer ETo than zone 3</p> <p><b>5</b> <b>NORTHERN INLAND VALLEYS</b> valleys north of San Francisco</p> <p><b>6</b> <b>UPLAND CENTRAL COAST &amp; LOS ANGELES BASIN</b> higher elevation coastal areas</p> <p><b>7</b> <b>NORTHEASTERN PLAINS</b></p> <p><b>8</b> <b>INLAND SAN FRANCISCO BAY AREA</b> inland area near San Francisco with some marine influence</p> <p><b>9</b> <b>SOUTH COAST MARINE TO DESERT TRANSITION</b> inland area between marine &amp; desert climates</p> <p><b>10</b> <b>NORTH CENTRAL PLATEAU &amp; CENTRAL COAST RANGE</b> cool, high elevation areas with strong summer sunlight; zone has limited climate data &amp; the zones selection is somewhat subjective</p> | <p><b>11</b> <b>CENTRAL SIERRA NEVADA</b> mountain valleys east of Sacramento with some influence from delta breeze in summer</p> <p><b>12</b> <b>EAST SIDE SACRAMENTO-SAN JOAQUIN VALLEY</b> low winter &amp; high summer ETo with slightly lower ETo than zone 14</p> <p><b>13</b> <b>NORTHERN SIERRA NEVADA</b> northern Sierra Nevada mountain valleys with less marine influence than zone 11</p> <p><b>14</b> <b>MID-CENTRAL VALLEY, SOUTHERN SIERRA NEVADA, TEHACHAPI &amp; HIGH DESERT MOUNTAINS</b> high summer sunshine and wind in some locations</p> <p><b>15</b> <b>NORTHERN &amp; SOUTHERN SAN JOAQUIN VALLEY</b> slightly lower winter ETo due to fog and slightly higher summer ETo than zones 12 &amp; 14</p> <p><b>16</b> <b>WESTSIDE SAN JOAQUIN VALLEY &amp; MOUNTAINS EAST &amp; WEST OF IMPERIAL VALLEY</b></p> <p><b>17</b> <b>HIGH DESERT VALLEYS</b> valleys in the high desert near Nevada and Arizona</p> <p><b>18</b> <b>IMPERIAL VALLEY, DEATH VALLEY &amp; PALO VERDE</b> low desert areas with high sunlight &amp; considerable heat advection</p> |
|---|---|

### Monthly Average Reference Evapotranspiration by ETo Zone (inches/month)

Zone	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1	0.93	1.40	2.48	3.30	4.03	4.50	4.65	4.03	3.30	2.48	1.20	0.62	32.9
2	1.24	1.68	3.10	3.90	4.65	5.10	4.96	4.65	3.90	2.79	1.80	1.24	39.0
3	1.86	2.24	3.72	4.80	5.27	5.70	5.58	5.27	4.20	3.41	2.40	1.86	46.3
4	1.86	2.24	3.41	4.50	5.27	5.70	5.89	5.58	4.50	3.41	2.40	1.86	46.6
5	0.93	1.68	2.79	4.20	5.58	6.30	6.51	5.89	4.50	3.10	1.50	0.93	43.9
6	1.86	2.24	3.41	4.80	5.58	6.30	6.51	6.20	4.80	3.72	2.40	1.86	49.7
7	0.62	1.40	2.48	3.90	5.27	6.30	7.44	6.51	4.80	2.79	1.20	0.62	43.3
8	1.24	1.68	3.41	4.80	6.20	6.90	7.44	6.51	5.10	3.41	1.80	0.93	49.4
9	2.17	2.80	4.03	5.10	5.89	6.60	7.44	6.82	5.70	4.03	2.70	1.86	55.1
10	0.93	1.68	3.10	4.50	5.89	7.20	8.06	7.13	5.10	3.10	1.50	0.93	49.1
11	1.55	2.24	3.10	4.50	5.89	7.20	8.06	7.44	5.70	3.72	2.10	1.55	53.1
12	1.24	1.96	3.41	5.10	6.82	7.80	8.06	7.13	5.40	3.72	1.80	0.93	53.4
13	1.24	1.96	3.10	4.80	6.51	7.80	8.99	7.75	5.70	3.72	1.80	0.93	54.3
14	1.55	2.24	3.72	5.10	6.82	7.80	8.68	7.75	5.70	4.03	2.10	1.55	57.0
15	1.24	2.24	3.72	5.70	7.44	8.10	8.68	7.75	5.70	4.03	2.10	1.24	57.9
16	1.55	2.52	4.03	5.70	7.75	8.70	9.30	8.37	6.30	4.34	2.40	1.55	62.5
17	1.86	2.80	4.65	6.00	8.06	9.00	9.92	8.68	6.60	4.34	2.70	1.86	66.5
18	2.48	3.36	5.27	6.90	8.68	9.60	9.61	8.68	6.90	4.96	3.00	2.17	71.6

Variability between stations within single zones is as high as 0.02 inches per day for zone 1 and during winter months in zone 13. The average standard deviation of the ETo between estimation sites within a zone for all months is about 0.01 inches per day for the 200 sites used to develop the map.



