

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, April 24, 2024

9:00 AM

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

Zoning Administrator

*Brian D. Bordona, Zoning Administrator
Laura Anderson, County Counsel
Michael Parker, Planning Manager
Alexandria Quackenbush, Meeting Clerk*

How to Watch or Listen to the Napa County Zoning Administrator Meetings

The Napa County Zoning Administrator will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator 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 Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 811-2162-1728).

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

1. Email your comment to meetingclerk@countyofnapa.org. Emails received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date. When the Zoning Administrator 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 and enter the webinar ID: 811-2162-1728. When the Zoning Administrator calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

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

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

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE ZONING ADMINISTRATOR:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Zoning Administrator, 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 Administrator 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 Zoning Administrator. Public comment is limited to three minutes per speaker, subject to the discretion of the Administrator. 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 broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Zoning Administrator from taking any action on matters raised during public comment that are not on the agenda.

- 1. AGENDA REVIEW**
- 2. PUBLIC HEARING ITEMS**

JOHN CHAIX / CHAIX FAMILY MICRO WINERY/ USE PERMIT
#P23-00223-UP

[24-701](#)

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 - Construction and operation of small wineries, other agricultural processing facilities and farm management uses that: (a) are less than 5,000 square feet in size excluding caves; (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all the excavated cave spoils to be used on site; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and five (5) peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and, (f) hold no temporary events. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Micro-Winery Use Permit would allow for the following: 1) establishment of a 5,000 gallon per year winery within an approximately 244 square foot portion of an existing 463 sq. ft. garage (building #6); 2) tours and tastings for up to 10 guests per day Monday through Sunday; 70 persons per week during harvest and non-harvest seasons; 3) one full-time employee during harvest and non-harvest seasons; 4) on-premises consumption of wines produced on-site outside within a 658 sq. ft. patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 5) production hours between 9:00 a.m. and 6:00 p.m. Monday through Sunday and visitation hours between 9:00 a.m. to 6:00 p.m. Monday through Sunday; 6) installation of a parking area with five (5) parking stalls, one of which will be ADA compatible; 7) installation of an eight stall bicycle rack; 8) installation of a 2,500 gallon water storage tank; and 9) expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways. The subject property is comprised of approximately 37.31 acres, is zoned Agricultural Preserve (AP) with a General Plan land use designation of Agricultural Resource (AR) and is located at 1204 Manley Lane, Napa near the Rutherford area; APN 027-210-026.

Staff Recommendation: Find the project Categorical Exempt from CEQA and approve Use Permit P23-00223-UP, as conditioned.

Staff Contact: Wendy Atkins, Planner II, (707) 259-8757;
wendy.atkins@countyornapa.org

Applicant Contact: John Chaix, (949) 524-2482; john@chaixlaw.com

Attachments: [A - Recommended Findings.pdf](#)
[B - Recommended Conditions of Approval.pdf](#)
[C - CEQA Memo.pdf](#)
[D - Application Materials.pdf](#)
[E - Water Availability Analysis.pdf](#)
[F - Wastewater Feasibility Study.pdf](#)
[G - Graphics.pdf](#)
[H - Wineries Within One Mile.pdf](#)
[I - Public Comments.pdf](#)
[Item 2A Public Comments \(added after initial agenda posting\).pdf](#)

3. 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 4/19/2024 BY 3:30PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH(By e-signature)
Alexandria Quackenbush, Secretary of the Zoning Administrator



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Zoning Administrator

Agenda Date: 4/24/2024

File ID #: 24-701

TO: NAPA COUNTY ZONING ADMINISTRATOR

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

REPORT BY: Wendy Atkins, Planner II

SUBJECT: Chaix Family Vineyards Micro-Winery Use Permit P23-00223-UP

RECOMMENDATION

JOHN CHAIX / CHAIX FAMILY MICRO WINERY/ USE PERMIT #P23-00223-UP

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 - Construction and operation of small wineries, other agricultural processing facilities and farm management uses that: (a) are less than 5,000 square feet in size excluding caves; (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all the excavated cave spoils to be used on site; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and five (5) peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and, (f) hold no temporary events. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

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ADA compatible; 7) installation of an eight stall bicycle rack; 8) installation of a 2,500 gallon water storage tank; and 9) expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways. The subject property is comprised of approximately 37.31 acres, is zoned Agricultural Preserve (AP) with a General Plan land use designation of Agricultural Resource (AR) and is located at 1204 Manley Lane, Napa near the Rutherford area; APN 027-210-026.

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve Use Permit P23-00223-UP, as conditioned.

Staff Contact: Wendy Atkins, Planner II, (707) 259-8757; wendy.atkins@countyornapa.org

Applicant Contact: John Chaix, (949) 524-2482; john@chaixlaw.com

EXECUTIVE SUMMARY

This is the second Micro-winery to be considered by Napa County and the Zoning Administrator. On April 5, 2022, the Board of Supervisors adopted Ordinance 1474, amending Section 18.10.020 of Chapter 18.10 (Zoning Administrator); Section 18.124.130 of Chapter 18.124 (Use Permits); and added a new Section 18.08.377 to Chapter 18.08 (Definitions) of Title 18 (Zoning) of the Napa County Code regarding issuance of micro-winery use permits and modifications to use permits.

As defined in Napa County Code Section 18.08.377 "Micro-winery" means a new winery or an existing micro-winery that modifies its use permit pursuant to Section 18.124.130.(F) below, both of which meet all of the requirements of the County Code applicable to a winery as well as the following specific restrictions and prohibitions: A) Ferments on-site at least 201 gallons of wine annually and has a production capacity of no more than 5,000 gallons of wine; B) At least 75 percent of the grapes used in fermentation on-site are grown on the same property as the micro-winery or contiguous parcels under the same ownership. For the purpose of this section, "the same property as the micro-winery" means any parcel or parcels identified as included within the Use Permit application; C) Has a maximum of 5,000 square feet of total enclosed space including storage, processing facilities, tasting areas, and caves; D) No more than twenty Average Daily Trips (ADT) (ten daily round trips) are generated by tasting room visitors, all winery employees including seasonal employees, and deliveries to and/or from the winery; E) No marketing events as defined in Section 18.08.370, are conducted on site; F) Tours and tastings, as defined in Section 18.08.620, and retail sales as defined in Sections 18.16.030.(G) (5)(C) for wineries in the Agricultural Preserve and 18.20.030.(H).(5).(C) for the Agricultural Watershed, may be conducted on-site but are limited to between the hours of 9:00 a.m. and 6:00 p.m.; G) No subsequent application for an increase in the production of wine or tasting room visitation shall be considered within two years after the approval of the original micro-winery use permit. H) Micro-wineries shall only be permitted within the Agricultural Preserve (AP) and Agricultural Watershed (AW) zones.

Proposed Actions:

That the Zoning Administrator:

1. Find the project to be Categorically Exempt from CEQA, as set forth in recommended Finding 1 of Attachment A; and
2. Approve Use Permit P23-00223-UP based on recommended Findings 2-6 of Attachment A, subject to recommended Conditions of Approval included in Attachment B.

Discussion:

The project applicant requests approval of a use permit to allow the establishment of a new Micro-winery to allow for the establishment of a 5,000 gallon per year winery within a portion of an existing 463 sq. ft. existing garage (building # 6). The winery would have one full time employee and include a visitation plan that would allow up to 10 visitors per day Monday through Sunday, with a maximum of 70 persons per week during harvest and non-harvest seasons. Visitation would occur Monday through Sunday, between the hours of 9:00 a.m. and 6:00 p.m. within the outdoor patio area. The project would also include installation of a five-stall parking lot (including one ADA compatible stall), and expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways. Additional improvements would include construction of a water storage tank.

Staff has reviewed the proposed project and supports granting approval, subject to the attached findings and recommended conditions of approval included in Attachments A and B, respectively. Micro-wineries are conditionally permitted uses with the Agricultural Preserve (AP) and Agricultural Watershed (AW) zone district. The project is located within a ½ mile of five (5) existing wineries and is surrounded with residences and vineyards on all sides. The majority of the site is developed with vineyards, which would provide grapes for onsite wine production. The proposed winery would be located in a portion of an existing structure and building construction would be limited to interior conversion for the winery use. The majority of the site development, including parking, would take place within previously disturbed areas presently being utilized for the use being proposed (parking). Ground water demand for the project is 21.60 ac-ft/yr which complies with the 0.3 ac-ft/yr or no net increase criteria for projects located in the Napa Valley Subbasin. The winery and improvements as proposed are suitable for the proposed location, considering the existing development, road access, and surrounding wineries.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: ENVIRONMENTAL DETERMINATION: Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) establishes a list of classes

of projects that are categorically exempt from the provisions of CEQA. The proposed project would be considered exempt under §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 - Construction and operation of small wineries, other agricultural processing facilities and farm management uses that: (a) are less than 5,000 square feet in size excluding caves; (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all of the excavated cave spoils to be used on site; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and five (5) peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and 5) hold no temporary events. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner: John Chaix, john@chaixlaw.com or (949) 524-2482

Applicant: John Chaix, john@chaixlaw.com or (949) 524-2482

Zoning: Agricultural Preserve (AP)

General Plan Designation: Agricultural Resource (AR)

Application Filed: July 28, 2023; Resubmittal Received: October 31, 2023; January 18, 2024; Application Deemed Complete: January 24, 2024

Courtesy Notice: A Courtesy Notice was mailed to all property owners within a 1,000 foot radius and interested parties on August 28, 2023.

Existing Development: 37.31 acre project with 33 acres of vineyards, 463 sq. ft. garage (building #6), 1,415.5 sq. ft. vineyard building (building # 7), an empty unused water tower (building #8), 2,160 sq. ft. barn (building #7), 164 sq. ft. tool shed (building #10), and 300 sq. ft. storage building (building #4). It should be noted that the residence recently burned down in November 2023, and will be rebuilt.

Proposed Winery Characteristics:

Proposed Winery Building Size: 244 sq. ft.; The remaining 219 sq. ft. would be used for private storage.

Proposed Winery Development Area: 175 sq. ft.

Proposed Winery Coverage Area: 175 sq. ft. or 0.00402 acres (maximum allowed: 25 percent or approximately 15 acres)

Proposed Production Capacity: 5,000 gallons

Proposed Accessory/Production Ratio: 37 percent (maximum allowed: 40 percent); 65 sq. ft. accessory and 175 sq. ft. production. Visitation activities occurring outdoors do not count towards the Accessory to Production Ratio.

Proposed Number of Employees: 1 full time, 0 part time.

Proposed Visitation: Hosted daily, tours and tastings by appointment for a maximum of 10 guests per day per day Monday through Sunday; 70 persons per week during harvest and non-harvest seasons.

Proposed Days and Hours of Operation: Production hours between 9:00 a.m. and 6:00 p.m. Monday through Sunday and visitation hours between 9:00 a.m. and 6:00 p.m. Monday through Sunday

Proposed Parking: five (5) parking stalls, one (1) ADA compatible

Setbacks:

Required road setbacks: 300 feet from the centerline of Manley Lane

Required property line setbacks: 20 feet front, 20 feet side, 20 feet rear

Existing Setbacks: The closest portion of the existing garage structure is approximately 108.5 linear feet from the centerline of Manley Lane. Rear Setback: 896 feet; Side Setback: 374 feet (west property line), 1,081 (east property line).

Proposed Setbacks: The converted barn for the winery and covered crush pad structures would be located 137 feet from the front property line. Rear and Side setbacks would not change. [See discussion below under Winery Setback for staff's determination on compliance with the Winery Definition Ordinance provisions on the 300' road setback]

Adjacent General Plan Designation / Zoning / Land Use:

North: Agricultural Preservation (AP) and General Plan land use designation Agricultural Resource (AR)

South: Agricultural Preservation (AP) and General Plan land use designation Agricultural Resource (AR)

East: Agricultural Preservation (AP) and General Plan land use designation Agricultural Resource (AR)

West: Agricultural Preservation (AP) and General Plan land use designation Agricultural Resource (AR)

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

There are eleven existing wineries within this radius. Please refer to Attachment H

Parcel History:

The site is relatively level and contains minimal tree coverage. The property is served by three (3) on-site wells for potable water and a septic system and leach field for on-site sewage disposal. The property is accessed via Manly Lane. Planning Permit P22-00358 was a pre-application meeting for the subject permit. All other permits on the property relate to residential development.

Code Compliance History:

An active Code Enforcement case is in process (CE23-00284) on the property. The case involves a barn (building # 15) located approximately 20 feet from the front property line. The case does not involve the conversion of the garage to a winery building.

Discussion Points:

Interior and Exterior Structural Improvements - The proposed project includes the conversion of an approximately 244 sq. ft. portion of the existing 463 sq. ft. garage located on the project site. The interior remodel of the structure would include accessory and production areas and those areas not part of the winery would be reserved for private use storage areas. The winery area would also include a 61 sq. ft. restroom located inside the winery building. No exterior structural improvements are proposed.

Building Design-No external modifications are proposed to the garage building, with exception for compliance with the California Building Code for access and exiting purposes.

Road and Access Improvements - The applicant proposes road and access improvements. These improvements include improving the driveway apron on Manley Lane at the entrance to the property, driveway improvements and parking improvements, all of which would be constructed consistent with Napa County Road and Street Standards.

Visitation and Employees - Consistent with the definition of “marketing of wine” (County Code Section 18.08.370), the applicant proposes a visitation program to include tours and tastings for up to 10 visitors per day Monday through Sunday, with a maximum of 70 persons per week during harvest and non-harvest seasons. Visitation would be by appointment only and would occur between the hours of 9:00 a.m. and 6:00 p.m., Monday-Sunday. Visitation would occur within the 658 sq. ft. proposed outdoor patio area. Parking would be provided on site. The applicant has requested one employee for winery operations resulting in no more than no more than 20 Average Daily Trips (ADT) generated by tasting room visitors, winery employees and deliveries to and/or from the winery. No marketing events are allowed to be conducted on site under the provisions of the Micro-winery regulations.

Groundwater - As described in the Tier I Water Availability Analysis (WAA) for the Chaix Family Vineyards Micro-Winery, prepared by Applied Civil Engineering, dated January 12, 2024, the applicant proposes use of the existing three on-site wells for ground water. Ground water for the vineyards is supplied by two wells located within the vineyard. A third well located north of the previous existing residence will be used for the proposed winery. Per Napa County standards, the subject property is located within the Napa Valley Subbasin, so groundwater use is limited to a Reduced Water Use Screening Criteria of 0.3-acre-feet per acre per year (ac-ft/ac/yr) or no net increase.

The total parcel acreage with the Napa Valley Floor area is approximately 37.31 acres and therefore the water use screening criteria is calculated as follows:

WAA Guidance Document Water Use Screening Criteria = 37.31 acres x 1.0ac-ft/ac/yr/.

Reduced Water Use Screening Criteria: 37.31 acres x 0.3 af/ac/yr = 11.19 ac-ft/ac/yr.

Since the existing property ground water use is already above the Reduced Water Use Screening Criteria the project must comply with the no net increase criteria and the proposed water use must be the same or less than the current water use (21.60 ac-ft/yr).

The project complies with the WAA Water Use Screening Criteria of 1.0 ac-ft/yr of groundwater use but this criteria has been superseded by a new Reduced Water Use Screening Criteria. The property currently uses more

than the Reduced Water Use Screening Criteria of 0.3 ac-ft/yr and therefore the proposed project must not increase water use beyond current levels. By using low flow fixtures when rebuilding the residence, the proposed project complies with the Napa County's current requirements for no net increase in groundwater use. Tier 2 and Tier 3 Analyses are not required according to the WAA- Guidance Document and current practice since no additional use of groundwater is required for this project. Specifically, a Tier 2 is not required because there will be no net increase in groundwater use.

Public Trust (Tier 3)-Under public trust doctrine (the Doctrine), Napa County has an affirmative duty to take the public trust into account in the planning and allocation of trust resources, and to protect public trust uses whenever feasible. The Doctrine applies if extraction of groundwater adversely impacts a navigable waterway to which the public trust doctrine applies. In Napa County, the Napa River is the navigable waterway protected by the public trust doctrine. An analysis of impacts to trust resources is triggered by whether the groundwater extraction (whether new or the continued extraction or a reduction over existing extraction levels) is hydrologically connected to a navigable waterway or non-navigable tributaries of those waters. The analysis begins and ends with whether the proposed project harms a navigable waterway and thereby violates the public trust. To comply with longstanding California Supreme Court and Court of Appeal holdings, Napa County has determined that projects extracting water from wells within 1,500 feet of defined Significant Streams must submit a Tier 3 or equivalent analysis for the County to discharge its legal duties under public trust doctrine, whether the proposed project is proposing to extract more or less groundwater or remain at status quo (e.g., no net increase). The proposed project well is not located within 1,500 feet of a defined Significant Stream, therefore, a Tier 3 analysis was not required.

Sanitary Waste Disposal - A Wastewater Feasibility Report was prepared by Applied Civil Engineer (ACE) for the proposed project on July 7, 2023. A new standard septic system is proposed to be installed to serve the micro-winery facility sanitary wastewater flows. The application rate for the septic system is 0.33 gdp/sf and the acceptable soil depth is 72 inches which allows for three foot deep trenches with 4 sf. Of sidewall per lineal foot of trench. Based on the site maps ACE has determined that there is enough area to install a code minimum system with 100 lineal foot. Of leach line in the area of Test Pits #3 and #6 as shown on the Chaix Family Vineyards Micro-Winery Wastewater Exhibit prepared by ACE.

Production - No crushing or cleaning of barrels will occur onsite. The finished bottled wine will be stored off site. On site there is a capacity to store approximately 360 gallons in barrels (production) and ten cases of bottled wine, approximately 23.78 gallons. These provisions do not have any limit restrictions for storing wine for aging purposes.

Greenhouse Gas Reduction Strategies - The applicant intends to implement voluntary best management practices to reduce GHG emissions resulting from implementation of the project (Attachment E). These practices include installation of an eight-stall bicycle parking rack.

Grape Sourcing - A total of 33 tons of wine grapes would be required in order to produce 5,000 gallons of wine

annually. The on-site vineyards produce an average of 150 tons of wine grapes per year, the remaining yield is sold to other wine makers. If at any point the applicant chooses to source wine grapes outside of Napa County, the quantity will not exceed 37 tons or 25 percent of the total grapes.

Noise - The proposed project would result in a temporary increase in noise levels during construction activities and the intermittent increase of ambient noise resulting from wine production and visitation. However, noise generated during by construction activities would be limited to daylight hours and the use of properly muffled vehicles. Ambient noise resulting from wine making and visitation would be intermittent and would only occur within the proposed operation hours of 9:00 a.m. to 6:00 p.m., and the nearest residence to the property is 168 linear feet from the front of the winery structure. Hospitality activities would be conducted outside the winery building in a 658 sq. ft. patio area. No outdoor amplified music is proposed as part of the project.

Winery Setback from Manley Lane - Section 18.104.230.A.2 (Wineries located in open space areas - setbacks; Minimum setback for wineries) of Napa County Code provides: "Wineries, or structures containing accessory uses allowed by Sections 18.16.060(G) and (H) and 18.20.030(I), which are located on parcels contiguous to any other public road or private road(s) used by the public: three hundred feet from the centerline of the road. Section 18.104.230.C states "Legally constructed structures, existing prior to the enactment of the Winery Definition Ordinance (January 23, 1990), may be exempted from the setback provisions of subsection A of this section if it is found that use of this exemption will result in a more environmentally beneficial placement of the winery. The winery may not encompass or expand beyond the legally established footprint of the structure as it existed on the above stated date. Any expansion of such structure beyond the footprint that legally existed on the above date shall comply with the setback provisions of subsection A of this section.

The winery structure will encompass the area of the existing garage. Using the existing structure is the more environmentally beneficial placement of the winery because it does not involve new construction. As such, the three-hundred-foot setback from the centerline of Manley Lane to the winery structure does not apply.

Public Comments - Three public comment letters have been received as of the date of publishing this staff report related to conflicts of interest and disputes in the ownership related to the project. Staff would note that the applicant, John Chaix, has submitted a declaration that he is the managing member for the Chaix Family Vineyards LLC.

