

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, July 15, 2026

9:00 AM

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

Planning Commission

District 1, Kara Brunzell (Chair)

District 2, Walter Brooks

District 3, Molly Moran Williams

District 4, Pete Richmond (Vice-Chair)

District 5, Megan Dameron

Brian D. Bordona, Director

Laura Anderson, County Counsel

Michael Parker, Planning Manager

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez Vega, Meeting Clerk

Aime Ramos, Meeting Clerk

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

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

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

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

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

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

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

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

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

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

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

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

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA

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

ON A MATTER NOT ON THE AGENDA

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

1. **CALL TO ORDER; ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENTS AND RECOMMENDATIONS**

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

4. **APPROVAL OF MINUTES**

The Clerk of the Commission requests approval of minutes from the regular meeting held on July 1, 2026.

[26-1418](#)

Attachments: [7-1-26 Minutes](#)

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

7. PUBLIC HEARING ITEMS

- A. DARIO SATTUI / CASTELLO DI AMOROSA / ADVISORY REPORT [26-1383](#)
FOR USE PERMIT MAJOR MODIFICATION APPLICATION
#P19-00459-MOD AND APPEAL #P25-00137

CEQA Status: Consideration of a revised Categorical Exemption Memorandum, determining that the project is categorically exempt from the California Environmental Quality Act (CEQA). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, or cause substantial adverse change in the significance of a historical resource. As proposed the project meets the criteria for eligibility as Categorical Exempt from CEQA under Classes 1, 2, 3, 4, and 11. [See Class 1 (“Existing Facilities”), Class 2 (“Replacement or Reconstruction”), Class 3 (“New Construction or Conversion of Small Structures”), Class 4 (“Minor Alterations to Land”), and Class 11 (“Accessory Structures”) which may be found in the guidelines for the implementation of the CEQA at Title 14 CCR §15301, §15302, §15303, §15304, and §15311]. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: As directed by the Board of Supervisors on remand of Appeal File No. P25-00137, the Planning Commission will review groundwater related matters including, but not limited to, the updated Water Availability Analysis, staff’s revised analysis of groundwater use, revised CEQA Memorandum, and Revised Recommended Conditions of Approval. Upon consideration of these matters the Planning Commission will forward an advisory recommendation to the Board of Supervisors. The pending appeal on the Castello di Amorosa Winery project will then be noticed for a hearing before the Board of Supervisors. Public notice of the appeal hearing will be provided at least 19 days in advance of the hearing.

The Winery Parcel is located on an approximately 40-acre parcel at 4045 North St. Helena Highway. The parcel is within the AW (Agricultural Watershed) zoning district, with a General Plan designation AWOS (Agriculture, Watershed and Open Space). Winery Parcel APN 020-390-012 (SFAP) and Residential Parcel APN 020-230-001 (SFAP).

Staff Recommendation: That the Planning Commission issue an advisory

recommendation to the Board of Supervisors with the following recommendations from Staff: find the Project Categorically Exempt from CEQA and approve Use Permit Modification P19-00459, subject to the Revised Recommended Conditions of Approval.

Staff Contact: Emily Hedge, Planner III, (707) 259-8226 or emily.hedge@countyofnapa.org

Applicant Contact: Dario Sattui, (707) 967-6260 or dario@castellowines.com

Project Agent: Georg Salzner, (707) 967-6261, georg@castellodiamorosa.com

Applicant Representative: Scott Greenwood-Meinert, (415) 772-5741, sgreenwood-meinert@coblentzlaw.com

Attachments: [A. Revised Recommended Conditions of Approval and Final Agency Approval Memos](#)
[B. Updated Categorical Exemption Determination](#)
[C. Revised Water Availability Analysis November 2025](#)
[D. Engineering Division Technical Adequacy Memorandum](#)
[E. LSCE Peer Review Memorandum](#)
[F. SWRCB Conclusion of Complaint](#)
[G. 2025-2026 Water Use Records](#)
[H. Graphics - Individual Sheets from Revised WAA](#)
[I. Public Comments](#)

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE AUGUST 5, 2026 REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS/COMMITTEE REPORTS

11. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 7/8/26 BY 12:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)
Angie Ramirez Vega, Clerk of the Commission



Napa County

Board Agenda Letter

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

Planning Commission

Agenda Date: 7/15/2026

File ID #: 26-1418

TO: Napa County Planning Commission

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

REPORT BY: Angie Ramirez Vega, Clerk of the Commission

SUBJECT: Approval of Minutes

RECOMMENDATION

The Clerk of the Commission requests approval of minutes from the regular meeting held on July 1, 2026.

EXECUTIVE SUMMARY

The Clerk of the Commission requests approval of minutes from the regular meeting held on July 1, 2026.

ENVIRONMENTAL IMPACT

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

BACKGROUND AND DISCUSSION

Only Commission members who attended the July 1, 2026, meeting may vote on the minutes.



Meeting Minutes

Napa County Planning Commission

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

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

Wednesday, July 1, 2026

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER / ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None

4. APPROVAL OF MINUTES

Motion by Commissioner Brooks to approve minutes for the June 17, 2026, regular meeting as presented, seconded by Commissioner Moran Williams

Vote: Carried 4-0-1

Yes: Brooks, Moran Williams, Dameron, Richmond

No: None

Absent: Brunzell

5. AGENDA REVIEW

Michael Parker gave the agenda review.

6. DISCLOSURES

Yes: Moran Williams, Dameron, Brooks, Richmond

No:

Absent: Brunzell

7. PUBLIC HEARING ITEMS

A. JOHN BREMER ETAL TRUST / BREMER FAMILY WINERY / USE PERMIT MAJOR MODIFICATION NO. P22-00086-MOD & EXCEPTION TO THE NAPA COUNTY ROAD & STREET STANDARDS

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration.

According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with implementation of Mitigation Measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

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

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

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

APPLICANT AGENT CONTACT: Andrea A. Matarazzo, Matarazzo Law, (916) 241-0533; andrea@matarazzolaw.net

Acting Chair Richmond opened public comment, ten comments were received, he closed public comment.

Motion by Commissioner Brooks to continue the item to a date uncertain, seconded by Commissioner Dameron.

Vote: Carried 4-0-1

Yes: Brooks, Dameron, Moran Williams, Richmond

No: None

Absent: Brunzell

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE *JUNE 17, 2026, REGULAR MEETING*

Brian Bordona discussed potential items for the July 15, 2026, meeting.

BOARD OF SUPERVISORS ACTIONS- None

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT - None

ZONING ADMINISTRATOR ACTIONS

Brian Bordona reported on project actions.

OTHER PENDING PROJECT'S STATUS - None

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS - NONE

11. ADJOURNMENT

Meeting adjourned at 11:55 am

ANGIE RAMIREZ VEGA, Meeting Clerk



Napa County

Board Agenda Letter

1195 THIRD STREET
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Planning Commission

Agenda Date: 7/15/2026

File ID #: 26-1383

TO: Napa County Planning Commission

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

REPORT BY: Emily Hedge, Planner III - (707) 259-8226

SUBJECT: Castello di Amorosa Winery, Use Permit Major Modification Application #P19-00459-MOD and Appeal #P25-00137 Groundwater Review

RECOMMENDATION

DARIO SATTUI / CASTELLO DI AMOROSA / ADVISORY REPORT FOR USE PERMIT MAJOR MODIFICATION APPLICATION #P19-00459-MOD AND APPEAL #P25-00137

CEQA Status: Consideration of a revised Categorical Exemption Memorandum, determining that the project is categorically exempt from the California Environmental Quality Act (CEQA). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, or cause substantial adverse change in the significance of a historical resource. As proposed the project meets the criteria for eligibility as Categorical Exempt from CEQA under Classes 1, 2, 3, 4, and 11. [See Class 1 ("Existing Facilities"), Class 2 ("Replacement or Reconstruction"), Class 3 ("New Construction or Conversion of Small Structures"), Class 4 ("Minor Alterations to Land"), and Class 11 ("Accessory Structures") which may be found in the guidelines for the implementation of the CEQA at Title 14 CCR §15301, §15302, §15303, §15304, and §15311]. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: As directed by the Board of Supervisors on remand of Appeal File No. P25-00137, the Planning Commission will review groundwater related matters including, but not limited to, the updated Water Availability Analysis, staff's revised analysis of groundwater use, revised CEQA Memorandum, and Revised Recommended Conditions of Approval. Upon consideration of these matters the Planning Commission will forward an advisory recommendation to the Board of Supervisors. The pending appeal on the Castello di Amorosa Winery project will then be noticed for a hearing before the Board of Supervisors. Public notice of the

appeal hearing will be provided at least 19 days in advance of the hearing.

The Winery Parcel is located on an approximately 40-acre parcel at 4045 North St. Helena Highway. The parcel is within the AW (Agricultural Watershed) zoning district, with a General Plan designation AWOS (Agriculture, Watershed and Open Space). Winery Parcel APN 020-390-012 (SFAP) and Residential Parcel APN 020-230-001 (SFAP).

Staff Recommendation: That the Planning Commission issue an advisory recommendation to the Board of Supervisors with the following recommendations from Staff: find the Project Categorically Exempt from CEQA and approve Use Permit Modification P19-00459, subject to the Revised Recommended Conditions of Approval.

Staff Contact: Emily Hedge, Planner III, (707) 259-8226 or emily.hedge@countyofnapa.org

Applicant Contact: Dario Sattui, (707) 967-6260 or dario@castellowines.com

Project Agent: Georg Salzner, (707) 967-6261, georg@castellodiamorosa.com

Applicant Representative: Scott Greenwood-Meinert, (415) 772-5741, sgreenwood-meinert@coblenzlaw.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission recommend that the BOS:

1. Find the project Categorically Exempt from CEQA; and
2. Approve Use Permit Modification P19-00459 subject to the Revised Recommended Conditions of Approval in Attachment B.

Discussion:

On April 2, 2025, the Napa County Planning Commission (“Commission”) approved the Castello Di Amorosa Winery Use Permit Major Modification No. P19-00459, to recognize and approve items that are out of compliance with the permitted entitlements and for an expansion beyond existing entitlements. The application was enrolled in the County’s Use Permit Compliance Program. The Commission found the project categorically exempt from the CEQA (under Classes 1, 2, 3, 4, and 11) and approved the Use Permit Major Modification.

The Commission approved the project with three (3) revised conditions of approval and added one new condition regarding groundwater use. The new condition was added by the Commission and agreed to by the applicant to ensure groundwater levels and the pump rate for the non-project well (Well #2) were maintained at baseline conditions in perpetuity. To determine baseline conditions, the Applicant was directed to provide prior year and current monthly and annual groundwater use from Well #2 to be included in the final condition of approval.

On April 16, 2025, a timely notice of intent to appeal the Commission's decision on the Use Permit Major Modification was filed by Water Audit California (WAC) and a timely appeal packet was submitted on April 30, 2025 (the Appeal P25-00137). On April 21, 2025, approximately three weeks after the Commission decision on the Project and after the notice of intent to appeal was filed, the Applicant provided the required monthly water usage for 2024 and for part of 2025 for the two wells and the reservoir on the property. Upon review of this baseline data, staff discovered discrepancies between the information provided and what was disclosed in the Applicant's WAA that was considered by the Commission. Specifically, the Applicant's baseline data revealed that groundwater pumped from Well #2 greatly exceeded the total groundwater water use disclosed in the Applicant's WAA by almost double in year 2024 and was close to the annual rate of recharge for the property. This data further revealed additional significant discrepancies in the Applicant's WAA, leading staff to conclude that the Applicant's WAA relied upon by the Commission was partially invalid and should be updated to provide accurate information so that potential impacts to groundwater and public trust resources can be adequately evaluated.

Upon learning of the issues with the Applicant's WAA, County Counsel's office immediately reached out to counsel for the Appellant and Applicant informing the parties of the Applicant's invalid WAA. The parties were further informed that staff would be requesting that the Board remand the Project to the Planning Commission for an advisory recommendation on the topic of groundwater and an updated WAA prior to the Appeal hearing.

On the June 24, 2025, at the appeal hearing the Board remanded the Project to the Commission for preparation of an advisory recommendation on the groundwater use, updated WAA, and any potential impacts resulting from the Project to ensure that the Board of Supervisors ("Supervisors") has the most accurate and complete information from which to evaluate the Appeal and the Project.

The revised WAA, titled Water Availability Analysis for Castello Di Amorosa dated November 2025, prepared by Bartelt Engineering (2025 WAA) was reviewed by PBES staff and peer reviewed by the County's consulting hydrological engineering firm Luhdorff & Scalmanini Consulting Engineers (LSCE). The 2025 WAA was found to be technically adequate and LSCE provided recommendations for construction and operational parameters of the wells on site. More importantly, the additional information contained in the 2025 WAA enabled staff to determine baseline groundwater extraction totals from Well #1 and Well #2 in 2019.

Staff is recommending multiple revised conditions of approval related to groundwater use, monitoring, and reporting, including additional limitations on groundwater use, and increased monitoring and reporting obligations beyond the previously approved requirements. Staff is not recommending any changes to the project scope approved by the Commission, and the CEQA determination that the project is Categorical Exempt from CEQA remains the same. Today's request is for the Commission to review groundwater related matters and

forward an advisory recommendation to the Supervisors. The Supervisors will consider this recommendation in their deliberation of the Appeal.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Consideration of a revised Categorical Exemption Memorandum, determining that the project is categorically exempt from the California Environmental Quality Act (CEQA). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, or cause substantial adverse change in the significance of a historical resource. As proposed the project meets the criteria for eligibility as Categorical Exempt from CEQA under Classes 1, 2, 3, 4, and 11. [See Class 1 (“Existing Facilities”), Class 2 (“Replacement or Reconstruction”), Class 3 (“New Construction or Conversion of Small Structures”), Class 4 (“Minor Alterations to Land”), and Class 11 (“Accessory Structures”) which may be found in the guidelines for the implementation of the CEQA at Title 14 CCR §15301, §15302, §15303, §15304, and §15311]. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Parcels: The legal parcel on which the Castello di Amorosa winery is located consists of two (2) parcels that have been Separated for Assessment Purposes (SFAP). The Napa County Assessor assigns "SFAP" to parcels with distinct Assessor Parcel Number (APN) for tax assessment purposes when the legal ownership is the same.

Owner: Dario Sattui, 3999 North St. Helena Highway, (707) 967-6260 or Dario@castellodiamorosa.com

Project Agent: Georg Salzner, (707) 967-6261, georg@castellodiamorosa.com

Applicant Representative: Scott Greenwood-Meinert, (415) 772-5741, sgreenwood-meinert@coblentzlaw.com

Zoning District: AW (Agricultural Watershed)

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

Project Background: This staff report presents an updated discussion of staff’s evaluation of groundwater use and process for determining the water use baseline. The report presents an updated CEQA Memorandum and Revised Recommended Conditions of Approval. Staff is recommending multiple revised conditions of approval related to groundwater use, monitoring, and reporting. Staff does not recommend changes to the project scope approved by the Commission, and the CEQA determination that the project is Categorical Exempt from CEQA remains the same. Upon consideration of these revised documents the Commission will forward an advisory recommendation to the Supervisors.

Planning Commission Hearing and Project Approval

On April 2, 2025, the Commission approved the Castello Di Amorosa Winery Use Permit Major Modification

No. P19-00459, to recognize and approve items that are out of compliance with the permitted entitlements and for an expansion beyond existing entitlements. The Commission further found the project categorically exempt from the CEQA under Classes 1, 2, 3, 4, and 11. Link to Planning Commission April 2, 2025, hearing staff report and attachments, including Attachment “F” Water Availability Analysis August 2024.

<https://napa.legistar.com/LegislationDetail.aspx?ID=7270666&GUID=DA8FEEC8-E376-4F81-B8E8-69D657D6CCCE>

Use Permit History - Use Permit No. U-278485 was approved by the Planning Commission on January 6, 1988, permitting a 250,000 gallon per year winery with public tours and tastings. Numerous use permit modifications were approved between 1989 and 2015. The original entitlements associated with the Major Modification request are listed below.

-Employees-

25 employees during crush and 15 employees during non-crush.

-Hospitality areas-

2,678 s.f. Public tasting room

-Visitation- Public Tastings - Pre-WDO entitlement-

Summer Weekdays (April 1-Dec 2nd) - A maximum of 50 persons per day

Summer Weekends (April 1-Dec 2nd) - A maximum of 200 persons per day

Winter Weekdays (Dec 2 to April 1) - A maximum of 25 persons per day

Winter Weekends (Dec 2 to April 1) - A maximum of 75 persons per day

-Marketing-

Use Permit Modification #94077 Condition of Approval No. 8. Approved by staff on March 22, 1995. A Marketing Plan consisting of:

- a. Retail sales conducted in the tasting and sales room from 9-6:00 pm from March through October and from 9-5:00 pm from November through February.
- b. Public tours and tastings from 9-6:00 pm from March through October and 9-5:00 pm from November through February. Tours and tastings may be offered at any event at the winery.
- c. Promotional events for up to 300 people in the courtyard, hall and grounds, with or without sit down lunches and/or dinners or buffets.
- d. Cooking classes and educational seminars conducted as needed to promote the winery and its products.
- e. Gift shop: Sales of wine related gift items winery souvenirs and promotional items will be sold in the tasting room.
- f. Marketing off-site including sending a newsletter with offers of wine and related products for sale.
 - i. Newsletter: A newsletter will be sent monthly or less frequently as needed with offers of wine and related products for sale, soliciting the availability of the winery for events.
 - ii. Wine of the Month Club: A wine of the month club will be instituted sending wine to customers' homes or businesses periodically.
 - iii. Competitive Tastings: the winery's products will be entered in local, regional, national and international tasting events.
 - iv. Promotional Tastings: The winery will attend various charitable functions, fairs, and similar events to pour wine or donate wine for such purposes.
 - v. Advertising: The winery will advertise, locally, regionally, nationally and internationally, its

wines, its winery, and its public tours and tastings.

Use Permit Major Modification Approval - The Commission's April 2, 2025, approval included recognition of an increase in the number of employees to 153 employees; an increase in daily visitation to 427,541 annual guests (including daily and weekly maximums); an increase in annual marketing events a total of 103 events; and allowing hospitality activities in portions of the building originally approved for production uses (approximately 18,550 s.f. located in numerous rooms throughout the winery buildings). The Project approval also included new requests for designation of additional areas within the buildings for hospitality uses (approximately 14,000 s.f. converted from entitled production areas); conversion of a portion of the existing Type 1 cave (approximately 8,823 s.f.) to a Type 2 cave, allowing tours; increase the number of parking spaces in two (2) areas by 38 spaces for a total of 177 spaces; and installation of a replacement well, serving as the new Project Well to be used for the existing public water system.

The Commission's action approved the project as recommended by staff, with three (3) revised conditions of approval and added one new condition regarding groundwater use. Condition of approval (COA) Nos. 1.1.d and 4.20.a. were revised to clarify components of the scope. Based on Commission discussion at the hearing, staff revised COA No. 4.20.g to extend the monitoring requirement for a biannual submittal of visitation and marketing data from three (3) to six (6) years, added the requirement to come before the PC at year three (3) and year (6), and included the requirement for the Fire Marshal or Building Division to perform periodic compliance inspections at least once a year.

The new condition of approval was added by the Planning Commission to ensure that existing groundwater levels and the pump rate for Well #2 are maintained at baseline conditions. To finalize this condition, the Applicant was directed to provide historic water usage data in order to determine a baseline. Approximately three weeks after the Commission hearing and decision on the Project, while the Appeal was pending (see Appeal section below), the Applicant provided the required monthly water usage for 2024 and for part of 2025 for the two wells and the reservoir on the property. Upon review of this data, staff discovered discrepancies between the information provided and what was disclosed in the Applicant's WAA that was considered by the Commission ("2024 WAA"). Specifically, the Applicant's data revealed that groundwater pumped from Well #2 greatly exceeded the total groundwater use disclosed in the 2024 WAA by almost double in year 2024 and the total groundwater use from both wells was close to the annual rate of recharge for the property as calculated in the 2024 WAA. This data further revealed additional significant discrepancies relied upon by the Commission, lacked critical information and needed to be updated to provide accurate information so that potential impacts to groundwater, interconnected surface waters, and public trust resources can be adequately evaluated.

Project Appeal and Board of Supervisors Hearing

On April 16, 2025, a timely notice of intent to appeal the Commission's decision on the project was filed by Water Audit California (WAC) and a timely appeal packet was submitted on April 30, 2025 (the Appeal). At the June 24, 2025, Board of Supervisors (Supervisors) hearing regarding the appeal of the Commission's decision, the Supervisors granted staff's request that the Supervisors remand the Project to the Commission for an advisory report on the topic of groundwater prior to proceeding with the Appeal hearing. Link to the Supervisor's June 24, 2025, staff report and attachments.

<https://napa.legistar.com/LegislationDetail.aspx?ID=7435676&GUID=EAE29D2E-D6EA-44FC-83FB-2463416B5560>

Revised Water Availability Analysis

The Applicant submitted a revised Project WAA titled Water Availability Analysis for Castello Di Amorosa

dated November 2025, prepared by Bartelt Engineering (Attachment D). The revised WAA (“2025 WAA”) was reviewed by PBES Engineering staff and peer reviewed by Luhdorff & Scalmanini Consulting Engineers (LSCE). The peer review found that 2025 WAA to be technically adequate and included recommendations for construction and operational parameters to be placed on the wells. The recommended parameters have been considered by staff and incorporated into the Revised Recommended Conditions of Approval (see COA Nos. 4.18.a; 4.20.i-m; 6.1.a; 6.15.b; 6.15.f; 6.15.g).

The 2025 WAA included a Tier 1, Tier 2, and Tier 3 analysis. Each tier is discussed separately below, but in summary:

- The Tier 1 groundwater use calculations were updated based on additional water use records. The revised WAA provides water use records supporting the additional water usage of Well #2, due to a more detailed consideration of landscape irrigation and the use of Well #2 for vineyard irrigation (see appendices to the 2025 WAA).
- There was no change to the recharge analysis originally prepared in August 2024. Despite the increase in estimated overall water use, the groundwater extraction level remains under the estimated annual rate of recharge. There were no changes to the Tier 2 analysis that determined there are no springs in the project vicinity and no neighboring, non-project wells located within 500 feet of the project wells.
- The Tier 3 equivalent analysis has been updated to include discussion of Well #2, and operational conditions have been recommended to reduce potential impacts to public trust resources based on existing conditions. There was no change to the analysis of the proposed replacement well, however additional conditions are recommended to further regulate water usage operations to reduce impacts compared to baseline conditions.

Project Analysis - Baseline Conditions

This application was submitted to participate in the County’s Code Compliance Program (Compliance Program) as described in Resolution No. 2018-164 adopted by the Board on December 4, 2018. With submittal of the Major Modification under the Compliance Program, the winery’s existing, unpermitted operations occurring in 2018 - 2019 were used as the operational baseline for the request for recognition and the environmental baseline for the CEQA analysis consistent with the CEQA Guidelines, caselaw, and the Compliance Program.

The original 2024 WAA calculated water use based on existing 2018-2019 operational levels, utilizing standard estimates from the County’s Water Availability Analysis - Guidance Document Adopted May 12, 2015 (“Guidelines”), and the results were assumed to be an accurate representation of water use associated with operations during that time, and since the request was only for recognition of operational uses there was no anticipation that water use would change. Bartelt Engineering, the project engineer, stated in the 2025 WAA that the 2023-2024 data submitted to finalize the new condition of approval was not consistent with the 2016-2019 water use data collected by their firm and used to prepare the Tier 1 analysis in the 2024 WAA. The report states that water use data from the years 2020-2023 was not continuously compiled and added to the 2024 WAA because there were no changes on the property in terms of vineyard size, hospitality levels, production levels, or landscaping projects that would have changed the water demand.

For preparation of the updated 2025 WAA the Applicant compiled water use records from 2018-2024 for Well #1 and #2, water use reported to the SWRCB for the public water system, diversion levels reported to the

SWRCB for the on-site reservoir, vineyard irrigation estimates from the winery, and residential landscape irrigation records (See 2025 WAA Appendices C, D, F, G, and I). Regardless of the variations in water use records between the 2024 and 2025 WAAs, staff utilized the detailed records for the 2018-2019 data to establish the baseline, an average of the 2018 and 2019 records. This baseline was used in this analysis and the Revised Recommended Conditions of Approval.

Water sources

Two groundwater wells are used to supply the potable water and irrigation needs of the property. The groundwater wells and subsequent water storage and supply systems are regulated as a Non-Transient Non-Community (NTNC) water system by Napa County Environmental Health under permit #2800043.

Existing Well #1 (Well #1 is the current Project well). The well was constructed in 1987 under Napa County permit 18894. It is located immediately adjacent to the winery building and approximately 55 feet from Nash Creek. The existing pumping rate is 50 gallons per minute. Groundwater from the well is pumped into a two compartment, 35,000-gallon storage tank on the hillside above the winery. The upper compartment has a 19,000-gallon capacity and is dedicated to potable use. The lower compartment has a 16,000-gallon capacity and is dedicated to fire protection. Based on the records provided, the average annual groundwater use from Well #1 for 2018-2019 was 12.4 AFY. Existing Well #1 will be demolished upon successful completion and start-up of the Replacement Well, which is described further below.

Well #2 This well was constructed in 2004 under Napa County permit 96-12662. Well #2 is located approximately 150 feet southeast of Well #1 and approximately 100 feet from Nash Creek. Well #2 is used for landscape irrigation, fire suppression, and vineyard irrigation. It is also an approved backup source for the public water system and was used as such beginning in January 2023 according to the 2025 WAA. Groundwater from Well #2 is primarily pumped into the adjacent 83,000 gallon above ground cistern that supplies the irrigation systems. The Well #2 pump system is also connected to the pipe that fills the 35,000-gallon tank. The Applicant does not have a sub-meter installed to track Well #2's output to the public water system separately from the overall groundwater produced by Well #2. Based on the records provided, the average annual groundwater use for Well #2 for 2018-2019 was 25 AFY. As discussed below, it is difficult to discern the quantity of the water that was being utilized by the winery (if any) and what was used for vineyard irrigation or other non-winery uses.

Reservoir - On March 9, 1992, The State of California Water Resources Control Board (SWRCB) issued permit #20603 authorizing the collection of up to 20 acre-feet/year in the already existing reservoir on Nash Creek for use as vineyard irrigation. The permit authorized additional diversion, however, the associated reservoir was never constructed. The Applicant conveys irrigation water from the reservoir through a piping system to a booster pump and pressure tank system at the headworks of the vineyard irrigation system. Based on the records provided by the Applicant, 3.9 AF was used in 2018, and 9.1 AF was used in 2019.

Proposed Replacement Well (Replacement Well will replace Existing Well #1 Project Well). Bartelt Engineering, the project engineer, in coordination with the Applicant, identified a general area of the property suitable to install the replacement project well. A Well Location Exhibit is included in the 2025 WAA, showing the potential replacement locations highlighted in purple. The exact location of the replacement project well has not been determined at this time due to unknown factors related to the suitability of subsurface conditions in the potential drilling locations. Rather than propose a singular location, an approximately 3.5-acre area in the northwestern corner of the property has been considered. This area includes a portion of an approximately 11.5-acre vineyard and an area directly adjacent to an existing solar panel array covering approximately one (1) acre.

The drilling would occur in a previously developed area, and no tree removal would occur as part of the project.

The 2025 WAA contains construction and operational parameters for the proposed replacement well. LSCE's peer review of the WAA included recommendations for both construction and operational parameters for the proposed replacement well. These recommendations have been incorporated into the Revised Recommended Conditions of Approval (see COA Nos. 4.20.j; 4.20.k; 4.20.l; 4.20.m; and 6.15.b). The parameters include but are not limited to the location of the proposed well to Nash Creek (no closer than 130 feet and no further than 700 feet), a surface seal depth (a minimum of 150 feet), and a reduced pumping rate of no more than 40 gallons per minute (where no limitation currently exists). Per COA No. 6.15.a. within 30 days of the effective approval date of this modification, the Permittee shall submit an updated well drilling application for the Replacement Well to the Environmental Health Division including the information required by COA No. 6.15.b.

New Statement of Water Diversion and Use Rights. On July 31, 2025, the Applicant filed an Initial Statement of Water Diversion and Use Rights (SWDU) with the SWRCB for a claim of riparian rights to upstream spring water flows in Nash Creek that enter the reservoir. A riparian water right is surface water property right that runs with the land and allows a landowner to take water from a natural watercourse that is contiguous to its property. The property owner has the right to use the water from the adjacent watercourse on the adjacent riparian land for reasonable and beneficial use. This type of water right does not require a permit or advance approval from the SWRCB. However, the use is required to be reported to the SWRCB by filing a Statement of Water Diversion and Use the year after the water has been used. Nash Creek flows directly through the Applicant's property and therefore the Applicant has a corresponding riparian water right to use water flowing from the creek. The separate approved reservoir permit authorizes 20 AF of water to be collected and stored from November 15 to March 1. Nash Creek is spring-fed and can flow year-round, so water continues to flow from Nash Creek after March 1, and enters the pond outside the permitted winter storage season. The Applicant filed SWDU S029337 because water flowing in Nash Creek is used for irrigation of riparian lands during the summer months. When water is diverted and used from Nash Creek after March 1, it is a riparian direct diversion. The filing is for a direct diversion of surface water of 12 gallons per minute to be used for irrigation. This quantity is additive to the 20 AF of surface water allowed for vineyard irrigation under the reservoir permit. The Initial Statement of Water Diversion and Use allows the claimant to use the water when it is available and does not quantify an annual use limit.

Revised Water Availability Analysis

Tier 1 - Groundwater Demand and Annual Rate of Recharge Analysis

Both WAAs provide calculations for residential, winery, and agricultural water uses. The following summarizes the use calculations in the 2024 WAA and 2025 WAA and denotes differences in estimates. Summary notes have been added to explain the changes, with further narrative included below. The WAAs contain further details on water usage assumptions and calculations for each use category.

Total Groundwater Use

Includes: Winery, Residential, and Agricultural

2024 WAA: 15.99 AF

2025 WAA: 34.34 AF

Difference: +18.35 AF

Note: The primary change is due to the incorporation of landscape irrigation records and detailed estimates not included in the 2024 WAA.

Winery

Includes: Process, Winery Landscaping, Employees, Tours and Tastings, and Marketing Events

2024 WAA: 14.22 AF

2025 WAA: 24.47 AF

Difference: +10.25 AF

Note: The primary change is due to the addition of an estimate of landscaping irrigation.

Residential

Includes: Primary Residence, Second Unit, Guest Cottage, and Residential Landscaping

2024 WAA: 1.6 AF

2025 WAA: 9.7 AF

Difference: +8.1 AF

Note: The primary change is due to the addition of recorded landscape irrigation data.

Agricultural

Includes: Vineyard Irrigation and Farm Management

2024 WAA: 0.17 AF

2025 WAA: 0.17 AF

Difference: No change

Note: The 2025 WAA still assumes that vineyard irrigation will primarily be provided by the reservoir, however, it is noted that groundwater could be used as a back-up source as needed.

The following discusses the changes in the estimates of landscape irrigation since those represent the largest water use change. The 2024 WAA calculated water use based on existing 2018-2019 operational levels, utilizing standard estimates from the County's WAA Guidelines. The Guidelines calculation for residential use includes an allocation for "minor to moderate landscaping" with a range from 0.5 - 0.75 AF for a primary residence and 0.2 - 0.5 AF for a second residence. The Guidelines calculation for winery use includes an allocation for landscaping based on production quantity - 0.5 AF per 100,000 gallons of wine. In preparation for the revised 2025 WAA, the project engineer was able to obtain metered records for the residential landscaping. The 2025 WAA identified the averages residential landscape irrigation at 8 AFY based on metered values between the years 2018 and 2024, which ranged from 6.6 AF to 9.4 AF (See 2025 WAA Appendix F). The 8 AF is considerably greater than the standard calculation of 0.75 AFY in the 2024 WAA, which was based on assumed volumes in the County's Guidelines.

Currently, there are no water meters installed to track the non-residential landscape irrigation water use on the property; therefore, the winery does not have records for the winery landscape irrigation. The method utilized by Bartelt Engineering in the 2025 WAA to generate an estimate was subtracting known or calculated values from the overall water use recorded by the well and surface water reservoir meters. Bartelt Engineering concluded that based on the available information, non-residential landscaping irrigation use has ranged from approximately 8.5 AFY to as high as 36.5 AFY. The 2025 WAA recognized that the estimated groundwater recharge potential of 40.5 AFY does not support irrigation demands at the higher end of the historical range, so the applicant selected 12 AFY as the projected landscape irrigation demand moving forward. However, the historical irrigation estimates cannot be attributed solely to landscape irrigation because Well #2 served as the primary source of vineyard irrigation between 2013 and 2024. As a result, the historical values reflect a combination of landscape and vineyard irrigation demands and are not an appropriate basis for estimating

future landscape water use.