STATE OF CALIFORNIA  
THE NATURAL RESOURCES AGENCY  
DEPARTMENT OF WATER RESOURCES

**CIMIS Information**  
**[www.cimis.water.ca.gov](http://www.cimis.water.ca.gov)**



Zoom to



# 10-Year Avg. Rainfall

2012 - 2021 Water Years  
(PRISM)  
[ PBES ]

Avg rainfall, in inches:  
**34.01**

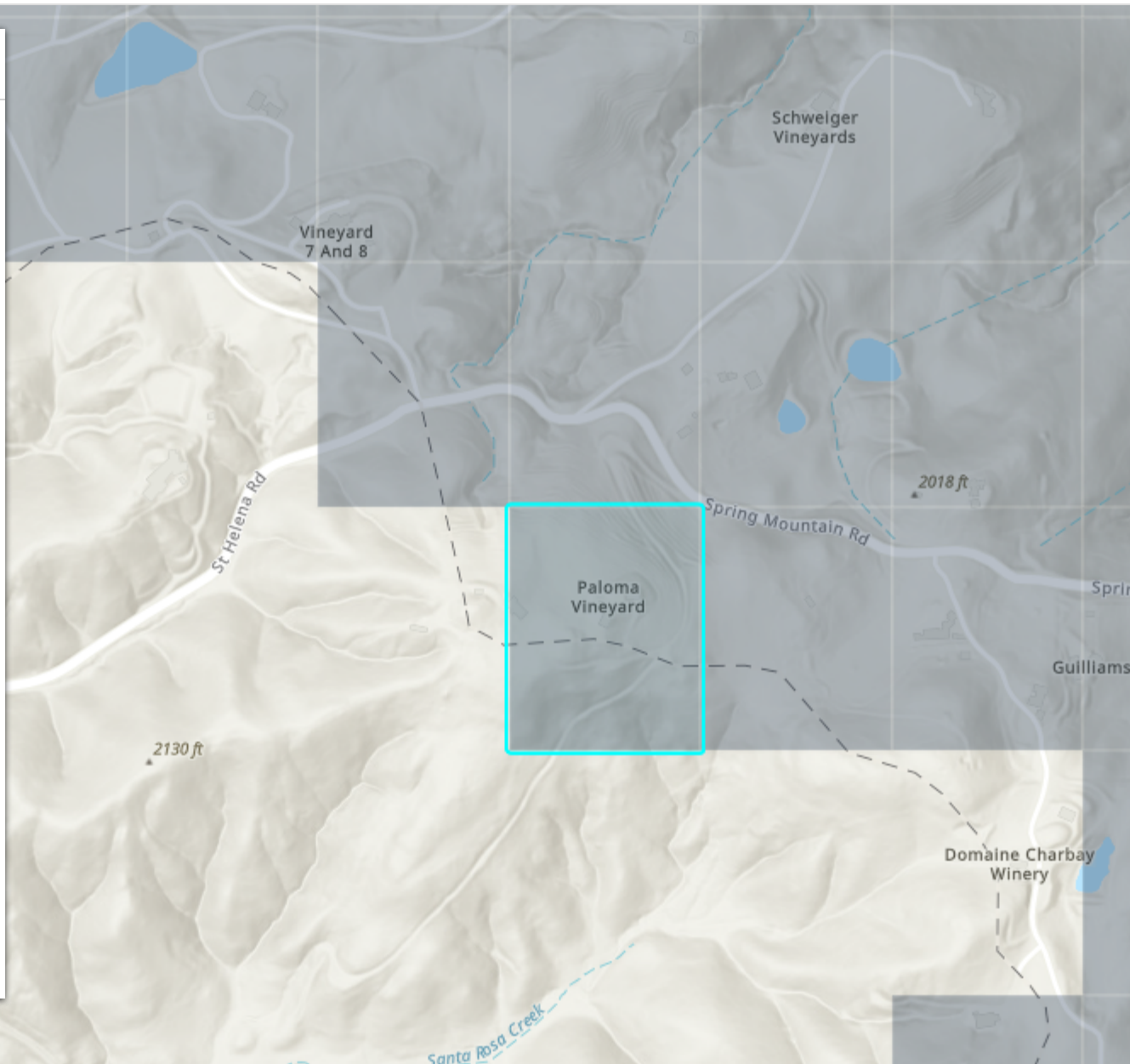
### LAYER DESCRIPTION:

Average rainfall per water year (i.e. Oct. to Sep.), expressed in inches, for the ten-year period 2012 to 2021.