Decision-making Options:

As noted in the introductory paragraphs of this report, staff recommends that the Zoning Administrator approve the project as proposed, subject to the findings and conditions of approval in Attachments A and B, respectively. However, staff has provided the following options for consideration by the Zoning Administrator:

Option 1: Approve the Project as Proposed (Staff Recommendation)

Disposition: Staff recommends the Zoning Administrator approve Option 1, to approve the project as proposed and allow for the establishment of a 5,000 gallon per year winery within an approximately 244 square foot portion of an existing 463 square foot garage. The proposed winery is consistent with the standards set forth by the AP zone district and, the provisions of the Micro-winery regulations and other provisions of the County Code.

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 be categorically exempt from CEQA.

Option 2: Modify the Applicant's Proposal and Reduce Visitation

This Option includes approving the applicant's proposal for the 5,000 gallon per year winery, with a reduction in the visitation requested by the applicant. As proposed, the winery would offer visitation for up to 10 persons per day Monday through Sunday; 70 persons per week during harvest and non-harvest seasons. Although this project has been determined categorically exempt from CEQA, should the Zoning Administrator determine that the intensity of the visitation plan should be reduced, the Zoning Administrator may take action to further reduce the number of daily, weekly, or yearly visitors.

Action required - Follow the proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval and required conditions of approval to reduce the maximum daily visitation. If significant revisions to the conditions of approval are required, the item may be continued to allow staff adequate time to prepare the revised conditions.

Option 3: Deny the Applicant's Proposal:

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

Action required - Take tentative action to deny the project and remand the matter to staff for preparation of findings for denial and continue the item to a date specific for final action by the Zoning Administrator.

Option 4: Continuance Option:

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

SUPPORTING DOCUMENTS

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Categorical Exemption Determination
- D. Application Materials
- E. Water Availability Analysis
- F. Wastewater Feasibility Study
- G. Graphics
- H. Wineries within One Mile
- I. Public Comments

“A”

Recommended Findings

**ZONING ADMINISTRATOR HEARING –April 24, 2024
RECOMMENDED FINDINGS**

**Chaix Family Vineyard Micro-Winery
Use Permit P23-00223-UP**

**1204 Manley Lane, Napa
APN 027-210-026**

ENVIRONMENTAL:

The Zoning Administrator has received and reviewed the subject application 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 project is Categorically Exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 – Construction and operation of small wineries, other agricultural processing facilities and farm management uses that: (a) are less than 5,000 square feet in size excluding caves; (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all of the excavated cave spoils to be used on site; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and f) hold no temporary events. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Use Permit:

The Zoning Administrator (ZA) has reviewed the use permit request in accordance with the requirements of the Napa County Code §18.124.070 and makes the following findings:

1. The Zoning Administrator 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 Preserve (AP) zoning district regulations. A Micro-winery (as defined in the Napa County Code Section 18.08.377) and uses in connection with a winery (refer to Napa County Code Section 18.20.030) are permitted in the AP 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.

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

Analysis: The Use Permit application has been appropriately filed and noticed and public hearing requirements have been met. The hearing notice was posted on April 13, 2024, and copies were forwarded to property owners within 1,000 feet of the subject parcel, as well as other interested parties. The notice was published in the newspaper on April 13, 2024. No CEQA public comment period was required [CEQA Guidelines Section 15164 (c)].

3. 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 of approval of the Use Permit for the project as proposed and conditioned will not affect the public health, safety or welfare of the County. Various County divisions and departments and responsible agencies have reviewed the project and commented regarding water, waste disposal, fire protection, building construction, access improvements and traffic. Conditions are recommended that will incorporate these comments into the project to assure the ongoing protection of the public health, safety and welfare of the County.

4. 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 AP zoning district regulations. A winery (as defined in Napa County Code Section 18.20.030) is permitted within the AP Zoning District with the approval of a use permit. The proposed project includes the establishment of a 5,000 gallon per year winery within an approximately 244 square foot portion of an existing 463 square foot garage, a visitation program, one employee, and onsite driveway and parking areas. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

Analysis: Compliance with the General Plan

As proposed and conditioned, the requested Use Permit is consistent with the overall goals and policies of the 2008 Napa County General Plan. The General Plan land use designation for the subject parcel is Agricultural Resource (AR).

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

The use of the property for fermenting and processing grape juice into wine supports the economic viability of agriculture within the County, consistent with Goal AG/LU-3 and Policy AG/LU-4 (“The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space...”). By allowing the proposed agricultural use, the requested Use Permit supports the economic viability of the existing vineyards and agricultural product processing, consistent with Economic Development Goal E-1 and Policy E-1.

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

Applicable Napa County General Plan goals and policies:

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

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

Policy AG/LU-4: The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space, except for those lands which are shown on the Land Use Map as planned for urban development.

Policy AG/LU-8: The County’s minimum agricultural parcel sizes shall ensure that agricultural areas can be maintained as economic units.

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

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

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

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

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

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

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

Policy CON-81: The County shall require dust control measures to be applied to construction projects consistent with measures recommended for use by the BAAQMD [Bay Area Air Quality Management District]. Goal E-1: Maintain and enhance the economic viability of agriculture. Policy E-1: The County's economic development will focus on ensuring the continued viability of agriculture in Napa County.

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

The subject property is not located in a “groundwater deficient area” as identified in Section 13.15.010 of the Napa County Code, and is consistent with General Plan Conservation Policies CON-53 and CON-55 which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources. Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is, for purposes of the application of the County’s Groundwater Conservation Ordinance, assumed not to have a significant effect on groundwater levels. The applicant proposes use of the existing three on-site wells for water. Water for the vineyards is supplied by two wells located with the vineyard. A third well located north of the previous existing residence will be used for the proposed winery. Per Napa County standards, the subject property is located within the Napa Valley Subbasin, so groundwater use is limited to a Reduced Water Use Screening Criteria of 0.3-acre-feet per acre per year. Where existing groundwater use exceeds the 0.3 ac-ft.ac, no net increase in groundwater use is required.

The total parcel acreage with the Napa Valley Floor area is approximately 37.31 acres and therefore the water use screening criteria is calculated as follows:

WWA Guidance Document Water Use Screening Criteria = 37.31 acres x 1.0 acre-foot per acre per year.

Reduced Water Use Screening Criteria: 37.31 acres x 0.3 acre-feet per year = 11.19 acre-feet per year.

Since the existing property water use is already above the Reduced Water Use Screening Criteria the project must comply with the no net increase criteria and the proposed water use must be the same or less than the current water use (21.60 ac-ft/yr).

The project complies with the WWA Water Use Screening Criteria of 1.0 acre foot per acre per year of groundwater use but this criteria has been superseded by a new Reduced Water Use Screening Criteria. The property currently uses more than the Reduced Water Use Screening Criteria of 0.3 acre-feet per year and therefore the proposed project must not increase water use beyond current levels. By using low flow fixtures when rebuilding the residence, the proposed project complies with the Napa County’s current requirements for no net increase in groundwater use. Tier 2 and Tier 3 Analyses are not required according to the WWA – Guidance Document and current practice since no additional use of groundwater is required for this project.

Because the projected water demand for the project will not be increased, the requested Use Permit is consistent with General Plan Goals CON-10, CON-11, and CON-12 as well as the policies mentioned above that support reservation and sustainable use of groundwater for agricultural and related purposes. The project will not require a new water system or other improvements and will not have a negative impact on local groundwater.

**ZONING ADMINISTRATOR HEARING –APRIL 24, 2024
RECOMMENDED CONDITIONS OF APPROVAL**

***Chaix Family Vineyards Micro-Winery Use Permit
Application Number P23-00223-UP
1204 Manley Lane, Napa
APN 027-210-026***

This permit encompasses and shall be limited to the project commonly known as **Chaix Family Micro-Winery** located at 1204 Manley Lane. 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 encompasses and shall be limited to:

- 1.1 Approval of a Micro-Winery Use Permit for a 5,000 gallon per year winery to allow for the following:
 - a. Conversion of a 244 square foot portion of the existing 463 square foot detached garage for production and accessory use.
 - b. Visitation, tours and tastings, as set forth in Conditions of Approval (COAs) Nos. 4.1 and 4.2 below;
 - c. One full-time employee during harvest and non-harvest seasons;
 - d. On-premises consumption of wines as set forth in Condition of Approval No. 4.4 below;
 - e. Production hours between 9 a.m. and 6 p.m. Monday through Sunday and visitation hours between 9 a.m. to 6 p.m. Monday through Sunday;
 - f. Installation of a parking area with five (5) parking stalls, one (1) of which will be ADA compatible;

- g. Installation of an eight stall bicycle rack;
- h. Installation of a 2,500 gallon water storage tank.
- i. Expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways; and

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 Zoning Administrator may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Zoning Administrator at some time in the future, the Zoning Administrator 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 Zoning Administrator 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 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: ten (10) Monday through Sunday
- c. Maximum number of persons per week: Seventy (70)
- d. Hours of visitation: 9 a.m. to 6 p.m.
- e. No more than twenty Average Daily Trips (ADT) (ten daily round trips) are generated by tasting room visitors, all winery employees including seasonal employees, and deliveries to and/or from the winery.

“Tours and tastings” means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times 4:00-5:00 p.m.

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

4.3 MARKETING **[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 in a 658 square area located outside to the south of the winery building. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation set forth in COA No.4.2 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES

Unless specifically authorized by this permit or a previously approved permit, the previous existing (to be rebuilt) single-family residence shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

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

4.8 RENTAL/LEASING

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

4.9 GROUND WATER MANAGEMENT - WELLS

This condition is implemented by the 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 indicates that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. If data indicates the need for additional monitoring, and if the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In order to support the County's groundwater monitoring program, well monitoring data as discussed above will be provided to the County if the PBES Director

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 PBES Director determines that the well could be useful in supporting the program.

In the event that changed circumstances or significant new information provide substantial evidence¹ 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 4:00-5:00 p.m. weekdays; 1:45-2:45 p.m. Saturdays; and 1:45-2:45 p.m. 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.

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

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 **[RESERVED]**

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 January 23, 2024.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated December 12, 2023.
- c. Fire Department operational conditions as stated in their Inter-Office Memo dated December 21, 2023.

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

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. No marketing events as defined in Section 18.08.370, are permitted.
- b. No subsequent application for an increase in the production of wine or tasting room visitation shall be considered within two years after the approval of the original micro-winery use permit.
- c. At least 75% of the grapes used in fermentation on-site are grown on the same property as the micro-winery or contiguous parcels under the same ownership. For the purpose of this section, "the same property as the micro-winery" means any parcel or parcels identified as included within the Use Permit application. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is estate grown. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.

4.21 PREVIOUS CONDITIONS **[RESERVED]**

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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

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

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

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

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

- A. Engineering Services Division operational conditions as stated in their Memorandum dated January 23, 2024.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated December 12, 2023.
- c. Fire Department operational conditions as stated in their Inter-Office Memo dated December 21, 2023.

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

6.2 BUILDING DIVISION – GENERAL CONDITIONS

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate

demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

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

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division’s review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County’s Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner’s office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6” diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a

result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

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

6.5 COLORS

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

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.
- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES

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

6.8 ADDRESSING

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

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

6.12 PERMIT PREREQUISITE MITIGATION MEASURES **[RESERVED]**

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. An Historic Resources Report shall be submitted prior to the issuance of a building or grading permit to confirm that any required exterior changes to the building are consistent Secretary of the Interior's Standards for Historic Preservation and Guidelines for Treatment of Historic Properties (Standards).

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 Micro Winery application shall be addressed through project construction and/or implemented through winery operation.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

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

b. DUST CONTROL

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

c. AIR QUALITY

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

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

d. **STORM WATER CONTROL**

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

7.2 **ARCHEOLOGICAL FINDING**

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

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

7.3 **CONSTRUCTION NOISE**

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

7.4 **CONSTRUCTION MITIGATION MEASURES [RESERVED]**

7.5 **OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]**

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

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

8.1 **TEMPORARY OCCUPANCY**

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project

are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

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

9.1 FINAL OCCUPANCY

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

9.2 SIGNS

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

9.3 GATES/ENTRY STRUCTURES

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

9.4 LANDSCAPING

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

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS

The permittee shall improve the driveway apron on Cuttings Wharf Drive at the entrance to the property. The design of the driveway apron shall be submitted to the Public Works Department for review and approval. The driveway apron shall be designed in substantial conformance with the submitted site plan, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

9.6 DEMOLITION ACTIVITIES [RESERVED]

9.7 GRADING SPOILS

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

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

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

a. The following Best Management Practices shall be implemented.

1. Generation of on-site renewable energy.
2. Vehicle Miles Traveled (VMT) reduction plan.
3. Bicycle Incentives.
4. Bicycle Route Improvements.
5. Install Water Efficient fixtures.
6. Water efficient landscape.
7. Recycle 75% of all waste.
8. Compost 75% food and garden material.
9. Limit the amount of grading and tree removal.
10. Become a Certified Green Business or certified as a "Napa Green Winery".
11. Local food production.



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Brian D. Bordona
Director

MEMORANDUM

To: Wendy Atkins Planning Division	From: Alexei Belov Engineering Division
Date: January 23, 2024	Re: P23-00223 Chaix Family Micro Winery Engineering Conditions of Approval APN: 027-210-026

The Engineering Division ("Engineering") has reviewed the Micro Winery Use Permit, P23-00223, for Chaix Family Vineyards located on assessor's parcel number 027-210-026. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to 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.
2. The Permittee shall (at the Permittee's expense) record and maintain well monitoring data for the project well (specifically, static water level no less than quarterly, and the volume of water no less than monthly) and that groundwater extraction shall not exceed 1.20 AF/yr. All monitoring required by these conditions shall verify that the water use assumptions and the actual water use are consistent with the usage and assumptions analyzed in the Water Availability Analysis prepared by Applied Civil Engineering (January 2024) for the Chaix Micro Winery project.

PREREQUISITES FOR ISSUANCE OF PERMITS

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

SITE IMPROVEMENTS

4. 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.
5. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
6. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
7. **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.
8. **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.
9. 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.
10. All work within the Public Right-of-Way will require an Encroachment permit from the Napa County Department of Public Works.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

11. 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.
12. 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.
13. All trash enclosures must be covered and protected from rain, roof, and graded to preclude surface runoff.
14. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

15. Interior floor drains shall be plumbed to sanitary sewer or approved closed loop system (e.g. processed waste system).
16. 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.
17. Processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, shall be paved and performed indoors or under approved cover.
18. 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

19. All necessary access, road and parking improvements shall be constructed prior to Final Occupancy.
20. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions of approval.

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.



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Brian Bordona
Director

MEMORANDUM

MSB

To: Wendy Atkins, Project Planner	From: Maureen S. Bown, Senior Environmental Health Specialist
Date: December 12, 2023	Re: Chaix Family Vineyards Micro Winery 1204 Manley Ln, Napa, CA APN 027-210-026-000; UP P23-00223

This Division has reviewed an application requesting approval to establish a new micro winery as depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. Plans for the proposed sanitary sewage treatment system, as described in the Onsite Wastewater Disposal Feasibility Report, dated October 30, 2023, shall be submitted for review and approval. The plans must show the location of the proposed septic system relative to the proposed project and other structures, the required reserve area, the proposed trench detail, the location of the site evaluation soil profile pits and all other site features such as storm drainage, wells, roads, slope, etc. The plans must be drawn to scale. If alternative sewage treatment system plans are required, then plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
2. Permits to construct the sanitary wastewater treatment system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
3. Per the wastewater feasibility report, the micro-winery will ferment and age wine onsite, but no barrel washing or tank washing will occur onsite. Therefore, there will be no process wastewater generated onsite at this micro-winery facility.

4. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

Prior to granting final occupancy:

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

Upon final occupancy and thereafter:

6. 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.
7. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors, and odors.
8. 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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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1464

Jason Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	12/21/2023
FROM:	Jason Downs, Fire Marshal	PERMIT #	P23-00223
SUBJECT:	Chaix Family Vineyards	APN:	027-210-026-000

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

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
 1. **Private fire hydrants**
4. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
5. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
6. Driveways shall be a minimum of 10 feet in width with a 4-foot shoulder and 15-foot vertical clearance.
7. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.



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Jason Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

8. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.
9. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
10. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
11. Provide 100 feet of defensible space around all structures.
12. Provide 10 feet of defensible space for fire hazard reduction on both sides of all roadways of the facility.

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

“C”

CEQA Memo



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Brian D. Bordona
Director

To:	Zoning Administrator	From:	Wendy Atkins, Planner II
Date:	April 24, 2024	Re:	Chaix Family Vineyard Micro Winery P23-00223 1204 Manley Lane, Napa Assessor's Parcel Number 027-210-026

Background

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA), the Planning Division has prepared this environmental evaluation for the proposed Chaix Family Vineyard Micro Winery Application (P23-00223-UP).

The Napa County Planning Division has received a request for a Use Permit Micro-Winery for a new winery.

The applicant is requesting approval of a use permit to allow the establishment of a new micro-winery within a portion of an existing garage. Approval of the use permit would allow for the following: 1) establishment of a 5,000 gallon per year winery within an a 244 sq. ft. portion of an existing 463 square foot garage (building #6); 2) tours and tastings for up to 10 guests per day Monday through Sunday/70 persons per week during harvest and non-harvest seasons; 3) one full time employee during harvest and non-harvest; 4) on-premises consumption of wines produced on-site within a 658 sq. ft. designated outdoor patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 5) production hours between 9:00 a.m. and 6:00 p.m. Monday through Sunday and visitation hours between 9:00 a.m. to 6:00 p.m. Monday through Sunday; 6) installation of a parking area with five (5) parking stalls, one (1) of which will be ADA compatible; 7) installation of an eight stall bicycle rack; 8) installation of a 2,500 gallon water storage tank; and, 9) expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways;

Existing Setting

The 37.31 acre project site is located at 1204 Manley Lane, Napa, midway between Bella Oaks Lane and Neibaum Lane. The property is zoned Agricultural Preserve (AP) and is designated Agricultural Resource (AR) by the Napa County General Plan.

The project site has historically been utilized for farming and is presently the site of approximately 33 acres of wine grape vineyards. The vineyards produce approximately 150 tons of wine grapes annually,

which are presently sold to other wine producers in Napa County. These grapes would be utilized for the proposed winery once it is established.

The property is currently developed with 33 acres of vineyards, an approximately 463 sq. ft. garage (building # 6), 1,415.5 sq. ft. vineyard building (building #7), an empty unused water tower (building #8), 2,160 sq. ft. barn (building 8), 164 sq. ft. tool shed (building #10), and 300 sq. ft. storage building (building #4). The property had a single family residence that was recently destroyed in a fire and is anticipated to be rebuilt.

The property is served by three (3) on-site wells for potable water and a septic tank and leach field for on-site sewage disposal.

CEQA Exemption Criteria and Analysis

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. The proposed project would be considered exempt under §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 – Construction and operation of small wineries, other agricultural processing facilities and farm management uses that: (a) are less than 5,000 square feet in size excluding caves; (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all of the excavated cave spoils to be used on site; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and 5) hold no temporary events. This determination is based on the following analysis:

10. Construction and operation of small wineries, other agricultural processing facilities and farm management uses that:

- (a) Are less than 5,000 square feet in size excluding caves;

Response: The proposed winery facility would consist of approximately 244 square feet. Thus, the winery area would be less than 5,000 square feet in size and would meet the requirement of 10(a).

- (b) Will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all of the excavated cave spoils to be used on site;

Response: The proposed project does not include construction of a wine cave.

- (c) Will produce 30,000 gallons or less per year;

Response: The proposed project will produce 5,000 gallons of wine per year.

- (d) Will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place;

Response: According to the County of Napa's Winery Traffic Information/Trip Generation Sheet, based on the proposed number of employees and daily/weekly visitors, the project's daily traffic volumes during harvest season would be 18 vehicle trips with 4 daily vehicle trips during the p.m. peak hours (4:00 p.m. – 6:00 p.m.). Weekend vehicle trips during harvest season would be 17 with 5 trips occurring during peak hours (3:00 p.m. to 4:00 p.m.). Therefore, the proposed winery would not generate more than 40 vehicle trips per day and not more than 5 peak hour trips per day.

- (e) Will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance;

Response: The proposed project does not include marketing events. Micro-Winery projects are not permitted to have marketing events.

