

# Planning, Building & Environmental Services



Paloma Vineyard  
Use Permit Major Modification (P19-00386-MOD)

Presented by Sean Trippi



# Presentation Agenda

1. Existing Setting
2. Background / Permit Request
3. CEQA Review
4. Public Comments
5. Staff Recommendation



# Existing Setting

## Project Site

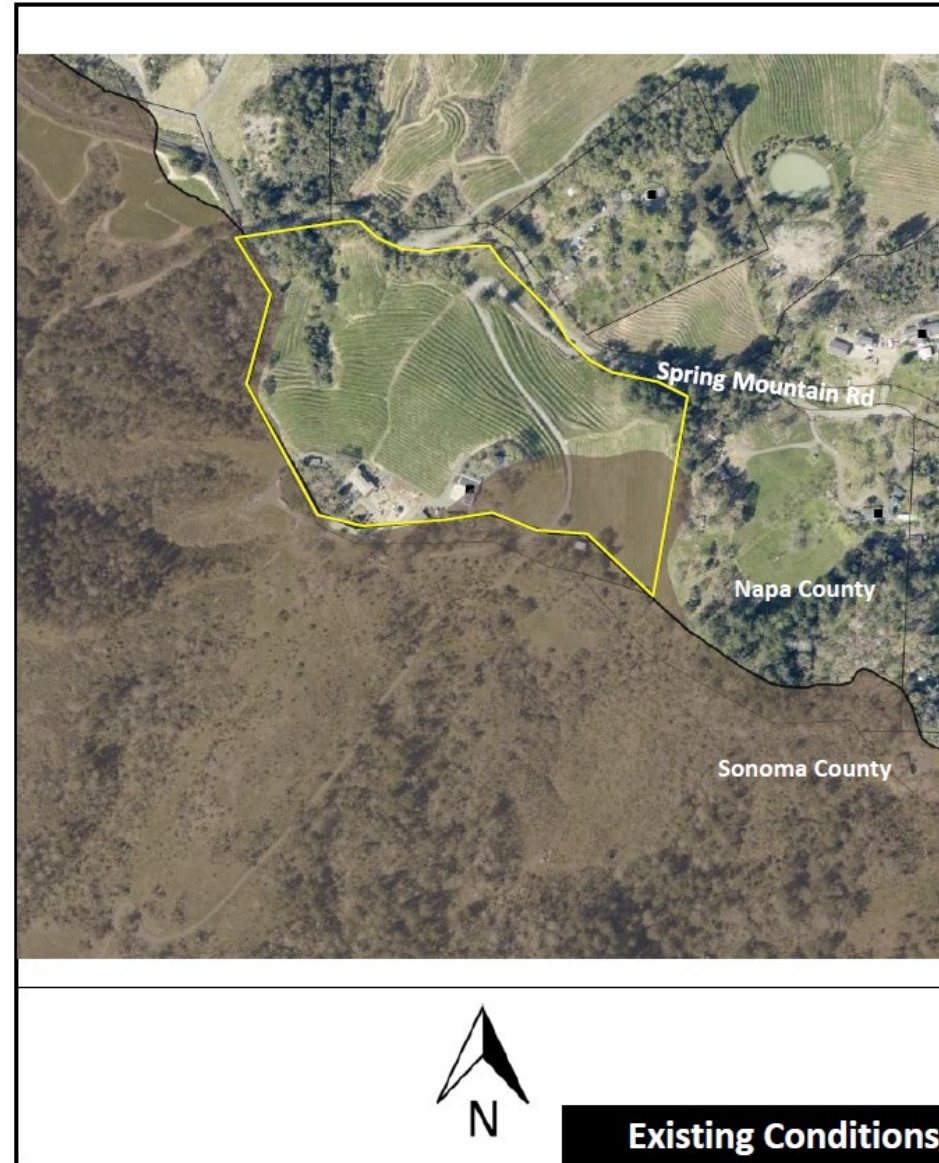
1431 Spring Mountain Road,  
St. Helena

APN 022-150-008

17.11 acres

AWOS General Plan

AW Zoning District



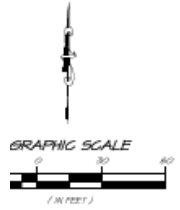
P19-00386; Paloma Vineyard Winery Use Permit Major Modification