*This layer to be used to determine average rainfall values for Napa County's Water Availability Analysis.*

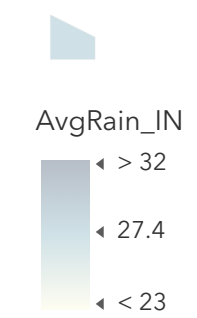
Data are derived from the PRISM dataset, Oregon State University (<https://prism.oregonstate.edu>).

For questions, or to report an error or omission, please send an email to [PBES GIS Staff](#).



MeanPrecip\_WY\_2012\_2021\_PRISM

### Properties

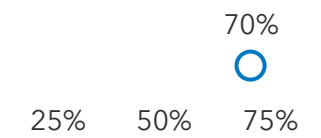


### Appearance

#### Blending

Normal

#### Transparency



### Visibility

#### Visible range

City

Room

#### Refresh interval

Automatically refresh layer



#### Feature display order

#### Custom parameters

**TABLE 1. Crop coefficients used in daily modeling of soil water processes in vineyards, oak trees and grasslands**

Vineyards		Oak trees		Grasslands	
Period	K <sub>c</sub>	Period	K <sub>c</sub>	Period	K <sub>c</sub>
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 <sub>c</sub>	Days * K <sub>c</sub>	
3/1-3/31	31	0.5	15.5	
10/01	1	0.6	0.6	Weighted K <sub>c</sub> = 80.7/182 = 0.44
10/2-11/25	55	0.5	27	
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 <sub>c</sub>	Days * K <sub>c</sub>	
3/1-4/15	31	0.1	3.1	
10/1-10/15	15	0.3	4.5	Weighted K <sub>c</sub> = 14.7/182 = 0.08
10/16-10/31	16	0.2	3.2	
11/1-11/15	15	0.15	2.25	
11/16-11/30	15	0.05	0.75	
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 <sub>c</sub>	Days * K <sub>c</sub>	
3/1-3/15	15	0.9	13.5	Weighted K <sub>c</sub> = 123.2/182 = 0.68
3/16-3/31	16	0.95	15.2	
10/1-10/13	13	0.00	0.00	
10/14-10/31	18	0.25	4.5	
11/1-2/28	120	0.75	90	
Totals=	182		123.2	

### WATERSHED TYPES AND FACTORS

WATERSHED TYPES AND FACTORS				
Run-off Producing Features	Extreme	High	Normal	Low
Relief	0.28 – 0.38 Steep, rugged terrain, with average slopes above 30%	<span style="border: 1px solid red; padding: 2px;">0.28</span> 0.20 – 0.28 Rolling, with average slopes of 10 to 30%	0.14 – 0.20 Rolling, with average slopes of 5 to 10%	0.08 – 0.14 Relatively flat land, with average slopes of 0 to 5%
Soil Infiltration	<span style="border: 1px solid red; padding: 2px;">0.14</span> 0.12 – 0.16 No effective soil cover either rock or thin soil mantle of negligible infiltration capacity.	0.08 – 0.12 Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.	0.06 – 0.08 Normal; well drained light and medium textured soils sandy loams, silt and loams.	0.04 – 0.06 Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.
Vegetation Cover	0.12 – 0.16 No effective plant cover; bare or very sparse cover.	0.08 – 0.12 Poor to fair; clean cultivation crops or poor natural cover; less than 20% of drainage area under good cover.	0.06 – 0.08 Fair to good; about 50% of area in good grassland or woodland; not more than 50% of area in cultivated crops.	<span style="border: 1px solid red; padding: 2px;">0.06</span> 0.04 – 0.06 Good to excellent; about 90% of drainage area in good grassland, woodland, or equivalent crop.
Surface	0.10 – 0.12 Negligible; surface depressions, few and shallow; drainage ways steep and small; no marshes.	<span style="border: 1px solid red; padding: 2px;">0.10</span> 0.08 – 0.10 Low well-defined system of small drainage ways; no ponds or marsh.	0.06 – 0.08 Normal; considerable surface depression storage; lakes, ponds, and marshes.	0.04 – 0.06 High; surface storage high; drainage system not sharply defined; large floodplain storage or large number of ponds or marshes.