To ascertain estimated non-residential landscape irrigation volumes from Well #2, staff conducted an independent evaluation of the landscaped areas associated with each parcel. This evaluation included a site visit on February 11, 2026, with the applicant's representative, engineer, and facilities manager to identify actively irrigated landscape areas. Using GIS mapping of the areas identified during the site visit, staff calculated approximately 99,863 square feet of irrigated landscaping and approximately 60 Italian cypress trees on the winery parcel. Applying the factor provided in the 2015 WAA Guidelines of 0.1 AFY per 2,000 square feet of non-xeriscape landscaping, the estimated landscape irrigation demand for the winery parcel is approximately 5 AFY. This independently derived estimate supports the conclusion that the projected landscape irrigation demand is substantially lower than the higher historical estimates contained in the 2025 WAA, which included vineyard irrigation demands.

Based on the independent landscape irrigation analysis, along with the applicant's commitment in the 2025 WAA that the on-site reservoir will serve as the primary source of vineyard irrigation moving forward, and the County's obligation to ensure that groundwater extraction does not increase beyond historically established levels, staff recommends recognizing the non-residential landscape irrigation allocation at 5 AFY, which effectively reduces the 12 AFY estimated in the 2025 WAA by 7 AFY. This adjustment would therefore result in a reduction of the property's maximum allowable groundwater estimate and associated cap on annual extraction for Well #2 from 34.34 AFY to 27.34 AFY. This recommended cap is consistent with the applicant's stated operational commitment and together with the required Water Demand Management Plan, which includes water metering and reporting by use category, will provide an ongoing mechanism to evaluate irrigation practices, track water consumption, and promote the efficient use of groundwater resources through adaptive management and water conservation measures.

As noted above, there were no changes to the Groundwater Recharge Analysis, dated August 10, 2024, prepared by Richard C. Slade & Associates LLC (RCS) consulting groundwater geologists. The total annual average groundwater recharge at the subject property was calculated at 40.5 AFY. This included a combination of a recharge estimate for the portion of the site within the Napa Valley Subbasin and portion outside the Subbasin. The RCS analysis was reviewed by LSCE as part of the revised 2025 WAA. LSCE calculated a recharge value considering the entire site outside the Subbasin, noting that the RCS recharge was calculated using a pre-2018 Subbasin boundary that shows part of the property within the Napa Valley Subbasin. The LSCE recharge estimate of 44 AFY exceeds the value cited in the RCS analysis. The estimated total water demand on this parcel, 34.34 AFY, is less than the estimated groundwater recharge volume, and the Tier 1 Water Criterion is met.

Tier 2 Well and Spring Interference

No changes were made to the Tier 2 analysis. Based on information obtained through Napa County public records, there are no springs in the project vicinity and no neighboring wells located within 500 feet of the Proposed Replacement Well. Existing Well #2 is located approximately 150 feet from Existing Well #1. As described in the Tier 3 Analysis below, Well #1 will be replaced in a location greater than 500 feet from Well #2. Therefore, the Tier 2 well interference criterion is presumptively met.

Tier 3 Equivalent Analysis

As required by Napa County's May 12, 2015, WAA Guidance Document and the Interim Napa County Well Permit Standards and WAA Requirements - January 2024, the project must examine the horizontal distance

between wells utilized by the project and Significant Streams, as determined by the Napa County Well Permit Standards. The proposed Replacement Well location and existing Well #2 are within 1,500 feet of a Significant Stream, Nash Creek, therefore, the Applicant must prepare a Tier 3, or equivalent analysis, to demonstrate that a hydraulic separation between the wells and Nash Creek is provided by geologic conditions at the site or assume connectivity and propose modifications to the wells or operation of the wells to reduce impacts.

There was no change to the analysis of the proposed Replacement Well, however additional construction and operational conditions are recommended to further regulate water use operations. In summary, staff's revised condition recommends a deeper seal depth than what was included in the conditions of approval approved by the Commission, and a new condition is being proposed to limit the total annual groundwater extraction, based on the 2018-2019 operations (see COA Nos. 4.20.j.-k).

The revised 2025 WAA discusses the existing location and operational components of Well #2 and proposes new conditions on operations in order to maintain 2018-2019 baseline conditions and further reduce potential harm (if any). In summary, a new condition recommends a limit on annual extraction based on 2018-2019 operations and reduces the pumping rate below the current maximum rate.

The construction and operational parameters for the proposed replacement well and Well #2, as described above, will reduce impacts (if any) based on existing conditions and satisfy the WAA Tier 3 equivalent analysis criteria.

Public Trust

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

On January 10, 2024, Napa County released a Tier III Water Availability Analysis guidance memorandum, providing guidance for complying with Public Trust. A Tier III review or equivalent analysis is the County's adopted method for complying with its duties under the Doctrine. The WAA includes a Tier III equivalent analysis. Additionally, COA Nos. 4.20.i, j, k, and l, are recommended to impose groundwater use limitations and metering on both wells, monitoring and reporting of groundwater use (reporting at the County's request), and includes the County's ability to recommend additional measures or revoke the use permit in the future if substantial evidence exists that the Project substantially affects the groundwater basin. These project components and conditions of approval provide even greater protection, further reduce any alleged harm, and align with the requirements of the January 10, 2024, Public Trust Doctrine Memorandum. The County has

satisfied its duty.

Conditions of Approval

The four (4) conditions modified at the April 2, 2025, Commission hearing note that the language was “Revised April 2, 2025, Planning Commission Hearing”. The proposed Revised Recommended Conditions of Approval (Attachment A) includes track changes - underline and strikethrough - denoting the proposed changes from the Conditions of Approval approved at the prior Commission hearing. The proposed revised conditions are specific to groundwater use and have been updated based on staff analysis and LSCE’s recommendations. There are no recommended changes to the scope of the project. The new and revised conditions are discussed below.

COA Nos. 4.18.a. and 6.1.a. The Engineering Division memorandum has been updated to incorporate the recommendations provided by LSCE.

COA Nos. 4.18. b. and 6.1.b. The Environmental Health Division memorandum has been updated to remove the construction parameters identified in the 2024 WAA, because the Engineering Division memorandum includes updated construction parameters.

COA No. 6.15.b. Updated to clarify the well permit is for the Replacement Well.

COA No. 4.20.d. This condition has been removed as an individual condition. The same pump rate restriction has been incorporated into COA 4.20.j. for clarity on operational restrictions.

COA No. 4.9. Groundwater Management. This standard condition of approval has been Reserved, and the requirements to record groundwater use and report to the County will be replaced by the following project specific conditions related to groundwater management.

COA No. 4.20.i. Groundwater Management. Requires submittal of a Groundwater Demand Management Program.

COA No. 4.20.j. Replacement Well. Places an annual extraction limit on Replacement Well and carries forward the maximum pump rate restriction previously included in COA 4.20.d.

1. Limited to annual extraction volume of 12.4 acre-feet (AF).
2. Equipped with a flow restrictor, pump, or similar equipment that limits pumping rate to 40 gallons per minute (gpm) or less.

Note: 12.4 AF is the average of the 2018-2019 water use data.

COA No. 4.20.k. Well #2. Places an annual extraction limit on Well #2 and includes a maximum pump rate restriction.

1. Limited to annual extraction volume of 15 acre-feet (AF).
2. Equipped with a flow restrictor, pump, or similar equipment that limits pumping rate to 70 gallons per minute (gpm) or less.

Note: The 2025 WAA estimates annual total groundwater use of 34.34 AFY. Staff recommends reducing this volume by 7 AF, a decrease in the non-residential irrigation allocation estimate, resulting in a total of 27.34 AFY. Taking this annual total and subtracting the Replacement Well extraction limit of 12.4 AF results in

approximately 15 AF.

COA No. 4.20.l. Requires installation of water metering infrastructure on Wells #1 and #2. The infrastructure shall be capable of accurately measuring and recording all groundwater extracted and used on the project site, including but not limited to residential, landscaping, agricultural, winery, hospitality, and all other operational uses on the parcels.

COA No. 4.20.m. Requires information on pump flow restrictor equipment to be submitted to the PBES Director.

COA No. 6.15.b. Revised to reference the 2025 WAA and incorporate LSCE's recommendations on surface seal depth. Due to the change in seal depth requirements, previous construction and perforation depth minimums are not required.

COA No. 6.15.f. Groundwater Demand Management Program. Requires submittal of a Groundwater Demand Management Plan and includes specific requirements to be included in the Plan. Requirements include a detailed schematic and narrative description of the water infrastructure equipment and metering devices, and an explanation of how the data will be collected to provide a clear breakdown of each water use by category. Reporting shall also include data for non-groundwater sources on-site, including the on-site reservoir and any water use authorized pursuant to existing or future surface water rights, licenses, registrations, permits, or claims. This condition contains timelines for data reporting.

COA No. 6.15.g. Requires submittal of information on pump flow restrictor equipment for PBES Director approval and includes timing on installation of equipment.

Discussion of Identified Water Use Discrepancies

As discussed above, submittal of the 2024-2025 data raised several questions regarding the actual water use on the property. The 2025 WAA included water use records for 2018-2025, which showed a significant fluctuation in water use throughout that time period. The 2025 WAA considers the discrepancies and provides possible reasons for the fluctuations in usage and discusses data collection inconsistencies and reporting errors.

It is worth noting that while WAA water use calculations are broken down by category, these are estimates, and fluctuations in annual usage are natural. For example, a winery may utilize more water for production due to a high growth year, less water use resulting from reduced visitation (pandemic), not hold any marketing events, or a residence may be vacant for a time. This results in the potential for water use to vary by category. Additionally, project approval generally does not limit how much water can be used per category but instead imposes a cap on total groundwater.

Despite the issues identified below, staff concluded the provided data was sufficient to define water use from 2018-2019, the baseline levels utilized for analysis and generation of conditions of approval.

The following briefly summarizes the primary issues regarding groundwater use.

1. Groundwater use exceeded the estimated use and recharge potential identified in the 2024 WAA.
Records provided by the Applicant in the 2025 WAA show that historic water use greatly exceeded the estimate of 15.99 AFY provided in the 2024 WAA, specifically from 2020-2023 where it ranged from

52 AFY-67 AFY. Not only was the usage significantly higher, in some years it exceeded the estimated recharge rate of 44 AFY. The Applicant believes that excessive landscape irrigation at the winery is what caused the groundwater use spikes, noting that non-residential irrigation is not currently metered. Additionally, the Applicant acknowledges that they were using groundwater to irrigate the vineyard, whereas the 2024 WAA said vineyard irrigation was provided by the reservoir.

The winery does not currently have a limit on groundwater use, and until preparation of the 2024 WAA, the annual estimated recharge rate was not contained in the project documents on file with the County. Prior use permit modifications did not include increases in winery operations that would have required review of groundwater use. The project was submitted as part of the Code Compliance Program due to unpermitted increases in levels of operations.

Although a maximum allowable groundwater use has not been imposed, the Applicant has been tracking water use with Meter.Me, a water monitoring service, beginning in 2023. This is partially the reason groundwater use was reduced by approximately 12 AF in 2023, 15 AF in 2024, and 20 AF in 2025. The most recent data shows that groundwater use continues to be reduced through conservation measures and increased use of the surface water reservoir (Attachment G).

Recent decrease in Total Groundwater Use - Well #1 and Well #2

2022 - 67.3 AF
2023 - 55 AF
2024 - 39.2 AF
2025 - 19.2 AF
2026 (Jan-May) - 3.5

2. Limited use of reservoir and increased use of Well #2.

The 2024 WAA did not include vineyard irrigation in the groundwater demand calculation, because the existing reservoir on site was presented as the primary source of water for vineyard irrigation. The permit allows diversion and use of up to 20 AFY for vineyard irrigation, which is expected to be sufficient to supply the estimated need for vineyard irrigation. Currently, there is not a meter system that tracks the overall water use in the vineyard, so vineyard irrigation estimates are based on irrigation schedules, the number of vines irrigated, and details regarding the emitters associated with each vine. Records submitted to the State show that use of the reservoir during 2018-2023, ranged from 3.4 AFY to 9.1 AFY, while vineyard irrigation estimates during this time ranged from 9.2 AFY to 17.9 AFY. The 2025 WAA states that Well #2 was the primary source for vineyard irrigation between 2013 and 2024, not a back-up source as stated in the 2024 WAA. Due to the limited use of the reservoir, the use of groundwater for vineyard irrigation caused the records to greatly exceed the 2024 WAA estimate.

3. Inconsistent data reported to the State.

The SWRCB requires annual reporting for water diversion from the reservoir and the overall water volume used by the public water system. The 2025 WAA notes that data for each system and permit are uploaded to separate SWRCB-run databases by different members of Castello di Amorosa's staff and/or contracted employees. In the days leading up to the April 2, 2025, Planning Commission hearing, a

public comment noted discrepancies with the Castello di Amorosa's reservoir water use reporting to the SWRCB. The reservoir reporting was promptly amended to address the public comment and resubmitted to the SWRCB in April 2025.

Reporting to the SWRCB for the public water system is only required to include data related to potable water use. Based on the SWRCB database reporting, Well #1 was the sole supplier of water for the public water system from 2018-2022. In January 2023, when groundwater from Well #2 was needed due to issues with Well #1, State reporting criteria required that water use data from Well #2 be included. The Applicant does not have a sub-meter installed to track Well #2's output to the public water system separately from the overall groundwater produced by Well #2. Therefore, Castello di Amorosa staff revised the submittals to include the full Well #2 meter readings. When reading the annual public water system reported water use on the SWRCB database, it shows a drastic increase in potable water use from 2022 to 2023. However, the water use value reported in 2023 included the vineyard and landscape irrigation water use that were also supplied by Well #2; and is therefore not a clear representation of potable water use.

In July 2025 a representative from the SWRCB contacted the Applicant's staff in charge of reporting to the SWRCB and informed them that they had received an anonymous complaint alleging diversions were being made outside the season allowed under the reservoir permit. After review, it was determined that further corrections to the annual reporting forms were required to fix irrigation water use values that were incorrectly placed in the "diversions" column of the reporting form. The SWRCB investigated the complaint and on December 12, 2025, the SWRCB issued a letter to the Applicant that the investigation was complete, and it had been determined that they were not in violation of their permit or riparian statement and no further action was needed (Attachment H).

CEQA Analysis

Staff prepared a revised Categorical Exemption Memorandum, focusing on changes to the prior groundwater analysis. The additional analysis did not change the overall determination that the project is categorically exempt from the CEQA. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, or cause substantial adverse change in the significance of a historical resource. As proposed the project meets the criteria for eligibility as Categorically Exempt from CEQA under Classes 1, 2, 3, 4, and 11. See Class 1 ("Existing Facilities"), Class 2 ("Replacement or Reconstruction"), Class 3 ("New Construction or Conversion of Small Structures"), Class 4 ("Minor Alterations to Land"), and Class 11 ("Accessory Structures").

Public Comments

One public comment was received following publication of the public hearing notice on July 2, 2026. Additional public comments received following publication of the staff report will be provided to the Commission.

Decision Making Options

The Board remanded the Project to the Commission for an advisory recommendation to the Board on groundwater related matters including, but not limited to, the updated 2025 Water Availability Analysis, staff's

revised analysis of groundwater use, and the associated CEQA analysis. Consistent with the Board's direction, staff recommends that the Planning Commission recommend adoption of the revised conditions of approval discussed above, to find the Project Categorically Exempt from CEQA, and to approve Use Permit Modification P19-00459. The Supervisors will consider this recommendation in their deliberation of the Appeal.

Disposition - Staff considered the revised 2025 WAA and incorporated groundwater recommendations into the revised conditions of approval. The project scope did not change and the CEQA determination that the project is Categorically Exempt from CEQA remains the same. Groundwater use will be below the estimated annual rate of recharge, and the staff recommended conditions provide a volumetric cap on groundwater use and pump rates, impose monitoring and reporting, and provide greater protection to groundwater supply and public trust resources. To support the County's protection of groundwater resources, staff's recommended cap on groundwater use includes a reduction in the estimated water use (7 AFY attributed to non-residential irrigation). However, the Commission may recommend reject staff's recommended volume reduction, in whole or in part, as well as impose additional conditions related to groundwater if the Commission finds conditions are necessary to further reduce impacts on groundwater.

Action Required - Follow the proposed action listed in the Executive Summary. If conditions of approval are to be amended or if additional groundwater related conditions are proposed, specify language for new or amended conditions at the time the motion is made.

Attachments

- A. Revised Recommended Conditions of Approval and Agency Approval Memos
- B. Updated Categorical Exemption Determination
- C. Revised Water Availability Analysis November 2025
- D. Engineering Division Technical Adequacy Memorandum
- E. LSCE Peer Review Memorandum
- F. SWRCB Conclusion of Complaint
- G. 2025-2026 Water Use Records
- H. Graphics - Individual Sheets from Revised WAA
- I. Public Comments

“A”

Revised Recommended
Conditions of Approval and Final Agency
Approval Memos

**PLANNING COMMISSION HEARING – JULY 15, 2026
REVISED RECOMMENDED CONDITIONS OF APPROVAL
FOR BOARD OF SUPERVISORS APPEAL**

**Castello di Amorosa Winery
Use Permit Major Modification
Application Number P19-00459-Mod and P25-00137-Appeal
4045 North St. Helena Highway
APN 020-390-012 (SFAP) and 020-230-001 (SFAP)**

This permit encompasses and shall be limited to the project commonly known as Castello di Amorosa, located at 4045 North St. Helena Highway. 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

This permit encompasses and shall be limited to:

- 1.1 Approval to modify an existing 250,000-gallon winery, previously approved under Use Permit No. U-278485 and subsequent modifications, to recognize and approve the following:
 - a. A maximum of 153 employees consisting of 77 full-time, 72 part-time, and four (4) seasonal employees. There shall be no more than 110 employees working at the winery at one time;

- b. Visitation, tours and tasting, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
- c. Conversion of areas previously permitted for production use to hospitality space (resulting in a total of approximately 31,600 s.f. of hospitality and accessory areas) as set forth in Condition 4.20.f. below;
- d. Conversion of a portion of the existing Type 1 cave (Rooms 000, 001, 002, 003, and 004 - approximately 8,823 s.f.) to a Type 2 cave, allowing tours; [Revised April 2, 2025, Planning Commission Hearing]
- e. A total of 177 parking spaces; and
- f. Installation of a replacement well, serving as the Project Well to be used for the existing public water system.

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

2.0 STATUTORY AND CODE SECTION REFERENCES

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

3.0 MONITORING COSTS

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

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the

program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

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

4.1 GENERAL PROVISIONS

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

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

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

4.2 TOURS AND TASTINGS/VISITATION

A. Total Tours and Tastings

The visitation numbers listed below are the total permitted number of tours and tastings visitors. The total consists of the combination of Entitled Pre-WDO Public Visitation (Section B below) and By Appointment Visitation, recognized by this Permit. **All daily tours and tastings beyond the levels identified in section B. below shall be conducted by appointment only.** See "Tours and tastings" below.

Total Tours and Tastings

1. Frequency: 7 days per week, Monday through Sunday
2. Hours of visitation: 9 a.m. to 6 p.m.
3. Monday-Friday - Maximum number of persons per day: 1,000
4. Saturday - Maximum number of persons per day: 3,500
5. Sunday - Maximum number of persons per day: 2,000
6. Maximum number of persons per week: 10,500
7. Maximum number of persons per year shall not exceed: 427,541

“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 2:30 to 3:30 p.m. on weekdays and 2:00 to 3:00 p.m. on weekends.

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.

B. Entitled Pre-WDO Visitation

Existing Public Tours & Tastings shall be limited to the following:

1. Frequency: 7 days per week, Monday through Sunday
2. Hours of visitation: 9 a.m. to 6 p.m.
3. Summer (April 1-Dec 2nd) Weekday: 50 visitors
4. Summer (April 1-Dec 2nd) Weekend: 200 visitors
5. Winter (Dec 2 to April 1) Weekday: 25 visitors
6. Winter (Dec 2 to April 1) Weekends: 75 visitors
7. The area used for Public visitation shall be limited to 2,678 s.f. [Status Determination P19-00145]. The area, which shall be maintained separately, is the current tasting room, identified as the “Old Castle Main Tasting Room Bar” (Room 210 on the plans dated 8/14/24).

4.3 MARKETING

Marketing events shall be limited to the following:

- a. Type 1 – Wine & Food Pairing Luncheons
 1. Frequency: 38 times per year
 2. Maximum number of persons: 160
 3. Time of Day: 11 a.m. to 11 p.m.
 4. Food service: May be catered on-site
- b. Type 2 – Cellar Dinners
 1. Frequency: 54 times per year
 2. Maximum number of persons: 300
 3. Time of Day: 11 a.m. to 11 p.m.
 4. Food service: May be catered on-site
- c. Type 3 – Wine Club
 1. Frequency: 10 times per year
 2. Maximum number of persons: 400

3. Time of Day: 11 a.m. to 11 p.m.
 4. Food service: May be catered on-site
- d. Type 4 – Wine Club Large Event
1. Frequency: One (1) time per year
 2. Maximum number of persons: 900
 3. Time of Day: 11 a.m. to 11 p.m.
 4. Food service: Must be catered offsite.
 5. Portable restroom facilities must be used
- e. The marketing events listed here shall supersede and replace the Promotional events (No. 3) listed in the Marketing Plan approved March 22, 1995.
- f. Cooking classes and educational seminars conducted as needed to promote the winery and its products. [Pre-WDO Marketing Plan approved March 22, 1995]

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

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

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

All marketing event activity, excluding quiet clean-up, shall cease by 11:00 pm. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

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

4.4 ON-PREMISES CONSUMPTION **[RESERVED]**

4.5 RESIDENCE OR NON-WINERY STRUCTURES

Unless specifically authorized by this permit or a previously approved permit, the existing three (3) residences and the farm management building (located on APN 020-230-001 SFAP) shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If a 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 logbooks, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 RENTAL/LEASING

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

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

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

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

~~The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County, if the PBES Director determines that substantial evidence¹ indicates that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. If data indicates the need for additional monitoring, and if the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project. Water usage shall be minimized by use of best available control technology and best water management conservation practices.~~

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

~~In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as 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.

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.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (2:30 to 3:30 p.m. on weekdays and 2:00 to 3:00 p.m. on weekends). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

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

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

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

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

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

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

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

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

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

The operation and maintenance of the reservoir shall be in conformance with the Napa County Mosquito Abatement District's program for eliminating mosquito sources and managing mosquito-breeding areas in order to reduce mosquitoes to a tolerable and healthful level.

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

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.
- b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
- d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

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

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

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

- a. Engineering Services Division operational conditions as stated in their Memorandum dated ~~March 20, 2025~~ July 2, 2026.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated ~~March 17, 2025~~ June 4, 2026.
- c. Building Division operational conditions as stated in their Memorandum dated March 6, 2025.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated March 21, 2025.

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

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. The use of any of the areas approved for conversion for use as hospitality space, as described in COA Nos. 1.1.c., 1.1.d, and 4.20.e., shall not occur prior to completion of the drilling and installation of the replacement Project Well and the operation of the updated water system, as further detailed here and in County Division memorandums. The permittee shall obtain any and all other required Local, State and Federal permits necessary to implement and operate this Project. **[Revised April 2, 2025, Planning Commission Hearing]**
- b. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects, submitted by the applicant dated August 31, 2023, shall continue to be implemented and evidence of continued implementation and operation shall be provided to PBES staff upon request.
- c. No activities associated with the winery or parking for the winery shall occur on the Residential Parcel – APN 020-230-001, excluding a portion of the expanded Visitor parking lot authorized under this permit. Any proposed conversion of the Farm Management Building to Winery use for hospitality or production activities shall require a new modification to the winery use permit.
- d. ~~The replacement well (serving as the Project Well) pumping rate shall not exceed 40 gallons per minute (gpm). The replacement well shall be equipped with a pump or flow metering device that restricts the operational pumping rate to 40 gpm or less.~~ **[To be replaced by recommended COA No. 4.20.j.]**
- e. Sales of wine related gift items, winery souvenirs, and promotional items may be sold in the tasting room. [Entitled Pre-WDO Marketing Plan approved March 22, 1995]. The tasting room referenced is identified as the “Old Castle Main Tasting Room Bar” (Room 210 on plans dated 8/14/24).

- f. The use of areas designated as “ADD/CHG ACC” on plan sheets UPM-19 and UPM-20, dated 8/14/24, for hospitality activities shall not occur until a Final Certificate of Occupancy is granted by the County Building Official to change the occupancy. Conversion of the Barrel Room (Room 133) shown on the referenced plans shall not occur unless and until such conversion is authorized by a separate modification to the winery use permit.
- g. Pursuant to COA Nos. 4.2 and 4.3 above, the permittee shall, for a period of six (6) ~~three (3)~~ years, maintain and submit to the PBES Department for review and evaluation, logged records of weekly and monthly tours and tasting visitors, marketing event guests, and the location of such activities. Submittal of this information shall begin 30 days upon approval of this Major Modification and shall be provided to the PBES Department twice a year (on January 31st and June 30th) or sooner upon the Department’s request.

~~Three (3) years after submittal of required visitation logs~~ Following year three (3) and year six (6) of the required submittal of visitation logs, the Planning Commission shall hold a publicly noticed monitoring hearing. The hearing shall focus on whether the Permittee has complied with the tours and tastings visitors and marketing event visitation limits approved by COA Nos. 4.2 and 4.3.

The Fire Marshal Office and/or the Building Division shall perform compliance inspections at least once a year and report to the Planning Division the winery’s compliance with the final conditions of approval.

Within 30 days upon approval of this Major Modification the permittee shall submit a \$2,000 monitoring deposit to the Planning Division to fund staff time associated with the required monitoring hearing. The Permittee shall be responsible for reimbursing the Planning Division in the event that the monitoring costs exceed \$2,000. **[Revised April 2, 2025, Planning Commission Hearing]**

- h. Within one (1) year following approval of this modification, evidence shall be provided to the Planning Division that the public water system is operating with the replacement well.

The Director of PBES may extend the one (1) year period upon determination of good cause. Any request for extension of time must be submitted in writing by the permittee and received by the Director two (2) weeks prior to the end

of the timeline specified herein. The Director will determine the extension timeframe.

Failure to submit this evidence within one (1) year, or any extension(s) granted by the Director, shall result in the permittee reverting back to operational levels previously entitled under Use Permit No. U-278485-UP, as noted in Status Determination P19-00145 and COA 4.21 Previous Conditions Exhibit A.

- i. Groundwater Management – The parcels shall be limited to a maximum extraction of 27.34 acre-feet of groundwater per year for all water consuming activities on the project parcels, as specified in COA Nos. 4.20.i. and 4.20.j. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(f) below.

In the event that changed circumstances or significant new information provide substantial evidence² 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.

- j. Replacement Well (replacing existing Well #1) extraction limit and pumping rate:
 - 1. Limited to annual extraction volume of 12.4 acre-feet (AF).
 - 2. Equipped with a flow restrictor, pump, or similar equipment that limits pumping rate to 40 gallons per minute (gpm) or less.
- k. Well #2 (Existing well to remain) extraction limit and pumping rate.
 - 1. Limited to annual extraction volume of 15 acre-feet (AF).
 - 2. Equipped with a flow restrictor, pump, or similar equipment that limits pumping rate to 70 gallons per minute (gpm) or less.
- l. The Permittee shall install and maintain water metering infrastructure on the Replacement Well and Well #2 capable of accurately measuring and recording all groundwater extracted and used on the project site, including but not

² Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

limited to residential, landscaping, agricultural, winery, hospitality, and all other operational uses on the parcels. The metering system shall be designed and installed in a manner that captures the total groundwater use for the entire parcels. All meters shall be installed at locations and in configurations that remain accessible for inspection and verification purposes. The Permittee shall maintain all metering equipment in good working order for the duration of this Permit and shall repair or replace malfunctioning equipment promptly upon discovery or upon notification by the PBES Department.

- m. Equipment selection and a maintenance plan for the flow restrictor, pump, or similar equipment required to be installed on the Replacement Well and Well #2 shall be developed and implemented for the property as outlined in COA No. 6.15.g. below. The Permittee shall maintain all equipment in good working order for the life of the project and shall repair or replace malfunctioning equipment promptly upon discovery or notification by the Department.

4.21 PREVIOUS CONDITIONS

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

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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

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

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

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

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

- a. Engineering Services Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated ~~March 20, 2025~~ July 2, 2026.
- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated ~~March 17, 2025~~ June, 2026.
- c. Building Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated March 6, 2025.
- d. Fire Marshal plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated March 21, 2025.

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

6.2 BUILDING DIVISION – GENERAL CONDITIONS

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

Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

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

6.3 LIGHTING – PLAN SUBMITTAL **[RESERVED]**

6.4 LANDSCAPING – PLAN SUBMITTAL **[RESERVED]**

6.5 COLORS **[RESERVED]**

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES **[RESERVED]**

6.7 TRASH ENCLOSURES

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

6.8 ADDRESSING **[RESERVED]**

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

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

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

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

- a. Within 30 days of approval of this modification, the Permittee shall submit an updated well drilling application for the Replacement Well to the Environmental Health Division (E23-00112).
- b. The applications and plans submitted to the Environmental Health Division for the replacement well permit and the amended public water system permit, and to the Building Division for the electrical associated with the well pump, shall include construction detail to demonstrate the Replacement Well will be installed per the parameters set forth in the Water Availability Analysis (WAA), prepared by Bartelt Engineering, dated November 2025 August 14, 2024, as recommended by the Engineering Division memorandum dated June 26, 2026. The application and plans shall include:
 1. Location – Within the area identified on the November 2025 WAA Well Location Exhibit. Specifically, No closer than 130 feet from Nash Creek and no further than 700 feet from Nash Creek.
 2. ~~Construction Depth – Greater than 245 feet below ground surface or deeper than a relative elevation of 241 feet, whichever is lower.~~
 3. Perforation depth – A minimum of 150 feet below ground surface ~~or at a relative elevation of 341 feet, whichever is lower.~~
 4. Surface seal depth – Minimum ~~50~~ 150 feet below ground surface (bgs). The seal depth may be reduced only upon demonstration by a California licensed Professional Geologist or Certified Hydrogeologist that site-specific conditions exhibit sufficiently low hydraulic conductivity such that an alternative seal depth would provide equivalent protections. Any proposed alternative seal depth shall be supported by a technical memorandum prepared and stamped by the licensed professional and shall be subject to review and approval by the County prior to well construction.
 5. Pumping Rate – Inclusion of a pump or flow metering device that restricts the operational pumping rate to 40 gallons per minute (gpm) or less.

Following installation and operation of the replacement well, the existing project well (Well #1) shall promptly be demolished per County Code Section 13.12.480.

- c. Upon inspection of the public water system permit by the Environmental Health Division, the Permittee shall submit evidence to the Planning Division demonstrating installation of the well and associated equipment per COA No. 6.15.b.

- d. No tree removal is approved as part of this project. Should incidental tree removal occur, trees removed shall be replaced onsite with fifteen-gallon trees at a ratio of 2:1 at locations approved by the director.
- e. The Project Construction Best Management Practices (BMP) for Northern Spotted Owl shall be included with the submittal of all permits associated with ground disturbing activities, including but not limited to building permits, grading permits, and well drilling permits. The BMP shall include the following:
 - i. All ground disturbing activities shall occur outside of the NSO nesting season (February 1st - August 31st) or
 - ii. A qualified biologist shall perform at least one year of six-visit surveys for nesting northern spotted owl in accordance with Section 5.5 the U.S. Fish and Wildlife Service's (USFWS) "Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls (Revised January 9, 2012)". If nesting northern spotted owls are detected during surveys, California Department of Fish and Wildlife (CDFW) and the USFWS shall be consulted with regarding avoidance and minimization measures prior to beginning project activities. If take of northern spotted owl may occur, the Permittee shall obtain a CESA Incidental Take Permit prior to starting project construction. If northern spotted owl are observed during construction activities, all construction shall cease immediately and CDFW and the USFWS shall be consulted. In this event, construction activities shall not resume without CDFW's written permission. Past and current results (including negative results) for northern spotted owl surveys shall be submitted to the Spotted Owl Database by contacting owlobs@wildlife.ca.gov.
- f. Groundwater Demand Management Program
 - 1. Within 90 days of approval of this modification, the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan.
 - 2. The plan shall include a detailed schematic and narrative description of the project's water infrastructure system, including all groundwater wells, pumps, pipelines, storage tanks, reservoirs, ponds, treatment systems, distribution lines, meters, sub-meters, and points of use associated with the project site. The schematic shall clearly identify all water sources and conveyance infrastructure serving residential, landscaping, agricultural, winery, hospitality, and any other operational

uses on the property. The schematic shall also identify the location and configuration of all water metering devices installed on the Replacement Well and existing Well #2 to measure and report water use pursuant to this approval. The level of detail provided shall be sufficient to demonstrate how total water use from all sources and use categories will be accurately captured, monitored, and reported to the PBES Department.