# Background \ Permit Request

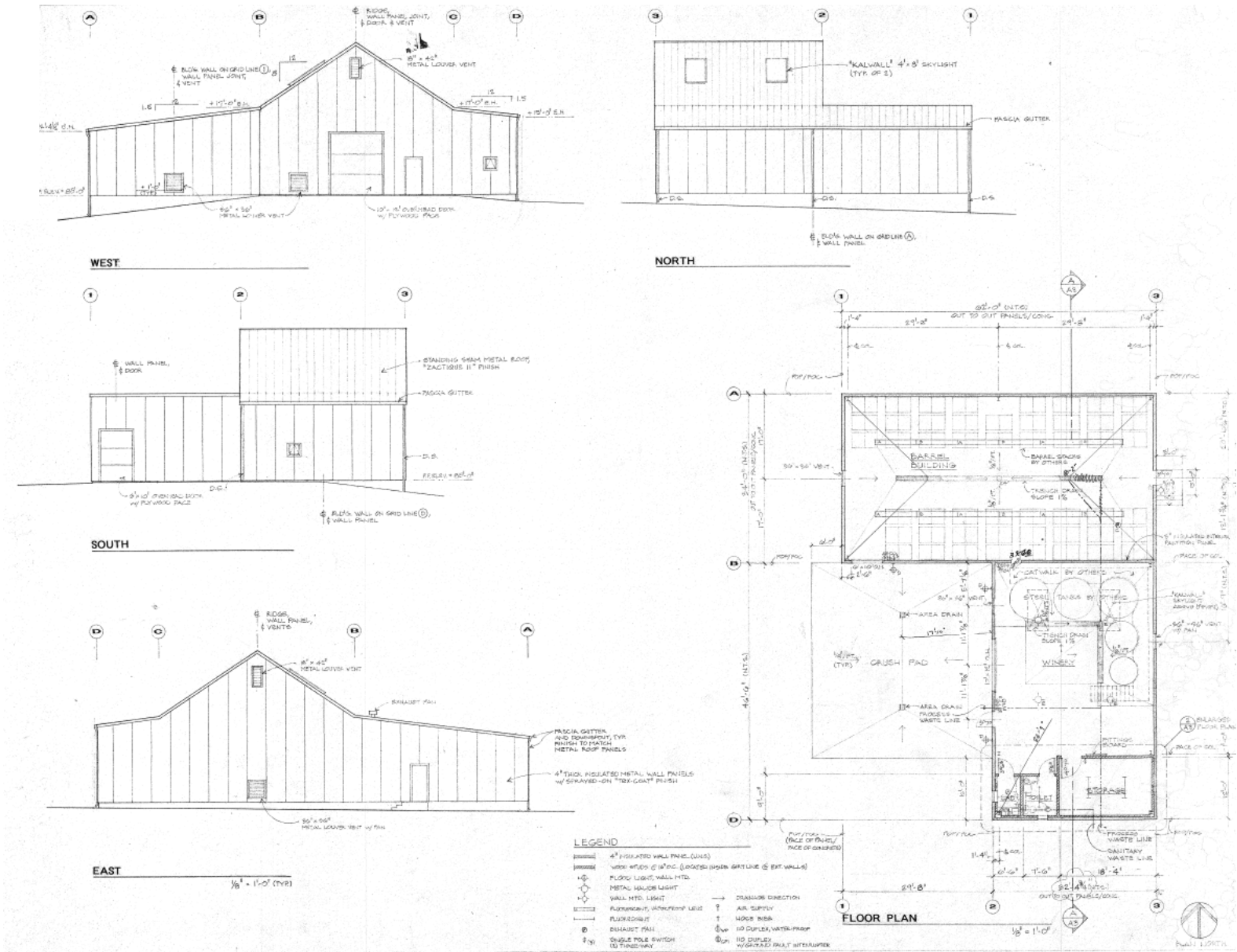
Entitled Conditions	Existing Conditions	Proposed Conditions	Entitlement Changes
<b>Visitation</b>	<b>Visitation</b>	<b>Visitation</b>	<b>Visitation</b>
2 visitors per day 14 visitors per week 728 visitors per year	24 visitors per day 65 visitors per week 3,380 visitors per year	22 visitors per day (Su-Fri); 44 per day (Sat) 176 visitors per week 9,152 visitors per year	20-22 visitors per day 162 visitors per week 8,424 visitors per year
<b>Days/Hours of Operation</b>	<b>Days/Hours of Operation</b>	<b>Days/Hours of Operation</b>	<b>Days/Hours of Operation</b>
7:00 AM to 4:30 PM 6 days per week	7:00 AM to 4:30 PM 6 days per week	7:30 AM to 5:30 PM Monday - Saturday	0.5 hour per day
<b>Days/Hours of Visitation</b>	<b>Days/Hours of Visitation</b>	<b>Days/Hours of Visitation</b>	<b>Days/Hours of Visitation</b>
7:30 AM to 4:30 PM 7 days a week	8:00 AM to 6:00 PM 7 days a week	8:00 AM to 6:00 PM 7 days a week	1.5 hours per day
<b>Winery Building Area</b>	<b>Winery Building Area</b>	<b>Winery Building Area</b>	<b>Winery Building Area</b>
3,613 sq. ft.	5,352 sq. ft.	4,676 sq. ft.	1,063 sq. ft.