THE RUNOFF FACTOR IS DETERMINED BY THE SUM OF THE FACTORS FOR RELIEF INFILTRATION, COVER, AND SURFACE. NOT APPLICABLE TO BUILT UP AREAS.

FIGURE 3

$Sum = 0.28 + 0.14 + 0.06 + 0.10 = 0.58$

### WATERSHED TYPES AND FACTORS

WATERSHED TYPES AND FACTORS				
Run-off Producing Features	Extreme	High	Normal	Low
Relief	<span style="border: 1px solid red; padding: 2px;">0.38</span> 0.28 – 0.38 Steep, rugged terrain, with average slopes above 30%	0.20 – 0.28 Rolling, with average slopes of 10 to 30%	0.14 – 0.20 Rolling, with average slopes of 5 to 10%	0.08 – 0.14 Relatively flat land, with average slopes of 0 to 5%
Soil Infiltration	<span style="border: 1px solid red; padding: 2px;">0.12</span> 0.12 – 0.16 No effective soil cover either rock or thin soil mantle of negligible infiltration capacity.	0.08 – 0.12 Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.	0.06 – 0.08 Normal; well drained light and medium textured soils sandy loams, silt and loams.	0.04 – 0.06 Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.
Vegetation Cover	0.12 – 0.16 No effective plant cover; bare or very sparse cover.	0.08 – 0.12 Poor to fair; clean cultivation crops or poor natural cover; less than 20% of drainage area under good cover.	0.06 – 0.08 Fair to good; about 50% of area in good grassland or woodland; not more than 50% of area in cultivated crops.	<span style="border: 1px solid red; padding: 2px;">0.06</span> 0.04 – 0.06 Good to excellent; about 90% of drainage area in good grassland, woodland, or equivalent crop.
Surface	<span style="border: 1px solid red; padding: 2px;">0.12</span> 0.10 – 0.12 Negligible; surface depressions, few and shallow; drainage ways steep and small; no marshes.	0.08 – 0.10 Low well-defined system of small drainage ways; no ponds or marsh.	0.06 – 0.08 Normal; considerable surface depression storage; lakes, ponds, and marshes.	0.04 – 0.06 High; surface storage high; drainage system not sharply defined; large floodplain storage or large number of ponds or marshes.

THE RUNOFF FACTOR IS DETERMINED BY THE SUM OF THE FACTORS FOR RELIEF INFILTRATION, COVER, AND SURFACE. NOT APPLICABLE TO BUILT UP AREAS.

FIGURE 3

$Sum = 0.38 + 0.12 + 0.06 + 0.12 = 0.68$

### WATERSHED TYPES AND FACTORS

WATERSHED TYPES AND FACTORS				
Run-off Producing Features	Extreme	High	Normal	Low
Relief	0.28 – 0.38 Steep, rugged terrain, with average slopes above 30%	<span style="border: 1px solid red; padding: 2px;">0.24</span> 0.20 – 0.28 Rolling, with average slopes of 10 to 30%	0.14 – 0.20 Rolling, with average slopes of 5 to 10%	0.08 – 0.14 Relatively flat land, with average slopes of 0 to 5%
Soil Infiltration	<span style="border: 1px solid red; padding: 2px;">0.16</span> 0.12 – 0.16 No effective soil cover either rock or thin soil mantle of negligible infiltration capacity.	0.08 – 0.12 Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.	0.06 – 0.08 Normal; well drained light and medium textured soils sandy loams, silt and loams.	0.04 – 0.06 Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.
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Surface	<span style="border: 1px solid red; padding: 2px;">0.12</span> 0.10 – 0.12 Negligible; surface depressions, few and shallow; drainage ways steep and small; no marshes.	0.08 – 0.10 Low well-defined system of small drainage ways; no ponds or marsh.	0.06 – 0.08 Normal; considerable surface depression storage; lakes, ponds, and marshes.	0.04 – 0.06 High; surface storage high; drainage system not sharply defined; large floodplain storage or large number of ponds or marshes.

THE RUNOFF FACTOR IS DETERMINED BY THE SUM OF THE FACTORS FOR RELIEF INFILTRATION, COVER, AND SURFACE. NOT APPLICABLE TO BUILT UP AREAS.