- (f) Hold no temporary events

Response: The proposed project does not include any requests for temporary events at this time. However, such events are permitted under Napa County Code Section 5.36 Temporary Events.

Discussion:

Ground Water – As described in the Tier I Water Availability Analysis (WAA) for the Chaix Family Vineyards Micro-Winery, prepared by Applied Civil Engineering, dated January 12, 2024, the applicant proposes use of the existing three on-site wells for water. Water for the vineyards is supplied by two wells located with the vineyard. A third well located north of the previous existing residence will be used for the proposed winery. Per Napa County standards, the subject property is located within the Napa Valley Subbasin, so groundwater use is limited to a Reduced Water Use Screening Criteria of 0.3-acre-feet per acre per year (ac-ft/yr). Where existing groundwater use exceeds the 0.3 ac-ft/ac, no net increase in groundwater use is required.

The total parcel acreage with the Napa Valley Floor area is approximately 37.31 acres and therefore the water use screening criteria is calculated as follows:

WAA Guidance Document Water Use Screening Criteria = 37.31 acres x 1.0ac-ft/yr.

Reduced Water Use Screening Criteria – 37.31 acres x 0.3 ac-ft/yr = 11.19 ac-ft/yr.

Since the existing property water use is already above the Reduced Water Use Screening Criteria the project must comply with the no net increase criteria and the proposed water use must be the same or less than the current water use (21.60 ac-ft/yr).

The project complies with the WAA Water Use Screening Criteria of 1.0 ac-ft/yr of groundwater use but this criteria has been superseded by a new Reduced Water Use Screening Criteria. The property currently uses more than the Reduced Water Use Screening Criteria of 0.3 ac-ft/yr and therefore the proposed project must not increase water use beyond current levels. By using low flow fixtures when rebuilding the residence, the proposed project complies with the Napa County's current requirements for no net increase in groundwater use. Tier 2 and Tier 3 Analyses are not required according to the WAA – Guidance Document and current practice since no additional use of groundwater is required for this project. Specifically, a Tier 2 is not required because there will be no net increase in groundwater use.

Public Trust (Tier 3)—Under public trust doctrine (the Doctrine), Napa County has an affirmative duty to take the public trust into account in the planning and allocation of trust resources, and to protect public trust uses whenever feasible. The Doctrine applies if extraction of groundwater adversely impacts a navigable waterway to which the public trust doctrine applies. In Napa County, the Napa River is the navigable waterway protected by the public trust doctrine. An analysis of impacts to trust resources is triggered by whether the groundwater extraction (whether new or the continued extraction or a reduction over existing extraction levels) is hydrologically connected to a navigable waterway or non-navigable tributaries of those waters. The analysis begins and ends with whether the proposed project harms a navigable waterway and thereby violates the public trust. To comply with longstanding California Supreme Court and Court of Appeal holdings, Napa County has determined that projects extracting water from wells within 1,500 feet of defined Significant Streams must submit a Tier 3 or equivalent analysis for the County to discharge its legal duties under public trust doctrine, whether the proposed project is proposing to extract more or less groundwater or remain at status quo (e.g., no net increase). The proposed project well is not located within 1,500 feet of a defined Significant Stream; therefore, a Tier 3 analysis was not required.

Under Section 15300.2 of the California Environmental Quality Act, Exceptions [to findings of exemption], a project cannot be deemed exempt under Section 15303, Class 3 (New Construction or Conversion of Small Structures), if environmental sensitivities exist on the project site. The list of sensitivities identified in Section 15300.2 include: (a) Location; (b) Cumulative Impact; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources. Staff has reviewed the County's GIS Environmental Resource maps (which identify potential environmental sensitivities) in conjunction with Section 15300.2 and has determined that such environmental sensitivities do not exist on the project site. This determination was made based on the analysis discussed, below:

15300.2. EXCEPTIONS [to Exemption from CEQA]

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The applicant proposes establishing a new, 5,000-gallon winery on the project site with visitation. Uses within the immediate area of the project site include vineyards and wineries,

including Swanson Vineyards, St. Supery Vineyards and Winery, and Peju Province Winery. While it is possible that a new winery in the project area would contribute to cumulative impacts, the modest nature of the proposed project would not increase activities in the project area enough to result in significant cumulative impacts to the area. In addition, the property is presently developed with approximately 33 acres of grape vineyards, a 1,700 sq. ft. residence (which will be reconstructed), a 463 sq. ft. garage (which will be converted to the winery building), 1,415.5 sq. ft. vineyard building, an empty unused water tower, 2,160 sq. ft. barn, 164 sq. ft. tool shed, and 300 sq. ft. storage building. The majority of project development would occur within previously disturbed areas and would cause minimal ground disturbance. Further, the project proposes a visitation program that would produce, at most, 18 vehicle trips to the property on a weekend day, four of which would occur during peak traffic hours of 3:00 p.m. to 4:00 p.m. Taking into consideration the number of vehicle trips produced by the larger, neighboring wineries in the vicinity, the addition of 18 vehicle trips would be considered negligible. Therefore, staff has concluded that the project site would not result in cumulative impacts.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no proposed activities on the subject property that would result in a significant effect on the environment due to unusual circumstances. Development of the proposed project would occur within previously disturbed areas on the project site, including an interior remodel of an existing garage, the driveway and the parking area, all of which are presently utilized. No additional development of the property is proposed. In addition, the subject parcel is presently developed and includes approximately 33 acres of vineyards, which is consistent with the proposed winery use. As such, there are no unusual circumstances on the subject property that could be subject to impacts resulting from implementation of the proposed project.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The subject property is accessed via Manly Lane, which is not officially designated as a state scenic highway. The project would result in no tree removal, no rock outcroppings, and no historical structures exist on the project site. As such, the project would not result in damage to scenic resources within a state scenic highway.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project is not on any lists of hazardous waste sites.

- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed winery would be established within an existing garage structure that was constructed prior to 1956 and is not considered an historical resource. No physical improvements are proposed to the exterior elevations of the building. Only modifications for conversion to a winery are proposed with the project. The garage is currently not designated a historic resource in the General Plan or Landmarks Ordinance provisions. A condition of approval will be included that will require the submittal of a Historic Resource Report prior to the issuance of a building or grading permit to confirm that any required changes to the building are consistent with the Secretary of the Interior's Standards for Historic Preservation and Guidelines for Treatment of Historic Properties (Standards). No other structural modifications on the subject property are proposed. Further, there are no known historical resources on the subject property.

Therefore, based upon the analysis above, the proposed project meets the criteria for a categorical exemption under §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 – Construction and operation of small wineries.

“D”

Application Materials

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT MICRO-WINERY APPLICATION WINERY USES

**CLEAR FORM**

Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Main: (707) 253-4417
Fax: (707) 253-4336

A Tradition of Stewardship
A Commitment to Service

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact	Property Owner Contact
Name: <u>John Chaix</u>	Name: <u>SAME</u>
Mailing Address: <u>420 Holmwood Drive</u>	Mailing Address: _____
City: <u>Newport Beach</u> State: <u>CA</u> Zip: <u>92663</u>	City: _____ State: _____ Zip: _____
Phone: <u>949-524-2482</u>	Phone: _____
E-Mail Address: <u>John@chaixlaw.com</u>	E-Mail Address: _____

Agent Contact	Other Representative Contact
Name: <u>SAME</u>	<input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Agent
Mailing Address: _____	Name: <u>Roger Wolff</u>
City: _____ State: _____ Zip: _____	Mailing Address: <u>PO Box 5836</u>
Phone: _____	City: <u>Napa</u> State: <u>CA</u> Zip: <u>94581</u>
E-Mail Address: _____	Phone: <u>707-738-0969</u>
	E-Mail Address: <u>roger@rwarchitect.net</u>

Property Information

Project Name: Chaix Family Micro Winery

Project Address: 1204 Manley Lane

Assessor's Parcel Number(s): 027-210-026

Size of site (acreage and/or square footage): 37.31 Acres

General Plan Designation: Agricultural Resource Zoning: AP

Application Type¹

File No(s) P 28-0023

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
Erosion Control Plan: <input type="checkbox"/> Track I <input type="checkbox"/> Track II <input type="checkbox"/> Admin Viewshed <input type="checkbox"/> Fence Entry Structure Permit <input type="checkbox"/> Land Division/Mergers <input type="checkbox"/> Site Plan Approval/Modification <input checked="" type="checkbox"/> Winery Administrative Permit <input type="checkbox"/> Other Very Minor Modification <input type="checkbox"/> Addressing <input type="checkbox"/> Signs Temporary Event: <input type="checkbox"/> 51-400 <input type="checkbox"/> 401+ <input type="checkbox"/> Late Application Submittal <input type="checkbox"/> Application Entitled to Fee Waiver <input type="checkbox"/> Other: _____	Major Modification: <input type="checkbox"/> Winery <input type="checkbox"/> Other Use Permit: <input type="checkbox"/> Winery <input type="checkbox"/> Other <input type="checkbox"/> Viewshed <input type="checkbox"/> AG Preserve Contract <input type="checkbox"/> Development Agreement <input type="checkbox"/> Airport Land Use Consistency Determination <input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map/Text Amendment <input type="checkbox"/> Road Exception <input type="checkbox"/> Con. Reg. Exception <input type="checkbox"/> Other: _____	<input type="checkbox"/> Certificate of Legal Non Conformity <input type="checkbox"/> Micro-Winery <input type="checkbox"/> Other Minor Modification <input type="checkbox"/> Road Exception <input type="checkbox"/> Small Winery Exemption <input type="checkbox"/> Winery Minor Modification <input type="checkbox"/> Variance <input type="checkbox"/> Viewshed <input type="checkbox"/> Other: _____ Misc. Services <input type="checkbox"/> Use Determination <input type="checkbox"/> Status Determination <input type="checkbox"/> Other: _____

Page 7 of 30

¹: Include corresponding submittal requirements for each application type.

Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by the Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

[Signature] 7-16-23
Property Owner's Signature and Date

Property Owner's Signature and Date

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

[Signature] 7-16-23
Applicant's Signature and Date

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

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

- ☐ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.
- ☐ **Application Fee:** (Please refer to the following link for applicable application fees per permit type: [Fees & Payments | Napa County, CA \(countyofnapa.org\)](#))
 - Use Permit/Major Modification (All Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
 - Micro-Winery Use Permit:** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
 - Small Winery Exemption (Winery Uses):** Total fees are based on actual time and materials and flat fees. A deposit in the amount of \$5,000. Check made payable to County of Napa.
 - Minor Modification (Winery Uses):** Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials for project review and Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Administrative Permit (Winery Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$1,500. Check made payable to County of Napa.
 - Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Very Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
- ☐ **Read and Sign the Hourly Fee Agreement**
- ☐ **Read and Sign Certification and Indemnification Form**
- ☐ **Read and Sign Initial Statement of Grape Source Form or Micro Winery Grape Source Form**
- ☐ **Provide Adjoining Property Owners List for Courtesy Notice and Public Hearing Notice Mailouts**
- ☐ **Detailed Project Description:** The Project Description should address all of the applicable items listed below:
 1. Existing site conditions and uses.
 2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
 3. Days of the week and hours of operation.
 4. Maximum number of employees per shift and hours of shifts.
 5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
 6. What is your water supply? How/where is liquid/solid waste disposed?
- ☐ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**
Submit three (3) 24" X 36" and one 11" x 17" copies of plans consistent with information contained in the *Building Division – Design Information - Sample Site Plan Handout: [Sample-Site-Plan-PDF \(countyofnapa.org\)](#)*
- ☐ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**
Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:
 1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
 2. Use of each area within each structure/building.
 3. Location of emergency exists.
- ☐ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**
Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:
 1. All relevant dimensions.
 2. Exterior materials.

3. Exterior colors.
4. Existing grade.
5. Finished grade.
6. Finished floor level.
7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.

☐ **Technical Information and Reports**

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. FOR MICRO-WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Micro-Winery Use Permit Supplemental Submittal Requirements.
3. Traffic Study consistent with Traffic Impact Study (TIS) Guidelines. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study. Study (TIS). If it is determined that a TIS is not required, physical traffic improvements (such as a left turn lane) or a site distance analysis may be required as determined by the Director of Public Works. Please consult with the Department of Public Works and the current version of the Napa County Road and Street Standards, which can be found following this link: [Napa County Road & Street Standards \(countyofnapa.org\)](http://NapaCountyRoad&StreetStandards(countyofnapa.org))
4. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
5. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
6. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
7. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015). Please refer to the following link: [Attachment-D---Water-Availability-Analysis-Guidelines-5-12-15-PDF \(countyofnapa.org\)](http://Attachment-D---Water-Availability-Analysis-Guidelines-5-12-15-PDF(countyofnapa.org))
8. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

Tree canopy coverage:

Tree canopy cover (1993):	<u>n/a</u> acres	
Tree canopy cover to be removed:	<u> </u> acres	<u>0</u> %
Tree canopy cover to be retained:	<u> </u> acres	<u>100</u> %

Understory (i.e. brush, shrubs, grasses):

Understory cover (1993):	<u>n/a</u> acres	
Understory to be removed:	<u>n/a</u> acres	<u>0</u> %
Understory to be retained:	<u> </u> acres	<u>100</u> %

This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website: [Water-Quality-and-Tree-Protection-Ordinance-Implementation-Guide \(countyofnapa.org\)](http://Water-Quality-and-Tree-Protection-Ordinance-Implementation-Guide(countyofnapa.org))

9. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

- ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
- ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
- ☐ Visual Impacts Study (Photographic simulations)
- ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
- ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
- ☐ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
- ☐ Other: _____
- ☐ Other: _____

10. Voluntary Best Management Practices Checklist – Please fill out enclosed form.

☐ **Additional Information Required by the Environmental Health Department:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form
6. Solid Waste & Recycling Storage area location and size included on overall site plan.
7. Cave setback plan if a cave is proposed.

Please click on Other Information tab at <https://www.countyofnapa.org/1904/Environmental-Health-Division> for forms and handouts related to use permit application submittal.

☐ **Additional Information Required by the Engineering Services:**

2021 Napa County Road & Street Standards

[Napa County Road & Street Standards \(countyofnapa.org\)](https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF)

Project Guidance for Stormwater Compliance

<https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF>

BASMAA Post-Construction Stormwater Management Manual

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

☐ **Additional Information Required by the Fire and Building for Wine Cave Design:**

Proposed or Modified Winery Caves – Please include a description of uses to be conducted in the Cave. A cave floor plan shall be provided identifying where all production and hospitality uses will be conducted. Please identify how exiting requirements will be met pursuant to Building and Fire Codes.

☐ **Please Note**

While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the PBES Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**

☐ **Please contact the Planning Division Staff at the following email address: Planning@countyofnapa.org to obtain a PBES Cloud link to upload application materials and to process filing payment.**

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Charx Family Vineyards
Print Name of Property Owner

John Chaix
Print Name/Signature of Applicant (if different)

[Signature] 2-16-23
Signature of Property Owner Date

[Signature] 2-16-23
Signature of Applicant Date

Hourly Fee Agreement

PROJECT File: _____: request for Chaix Family Vineyards
John Chaix

the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ _____ as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided.
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

John Chaix

Mailing Address of the Applicant responsible for paying processing fees:

420 Holmwood Dr
Newport Beach, CA 92663

Signature:*

John Chaix

Email Address:

John@chaixlaw.com

Date:

7-16-23

Phone Number:

949 524-8492

*ATTENTION - The applicant will be held responsible for all charges.

Supplemental Application for Micro-Winery Uses

Definitions

The below are paraphrased from County Code, please see referenced code sections for full text.

- Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees. *See Napa County Code §18.104.210*
- Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems. *See Napa County Code §18.104.220*
- Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes. *See Napa County Code §18.104.200*
- Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as “production facility” which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production. *See Napa County Code §18.104.200*

Planning, Building & Environmental Services

Winery Production Process

The Napa County Code contains various references to winery production and refers to production capacity as “the wine bottled or received” at a winery and refers to “bottling and storage of bottled wine and shipping and receiving of bulk and bottled wine” (Code Section 18.16.030(G)(4)).¹


This handout was developed by the County planning staff with the assistance of a number of local industry representatives to assist property owners and other interested parties in interpreting Napa County Code references to winery production. It does not create a new definition or regulation.

A winery’s total annual production equals either (1) the sum of all wine created through fermentation in a given year, plus the net total of all fermented bulk wine received and shipped in the same year, including all bottled wine received on the premises during the same year; or (2) the amount of wine bottled on the premises in the same given year, *whichever is greater*.

Using the diagram on the right, this means the greater of A+(B-C), or D. If B-C is a negative number, total production is equal to either A or D, whichever is greater.

This interpretation holds true for all physical winery facilities regardless of the number of business entities (e.g. Alternating Proprietors/Custom Crush) they accommodate or the date that their production capacity was established or recognized. However, wineries occupying multiple facilities are governed by the specific terms of their use permit or Certificate of Legal Non-conformity (CLN), which may vary.

Quantities represented by items A through D on the diagram can be determined by reviewing a winery’s annual submittals to the federal Alcohol and Tobacco Tax and Trade Bureau (TTB). The County may periodically request a copy of these submittal(s) as a way to monitor compliance with previously adopted conditions/requirements. The County recognizes that annual variations can occur due to the grape harvest and the timing of finishing/bottling, and will generally review and average three consecutive years of data.



Inflows (Receiving)	Processing Steps	Outflows (Shipping)
Grapes	Crush	
Juice		Juice
	A Fermentation	
Bulk Wine		Bulk Wine
	B Aging & Finishing	
Bulk Wine		Bulk Wine
	D Bottling	
		Bottled Wine

Figure 1. Winery Production Process

¹ The complexity of these statements can be attributed to the authors’ desire to avoid “double counting” bulk wine that is both received and bottled at a winery, and the fact that multiple vintages are present within a winery at any given time.

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February 2019

WINERY OPERATIONS

Please indicate whether the activity or uses below are **NEWLY PROPOSED** as part of this application, or whether they are not proposed (**NONE**).

Retail Wine Sales	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Tours and Tasting- By Appointment	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Wine Sales/Consumption – AB 2004	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Food at Tours & Tastings	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None

Will food be prepared ☐ On Site? ☐ Catered ☒

Food type to be served: prepackaged foods (nuts, crackers, bread sticks)

Production Capacity *

Ferments on-site at least 201 gallons of wine annually and has a production capacity of no more than 5,000 gallons of wine (NCC Section 18.337(A)).

Please identify the winery's

Proposed production capacity: 5000

Proposed fermentation to be conducted on site: 201

Proposed fermentation utilizing a custom crush facility: 4799

(Please describe fully your wine production process in the project description)

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

Visitation, Hours of Operations and Employees

No more than twenty Average Daily Trips (ADT) (ten daily round trips) are generated by tasting room visitors, all winery employees including seasonal employees, and deliveries to and/or from the winery (NCC Section 18.08.337(D)). Tours and tastings, as defined in Section 18.08.620, and retail sales as defined in NCC Sections 18.16.030(G)(5)(C) for wineries in the Agricultural Preserve and 18.20.030.(H)(5)(C) for the Agricultural Watershed, may be conducted on-site but are limited to between the hours of 9:00 a.m. and 6:00 p.m. (NCC Section 18.08.337(F)). Please fill out the Trip Generation Sheet provided with these materials.

Please identify the winery's...

Maximum daily tours/tastings visitation: 10 daily r/t's proposed

Maximum weekly tours/tastings visitation: 70 proposed

Visitation hours (e.g. M-Su, 10am-4pm): 9am to 6pm proposed

Production days and hours¹: n/a proposed

¹ It is assumed that wineries will operate up to 24 hours per day during crush if it occurs on-site.

Total Number of Winery Employees (including winery ownership):	<u>1</u> proposed
Total Number of Winery Employees (residing on the property):	<u>0</u> proposed
Total Number of Winery Employees (not residing on the property):	<u>1</u> proposed

Grape Origin

All new wineries shall must comply with the 75% rule pursuant to NCC Section 18.104.250 (B) & (C). The Micro-Winery shall have at least 75 percent of the grapes used in fermentation on-site are grown on the same property as the micro-winery or contiguous parcels under the same ownership. For the purpose of this section, "the same property as the micro-winery" means any parcel or parcels identified as included within the Use Permit application. See NCC Section 18.08.377(B).