3. The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
4. The plan shall identify what best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
5. As groundwater consuming activity already exists on the property, monitoring and monthly reporting of water use shall continue. Installation of additional metering infrastructure necessary for recording separate operational uses shall begin immediately, and the first monitoring report containing the breakdown in total water use is due to the County within 120 days of approval of this permit. Data collection shall include total water use and a breakdown of water use by category, including but not limited to residential, landscaping, agricultural, irrigation, winery, hospitality, and all other operational uses on the parcels. If the infrastructure necessary to provide detailed water use broken down by category is not installed to allow reporting within 120 days, the applicant may submit a request for extension of time including a narrative describing the work that remains and a timeline to accomplish the goal. The request must be submitted in writing by the permittee and received by the Director two (2) weeks prior to the end of the timeline specified herein. The Director will determine the extension timeframe.
6. For the first 24 months of operation under this permit, the permittee shall read the meters at the beginning of each month and provide the data to the PBES Director monthly. If the groundwater usage for either well exceeds, or is on track to exceed the permitted maximum extraction volume (Replacement Well limit 12.4 AF and Well #2 limit 15 AF), or if the Permittee fails to report, the PBES Director may require, in the Director's sole discretion, that the permittee provide additional

groundwater review and analysis and/or a corrective action program. The corrective action program shall be at the permittee's expense and shall be submitted to the PBES Director for review and action.

7. At the completion of the reporting period per 6.15(f)(6) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
 - i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.
8. In addition to the groundwater uses identified above, reporting shall also include data records for all water diverted, stored, conveyed, or used from any on-site reservoir, pond, or surface water system associated with the property, including any water use authorized pursuant to existing or future surface water rights, licenses, registrations, permits, or claims. The Permittee shall ensure that all such water sources are metered and accounted for in the same manner as groundwater extraction, such that total water use from all sources on the project site is accurately measured, recorded, and reported to the PBES Department. For the first 24 months of operation under this permit, the permittee shall provide the data to the PBES Director monthly. At the completion of the reporting period, the applicant shall provide records to PBES staff upon request.
9. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
- g. Within 90 days of approval of this modification, the permittee shall submit information on the well pump flow restrictor or equivalent equipment to be installed on the wells, as described in COA 4.20.i. and 4.20.j. Information shall be submitted to the Planning Division directly for Director approval. The submittal shall include a narrative providing information of how the device works, equipment specifications, and a maintenance and monitoring plan. Installation shall be completed within 30 days of approval of the associated plans. Within 14 days of installation, evidence shall be provided by Permittee to the County demonstrating installation and 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 **[RESERVED]**
- 9.3 GATES/ENTRY STRUCTURES **[RESERVED]**
- 9.4 LANDSCAPING **[RESERVED]**
- 9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**
- 9.6 DEMOLITION ACTIVITIES **[RESERVED]**
- 9.7 GRADING SPOILS
All spoils shall be removed in accordance with the approved grading permit and/or building permit.
- 9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**
- 9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY
 - a. Prior to the Planning Division’s final inspection of a building permit(s) associated with the conversion of production spaces to hospitality spaces, as set forth in Condition 4.20.f, the Permittee shall submit to the Planning Department a final “Accessory to Production Ratio” plan showing each area within the buildings that was issued a building permit authorizing conversion of that area. The Plan shall include approved building permit numbers for reference, and an updated Accessory to Production Ratio calculation for the winery.

EXHIBIT A

PLANNING COMMISSION HEARING – APRIL 2, 2025

PREVIOUS CONDITIONS OF APPROVAL

**Castello di Amorosa Winery
Application Number P19-00459
4045 North St. Helena Highway
APN 020-390-012 (SFAP) and 020-230-001(SFAP)**

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

Operational conditions from previous entitlements that are not modified with application No. P19-00459-MOD are listed below.

A. U-278485 (Approved January 6, 1988)

Scope – Established a new winery

1. The permit be limited to the establishment of a 250,000 gallon/year winery totaling 115,000 square feet to be built in phases with tours and tastings and related wastewater disposal ponds in accordance with attached plot plan and associated materials. Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.

Visitation Details (Status Determination P19-00145) **[Revised by P19-00459]**

1. Frequency: ~~7 days per week, Monday through Sunday~~
2. Hours of visitation: ~~9 a.m. to 6 p.m.~~
3. Summer (April 1-Dec 2nd) Weekday: ~~50 visitors~~
4. Summer (April 1-Dec 2nd) Weekend: ~~200 visitors~~
5. Winter (Dec 2 to April 1) Weekday: ~~25 visitors~~
6. Winter (Dec 2 to April 1) Weekends: ~~75 visitors~~

Employee Details (Status Determination P19-00145) **[Revised by P19-00459]**

~~25 employees during crush and 15 employees during non-crush.~~

11. Except as permitted by County ordinance, no outside social activities including picnicking, ~~outside dining, wine tasting,~~ live music, outdoor festivals, or other activities of a similar nature. **[Revised by P19-00459]**

12. ~~Retail sales shall be limited to wine produced and bottled by the winery. Retail sales may commence following the construction of the winery.~~ **[Revised by P19-00459]**

B. U-278485 (Modification) (Approved July 27, 1989)

Scope – Reduced the size of the winery and tasting room

2. Reduction in size of proposed public tasting room from 3,625 to 2,678 square feet.

C. Use Permit Modification #94077 Condition of Approval No. 8 - Marketing plan approved March 22, 1995

A Marketing Plan consisting of: **[Revised by P19-00459]**

- a. ~~Retail sales conducted in the tasting and sales room from 9-6:00 pm from March through October and from 9-5:00 pm from November through February.~~
- b. ~~Public tours and tastings from 9-6:00 pm from March through October and 9-5:00 pm from November through February. Tours and tastings may be offered at any event at the winery.~~
- c. ~~Promotional events for up to 300 people in the courtyard, hall and grounds, with or without sit down lunches and/or dinners or buffets.~~
- d. ~~Cooking classes and educational seminars conducted as needed to promote the winery and its products.~~
- e. ~~Gift shop: Sales of wine related gift items winery souvenirs and promotional items will be sold in the tasting room.~~
- f. ~~Marketing off-site including sending a newsletter with offers of wine and related products for sale.~~
 - i. ~~Newsletter: A newsletter will be sent monthly or less frequently as needed with offers of wine and related products for sale, soliciting the availability of the winery for events.~~
 - ii. ~~Wine of the Month Club: A wine of the month club will be instituted sending wine to customers' homes or businesses periodically.~~
 - iii. ~~Competitive Tastings: the winery's products will be entered in local, regional, national and international tasting events.~~
 - iv. ~~Promotional Tastings: The winery will attend various charitable functions, fairs, and similar events to pour wine or donate wine for such purposes.~~

~~v.—Advertising: The winery will advertise, locally, regionally, nationally and internationally, its wines, its winery, and its public tours and tastings.~~

D. #96117-MOD (Approved December 2, 1996)

4. The water tank tower of 1,638 sq. ft., including the top deck, shall not be open to the public nor used for other winery related uses including storage. No area of this structure shall be “habitable”.

E. 97445-UP (Approved November 3, 1999)

1. Item (3) expansion of the wine storage caves from 24,749 square feet to 30,000 square feet.
6. Any future request for an increase in the approved production capacity could require compliance with the “75 percent rule” set forth in Section 18.104.250(C) of the County Code if it is determined that such production increase is related to this expansion of facilities.



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Brian D. Bordona
Director

MEMORANDUM

To:	Emily Hedge Planning Division	From:	Alexei Belov, PE Engineering Division
Date:	July 2, 2026	Re:	P19-00459 Castello di Amorosa Conditions of Approval APN: 020-390-012; 020-230-001 4045 N. St. Helena Highway, Calistoga

The Engineering Division ("Engineering") has reviewed the Use Permit Modification, P19-00459, for Castello di Amorosa Winery located on assessor's parcel numbers listed above. Based upon the information provided in the application, Engineering recommends the following:

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. Well #1 extraction limits, pumping rate, and replacement well construction criteria:
 - a. Limited to annual extraction volume of 12.4 acre-feet (AF).
 - b. Equipped with a flow restrictor, pump, or similar equipment that limits operational capacity to 40 gallons per minute (gpm) or less.
 - c. Replacement well to be constructed with a minimum seal depth of 150 feet below ground surface (bgs). The seal depth may be reduced only upon demonstration by a California licensed Professional Geologist or Certified Hydrogeologist that site-specific conditions exhibit sufficiently low hydraulic conductivity such that an alternative seal depth would provide equivalent protections. Any proposed alternative seal depth shall be supported by a technical memorandum prepared and stamped by the licensed professional and shall be subject to review and approval by the County prior to well construction.
 - d. Depth to uppermost perforations shall not be less than 150 feet.
 - e. Replacement well is located no closer than 130 feet from Nash Creek.
 - f. Existing well to be properly demolished per Environmental Health requirements after replacement well is operational.

2. Well #2 extraction limits and pumping rate:
 - a. Limited to annual extraction volume of 15 acre-feet (AF).
 - b. Equipped with a flow restrictor, pump, or similar equipment that limits operational capacity to 70 gallons per minute (gpm) or less.
3. The Permittee shall install and maintain water metering infrastructure capable of accurately measuring and recording all groundwater extracted and used on the parcels, including but not limited to residential, landscaping, agricultural, winery, hospitality, and all other operational uses on the parcels. The metering system shall be designed and installed in a manner that captures the total groundwater use for the entire project site.

All meters shall be installed at locations and in configurations that remain accessible for inspection and verification purposes. The Permittee shall submit groundwater use reports to the Planning, Building & Environmental Services (PBES) department at the intervals outlined in Condition of Approval 6.15(f)(6) & 6.15(f)(7), including totalized water use data and a breakdown of water use by category. The Permittee shall maintain all metering equipment in good working order for the life of the project and shall repair or replace malfunctioning equipment promptly upon discovery or notification by the Department.

This requirement shall also apply to all water diverted, stored, conveyed, or used from any on-site reservoir, pond, or surface water system associated with the property, including any water use authorized pursuant to existing or future surface water rights, license, registrations, permits, or claims. The Permittee shall ensure that all such water sources are metered and accounted for in the same manner as groundwater extraction, such that total water use from all sources on the project site is accurately measured, recorded, and reported to the PBES Department.

4. The Groundwater Management Plan shall include a detailed schematic and narrative description of the project's water infrastructure system, including all groundwater wells, pumps, pipelines, storage tanks, reservoirs, ponds, treatment systems, distribution lines, meters, and points of use associated with the project site. The schematic shall clearly identify all water sources and conveyance infrastructure serving residential, landscaping, agricultural, winery, hospitality, and any other operational uses on the property. The schematic shall also identify the location and configuration of all water metering devices installed to measure and report water use pursuant to this approval. The level of detail provided shall be sufficient to demonstrate how total water use from all sources and use categories will be accurately captured, monitored, and reported to the PBES Department.
5. The facility is designated as a discharger that discharges stormwater associated with industrial activity to Water of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provisions and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the

necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

SITE IMPROVEMENTS

6. Prior to issuance of a development permit (i.e. building permit and/or grading permit) the property owner shall demonstrate on the plans that all roadways, access driveways, and parking areas either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards for commercial development.
7. 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.
8. 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.
9. Prior to issuance of a development permit (i.e. building permit and/or grading 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.
10. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of Regional Water Quality Control Board (RWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS

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.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

14. 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.
15. 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

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

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.



Planning, Building & Environmental Services

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Brian D. Bordona
Director

Memorandum

To: Emily Hedge, Project Planner

From: Kim Withrow, Planning Building & Environmental Services Department

Date: June 4, 2026

Subject: Use Permit for Castello di Amorosa, 4045 State Highway 29, AP #020-390-012, P19-00459

Staff in this Division have reviewed an application requesting approval to recognize existing conditions related to visitors, employees, and marketing among other items as described and depicted in application materials. The application also includes requests to modify parking and drill a new well to replace an existing well. This Division has no objection to approval of the application with the following conditions of approval:

1. A licensed well drilling contractor must obtain a permit to drill the proposed well. A permit application has been submitted, and review will be completed once the use permit is approved. A map showing the revised location and construction details must be submitted in conformance with the approved use permit.
2. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. Prior to adding the new well to the water system, a permit amendment must be processed. This will require plan review and approval prior to approval of adding the well. A technical report must be completed by a licensed engineer with experience in designing water systems. The technical report must be submitted to Consumer Protection prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Contact Michelle Lobo at (707) 253- 4144 or michelle.lobo@countyofnapa.org with questions.
3. Some food service is proposed to be catered; therefore, catered food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
4. The sanitary wastewater treatment system is sized to treat 10,157 gallons of sanitary waste per day. Wastewater generated may not exceed 10,157 gallons per day. All required wastewater system monitoring must be completed with reports submitted twice per year. Additionally, the portable toilet facilities provided for guest use must be pumped by a Napa County permitted pumping company.



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Brian D. Bordona
Director

MEMO

Building Department Conditions of Approval

CASTELLO DI AMOROSA
4045 North St Helena Highway, Calistoga, CA 94515
APN: 020-390-012-000

DATE: 03/06/2025

TO: Emily Hedge

FROM: John M Chase

RE: CASTELLO DI AMOROSA / USE PERMIT MAJOR MODIFICATION APPLICATION #P19-00459-MOD

The P19-00459-MOD project narrative and plans provided identify a change of use/classification of area 133 (the grand barrel room) from a manmade building production area classification to a type 3 winery cave and multiple other A2 or B occupancy changes throughout the facility.

1. A partial occupancy change is proposed from an F2 to A2 occupancy as depicted on page UPM-22 and highlighted in blue of the proposed plans and detailed on page 4 of the revised project narrative. This area appears to have been originally constructed under permit B00-00771 and is identified as a "cellar".

The Building Division finds that neither the change of classification nor the change of use of area 133 complies with the California Building Code and cannot recommend approval of these changes as proposed.

2. In reference to the other areas proposed for change of use and occupancy most appear to be feasible. Each proposed change of use area will need to be considered individually and all life safety and accessibility upgrades that are possible shall be constructed or improved as outlined in the current California Building Code, and as determined by the County of Napa Fire and Building Departments.



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Fire Marshal's Office**

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Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	3/21/2025
FROM:	Jason Downs, Fire Marshal	PERMIT #	P19-00459
SUBJECT:	Castello Di Amorosa	APN:	020-390-012-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the Castello Di Amorosa Major Modification and approves the project, except for the proposed changes to area 133. The following conditions of approval apply:

1. The Fire Marshal's Office supports the findings of the Building Division and concurs that the proposed changes to area 133 (the grand barrel room), as depicted on page UPM-22, do not comply with the California Building Code. As such, the Fire Marshal's Office cannot recommend approval of the proposed occupancy and use modifications for area 133.
2. Due to the unique nature of the building, and regardless of classifications approved by other divisions, the Fire Marshal's Office requires compliance with the life-safety provisions of Section 411 of the 2022 California Building Code for "Special Amusement Areas" at the time of building permit issuance. This requirement aligns with 2022 California Fire Code Section 102.8, given the heightened life-safety risks associated with the Group A-2 use in this building compared to typical Group A-2 occupancies of similar size and load.
3. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
4. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
5. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
 1. Automatic fire-extinguishing systems
 2. Battery systems
 3. Capacitor energy storage systems



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

4. Compressed gases Cryogenic fluids
 5. Emergency responder radio coverage systems
 6. Fire alarm and detection systems and related equipment
 7. Fire pumps and related equipment
 8. Flammable and combustible liquids
 9. Gas detection systems
 10. Gates and barricades across fire apparatus access roads
 11. Hazardous materials
 12. High-piled combustible storage
 13. Private Fire service mains and their appurtenances
 14. Smoke control or smoke exhaust systems
 15. Solar photovoltaic power systems
 16. Special event structure
 17. Standpipe systems
 18. Temporary membrane structures and tents.
-
6. Where conditions listed in the 2022 California Fire Code, Chapter 4, are proposed (indoors or outdoors) an Emergency Response Plan is required.
 7. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards
 8. 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.
 9. 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.
 10. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
 11. Turnarounds are required on driveways and dead-end roadways.



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

12. 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.
13. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
14. 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.
15. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
16. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.
17. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
18. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
19. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.



A Tradition of Stewardship
A Commitment to Service

**Napa County Fire Department
Fire Marshal's Office**

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

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

20. 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.
21. Provide and maintain a 100-foot defensible space around all structures in accordance with the Napa County Defensible Space Guidelines.
22. Provide and maintain a 10-foot defensible space on both sides of all roadways leading to the facility, in accordance with the Napa County Defensible Space Guidelines.
23. Emergency responder radio coverage in new buildings: All new buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

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

“B”

Updated
Categorical Exemption Determination



CEQA Memorandum

To: Planning Commission

From: Emily Hedge, Planner III, Planning Building & Environmental Services Department

Date: June 29, 2026

Subject: P25-00137 Appeal of Castello di Amorosa Winery Use Permit Major Modification P19-00459
Updated CEQA Categorical Exemption Determination
4045 North St. Helena Highway, Calistoga, CA; Assessor's Parcel Number 020-390-012-000 (SFAP) and
APN 020-230-001 (SFAP)

Background

On April 2, 2025, the Napa County Planning Commission ("Commission") considered the Castello Di Amorosa Winery Use Permit Major Modification No. P19-00459, to recognize and approve items that are out of compliance with the permitted entitlements and for an expansion beyond existing entitlements. The Commission found the project categorically exempt from the California Environmental Quality Act (CEQA) (under Classes 1, 2, 3, 4, and 11) and approved the Use Permit Major Modification.

The Commission's prior action imposed a new condition of approval that existing groundwater levels and the pump rate for the existing non-project well (Well #2) be maintained at baseline conditions. The applicant was directed to provide prior year and current monthly and annual groundwater use from Well #2 to staff so that those levels could be included in the final condition of approval.

On April 16, 2025, a timely notice of intent to appeal the Commission's decision on the Use Permit Major Modification was filed by Water Audit California (WAC) and a timely appeal packet was submitted on April 30, 2025 (the Appeal P25-00137). On April 21, 2025, approximately three weeks after the Commission decision on the Project and after the notice of intent to appeal was filed, the Applicant provided the required monthly water usage for 2024 and for part of 2025 for the two wells and the reservoir on the property. Upon review of this baseline data, staff discovered discrepancies between the information provided and what was disclosed in the Applicant's WAA that was considered by the Planning Commission. Because of the discrepancies in the applicant's 2024 WAA, staff requested that the Board of Supervisors (Board) remand the Project to the Planning Commission for an advisory report on the topic of groundwater and an updated WAA prior to the appeal hearing.

On the June 24, 2025, at the appeal hearing the Board remanded the Project to the Commission for preparation of an advisory report on the groundwater use, updated WAA, and any potential impacts resulting from the Project to ensure that the Board has the most accurate and complete information from which to evaluate the Appeal and the Project.

The revised WAA, titled Water Availability Analysis for Castello Di Amorosa dated November 2025, prepared by Bartelt Engineering (2025 WAA) was reviewed by PBES staff and peer reviewed by the County's consulting hydrological engineering firm Luhdorff & Scalmanini Consulting Engineers (LSCE). The 2025 WAA was found to be technically adequate and LSCE provided recommendations for construction and operational parameters of the wells on site.

This CEQA Categorical Exemption Determination Memorandum includes the full analysis previously prepared for the project and acted on by the Commission at the April 2, 2025, hearing with the incorporation of data from the revised 2025 WAA and LSCE's recommendations.

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Quality Act (CEQA), the Planning Division has prepared this environmental evaluation for the proposed Castello di Amorosa Winery Use Permit Major Modification application file No. P19-00459-MOD and Appeal File No. P25-00137-APEL. No changes were made to the Applicant's request or the project description.

Based on the proposed project as described below, the project meets the criteria for eligibility as Categorically Exempt from CEQA under Classes 1, 2, 3, 4, and 11. See Class 1 ("Existing Facilities"), Class 2 ("Replacement or Reconstruction"), Class 3 ("New Construction or Conversion of Small Structures"), Class 4 ("Minor Alterations to Land"), and Class 11 ("Accessory Structures") which may be found in the guidelines for the implementation of the CEQA at Title 14 CCR Sections 15301, 15302, 15303, 15304, and 15311. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

CEQA Baseline

The normal rule under CEQA is that the environmental baseline must reflect the physical conditions existing at the time the environmental analysis begins, even if the current condition includes unauthorized and even environmentally harmful conditions that never received, and, as a result of being incorporated into the baseline, may never receive environmental review. (CEQA Guidelines Section 15125). How present conditions come to exist may interest enforcement agencies, but that is irrelevant to CEQA baseline determinations. A long line of appellate cases hold that the actual environmental conditions existing at the time of CEQA analysis is the proper baseline, even when the actual conditions are in violation of current regulatory provisions or were not subject to previous CEQA (*Center for Biological Diversity v. California Department of Fish & Wildlife* (2015) 234 Cal. App. 4th 214).

This application was submitted to participate in the County's Code Compliance Program (Compliance Program) as described in Resolution No. 2018-164 adopted by the Board on December 4, 2018. Under the Compliance Program, property owners could apply for a modification to their permit to voluntarily remedy existing violations and could continue to operate at existing (unpermitted) levels while the application was being processed. For applicants who were unclear as to the scope of their existing entitlements, the Compliance Program also allowed property owners to first submit a request for a Status Determination to document their existing property rights and then to participate in the Compliance Program if it was determined they were out of compliance. The Compliance Program had

a submittal deadline of March 29, 2019, at 2:00 p.m. for submittal of either an application for a modification to an existing permit or a request for a Status Determination. Going forward, any applicants operating out of compliance with their use permit are required to operate within their entitled operations for one year to “reset” the CEQA baseline before their application will be considered by the Planning Commission. This “reset” allows the CEQA baseline to be the authorized/permitted operations not unpermitted levels of operations.

On March 28, 2019, the applicant submitted a request for a Status Determination, meeting the Compliance Program’s submittal deadline. Following the receipt of the Status Determination (P19-00145), issued July 26, 2019, the applicant submitted Major Modification P19-00459 on November 20, 2019, requesting to recognize operations that were out of compliance with entitled operations and to request approval of additional project components described below. Because the Status Determination was submitted prior to the Compliance Program’s submittal deadline and followed by submittal of a Major Modification under the Compliance Program, the winery’s existing, unpermitted operations occurring in 2018 - 2019 were used as the environmental baseline for the CEQA analysis consistent with the CEQA Guidelines, caselaw and the Compliance Program.

Past Approvals

Use Permit No. U-278485 was approved by the Planning Commission on January 6, 1988, permitting a 250,000 gallon per year winery with public tours and tastings. Numerous use permit modifications were approved between 1989 and 2015. Status Determination P19-00145, summarized the winery’s entitlements for physical improvements and operational characteristics. The existing entitlements associated with the Use Permit Major Modification request are listed below.

Employees

25 employees during crush and 15 employees during non-crush.

Visitation

Public Tastings [Pre-WDO entitlement]

Summer Weekdays (April 1-Dec 2nd) - A maximum of 50 persons per day

Summer Weekends (April 1-Dec 2nd) - A maximum of 200 persons per day

Winter Weekdays (Dec 2 to April 1) - A maximum of 25 persons per day

Winter Weekends (Dec 2 to April 1) - A maximum of 75 persons per day

Marketing

Use Permit Modification #94077 Condition of Approval No. 8. Approved by staff on March 22, 1995. A Marketing Plan consisting of:

- a. Retail sales conducted in the tasting and sales room from 9-6:00 pm from March through October and from 9-5:00 pm from November through February.
- b. Public tours and tastings from 9-6:00 pm from March through October and 9-5:00 pm from November through February. Tours and tastings may be offered at any event at the winery.
- c. Promotional events for up to 300 people in the courtyard, hall and grounds, with or without sit down lunches and/or dinners or buffets.

- d. Cooking classes and educational seminars conducted as needed to promote the winery and its products.
- e. Gift shop: Sales of wine related gift items winery souvenirs and promotional items will be sold in the tasting room.
- f. Marketing off-site including sending a newsletter with offers of wine and related products for sale.
 - i. Newsletter: A newsletter will be sent monthly or less frequently as needed with offers of wine and related products for sale, soliciting the availability of the winery for events.
 - ii. Wine of the Month Club: A wine of the month club will be instituted sending wine to customers' homes or businesses periodically.
 - iii. Competitive Tastings: the winery's products will be entered in local, regional, national and international tasting events.
 - iv. Promotional Tastings: The winery will attend various charitable functions, fairs, and similar events to pour wine or donate wine for such purposes.
 - v. Advertising: The winery will advertise, locally, regionally, nationally and internationally, its wines, its winery, and its public tours and tastings.

Hospitality areas

2,678 s.f. Public tasting room

The Project

The Napa County Planning Division received a request for a Use Permit Major Modification for the Castello di Amorosa winery, established under Use Permit No. U-278485, for a 250,000 gallon per year winery with public tours and tastings. This application was submitted under the Compliance Program and requests the following:

A. Components Necessary to Remedy Existing Violations (Based on 2019 records):

- 1) Recognition of employees - 153 employees. Consisting of 77 full-time, 72 part-time, and 4 seasonal employees
- 2) Recognition of visitors - Combination of By-Appointment Tastings and Public visitation - Total number of persons per year - 427,541 guests
- 3) Recognition of marketing events
 - a. 38 Wine/food pairing luncheons per year with a maximum of 160 guests per event
 - b. 54 Cellar dinners per year with a maximum of 300 guests per event
 - c. 10 Wine club events per year with a maximum of 400 guests per event
 - d. One (1) Wine club event per year with a maximum of 900 guests
- 4) Recognition of uses of portions of the building for hospitality uses (Conversion of entitled production areas) - Approximately 18,550 s.f. located in numerous rooms throughout the winery buildings.

B. Expansion Beyond Existing Entitlements:

- 1) Designation of additional areas (approximately 14,000 s.f.) within the buildings for hospitality uses (Conversion of entitled production areas)
- 2) Increase the number of parking spaces in two (2) areas by 38 spaces for a total of 177 spaces
- 3) Drill a new well

Existing Setting

The winery is located on a legal lot that has been separated for assessment purposes (SFAP). The winery project is located on the Winery Parcel, as described below.

The Winery Parcel, APN 020-390-012, 4045 North St. Helena Highway is approximately 40 acres. The Winery Parcel is developed with the winery production and hospitality buildings, two (2) wells, a surface water reservoir on Nash Creek which runs from west to east through the property, an 83,000-gallon irrigation cistern, a 35,000-gallon water storage tank for potable and fire protection, a portion of the winery's wastewater treatment system, roads, parking spaces, and landscaping. Vehicular access to the winery is a private driveway off State Highway 29, traveling through the Residential Parcel. There are approximately 14 acres of undeveloped forested land on the southern portion of the parcel. Winery construction began in 1994, and the winery opened to the public in 2007.

The Residential Parcel, APN 020-230-001, 3999 North St. Helena Highway is approximately 68.9 acres. The parcel is developed with three (3) residences and associated wastewater treatment systems, a farm management/agricultural building, the remaining portion of the winery's wastewater treatment system not on the Winery Parcel, 20.76 acres of vineyard, roads, parking spaces, landscaped areas, miscellaneous structures associated with vineyard operations, and the driveway. The Residential Parcel is relatively flat at the driveway, then continuously sloping up the hill to the winery site. There are no physical improvements proposed on the Residential Parcel.

Properties in the vicinity of the project site include vineyards, undeveloped, forested lands, and residences (some of which were destroyed in the 2020 Glass fire). State Highway 29 runs along the eastern property line of the Residential Parcel.

CEQA Categorical Exemption Criteria and Analysis

Article 19 of the State Guidelines for Implementation of the CEQA Guidelines and Napa County's Local Procedures for Implementing CEQA Appendix B (Additional Categorically Exempt Projects in Napa County) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. Based on the proposed project as described above, the project meets the criteria for eligibility as Categorical Exemption from CEQA under the following Classes: 1, 2, 3, 4, and 11.

- Class 1: Existing Facilities [Title 14 California Code of Regulations (CCR) Section 15301] Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structure and facilities, involving negligible or no expansion of existing or former use.

Discussion: The applicant is seeking recognition of current (2018-2019) operations. The number of employees and annual visitation and marketing guests would not exceed existing levels. Therefore, the project would not result in additional traffic trips, generation of more wastewater, or use of additional groundwater. The existing, unauthorized use of portions of the building for hospitality activities does not affect the operational levels of the project or create individual impacts. The operational components of the project would not exceed the environmental baseline as determined for the analysis under CEQA, and therefore continued operations would not result in an environmental impact. The recognition of existing areas (approximately 18,550 s.f.) and designation of new areas (approximately 14,000 s.f.) to be used for hospitality space, will take place within the existing winery building. Improvements to the interior of the winery buildings would be required to comply with the California Building Code (CBC) to permit the necessary change of occupancy to allow hospitality activities within portions of the previously constructed buildings. Work would occur exclusively within the existing buildings and would not create a new physical impact on undeveloped areas of the site. The Project will recognize the existing levels of operations, with no expansion of existing use.

- Class 2: Replacement or Reconstruction [Title 14 CCR Section 15302] Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaces.

Discussion: The project includes drilling a replacement project well (Replacement Well). The existing project well (Well #1) will be destroyed following installation and operation of the Replacement Well. Bartelt Engineering, the project engineer, in coordination with the applicant, identified a general area of the property to install the Replacement Well. The exact location of the Replacement Well has not been determined at this time due to unknown factors related to the suitability of subsurface conditions in the potential drilling locations. Rather than propose a singular location, an approximately 3.5-acre area in the northwestern corner of the property has been delineated as the area for the proposed Replacement Well. This area would be within portions of an approximately 11.5-acre vineyard or directly adjacent to an existing solar panel array covering approximately one (1) acre. The drilling would occur on a previously developed or disturbed area and no tree removal would occur as part of the project.

The Replacement Well will be conditioned with a maximum annual extraction volume of 12.4 acre-feet (AF) and a pumping rate limit of 40 gallons per minute (gpm) or less. Presently there is no limit on annual groundwater extraction or on the pump rate. This annual extraction limit is derived from the baseline levels of extraction from existing Well #1 in 2018-2019 and will ensure the Replacement Well will not exceed the operations or capacity of the well it is replacing.

- Class 3: New Construction or Conversion of Small Structures [Title 14 CCR Section 15303] Consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the

conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Discussion: As discussed above under Class 1, improvements to the interior of the winery buildings would be required to comply with the CBC to permit the necessary change of occupancy to allow hospitality activities within portions of the previously constructed buildings. The conversion of the occupancy allowed in an individual room or area of the existing winery would not increase operations. The conversion of existing production areas within the winery buildings, to be used for hospitality operations, would only result in minor exterior improvements, such as replacement doors for exiting the buildings.

- Class 4: Minor Alterations to Land [Title 14 CCR Section 15304] Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

Discussion: The new parking would expand the existing Visitor parking lot located adjacent to the winery buildings and designate visitor and employee parking along the northern branch of the driveway. The expansion of the existing visitor parking would be located within an existing vineyard and the driveway parking would require limited widening of the existing driveway along the northern portion of the same vineyard block. Under the proposed plan, approximately 0.35± acres (net) of vineyards would be removed to accommodate the new parking areas. The improvements would occur on previously developed areas with slopes that average less than 10%, entirely outside of stream setbacks, and no trees would be removed. The minor trenching necessary for the installation of infrastructure or equipment associated with the Replacement Well is exempt under Class 4.

- Class 11: Accessory Structures [Title 14 CCR Section 15311] Consists of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities.

Discussion: Class 11 item (b) includes small parking lots. See further discussion under Class 4.

Exceptions (CEQA Guidelines Section 15300.2)

CEQA Guidelines Section 15300.2 provides a list of exceptions to the CEQA exemptions, including Classes 3, 4, and 11. A project cannot be considered exempt from CEQA if any of the following criteria are met.

- Section 15300.2. “Exceptions” outline the exceptions that invalidate a categorical exemption:
 - 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.

Discussion: In review of Napa County Geographic Information System (GIS) California Natural Diversity Database (CNDDB) layers, the subject property is within an area of the County that is known to have the potential for Northern Spotted Owl (NSO) habitat, and the potential for presence of Calistoga popcorn flower has been identified.

*According to the California Department of Fish and Wildlife (CDFW) website, the Calistoga popcornflower grows in pools and swales adjacent to hot springs and geysers in annual grassland habitats. This species grows on clay soils containing high concentrations of boron, arsenic, and sulfates. Calistoga popcornflower is only known from two locations near the town of Calistoga in Napa County, where it co-occurs with the California endangered Napa bluegrass (Napa bluegrass (*Poa napensis*)). The Nash Creek headwaters originate around an elevation of 1600' feet and are not known to contain hot spring or geyser-like features. County GIS shows site soils as Forward silt loam, which have a low presence of clay. The site does not contain the general criteria for the habitat of Calistoga popcornflower. The presence of this resource was not previously identified on site as part of the environmental analysis for the use permit, subsequent modifications, or the building permits.*

According to the California Department of Fish and Wildlife (CDFW) website, structural components of high-quality spotted owl habitat include a multilayered, multispecies canopy, large conifer overstory trees, shade-tolerant understory conifers or hardwoods, moderate to high canopy closure, live coniferous trees with deformities (e.g. cavities, broken tops, mistletoe infections), large snags, and large logs and other woody debris in the groundcover. The proposed locations for physical development are within vineyard blocks and along the main driveway, and no tree removal would occur as part of the project. No direct impact to NSO habitat would occur.

Per County GIS there are no formal NSO sightings on or near the property, and the closest record is over a half of a mile away to the west. As noted above, winery construction began in 1994 and continued for 15 years, until the winery was opened to the public in 2007. The winery has been operating continuously for 18 years and is actively managed with approximately 29 acres of vineyards.