FIGURE 3

**Sum = 0.24 + 0.16 + 0.12 + 0.12 = 0.64**

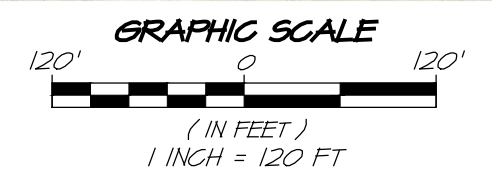
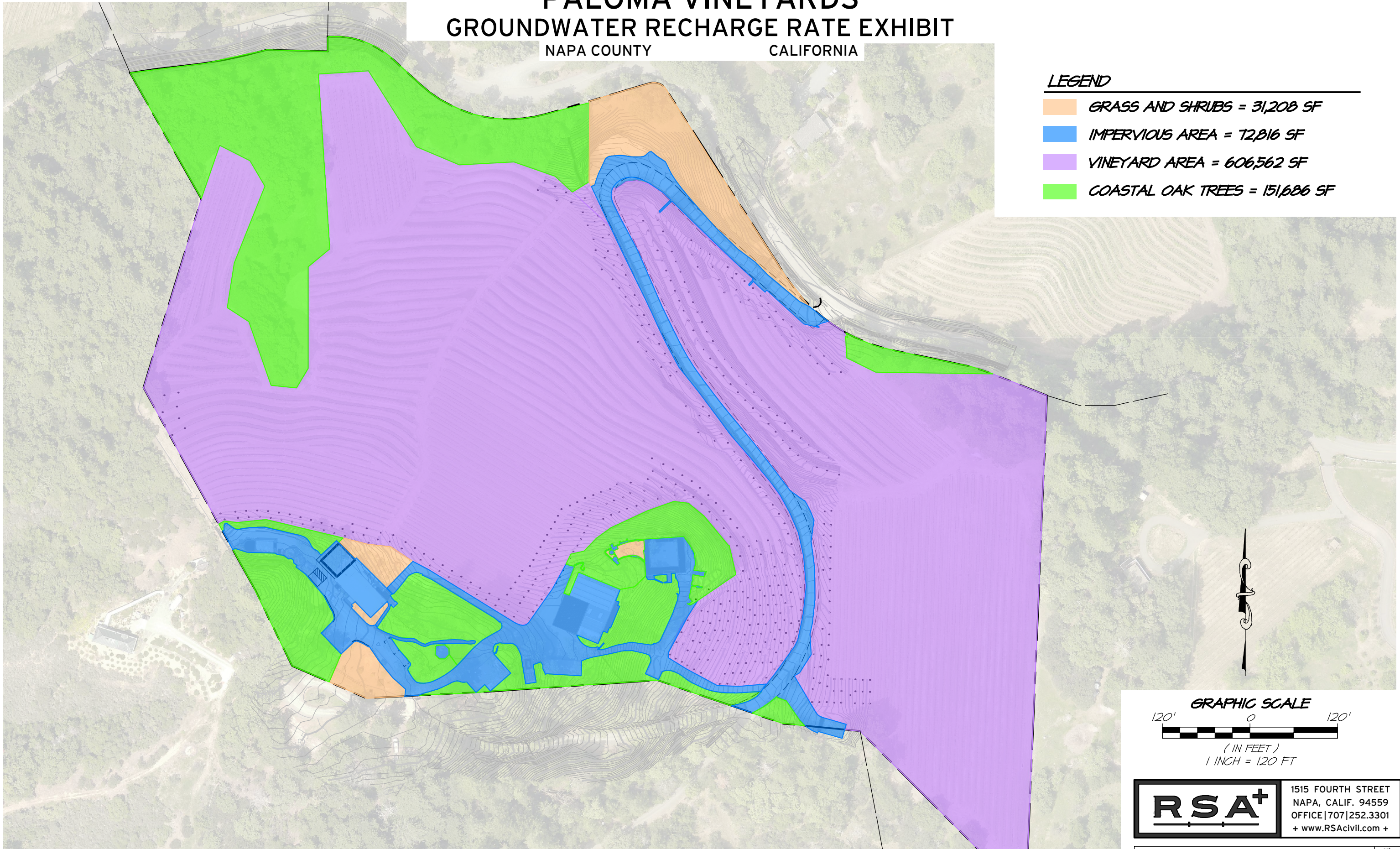
# PALOMA VINEYARDS

## GROUNDWATER RECHARGE RATE EXHIBIT

NAPA COUNTY                      CALIFORNIA

**LEGEND**

- GRASS AND SHRUBS = 31,208 SF
- IMPERVIOUS AREA = 72,816 SF
- VINEYARD AREA = 606,562 SF
- COASTAL OAK TREES = 151,686 SF



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

\\Client\RSa\2019\4119046.0\_Paloma\_Vineyard\_Spring\_Mountain\_Road\DESIGN\EXHIBITS\Exh-Groundwater\_Recharge.dwg 10/04/2023