# Existing Site Plan

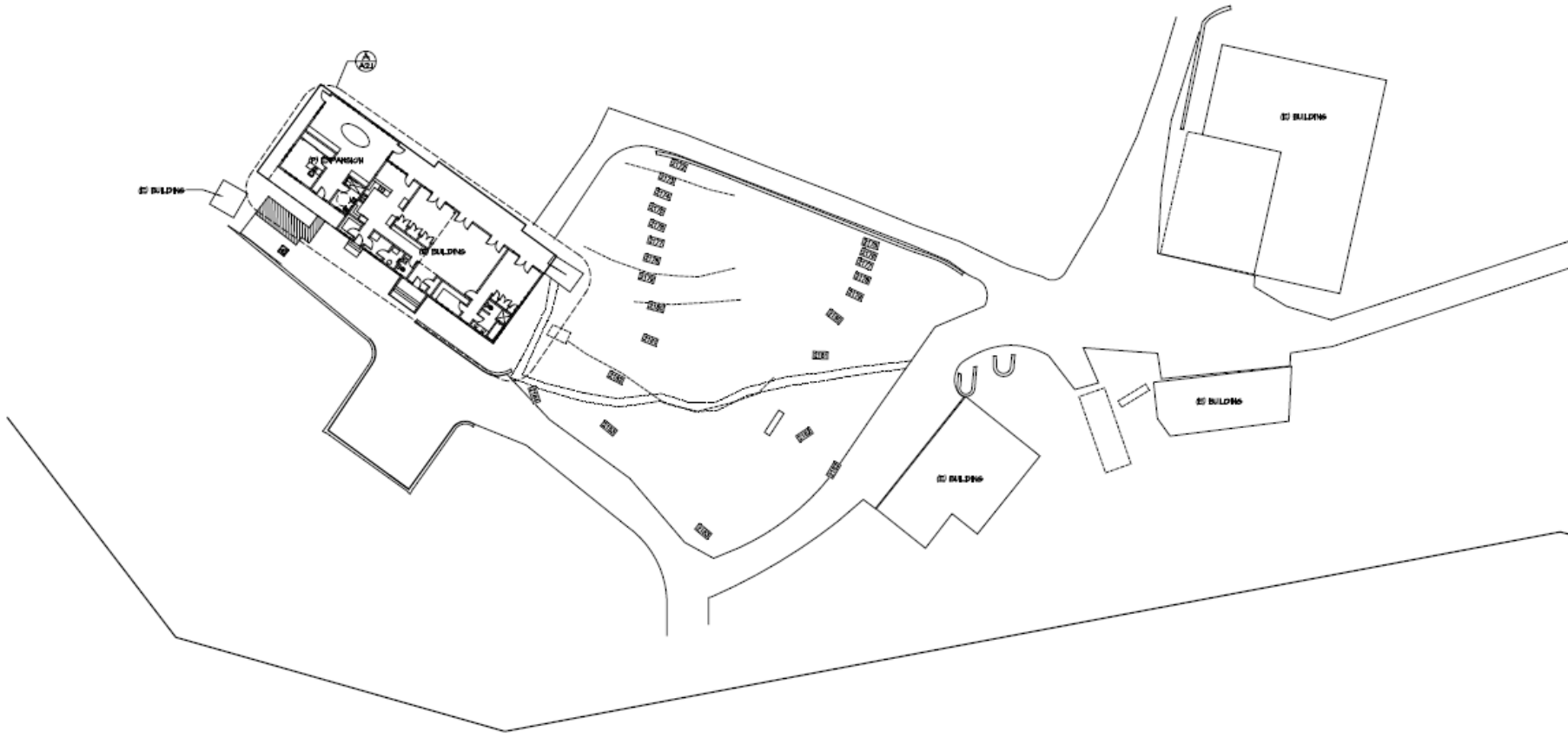


# Existing Floor Plan & Elevations – Winery Building

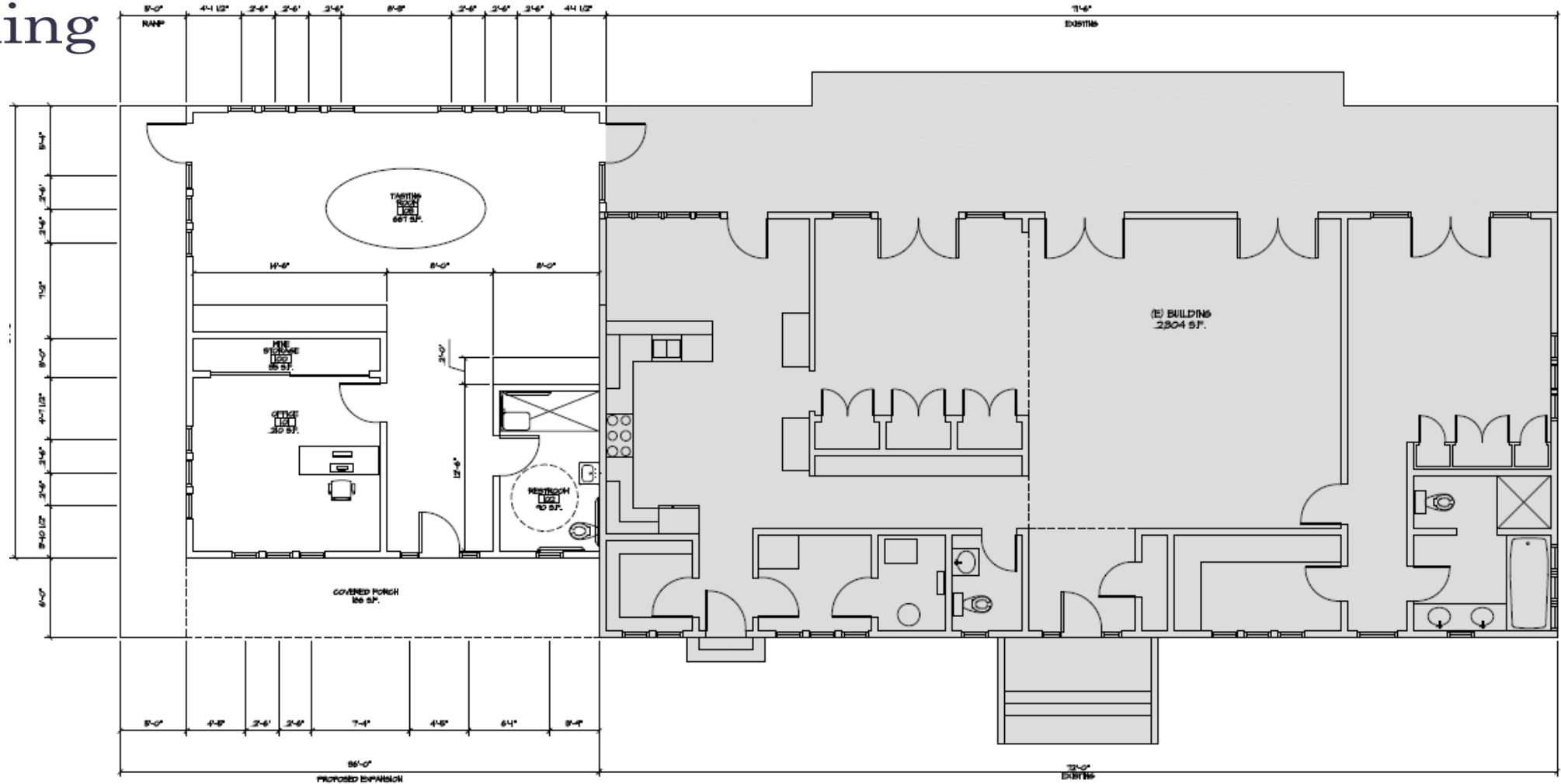




# New Hospitality Building



# New Hospitality Building



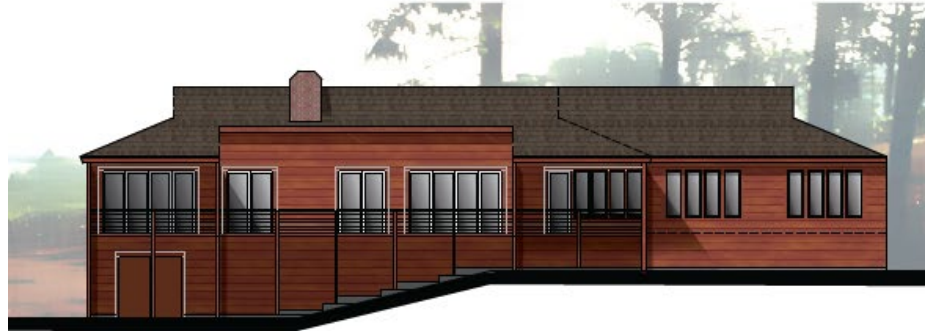
# New Hospitality Building



**A** SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



**B** EAST ELEVATION  
SCALE 1/8" = 1'-0"



**C** NORTH ELEVATION  
SCALE 1/8" = 1'-0"



**D** WEST ELEVATION  
SCALE 1/8" = 1'-0"



STAINED FIR SIDING



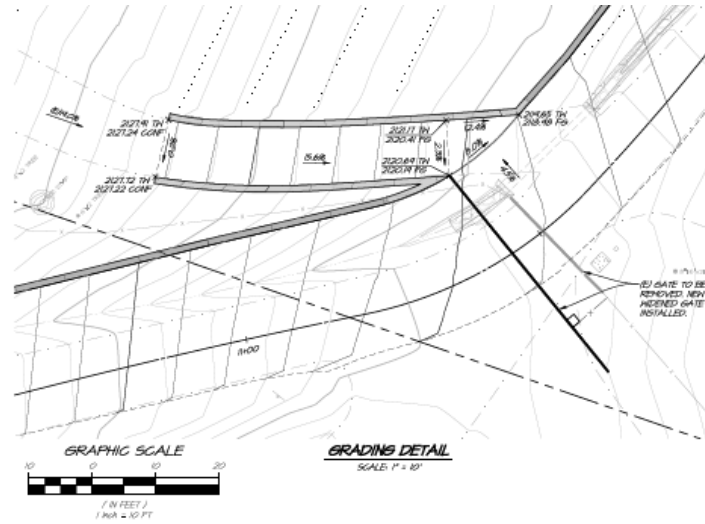
COMPOSITION ROOF TILES



GLAZING



# Driveway Improvements



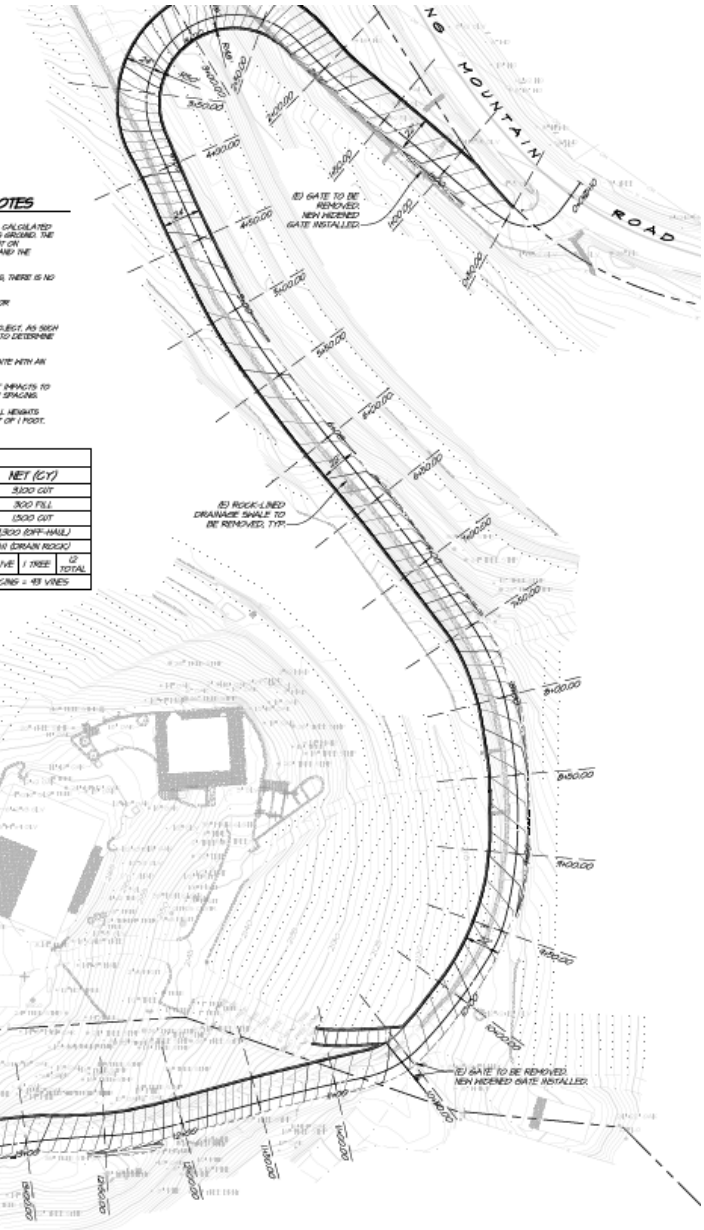
## EARTHWORKS AND QUANTITIES NOTES

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED EXCESS AND SHORTAGE ARE FINISH GRADE AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY DEPENDENT ON CONTRACTOR CORRELATION, VIBRATION REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