While no impacts would be expected to occur, the applicant has included a construction best management plan as part of the project to avoid potential impacts to NSO. This includes completing all ground disturbing activities outside of the NSO nesting season (February 1st - August 31st) or having a qualified biologist perform surveys in accordance with Section 5.5 the U.S. Fish and Wildlife Service's (USFWS) Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls (Revised January 9, 2012). A condition of approval will be included requiring the management plan to be submitted with all applicable

construction permits, including but not limited to building permits, grading permits, and well drilling permit.

- 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.

Discussion: 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 winery is only recognizing the operational components of the project and would not exceed the existing levels of use or increase consumption of resources. Physical improvements are limited, contained within the site, and are proposed to better accommodate the existing level of operations. This project would not have a considerable contribution to cumulative impact.

- 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.

Discussion: The project will not have a significant effect on the environment due to unusual circumstances. Physical improvements would occur within existing buildings or on previously developed areas.

- 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.

Discussion: State Route 29 is not a designated state scenic highway, however, it is an "eligible State Scenic Highway" according to California State Scenic Highway System Map, which means the highway is considered part of the State Scenic Highway System and efforts should be made to protect its scenic qualities. Physical improvements include expansion of existing parking areas, widening of the existing onsite driveway, and drilling a replacement well. These locations are not highly visible from the highway due to the topography of the site, and no trees are proposed to be removed. No permits are required from California Department of Transportation. Although the residence is designated as historic, none of the project work occurs in the vicinity of the residences. The project will not impact historical resources. The project does not contain scenic rock outcroppings.

- 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.

Discussion: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- 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.

Discussion: Although the residence is designated as historic, none of the project work occurs in the vicinity of the residences. The project will not impact any historical resources.

For these reasons, the project does not meet any of the conditions listed in Title 14 CCR Section 15300.2 (a) through (f) above.

Public Trust

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

On January 10, 2024, Napa County released a Tier III Water Availability Analysis memorandum, providing guidance for complying with Public Trust. A Tier III review or equivalent analysis is the County’s adopted method for complying with its duties under the Doctrine. The revised 2025 WAA includes a Tier III equivalent analysis. As recommended by Planning and Engineering staff, the project will be conditioned to require the following construction details and operational parameters. The existing Well #1 will be replaced by a new Replacement Well, and the existing well will be demolished. The Replacement Well will be located and installed a minimum of 130 feet from Nash Creek, further than the existing well which is 55 feet from the creek. The Replacement Well will require the well seal be placed at a depth of 150 feet below ground surface (bgs) and the pumping rate will be limited to 40 gallons per minute (gpm). These represent an improvement over the existing well which has a seal depth of 51 bgs and a pumping rate of 50 gpm. The replacement well will be limited to 12.4 AFY, the maximum recorded extraction from Well #1 (2018-2019), where no extraction limit previously existed. Existing Well #2 will be limited to a maximum extraction of 15 AFY where no extraction previously existed, and the pumping rate will be reduced from 120 gpm to 70 gpm. The 15 AF is required to maintain no increase above the 25 AFY, the maximum recorded extraction from Well #2 (2018-2019),

and incorporates staff's recommendation for reduced total water use. These well construction details and operational restrictions on the wells result in a reduction of potential harm (if any) to the creek.

Upon successful completion and start-up of the Replacement Well, the existing Well #1 will be demolished. Additionally, a new project specific ground water management condition of approval will be included with imposed metering on all wells, monitoring and reporting of groundwater use, and the County's ability to recommend additional measures or revoke the use permit in the future if substantial evidence exists that the Project substantially affects the groundwater basin. These project components and conditions of approval provide even greater protection, further reduce any alleged harm, and align with the requirements of the January 10, 2024, Tier III Water Availability Analysis memorandum. The County has satisfied its duty.

Conclusion

Based upon the analysis above, the proposed project meets the criteria for a categorical exemption under CEQA Guidelines Sections 15301, 15302, 15303, 15304, and 15311. No Exceptions apply.

“C”

Revised Water Availability Analysis November 2025

**WATER AVAILABILITY ANALYSIS FOR
CASTELLO DI AMOROSA
4045 NORTH SAINT HELENA HIGHWAY, CALISTOGA, CA 94515
APN 020-390-012 & 020-230-001**

Napa County Planning, Building & Environmental Services (PBES) requires this Water Availability Analysis (WAA) to be prepared to support Use Permit Modification P19-00459, this Application. This WAA outlines groundwater uses for Castello di Amorosa, an existing pre-Winery Definition Ordinance (WDO) winery on the parcels referenced above at 4045 North Saint Helena Highway, Calistoga, CA 94515. This WAA has been updated following the April 2, 2025, Planning Commission hearing¹ and supersedes the previous WAA's and Water Use Analysis that were prepared by Bartelt Engineering for this use permit modification permit review. Within the nearly six-year time span of this permit review process, there have been several Napa County policy changes related to the analysis of water availability for a project. These policy changes have stemmed from drought, drought related emergency orders mandated by the State of California (which are no longer in effect), and Napa County's concerns about its duty to protect the public trust in terms of groundwater use and interactions with surface waters. Additionally, the COVID-19 pandemic and the 2020 Glass Fire have impacted operations at the Castello di Amorosa in terms of water use, amongst other things, during this permit review process. In terms of reviewing this WAA in comparison with the previous WAA, the most relevant sections are the newly added 'Existing Water Supply System Reporting Requirements' section, the revised 'Projected Groundwater Demand' section in the Tier 1 analysis, the new 'Groundwater Use – Record Data Discussion' section also in the Tier 1 analysis, the inclusion of Well #2 in the Tier 3 considerations, and several new Appendix items that have been added.

USE PERMIT MODIFICATION – GENERAL DESCRIPTION

This Application was submitted under Napa County's Compliance Program. This Application seeks to clarify the hospitality and employment program, uses within the winery buildings, and propose minor improvements to expand upon existing parking areas. There is no change to the approved annual production volume of 250,000 gallons of wine.

A small reduction in the vineyard area is required to accommodate the proposed parking expansion. Under the proposed plan, approximately 0.35± acres (net) of vineyard would be removed to accommodate the new parking areas. Employee parking currently occurring near the reservoir will no longer be provided. Please refer to the Use Permit Drawings prepared by Bartelt Engineering for the existing and proposed site conditions.

Along with the clarification of uses within the winery buildings, the applicant proposes to clarify current winery staffing and hospitality figures. The winery currently employs a total of 153 people (77 full-time, 72 part-time, and 4 harvest/seasonal) but only 110 employees are working on any given day (56 full-time employees, 50 part-time employees, and four harvest/seasonal employees).

¹ The Planning Commission approved this Application 4-0

The winery currently offers tours and tastings without food and tours and tastings with food to a maximum number of 1,000 visitors per weekday Monday through Friday, 3,500 visitors on the busiest Saturdays, and 2,000 visitors on Sundays. The busiest Saturdays occur throughout the year and often when there is a three-day holiday weekend (e.g. Labor Day Weekend). This results in a weekly maximum of 10,500 visitors to the winery. Based on the April 2025 Planning Commission approval, the maximum annual visitation count is 427,541 visitors.

Wine & Food pairing “Luncheons” for parties of up to 160 guests are offered 38 times a year. The winery’s current marketing plan also includes 54 cellar dinners per year for groups of up to 300 guests, 10 club events per year for groups of up to 400 guests, and one club dinner per year for up to 900 guests, with additional staff for each event type of up to 15, 11, and 45, respectively.

EXISTING DEVELOPMENT

Currently, the parcels, separated for assessment purposes (SFAP), APN 020-390-012 and APN 020-230-001, are 40.0± acres and 68.9± acres, respectively. The winery production and hospitality buildings, two groundwater wells, one surface water reservoir, one 83,000 gallon cistern, one 35,000 gallon water storage tank, a solar panel system, a portion of the winery’s wastewater treatment system, 8.25± acres of vineyard, roads, parking spaces, and landscaping exist on parcel 020-390-012 (SFAP) (the “Winery parcel”). The Warehouse building, which is used for production activities such as bottling, fermentation, and cased goods storage, was destroyed in the 2020 Glass Fire. It has since been reconstructed under building permit BC21-02587-ALT. Parcel 020-230-001 (SFAP) (the “Residential parcel”) is developed with three residences and associated wastewater treatment systems, a farm management/agricultural building, the remaining portion of the winery’s wastewater treatment system not on the Winery parcel, 20.76± acres of vineyard, roads, parking spaces, landscaped areas, as well as miscellaneous structures associated with vineyard operations. A Track II vineyard replant was approved under permit P24-00169 and commenced at the end of the 2024 growing season. Refer to the Overall Site Plan in **Appendix A** for a map of the existing site features. Water for all uses on the property is supplied by the groundwater wells and the surface water reservoir, described in more detail below.

WATER SUPPLY SYSTEM SOURCES

Groundwater Wells

Two groundwater wells are used to supply all potable water and a portion of the irrigation needs of the property. The groundwater wells, the 35,000 gallon water storage tank, and the downstream water treatment and distribution system are regulated as a Non-Transient Non-Community (NTNC) public water system by Napa County under permit #CA2800043. The completion report for each well is included in **Appendix B**.

Well #1 was constructed in 1987 under Napa County permit 18894. It is located immediately adjacent to the winery building and approximately 55 feet from Nash Creek. It has a 51 foot deep concrete seal, an eight inch diameter PVC casing with the perforations beginning at 145 feet below ground surface elevation, and was completed to

a depth of 245 feet below ground surface elevation. The ground surface elevation at the location of Well #1 is approximately 486 feet (NAVD88 vertical datum).

Well #1 is the primary source of the NTNC water system which supplies potable water to the winery, farm management building, and residences. Groundwater from Well #1 is pumped into a two compartment, 35,000 gallon storage tank on the hillside above the winery. The upper compartment has a 19,000 gallon capacity and is dedicated to potable use. Water flows out of the upper compartment, through a 5 micron filter and UV disinfection unit, to the winery, farm management building, and residences via gravity flow. The lower compartment has a 16,000 gallon capacity and is dedicated to fire protection.

The project proposes to replace Well #1 with a new well, further from Nash Creek. The proposed replacement well will be drilled and completed under Napa County permit E23-00112. Once the replacement well is operational, Well #1 will be demolished per Napa County standards. The proposed replacement of Well #1 is described in more detail in the Tier 3 Analysis section below.

Well #2 was constructed in May 2004 under Napa County permit 96-12662. Well #2 is located approximately 150 feet southeast of Well #1 and approximately 90 feet away from Nash Creek. Well #2 has a 60 foot deep concrete seal, an eight inch diameter PVC casing with the perforations beginning at 120 feet below ground surface elevation, and was completed to a depth of 560 feet below ground surface elevation. The ground surface elevation at the location of Well #2 is approximately 475 feet (NAVD88 vertical datum).

Well #2 is currently used for landscape irrigation and as a supplemental source for vineyard irrigation, the NTNC water system, and the fire suppression system. However, between 2013 and 2024 Well #2 was used as the primary source for vineyard irrigation. Groundwater from Well #2 is primarily pumped into the adjacent 83,000 gallon above ground cistern that supplies the irrigation systems. The Well #2 pump system is also connected to the pipe that fills the 35,000 gallon tank which supplies the NTNC water system. The piping between Well #2 and the 35,000 tank fill piping is separated by a valve that can be manually opened or closed when needed. In January 2023, issues with Well #1 required Well #2 to be temporarily used as the primary source for the NTNC water system. Since May 2023, Well #2 continues to be used as a supplemental source for the NTNC water system.

Surface Water Reservoir

On March 9, 1992, The State of California Water Resources Control Board (SWRCB) issued permit #20603 authorizing the collection of up to 20 acre-feet/year in the already existing reservoir on Nash Creek for use as vineyard irrigation. Castello di Amorosa conveys irrigation water from the reservoir through a piping system to a booster pump and pressure tank system at the headworks of the vineyard irrigation system.

Existing Water Supply System Reporting Requirements

The SWRCB requires annual reporting in terms of water diversion summaries from the reservoir (permit #20603) and the overall water volume used by the NTNC water system (permit #CA2800043). The data for each system and permit are uploaded to separate SWRCB-run databases by different members of Castello di Amorosa's staff and/or contracted employees. In the days leading up to the April 2, 2025, Planning Commission hearing, a public comment noted discrepancies with the Castello di Amorosa's reservoir

water use reporting to the SWRCB. The reservoir reporting was promptly amended to address the public comment and resubmitted to the SWRCB in April 2025. The amended annual reports for the years 2018-2024 that were resubmitted to the SWRCB are included in **Appendix C**. It should be noted that the reservoir water use summary table indicates values of negative one for certain months. Based on input from Castello di Amorosa's onsite facility maintenance staff, these values mean no water was used for that month.

Please note that on July 24, 2025, Jennifer Timmons, a representative from the SWRCB, contacted Carter Mochizuki, the person currently in charge of reporting to the SWRCB on behalf of the Castello di Amorosa for permit #20603. Jennifer alerted Carter to an anonymous complaint alleging diversions were being made outside the season allowed under permit #20603 and requested clarification regarding the diversions. Carter promptly notified Castello di Amorosa, who in turn notified the consultants working on use permit P19-00459 and Ryan Stolfus of Wagner & Bonsignore Consulting Civil Engineers. After review, it was determined that further corrections to the annual reporting forms were required to fix irrigation water use values that were incorrectly placed in the "diversions" column of the reporting form. The corrections will be completed and resubmitted when the SWRCB's updated on-line reporting system is operational, which is anticipated to be sometime after October 2025. Additionally, the anonymous claim requested a differentiation between rainfall runoff and spring water that flows into the reservoir. To address this request, Castello di Amorosa, on behalf of Ryan Stolfus, filed an Initial Statement of Water Diversion and Use Rights with the SWRCB on July 31, 2025, for a claim of riparian rights to upstream spring water flows in Nash Creek that enter the reservoir. The filing is for a direct diversion of 12 gallons per minute to be used for irrigation. This quantity is additive to the 20 acre feet of surface water allowed for irrigation under permit #20603. The Initial Statement of Water Diversion and Use Rights does not quantify an annual use limit. It allows the claimant to use the water when it is available. Castello di Amorosa utilized this additional surface water source to supplement irrigation in August, September, and October. This is the reason the irrigation from surface water sources exceeds 20 acre-feet per year in 2025 as shown in **Appendix I**.

Reporting for the NTNC is only required to include water use related to the potable water system. Based on the SWRCB database reporting, Well #1 was the sole supplier of water for the NTNC from 2018-2022. In January 2023, when groundwater from Well #2 was needed due to issues with Well #1, NTNC reporting criteria required that water use data from Well #2 be included. Castello di Amorosa did not have a sub-meter installed to track Well #2's output to the NTNC separately from the overall groundwater produced by Well #2. Therefore, Castello di Amorosa staff, after coordination with Napa County, included the full Well #2 meter readings. When reading the reported annual water use on the NTNC SWRCB database, this appears to show a drastic increase in potable water use by the NTNC from 2022 to 2023. However, this is not the case as the NTNC water use value reported in 2023 included the vineyard and landscape irrigation water use also supplied by Well #2. Annual NTNC water use summaries from the years 2018 to 2023, obtained from the SWRCB database by Castello di Amorosa, are included **Appendix D**. The documents have been highlighted by Castello di Amorosa staff to identify the units of measure, data collection method, and the year associated with each document. A discussion of water demand and water use data is provided in more detail below.

TIER 1 ANALYSIS

Projected Groundwater Demand

This section of the WAA was labeled as “Estimated Groundwater Demand” in the previous version. Although existing water use data is available, the existing data is only available as a total summary that does not accurately portray different types of water use on the property. It is important to project the future long term water demand in a way that correlates water use to the individual entitlements and development on the parcel. This helps to understand how water demand relates to other water dependent infrastructure such as the wastewater treatment equipment, water storage facilities, and water distribution or treatment facilities. This projection of groundwater demand is based on the winery’s entitlement values portrayed throughout several documents included with this use permit application to correlate values across multiple reports, such as the Wastewater Feasibility Study and future updates to the NTNC technical report. This Projected Groundwater Demand Summary is intended to represent the maximum amount of groundwater that should be used by the property moving forward and is summarized in Table 1 below.

TABLE 1: PROJECTED GROUNDWATER DEMAND SUMMARY	
Description	Projected Groundwater Demand Summary (acre-feet/year)
Residential	
Primary Residence with pool, no cover	0.85
Second Unit	0.75
Guest Cottage	0.10
Landscaping (Including Farm Management Site)	8.00
Total Residential	9.70
Winery	
Process Water	5.38
Landscaping	12.00
Employees	1.85
Tours and Tasting	3.94
Marketing Events	1.30
Total Winery	24.47
Agriculture	
Vineyard Irrigation	-
Farm Management	0.17
Total Agriculture	0.17
Total Projected Groundwater Demand =	34.34

All values in Table 1, except for projected landscaping demand, are based on the Guidelines for Estimating Residential and Non-residential Water Use from the Napa

County WAA Guidance Document (2015). As summarized in Table 1, the total groundwater demand for the property is estimated to be 34.34 acre-feet/year. A more detailed analysis of the non-landscaping water uses shown in Table 1 is provided in **Appendix E**.

The residential landscaping demand is based on average metered values between the years 2018 and 2024, provided by Castello di Amorosa, and included in **Appendix F**. Currently, there are no water meters installed to track the non-residential landscape irrigation water use on the property. Additionally, non-residential landscape irrigation is not currently tracked using an irrigation schedule combined with an irrigation zone flow quantification system (ie. number of emitters, emitter flow rate, etc.). The only method for estimating non-residential landscape irrigation in past years is by subtracting known or calculated values from the overall water use recorded by the Well #1, Well #2, and surface water reservoir meters. Based on the available information, non-residential landscaping irrigation use has ranged from approximately 8.5 acre-feet/year to as high as 36.5 acre-feet/year. The estimated groundwater recharge potential discussed in the 'Groundwater Recharge' section below does not support landscape irrigation values at the high end of the range that has occurred in past years. Therefore, the 12 acre-foot/year value used in Table 1 has been selected to align with the lower range of demand while conforming to the limits of the estimated groundwater recharge potential of the property.

Vineyard irrigation values are not included in Table 1 because the demand will be supplied by the surface water reservoir. Between 2016 and 2019, the average annual vineyard irrigation demand was approximately 11.2 acre-feet/year. In 2020 and 2021, vineyard irrigation demand increased to approximately 16.42 and 17.96 acre-feet/year, respectively, due to drought conditions and heat. In 2022, 2023, and 2024, vineyard irrigation decreased to 15.52, 13.03, and 11.84 acre-feet/year, respectively. A summary of annual vineyard irrigation demand estimates, provided by the Castello di Amorosa, are included in **Appendix G**. The values are referred to as estimates because they are based on irrigation schedules, the number of vines irrigated, and details regarding the emitters associated with each vine. Currently, there is not a meter system that tracks the overall water use in the vineyard. Although Well #2 was the primary source for vineyard irrigation between 2013 and 2024, groundwater conservation considerations realized through this use permit process have convinced Castello di Amorosa to use the surface water reservoir as the primary vineyard irrigation source. Beginning in August 2024, the surface water reservoir became the primary source for vineyard irrigation. Although a Track II replant began in 2024, there are no planned expansions of the vineyard that would cause vineyard irrigation demand to exceed 20 acre-feet/year.

The applicant would like to note that all winery process wastewater (5.38 acre-feet/year) is recycled as irrigation in approximately 1.73 acres of landscaping and 2.37 acres of vineyard on the Residential parcel. An additional 5.63 acres of vineyard on the Residential parcel is also permitted to be irrigated with treated winery process water if needed. The winery process wastewater treatment and irrigation system were approved by Napa County under permits P15-00331 and E15-00906.

Groundwater Recharge

Based on a coordination meeting between Napa County staff and the Castello di Amorosa consultant team on May 16, 2024, Napa County staff requested Castello di Amorosa commission a study to estimate the potential groundwater recharge on the subject parcel. Subsequently, Richard C. Slade & Associates LLC, Consulting Groundwater Geologists, has prepared a Groundwater Recharge Analysis for the subject parcel. Their analysis, included in **Appendix H**, estimated a recharge potential of **40.5 acre-ft/year**.

Groundwater Demand and Groundwater Recharge Summary

The total projected groundwater demand for the property is 34.34 acre-feet/year and the total groundwater recharge potential of the subject parcel is 40.5 acre-feet/year. Therefore, the total projected groundwater demand is less than the estimated groundwater recharge volume of 40.5 acre-feet and the Tier 1 Water Criterion is met.

Groundwater Use – Record Data Discussion

During the April 2, 2025, Planning Commission hearing, the Planning Commission requested, and Castello di Amorosa agreed, that Well #2 should be included in the groundwater monitoring program that would be written into the use permit modification conditions of approval. Napa County PBES staff later requested that data be gathered from Well #2 to assist with determining baseline conditions that could be integrated into a groundwater monitoring program. In the following weeks, Castello di Amorosa collected data for review by Bartelt Engineering and Napa County PBES staff. The data that was immediately collected included overall water use summaries from Well #1, Well #2, and the surface water reservoir for the years 2023 and 2024. Unfortunately, the data was not consistent with the 2016-2019 water use data collected by Bartelt Engineering that was used to prepare the Tier 1 analysis in previous versions of this report. It should be noted that water use data from the years 2020-2023 was not continuously compiled and added to the WAA because there were no changes on the property in terms of vineyard size, hospitality or production levels, or landscaping projects that would have indicated a change in water demand, let alone the drastic rise in groundwater use that occurred, particularly for years 2022 and 2023. However, Castello di Amorosa verified that the water use values they collected for the years 2023 and 2024 are accurate.

Scott Greenwood-Meinert, legal counsel for Castello di Amorosa, in coordination with Dane Hoime of Bartelt Engineering, emailed the Well #1, Well #2, and surface water reservoir data summary from 2024 to Napa County on April 21, 2025, to initiate further coordination. This led to a meeting between the Castello di Amorosa consulting team and Napa County PBES staff on May 19, 2025, where Napa County expressed concern regarding their duty to protect the Public Trust relative to the unexpectedly high groundwater use from Well #2. Furthermore, Napa County PBES staff obtained groundwater use data for the NTNC water system reported to the SWRCB which appeared to indicate groundwater use had more than quadrupled from year 2022 to year 2023. Napa County was concerned that Castello di Amorosa had intentionally inflated water use beginning in the year 2023 to set a more beneficial baseline water use from Well #2. As described in the 'Existing Water Supply System Reporting Requirements' section above, this was later determined to be a simple issue of SWRCB reporting requirements combined with an inability to separate potable and irrigation use from Well #2's water meter data. Additionally, Castello di Amorosa and their consulting team would like to note that the

WAA prepared for this use permit modification process never requested that the project conform with a “No Net Increase” baseline, let alone a baseline that relied on water use from an abnormally high year. Castello di Amorosa understood that the conditions of approval for the project would limit all groundwater extractions on the property to the estimated groundwater recharge potential of 40.5 acre-feet/year.

The outcome of the May 19, 2025, meeting led to two more weeks of data collection coordination with Castello di Amorosa. After obtaining data from additional years, including 2025, it became apparent that there was a spike in groundwater use in 2022 that progressively decreased through 2023, 2024, and 2025. This additional data resulted in another meeting between Castello di Amorosa’s consulting team and Napa County PBES staff on June 2, 2025. The new information provided a level of comfort for Napa County PBES staff, but an update to the WAA was still required to provide all available information in support of Napa County’s duty to protect the public trust.

A tabular summary of water use from Well #1, Well #2, and the surface water reservoir for the years 2018-2025 is included in **Appendix I**. As discussed above, non-residential landscape irrigation is currently the only source that is not metered or tracked using an irrigation scheduling and quantification system. Castello di Amorosa believes that excessive landscape irrigation at the winery is what caused the groundwater use spikes of 67.34 acre-feet and 55.05 acre-feet in 2022 and 2023, respectively. Castello di Amorosa and Bartelt Engineering would like to note that Castello di Amorosa did not have a regulatory maximum allowable groundwater use baseline to measure their actual water use against.

Although a regulatory maximum allowable groundwater use has not been set, Castello di Amorosa has been tracking water use with Meter.Me, a water monitoring service, beginning in 2023. This is partially the reason groundwater use was reduced by approximately 12 acre-feet in 2023 compared to 2022 and a further 15 acre-feet in 2024 compared to 2023. Moving forward, the data in **Appendix I** shows that groundwater use continues to be reduced through conservation measures and increased use of the surface water reservoir. The total groundwater use from January 2025 through October 2025 was 16.29 acre-feet, a 21.64 acre-foot reduction compared to the 37.93 acre-feet that was used from January 2024 to October 2024.

TIER 2 ANALYSIS – WELL/SPRING INTERFERENCE CHECK

As required by the WAA, projects must perform a well interference check to determine if any wells or springs located on adjoining parcels are within 500 feet or 1,500 feet of Well #1, respectively. Based on information obtained through Napa County public records, there are no springs in the project vicinity and no neighboring wells located within 500 feet of Well #1, Well #1’s proposed replacement location, or Well #2. Well #2 is located approximately 150 feet from Well #1. However, as described in the Tier 3 Analysis below, Well #1 will be replaced in a location greater than 500 feet from Well #2. Therefore, the Tier 2 well interference criterion is presumptively met. See the Well Location Exhibit for Well #1’s current location and proposed relocation relative to other wells in the vicinity.

TIER 3 ANALYSIS – GROUNDWATER/SURFACE WATER INTERACTION CRITERIA

As required by Napa County's May 12, 2015 WAA Guidance Document and the Interim Napa County Well Permit Standards and WAA Requirements – January 2024, the project must examine the horizontal distance between Well #1, Well #2, and Significant Streams as determined by the Napa County Well Permit Standards, Figure 1. Based on Figure 1, Nash Creek, which runs through the property, is a Significant Stream. Therefore, the applicant must prove that a hydraulic separation between the Wells and Nash Creek is provided by geologic conditions at the site or assume connectivity and propose modifications to the Wells to reduce impacts. The applicant proposes modifications to each Well to reduce impacts and satisfy the WAA Tier 3 criteria. A site map with the locations of Well #1 and Well #2 relative to Nash Creek are provided in **Appendix J**.

Napa County's May 12, 2015 WAA Guidance Document lists several criteria to use when assessing the impact of pumping groundwater from a well on adjacent surface waters. The criteria to be used when assessing impact includes horizontal distance, the pumping rate of the well, the well depth, depth and interval of screens in the casing, and the well seal depth. The following discussion will describe how the impact on these criteria can be reduced relative to current conditions for each well.

Existing Well #1 Characteristics

As stated in the Water Supply System section above, Well #1 is located immediately adjacent to the winery building and approximately 60 feet from Nash Creek. It has a 51 foot deep concrete seal, an eight inch diameter PVC casing with the perforations beginning at 145 feet below ground surface elevation, and was completed to a depth of 245 feet below ground surface elevation. The ground surface elevation at the location of Well #1 is approximately 486 feet (NAVD88 vertical datum). The ground surface elevation of Nash Creek, adjacent to Well #1, is approximately 486 feet at the top of bank and 483 feet at the flowline. In its current location, Well #1 is located near the portion of Nash Creek immediately downstream of the existing reservoir's outfall. Based on information obtained from Napa County records related to the NTNC water system, Well #1 is currently equipped with a pump system reportedly rated at 50 gallons per minute.

Replacement Well #1 – Reduction of Impact on Nash Creek

The proposed method of modification to Well #1 to reduce its impact on Nash Creek is to replace Well #1. The applicant has applied for Napa County permit E23-00112 to replace Well #1. The review and approval of E23-00112 is associated with the review and approval of this use permit modification (P19-00459). In the May 16, 2024, coordination meeting between Napa County staff and the Castello di Amorosa consultant team, Napa County staff confirmed that replacing Well #1 would qualify as a proposed modification that reduces impact to Nash Creek relative to existing conditions. The sections below discuss the replacement Well #1's reduced impact on Nash Creek.

Well #1 is approximately 55 feet from Nash Creek. The exact location of the replacement Well #1 has not been determined due to this use permit modification's review process and the suitability of subsurface conditions in the potential drilling locations. Rather than propose a singular location, Bartelt Engineering, in coordination with the applicant, has identified a general area of the property for the replacement Well #1 that would reduce its impact on Nash Creek and maintain a 500 foot horizontal separation from all surrounding wells. At minimum, the replacement Well #1 will be installed 130 feet from Nash Creek.

At maximum, the replacement Well #1 will be installed 700 feet from Nash Creek. See the Replacement Well Location Map in **Appendix J** for the potential replacement Well #1 locations, highlighted in purple.

The existing pumping rate of Well #1 is 50 gallons per minute. The replacement Well #1 could be equipped with a 30-40 gallon per minute pump system and still comfortably meet the requirements of the water supply system. As detailed in the Wastewater Feasibility Study prepared by Bartelt Engineering for this use permit modification, the peak daily water demand of the winery is 16,323 gallons. The daily peak water demand of the farm management building is based on the number of farm management employees. Napa County records from the farm management building's construction permits (B12-00773 and E12-00750), indicate a daily maximum of 10 employees and associated water demand of 150 gallons per day. The peak daily residential demand is estimated based on the annual demand in Table 1. The total demand of 1.6 acre-feet/year is equal to approximately 521,330 gallons per year. The average daily demand is approximately 1,430 gallons per day. Applying a peaking factor of 1.5 results in a peak daily demand of approximately 2,150 gallons. Summing up the winery, farm management, and residential peak daily requirements results in a total estimated peak daily water demand from Well #1 of 18,623 gallons per day. If the replacement well were to be pumped at 40 gallons per minute for eight hours, the total yield would be 19,200 gallons. If the replacement well were to be pumped at 30 gallons for 11 hours, the total yield would also be 19,200 gallons. In each case, the reduced pumping rate would be capable of meeting the peak daily demand requirements. The exact pumping rate of the replacement Well #1 cannot be determined until it is developed, but this example shows that even a 40% reduction in pumping rates from current conditions could meet the requirements of potable water demand on the subject parcel.

The existing Well #1 is relatively shallow and was completed to a depth of 245 feet below ground surface. The ground surface elevation at Well #1 is 486 feet according to the NAVD88 vertical datum. Therefore, the bottom of Well #1 is at a relative elevation of 241 feet. To the maximum extent practical, the replacement Well #1 will be constructed to a depth greater than 245 feet below ground surface or deeper than a relative elevation of 241 feet, whichever is lower.

Currently, the perforations in Well #1's casing begin at 145 feet below the ground surface elevation. The ground surface elevation at Well #1 is 486 feet. Therefore, the screening begins at an elevation of 341 feet, according to the NAVD88 vertical datum. To the maximum extent practical, the uppermost casing perforations of the replacement Well #1 will begin at 150 feet below the ground surface or at a relative elevation of 341 feet, whichever is lower, regardless of location.

The replacement well must have a minimum 50 foot deep surface seal to comply with the NTNC permit requirements. To the maximum extent practical, the replacement Well #1 will be constructed with a 50 to 60 foot deep surface seal.

Upon successful completion and startup of replacement Well #1, the existing Well #1 will be demolished.

Existing Well #2 Characteristics

As stated in the Water Supply System section above, the Well #2 is located immediately adjacent to the 83,000 gallon irrigation cistern and approximately 90 feet from Nash

Creek. It has a 60 foot deep concrete seal, an eight inch diameter PVC casing with the perforations beginning at 120 feet below ground surface elevation, and was completed to a depth of 560 feet below ground surface elevation. The well drillers report from the year 2004, included in **Appendix B**, indicates a static water level of 147 feet below ground surface. Castello di Amorosa's Meter.Me water tracking system indicated a static water level of 180 feet below ground surface on May 29, 2025. The ground surface elevation at the location of the Well #2 is approximately 475 feet (NAVD88 vertical datum). The ground surface elevation of Nash Creek adjacent to Well #2 is approximately 478 feet at the top of bank and 473 feet at the flowline (NAVD88 vertical datum). Well #2 is also located near the portion of Nash Creek immediately downstream of the existing surface water reservoir's outfall.

Based on coordination with Castello di Amorosa's facility maintenance staff and a review of metered water volumes provided in **Appendix I**, Well #2 is capable of pumping at a sustained rate of approximately 120 gallons per minute (in June 2022, Well #2 pumped 5,025,447 million gallons; in a simplified scenario, 5,025,447 million gallons divided by 30 days, divided by 24 hours, divided by 60 minutes equals 116.33 gallons per minute). However, the well drillers report included in **Appendix B** indicates that Well #2 has a yield of 70 gallons per minute based on a 1.5 day long well yield test performed in May 2004 by McLean and Williams, Inc.