The project description should include information regarding the following:

- On-site vineyard acreage and quantity of grapes;
- The Assessors Parcel Number (APN) of contiguous parcels under the same ownership (if proposed for production) and the vineyard acreage and quantity of grapes;
- Additional vineyard sources; and
- Information on anticipated custom crush activities, including quantity of "production" occurring off-site.

On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur and include the proposed area(s) in your project description.

Winery Coverage and Accessory/Production Ratio

Has a maximum of 5,000 square feet of total enclosed space including storage, processing facilities, tasting areas, and caves (See NCC Section 18.08.377(C)).

Total square feet of Enclosed Winery Facility: 175 sq. ft.
 Total square feet of Outdoor Hospitality Space: 658, unroofed sq. ft. (Please show area on site plan to evaluate ADA accessibility)

Winery Development Area. Consistent with the definition at "a.," and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Proposed 175 sq. ft. n/a acres

Winery Coverage. Consistent with the definition at "b.," and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

175 sq. ft. 0.000169554 % of parcel

Production Facility. Consistent with the definition at "c.," and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Proposed 175 (existing) sq. ft.

Accessory Use. Consistent with the definition at "d.," and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Proposed 65 sq. ft. 37 % of production facility

Caves and Crush pads and Other Outdoor Work Areas

If new caves are proposed, please indicate which of the following best describes the public accessibility of the proposed cave space: Please denote on cave floor plans the location of proposed cave type/activities and identify location of on-site cave spoils on a site plan. Please identify all proposed outdoor work areas including the winery's proposed covered crush pad area on a site plan.

New Cave:

☒

None – no visitors/tours/events (Class I)

☐

Guided Tours Only (Class II)

☐

Public Access (Class III)

Please identify the winery's...

Cave area (total) Proposed: n/a sq.ft.

Cave area (Production) Proposed: n/a sq.ft.

Cave area (Accessory) Proposed: n/a sq.ft.

Covered crush pad area Proposed: n/a sq.ft.

Other Outdoor Work Areas Proposed: n/a sq.ft.

Cave Spoils total: Proposed: n/a cy.

Cave Spoils Use*: ☐ Onsite ☐ Offsite

*Indicate location of spoils on-site on-site plan.

Initial Statement of Grape Source for a Micro-Winery

Pursuant to Napa County Zoning Ordinance Sections 18.08.377(B), I hereby certify that the current application for establishment of a Micro winery pursuant to the Napa County Micro Winery Use Permit Ordinance #2022-1474 will employ sources of grapes in accordance with the requirements of Section 18.08.377(B) of that Ordinance.

 
Owner's Signature Date

Letters of commitment from the remaining grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.



A Tradition of Stewardship
A Commitment to Service

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services

1195 Third Street, Suite 210

Napa, CA 94559-3082

(707) 253-4417

PROJECT DESCRIPTION

Clear Form

Winery Name: Chaix Family Micro Winery Date Prepared: 10/29/23

Existing/Permitted Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	0	0
	Weekend	0	0
Number of Part Time Employees*	Weekday	0	0
	Weekend	0	0
Maximum Daily Visitation	Weekday	0	0
	Weekend	0	0
Annual Gallons of Production		0	0
Annual Tons of Grape Haul		0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	0	0
	Weekend	0	0
Number of Part Time Employees*	Weekday	1	1
	Weekend	1	1
Maximum Daily Visitation	Weekday	10	10
	Weekend	10	10
Annual Gallons of Production		5000	5000
Annual Tons of Grape Haul		31.25	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	10	10
	Weekend	10	10

*Number of full time and part time employees should represent the max number of employees that will be working on any given day (including all vendors and contractors employed for the largest event that occurs two or more times per month on average).

Chaix Family Micro Winery TRIP GENERATION

Existing Winery						Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0	0	
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0	0	
Max Visitors	0	0	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0	0	
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0	0	
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0	0	
Tons of Grape Haul#	0		0.013889 truck trips	Grape Haul Daily Trips	0	0	
					Total Weekday Daily Trips	0	0
					Total Weekday Peak Hour Trips*	0	0
<u>Maximum Daily Weekend Traffic (Saturday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0	0	
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0	0	
Max Visitors	0	0	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0	0	
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0	0	
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0	0	
Tons of Grape Haul#	0		0.013889 truck trips	Grape Haul Daily Trips	0	0	
					Total Weekend Daily Trips	0	0
					Total Weekend Peak Hour Trips*	0	0
<u>Maximum Annual Traffic</u>							
					Total Annual Trips**	0	

Proposed Winery						Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0	0	
PT Employees	1	1	1.9 one way trips/employee	PT Employee Daily Trips	1.9	1.9	
Max Visitors	10	10	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	230769230;	230769230;	
Max Event	10	10	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	230769230;	230769230;	
Gallons of Production	5000		0.000018 truck trips	Production Daily Trips	0.09	0.09	
Tons of Grape Haul#	31.25		0.013889 truck trips	Grape Haul Daily Trips	031250000(0	
					Total Weekday Daily Trips	18	18
					Total Weekday Peak Hour Trips*	4	4
<u>Maximum Daily Weekend Traffic (Saturday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0	0	
PT Employees	1	1	1.9 one way trips/employee	PT Employee Daily Trips	1.9	1.9	
Max Visitors	10	10	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	285714285;	285714285;	
Max Event	10	10	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	285714285;	285714285;	
Gallons of Production	5000		0.000018 truck trips	Production Daily Trips	0.09	0.09	
Tons of Grape Haul#	31.25		0.013889 truck trips	Grape Haul Daily Trips	031250000(0	
					Total Weekend Daily Trips	17	17
					Total Weekend Peak Hour Trips*	5	5
<u>Maximum Annual Traffic</u>							
					Total Annual Trips**	6466	

Net New Trips						Harvest	Non-Harvest
<u>Maximum Weekday Traffic (Friday)</u>							
If total net new daily trips is greater than 110, a TIS is required							
					Net New Weekday Daily Trips	18	18
					Net New Weekday Peak Hour Trips*	4	4
<u>Maximum Weekend Traffic (Saturday)</u>							
If total net new daily trips is greater than 110, a TIS is required							
					Net New Weekend Daily Trips	17	17
					Net New Weekend Peak Hour Trips*	5	5
<u>Maximum Annual Traffic</u>							
A Traffic Impact Study is NOT Required					Net New Annual Trips**	6466	

#Trips associated with Grape Haul represent harvest season only.

*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Chaix Family Micro Winery

Project number if known: P23-00223

Contact person: Roger Wolff

Contact email & phone number:

Today's date:

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i>

Already Plan
Doing To Do

☐ ☐ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.

☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

☐ ☐ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other:

Estimated annual VMT

Potential annual VMT saved

% Change

Already
Doing

Plan
To Do

- ☐ ☐ **BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

- ☐ ☐ **BMP-8 Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

- ☐ ☐ **BMP-9 Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

- ☐ ☐ **BMP-10 Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

- ☐ ☒ **BMP-11 Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

bicycle rack for 8 bicycles

- ☐ ☐ **BMP-12 Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Plan
Doing To Do

☐ ☐ **BMP-13 Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

☐ ☒ **BMP-14 Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

☐ ☐ **BMP-15 Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

☐ ☐ **BMP-16 Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

☐ ☐ **BMP-17 Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

☐ ☐ **BMP-18 Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

☐ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Plan
Doing To Do

☐ ☐ **BMP-23**

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and siting. Be prepared to explain your approach and estimated energy savings.

☐ ☐ **BMP-24 Limit the amount of grading and tree removal**

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

☐ ☐ **BMP-25 Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a) ☐

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b) ☐

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c) ☐

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐ ☐ **BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?**

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

☐ ☐ **BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Plan
Doing To Do

☐ ☐ **BMP-28 Use of recycled materials**

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

☐ ☐ **BMP-29 Local food production**

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

☐ ☐ **BMP-30 Education to staff and visitors on sustainable practices**

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

☐ ☐ **BMP-31 Use 70-80% cover crop**

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

☐ ☐ **BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

By selecting this BMP, you agree not to burn the material pruned on site.

☐ ☐ **BMP-33 Are you participating in any of the above BMPs at a 'Parent' or outside location?**

☐ ☐ **BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan*, NCTPA, December 2011
2. *California Air Pollution Control Officers Associate (CAPCOA)*. January 2008. *CEQA and Climate Change*
3. *Napa County General Plan*, June 2008.
4. *California Office of the Attorney General*. 2010. *Addressing Climate Change at the Project Level* available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System*. Washington, DC: United States Green Building Council, Inc.
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings*. Sacramento, CA: California Energy Commission.
7. *U.S. Department of Energy (2010). Cool roof fact sheet*.
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
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10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
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12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentscontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

Adjoining Property Owner List Requirements

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1,000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. The list may be expanded to include other affected property owners at the discretion of the Planning Director as well as individuals having a request for notice on file with the Commission Clerk.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information. While the mailing list is not necessarily required at initial project submittal, the project cannot be noticed for hearing without it.

Instructions to the Title Company

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by the Planning, Building & Environmental Services Department.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

If you have any questions, please contact the Planning, Building & Environmental Services Department at (707) 253-4417.

Chaix Family Vineyards Project Statement 1204 Manley Lane (APN 027-210-026)
Revised 10/29/2023 Revised 1-17-2024 Revised 3-14-2024 Revised 3-21-24 (in red)

On November 24, 2023, the Chaix family home burned to the ground. In consultation with John Chaix, it was determined that they wish to proceed with the micro winery use permit submission with corrections due to the fire. The Chaix family will eventually build a new house meeting all the requirements of the County of Napa.

Updated plans illustrates the revisions/corrections, see Sheets 1 and 2. n/c = no change

•Background: n/c

The project site is a 37.31-acre parcel of land that has been in the Chaix family since 1909. The vision of The Chaix Family is to incorporate a tasting venue that will showcase their historic homestead, the premium fruit that has been grown on the site for over 100 years and the resulting world class wine.

The history of the site is: Their great grandfather emigrated from France in 1880 and was a pioneer in the development of the Napa Valley's wine industry in 1880 by forming Brun & Chaix and Nouveau Provence Winery, the 6th bonded winery in California. Having continuously farmed their parcel on Manley Lane, the Chaix Family is one of the oldest continuously owned and operating growers in the Valley.

•Winery operations (fermentation only) would take place in the existing building (Building No. 6 on site plan) and listed on the assessor's documents as building No. 4 and the gross building area is 463 square feet. Approximately half of which is fermentation and accessory areas.

The other half of Building No. 6 shown on the site plan consists of an area for personal storage and has no relationship to the winery.

The accessory area (the restroom) which is within the fermentation portion of the building is 61 square feet. The fermentation area itself is 175 square feet. The accessory area for the glass washing unit is 4 square feet. The total accessory area in the fermentation area of the building is 65 SF and this divided by 175 square feet yields a percentage of accessory area to winery area of 37 per cent, which is less than the 40 per cent allowed for accessory uses.

The hospitality area is unroofed with a picnic bench. Access to the hospitality area consists of an 8-foot walkway of permeable pavers allowing visitors to access the hospitality area from the parking lot also consisting of permeable pavers within ADA requirements.

All sales transactions shall be by Ipad (credit card sales) and all records and books will be at either John or Kathy's home. No office needed on site.

No trees are going to be removed.

•Project Description (hospitality area) n/c

The proposed project consists of a 6 x 10 picnic bench with a foldable umbrella affixed to the bench of the same size on a permeable paver area. Part of the tasting experience includes a short walk through the vineyard down a vine row within 100 feet of the bench. This is where a visitor can touch the grapes and vines and see up close the beauty of the Napa Valley bounty as shown here in the Chaix Family vineyard.

•Parking for this tasting area is at the entrance to the site on a flat and very level compacted gravel drive. Access to the picnic bench is by way of an accessible path as indicated on the site plan. n/c

•Winery operations will be strictly in compliance with the adopted micro winery ordinance: No more than 5000 gallons and no less than 201 gallons shall be fermented on site*. Visitation will be by appointment only and seasonal weather depending.

•There will be “1 part time” employee as John and Kathy, the owners, will alternate hosting visitors and provide necessary work for the on-site fermentation/winery process. Neither live on the site. n/c

•There will be no marketing events. n/c

•Fruit source: 100% of the fruit used for their wine shall be from the Chaix Family Vineyard on Manley Lane. n/c

•The only non-winery accessory use shall be the accessible bathroom and glass washing unit for as shown on the site plan sheet 1 and sheet 2. n/c

•Production Process n/c

Per the attached wastewater feasibility report, no crushing or cleaning of barrels will occur on site, no wastewater. This part of the production process will be provided by the custom crush facility off site at William Harrison Winery on Silverado Trail, 7 minutes away. Fermentation (production) will only be done on site of no less than 201 gallons nor more than 5000 gallons.

•Fruit Source n/c

Approximately 33 acres of grape vines are grown on this parcel under direct control of the manager, John Chaix. From this acreage they produce over 150 tons of fruit annually. Therefore, all wines made by Chaix Wines will be sourced from this parcel.

•Zoning Compliance (winery setbacks and accessory use compliance) n/c

This project is wholly in conformance with the Micro-winery procedures as enumerated in section 18.08.377: The minimum parcel size required is 10 acres and the size of the parcel in question is 37.31 acres.

- Setbacks: A 600-foot setback from Highway 29 and a 300-foot setback from the center line of Manley Lane are mitigated by section 18.104.230 (wineries Located in Open Space Areas (setbacks)) sub paragraph (b). Building No. 4, on the assessor's roll, existing garage, proposed to be the fermentation building labeled No. 6 on the site plan, was constructed prior to the Winery Definition Ordinance going into effect on January 23, 1990, and is named as in existence on the assessor's roll in 1956.

- Tasting area (hospitality) The tasting area as illustrated on the enlarged site plan is an unroofed patio type area of 658 SF with a picnic bench with a foldable umbrella for shade. n/c

- Fire truck access is on Manley Lane with a compliant driveway that is a "pull through type." Entering Manley Lane one way and existing back onto Manley Lane in one continuous way with 30 foot plus entrance and exit with minimum 14-foot vertical clearance and no turnout is required. We have spoken with Cal Fire, and they have preliminarily approved the site for the proposed usage. n/c

A 2500-gallon storage tank (as required by the fire department) is located within 150 of all structures with a wet draft hydrant adjacent to the driveway with a turnout for an engine and 48 feet from the centerline of Manley Lane. It is also landscaped such that it cannot be seen from Manley Lane. n/c

- Well and septic system setbacks are in conformance with Napa County requirements. See attached documents. n/c

- The proposed unenclosed picnic bench adjacent to the fermentation building which also houses the restroom is permitted under section 18.104.230 (C) of the zoning code with respect to encroachment from Highway 29 and Manley Lane.

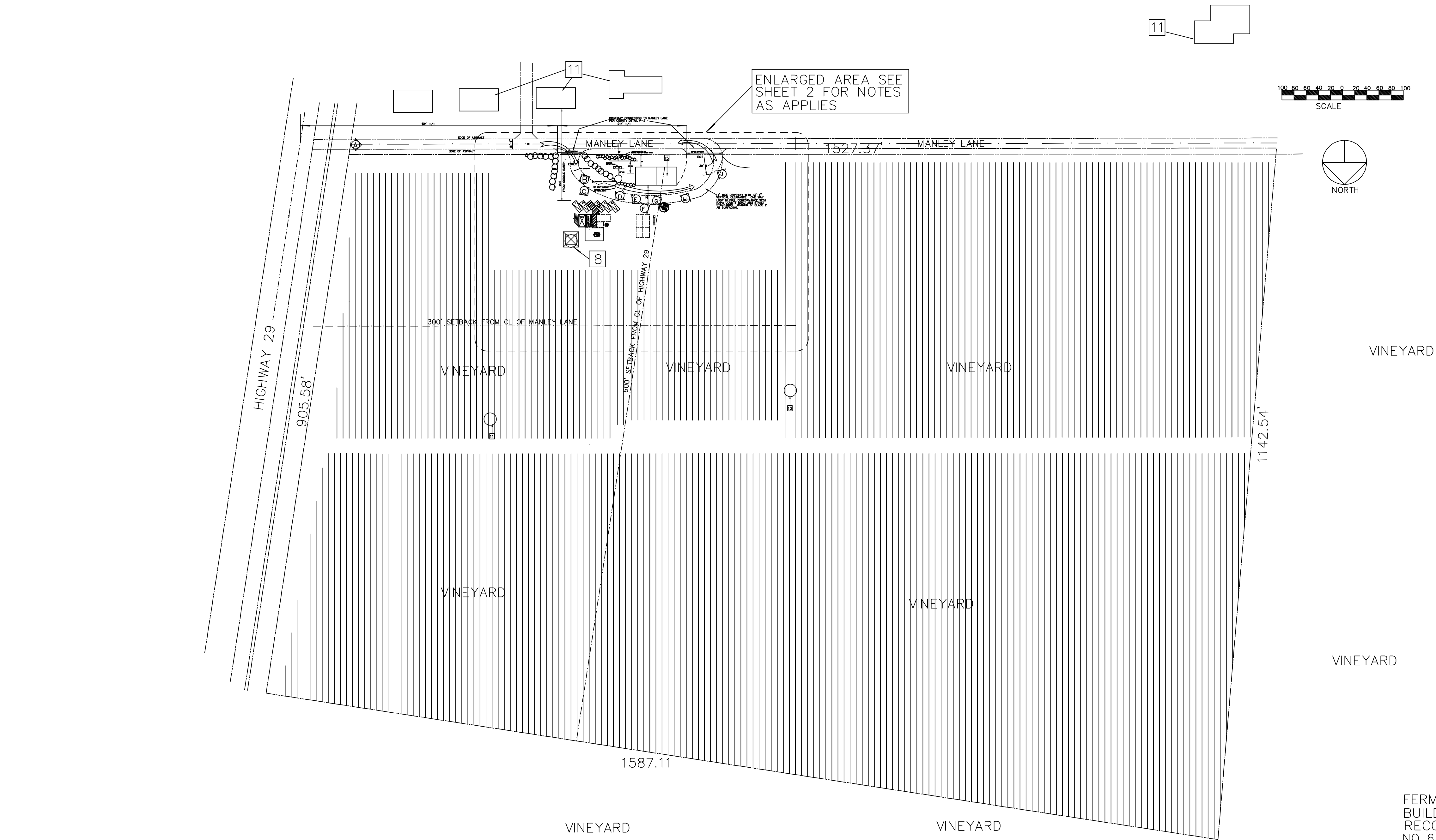
- Visitation and Trip Generation**

From the Micro-Winery Procedures: **Winery Uses Only**. Section 18.08.377 of the Napa County Zoning Code. n/c

Traffic and visitations: Visitation shall not exceed 20 ADT (10 daily round trips) including deliveries and tastings and the presence of either John or Kathy at the site who will alternate being there. n/c

With respect to vineyard management and vineyard employees: No vineyard workers will be participating in the winery. It should be noted that the vineyard, being in the AP zone, is permitted to be used without the need for a use permit. The winery for which this application is made does require a use permit, and the trip generations required for the winery are only what is shown here.