2. DUE TO THE INEXACT NATURE OF EARTHWORKS ESTIMATING, THERE IS NO GUARANTEE OF THESE QUANTITIES.
3. NO ASSUMPTIONS ARE MADE FOR DELAYS, COMPACTION, OR CONSOLIDATION.
4. NO HYDROLOGICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT. AS SUCH A TYPICAL HILL SLOPE PAVING SECTION HAS BEEN USED TO DETERMINE CLASS 1 AND AC QUANTITIES.
5. EXCESS SPILLS ARE ASSUMED TO BE OFF-HAULED TO A SITE WITH AN APPROVED WASTE COUNTY GRADING PERMIT.
6. NUMBER OF TREES REMOVED ARE BASED ON LINEAR FOOT IMPACTS TO SPECIFIED VINE LOCATIONS AND UTILIZING A 4 FOOT VINE SPACING.
7. HALL SQUARE FOOTAGES AREA BASED ON EXISTING HALL HEIGHTS SHOWN ON SHEETS 3 AND 4 WITH AN ASSUMED EMBEDEDMENT OF 1 FOOT.

AREA	QUANTITIES		NET (CY)
	CUT	FILL	
DWY & HALL ISO TO PG	3,825 CY	225 CY	3,600 CUT
ADDITIONAL DWY FILL	-	300 CY	300 FILL
HALL FOOTINGS	1,500 CY	0	1,500 CUT
TOTAL EARTHWORKS	4,825 CY	225 CY	4,600 EXPT-HALL
HALLS (SQ FT)	4,250	48	4,298 SBRN RESID
TREE REMOVAL	4 PINE	3 OAK	2 OLIVE
VINEYARD REMOVAL	258 LF / 4 FT VINE SPACING = 49 VINES		1 TREE
			TOTAL

## PAVING SECTION

1" AC OVER 1" CLASS 2 AB



# Driveway Improvements

Staff recommends that the Winery continue to operate at existing/recognized daily and weekly visitation and hours for visitation until October 15, 2027. At this date, the winery shall have obtained all necessary permits and constructed driveway improvements. If the driveway improvements have not been constructed by this date, the winery shall revert operations to the original visitation levels outlined within the winery's original Use Permit and its subsequent modifications or until driveway improvements have been constructed.