Well #2 – Reduction of Impact on Nash Creek

Based on the existing features of Well #2 and Nash Creek, the risk of streamflow depletion on Nash Creek by Well #2 appears to be low. The static water level in Well #2, since the time of its construction in May 2004, generally exists approximately 150 to 180 feet below the adjacent flowline of Nash Creek. However, the impact of Well #2 on Nash Creek will be reduced relative to current conditions by reducing the pumping rate and limiting the overall volume of groundwater extracted from the well. This report proposes limiting the pumping rate to 70 gallons per minute, the measured yield confirmed by the 1.5 day well yield test referenced above. To achieve this, Castello di Amorosa will provide Napa County with evidence that the existing 120 gallon per minute pump has been modified or replaced to limit the maximum pumping rate of Well #2 to 70 gallons per minute. Additionally, this report proposes setting a baseline maximum groundwater extraction volume of 20 acre-feet/year for Well #2. This value corresponds with the maximum annual landscape irrigation water demand described in Table 1. This project proposes that the 20 acre-feet/year may only be exceeded if Well #2 is required to supply groundwater to the NTNC. To ensure the groundwater extraction volumes are accurately recorded and monitored, Castello di Amorosa will install an additional water meter to record any groundwater that Well #2 supplies to the NTNC. However, the combined volume of groundwater extracted from the replacement Well #1 and Well #2 may not exceed the calculated groundwater recharge potential of 40.5 acre-feet/year. Castello di Amorosa will ensure the total groundwater extraction does not exceed the 40.5 acre-feet/year limit through monthly monitoring and reporting to Napa County's Groundwater Demand Management Plan that will be implemented as a condition of approval for this Application.

By reducing Well #2's maximum pumping rate from 120 gallons per minute to 70 gallons per minute and limiting the overall volume of groundwater extracted, Castello di Amorosa will comply with Napa County's May 12, 2015 WAA Guidance Document for reducing the impact of pumping groundwater from a well on adjacent surface waters.

Tier 3 Analysis - Summary

Well #1 and Well #2 are located within 1,500 feet of Nash Creek, which Napa County considers to be a Significant Stream and a tributary to the Napa River. According to the Napa County Water Availability Analysis (WAA) Guidance Document Adopted May 12, 2015, Well #1 and Well #2 are therefore considered to potentially have an adverse impact on Nash Creek. To protect the local navigable waterway, the Napa River, as stated in Napa County's document titled, "Application of Public Trust Doctrine to Projects Dependent on Groundwater," dated January 10, 2024, Castello di Amorosa must modify Well #1 and Well #2 to reduce impacts. To reduce the impacts, Well #1 will be replaced at a location further from Nash Creek, pumped at a reduced rate compared to current conditions, installed with a deeper surface seal and depth to perforations in the casing, and likely drilled to a depth more consistent with Well #2 (560 feet). However, any one of these measures will reduce the impact on Nash Creek. In coordination with the review and approval process for P19-00459, the applicant will update their E23-00112 permit documents to reflect the proposed location, construction, and operational requirements of the replacement Well #1. Regarding Well #2, reducing the maximum pumping rate from 120 gallons per minute to 70 gallons per minute and limiting the overall volume of groundwater extracted will reduce the impact of pumping on Nash Creek.

CONCLUSION

This Water Availability Analysis provides information about the property's infrastructure, water supply system, groundwater demand, groundwater recharge potential, and the location of wells relative to neighboring wells and surface waters. The intent of the analysis is to demonstrate that all water use on the property will comply with Napa County's Tier 1, Tier2, and Tier 3 Water Availability Analysis requirements with the mitigation measures described herein. The analysis has demonstrated the subject parcel's groundwater recharge potential of 40.5 acre-feet/year, as determined by Richard C. Slade & Associates LLC, exceeds the projected groundwater demand of 34.34 acre-feet/year, satisfying Napa County's Tier 1 requirements. Additionally, by replacing Well #1 in a location shown on the Replacement Well Location Map in **Appendix J** and restricting the pumping rates of Well #1 and Well #2, Napa County's Tier 2 and 3 requirements can be satisfied. With the information provided in this WAA and the Application package, Castello di Amorosa has demonstrated compliance with Napa County's May 12, 2015 WAA Guidance Document, the Interim Napa County Well Permit Standards and WAA Requirements – January 2024, and the Application of Public Trust Doctrine to Projects Dependent on Groundwater, dated January 10, 2024, prepared by the Napa County Office of County Counsel.



Dane Hoime, RCE 81942

A handwritten signature in black ink, appearing to be "Dh", written over a light blue grid background.

November 7th, 2025



Paul Bartelt, RCE 45102

A handwritten signature in black ink, appearing to be "P N Bartelt", written over a light blue grid background.

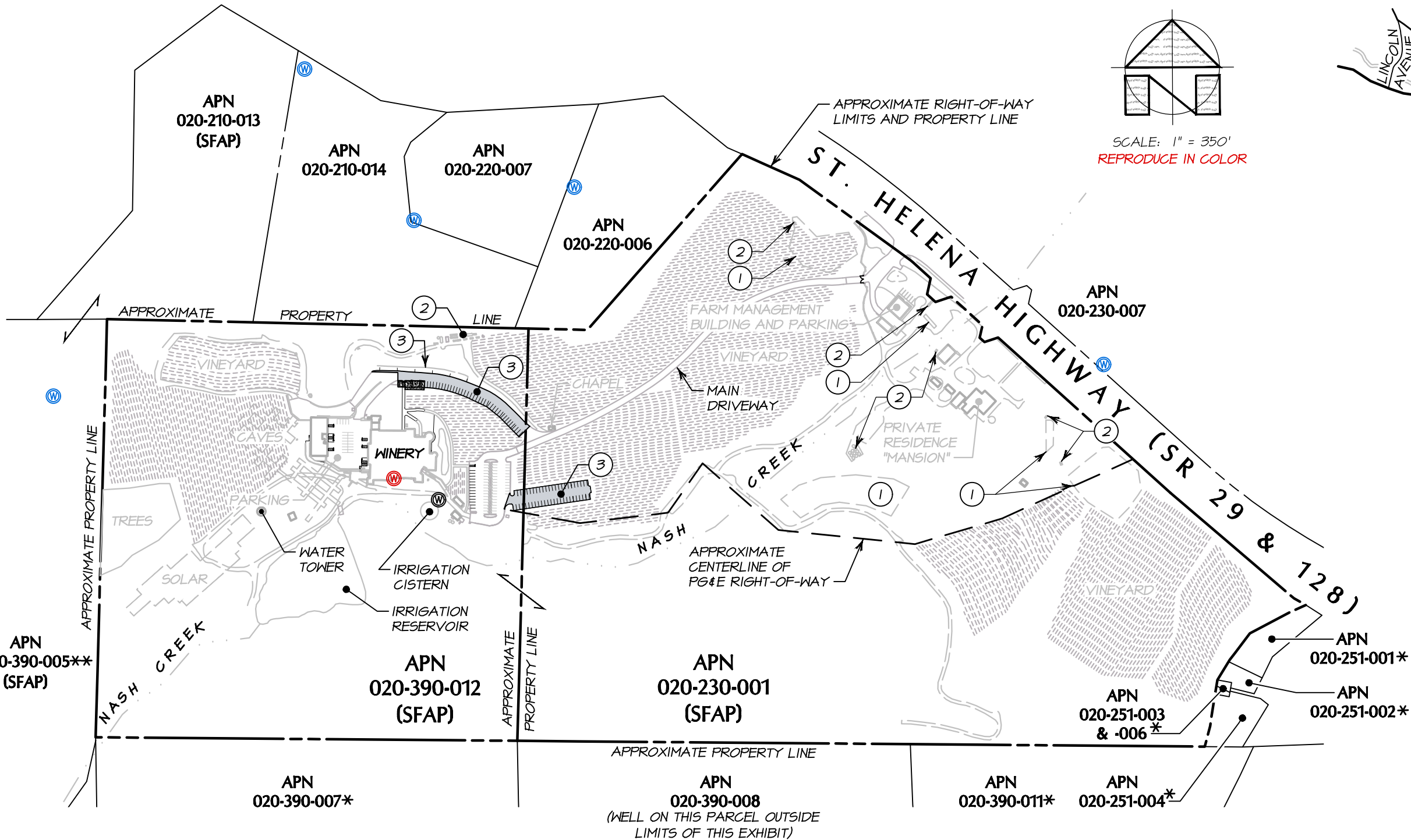
November 7th, 2025

APPENDIX

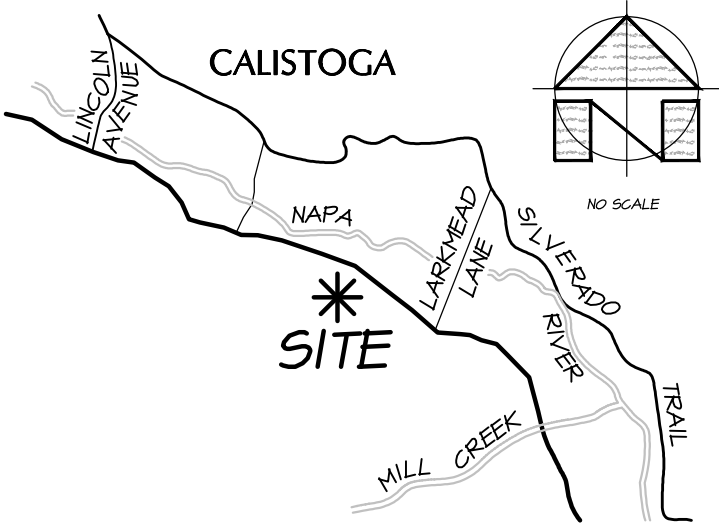
- A. Overall Site Map
- B. Well Completion Reports
- C. Reservoir Water Use – State Waterboard Diversion Summaries, 2018-2024
- D. NTNC Public Water System – Groundwater Use Reporting Summaries, 2018-2024
- E. Table 1 – Projected Groundwater Demand
- F. Castello di Amorosa, Residential Irrigation Data Summary Tables, 2018-2024
- G. Vineyard Irrigation Volume Summary, 2016-2024
- H. Groundwater Recharge Analysis, Prepared by Richard C. Slade & Associates LLC
- I. Castello di Amorosa All Source Water Use Data Summary Tables, 2018-2025
- J. Well and Nash Creek Proximity Exhibit, Replacement Well Location Map

APPENDIX A

Overall Site Map



OVERALL SITE MAP
SCALE: 1" = 350'



LOCATION MAP
NO SCALE

- LEGEND:
- ① WASTEWATER DISPERSAL FIELD
 - ② WASTEWATER TREATMENT STRUCTURE(S)
 - ③ PROPOSED PARKING
 - Ⓜ WELL #1
 - Ⓜ WELL #2
 - Ⓜ NON-PROJECT WELL

NOTES:

* NO RECORDED WELL INFORMATION FOR THIS PARCEL.

** A NEW WELL WAS DRILLED ON APN 020-390-005 IN JANUARY 2024 UNDER PERMIT E23-00405 WHICH SERVES APN 020-390-005 AND APN 020-210-013.

WELL LOCATIONS ARE APPROXIMATE AND ARE BASED ON DATA OBTAINED FROM NAPA COUNTY RECORDS.

Castello di Amorosa
4045 N. Saint Helena Highway
Calistoga, CA 94515
APN 020-390-012 & 020-230-001
Job No. 05-38
August 2024
Sheet 1 of 1

BARTELT
ENGINEERING
CIVIL ENGINEERING · LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.barteltengineering.com
Telephone: 707-258-1301

APPENDIX B

Well Completion Reports

Environmental

Cover Sheet

APN	020 - 390 - 012 - 000
Permit #	
Program	Well
DocType	WL
Street #	4045
Street Name	Hwy 29
Year	1987



DUPLICATE
copy with
requirements

STATE OF CALIFORNIA
THE RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in

No. 210175

of Intent No. _____
Permit No. or Date 18894

State Well No. _____
Other Well No. _____

(1) OWNER: Name St. Michael's
Address 2000
City CA Zip 94515
(2) LOCATION OF WELL (See instructions):
County Napa Owner's Well Number 20-390-06
Well address if different from above same
Township _____ Range _____ Section _____
Distance from cities, roads, railroads, fences, etc. _____

(12) WELL LOG: Total depth 245 ft. Depth of completed well 245 ft.
from ft. to ft. Formation (Describe by color, character, size or material)
0 - 5 Volcanic rock
5 - 10 Clayee brown ash
10 - 14 Volcanic rock
14 - 22 Boulders with streaks of brown clay
22 - 30 Gray ash with boulders
30 - 81 Brown clayee ash with embedded volcanic ash
81 - 83 Hard volcanic rock
83 - 115 Brown clayee ash with embedded ash
115 - 133 Hard volcanic rock
133 - 135 Hard volcanic rock (fluid loss)
135 - 155 Hard volcanic rock with brown clay streaks
155 - 195 Brown clayee ash with embedded ash
195 - 220 Brown ash
220 - 235 Brown clay with streaks of gray ash
235 - 237 Multi colored clay with ash
237 - 245 Hard volcanic rock

(3) TYPE OF WORK:

New Well ☒ Deepening ☐
Reconstruction ☐
Reconditioning ☐
Horizontal Well ☐

Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:

Domestic ☒
Irrigation ☒
Industrial ☐
Test Well ☐
Stock ☐
Municipal ☐
Other ☐

WELL LOCATION SKETCH

(5) EQUIPMENT:
Rotary ☒ Reverse ☐
Cable ☐ Air ☐
Other ☐ Bucket ☐
(6) GRAVEL PACK:
Yes ☒ No ☐ Size Fine Pea
Diameter of bore 12 1/2
Packed from 51 to 245 ft.

(7) CASING INSTALLED: Steel ☐ Plastic ☒ Concrete ☐
(8) PERFORATIONS: Micro Perforations
Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	245	8"	GL200	145	245	.032

(9) WELL SEAL:
Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 51 ft.
Were strata sealed against pollution? Yes ☐ No ☐ Interval _____ ft.
Method of sealing Grout on pack

(10) WATER LEVELS:
Depth of first water, if known _____ ft.
Standing level after well completion 45' ft.

(11) WELL TESTS:
Was well test made? Yes ☒ No ☐ If yes, by whom? Weeks
Type of test Pump ☒ Bailer ☒ Air lift ☐
Depth to water at start of test 45 ft. At end of test 100 ft.
Discharge 40 gal/min after 3 hours Water temperature cool
Chemical analysis made? Yes ☐ No ☒ If yes, by whom? _____
Was electric log made? Yes ☐ No ☒ If yes, attach copy to this report

RECEIVED
SEP 14 1987

DIVISION OF
ENVIRONMENTAL HEALTH

Work started 4/1/87 19 Completed 4/9/87 19

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

SIGNED Gerald G. Thompson, By Ward Thompson

NAME WEEKS DRILLING AND PUMP COMPANY

(Person, firm, or corporation) (Typed or printed)

Address P. O. Box 176

City Sebastopol, CA Zip 95472

License No. C57-177681 Date of this report 4/15/87

Environmental

Cover Sheet

APN	020 - 390 - 012 - 000
Permit #	
Program	Well
DocType	WL
Street #	4005
Street Name	Hwy 29
Year	2004



QUADRUPPLICATE
Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. **0900847**

Page **1** of **1**

Owner's Well No. _____

Date Work Began **5/10/04**, Ended **5/22/04**

Local Permit Agency **Napa**

Permit No. **05-12662** Permit Date **5/10/04**

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO. _____

LATITUDE _____ LONGITUDE _____

APN/TRS/OTHER _____

GEOLOGIC LOG

WELL OWNER

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE _____ (SPECIFY)			DRILLING METHOD mrl	FLUID brine
DEPTH FROM SURFACE			DESCRIPTION	
Ft.	to	Ft.	Describe material, grain size, color, etc.	
0	2		topsoil	
2	20		brown clay white rock	
20	30		brown rock	
30	50		brown red tan red clay	
50	70		red brown tan fract. rock	
70	90		gray ash stringers red rock	
90	110		brown gray red rock	
110	130		brown soft rock	
130	150		red brown gray rock	
150	170		red brown tan soft rock	
170	190		red brown tan soft rock	
190	210		brown reddish gray rock	
210	230		gray red brown rock	
230	250		white red brown gray rock	
250	270		black white rock	
270	290		red brown gray rock	
290	310		brown red gray rock	
310	330		lt. red gray brown white	
330	350		tan brown gray fract.	
350	370		brown red gray rock	
370	390		brown tan red gray rock	
390	410		red brown tan gray rock	
410	430		red brown tan rock	
430	450		red brown black fract.	
450	470		black red brown rock	
470	490		black brown soft rock	
490	510		black white red brown	
510	530		red black green shale	
530	550		red green white black	

Name _____

Mailing Address _____

CITY _____ STATE _____ ZIP _____

Address **4045 N. St. Helena Hwy**

City **Calistoga**

County **Napa**

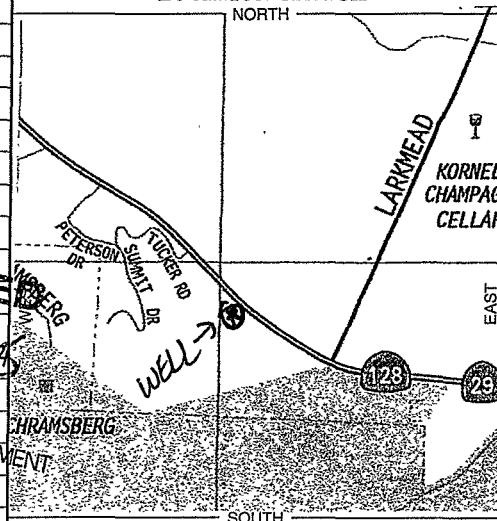
APN Book **020** Page **390** Parcel **12**

Township _____ Range _____ Section _____

Lat _____ Long _____

LOCATION SKETCH

ACTIVITY (✓)



☒ NEW WELL

☐ MODIFICATION/REPAIR

— Deepen

— Other (Specify) _____

☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

USES (✓)

☒ WATER SUPPLY

— Domestic — Public

— Irrigation — Industrial

☐ MONITORING

☐ TEST WELL

☐ CATHODIC PROTECTION

☐ HEAT EXCHANGE

☐ DIRECT PUSH

☐ INJECTION

☐ VAPOR EXTRACTION

☐ SPARGING

☐ REMEDIATION

☐ OTHER (SPECIFY) _____

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL **147** (Ft.) & DATE MEASURED **5/24/04**

ESTIMATED YIELD **70** (GPM) & TEST TYPE **air**

TEST LENGTH **1.5 days** TOTAL DRAWDOWN **520** (Ft.)

* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING **560** (Feet)

TOTAL DEPTH OF COMPLETED WELL **560** (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE			ANNULAR MATERIAL				
				TYPE (✓)				MATERIAL / GRADE				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE	
Ft.	to	Ft.	BLANK	SCREEN	CON-DUCTOR	FILL PIPE										CE- MENT (✓)
0	60		14	X				F480	8"	200						
60	120		12 3/4	X				F480	8"	200						
120	180		12 3/4		X			F480	8"	200	factory					
180	220		12 3/4	X				F480	8"	200						
220	280		12 3/4		X			F480	8"	200	factory					
280	320		12 3/4	X				F480	8"	200						

ATTACHMENTS (✓)

- ☐ Geologic Log
- ☐ Well Construction Diagram
- ☐ Geophysical Log(s)
- ☒ Soil/Water Chemical Analyses
- ☒ Other **Casing**

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME **McLean & Williams, Inc.**
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

878 El Centro Ave., Napa, CA 94553

ADDRESS **Shawn Saei**

CITY **11/23/04**

STATE **396352**

Signed **C-57 LICENSED WATER-WELL CONTRACTOR**

DATE SIGNED

C-57 LICENSE NUMBER

WELL COMPLETION REPORT CONTINUE CASING:

A.P.#020-390-12

Sattui

4045 N. St. Helena Hwy

320 - 340	12 3/4"	Perf	F480	8"	200	factory
340 - 360	12 3/4"	Blank	F480	8"	200	
360 - 400	12 3/4"	Perf	F480	8"	200	factory
400 - 440	12 3/4"	Blank	F480	8"	200	
440 - 460	12 3/4"	Perf	F480	8"	200	factory
460 - 480	12 3/4"	Blank	F480	8"	200	
480 - 520	12 3/4"	Perf	F480	8"	200	factory
520 - 540	12 3/4"	Blank	F480	8"	200	
540 - 560	12 3/4"	Perf	F480	8"	200	factory

APPENDIX C

Reservoir Water Use – State Waterboard Diversion Summaries, 2018-2024

Castello Di Amorosa (System # CA2800043)							
Castle Lake (2019 - 2024)(In Acre Feet)							
Year							
Month	2019	2020	2021	2022	2023	2024	
<i>January</i>	0.0000	0.0004	0.0000	0.0000	0.0000	0.0000	0.0000
<i>February</i>	0.0000	0.0000	0.0000	0.3239	0.0000	0.0000	0.0000
<i>March</i>	0.0000	0.0000	0.0000	0.0104	0.0737	0.0000	0.0000
<i>April</i>	0.0000	0.0000	0.0000	0.0000	0.0408	0.0000	0.0000
<i>May</i>	0.8789	0.0002	0.0000	0.0000	0.4026	0.5691	0.0000
<i>June</i>	1.4428	0.0001	0.0000	0.0000	1.0446	0.6460	0.0000
<i>July</i>	4.4227	0.0000	0.6390	0.0000	0.0894	1.2313	0.0000
<i>August</i>	2.0943	0.0000	3.9125	1.7821	0.0000	6.0881	0.0000
<i>September</i>	0.0000	0.0000	3.2324	1.3205	0.2363	5.3595	0.0000
<i>October</i>	0.0000	0.2011	0.0446	0.0000	1.3479	1.7074	0.0000
<i>November</i>	0.2638	7.3469	0.0000	0.0000	0.6972	0.3323	0.0000
<i>December</i>	0.0206	0.0000	0.0000	0.0000	0.0210	0.1771	0.0000
Total	9.1230	7.5488	7.8285	3.4369	3.9536	16.1106	

[SUMMARY OF FINAL SUBMITTED VERSION]**PROGRESS REPORT BY PERMITTEE FOR 2018**

Primary Owner: VILLA AMOROSA, INC
 Primary Contact: CARTER MOCHIZUKI

Date Submitted: 04/03/2019

Application Number: A027032
 Permit Number: 020603

Source(s) of Water	POD Parcel Number	County
NASH CREEK		Napa
NASH CREEK		Napa

MAX Direct Diversion Rate: 0 GPD
 MAX Collection to Storage: 69 AC-FT
 Face Value: 69 AC-FT

Permitted Use(s)	Acres	Direct Diversion Season	Storage Season
Domestic	0		11/01 to 05/01
Irrigation	106		11/01 to 05/01
Heat Protection	0		11/01 to 05/01
Recreational	0		11/01 to 05/01
Frost Protection	0		11/01 to 05/01

1. Permit Review

I have reviewed my water right permit	Yes
---------------------------------------	-----

2. Compliance with Permit Terms and Conditions

I am complying with all terms and conditions	Yes
Description of noncompliance with terms and conditions	

3. Changes to the Project

Intake location has been changed	
Description of intake location changes	
Type of use has changed	
Description of type of use changes	
Place of use has changed	
Description of place of use changes	
Other changes	
Description of other changes	

4-6. Permitted Project Status

Project Status	Complete
6a. Construction work has commenced	
6b. Construction is completed	
6c. Beneficial uses of water has commenced	
6d. Project will be completed within the time period specified in the permit	
6e. Explanation of work remaining to be done	
6f. Estimated date of completion	

7. Purpose of Use

No Use

Special Use Categories

C1. Are you using any water diverted under this right for the cultivation of cannabis?

No

8. Maximum Rate of Diversion

Month	Rate of Diversion (Gallons Per Minute)
January	0
February	0
March	0
April	0
May	0
June	0
July	0
August	0
September	0
October	0
November	0
December	0

9. Amount of Water Diverted and Used

Month	Amount directly diverted (Acre-Feet)	Amount diverted or collected to storage (Acre-Feet)	Amount used (Acre-Feet)
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
Total	0	0	0
Type of Diversion	No Diversion		
Comments	Conjunctive ground water was used in lieu of surface water. We have a well that we pump irrigation water from.		

Water Transfers

9d. Water transfered	No
9e. Quantity transfered (Acre-Feet)	
9f. Dates which transfer occurred	/ to /
9g. Transfer approved by	

Water Supply Contracts

9h. Water supply contract	No
9i. Contract with	

9j. Other provider	
9k. Contract number	
9l. Source from which contract water was diverted	
9m. Point of diversion same as identified water right	
9n. Amount (Acre-Feet) authorized to divert under this contract	
9o. Amount (Acre-Feet) authorized to be diverted in 2018	
9p. Amount (Acre-Feet) projected for 2019	
9q. Exchange or settlement of prior rights	
9r. All monthly reported diversion claimed under the prior rights	
9s. Amount (Acre-Feet) of reported diversion solely under contract	

10. Water Diversion Measurement	
a. Required to measure as of the date this report is submitted	No
b. Is diversion measured?	Yes
c. An alternative compliance plan was submitted to the division of water rights on	
d. A request for additional time was submitted to the division of water rights on	

Measurement ID number	M001144
This Device/Method was used to measure water during the current reporting period	Yes
M1. Briefly describe the measurement device or method	flow meter
M2. Nickname	
M3. Type of device / method	Flow meter (propeller)
M4. Device make	
M5. Serial number	
M6. Model number	
M7. Approximate date of installation	
M8. Additional info	
M9. Approximate date the measuring device was last calibrated or the measurement method was updated	
M10. Estimated accuracy of measurement	
M11. Description of calibration method	
M12. Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
M13. Name	
M14. Phone number	
M15. Email	
M16. Qualifications of the individual	
M17. License number and type for the qualified individual above and/or any other relevant explanation	
M18. Type of data recorder device / method	
M19. Data recorder device make	
M20. Data recorder serial number	
M21. Data recorder model number	
M22. Data recorder units of measurement	
M23. Frequency of data recording	
M24. Additional data recorder info	
M25. I am required to report my diversion or storage data by telemetry as of the date this report is submitted	Yes
M26. I report my diversion or storage data by telemetry to the following website	

Measurement ID number	M001145
This Device/Method was used to measure water during the current reporting period	Yes
M1. Briefly describe the measurement device or method	staff gauge
M2. Nickname	Staff
M3. Type of device / method	Staff gauge
M4. Device make	
M5. Serial number	
M6. Model number	
M7. Approximate date of installation	
M8. Additional info	
M9. Approximate date the measuring device was last calibrated or the measurement method was updated	
M10. Estimated accuracy of measurement	
M11. Description of calibration method	
M12. Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
M13. Name	
M14. Phone number	
M15. Email	
M16. Qualifications of the individual	
M17. License number and type for the qualified individual above and/or any other relevant explanation	
M18. Type of data recorder device / method	
M19. Data recorder device make	
M20. Data recorder serial number	
M21. Data recorder model number	
M22. Data recorder units of measurement	
M23. Frequency of data recording	
M24. Additional data recorder info	
M25. I am required to report my diversion or storage data by telemetry as of the date this report is submitted	Yes
M26. I report my diversion or storage data by telemetry to the following website	

Measurement Attachments			
Measurement ID Number	File Name	Description	Size
No attachments			

Measurement Data Files			
Measurement ID Number	File Name	Description	Size
No data files			

11. Storage					
Reservoir name	Spilled this year	Feet below spillway at maximum storage	Completely emptied	Feet below spillway at minimum storage	Method used to measure water level
Reservoir 1	No	3	No	3	staff gauge

Conservation of Water	
12. Are you now employing water conservation efforts?	Yes
Description of water conservation efforts	Micro drip lines

13. Amount of water conserved	
-------------------------------	--

Water Quality and Wastewater Reclamation

14. During the period covered by this Report, did you use reclaimed water from a wastewater treatment facility, water from a desalination facility, or water polluted by waste to a degree which unreasonably affects the water for other beneficial uses?	No
15. Amount of reclaimed, desalinated, or polluted water used	

Conjunctive Use of Groundwater and Surface Water

16. During the period covered by this Report, were you using groundwater in lieu of available surface water authorized under your permit?	Yes
17. Amounts of groundwater used	

Additional Remarks

Irrigation records were used to report well water usage

Attachments

File Name	Description	Size
Villa Amorosa Irrigation 2018.xlsx	Villa Amorosa Irrigation Records 2018	24 KB

Contact Information of the Person Submitting the Form

First Name	Carter
Last Name	Mochizuki
Relation to Water Right	Other: AGENT

Information on Certification and Signatory

Name of Person Signing and Certifying the Report	Carter Mochizuki
Date of Signature	04/03/2019

[SUMMARY OF FINAL SUBMITTED VERSION]**PROGRESS REPORT BY PERMITTEE FOR REPORTING PERIOD**

Primary Owner: VILLA AMOROSA, INC
 Primary Contact: CARTER MOCHIZUKI

Date Submitted: 04/02/2025

Application Number: A027032
 Permit Number: 020603

Source(s) of Water	POD Parcel Number	County
NASH CREEK		Napa
NASH CREEK		Napa

MAX Direct Diversion Rate: 0 GPD
 MAX Collection to Storage: 69 AC-FT
 Face Value: 69 AC-FT

Permitted Use(s)	Acres	Direct Diversion Season	Storage Season
Irrigation	106		11/01 to 05/01
Heat Protection	0		11/01 to 05/01
Recreational	0		11/01 to 05/01
Domestic	0		11/01 to 05/01
Frost Protection	0		

Compliance with Permit Terms and Conditions	
I have reviewed my water right permit and I am complying with all terms and conditions	Yes
Description of noncompliance with terms and conditions	

Changes to the Project	
Intake location has been changed	
Description of intake location changes	
Type of use has changed	
Description of type of use changes	
Place of use has changed	
Description of place of use changes	
Other changes	
Description of other changes	

Permitted Project Status	
Project Status	Complete
Construction work has commenced	
Construction is completed	
Beneficial uses of water has commenced	
Project will be completed within the time period specified in the permit	
Explanation of work remaining to be done	
Estimated date of completion	

Purpose of Use	
Irrigation	

Irrigated Crops	
-----------------	--

	Multiple Crops	Area Irrigated (Acres)	Primary Irrigation Method
Grapes	No	29	Low-volume (example: micro-sprinkler, drip)

Special Use Categories	
Are you using any water diverted under this right for the cultivation of cannabis?	No

Amount of Water Diverted and Used			
Month	Amount directly diverted (Acre-Feet)	Amount diverted or collected to storage (Acre-Feet)	Amount used (Acre-Feet)
2019			
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0.88	0.7
June	0	1.44	2
July	0	4.42	3
August	0	2.09	3
September	0	0	0.54
October	0	0	0
November	0	0.26	0
December	0	0.02	0
Total	0	9.11	9.24
Type of Diversion	Diversion to Storage Only		
Comments			

Water Diversion Measurement	
Required to measure as of the date this report is submitted	No
Is diversion measured?	Yes
An alternative compliance plan was submitted to the division of water rights on	
A request for additional time was submitted to the division of water rights on	

Measurement ID number	M001144
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	flow meter
Nickname	
Type of device / method	Flow meter (propeller)
Device make	
Serial number	
Model number	
Approximate date of installation	
Additional info	
Approximate date the measuring device was last calibrated or the measurement method was updated	
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	

Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	Yes
I report my diversion or storage data by telemetry to the following website	

Measurement Attachments			
Measurement ID Number	File Name	Description	Size
No attachments			

Measurement Data Files			
Measurement ID Number	File Name	Description	Size
No data files			

Maximum Rate of Diversion	
Month	Rate of Diversion
2019	
January	
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	

Water Transfers	
Water transfered	No
Quantity transfered (Acre-Feet)	
Dates which transfer occurred	/ to /
Transfer approved by	

Water Supply Contracts	
Water supply contract	No
Contract with	
Contract number	

Source from which contract water was diverted	
Point of diversion same as identified water right	
Amount (Acre-Feet) authorized to divert under this contract	
Amount (Acre-Feet) authorized to be diverted in 2019	
Amount (Acre-Feet) projected for 2020	
Exchange or settlement of prior rights	
All monthly reported diversion claimed under the prior rights	
Amount (Acre-Feet) of reported diversion solely under contract	

Storage					
Reservoir name	Spilled this year	Feet below spillway at maximum storage	Completely emptied	Feet below spillway at minimum storage	Method used to measure water level
Reservoir 1	No	3	No	15	staff gauge reading

Credits Claimed			
	Conservation	Reclaimed Water Use	Conjunctive Groundwater Use
Claimed? (Yes/No)	No	No	No
2019			
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

Conservation Supporting Information	
Description of conservation methods	
Description of baseline water use and time period	
Description of conservation calculation methods	
Conserved water used?	