- Conclusions:** The proposed micro winery is consistent with the micro winery ordinance requirements referred to in the Micro Winery Ordinance in effect as of May 22, 2022. There will be no negative environmental impacts because of the approval of the proposed project. n/c

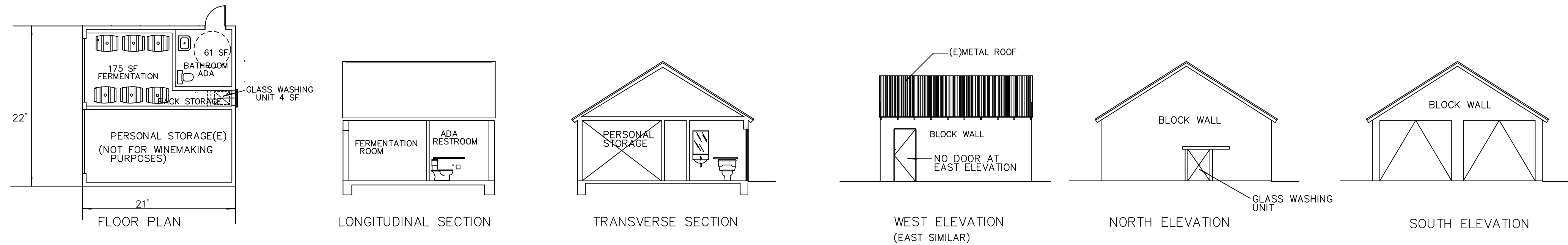


FERMENTATION IS WITHIN EXISTING BUILDING NO 4 OF ASSESSORS RECORDS AND CALLED BUILDING NO 6 ON PLANS

FERMENTATION: 175 SF

ACCESSORY USE: BATHROOM 61 SF + GLASS WASHER 4 SF

RATIO: 65/175 = 37% < 40%



FERMENTATION BUILDING (EXISTING) BUILDING 4 ON ASSESSORS ROLL

REVISIONS	
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ARCHITECT'S SEAL	
SHEET DATA: REVISED 3/21/2024	
ROGER WOLFF ARCHITECT PO BOX 5836 NAPA, CA 94581 707.255-3977	
PROJECT TITLE: CHAIX FAMILY VINEYARDS 1204 MANLEY LANE APN 027 210 026	
SHEET TITLE: OVERALL SITE PLAN PLANS OF RESTROOM FERMENTATION BLDG PLANS	
DATE: 3/21/2024	
SCALE: SEE PLAN	
JOB NO. CHAIX	
DRAWN: RW	
SHEET NO. 1 OF 2 SHEETS	

A = VIEW WEST DOWN MANLEY LANE AT HWY 29

B = VIEW AT ENTRANCE TO SITE TO MANLEY LANE

C = VIEW ON SITE LOOKING NORTH TO FERMENTATION BLDG

D = VIEW ON SITE LOOKING AT FERMENTATION
BLDG

E = VIEW ON SITE LOOKING AT FERMENTATION BLDG
AND TASTING AREA

F = VIEW ON SITE LOOKING WEST FROM FERMENTATION BLDG
EXISTING BARN ON LEFT AND DEMOLISHED BUILDING ON RIGHT

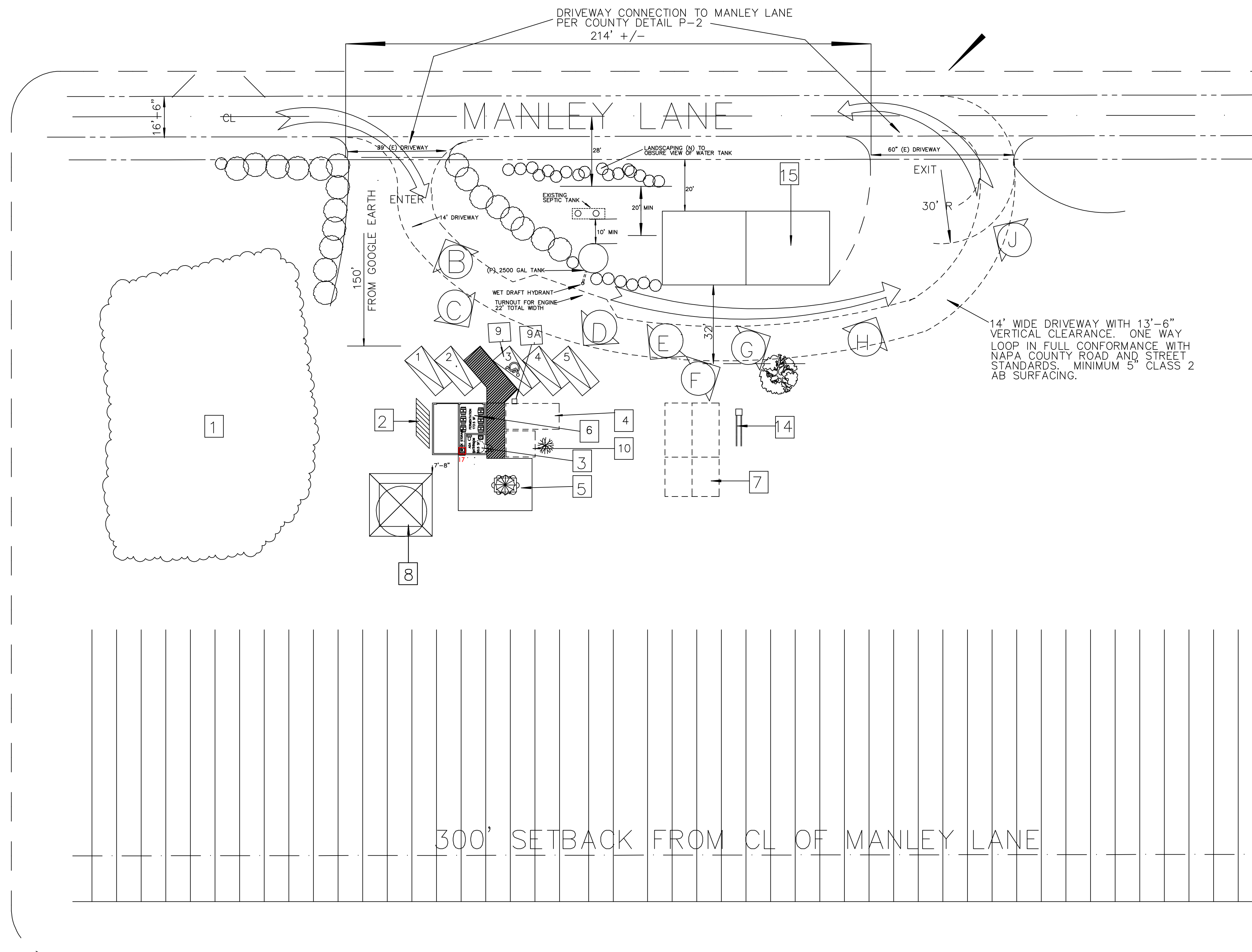
G = VIEW ON SITE LOOKING WEST FROM PARKING AREA

H = VIEW ON SITE LOOKING TOWARDS MANLEY LANE EXIT

J = VIEW ON SITE LOOKING SOUTH TO MANLEY LANE TO EAST

- 1 RESIDENCE AND POOL (REMOVED BY FIRE)
- 2 BICYCLE STAND FOR 8 BICYCLES(P)
- 3 ACCESSIBLE RESTROOM
- 4 (P) REMOVED STORAGE BUILDING
- 5 PICNIC BENCH WITH UMBRELLA (OUTSIDE TASTING)(P)
967 SF OUTSIDE TASTING AREA
FLAT PAVED AREA WITHIN ADA STANDARDS
780 SF OUTDOOR UNENCLOSED PATIO
- 6 (E) GARAGE LABELED AS BUILDING 4 ON
ASSESSORS ROLL. (P) FERMENTATION ROOM
WITHIN.

- 7 WINEYARD BLDG (REMOVED BY PERMIT)
- 8 HISTORIC WATER TOWER W/ EXISTING WELL
EXISTING WELL 1
- 9 (P) VAN ACCESSIBLE PARKING SPACE
WITH 4 STANDARD PARKING SPACES
ON AN APPROVED CBC SURFACE
- 9A EV CHARGING STATION
- 10 (E) TOOL SHED
- 11 NEIGHBORING HOMES
- 12 EXISTING WELL 2
- 13 EXISTING WELL 3
- 14 (N) LEACH FIELD
- 15 (E) HISTORIC BARN
- 16 POOL (REMOVED BY FIRE)
- 17 GLASS WASHER ACCESSIBLE BY EXTERIOR DOOR



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ARCHITECT'S SEAL	
SHEET DATA: REVISED 1/17/2024 	
ROGER WOLFF ARCHITECT PO BOX 5856 NAPA, CA 94581 707 255-3977	
PROJECT TITLE: CHAIX FAMILY VINEYARDS 1204 MANLEY LANE APN 027 210 026	
SHEET TITLE ENLARGED SITE PLAN	
DATE: 1/17/2024	
SCALE: SEE PLAN	
JOB NO. CHAIX	
DRAWN: RW	
SHEET NO. 2	
OF	1 SHEETS

“E”

Water Availability Analysis

TIER I WATER AVAILABILITY ANALYSIS

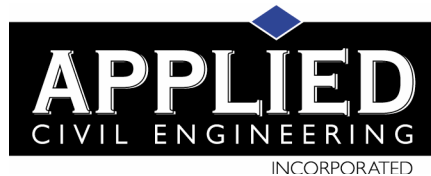
FOR THE

CHAIX FAMILY VINEYARDS MICRO-WINERY

LOCATED AT:
1204 Manley Lane
Napa, CA 94558
Napa County APN 027-210-026

PREPARED FOR:
Chaix Family Vineyards LLC
Care Of: John Chaix
1204 Manley Lane
Napa, CA 94558

PREPARED BY:



2160 Jefferson Street, Suite 230
Napa, California 94559
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 22-112

7/7/2023 - Original Submittal
10/30/2023 – Revision #1
1/12/2024 – Revision #2



Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

1/12/2024

Date

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INTRODUCTION

Chaix Family Vineyards is applying for a Micro-Winery Use Permit to operate a new micro-winery at the property located at 1204 Manley Lane in Napa County, California. The subject property is also known as Napa County Assessor's Parcel Number 027-210-026.



Figure 1: Location Map

The Micro-Winery Use Permit application under consideration proposes the construction and operation of a new micro-winery with the following characteristics:

- Wine Production:
 - 5,000 gallons of wine per year
 - Fermentation and aging onsite

- Employees:
 - 1 employee
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 10 visitors per day maximum weekdays
 - 10 visitor per day weekends

Existing improvements on the property include vineyards, ag and accessory buildings, three groundwater wells, paved, dirt and gravel driveways and the utility infrastructure associated with this type of rural residential and agricultural development. A main residence existed on the property until it was lost to a structure fire in November 2023.

Restrooms for the proposed micro-winery and wine production will be located within an existing building that will be improved for the intended micro-winery use.

Please see the plans prepared by Roger Wolffe, Architect (attached) for approximate locations of existing and proposed facilities.

Groundwater is currently used for vineyard irrigation, landscape irrigation and at the time of submittal of the micro-winery permit application water was also used for residential use on the subject property. The main residence was lost to a structural fire after the application was submitted. The water for the vineyards is supplied by two wells located within the vineyard on the subject property. The water for the previously existing residence and associated landscaping was supplied by a third well located just northwest of the residence. The micro-winery will be served by the domestic water system (the same one that served the former residence) and therefore that well is the “Project Well”.

Chaix Family Vineyards has requested that Applied Civil Engineering Incorporated (ACE) prepare a Tier I Water Availability Analysis in accordance with the Water Availability Analysis (WAA) – Guidance Document adopted by the Napa County Board of Supervisors on May 12, 2015. The remainder of this report describes the estimated groundwater demand on the subject property for existing and proposed conditions and compares that to the prescribed water use screening criteria.

ESTIMATED GROUNDWATER DEMAND

Groundwater is currently used to irrigate approximately 34 acres of vineyards, 1,500 square feet of lawn and for residential purposes as shown in Figure 2. The main residence burned in November 2023 however we understand that it will be rebuilt with the same number of bedrooms (or less) and thus is included in the baseline condition. According to the Napa County Assessor’s records the main residence had a total of four bedrooms. Furthermore, the second dwelling unit that was recently demolished but we have conservatively included the second dwelling unit in both pre and post project estimates as it can be rebuilt by right under the current zoning.

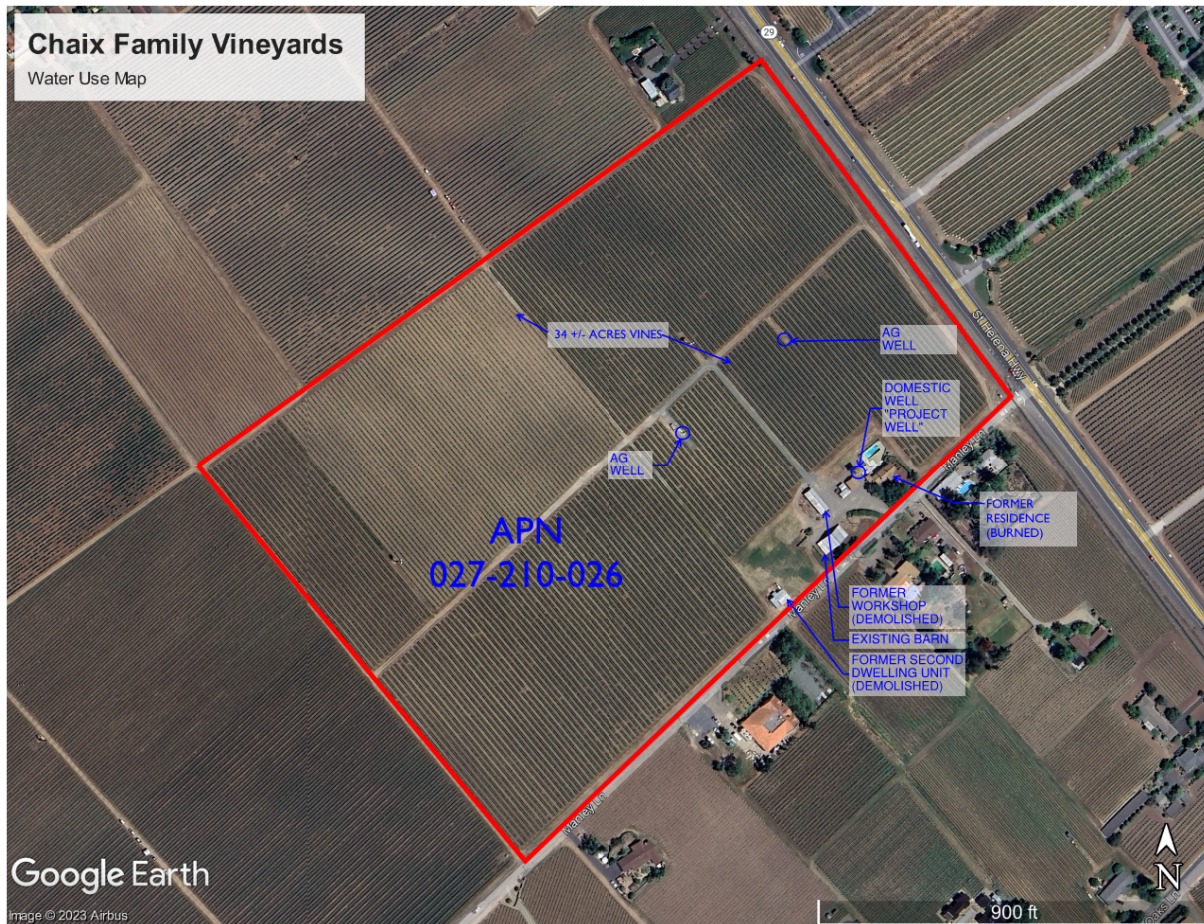


Figure 2: Water Use Map

Proposed water use will include all uses previously described as existing plus the proposed micro-winery facility.

The estimated groundwater demand is summarized in the table below and details of the calculations supporting these estimates are included in the Water Use Estimate Supporting Calculations in Appendix I.

Table I: Estimated Groundwater Demand

	Existing (ac-ft/yr)	Proposed (ac-ft/yr)
Residential	1.05	1.05
Micro-Winery	0	0.16
Vineyard Irrigation	20.40	20.40
Lawn	0.15	0.15
Total	21.60	21.76

WATER USE SCREENING CRITERIA

Since all water is extracted from the Valley Floor area this project will be analyzed according to Valley Floor area requirements. According to the Napa County WAA - Guidance Document properties located in the Napa Valley Floor area are subject to a Water Use Screening Criteria of 1.0 acre-feet of water per acre of land per year. A project complies with the requirements of the Tier 1 WAA if the total water use on the property is less than 1.0 acre-feet per acre per year. If the Tier 1 Water Use Screening Criteria is met and the property is located in the Napa Valley Floor area Tier 2 and Tier 3 Analyses are not required unless substantial evidence exists in the record that indicates a potential significant impact from the project.

Furthermore, Napa County is now also requiring that properties in the Napa Valley Subbasin area limit groundwater use to a Reduced Water Use Screening Criteria of 0.3 acre-feet per acre per year due to extended drought conditions except on properties where current use is more than 0.3 acre-feet per year in which case no-net increase in water use beyond existing baseline conditions is the applicable screening criteria.

The subject property is located in the Napa Valley Subbasin (#2-002.01) per CA DWR Bulletin 118 as shown in Figure 3.

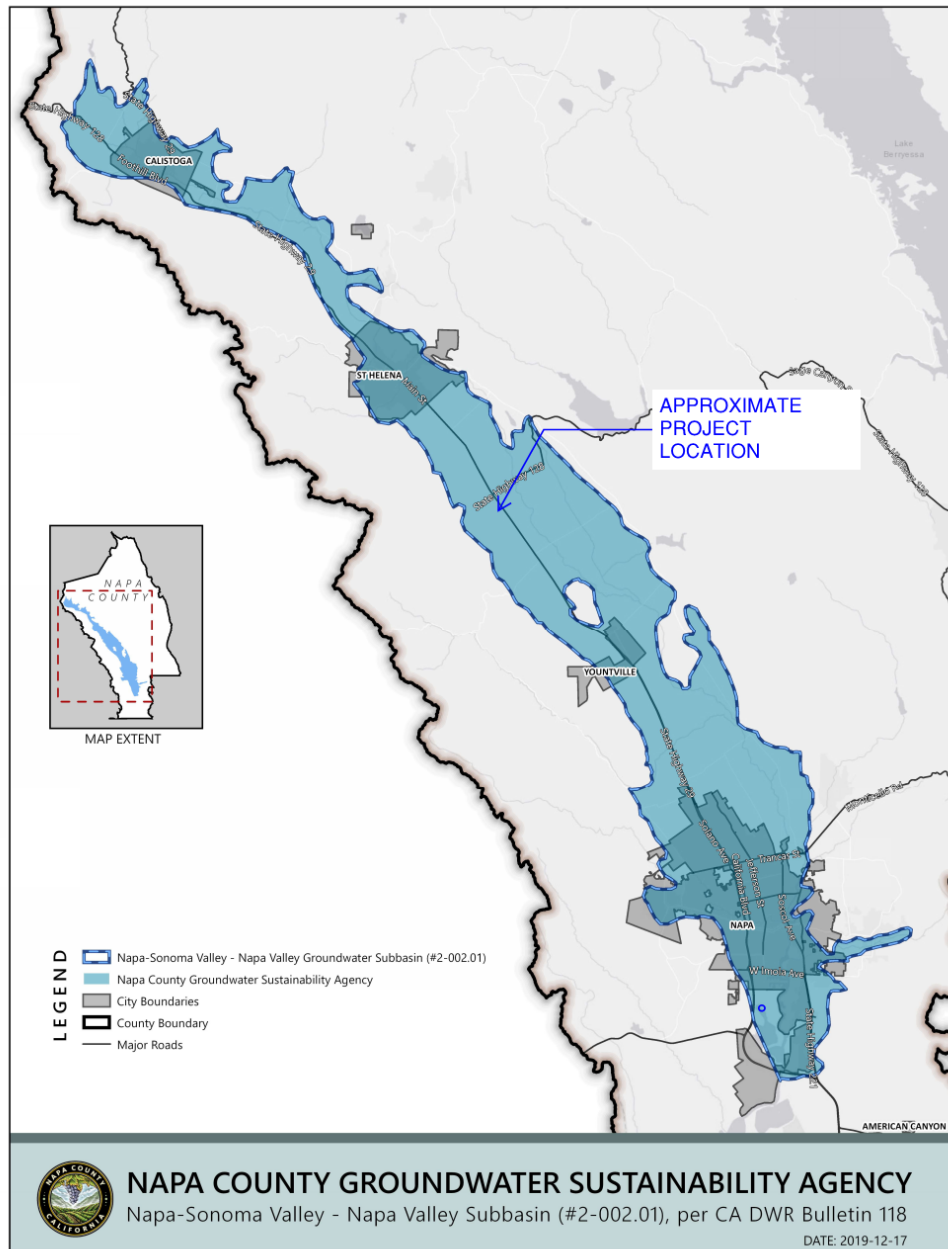


Figure 3: Map of Napa Valley Subbasin (#2-002.01)
 (Source Napa County Groundwater Sustainability Agency)

The parcel size according to the Napa County Assessor's Parcel Maps is summarized below:

APN 027-210-026

37.31 +/- acres

The total parcel acreage within the Napa Valley Floor area is approximately 37.31 acres and therefore the water use screening criteria is calculated as follows:

WAA Guidance Document Water Use Screening Criteria = 37.31 acres x 1.0 acre-foot per acre per year

WAA Guidance Document Water Use Screening Criteria = 37.31 acre-feet per year

Reduced Water Use Screening Criteria = 37.31 acres x 0.3 acre-feet per acre per year

Reduced Water Use Screening Criteria = 11.19 acre-feet per year

ANALYSIS

The total Estimated Water Use for existing conditions (21.60 ac-ft/yr) and proposed conditions (21.76 ac-ft/yr) are both significantly less than the WAA Water Use Screening Criteria (37.31 ac-ft/yr) and both are more than the Reduced Water Use Screening Criteria (11.19 ac-ft/yr).