# Water Use

Usage Type	Existing (AFY)	Standard (AFY)	Proposed (AFY)
Vineyard Irrigation	1.114	0.760	0.760
Winery Process	0.258	0.258	0.147
Winery Domestic	0.086	0.139	0.139
Residential	1.50	1.50	1.50
<b>Total</b>	<b>2.958</b>	<b>2.657</b>	<b>2.546</b>

Groundwater Recharge: 12.99 AFY

Decrease of 0.412 AFY



# Water Use

## **WAA Tier 1:**

- **Estimated Water Demands:**
  - Existing: 2.958 AFY
  - Proposed: 2.546 AFY
- **Estimated Parcel Specific Recharge: 12.99 AFY**

## **WAA Tier 2:**

- Not required for existing well with proposed decrease in water use
- Net decrease of approx. 0.412 AFY

## **WAA Tier 3:**

- Not required for existing well with proposed decrease in water use
- Project well is over 2,300 feet from Significant Stream



# Wastewater

## **Domestic Wastewater Treatment**

- Existing primary residential system will be repaired and will treat waste from the main residence and increased visitation

## **Winery Production Wastewater Treatment**

- Existing winery system will treat production and employee domestic flows
- Existing system will be upgraded or replaced to comply with new General Order



# Environmental Review

- Initial Study/Mitigated Negative Declaration circulated February 12, 2026 – March 17, 2026
- Proposed IS/MND finds impacts could be mitigated to less than significant level
- Mitigation Measures: Pre-construction surveys for protected plants, nesting birds, and bats



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# Public Comments

## **Public Comments:**

- 29 comment letters in support of project

## **Applicant Comments:**

- Comment letter attached in the packet item
- Updated version



# Staff's Recommendation

1. Adopt the Initial Study/ Mitigated Negative Declaration based on recommended Findings 1-7 in Attachment A;
2. Approve the Use Permit Major Modification request (P19-00386-MOD) based on recommended Findings 8-12 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B.