Additional Remarks

Attachments		
File Name	Description	Size
Villa Irrigation 2019.xlsx	Villa Amorosa Irrigation Summary 2019	29 KB

Contact Information of the Person Submitting the Form	
First Name	Carter
Last Name	Mochizuki
Relation to Water Right	Other: Carter Mochizuki

Information on Certification and Signatory	
Name of Person Signing and Certifying the Report	Carter Mochizuki

Date of Signature	04/02/2025
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[SUMMARY OF FINAL SUBMITTED VERSION]**PROGRESS REPORT BY PERMITTEE FOR REPORTING PERIOD**

Primary Owner: VILLA AMOROSA, INC
 Primary Contact: CARTER MOCHIZUKI

Date Submitted: 04/02/2025

Application Number: A027032
 Permit Number: 020603

Source(s) of Water	POD Parcel Number	County
NASH CREEK		Napa
NASH CREEK		Napa

MAX Direct Diversion Rate: 0 GPD
 MAX Collection to Storage: 69 AC-FT
 Face Value: 69 AC-FT

Permitted Use(s)	Acres	Direct Diversion Season	Storage Season
Irrigation	106		11/01 to 05/01
Heat Protection	0		11/01 to 05/01
Recreational	0		11/01 to 05/01
Domestic	0		11/01 to 05/01
Frost Protection	0		

Compliance with Permit Terms and Conditions	
I have reviewed my water right permit and I am complying with all terms and conditions	Yes
Description of noncompliance with terms and conditions	

Changes to the Project	
Intake location has been changed	
Description of intake location changes	
Type of use has changed	
Description of type of use changes	
Place of use has changed	
Description of place of use changes	
Other changes	
Description of other changes	

Permitted Project Status	
Project Status	Complete
Construction work has commenced	
Construction is completed	
Beneficial uses of water has commenced	
Project will be completed within the time period specified in the permit	
Explanation of work remaining to be done	
Estimated date of completion	

Purpose of Use	
No Use	

Special Use Categories	
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Are you using any water diverted under this right for the cultivation of cannabis?	No
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Amount of Water Diverted and Used			
Month	Amount directly diverted (Acre-Feet)	Amount diverted or collected to storage (Acre-Feet)	Amount used (Acre-Feet)
2020			
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0.2	0.2
November	0	7.35	7.35
December	0	0	0
Total	0	7.55	7.55
Type of Diversion	Diversion to Storage Only		
Comments			

Water Diversion Measurement	
Required to measure as of the date this report is submitted	No
Is diversion measured?	Yes
An alternative compliance plan was submitted to the division of water rights on	
A request for additional time was submitted to the division of water rights on	

Measurement ID number	M001144
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	flow meter
Nickname	
Type of device / method	Flow meter (propeller)
Device make	
Serial number	
Model number	
Approximate date of installation	
Additional info	
Approximate date the measuring device was last calibrated or the measurement method was updated	
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	

License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	Yes
I report my diversion or storage data by telemetry to the following website	

Measurement Attachments			
Measurement ID Number	File Name	Description	Size
No attachments			

Measurement Data Files			
Measurement ID Number	File Name	Description	Size
No data files			

Maximum Rate of Diversion	
Month	Rate of Diversion
2020	
January	
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	

Water Transfers	
Water transfered	No
Quantity transfered (Acre-Feet)	
Dates which transfer occurred	/ to /
Transfer approved by	

Water Supply Contracts	
Water supply contract	No
Contract with	
Contract number	
Source from which contract water was diverted	
Point of diversion same as identified water right	
Amount (Acre-Feet) authorized to divert under this contract	

Amount (Acre-Feet) authorized to be diverted in 2020	
Amount (Acre-Feet) projected for 2021	
Exchange or settlement of prior rights	
All monthly reported diversion claimed under the prior rights	
Amount (Acre-Feet) of reported diversion solely under contract	

Storage					
Reservoir name	Spilled this year	Feet below spillway at maximum storage	Completely emptied	Feet below spillway at minimum storage	Method used to measure water level
reservoir 1	No	0	No	3	staff Gauge

Credits Claimed			
	Conservation	Reclaimed Water Use	Conjunctive Groundwater Use
Claimed? (Yes/No)	No	No	Yes
2020			
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

Conservation Supporting Information	
Description of conservation methods	
Description of baseline water use and time period	
Description of conservation calculation methods	
Conserved water used?	

Additional Remarks

Attachments		
File Name	Description	Size
Villa Irrigation 2020.xlsx	Villa Amorosa Irrigation Summary 2020	37 KB
Reservoir Diversion-2019-2024.xlsx	Diversion Records 2020	10 KB

Contact Information of the Person Submitting the Form	
First Name	Carter
Last Name	Mochizuki
Relation to Water Right	Agent

Information on Certification and Signatory	
Name of Person Signing and Certifying the Report	Carter Mochizuki
Date of Signature	04/02/2025

[SUMMARY OF FINAL SUBMITTED VERSION]**PROGRESS REPORT BY PERMITTEE FOR REPORTING PERIOD**

January 1, 2021 to September 30, 2021

Primary Owner: VILLA AMOROSA, INC
 Primary Contact: CARTER MOCHIZUKI

Date Submitted: 04/02/2025

Application Number: A027032
 Permit Number: 020603

Source(s) of Water	POD Parcel Number	County
NASH CREEK		Napa
NASH CREEK		Napa

MAX Direct Diversion Rate: 0 GPD
 MAX Collection to Storage: 69 AC-FT
 Face Value: 69 AC-FT

Permitted Use(s)	Acres	Direct Diversion Season	Storage Season
Irrigation	106		11/01 to 05/01
Heat Protection	0		11/01 to 05/01
Recreational	0		11/01 to 05/01
Domestic	0		11/01 to 05/01
Frost Protection	0		

Compliance with Permit Terms and Conditions

I have reviewed my water right permit and I am complying with all terms and conditions	Yes
Description of noncompliance with terms and conditions	

Changes to the Project

Intake location has been changed	
Description of intake location changes	
Type of use has changed	
Description of type of use changes	
Place of use has changed	
Description of place of use changes	
Other changes	
Description of other changes	

Permitted Project Status

Project Status	Complete
Construction work has commenced	
Construction is completed	
Beneficial uses of water has commenced	
Project will be completed within the time period specified in the permit	
Explanation of work remaining to be done	
Estimated date of completion	

Purpose of Use

Irrigation	
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Irrigated Crops			
	Multiple Crops	Area Irrigated (Acres)	Primary Irrigation Method
Grapes	No	29	Low-volume (example: micro-sprinkler, drip)

Special Use Categories	
Are you using any water diverted under this right for the cultivation of cannabis?	No

Amount of Water Diverted and Used			
Month	Amount directly diverted (Acre-Feet)	Amount diverted or collected to storage (Acre-Feet)	Amount used (Acre-Feet)
2021			
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0.64	0.64
August	0	3.91	3.91
September	0	3.23	3.23
Total	0	7.78	7.78
Type of Diversion	Diversion to Storage Only		
Comments			

Water Diversion Measurement	
Required to measure as of the date this report is submitted	Yes
Is diversion measured?	Yes
An alternative compliance plan was submitted to the division of water rights on	
A request for additional time was submitted to the division of water rights on	

Measurement ID number	M001144
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	flow meter
Nickname	
Type of device / method	Flow meter (propeller)
Device make	
Serial number	
Model number	
Approximate date of installation	
Additional info	
Approximate date the measuring device was last calibrated or the measurement method was updated	
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	

Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	Yes
I report my diversion or storage data by telemetry to the following website	

Measurement Attachments			
Measurement ID Number	File Name	Description	Size
No attachments			

Measurement Data Files			
Measurement ID Number	File Name	Description	Size
No data files			

Maximum Rate of Diversion	
Month	Rate of Diversion
2021	
January	
February	
March	
April	
May	
June	
July	
August	
September	

Water Transfers	
Water transfered	No
Quantity transfered (Acre-Feet)	
Dates which transfer occurred	/ to /
Transfer approved by	

Water Supply Contracts	
Water supply contract	No
Contract with	
Contract number	
Source from which contract water was diverted	
Point of diversion same as identified water right	
Amount (Acre-Feet) authorized to divert under this contract	
Amount (Acre-Feet) authorized to be diverted in 2021	
Amount (Acre-Feet) projected for 2022	

Exchange or settlement of prior rights	
All monthly reported diversion claimed under the prior rights	
Amount (Acre-Feet) of reported diversion solely under contract	

Storage					
Reservoir name	Spilled this year	Feet below spillway at maximum storage	Completely emptied	Feet below spillway at minimum storage	Method used to measure water level
reservoir 1	No	0	No	2	staff Gauge

Credits Claimed			
	Conservation	Reclaimed Water Use	Conjunctive Groundwater Use
Claimed? (Yes/No)	No	No	Yes
2021			
January			
February			
March			
April			
May			2
June			5
July			5
August			5
September			0.96

Conservation Supporting Information	
Description of conservation methods	
Description of baseline water use and time period	
Description of conservation calculation methods	
Conserved water used?	

Additional Remarks

Attachments		
File Name	Description	Size
Villa Irrigation 2021.xlsx	Villa Amorosa Irrigation Summary 2021	50 KB
Reservoir Diversion-2019-2024.xlsx	Diversion Records 2021	10 KB

Contact Information of the Person Submitting the Form	
First Name	Carter
Last Name	Mochizuki
Relation to Water Right	Agent

Information on Certification and Signatory	
Name of Person Signing and Certifying the Report	Carter Mochizuki
Date of Signature	04/02/2025

[SUMMARY OF FINAL SUBMITTED VERSION]**PROGRESS REPORT BY PERMITTEE FOR REPORTING PERIOD**

October 1, 2021 to September 30, 2022

Primary Owner: VILLA AMOROSA, INC
 Primary Contact: CARTER MOCHIZUKI

Date Submitted: 04/02/2025

Application Number: A027032
 Permit Number: 020603

Source(s) of Water	POD Parcel Number	County
NASH CREEK		Napa
NASH CREEK		Napa

MAX Direct Diversion Rate: 0 GPD
 MAX Collection to Storage: 69 AC-FT
 Face Value: 69 AC-FT

Permitted Use(s)	Acres	Direct Diversion Season	Storage Season
Recreational	0		11/01 to 05/01
Irrigation	106		11/01 to 05/01
Heat Protection	0		11/01 to 05/01
Domestic	0		11/01 to 05/01
Frost Protection	0		

Compliance with Permit Terms and Conditions

I have reviewed my water right permit and I am complying with all terms and conditions	Yes
Description of noncompliance with terms and conditions	

Changes to the Project

Intake location has been changed	
Description of intake location changes	
Type of use has changed	
Description of type of use changes	
Place of use has changed	
Description of place of use changes	
Other changes	
Description of other changes	

Permitted Project Status

Project Status	Complete
Construction work has commenced	
Construction is completed	
Beneficial uses of water has commenced	
Project will be completed within the time period specified in the permit	
Explanation of work remaining to be done	
Estimated date of completion	

Purpose of Use

Irrigation	
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Irrigated Crops			
	Multiple Crops	Area Irrigated (Acres)	Primary Irrigation Method
Grapes	No	29	Low-volume (example: micro-sprinkler, drip)

Special Use Categories	
Are you using any water diverted under this right for the cultivation of cannabis?	No

Amount of Water Diverted and Used			
Month	Amount directly diverted (Acre-Feet)	Amount diverted or collected to storage (Acre-Feet)	Amount used (Acre-Feet)
2021			
October	0	0.04	0.04
November	0	0	0
December	0	0	0
2022			
January	0	0	0
February	0	0.32	0.32
March	0	0.01	0.01
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	1.78	1.78
September	0	1.32	1.32
Total	0	3.47	3.47
Type of Diversion	Diversion to Storage Only		
Comments			

Water Diversion Measurement	
Required to measure as of the date this report is submitted	Yes
Is diversion measured?	Yes
An alternative compliance plan was submitted to the division of water rights on	
A request for additional time was submitted to the division of water rights on	

Measurement ID number	M001144
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	flow meter
Nickname	
Type of device / method	Flow meter (propeller)
Device make	
Serial number	
Model number	
Approximate date of installation	
Additional info	
Approximate date the measuring device was last calibrated or the measurement method was updated	
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	

Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	Yes
I report my diversion or storage data by telemetry to the following website	

Measurement ID number	M031772
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	
Nickname	
Type of device / method	Flow meter (propeller)
Device make	Badger
Serial number	
Model number	
Approximate date of installation	01/02/2015
Additional info	2 inch size
Approximate date the measuring device was last calibrated or the measurement method was updated	
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	Analog register (flow meter)
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	

I report my diversion or storage data by telemetry to the following website		
Measurement ID number		M031773
This Device/Method was used to measure water during the current reporting period		No
Briefly describe the measurement device or method		
Nickname		
Type of device / method		
Device make		
Serial number		
Model number		
Approximate date of installation		
Additional info		
Approximate date the measuring device was last calibrated or the measurement method was updated		
Estimated accuracy of measurement		
Description of calibration method		
Describe the maintenance schedule for the device/method		
Information for the person who last calibrated the device or designed the measurement method		
Name		
Phone number		
Email		
Qualifications of the individual		
License number and type for the qualified individual above and/or any other relevant explanation		
Type of data recorder device / method		
Data recorder device make		
Data recorder serial number		
Data recorder model number		
Data recorder units of measurement		
Frequency of data recording		
Additional data recorder info		
I am required to report my diversion or storage data by telemetry as of the date this report is submitted		
I report my diversion or storage data by telemetry to the following website		

Measurement Attachments			
Measurement ID Number	File Name	Description	Size
No attachments			

Measurement Data Files			
Measurement ID Number	File Name	Description	Size
No data files			

Maximum Rate of Diversion	
Month	Rate of Diversion (Gallons Per Minute)
2021	
October	0
November	0
December	0
2022	

January	0
February	0
March	0
April	0
May	0
June	0
July	0
August	0
September	0

Water Transfers	
Water transfered	No
Quantity transfered (Acre-Feet)	
Dates which transfer occurred	/ to /
Transfer approved by	

Water Supply Contracts	
Water supply contract	No
Contract with	
Contract number	
Source from which contract water was diverted	
Point of diversion same as identified water right	
Amount (Acre-Feet) authorized to divert under this contract	
Amount (Acre-Feet) authorized to be diverted in 2022	
Amount (Acre-Feet) projected for 2023	
Exchange or settlement of prior rights	
All monthly reported diversion claimed under the prior rights	
Amount (Acre-Feet) of reported diversion solely under contract	

Storage					
Reservoir name	Spilled this year	Feet below spillway at maximum storage	Completely emptied	Feet below spillway at minimum storage	Method used to measure water level
reservoir 1	No	0	No	3	staff Gauge

Credits Claimed			
	Conservation	Reclaimed Water Use	Conjunctive Groundwater Use
Claimed? (Yes/No)	No	No	Yes
2021			
October			0
November			0
December			0
2022			
January			0
February			0
March			0
April			0
May			0
June			0
July			0

August			0
September			0

Conservation Supporting Information

Description of conservation methods

Description of baseline water use and time period

Description of conservation calculation methods

Conserved water used?

Additional Remarks

Attachments

File Name	Description	Size
Villa Amorosa Water Rights Submittal 2022.xlsx	Villa Irrigation Summary 2022	15 KB
Reservoir Diversion-2019-2024.xlsx	Diversion Records 2022	10 KB

Contact Information of the Person Submitting the Form

First Name	Carter
Last Name	Mochizuki
Relation to Water Right	Agent

Information on Certification and Signatory

Name of Person Signing and Certifying the Report	Carter Mochizuki
Date of Signature	04/02/2025

[SUMMARY OF FINAL SUBMITTED VERSION]**PROGRESS REPORT BY PERMITTEE FOR REPORTING PERIOD**

October 1, 2022 to September 30, 2023

Primary Owner: VILLA AMOROSA, INC
 Primary Contact: CARTER MOCHIZUKI

Date Submitted: 04/02/2025

Application Number: A027032
 Permit Number: 020603

Source(s) of Water	POD Parcel Number	County
NASH CREEK		Napa
NASH CREEK		Napa

MAX Direct Diversion Rate: 0 GPD
 MAX Collection to Storage: 69 AC-FT
 Face Value: 69 AC-FT

Permitted Use(s)	Acres	Direct Diversion Season	Storage Season
Irrigation	106		11/01 to 05/01
Heat Protection	0		11/01 to 05/01
Recreational	0		11/01 to 05/01
Domestic	0		11/01 to 05/01
Frost Protection	0		

Compliance with Permit Terms and Conditions

I have reviewed my water right permit and I am complying with all terms and conditions	Yes
Description of noncompliance with terms and conditions	

Changes to the Project

Intake location has been changed	
Description of intake location changes	
Type of use has changed	
Description of type of use changes	
Place of use has changed	
Description of place of use changes	
Other changes	
Description of other changes	

Permitted Project Status

Project Status	Complete
Construction work has commenced	
Construction is completed	
Beneficial uses of water has commenced	
Project will be completed within the time period specified in the permit	
Explanation of work remaining to be done	
Estimated date of completion	

Purpose of Use

Irrigation	
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Irrigated Crops			
	Multiple Crops	Area Irrigated (Acres)	Primary Irrigation Method
Grapes	No	29	Low-volume (example: micro-sprinkler, drip)

Special Use Categories	
Are you using any water diverted under this right for the cultivation of cannabis?	No

Amount of Water Diverted and Used			
Month	Amount directly diverted (Acre-Feet)	Amount diverted or collected to storage (Acre-Feet)	Amount used (Acre-Feet)
2022			
October	0	0	0
November	0	0	0
December	0	0	0
2023			
January	0	0	0
February	0	0	0
March	0	0.07	0
April	0	0.04	0
May	0	0.4	0.51
June	0	1.04	1.04
July	0	0.09	0.09
August	0	0	0
September	0	0.24	0.24
Total	0	1.88	1.88
Type of Diversion	Diversion to Storage Only		
Comments			

Water Diversion Measurement	
Required to measure as of the date this report is submitted	Yes
Is diversion measured?	Yes
An alternative compliance plan was submitted to the division of water rights on	
A request for additional time was submitted to the division of water rights on	

Measurement ID number	M001144
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	flow meter
Nickname	
Type of device / method	Flow meter (propeller)
Device make	Badger
Serial number	
Model number	
Approximate date of installation	01/02/2015
Additional info	2 inch pipe
Approximate date the measuring device was last calibrated or the measurement method was updated	
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	

Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	Yes
I report my diversion or storage date by telemetry to the following website	

Measurement ID number	M031772
This Device/Method was used to measure water during the current reporting period	No
Briefly describe the measurement device or method	
Nickname	
Type of device / method	
Device make	
Serial number	
Model number	
Approximate date of installation	
Additional info	
Approximate date the measuring device was last calibrated or the measurement method was updated	
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	
I report my diversion or storage date by telemetry to the following website	

Measurement ID number	M031773
This Device/Method was used to measure water during the current reporting period	No
Briefly describe the measurement device or method	
Nickname	
Type of device / method	
Device make	
Serial number	
Model number	
Approximate date of installation	
Additional info	
Approximate date the measuring device was last calibrated or the measurement method was updated	
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	
I report my diversion or storage data by telemetry to the following website	

Measurement Attachments			
Measurement ID Number	File Name	Description	Size
No attachments			

Measurement Data Files			
Measurement ID Number	File Name	Description	Size
No data files			

Maximum Rate of Diversion	
Month	Rate of Diversion (Gallons Per Minute)
2022	
October	0
November	0
December	0
2023	
January	0

February	0
March	0
April	0
May	0
June	0
July	0
August	0
September	0

Water Transfers	
Water transfered	No
Quantity transfered (Acre-Feet)	
Dates which transfer occurred	/ to /
Transfer approved by	

Water Supply Contracts	
Water supply contract	No
Contract with	
Contract number	
Source from which contract water was diverted	
Point of diversion same as identified water right	
Amount (Acre-Feet) authorized to divert under this contract	
Amount (Acre-Feet) authorized to be diverted in 2023	
Amount (Acre-Feet) projected for 2024	
Exchange or settlement of prior rights	
All monthly reported diversion claimed under the prior rights	
Amount (Acre-Feet) of reported diversion solely under contract	

Storage					
Reservoir name	Spilled this year	Feet below spillway at maximum storage	Completely emptied	Feet below spillway at minimum storage	Method used to measure water level
Reservoir 1	No	0	No	0	staff gauge

Credits Claimed			
	Conservation	Reclaimed Water Use	Conjunctive Groundwater Use
Claimed? (Yes/No)	No	No	Yes
2022			
October			0
November			0
December			0
2023			
January			0
February			0
March			0
April			0
May			0
June			0
July			0
August			0

September			0
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Conservation Supporting Information	
Description of conservation methods	
Description of baseline water use and time period	
Description of conservation calculation methods	
Conserved water used?	

Additional Remarks

Attachments		
File Name	Description	Size
Villa 2023 Submittal.xlsx	Villa Amorosa Irrigation Records 2023	13 KB

Contact Information of the Person Submitting the Form	
First Name	Carter
Last Name	Mochizuki
Relation to Water Right	Agent

Information on Certification and Signatory	
Name of Person Signing and Certifying the Report	Carter Mochizuki
Date of Signature	04/02/2025

[SUMMARY OF FINAL SUBMITTED VERSION]**PROGRESS REPORT BY PERMITTEE FOR REPORTING PERIOD**

October 1, 2023 to September 30, 2024

Primary Owner: VILLA AMOROSA, INC
 Primary Contact: CARTER MOCHIZUKI

Date Submitted: 04/04/2025

Application Number: A027032
 Permit Number: 020603

Source(s) of Water	POD Parcel Number	County
NASH CREEK		Napa
NASH CREEK		Napa

MAX Direct Diversion Rate: 0 GPD
 MAX Collection to Storage: 69 AC-FT
 Face Value: 69 AC-FT

Permitted Use(s)	Acres	Direct Diversion Season	Storage Season
Irrigation	106		11/01 to 05/01
Heat Protection	0		11/01 to 05/01
Recreational	0		11/01 to 05/01
Domestic	0		11/01 to 05/01
Frost Protection	0		

Compliance with Permit Terms and Conditions	
I have reviewed my water right permit and I am complying with all terms and conditions	Yes
Description of noncompliance with terms and conditions	

Changes to the Project	
Intake location has been changed	
Description of intake location changes	
Type of use has changed	
Description of type of use changes	
Place of use has changed	
Description of place of use changes	
Other changes	
Description of other changes	

Permitted Project Status	
Project Status	Complete
Construction work has commenced	
Construction is completed	
Beneficial uses of water has commenced	
Project will be completed within the time period specified in the permit	
Explanation of work remaining to be done	
Estimated date of completion	

Purpose of Use	
Irrigation	

Other	no use
-------	--------

Irrigated Crops			
	Multiple Crops	Area Irrigated (Acres)	Primary Irrigation Method
Grapes	No	29	Low-volume (example: micro-sprinkler, drip)

Special Use Categories	
Are you using any water diverted under this right for the cultivation of cannabis?	No

Amount of Water Diverted and Used			
Month	Amount directly diverted (Acre-Feet)	Amount diverted or collected to storage (Acre-Feet)	Amount used (Acre-Feet)
2023			
October	0	1.35	0
November	0	0.7	0
December	0	0.02	0
2024			
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0.57	0.57
June	0	0.65	1.2
July	0	1.23	2.5
August	0	6.09	6.34
September	0	0	0
Total	0	10.61	10.61
Type of Diversion	Diversion to Storage Only		
Comments			

Water Diversion Measurement	
Required to measure as of the date this report is submitted	Yes
Is diversion measured?	Yes
An alternative compliance plan was submitted to the division of water rights on	
A request for additional time was submitted to the division of water rights on	

Measurement ID number	M001144
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	flow meter
Nickname	Well #2
Type of device / method	Flow meter (propeller)
Device make	Badger
Serial number	10018453
Model number	T-450
Approximate date of installation	01/02/2015
Additional info	2 inch
Approximate date the measuring device was last calibrated or the measurement method was updated	01/02/2015
Estimated accuracy of measurement	
Description of calibration method	

Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	Yes
I report my diversion or storage data by telemetry to the following website	

Measurement ID number	M031772
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	flow meter
Nickname	Lake Meter
Type of device / method	Flow meter (propeller)
Device make	Badger
Serial number	16666497
Model number	170
Approximate date of installation	01/02/2015
Additional info	
Approximate date the measuring device was last calibrated or the measurement method was updated	01/02/2015
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	

I am required to report my diversion or storage data by telemetry as of the date this report is submitted	
I report my diversion or storage date by telemetry to the following website	

Measurement ID number	M031773
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	Pond Staff Gauge
Nickname	Staff Gauge
Type of device / method	Staff gauge
Device make	
Serial number	
Model number	
Approximate date of installation	01/02/2015
Additional info	
Approximate date the measuring device was last calibrated or the measurement method was updated	01/05/2015
Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	
I report my diversion or storage date by telemetry to the following website	

Measurement ID number	M037875
This Device/Method was used to measure water during the current reporting period	Yes
Briefly describe the measurement device or method	Well #1
Nickname	Well #1
Type of device / method	Flow meter (propeller)
Device make	Badger
Serial number	15009665
Model number	170
Approximate date of installation	01/02/2015
Additional info	
Approximate date the measuring device was last calibrated or the measurement method was updated	

Estimated accuracy of measurement	
Description of calibration method	
Describe the maintenance schedule for the device/method	
Information for the person who last calibrated the device or designed the measurement method	
Name	
Phone number	
Email	
Qualifications of the individual	
License number and type for the qualified individual above and/or any other relevant explanation	
Type of data recorder device / method	
Data recorder device make	
Data recorder serial number	
Data recorder model number	
Data recorder units of measurement	
Frequency of data recording	
Additional data recorder info	
I am required to report my diversion or storage data by telemetry as of the date this report is submitted	
I report my diversion or storage data by telemetry to the following website	

Measurement Attachments			
Measurement ID Number	File Name	Description	Size
No attachments			

Measurement Data Files			
Measurement ID Number	File Name	Description	Size
No data files			

Maximum Rate of Diversion	
Month	Rate of Diversion (Gallons Per Minute)
2023	
October	0
November	0
December	0
2024	
January	0
February	0
March	0
April	0
May	0
June	0
July	0
August	0
September	0

Water Transfers	
Water transfered	No
Quantity transfered (Acre-Feet)	
Dates which transfer occurred	/ to /

Transfer approved by	
----------------------	--

Water Supply Contracts	
Water supply contract	No
Contract with	
Contract number	
Source from which contract water was diverted	
Point of diversion same as identified water right	
Amount (Acre-Feet) authorized to divert under this contract	
Amount (Acre-Feet) authorized to be diverted in 2024	
Amount (Acre-Feet) projected for 2025	
Exchange or settlement of prior rights	
All monthly reported diversion claimed under the prior rights	
Amount (Acre-Feet) of reported diversion solely under contract	

Storage					
Reservoir name	Spilled this year	Feet below spillway at maximum storage	Completely emptied	Feet below spillway at minimum storage	Method used to measure water level
Reservoir 1	Yes		No	0	staff gauge

Credits Claimed			
	Conservation	Reclaimed Water Use	Conjunctive Groundwater Use
Claimed? (Yes/No)	No	No	Yes
2023			
October			0
November			0
December			0
2024			
January			0
February			0
March			0
April			0
May			0
June			0
July			0
August			0
September			0

Conservation Supporting Information	
Description of conservation methods	
Description of baseline water use and time period	
Description of conservation calculation methods	
Conserved water used?	

Additional Remarks

Attachments		
File Name	Description	Size
Villa 2024 Submittal.xlsx	Villa Amorosa Irrigation Records 2024	70 KB

Reservoir Diversion-2019-2024.xlsx	Diversion Records 2024	10 KB
Villa Amorosa Pond Staff Gauge Readings.xlsx	Staff Gauge Readings 2024	10 KB

Contact Information of the Person Submitting the Form	
First Name	Carter
Last Name	Mochizuki
Relation to Water Right	Agent

Information on Certification and Signatory	
Name of Person Signing and Certifying the Report	Carter Mochizuki
Date of Signature	04/04/2025

APPENDIX D

NTNC Public Water System – Groundwater Use Reporting Summaries, 2018-2023

- Million Gallons
- Acre-feet (AF)
- 100 cubic feet

Volumes are based on:

- --Pick one--
- METERED VOLUMES
- ESTIMATED VOLUMES

A	B	C	D	E	F	G	H	I
		Potable Water					Non-potable (exclude recycled)	Recycled
	Date/ Month	YY						
January		142420	0	0	142420	0	0	0
February		250922	0	0	250922	0	0	0
March		220383	0	0	220383	0	0	0
April		244233	0	0	244233	0	0	0
May		453092	0	0	453092	0	0	0
June		395795	0	0	395795	0	0	0
July		522837	0	0	522837	0	0	0
August		487888	0	0	487888	0	0	0
September		428738	0	0	428738	0	0	0
October		438569	0	0	438569	0	0	0
November		276274	0	0	276274	0	0	0
December		192546	0	0	192546	0	0	0
Annual Total*		4053697	0	0	4053697	0	0	0
Percent Treated ⁴								

PWS = Public Water System

*Calculated field.

Non-potable = water supplies, except recycled water, that do not enter the drinking water distribution system and are for non-potable uses only such as irrigation

Recycled = domestic wastewater which as a result of treatment is suitable for uses other than potable use such as irrigation or toilet flushing

¹Only report Maximum Day if it is actually measured or determined from production records. It should not be the average day demand during the maximum month of production.

²Do not include raw water purchased; report only volume of water that was treated.

³(F) Total Amount of Potable Water = Sum of Columns (C), (D) and (E), automatically calculated. Total water production includes water that is sold to another water system. To update, click below

⁴This is the percentage of the total annual volume for Groundwater produced that was provided treatment to meet drinking water standards other than precautionary disinfection and fluoridation.

⁵If water was Purchased from or Sold to another PWS, complete the table below:

Specify whether water
was Purchased or Sold—Name of PWS

Specify whether water
was Purchased or Sold—Name of PWS

Nothing Reported

If recycled water was supplied to your customers, complete the table below. Specify the level of treatment (e.g., tertiary, disinfected secondary)—Name of Recycled Water supplier

Specify the level of treatment
(e.g., tertiary, disinfected secondary)—Name of Recycled Water supplier

Name of the Standby Source used in 2019:	No. of days the Standby Source was in operation:	Were customers notified? (Y/N)	Was DDW or Local County Staff notified? (Y/N)	Describe the reason the Standby Source was used:
--	--	--------------------------------	---	--

2019

COMMENTS (Note: Comments will be made publicly available): ☐

Intro	Contacts	Population	Connections	Sources	Water Supplied	Water Rates and Deliveries	Water Quality	Treatment
Backflow	Certification	Improvements	Complaints	Distribution	Emergency	Conservation	Climate Change	LSLR
								Acknowledge
								Finalize

5. WATER PRODUCED, PURCHASED AND SOLD

The **Maximum Day** is the day during 2019 with the highest total water usage. Provide the *date* for that day in Column B, then complete Columns C, D and E, indicating how much of the water on that day was from each source.

- ☐ --Pick one--
- ☐ Gallons
- ☐ Million Gallons
- ☐ Acre-feet (AF)
- ☐ 100 cubic feet

Units of Measure for the Maximum Day ONLY:

☐ Mark this box if your water system does not have monthly production data.

If you do not have monthly production data to report, please report your Annual Total production in the row for January and leave all the other months blank.

- ☐ --Pick one--
- ☐ Gallons
- ☐ Million Gallons
- ☐ Acre-feet (AF)
- ☐ 100 cubic feet

Units of Measure for this table except for the Maximum Day:

Volumes are based on: ☐ --Pick one--
☐ METERED VOLUMES
☐ ESTIMATED VOLUMES

A	B	C	D	E	F	G	H	I
Potable Water							Non-potable (exclude recycled)	Recycled
	Date/ Month	Water Produced from Groundwater (Wells)	Water Produced from Surface Water ²	Finished Water Purchased or Received from another PWS ⁵	Total Amount of Potable Water ^{3*}	Water Sold to Another PWS ⁵		
Check here if no production for every month		☐	☐	☐		☐	☐	☐
Maximum Day ¹	☐	☐	☐	☐	☐	☐		
January		145670	0	0	145670	0	0	0
February		243560	0	0	243560	0	0	0
March		221340	0	0	221340	0	0	0
April		244350	0	0	244350	0	0	0
May		450690	0	0	450690	0	0	0
June		398760	0	0	398760	0	0	0
July		520350	0	0	520350	0	0	0
August		485780	0	0	485780	0	0	0
September		426340	0	0	426340	0	0	0

October	437890	0	0	437890	0	0	0
November	268460	0	0	268460	0	0	0
December	187460	0	0	187460	0	0	0
Annual Total*	4030650	0	0	4030650	0	0	0
Percent Treated ⁴							

PWS = Public Water System

*Calculated field.

Non-potable = water supplies, except recycled water, that do not enter the drinking water distribution system and are for non-potable uses only such as irrigation

Recycled = domestic wastewater which as a result of treatment is suitable for uses other than potable use such as irrigation or toilet flushing

¹Only report Maximum Day if it is actually measured or determined from production records. It should not be the average day demand during the maximum month of production.

²Do not include raw water purchased; report only volume of water that was treated.

³(F) Total Amount of Potable Water = Sum of Columns (C), (D) and (E), automatically calculated. Total water production includes water that is sold to another water system. To update, click below

⁴This is the percentage of the total annual volume for Groundwater produced that was provided treatment to meet drinking water standards other than precautionary disinfection and fluoridation.

⁵If water was Purchased from or Sold to another PWS, complete the table below:

Specify whether water
was Purchased or Sold—Name of PWS

Specify whether water
was Purchased or Sold Name of PWS

If recycled water was supplied to your customers, complete the table below: Specify the level of treatment
(e.g., tertiary, disinfected secondary)—Name of Recycled Water supplier

Specify the level of treatment
(e.g., tertiary, disinfected secondary) Name of Recycled Water supplier

COMMENTS (Note: Comments will be made publicly available):

Intro	Contacts	Population	Connections	Sources	Water Supplied	Water Rates and Deliveries	Water Quality	Treatment		
Backflow	Certification	Improvements	Complaints	Distribution	Emergency	Conservation	Climate Change	LSLR	Acknowledge	Finalize

6. WATER RATES AND DELIVERIES

A. WATER RATES

If you have questions about completing this section of the report, please contact Kathy.Frevert@Waterboards.ca.gov, 916-322-5274 or Mary.Yang@Waterboards.ca.gov, 916-322-6507.