Since the existing property water use is already above the Reduced Water Use Screening Criteria the project must comply with the no net increase criteria and the proposed water use must be the same or less than the current water use (21.60 ac-ft/yr).

RECOMMENDATIONS

In order to comply with the established 21.6 ac-ft/yr threshold based on existing use the proposed project must reduce water use from the estimated 21.76 ac-ft/yr by 0.16 ac-ft/yr to match existing water use conditions.

In order to reduce water use on the property the applicant is proposing that when the previously existing four bedroom residence is rebuilt it will be outfitted with low-flow water saving fixtures. We prepared an estimate of water use for standard fixtures and low flow fixtures utilizing California Green Building Code and US EPA methodologies and have determined that the daily water use in the residence can be reduced from an estimated 620 gallons per day using standard fixtures to an estimated 264 gallons per day by utilizing low flow water fixtures throughout the residence. This translates into an annualized water savings of 0.4 ac-ft/yr.

The revised water use estimates accounting for this proposed water savings are outlined below:

Table 2: Estimated Groundwater Demand With Residential Plumbing Retrofit

	Existing (ac-ft/yr)	Proposed (ac-ft/yr)
Residential	1.05	1.05
Micro-Winery	0	0.16
Vineyard Irrigation	20.40	20.40
Lawn	0.15	0.15
Water Savings – Residence Rebuild	0	-0.4
Total	21.60	21.36

CONCLUSION

The project complies with the WAA Water Use Screening Criteria of 1.0 acre foot per acre per year of groundwater use but this criteria has been superseded by a new Reduced Water Use Screening Criteria. The property currently uses more than the Reduced Water Use Screening Criteria of 0.3 acre-feet per year and therefore the proposed project must not increase water use beyond current levels. By implementing the recommendations outlined above and using low flow fixtures when rebuilding the residence the proposed project complies with the Napa County's current requirements for no net increase in groundwater use. Tier 2 and Tier 3 Analyses are not required according to the WAA – Guidance Document and current practice since no additional use of groundwater is required for this project.

APPENDIX I: Water Use Estimate Supporting Calculations

Existing Water Use Calculation Spreadsheet - 4 Bedroom Main Residence

Fixture Description	Flow Rate			Flow Duration / Description			Daily Uses per Occupant ^{(5) (6)}		Number of Occupants ⁽⁷⁾		Gallons per Day
Showerhead	3.5	gpm ⁽¹⁾	x	8	minutes ⁽⁴⁾	x	1	x	8	=	224.0
Sink Faucets	3	gpm ⁽¹⁾	x	0.25	minutes ⁽⁴⁾	x	3	x	8	=	18.0
Kitchen Faucet	3	gpm ⁽¹⁾	x	4	minutes ⁽⁴⁾	x	1	x	8	=	96.0
Toilet	7	gpf ⁽²⁾	x	1	flush	x	3	x	8	=	168.0
Clothes Washer	37.8	gpl ^{(3), (8)}	x	1	load	x	0.37	x	8	=	111.9
Dish Washer	2.85	gpl ^{(3), (9)}	x	1	load	x	0.1	x	8	=	2.3
Total											620

Notes:

(1) Gallons per minute (gpm)

(2) Gallons per flush (gpf)

(3) Gallons per load (gpl)

(4) Flow duration from 2010 California Green Building Standards Code

(5) Daily uses per occupant from 2010 California Green Building Standards Code (Showerhead, Sink Faucet, Kitchen Faucet, Toilet)

(6) Daily uses per occupant from US EPA Onsite Wastewater Treatment Systems Manual (Laundry Machine, Dish Washer)

(7) Number of occupants assumes 2 people per bedroom

(8) Water use per load based on Residential Top-Loading per US EPA Water Sense

(9) Water use per load per Consortium for Energy Efficiency, February 2012

Proposed Water Use Calculation Spreadsheet - 4 Bedroom Main Residence

Fixture Description	Flow Rate			Flow Duration / Description			Daily Uses per Occupant ^{(5) (6)}		Number of Occupants ⁽⁷⁾		Gallons per Day
Showerhead	1.8	gpm ⁽¹⁾	x	8	minutes ⁽⁴⁾	x	1	x	8	=	115.2
Sink Faucets	1.5	gpm ⁽¹⁾	x	0.25	minutes ⁽⁴⁾	x	3	x	8	=	9.0
Kitchen Faucet	1.5	gpm ⁽¹⁾	x	4	minutes ⁽⁴⁾	x	1	x	8	=	48.0
Toilet	1.3	gpf ⁽²⁾	x	1	flush	x	3	x	8	=	31.2
Clothes Washer	19.7	gpl ^{(3), (8)}	x	1	load	x	0.37	x	8	=	58.3
Dish Washer	2.85	gpl ^{(3), (9)}	x	1	load	x	0.1	x	8	=	2.3
Total											264

Notes:

(1) Gallons per minute (gpm)

(2) Gallons per flush (gpf)

(3) Gallons per load (gpl)

(4) Flow duration from 2010 California Green Building Standards Code

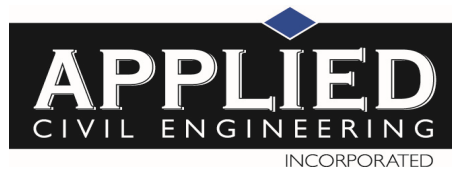
(5) Daily uses per occupant from 2010 California Green Building Standards Code (Showerhead, Sink Faucet, Kitchen Faucet, Toilet)

(6) Daily uses per occupant from US EPA Onsite Wastewater Treatment Systems Manual (Laundry Machine, Dish Washer)

(7) Number of occupants assumes 2 people per bedroom

(8) Water use per load varies based on setting. Range = 7 gpl to 19.7 gpl per Miele

(9) Water use per load per Consortium for Energy Efficiency, February 2012



**Chaix Family Vineyards Micro-Winery
Groundwater Use Estimate**

	Estimated Water Use (Acre-Feet / Year)		
	Existing		Proposed
Residential Water Use			
Primary Residence ⁽¹⁾	0.750		0.750
Pool ^(1A)	0.100		0.100
Second Dwelling Unit	0.200		0.200
Guest Cottage - Not Applicable	0.000		0.000
Total Residential Domestic Water Use	1.050		1.050
Winery Domestic & Process Water Use			
Winery - Daily Visitors ⁽²⁾⁽³⁾	0.000		0.034
Winery - Events with Meals Prepared Onsite ⁽²⁾⁽⁴⁾	0.000		0.000
Winery - Events with Meals Prepared Offsite ⁽²⁾⁽⁵⁾	0.000		0.000
Winery - Employees ⁽²⁾⁽⁶⁾	0.000		0.017
Winery - Event Staff ⁽²⁾⁽⁶⁾	0.000		0.000
Winery - Process ⁽²⁾⁽⁷⁾	0.000		0.108
Total Winery Water Use	0.000		0.158
Irrigation Water Use			
Lawn ⁽⁸⁾	0.150		0.150
Other Landscape ⁽⁹⁾	0.000		0.000
Vineyard - Irrigation ⁽¹⁰⁾	20.400		20.400
Vineyard - Frost Protection - Not Applicable	0		0
Vineyard - Heat Protection - Not Applicable	0		0
Total Irrigation Water Use	20.550		20.550
Total Combined Water Use	21.60		21.76

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

⁽¹⁾ 0.5 to 0.75 ac-ft/yr for Primary Residence, includes some landscaping per Napa County WAA Guidance Document

^(1A) 0.1 ac-ft/yr for pool without cover per Napa County WAA Guidance Document

⁽²⁾ See attached Winery Production, Guest, Employee and Event Staff Statistics

⁽³⁾ 3 gallons of water per guest per Napa County WAA Guidance Document

⁽⁴⁾ 15 gallons of water per guest per Napa County WAA - Guidance Document

⁽⁵⁾ 5 gallons of water per guest used because all food preparation, dishwashing, etc. to occur offsite

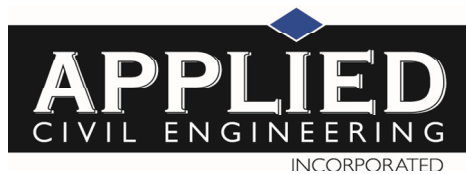
⁽⁶⁾ 15 gallons per shift per Napa County WAA - Guidance Document

⁽⁷⁾ 2.15 ac-ft per 100,000 gallons wine per Napa County WAA - Guidance Document

⁽⁸⁾ 0.1 ac-ft/yr per 1,000 sf of lawn per Napa County WAA - Guidance Document - 1,500 sf lawn

⁽⁹⁾ Other existing landscape around house included in residential estimate above

⁽¹⁰⁾ 0.6 ac-ft/ac per Vineyard Manager - 34 acres of vineyard



Chaix Family Vineyards Micro-Winery
Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production⁽¹⁾	5,000	gallons per year
----------------------------------------	-------	------------------

Tours and Tastings by Appointment⁽¹⁾

Monday through Thursday	10 guests max per day	
Friday through Sunday	10 guests max per day	
Total Guests Per Year		3,640

Events - Meals Prepared Offsite⁽¹⁾

0 per year	0 guests max	0
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		0

Events - Meals Prepared Onsite⁽¹⁾

0 per year	0 guests max	0
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		0

Winery Employees⁽²⁾

1 employees	1 shift per day	
Total Employee Shifts Per Year		365

Event Staff⁽³⁾

0 per year, 0 guests	0 event staff	0
0 per year, 0 guests	0 event staff	0
0 per year, 0 guests	0 event staff	0
Total Event Staff Per Year		0

⁽¹⁾ Winery production, tours and tasting and event guest statistics per Winery Use Permit Application

⁽²⁾ Employee counts per Winery Use Permit Application

⁽³⁾ Assumes 1 event staff per 10 guests (in addition to regular winery employees)

“F”

Wastewater Feasibility Study



July 7, 2023
October 30, 2023 – Revision #1

Job No. 23-111

Kim Withrow, REHS
Environmental Health Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Onsite Wastewater Disposal Feasibility Study for the
Chaix Family Vineyards Micro-Winery Use Permit Application
1204 Manley Lane, Napa, California 94558 Napa County APN 027-210-026

Dear Ms. Withrow:

At the request of John Chaix we have evaluated the process and sanitary wastewater flows associated with the proposed Micro Winery Use Permit application. We have also analyzed the capacity of the existing residential sanitary wastewater system serving the existing structures to determine if it is adequate to serve the proposed changes in use.

The Use Permit application under consideration proposes the construction and operation of a winery with the following characteristics:

- Wine Production:
 - 5,000 gallons of wine per year
 - Fermentation and aging onsite
- Employees:
 - 1 employee
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 10 visitors per day maximum

Existing improvements on the property include a main residence, vineyards, ag and accessory residential buildings, three groundwater wells, paved, dirt and gravel driveways and the utility infrastructure associated with this type of rural residential and agricultural development.

A new structure will be built to house restrooms for the proposed micro-winery and production will be located within an existing building that will be improved for the intended micro-winery use.

Please see the plans prepared by Roger Wolffe, Architect (attached) for approximate locations of existing and proposed facilities.

The remainder of this letter describes the existing wastewater disposal system, peak flows associated with the proposed changes in use for the micro-winery and our analysis and recommendations related to how wastewater from the micro-winery can be handled onsite.

Existing Septic System

The existing residence is served by a septic tank and leach field system located to the southwest of the residence. The leach field is located within the road setback and drainage ditch setback and therefore is not viable to handle the new flows from the micro-winery.

Proposed Winery Process Wastewater Design Flows

It is planned that the micro-winery will be a co-production type facility and will ferment and age wine onsite but no barrel washing or tank washing will occur onsite. Therefore, there will be no process wastewater generated onsite at this micro-winery facility.

Proposed Winery Sanitary Wastewater Design Flows

The peak sanitary wastewater flow from the winery is calculated based on the number of winery employees and the number of daily visitors for tastings. In accordance with Table 4 of the Napa County "Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems" we have used a design flow rate of 3 gallons per day per visitor for tastings. Based on these assumptions, the peak winery sanitary wastewater flows are calculated as follows:

Daily Tastings

Peak Sanitary Wastewater Flow = 10 visitors per day X 3 gallons per visitor

Peak Sanitary Wastewater Flow = 30 gpd

Residential Sanitary Wastewater Design Flow

It is our understanding that the main house consists of three bedrooms. The total residential sanitary wastewater flow is based on 150 gpd per bedrooms as follows:

Total Residential Sanitary Wastewater Design Flow = 150 gpd / bedroom x 3 bedrooms

Total Residential Sanitary Wastewater Design Flow = 450 gpd

Combined Sanitary Wastewater Flow

The combined sanitary wastewater flow includes the flow from both the winery and residence and is calculated as follows:

Combined Sanitary Wastewater Flow = 30 gpd + 450 gpd

Combined Sanitary Wastewater Flow = 480 gpd

Existing Septic System Capacity

As noted above the existing septic system is located within road and drainage course setbacks so it is assumed that it is adequate for the existing residential uses only.

Recommendations

Based on the conditions observed during our site evaluation on June 7, 2023 (E23-00251), we recommend a new standard septic system be installed to serve the micro-winery facility sanitary wastewater flows. The application rate for the septic system is 0.33 gpd/sf and the acceptable soil depth is 72 inches which allows for three foot deep trenches with 4 sf of sidewall per lineal foot of trench. Using these parameters the required length of trench is calculated as follows:

$$\text{Required Length of Trench} = 30 \text{ gpd} \times \frac{1 \text{ square foot}}{0.33 \text{ gpd}} \times \frac{1 \text{ lineal foot}}{4 \text{ square feet}}$$

Required Length of Trench = 23 lineal feet

Based on the site maps ACE has determined that there is enough area to install a code minimum system with 100 lf of leach line in the area of Test Pits #3 & #6 as shown on the Chaix Family Vineyards Micro-Winery Wastewater Exhibit prepared by ACE.

Reserve Area

The reserve must accommodate the three bedrooms from the main house (450 gpd) as well as the micro-winery (30 gpd) for a total of 480 gpd. Based on the conditions observed during our site evaluation on June 7, 2023 (E23-00251), we recommend the reserve area be a pretreatment and subsurface drip type septic system located in the area of Test Pits @1, 2, 4 & 5. The application rate for the septic system is 0.6 gpd/sf and 200% reserve is required for this type of system. Using these parameters, the required reserve area is calculated as follows:

$$\text{Required Length of Trench} = 480 \text{ gpd} \times \frac{1 \text{ square foot}}{0.6 \text{ gpd}} \times 200\%$$

Required Length of Trench = 1,600 square feet

At least 1,800 sf of reserve area is available. The reserve area is shown on the Chaix Family Vineyards Micro-Winery Wastewater Exhibit prepared by ACE.

Summary

The calculations presented above illustrate that the sanitary wastewater flows associated with the proposed Micro-Winery Use Permit can be accommodated with a new small standard septic system. Furthermore, process wastewater will not be generated onsite and therefore the project is not subject to winery process wastewater disposal regulations at this time.

We trust that this provides the information you need to process the subject Micro-Winery Use Permit application. Please feel free to contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:

Michael R. Muelrath

Michael R. Muelrath RCE 67435
Principal

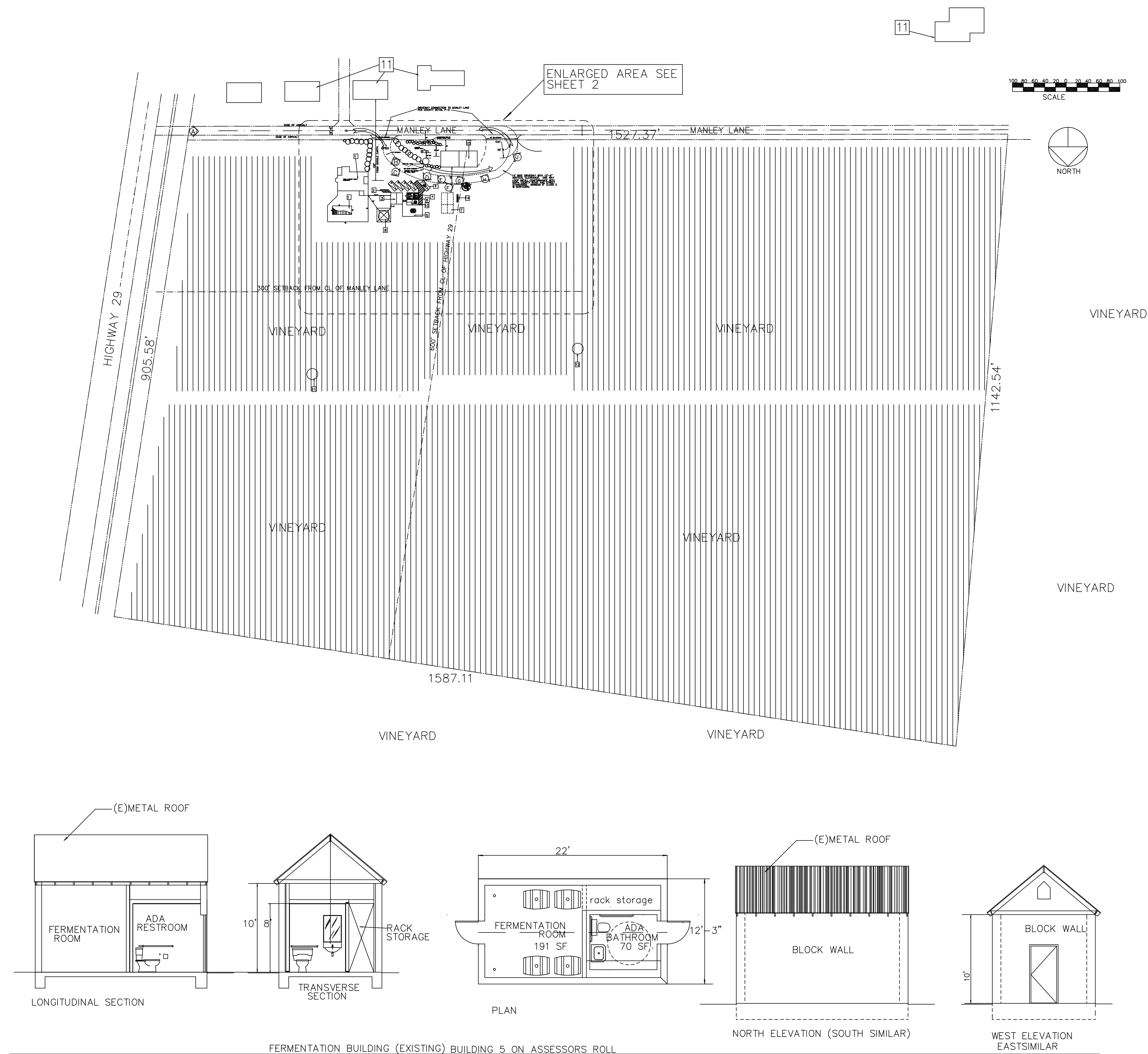


Copy:

John Chaix, Chaix Family Vineyards (via email)
Roger Wolfe (via email)

Attachments:

Site Plan prepared by Roger Wolffe, Architect
Chaix Family Vineyards Micro-Winery Wastewater Exhibit



REVISIONS	
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ARCHITECT'S SEAL	
SHEET DATA:	
ROGER WOLFF ARCHITECT PO BOX 5536 NAPA, CA. 94581 707 255-5917	
PROJECT TITLE:	
CHAIX FAMILY VINEYARDS	
1204 MANLEY LANE APN 027 210 026	
SHEET TITLE	
OVERALL SITE PLAN	
PLANS OF RESTROOM	
FERMENTATION BLDG PLANS	
DATE:	10/11/2023
SCALE:	SEE PLAN
JOB NO.	CHAIX
DRAWN:	RW
SHEET NO.	
1	
OF 1 SHEETS	