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# Thank you

Sean Trippi

[sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

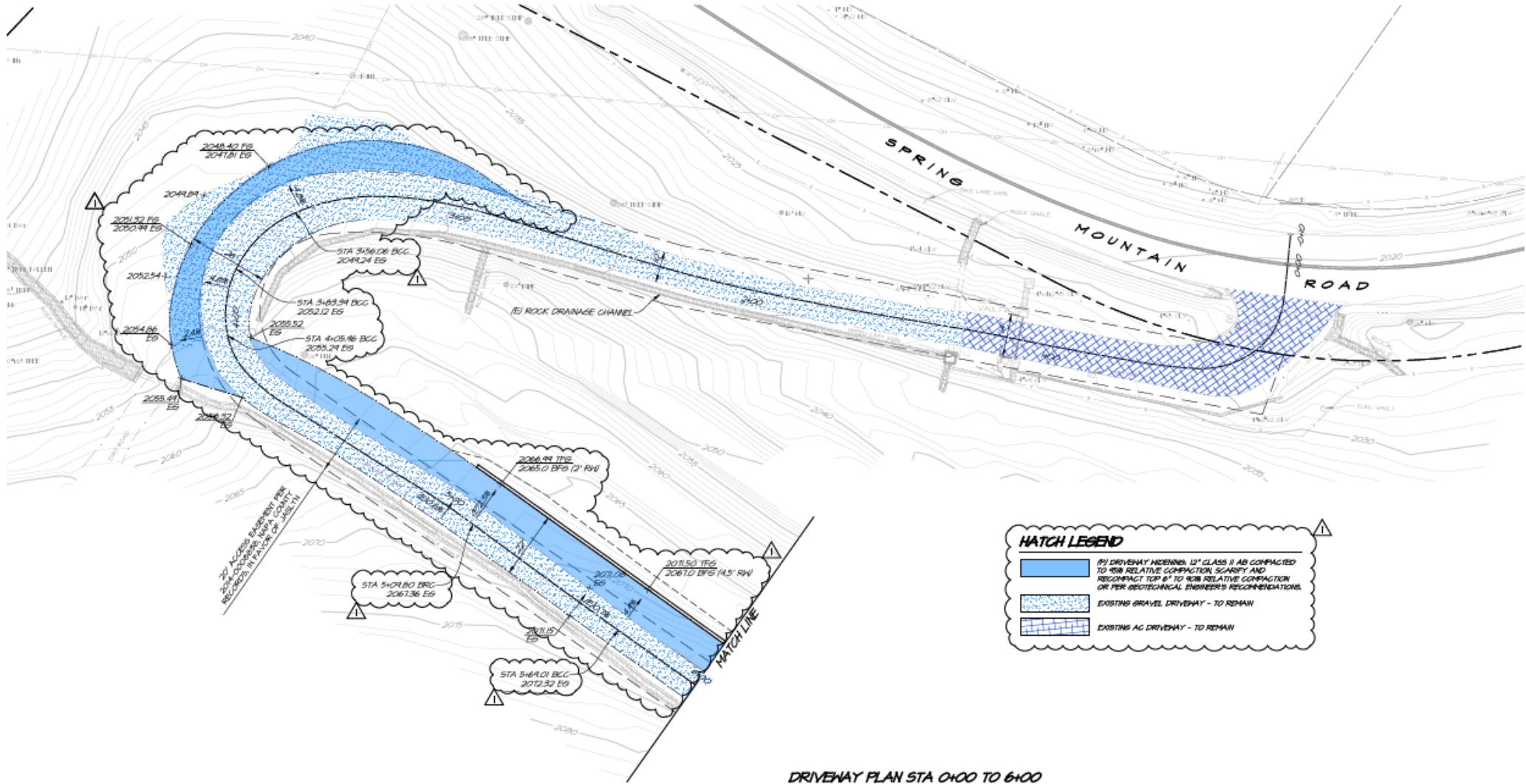
(707) 299-1353

[countyofnapa.org](http://countyofnapa.org)