A1. Residential Water Rates



A1.a. Indicate the type of residential water rate structure used by your water system (select those that apply):

Base Rate – (Non-Volumetric Rates)

- ☐ Fixed Base Rate - Basic or fixed charge that is the same for all customers regardless of use.
- ☐ Variable Base Rate - Basic charge is different for customers depending on size of pipe, water meter, elevation, peak use, or other factors.

Usage Rate (Volumetric Rates)

- ☐ Uniform Usage Rate - The charge per 100 cubic feet of water is the same regardless of use.
- ☐ Variable Usage Rate - Increasing Block or Tier Rate. The charge per 100 cubic feet or other increment of water increases as water use increases.

Other Rates

A	B	C	D	E	F	G	H
Month	Water Produced from Groundwater (Wells)	Water Produced from Surface Water	Potable Water			Non-potable (exclude recycled)	Recycled
			Finished Water Purchased or Received from another PWS	Total Amount of Potable Water*	Water Sold to Another PWS		
Check here if no production for every month	☐	☐	☐		☐	☐	☐
January	138450	0	0	138450	0	0	0
February	189300	0	0	189300	0	0	0
March	195650	0	0	195650	0	0	0
April	84650	0	0	84650	0	0	0
May	237930	0	0	237930	0	0	0
June	286420	0	0	286420	0	0	0
July	387650	0	0	387650	0	0	0
August	432870	0	0	432870	0	0	0
September	348930	0	0	348930	0	0	0
October	658750	0	0	658750	0	0	0
November	196550	0	0	196550	0	0	0
December	158425	0	0	158425	0	0	0
Annual Total*	3315575	0	0	3315575	0	0	0
Percent Treated							

PWS = Public Water System

* Calculated field

The **Maximum Day** is the day during 2020 with the highest total water usage. Provide the date for Maximum volume supplied to the Distribution System, and report individual volumes recorded that day for each supply type.

Maximum Daily Demand (Date)	
Maximum Day - Groundwater (Volume)	
Maximum Day - Surface Water (Volume)	
Maximum Day - Purchased or Received (Volume)	
Maximum Day - Total Potable Water (Calculated)	0
Maximum Day - Sold (Volume)	

6.A2 - Water Purchased or Sold or Transferred

If water was Purchased/received from or Sold/delivered to another PWS, complete the table below:

Specify whether water was <u>Purchased or Sold or Transferred</u>	Name of PWS
---	-------------

6.A3 - Recycled Water Supplied

If recycled water was supplied to your customers, complete the table below:

Specify the level of treatment (e.g., tertiary, disinfected secondary)	Name of Recycled Water supplier
--	---------------------------------

COMMENTS (Note: Comments will be made publicly available): ☐

B. WATER DELIVERIES

Check this box ☒ **No Water Deliveries** if your water system does not have monthly water deliveries data and provide further clarification in the comments (e.g. system does not provide water to retail customers, billing system data is unavailable at the time of the report). Once you have checked this box, the rest of Section B will be hidden.

Units of Measure (UOM) for this table:
☐ --Pick one--
☐ Gallons
☐ Million Gallons
☐ Acre-feet (AF)
☐ 100 cubic feet

Provide all monthly metered water deliveries for all water sources (potable and non-potable) in the table below. If you have partially metered or unmetered water deliveries, check the help tips for additional guidance as you may be able to provide information.

A	B	C	D	E	F	G	H	I	J
	Single-family Residential	Multi-family Residential	Commercial/ Institutional	Industrial	Landscape Irrigation	Other	Total Retail*	Agricultural	Other PWS
Check if no water is delivered or not applicable	☐	☐	☐	☐	☐	☐		☐	
January	☐	☐	☐	☐	☐	☐	0	☐	0

If a standby source was used in 2021, provide the following information.

2021

Name of the Standby Source used in 2021:	No. of days the Standby Source was in operation:	Were customers notified? (Y/N)	Was the Division of Drinking Water notified? (Y/N)	Describe the reason the Standby Source was used:
--	--	--------------------------------	--	--

Nothing Reported

COMMENTS (Note: Comments will be made publicly available): ☐

Need Help Completing the EAR. Click [HERE](#).

CA2800043 CASTELLO DI AMOROSA

To view last year's report, click [here](#).

6. Water Supply and Delivery

Important Note Concerning Water Use Questions:

The California Water Code Section 10609(c)(4) states: "The state should identify opportunities for streamlined reporting, eliminate redundant data submissions, and incentivize open access to data collected by urban and agricultural water suppliers."

It has come to the Division of Drinking Water's attention that, between this electronic Annual Report and other reports, some public water systems experience (at least some) redundant reporting of water use information and opportunities to streamline reporting may exist.

Are any questions in this section reported elsewhere?

☐ --Pick one--

☐ Yes

☒ No

Name the report(s) containing the information requested in this Electronic Annual Report for the 2021 calendar year (reporting year): ☐

Regulatory entity receiving the report(s), contact name, and phone number: ☐

A. WATER PRODUCED, PURCHASED, AND SOLD

☐ --Pick one--

☒ Gallons

☐ Million Gallons

☐ Acre-feet (AF)

☐ 100 cubic feet

Units of Measure for tables in Section 6A:

☐ --Pick one--

☒ METERED VOLUMES

☐ ESTIMATED VOLUMES

Volumes are based on:

6.A1 - Water Produced, Purchased, and Sold

If only total annual production is available, report your monthly estimated volumes by dividing the total by 12 for monthly reporting. If you have no annual production, please use the checkboxes to prefill zero values and advance to subsection 6.A2 for water purchasing details.

A	B	C	D	E	F	G	H	I
Month	Water Produced from Groundwater (Wells)	Water Produced from Surface Water	Potable Water Finished Water Purchased or Received from another PWS	Total Amount of Potable Water*	Water Sold to Another PWS	Non-potable Water Total Amount of Non-potable Water	Water Sold to Another PWS	Recycled
Check here if no production for every month	☐	☐	☐		☐	☐	☐	☐
January	157365	0	0	157365	0	0	0	0
February	193478	0	0	193478	0	0	0	0
March	203745	0	0	203745	0	0	0	0
April	126035	0	0	126035	0	0	0	0
May	247934	0	0	247934	0	0	0	0
June	326834	0	0	326834	0	0	0	0
July	452721	0	0	452721	0	0	0	0
August	502395	0	0	502395	0	0	0	0
September	369231	0	0	369231	0	0	0	0
October	596544	0	0	596544	0	0	0	0
November	198400	0	0	198400	0	0	0	0
December	165780	0	0	165780	0	0	0	0
Annual Total*	3540462	0	0	3540462	0	0	0	0
Percent Treated								

PWS = Public Water System

*Calculated field

The **Maximum Day** is the day during 2021 with the highest total water usage. Provide the date for Maximum volume supplied to the Distribution System, and report individual volumes recorded that day for each supply type.

2022

- ☐ Steady
☐ Not Applicable (no wells)
☐ Don't Know

Section C. Standby Source Use

If a standby source was used in 2022, provide the following information.

To add a new row, select the green plus sign in the upper right corner of the table. To remove a row, select the trash can at the end of a row. Save changes by selecting the green check mark at the end of the row.

Name of the Standby Source used in 2022:	No. of days the Standby Source was in operation:	Were customers notified? (Y/N)	Was the Division of Drinking Water notified? (Y/N)	Describe the reason the Standby Source was used:
--	--	--------------------------------	--	--

Nothing Reported

COMMENTS (Note: Comments will be made publicly available): ☐

CA2800043 CASTELLO DI AMOROSA

To view last year's report, click [here](#).

6. Water Supply and Delivery

A. WATER PRODUCED, PURCHASED, AND SOLD

- ☐ --Pick one--
☐ Gallons
☐ Million Gallons
☐ Acre-feet (AF)
☐ 100 cubic feet

Units of Measure for tables in Section 6A:

- ☐ --Pick one--
☒ METERED VOLUMES
☐ ESTIMATED VOLUMES

Volumes are based on:

6.A1 - Water Produced, Purchased, and Sold

If only total annual production is available, report your monthly estimated volumes by dividing the total by 12 for monthly reporting. If you have no annual production, please use the checkboxes to prefill zero values and advance to subsection 6.A2 for water purchasing details.

A	B	C	D	E	F	G	H	I
Month	Water Produced from Groundwater (Wells)	Water Produced from Surface Water	Finished Water Purchased or Received from another PWS	Total Amount of Potable Water*	Water Sold to Another PWS	Total Amount of Non-potable Water	Water Sold to Another PWS	Recycled
Check here if no production for every month	☐	☐	☐		☐	☐	☐	☐
January	140250	0	0	140250	0	0	0	0
February	152050	0	0	152050	0	0	0	0
March	165200	0	0	165200	0	0	0	0
April	134400	0	0	134400	0	0	0	0
May	225350	0	0	225350	0	0	0	0
June	315200	0	0	315200	0	0	0	0
July	430550	0	0	430550	0	0	0	0
August	455800	0	0	455800	0	0	0	0
September	351250	0	0	351250	0	0	0	0
October	340650	0	0	340650	0	0	0	0
November	184200	0	0	184200	0	0	0	0
December	142350	0	0	142350	0	0	0	0
Annual Total*	3037250	0	0	3037250	0	0	0	0
Percent Treated								

PWS = Public Water System

*Calculated field

The **Maximum Day** is the day during 2022 with the highest total water usage. Provide the date for Maximum volume supplied to the Distribution System, and report individual volumes recorded that day for each supply type.

Maximum Daily Demand (Date)	
Maximum Day - Groundwater (Volume)	
Maximum Day - Surface Water (Volume)	
Maximum Day - Purchased or Received (Volume)	
Maximum Day - Total Potable Water (Calculated)	0
Maximum Day - Sold (Volume)	



ANNUAL

ANNUAL SUPPLY & DEMAND

CASTELLO DI AMOROSA : CA2800043

DEMAND METRICS

Month	Groundwater Production [?]	TOTAL Potable Supply [?]	TOTAL Supply [?]
January	323,559	323,559	323,559
February	317,999	317,999	317,999
March	437,586	437,586	437,586
April	623,133	623,133	623,133
May	2,323,617	2,323,617	2,323,617
June	2,935,602	2,935,602	2,935,602
July	3,748,959	3,748,959	3,748,959
August	4,271,790	4,271,790	4,271,790
September	1,905,366	1,905,366	1,905,366
October	462,868	462,868	462,868
November	283,536	283,536	283,536
December	302,440	302,440	302,440
TOTAL	17,936,455	17,936,455	17,936,455

ANNUAL SUPPLY COMMENTS

ANNUAL DEMAND (IN GALLONS)

Do you meter the volume of potable water delivered to your individual customers? * ☐ Yes ☒ No

Month	TOTAL Potable Demand [?]	TOTAL Demand [?]
January	323,559	323,559
February	317,999	317,999
March	437,586	437,586
April	623,133	623,133
May	2,323,617	2,323,617
June	2,935,602	2,935,602
July	3,748,959	3,748,959
August	4,271,790	4,271,790
September	1,905,366	1,905,366
October	462,868	462,868
November	283,536	283,536

Total volume of potable water self-produced or otherwise obtained by a public water system. Does not include non-potable or recycled water supply.

APPENDIX E

Table 1 – Projected Groundwater Demand

Castello di Amorosa
Groundwater Demand
Table I

Description	Water Usage Rate ¹	Quantity Unit	Water Demand (acre-feet/year)
<u>Residential</u>			
Primary Residence w/Pool	0.85 acre-feet/year	1 Residence	0.85
Secondary Unit ²	0.75 acre-feet/year	1 Residence	0.75
Guest Cottage	0.10 acre-feet/year	1 Guest Cottage	0.10
Landscaping	8.00 Estimate based on record data	1 Metered Average	8.00
Total Residential			9.70
<u>Agricultural</u>			
Vineyards ³			
Farm Management Building			
Employees ⁵	15 gallons/shift	3,650 Shifts/year	0.17
Total Agricultural			0.17
<u>Winery</u>			
Process Water	2.15 acre-feet/100,000 gallon of wine	250,000 Gallons of wine/year	5.38
Landscaping	Estimate based on record data		12.00
Employees ⁶	15 gallons per shift	40,150 Shifts/year	1.85
Tasting Room Visitation	3 gallons per visitor	427,541 Visitors/year	3.94
Marketing Events, with on-site catering	15 gallons per visitor/staff	28,145 Visitors+staff/year	1.30
Total Winery			24.47
Projected Groundwater Demand (acre-feet/year)			34.34
NOTES: 1) Water usage rates from <i>Appendix B: Estimated Water Use of Specified Land Use</i> of Napa County WAA-Guidance Document (2015) 2) Secondary Residence's estimated water use based on its current use as a Primary Residence rental. 3) The surface water reservoir on the property (State Waterboard Permit #20603) supplies 20 acre-feet/year of water to be used for vineyard irrigation. Vineyard irrigation water demand not exceeding 20 acre-feet/year is not included in the total estimated groundwater demand. 5) Up to 10 daily employees estimated in documentation for permits B12-00773 and E12-00750. Assume 10 employees/day, 365 days/year. 6) Based on 110 employees which is the maximum number on any given day.			

APPENDIX F

Castello di Amorosa, Residential Irrigation Data Summary, 2019-2024

Castello Di Amorosa (System # CA2800043)						
Residence Irrigation (2019 - 2024)(In Acre Feet)						
Year						
Month	2019	2020	2021	2022	2023	2024
<i>January</i>	0.0004	0.1717	0.2099	0.2000	0.4393	0.0986
<i>February</i>	0.0009	0.2505	0.1220	0.7795	0.3223	0.0923
<i>March</i>	0.0059	0.4566	0.2532	1.1791	0.2946	0.1914
<i>April</i>	0.3314	0.5826	0.7915	0.6003	0.5467	0.4024
<i>May</i>	0.3119	0.6943	1.2460	0.8320	1.2142	0.9651
<i>June</i>	1.1053	1.4958	1.3543	1.5675	1.1251	0.9878
<i>July</i>	1.4620	0.5059	1.4034	0.5192	1.2418	1.6786
<i>August</i>	1.1870	0.9231	1.1344	1.5470	1.5141	1.0393
<i>September</i>	1.0349	0.4493	1.2801	0.9265	1.1560	0.5099
<i>October</i>	1.0553	1.4816	0.5755	0.8383	0.9538	0.5070
<i>November</i>	0.5782	0.9277	0.1288	0.1649	0.4287	0.1030
<i>December</i>	0.0001	0.9392	0.1072	0.2607	0.1168	0.0442
Total	7.0733	8.8784	8.6063	9.4152	9.3534	6.6195

Castello Di Amorosa (System# CA2800043)						
Residence Irrigation (2019 - 2024)(Gallons)						
Year						
Month	2019	2020	2021	2022	2023	2024
January	130	55,949	68,396	65,170	143,146	32,129
February	293	81,626	39,754	254,001	105,022	30,076
March	1,923	148,784	82,505	384,211	95,996	62,368
April	107,987	189,841	257,911	195,608	178,143	131,122
May	101,633	226,238	406,010	271,108	395,648	314,479
June	360,163	487,408	441,300	510,771	366,615	321,876
July	476,394	164,848	457,299	169,182	404,642	546,973
August	386,785	300,793	369,645	504,091	493,371	338,657
September	337,223	146,405	417,122	301,901	376,684	166,151
October	343,871	482,781	187,527	273,161	310,797	165,206
November	188,407	302,292	41,970	53,733	139,692	33,563
December	33	306,039	34,931	84,949	38,059	14,403
Total	2,304,842	2,893,003	2,804,371	3,067,887	3,047,815	2,157,003

APPENDIX G

Vineyard Irrigation Volume Summary, 2016-2024

Castello Di Amorosa Irrigation Summary by Year

Block	Variety	Acre-Feet									
		Vine Count	2016	2017	2018	2019	2020	2021	2022	2023	2024
1a	Petite Verdot	742	0.25	0.35	0.40	0.25	0.56	0.63	0.34	0.35	0.38
1b	Malbec	738	0.27	0.35	0.41	0.27	0.55	0.58	0.34	0.34	0.38
2	Cabernet Sauvignon	1580	0.53	0.71	0.84	0.73	1.22	1.36	0.74	0.74	0.74
3	Cabernet Sauvignon	2300	0.78	1.03	1.23	1.06	1.78	1.98	1.07	1.07	1.07
4	Cab Sauv	1004	0.35	0.37	0.39	0.19	0.39	0.49	0.58	0.30	0.37
5	Merlot	3966	1.40	1.84	1.68	1.45	2.19	2.01	2.53	2.34	1.75
6	Sangiovese	3494	1.23	1.40	1.38	0.76	1.16	1.47	2.06	1.84	1.12
7	Cabernet	3304	1.23	1.79	1.76	1.52	2.72	2.84	2.08	2.07	1.62
8	Cabernet	2713	0.96	1.29	1.24	0.87	1.96	1.44	1.76	1.20	1.53
9	Primitivo	1412	0.58	0.44	0.49	0.22	0.27	0.29	0.41	0.14	0.23
10	Cabernet	3042	1.76	1.48	1.27	1.07	2.58	2.71	1.83	1.34	1.57
11	Sangiovese	2001	1.23	0.82	0.76	0.53	0.49	1.33	1.19	0.84	0.64
12	Sangiovese	1000.5	0.27	0.66	0.53	0.31	0.55	0.82	0.60	0.47	0.44
		27,296	10.84	12.53	12.38	9.24	16.42	17.96	15.52	13.03	11.84

1. Block, Variety, Vine Count, and Acre-feet per year summary provided by Castello Di Amorosa
2. Values are calculated based on vineyard managers irrigation schedule and one or two 0.5 gallon emitters on each vine

APPENDIX H

Groundwater Recharge Analysis, Prepared by Richard C. Slade & Associates, LLC



MEMORANDUM

August 10, 2024

To: Mr. Scott Greenwood-Meinert
Coblentz Patch Duffy & Bass LLP
One Montgomery Street, Suite 3000
San Francisco, CA 94104
Sent via email: sgreenwood-meinert@coblentzlaw.com

CC: Mr. Dane Hoime, P.E.
Bartelt Engineering
Sent via email: daneh@barteltengineering.com

RCS Job No. 822-NPA01

From: Edward Linden & Anthony Hicke
Richard C. Slade & Associates LLC (RCS)

Re: Results of Groundwater Recharge Analysis for the
Castello Di Amorosa Winery
4045 St Helena Hwy, Napa County, CA 94515

Introduction

This Memorandum presents the results of a groundwater recharge analysis by RCS for the Castello Di Amorosa Winery property (the subject property), located at 4045 St Helena Hwy, in Napa County, California. This property consists of two contiguous parcels identified by Napa County Assessor's Parcel Numbers (APNs) 020-390-012 and 020-230-001, with a total assessed acreage of 108.9 acres, as reported in the May 30, 2024, version of the County's GIS parcel layer (Napa County, 2024b). Figure 1, "Regional Map," shows, superimposed on a topographic map of the area, the approximate boundaries of the subject property, the local groundwater basin (DWR, 2021), and the watersheds tributary to the Napa River (LSCE & MBK, 2013). Most of the subject property does not fall within any groundwater basins defined in DWR Bulletin 118 (2021), but 6% of the property is within the Napa Valley Subbasin of the Napa-Sonoma Valley Groundwater Basin (DWR, 2021). As shown on Figure 1, the entire property is within the Napa River at St. Helena Watershed that was defined by LSCE & MBK (2013). Note, that the entire Napa River at St. Helena (black boundary) is within the Napa River Watershed near Napa (orange boundary).

Groundwater Recharge Estimate

Napa County's guidelines for calculation of groundwater recharge for the purposes of WAAs in response to the Governor's Executive Order N-7-22 and historic drought periods in the State have been addressed in various published documents (Napa County, 2022a & 2024a). The County has mandated that such groundwater recharge estimates for projects outside of the Napa Valley Subbasin of the Napa-Sonoma Valley Groundwater Basin (DWR, 2021) be calculated on a parcel-specific basis, and that the calculation must consider "average rainfall" to be the average annual



MEMORANDUM

rainfall that has occurred during the 10 water year^a period of 2012 to 2021 defined in the County's 10-year average precipitation dataset^b (PBES & LSCE, 2022). Conversely, allowable groundwater extractions for properties within the Napa Valley Subbasin are to be calculated as 0.3 AFY^c of allowable groundwater extractions for each assessed acre of the subject property, according to current requirements (Napa County, 2015 & 2024a).

As described above, 6% of the 108.9-acre subject property is within the Napa Valley Subbasin, whereas the remaining 94% falls outside of the basin. Based on these spatial relationships between the subject property and the groundwater basin, two calculations were necessary to estimate an average annual groundwater recharge volume for the property: one for the portion of the subject property that is within the groundwater basin, and a separate parcel-specific groundwater recharge value for the portion of the property that is outside of the groundwater basin. The sum of these calculations represents the average annual volume of groundwater recharge at the subject property, calculated in accordance with current Napa County requirements (2015, 2022a & 2024a), and represents the allowable volume of groundwater extraction from the subject property.

Groundwater Recharge Estimate Within Groundwater Basin

Multiplication of the 6.53-acre portion (6%) of the subject property that falls within the groundwater basin by the 0.3 AFY/acre County-designated recharge factor results in an allowable groundwater extraction total of 2.0 AFY for the portion of the property within the groundwater basin.

Parcel-Specific Precipitation (Outside of Groundwater Basin)

Spatial analysis of the County's 10-year average rainfall data set (PBES & LSCE, 2022) determined that the area-weighted average rainfall for the 10-water-year period of 2012 to 2021 within the 102.37-acre portion (94%) of the subject property that is outside of the groundwater basin is 2.77 ft (33.24 inches). Multiplying this rainfall average by the 102.37-acre portion of the property outside of the groundwater basin results in a total of 283.6 AFY. This value is the average volume of rainfall calculated to fall each water year on the portion of the subject property that is outside of the groundwater basin, in accordance with the County's 10-year (Water Years 2012 to 2021) average methodology.

Parcel-Specific Groundwater Recharge (Outside of Groundwater Basin)

Groundwater recharge on a long-term average annual basis on the portion of the subject property that is outside of the groundwater basin can be estimated as a percentage of the average rainfall that falls on this portion of the property and undergoes deep percolation, ultimately becoming groundwater within the underlying aquifer system(s). The actual percentage of rainfall that undergoes deep percolation is a function of numerous local and regional conditions, including ground surface slopes; soil types; ground cover; evapotranspiration; and the frequency, intensity, and duration of rainfall, among other possible factors.

^a Here, a water year is defined as beginning on October 1 and ending on September 30 of the following year (e.g., water year 2021 begins on October 1, 2020, and ends on September 30, 2021).

^b A "prolonged drought analysis" is no longer required for WAA preparation due to the required use of the 10-year annual rainfall average or the unit groundwater use of 0.3 AFY/ac (Napa County, 2022b).

^c AFY = acre-feet per year; 1 acre-foot = 325,851 gallons



MEMORANDUM

Estimates of groundwater recharge as a percentage of rainfall were presented for several watersheds that are tributary to the Napa River in LSCE & MBK (2013). A local subset of those same watershed boundaries is depicted on Figure 1 of this Memorandum. The local subwatershed that contains the subject property is referred to by LSCE & MBK (2013) as the "Napa River Watershed at St. Helena". As noted above, the Napa River Watershed at St. Helena is entirely contained by the Napa River Watershed near Napa. On Table 8-10 of LSCE & MBK (2013), referred to thereon as "Recharge (% of Precip.)", the deep percolation rate for the Napa River Watershed near Napa is 17%, whereas the deep percolation rate for the Napa River Watershed at St. Helena is 14%. To present a more conservative analysis for the purposes of this Memorandum, the lower deep percolation rate of 14% for the Napa River Watershed at St. Helena was selected, as it represents the portion of the larger watershed in which the subject property is located.

Multiplication of the 14% groundwater recharge rate in LSCE & MBK (2013) with the average volume of rainfall that falls on the portion of the subject property outside of the groundwater basin each water year (283.6 AFY) results in a parcel-specific average groundwater recharge rate of 39.7 AFY for that portion of the property, by the County's current 10-year precipitation average methodology. However, this value still does not consider the possible effect that ground surface slopes might impart on the rate of groundwater recharge.

Effect of Slope on Groundwater Recharge Potential (Outside of Groundwater Basin)

Any estimate of the percentage of rainfall entering an aquifer system via deep percolation that is reliant upon estimates of rainfall, evapotranspiration, and surface water outflow over an entire watershed, such as the estimates provided by LSCE & MBK (2013), inherently includes the effects of ground surface slope. To provide a more site-specific estimate of the potential effects of ground slope on groundwater recharge over the portion of the subject property that is outside of the groundwater basin, an analysis of ground surface slope has been included in this Memorandum.

Many basic geologic references assume that recharge potential is reduced on steeper slopes because steeper slopes tend to increase surface water runoff rates and less time is therefore available for rainfall to percolate (infiltrate) into the ground before running off as surface flow. Page 56 of LSCE & MBK (2013) asserts that deep percolation recharge from rainfall is "significantly reduced" for land areas with slopes angles (inclinations) $>30^{\circ}$. On page 11 of LSCE & MBK (2013), an assessment of slope angles $>30^{\circ}$ is also mentioned, and this was attributed to a prior LSCE report, namely "LSCE 2011" therein; that document is likely to be the reference listed as "2011a" on page 134 of LSCE & MBK (2013). LSCE (2011) states on page 29 that "areas in which the slope of the land surface exceeds 30 degrees, beyond which recharge potential is significantly reduced". No other references or data are presented in any of the above-referenced documents to quantify the qualitative description of "significantly reduced". Because the various factors that affect groundwater recharge are likely interrelated (Yeh et al., 2009), assigning a value to define the amount that recharge is diminished as a function of slope is extremely difficult. No references were reviewed by RCS that quantify the possible reduction of deep percolation that might occur as a function of ground surface slope angle.

The watershed-wide estimates of the deep percolation rate of rainfall for the Napa River Watershed at St. Helena were based on water balance calculations that considered rainfall throughout the entire watershed (LSCE & MBK, 2013), which inherently include all slopes within the watershed, including those $>30^{\circ}$. For the purposes of this Memorandum, and to provide a



MEMORANDUM

more conservative and site-specific estimate of groundwater recharge for the subject property outside of the groundwater basin, it has been assumed that deep percolation at the subject property does not occur on areas with slopes $>30^\circ$, and that rainfall on the areas with slopes $>30^\circ$ would leave the property through some other process (e.g., surface runoff, evapotranspiration, etc.).

Spatial analysis of a U.S. Geological Survey (USGS) digital elevation model (2020) determined that 97% (99.30 acres) of the ground surface of the subject property outside of the groundwater basin is sloped at $\leq 30^\circ$, with the remaining 3% (3.07 acres) sloped $>30^\circ$. Therefore, based on the preceding discussion of deep percolation rate as a function of ground surface slope, groundwater recharge over the portion of the subject property outside of the groundwater basin was removed from these calculations to account for the steeply sloped portions of the property; again, this conservatively assumes that no groundwater recharge occurs on the more steeply sloped portions of the property that are outside of the groundwater basin.

Recalculation of the area-weighted average rainfall only over the areas of the subject property that are both outside the groundwater basin and sloped at $\leq 30^\circ$ results in nearly the same average annual rainfall of 2.77 ft (33.25 inches). Multiplication of this rainfall depth over the same areas of the subject property that are both outside the groundwater basin and sloped at $\leq 30^\circ$ (99.30 acres) results in a groundwater recharge rate of 38.5 AFY, which represents the volume of groundwater recharge that is assumed to occur over the portion of the subject property that is outside of the groundwater basin.

Site-Wide Estimated Groundwater Recharge

Based on the calculations presented above, the total annual average groundwater recharge at the subject property can be calculated as the sum of the groundwater recharge on the portion of the subject property within the groundwater basin (2.0 AFY) and the groundwater recharge on the portion of the subject property outside of the groundwater basin (38.5 AFY). This total, 40.5 AFY, is therefore the volume of groundwater that can be extracted annually from the subject property for any new or modified water uses, according to the County's current WAA requirements (2015, 2022a, & 2024a).

Closure/Disclaimer

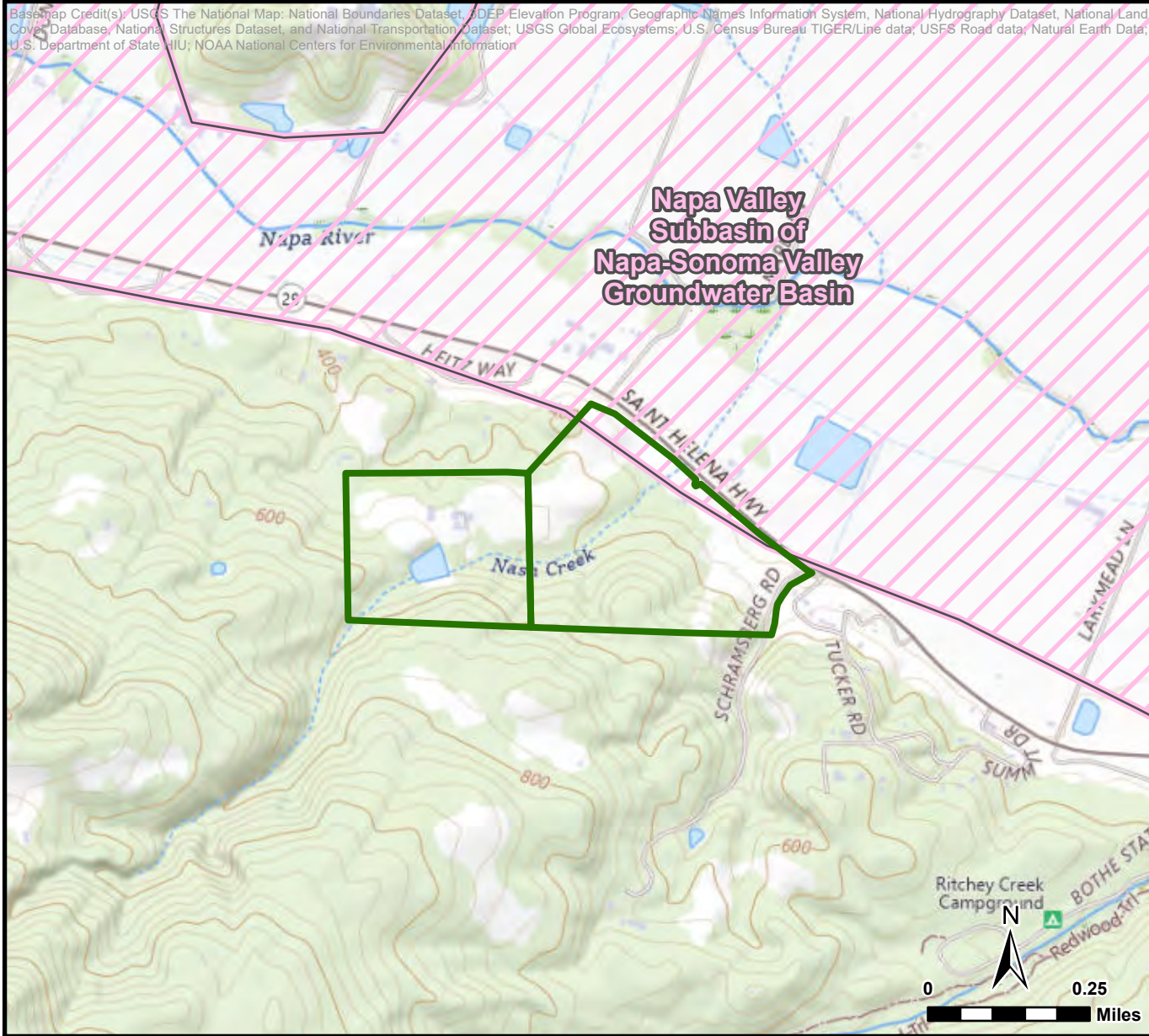
This Memorandum regarding RCS's estimate of average annual groundwater recharge at the Castello Di Amorosa Winery at 4045 St Helena Hwy, in Napa County, CA has been prepared for Mr. Scott Greenwood-Meinert and applies only to the evaluation of the subject property for the requirements discussed herein. This Memorandum has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, and in this or similar localities. No other warranty, either express or implied, is made to the conclusions or professional advice presented herein.