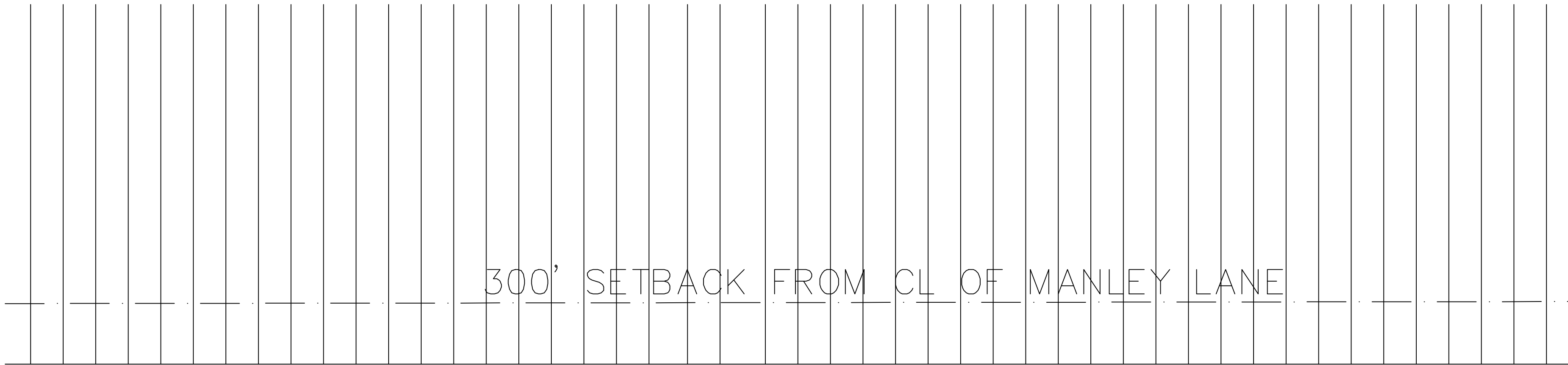
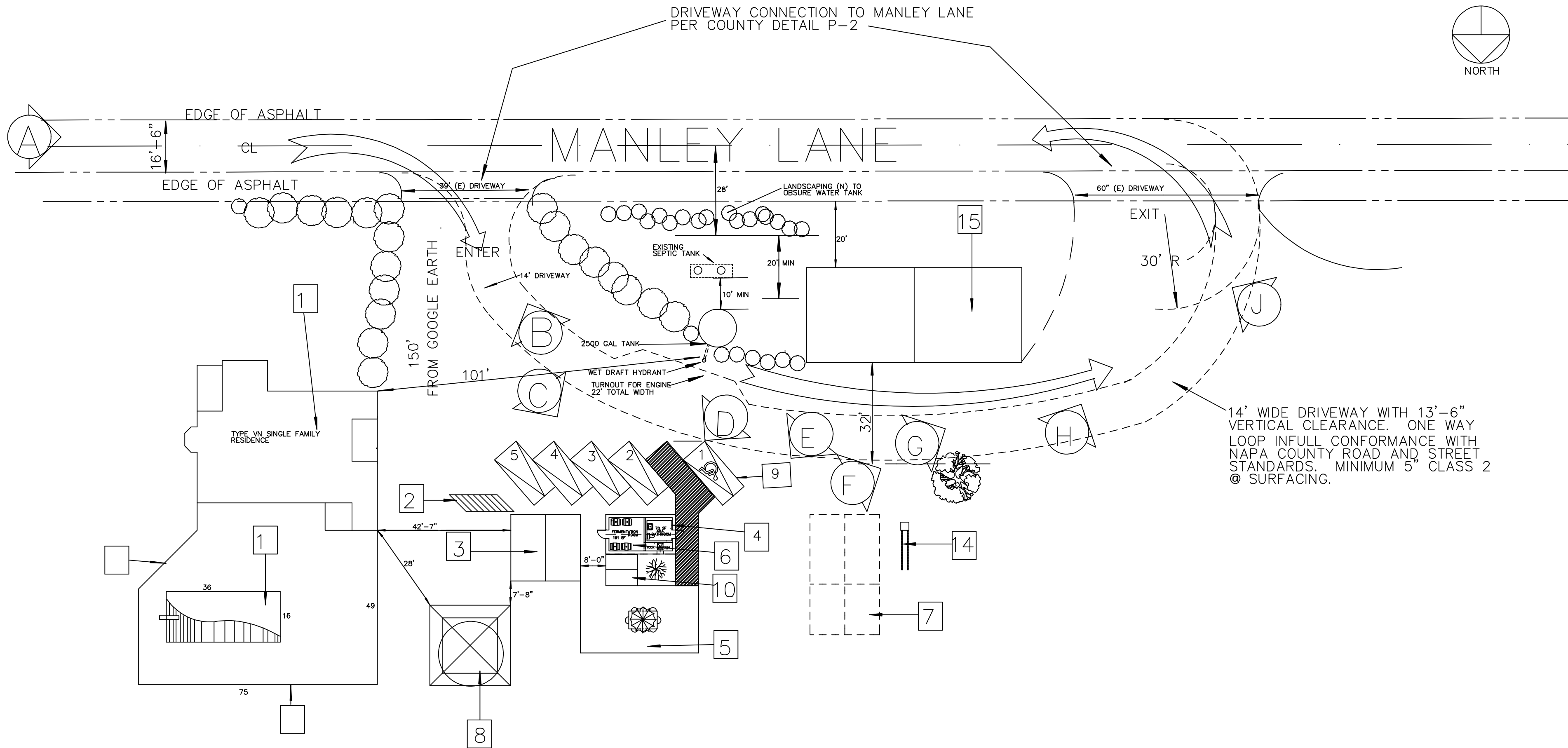
PHOTO LEGEND

- A = VIEW WEST DOWN MANLEY LANE AT HWY 29
B = VIEW AT ENTRANCE TO SITE TO MANLEY LANE
C = VIEW ON SITE LOOKING NORTH TO FERMENTATION BLDG
D = VIEW ON SITE LOOKING AT FERMENTATION BLDG
E = VIEW ON SITE LOOKING AT FERMENTATION BLDG AND TASTING AREA
F = VIEW ON SITE LOOKING WEST FROM FERMENTATION BLDG EXISTING BARN ON LEFT AND DEMOLISHED BUILDING ON RIGHT
G = VIEW ON SITE LOOKING WEST FROM PARKING AREA
H = VIEW ON SITE LOOKING TOWARDS MANLEY LANE EXIT
J = VIEW ON SITE LOOKING SOUTH TO MANLEY LANE TO EAST

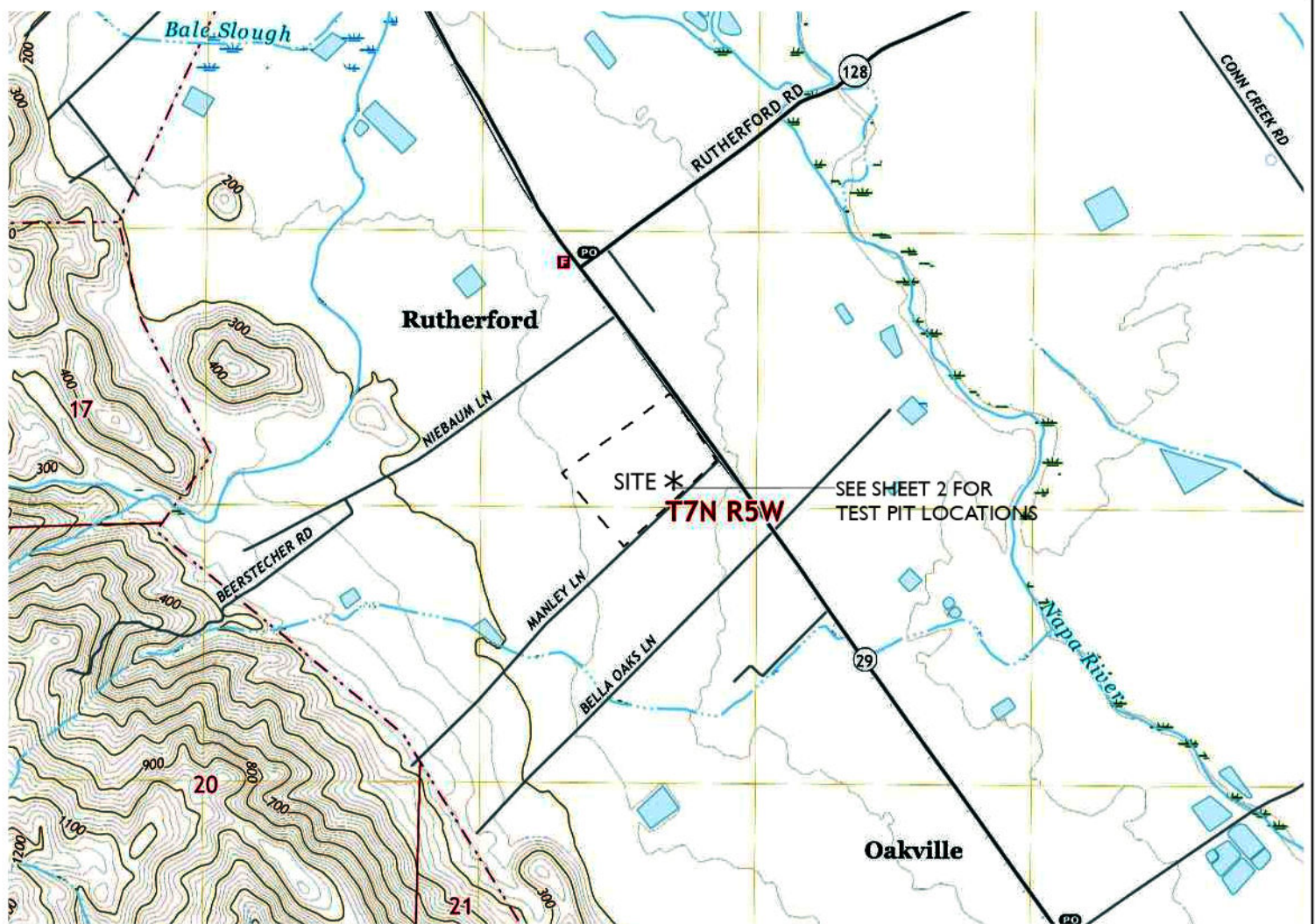
LEGEND E=EXISTING P=PROPOSED

- 1 RESIDENCE (E)
2 BICYCLE STAND FOR 8 BICYCLES (P)
3 STORAGE BLDG (E)
4 ACCESSIBLE RESTROOM (P) WITHIN EXISTING FERMENTATION BLDG
5 PICNIC BENCH WITH UMBRELLA (OUTSIDE TASTING) (P)
967 SF OUTSIDE TASTING AREA
FLAT PAVED AREA WITHIN ADA STANDARDS
6 (E) FERMENTATION BLDG
BUILDING IDENTIFIED AS NO. 5 ON ASSESSOR'S ROLL (1956)
(E) STRUCTURE FROM 1956 USED FOR COLD STORAGE
WITH ADA RESTROOM WITHIN PER ILLUSTRATION THIS PAGE

- 7 VINEYARD BLDG (REMOVED BY PERMIT)
8 HISTORIC WATER TOWER W/ EXISTING WELL
EXISTING WELL 1
9 (P) VAN ACCESSIBLE PARKING SPACE
WITH 4 STANDARD PARKING SPACES
10 TOOL SHED
11 NEIGHBORING HOMES
12 EXISTING WELL 2
13 EXISTING WELL 3
14 (N) LEACH FIELD
15 (E) HISTORIC BARN



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ARCHITECT'S SEAL
SHEET DATA:
ROGER WOLFF ARCHITECT PO BOX 5836 NAPA, CA 94561 707 255-3977
PROJECT TITLE: CHAIX FAMILY VINEYARDS 1204 MANLEY LANE APN 027 210 026
SHEET TITLE SITE PLAN
DATE: SCALE: SEE PLAN JOB NO. CHAIX DRAWN: RW SHEET NO. 2 OF 1 SHEETS



LOCATION MAP

SCALE: 1" = 2000'

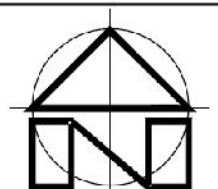
NOTES:

1. TEST PITS ONE THROUGH SIX (TP #1 - TP #6) WERE EXCAVATED BY SAKAI GENERAL ENGINEERING AND WERE WITNESSED BY MIKE MUELRAETH OF APPLIED CIVIL ENGINEERING INCORPORATED AND ARMEDA SIMPSON-VAN DAM OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION ON JUNE 7, 2023.
2. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE.
3. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0385E, EFFECTIVE 09/26/2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

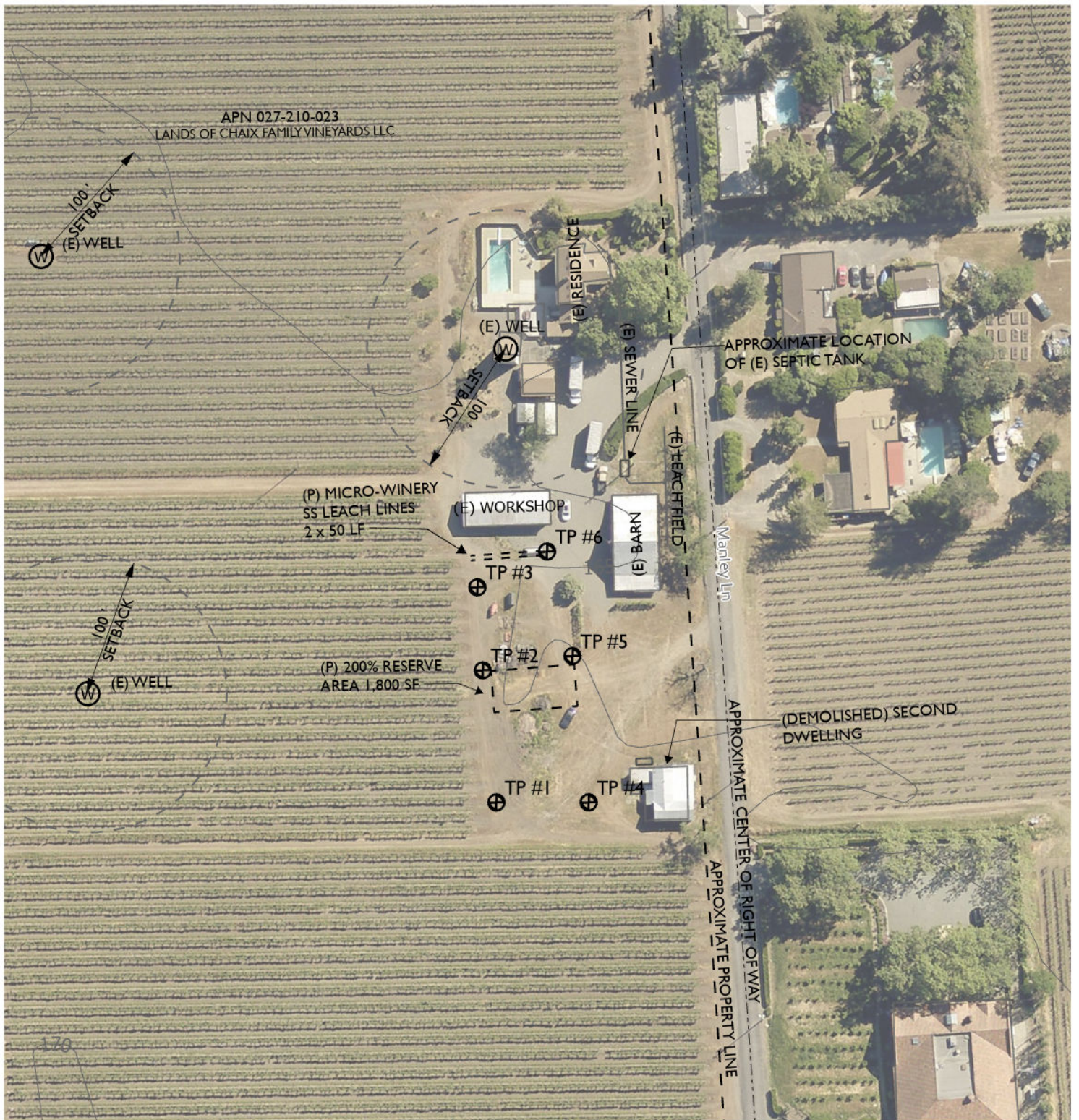


2160 Jefferson Street, Suite 230
Napa, CA 94559
(707) 320-4968 | www.appliedcivil.com

CHAIX FAMILY VINEYARDS
MICRO-WINERY WASTEWATER EXHIBIT
1204 MANLEY LANE
NAPA, CA 94558
APN 027-210-023



SCALE: 1" = 2000'



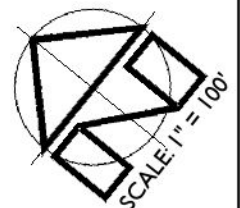
SITE PLAN EXHIBIT

SCALE: 1" = 100'



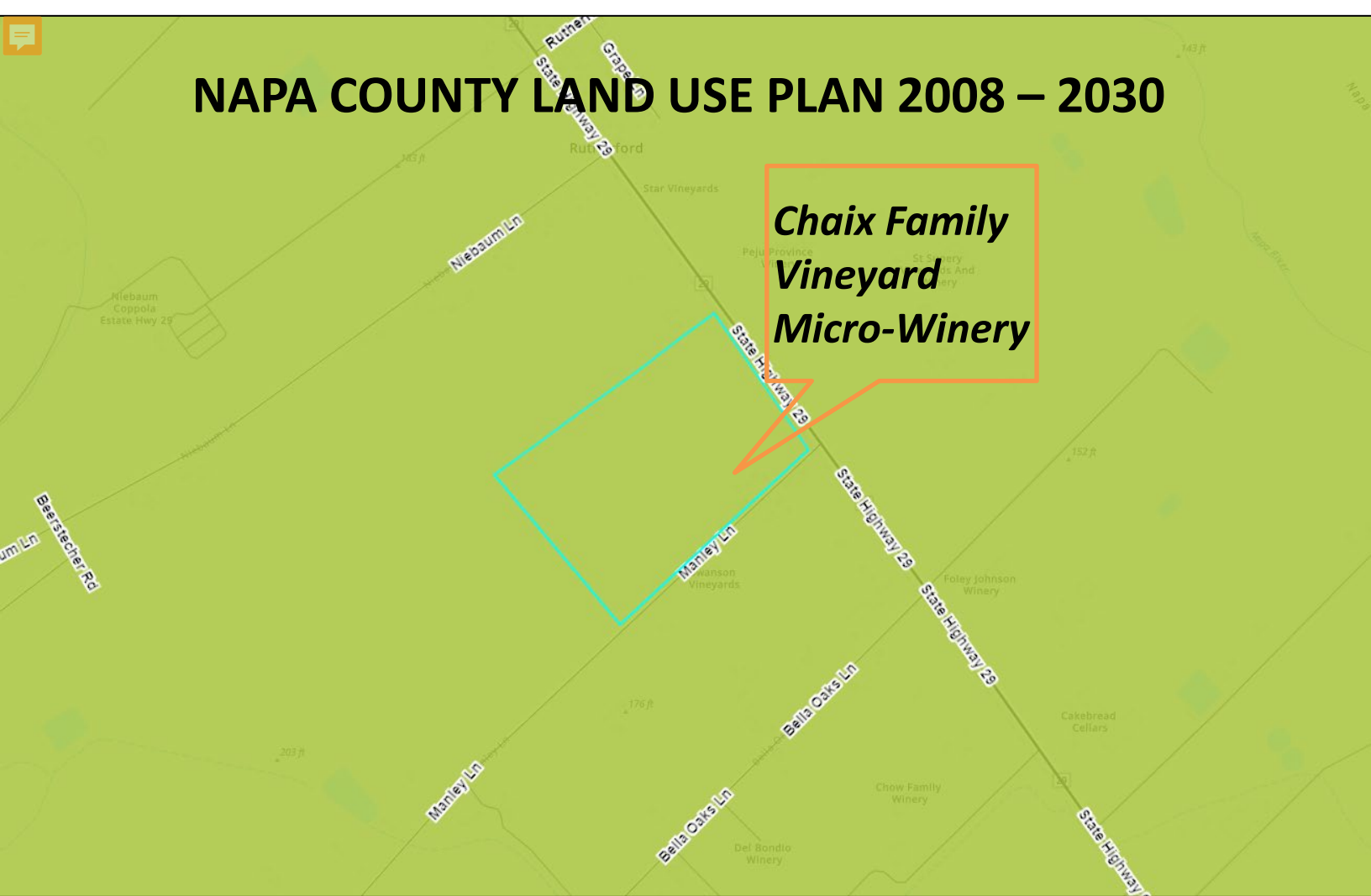
2160 Jefferson Street, Suite 230
Napa, CA 94559
(707) 320-4968 | www.appliedcivil.com