@countyofnapa

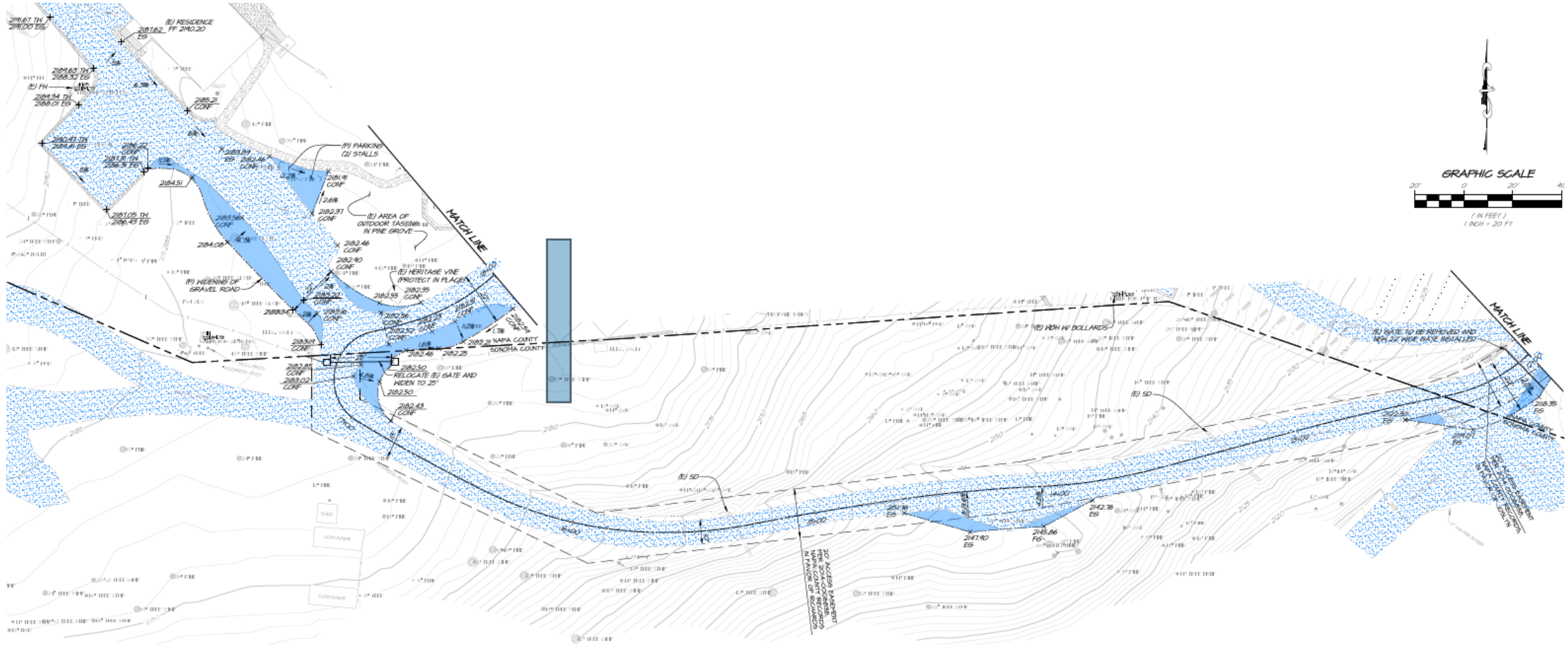




**DRIVEWAY PLAN STA 0+00 TO 6+00**  
SCALE: 1" = 20'





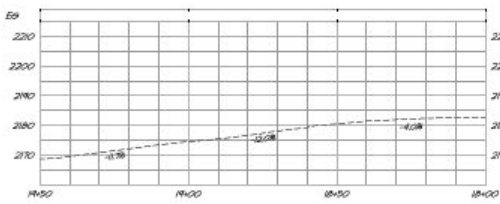


**DRIVEWAY PLAN STA 12+00 TO 18+00**  
SCALE: 1" = 20'

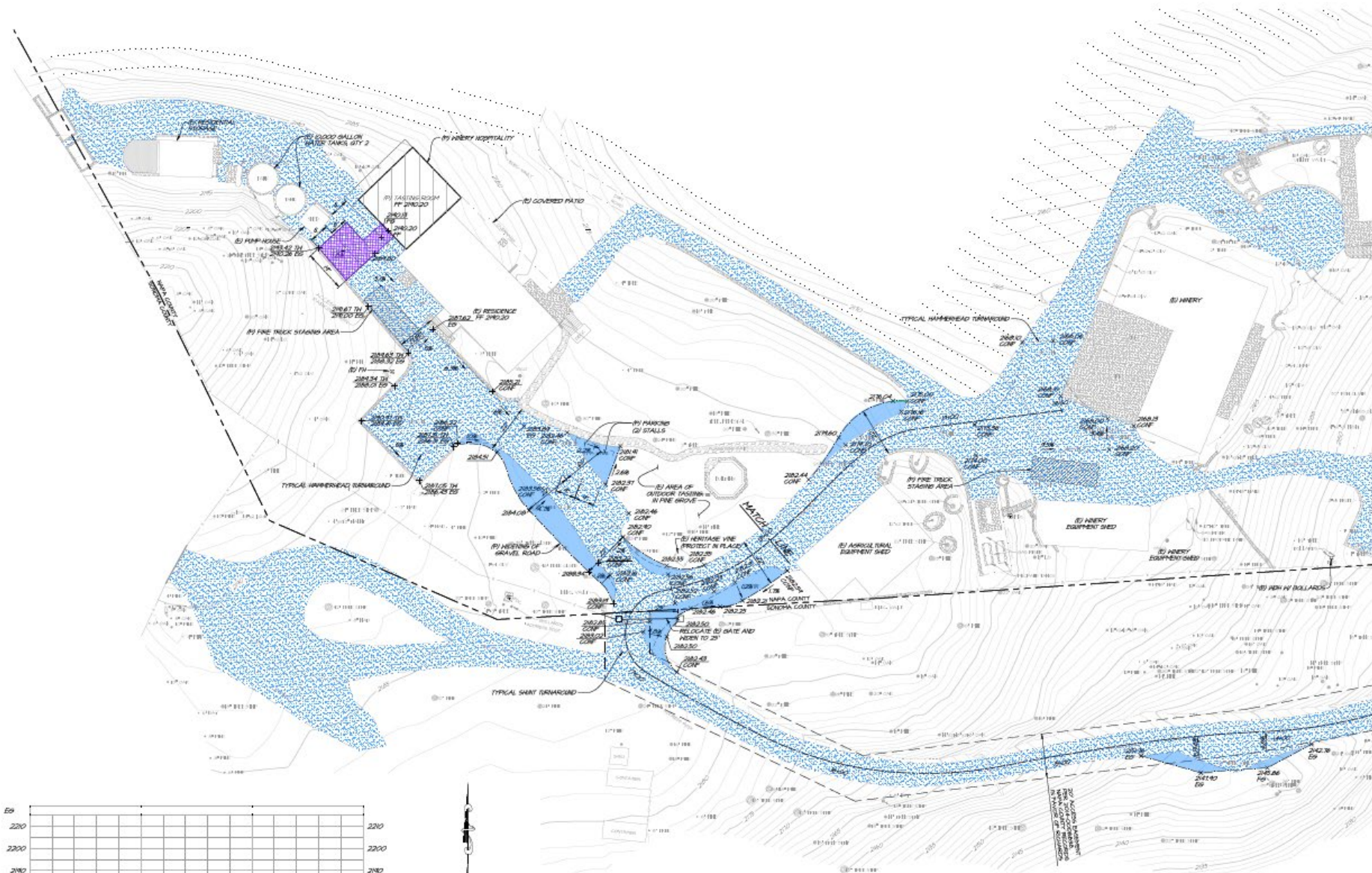
**HATCH LEGEND**

- RE DRIVEWAY INTERIOR, 1/2" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, STABILITY AND RECOMPACT TOP 6" TO 80% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- EXISTING GRAVEL DRIVEWAY - TO REMAIN





**DRIVEWAY PLAN STA 18400 TO 18450**  
SCALE: 1" = 20'



- HATCH LEGEND**
- 10' ADA PARKING STALL AND PAIR OF TRAVEL, 6" PCC WITH #4 BARS AT 12" ON CENTER EACH WAY OVER 4" CLASS 2 AS COMPACT SUBGRADE TO 10% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - 10' DRIVEWAY REFINISH, 12" CLASS 2 AS COMPACTED TO 10% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 6" TO 10% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - EXISTING GRAVEL DRIVEWAY - TO REMAIN