CHAIX FAMILY VINEYARDS
MICRO-WINERY WASTEWATER EXHIBIT
1204 MANLEY LANE
NAPA, CA 94558
APN 027-210-023



“G” Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

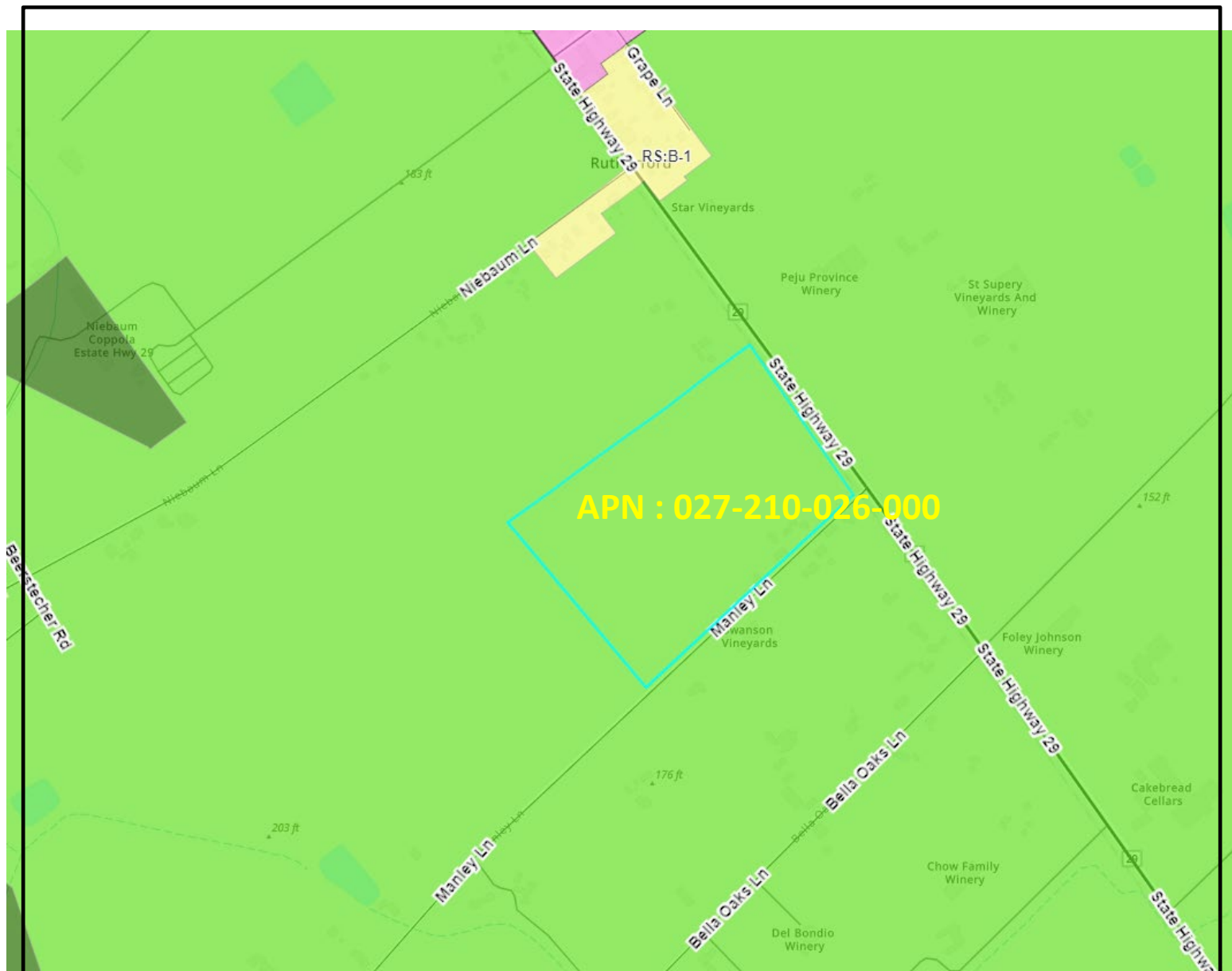
OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations



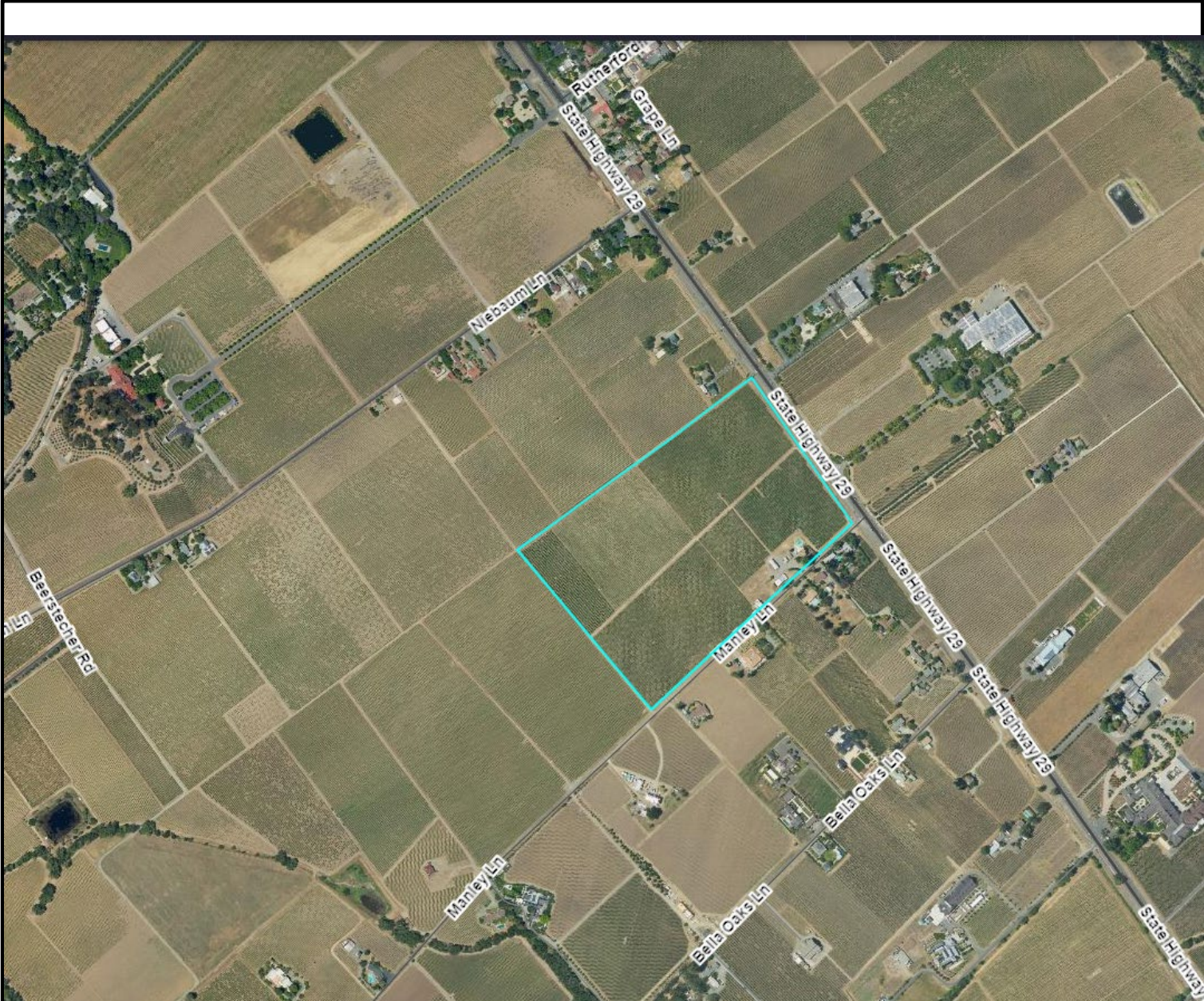
LEGEND

— Zoning
— Parcels

0 ½ Mile



ZONING MAP



Existing Conditions



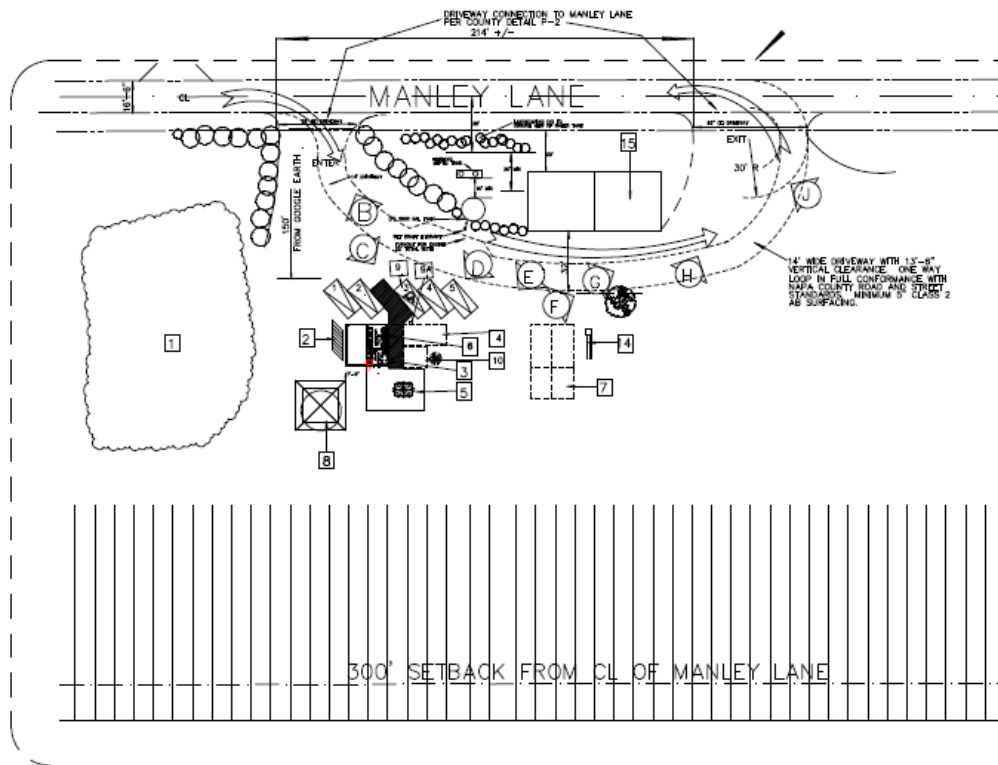
PHOTO LEGEND

- A - VIEW WEST DOWN MANLEY LANE AT HWY 29
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- J - VIEW ON SITE LOOKING SOUTH TO MANLEY LANE TO EAST

LEGEND E=EXISTING P=PROPOSED

- 1 RESIDENCE AND POOL (REMOVED BY FIRE)
- 2 BICYCLE STAND FOR 8 BICYCLES (P)
- 3 ACCESSIBLE RESTROOM
- 4 (P) REMOVED STORAGE BUILDING
- 5 PICNIC BENCH WITH UMBRELLA (OUTSIDE TASTING) (P)
- 6 687 SF OUTSIDE TASTING AREA
- 7 780 SF OUTDOOR UNENCLOSED PATIO
- 8 (E) GARAGE LABELED AS BUILDING 4 ON ASSESSORS ROLLS. (P) FERMENTATION ROOM WITHIN.

- 9 VINEYARD BLDG (REMOVED BY PERMIT)
- 10 HISTORIC WATER TOWER W/ EXISTING WELL
- 11 (P) VAN ACCESSIBLE PARKING SPACE WITH 4 STANDARD PARKING SPACES ON AN APPROVED OBC SURFACE
- 12 EV CHARGING STATION
- 13 (E) TOOL SHED
- 14 NEIGHBORING HOMES
- 15 EXISTING WELL 2
- 16 EXISTING WELL 3
- 17 (N) LEACH FIELD
- 18 (E) HISTORIC BARN
- 19 POOL (REMOVED BY FIRE)
- 20 GUEST WALKWAY ACCESSIBLE VIA OUTDOOR DOOR



REVISION
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“H”

Wineries Within One Mile

Chaix Family Vineyards Micro-Winery Use Permit
P23-00223-UP
Wineries Within One Mile of APN 027-210-026

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
SWANSON VINEYARDS	1271 Manley Lane	8,480	0	4,000	Appt.	100	0	4
STAR VINEYARDS	8514 St. Helena Highway	2,800	0	30,000	Appt.	20	0	4
PEJU PROVINCE WINERY	8468 St. Helena Highway	26,866	0	60,000	Appt.	450	12	16
ST SUPERY VINEYARDS AND WINERY	8440 St. Helena Highway	93,750	0	450,000	Public	0	0	20
FOLEY JOHNSON WINERY	8360 St. Helena Highway	20,616	0	10,000	Appt.	350	56	5
DEL BONDIO WINERY	1333 Bella Oaks Lane	7,000		38,000	No	3	0	1
SEQUOIA GROVE VINEYARDS	8338 St. Helena Highway	31,350	0	50,000	Public	600	22	28
ONE HOPE WINERY	8305 St. Helena Highway	17,063		20,000	Appt.	100	38	9
BEAULIEU VINEYARDS	1960 St. Helena Highway	285,637	0	1,190,000	Public	3,850	206	86
NIEBAUM COPPOLA ESTATE HWY 29	1991 St. Helena Highway	74,879	18400	10,000	Public	3,391	0	78
CAKEBREAD CELLARS	8300 St. Helena Highway	61,173	0	250,000	Appt.	3,240	734	120

Proposed Winery Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
CHAIX FAMILY VINEYARDS	1250 Cuttings Wharf Road, Napa	244	N/A	5,000	Appt.	70	0	1



Public Comments

From: [leslie keogh](#)
To: [Atkins, Wendy](#)
Subject: Chaix Family Vineyard Winery Permit
Date: Monday, December 4, 2023 9:36:46 AM

[External Email - Use Caution]

Dear Wendy,

My name is Leslie Chaix Keogh. I am one of the owners of Chaix Family Vineyard. I know you have heard from my sisters and our concerns about this winery permit that John Chaix is applying for. There is a dispute about this, as we are not receiving information about how this is being paid for or how it will be used. Right now, it seems that Chaix Family Vineyard will be paying for a winery/permit for Chaix Wines, which is a separate business owned by John Chaix and Kathy Chaix.

There are also other disputes in the ownership, as my sister Lynne is a legal manager for the Ed Chaix side of the family, but is not acknowledged by the Dean Chaix side.

I would ask that you considered not granting this permit.

Please keep me updated on the decision making .

Thank you,
Leslie C Keogh

From: [Lynne Albrecht](#)
To: [Atkins, Wendy](#)
Subject: Chaix Family Vineyards Micro Winery permit
Date: Friday, December 1, 2023 4:56:17 PM

[External Email - Use Caution]

Hello Wendy,

My name is Lynne Albrecht. I am one of the owners of Chaix Family Vineyards. I believe you spoke with my sister, Connie Meyer, today,

Chaix Family Vineyards is owned by 8 people. Five are from one side of the Dean Chaix family, and three of us are from the Ed Chaix side. My sister Leslie Keogh, Connie Meyer, and myself are from the Ed Chaix side of the family. Unfortunately, my sisters and me are minority owners (33.02%). John Chaix decided to apply for the micro winery permit, but we were not consulted. He and his sister, Kathy Chaix have a separate wine business "Chaix Wines". They are requesting the micro permit to make their own wine for Chaix Wines. They are using Chaix Family Vineyards LLC money to create the winery operation for themselves and Chaix Wines. My sisters and me have always had concerns about separating these two businesses. John and Kathy use our common property to host events and market their business.

We want you to realize that there is a conflict of interest with this project. We have requested John provide us with more information about this project, including the plans, the costs, specifically who will be paying for it, and how all of the family members may use it. He has not provided that information yet. Here is information on the two separate companies:

Chaix Family Vineyards LLC:

Dean Chaix family members:

Dean Chaix
Kathy Chaix
Steve Chaix
Lorene Gordon
John Chaix

Ed Chaix Family members:

Leslie Keogh
Lynne Albrecht
Connie Meyer

Chaix Wines:

John Chaix
Kathy Chaix

We would like you to understand that not all members wanted this project, and that the project will not benefit all of the members in the same way.

Please feel free to contact me if you have any questions. Thank you.

Lynne Albrecht
707-299-7888

Atkins, Wendy

From: Connie Meyer <luckypenny626@gmail.com>
Sent: Friday, April 19, 2024 9:14 AM
To: Atkins, Wendy
Subject: Public Comment, Chaix Family Vineyard Micro-Winery Use Permit,#P23-00223

[External Email - Use Caution]

Dear Wendy,

If possible, could you please post my letter alongside my sisters' comments. Thank you.

To Whom It May Concern:

My name is Connie Meyer, daughter of Ed Chaix (deceased), and I grew up at 1204 Manley Lane. I am now a shareholder of Chaix Family Vineyard LLC but I have not been a part of this permit application. My cousins who grew up in Menlo Park, John Chaix and Kathy Chaix, are fellow shareholders and also proprietors of a separate business - Chaix Wines. They purchase grapes from Chaix Family Vineyards, a ranch that now has all its farm and labor tasks performed by vineyard management company. The application for a micro-winery use permit is being made for the Chaix Family Vineyards company, however, the wines that will be tasted and sold at this winery will be for the Chaix Wines company.

That Chaix Wines wants to expand its business is not what I directly object to, but having to pay for the expansion is. We have posed questions to John asking for specifics about monetary division, shareholder property use, etc., but he replies those issues will be addressed after, and if, the permit is approved. Given that John has sole control of our funds and expenditures, I am not satisfied with his response.

I am asking that you deny the approval of this permit.

Respectfully Submitted,
Constance C. Meyer

From: [Jeff Quirici](#)
To: [Gallina, Charlene](#)
Subject: Chaix Micro Winery
Date: Tuesday, April 23, 2024 11:53:49 AM

[External Email - Use Caution]

Hi Charlene,

I'm a resident of Manley Lane and my family has had property on Manley Lane for multiple generations as well.

Micro-Winery permits with the work of Save the Family Farm is a great thing for the Napa Valley. However in this instance, after reading through the documents, specifically the public comments, I have some concern. There seems to be an dispute with family members and that is an immediate red flag for me. When the only public comments are from family members/owners, I think things really need to be evaluated.

First off, I want to be clear that I'm not opposed of a micro-winery there.

When reading the public comments it appears at least three members of Chaix Family Vineyards LLC aren't aware of the projects plans. It seems like the managing member is using that position within the LLC (Chaix Family Vineyards) for personal gain (Chaix Wines). Conflict of interest? All members of the Chaix Family Vineyards LLC should have approved this project themselves first before this application was ever submitted, as approving this will alter their family ranch in which they are all owners.

Lastly, if approved I ask the winery be closed no later than 5pm as all other wineries in the area do, except for Peju. 5pm seems like a reasonable request. The request of 9am - 6pm is more hours than all the wineries in the area.

Sequoia Grove: 10am - 5pm (closed on Tuesdays)
Cakebread: 10am - 430pm
St. Supery: 10am - 5pm
Foley Johnson: 10am - 5pm
Peju: 10am - 6pm
BV: 10am - 5pm
Staglin - 9am - 5pm (closed on Saturday and Sundays)
Delbondio: No tastings
Inglenook: 1030am - 5pm
Bella Oaks (old Swanson Winery, 500 ft from Chaix): To be determined

Thanks,
Jeff