MEMORANDUM

References

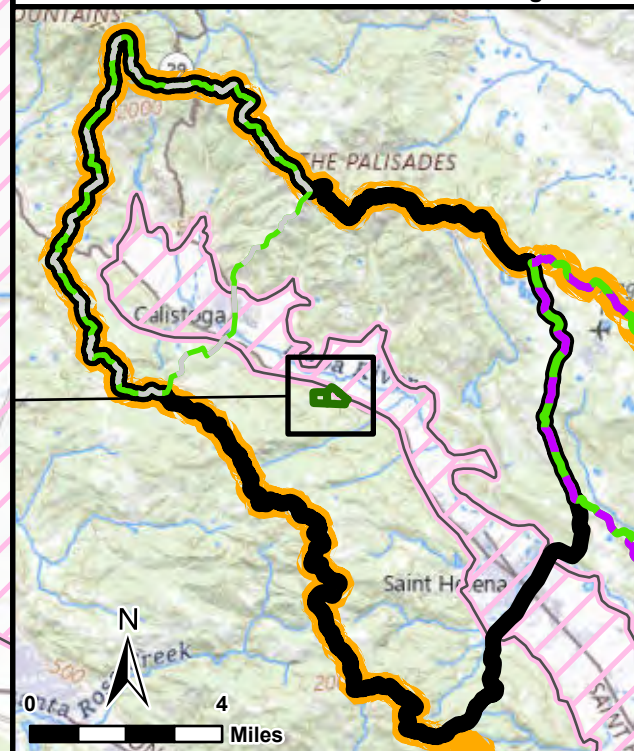
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**Figure 1
Regional Map**

RCS Job No. 822-NPA01

August 2024



Watersheds in LSCE & MBK (2013)

-  Conn Creek Watershed
-  Napa River Watershed at Calistoga
-  Napa River Watershed at St. Helena
-  Napa River Watershed near Napa

LEGEND

-  Subject Parcel (Napa County, 5/30/24)
-  Groundwater Basin with Name (DWR, 2021)

APPENDIX I

Castello di Amorosa All Source Water Use Data Summary, 2018-2025

Castello Di Amorosa (System # CA2800043)

Annual Usage by Year and Source (2018 - 2024)(In Acre Feet)

Source	Year						
	2018	2019	2020	2021	2022	2023	2024
Well #1	12.4404	12.3696	10.1752	10.8653	9.3210	5.2856	8.7184
Well #2	24.4220	25.6665	42.4537	39.9618	58.0195	49.7596	30.5292
Grndwtr Tot	36.8624	38.0362	52.6289	50.8271	67.3405	55.0451	39.2476
Reservoir	3.9536	9.1230	7.5488	7.8285	3.4369	3.9536	16.1106
Total Water	40.8160	47.1591	60.1777	58.6556	70.7774	58.9987	55.3582
Reported	12.4404	12.3696	10.1752	10.8653	9.3210	55.0451	39.2476

Castello Di Amorosa (System # CA2800043)					
Water Production from Groundwater Wells and Surface Reservoir (In Acre Feet)					
Year-2018					
Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	0.4371	0.0003	0.4374	0.0000	0.4374
February	0.7701	0.0005	0.7705	0.0000	0.7705
March	0.6763	0.0430	0.7194	0.0737	0.7931
April	0.7495	0.0895	0.8390	0.0408	0.8798
May	1.3905	2.9609	4.3514	0.4026	4.7540
June	1.2147	3.5364	4.7510	1.0446	5.7957
July	1.6045	6.1964	7.8009	0.0894	7.8904
August	1.4973	3.4485	4.9458	0.0000	4.9458
September	1.3158	5.4807	6.7964	0.2363	7.0327
October	1.3459	1.0603	2.4063	1.3479	3.7541
November	0.8479	1.1323	1.9801	0.6972	2.6773
December	0.5909	0.4733	1.0642	0.0210	1.0853
Annual Total	12.4404	24.4220	36.8624	3.9536	40.8160

Castello Di Amorsa (System # CA2800043)					
Water Production from Groundwater Wells and Surface Reservoir (In Acre Feet)					
Year-2019					
Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	0.4470	0.7254	1.1725	0.0000	1.1725
February	0.7475	0.1529	0.9003	0.0000	0.9003
March	0.6793	0.2279	0.9071	0.0000	0.9071
April	0.7499	0.8684	1.6183	0.0000	1.6183
May	1.3831	0.6422	2.0253	0.8789	2.9042
June	1.2238	1.6234	2.8472	1.4428	4.2900
July	1.5969	3.6128	5.2097	4.4227	9.6325
August	1.4908	6.0312	7.5220	2.0943	9.6163
September	1.3084	6.0326	7.3410	0.0000	7.3410
October	1.3438	3.7530	5.0969	0.0000	5.0969
November	0.8239	1.0042	1.8281	0.2638	2.0919
December	0.5753	0.9924	1.5677	0.0206	1.5882
Annual Total	12.3696	25.6665	38.0362	9.1230	47.1591

Castello Di Amorosa (System # CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Acre Feet)

Year-2020

Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	0.4249	0.6487	1.0736	0.0004	1.0740
February	0.5809	1.5336	2.1145	0.0000	2.1145
March	0.6004	1.6407	2.2412	0.0000	2.2412
April	0.2598	0.9228	1.1825	0.0000	1.1825
May	0.7302	2.4130	3.1432	0.0002	3.1434
June	0.8790	6.6020	7.4810	0.0001	7.4810
July	1.1897	8.1558	9.3455	0.0000	9.3455
August	1.3284	8.4837	9.8121	0.0000	9.8121
September	1.0708	6.5564	7.6272	0.0000	7.6272
October	2.0216	3.4297	5.4513	0.2011	5.6525
November	0.6032	1.2920	1.8952	7.3469	9.2421
December	0.4862	0.7755	1.2617	0.0000	1.2617
Annual Total	10.1752	42.4537	52.6289	7.5488	60.1777

Castello Di Amorsa (System # CA2800043)					
Water Production from Groundwater Wells and Surface Reservoir (In Acre Feet)					
Year-2021					
Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	0.4829	0.2671	0.7501	0.0000	0.7501
February	0.5938	0.1584	0.7522	0.0000	0.7522
March	0.6253	0.5364	1.1617	0.0000	1.1617
April	0.3868	2.5195	2.9063	0.0000	2.9063
May	0.7609	5.0858	5.8467	0.0000	5.8467
June	1.0030	8.4452	9.4483	0.0000	9.4483
July	1.3894	8.8720	10.2614	0.6390	10.9004
August	1.5418	4.8777	6.4195	3.9125	10.3320
September	1.1331	4.9689	6.1020	3.2324	9.3344
October	1.8307	2.6809	4.5116	0.0446	4.5562
November	0.6089	0.8766	1.4855	0.0000	1.4855
December	0.5088	0.6732	1.1819	0.0000	1.1819
Annual Total	10.8653	39.9610	50.8271	7.8285	58.6556

Castello Di Amorosa (System # CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Acre Feet)

Year-2022

Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	0.4304	0.6799	1.1103	0.0000	1.1103
February	0.4666	1.4137	1.8803	0.3239	2.2042
March	0.5070	2.3641	2.8710	0.0104	2.8814
April	0.4125	5.2601	5.6726	0.0000	5.6726
May	0.6916	4.7264	5.4180	0.0000	5.4180
June	0.9673	15.4226	16.3899	0.0000	16.3899
July	1.3213	3.9150	5.2364	0.0000	5.2364
August	1.3988	13.1470	14.5458	1.7821	16.3279
September	1.0779	6.6953	7.7733	1.3205	9.0937
October	1.0454	2.1150	3.1604	0.0000	3.1604
November	0.5653	1.5188	2.0841	0.0000	2.0841
December	0.4369	0.7615	1.1983	0.0000	1.1983
Annual Total	9.3210	58.0195	67.3405	3.4369	70.7774

Castello Di Amorsa (System # CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Acre Feet)

Year-2023

Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	0.0119	0.9810	0.9930	0.0000	0.9930
February	0.0000	0.9759	0.9759	0.0000	0.9759
March	0.0000	1.3429	1.3429	0.0737	1.4166
April	0.0001	1.9122	1.9123	0.0408	1.9532
May	0.6215	6.5094	7.1309	0.4026	7.5335
June	0.6848	8.3243	9.0091	1.0446	10.0537
July	0.8406	10.6645	11.5052	0.0894	11.5946
August	0.8874	12.2223	13.1097	0.0000	13.1097
September	0.7434	5.1039	5.8474	0.2363	6.0837
October	0.2569	1.1636	1.4205	1.3479	2.7684
November	0.8701	0.0000	0.8701	0.6972	1.5673
December	0.3687	0.5595	0.9282	0.0210	0.9492
Annual Total	5.2856	49.7596	55.0451	3.9536	58.9987

Castello Di Amorsa (System #CA2800043)					
Water Production from Groundwater Wells and Surface Reservoir (In Acre Feet)					
Year-2024					
Month	Well #1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	0.6148	0.5914	1.2061	0.0000	1.2061
February	0.5088	0.5686	1.0773	0.0000	1.0773
March	0.5159	0.8489	1.3648	0.0000	1.3648
April	0.8605	1.3617	2.2222	0.0000	2.2222
May	1.0557	4.1953	5.2510	0.5691	5.8200
June	0.8874	4.8840	5.7714	0.6460	6.4174
July	1.4074	10.4743	11.8817	1.2313	13.1130
August	1.1260	2.1558	3.2818	6.0881	9.3699
September	1.1439	4.3593	5.5032	5.3595	10.8627
October	0.3634	0.0028	0.3663	1.7074	2.0736
November	0.1663	0.7855	0.9518	0.3323	1.2841
December	0.0684	0.3016	0.3700	0.1771	0.5470
Annual Total	8.7184	30.5292	39.2476	16.1106	55.3582

<i>Castello Di Amorosa (System #CA2800043)</i>					
Water Production from Groundwater Wells and Surface Reservoir (In Acre-feet)					
Year-2025					
Month	Well #1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	0.1173	0.4448	0.5620	0.3487	0.9107
February	0.1336	0.4712	0.6049	0.4092	1.0140
March	0.1770	0.4598	0.6368	0.4816	1.1185
April	0.4734	0.3469	0.8202	1.2862	2.1064
May	0.5329	0.6534	1.1863	2.9188	4.1051
June	0.3810	1.9498	2.3308	4.6057	6.9365
July	0.4557	3.7569	4.2126	5.1523	9.3649
August	0.5670	1.7863	2.3533	3.1600	5.5133
September	0.4013	1.8916	2.2929	5.0897	7.3826
October	0.0631	1.2222	1.2853	0.9292	2.2145
November					
December					
Annual Total	3.3022	12.9829	16.2851	24.3814	40.6665

Castello Di Amorsa (System # CA2800043)

Annual Usage by Year and Source (2018 - 2024)

[illegible]

Castello Di Amorsa (System # CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Gallons)

Year-2018

Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	142,420	94	142,514	1	142,515
February	250,922	148	251,070	0	251,070
March	220,383	14,023	234,406	24,020	258,426
April	244,233	29,151	273,384	13,309	286,693
May	453,092	964,813	1,417,905	131,175	1,549,080
June	395,795	1,152,327	1,548,122	340,398	1,888,520
July	522,837	2,019,100	2,541,937	29,134	2,571,071
August	487,888	1,123,700	1,611,588	2	1,611,590
September	428,738	1,785,871	2,214,609	77,004	2,291,613
October	438,569	345,509	784,078	439,202	1,223,280
November	276,274	368,956	645,230	227,176	872,406
December	192,546	154,231	346,777	6,852	353,629
Annual Total	4,053,697	7,957,923	12,011,620	1,288,273	13,299,893

Castello Di Amorosa (System # CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Gallons)

Year-2019					
Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	145,670	236,385	382,055	0	382,055
February	243,560	49,812	293,372	0	293,372
March	221,340	74,246	295,586	0	295,586
April	244,350	282,973	527,323	0	527,323
May	450,690	209,257	659,947	286,379	946,326
June	398,760	528,995	927,755	470,135	1,397,890
July	520,350	1,177,240	1,697,590	1,441,145	3,138,735
August	485,780	1,965,270	2,451,050	682,417	3,133,467
September	426,340	1,965,739	2,392,079	0	2,392,079
October	437,890	1,222,919	1,660,809	0	1,660,809
November	268,460	327,234	595,694	85,943	681,637
December	187,460	323,365	510,825	6,703	517,528
Annual Total	4,030,650	8,363,435	12,394,085	2,972,722	15,366,807

Castello Di Amorosa (System # CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Gallons)

Year-2020

Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	138,450	211,372	349,822	130	349,952
February	189,300	499,711	689,011	1	689,012
March	195,650	534,632	730,282	0	730,282
April	84,650	300,683	385,333	0	385,333
May	237,930	786,270	1,024,200	69	1,024,269
June	286,420	2,151,254	2,437,674	26	2,437,700
July	387,650	2,657,571	3,045,221	0	3,045,221
August	432,870	2,764,400	3,197,270	0	3,197,270
September	348,930	2,136,392	2,485,322	0	2,485,322
October	658,750	1,117,558	1,776,308	65,544	1,841,852
November	196,550	421,000	617,550	2,393,996	3,011,546
December	158,425	252,711	411,136	0	411,136
Annual Total	3,315,575	13,833,554	17,149,129	2,459,766	19,608,895

Castello Di Amorosa (System # CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Gallons)

Year-2021					
Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	157,365	87,043	244,408	0	244,408
February	193,478	51,622	245,100	0	245,100
March	203,745	174,788	378,533	0	378,533
April	126,035	820,982	947,017	2	947,019
May	247,934	1,657,224	1,905,158	0	1,905,158
June	326,834	2,751,880	3,078,714	0	3,078,714
July	452,721	2,890,950	3,343,671	208,227	3,551,898
August	502,395	1,589,390	2,091,785	1,274,885	3,366,670
September	369,231	1,619,110	1,988,341	1,053,270	3,041,611
October	596,544	873,559	1,470,103	14,534	1,484,637
November	198,400	285,641	484,041	2	484,043
December	165,780	219,350	385,130	0	385,130
Annual Total	3,540,462	13,021,539	16,562,001	2,550,920	19,112,921

Castello Di Amorosa (System # CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Gallons)

Year-2022					
Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	140,250	221,554	361,804	0	361,804
February	152,050	460,655	612,705	105,538	718,243
March	165,200	770,328	935,528	3,391	938,919
April	134,400	1,714,014	1,848,414	0	1,848,414
May	225,350	1,540,107	1,765,457	0	1,765,457
June	315,200	5,025,447	5,340,647	0	5,340,647
July	430,550	1,275,719	1,706,269	0	1,706,269
August	455,800	4,283,964	4,739,764	580,696	5,320,460
September	351,250	2,181,668	2,532,918	430,275	2,963,193
October	340,650	689,164	1,029,814	0	1,029,814
November	184,200	494,915	679,115	0	679,115
December	142,350	248,121	390,471	0	390,471
Annual Total	3,037,250	18,905,655	21,942,905	1,119,900	23,062,805

Castello Di Amorsa (System # CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Gallons)

Year-2023

Month	Well # 1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	3,891	319,668	323,559	1	323,560
February	7	317,992	317,999	0	317,999
March	1	437,585	437,586	24,020	461,606
April	36	623,097	623,133	13,309	636,442
May	202,526	2,121,091	2,323,617	131,175	2,454,792
June	223,127	2,712,475	2,935,602	340,398	3,276,000
July	273,919	3,475,040	3,748,959	29,134	3,778,093
August	289,148	3,982,642	4,271,790	2	4,271,792
September	242,252	1,663,114	1,905,366	77,004	1,982,370
October	83,722	379,146	462,868	439,202	902,070
November	283,536	0	283,536	227,176	510,712
December	120,132	182,308	302,440	6,852	309,292
Annual Total	1,722,298	16,214,157	17,936,455	1,288,273	19,224,728

Castello Di Amorsa (System #CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Gallons)

Year-2024

Month	Well #1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	200,325	192,695	393,020	1	393,021
February	165,779	185,264	351,043	0	351,043
March	168,101	276,620	444,721	2	444,723
April	280,400	443,716	724,116	0	724,116
May	343,995	1,367,031	1,711,026	185,431	1,896,457
June	289,159	1,591,440	1,880,599	210,500	2,091,099
July	458,606	3,413,060	3,871,666	401,217	4,272,883
August	366,900	702,468	1,069,368	1,983,798	3,053,166
September	372,734	1,420,491	1,793,225	1,746,385	3,539,610
October	118,416	927	119,343	556,348	675,691
November	54,201	255,946	310,147	108,272	418,419
December	22,279	98,281	120,560	57,696	178,256
Annual Total	2,840,895	9,947,939	12,788,834	5,249,650	18,038,484

Castello Di Amorosa (System #CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Gallons)

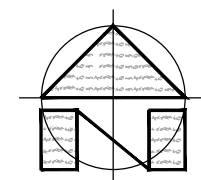
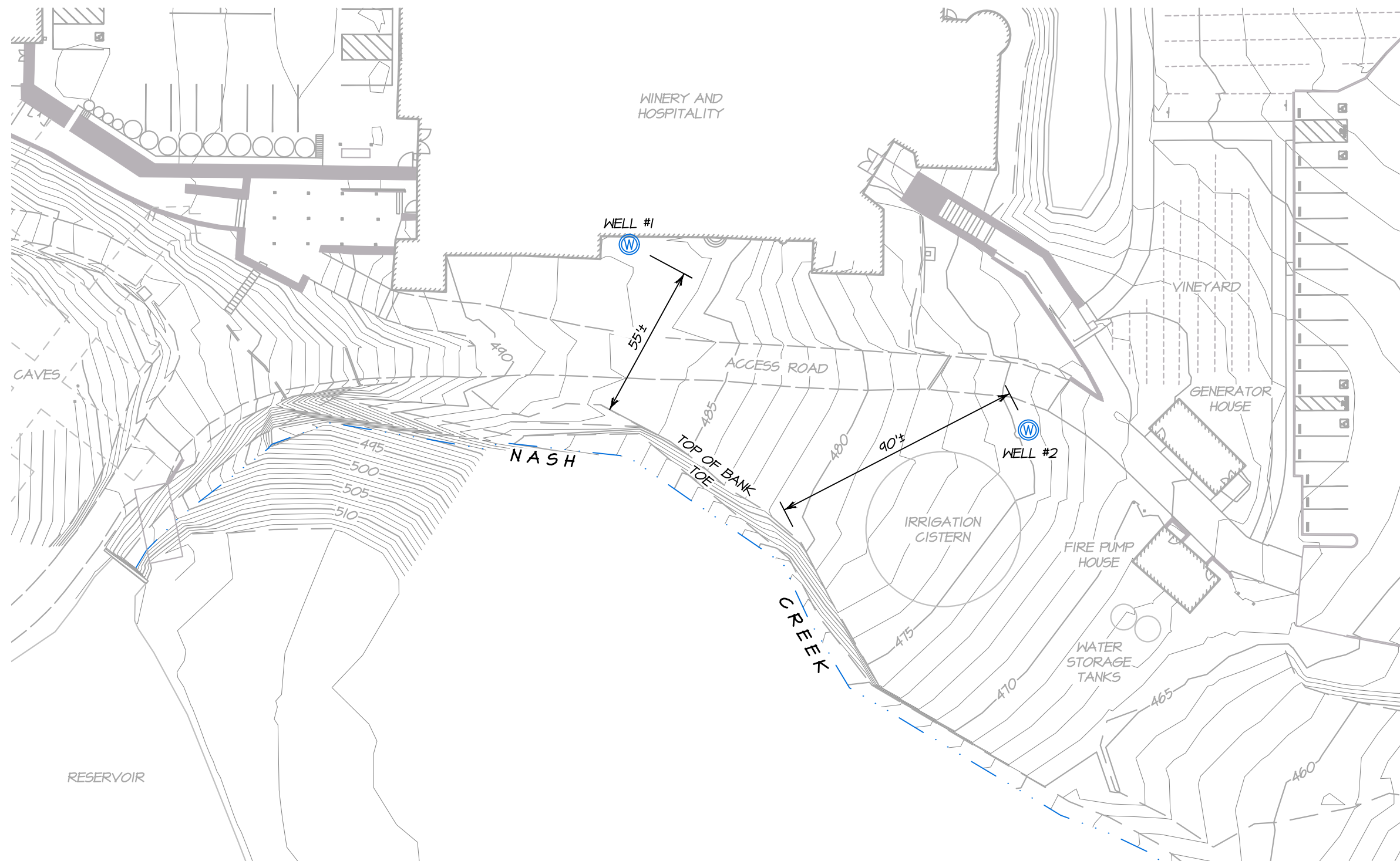
Year-2025

Month	Well #1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	38,207	144,927	183,134	113,629	296,763
February	43,549	153,557	197,106	133,323	330,429
March	57,670	149,835	207,505	156,945	364,450
April	154,251	113,024	267,275	419,111	686,386
May	173,638	212,924	386,562	951,097	1,337,659
June	124,160	635,334	759,494	1,500,760	2,260,254
July	148,483	1,224,204	1,372,687	1,678,873	3,051,560
August	184,759	582,056	766,815	1,029,703	1,796,518
September	130,759	616,371	747,130	1,658,482	2,405,612
October	20,545	398,268	418,813	302,784	721,597
November	0	0	0	0	0
December	0	0	0	0	0
Annual Total	1,076,021	4,230,500	5,306,521	7,944,707	13,251,228

APPENDIX J

Well and Nash Creek Proximity Exhibit, Replacement Well Location Map

T:\2025 - 4:06 PM, Kristenk, S:\LAND PROJECTS\2004-2006\0538\2025 IMP WRTYWINRY IMP\ACAD\EXHIBITS\0538-WELL-WA.DWG



SCALE: 1" = 40'
REPRODUCE IN COLOR

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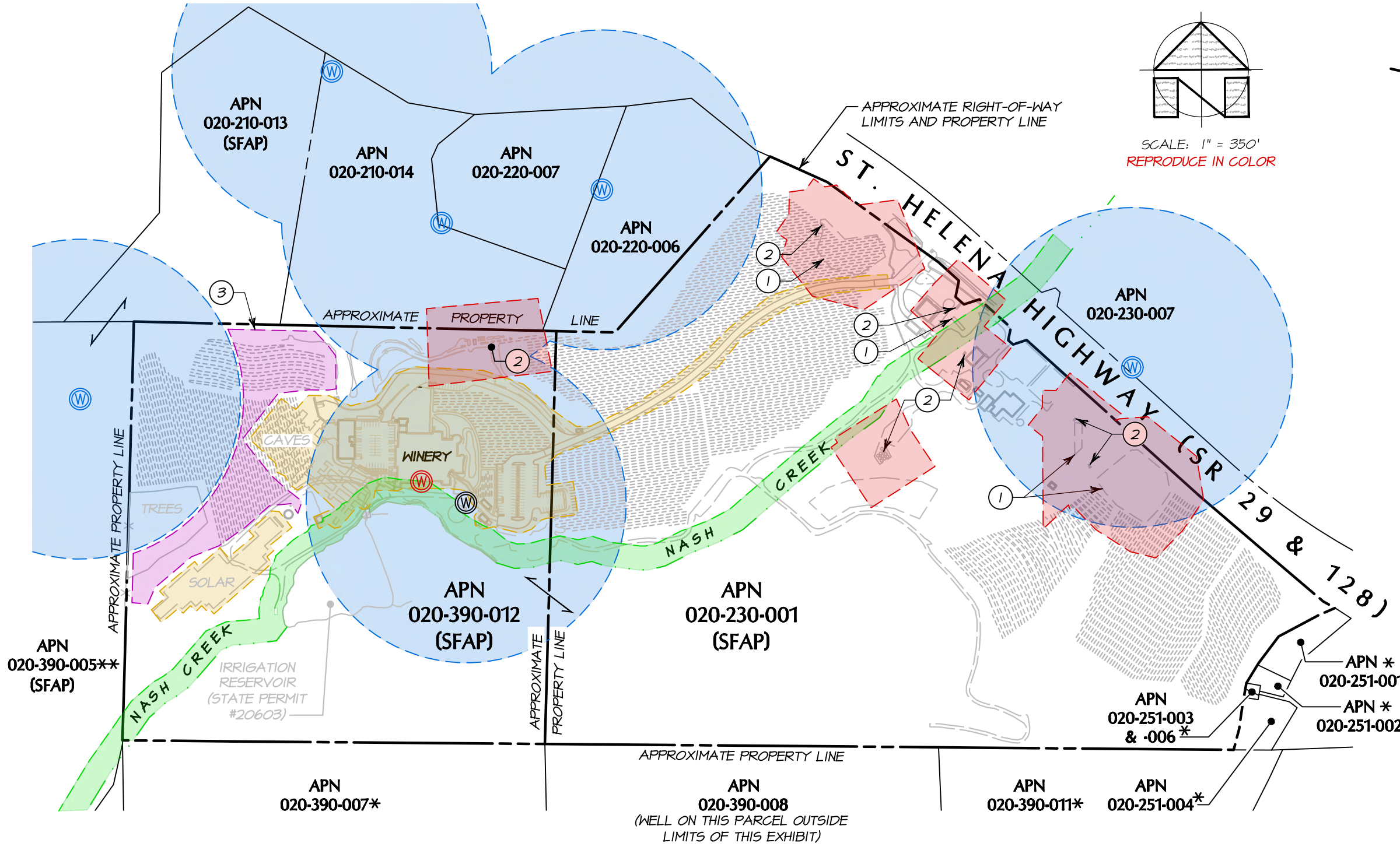
WELL AND NASH CREEK PROXIMITY EXHIBIT

SCALE: 1" = 40'

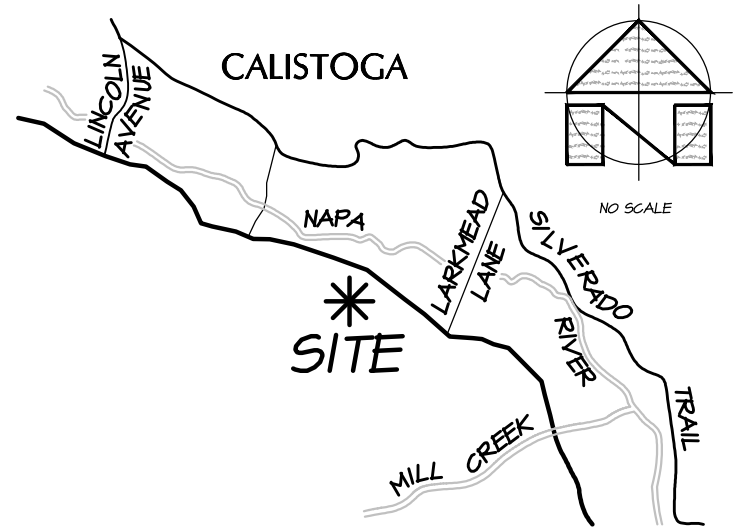
TOPOGRAPHY NOTE:

THE FADED BACKGROUND USED AS A BASE FOR THIS PLAN WAS PROVIDED BY TERRA FIRMA SURVEYS, INC, DATED MAY 13, 2020, BASED ON A FIELD SURVEY FROM APRIL 9 THRU MAY 12, 2020. ALL PROPERTY LINES, BUILDINGS, UTILITIES, WASTEWATER SYSTEM LOCATIONS, DIMENSIONS, AND DESCRIPTIONS SHOWN HEREON SHALL BE VERIFIED IN THE FIELD.

Castello di Amorosa
4045 N. Saint Helena Highway
Calistoga, CA 94515
APN 020-390-012
Job No. 05-38
July 2025
Sheet 1 of 1



WELL LOCATION EXHIBIT
SCALE: 1" = 350'



LOCATION MAP
NO SCALE

- LEGEND:**
- WAA TIER 2 WELL 500' ZONE OF INFLUENCE
 - EXISTING BUILDING/ROAD INFRASTRUCTURE
 - 100' SETBACK TO WASTEWATER INFRASTRUCTURE
 - DISTANCE BETWEEN WELL #1 AND NASH CREEK
 - WELL #1 POTENTIAL REPLACEMENT AREA
 - W WELL #1 (PROJECT WELL TO BE REPLACED)
 - W WELL #2 (IRRIGATION/STANDBY WELL)
 - W NON-PROJECT WELL
 - 1 WASTEWATER DISPERSAL FIELD
 - 2 WASTEWATER TREATMENT STRUCTURE(S)
 - 3 POTENTIAL WELL REPLACEMENT AREA SELECTED TO INCREASE DISTANCE FROM NASH CREEK TO REDUCE IMPACTS OF PUMPING AND MAINTAIN A 500' DISTANCE FROM SURROUNDING WELLS.
 - WAA WATER AVAILABILITY ANALYSIS

NOTES:

* NO RECORDED WELL INFORMATION FOR THIS PARCEL.

** A NEW WELL WAS DRILLED ON APN 020-390-005 IN JANUARY 2024 UNDER PERMIT E23-00405 WHICH SERVES APN 020-390-005 AND APN 020-210-013.

WELL LOCATIONS ARE APPROXIMATE AND ARE BASED ON DATA OBTAINED FROM NAPA COUNTY RECORDS.

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1303 Jefferson Street, 200 B, Napa, CA 94559
www.barteltengineering.com
Telephone: 707-258-1301

Castello di Amorosa
4045 N. Saint Helena Highway
Calistoga, CA 94515
APN 020-390-012 & 020-230-001
Job No. 05-38
August 2024
Sheet 1 of 1

“D”

Engineering Division
Technical Adequacy Memorandum

Castello di Amorosa Major Modification P19-00459 and Appeal P25-00137
Planning Commission July 15, 2026



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
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Brian D. Bordona
Director

MEMORANDUM

To:	Emily Hedge Planning Division	From:	Alexei Belov, PE Engineering Division
Date:	May 14, 2026	Re:	P19-00459 Castello Di Amorosa WAA Technical Adequacy APN: 020-390-012; 020-230-001 4045 N. St. Helena Highway, Calistoga

The Engineering Division ("Engineering") has reviewed the revised Water Availability Analysis for Castello Di Amorosa Winery, P19-00459, located on assessor's parcel numbers listed above. Based upon the information provided, Engineering recommends the following:

TECHNICAL ADEQUACY

1. The Engineering Division has reviewed the revised Water Availability Analysis (WAA) dated November, 2025, prepared by Dane Hoime, PE, of Bartlett Engineering. The analysis has been evaluated based on information provided by the applicant, project location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, and groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.
2. The Engineering Division referred the Water Availability Analysis to the County's Groundwater Consultants, Luhdorff & Scalmanini Consulting Engineers, for peer review. The findings and recommendations identified in the Technical Memorandum dated May 11, 2026, have been incorporated into the project 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.

“E”

LSCE Peer Review Memorandum

Castello di Amorosa Major Modification P19-00459 and Appeal P25-00137
Planning Commission July 15, 2026

TECHNICAL MEMORANDUM

DATE: May 11, 2026

Project No. 25-1-111

TO: Mr. Alexei Belov, PE, CFM

FROM: Andrew Francis, PG; Nick Watterson, PG, CHg; Vicki Kretsinger Grabert

SUBJECT: Recommendations for Castello Di Amorosa Water Availability Analysis

At the request of Napa County Planning, Building, & Environmental Services, Luhdorff & Scalmanini, Consulting Engineers (LSCE) has prepared this memorandum with our recommendations following review of the revised Water Availability Analysis (November 2025 WAA) prepared for Castello Di Amorosa (APN 020-390-012 & 020-230-001) (Castello). The property is a 108.9-acre winery in Calistoga outside of the Napa Valley Subbasin¹ with winery production and hospitality buildings, three residences, and 29 acres of vineyards. The facility operates with an approved 250,000 gallons of wine production and employs up to 110 people on any one day. Historically, the Castello property has met its water needs through two onsite wells and a surface water reservoir supplied by Nash Creek. Well 1 is located 55 feet from Nash Creek and since 2018 has pumped approximately 10 acre-feet/year (AFY). Based on historical data, the maximum amount of groundwater that has been pumped at Well 1 was about 12.4 AFY in 2018 and 2019². Well 2 is located 90 feet from Nash Creek and since 2018 has pumped approximately 37 AFY. The existing surface water reservoir has a storage capacity of 20 AF.

The Castello applicant proposes to replace its primary potable source of water (Well 1) with a new well located further from Nash Creek that will operate at a reduced pumping rate. The new well is proposed to be screened at a greater depth below ground surface to minimize stream depletion and reduce harm. The preliminary design for this replacement well includes a seal depth between 50 and 60 feet below ground surface (feet bgs) with the uppermost perforation starting at 150 feet bgs. Additionally, the applicant is proposing to reduce pumping at existing Well 2 to a lower rate than has occurred historically. Vineyard irrigation has transitioned from primarily groundwater to meet irrigation demands to surface water using diversions from Nash Creek, which includes storage and direct diversions.

¹ Following the 2018 modification to the Department of Water Resources (DWR) Bulletin 118 groundwater basin boundaries, the Castello property was excluded from the Napa Valley Subbasin as the basin boundary was shifted north from the 2016 boundary.

² Bartelt Engineering. November, 2025. *Water Availability Analysis for Castello di Amorosa* (Appendix I). Prepared for Castello di Amorosa.

The following provides a summary of our findings and recommendations for each Tier of Napa County's May 2015 WAA Guidance Document.

TIER 1: WATER USE CRITERIA

Recharge: The Castello property is located entirely outside of the Subbasin. Applicant's analysis of the recharge potential resulted in an estimate of 40.5 AFY³. LSCE calculates a recharge value of 44 AFY, which exceeds the value cited in the November 2025 WAA. The applicant likely calculated recharge using a pre-2018 Subbasin boundary that shows part of the Castello property within the Napa Valley Subbasin.

Groundwater Demand: Table 1 in the November 2025 WAA shows the project demand is 34.34 AFY. This includes 9.7 AFY for residential, 24.47 AFY for winery use, and 0.17 AFY for farm management. The source of groundwater for each description is not provided. Based on the descriptions provided in Table 1, it is assumed that 14.34 AFY will be for potable use, and 20 AFY will be for landscape irrigation. The applicant proposes to meet future vineyard irrigation demand using surface water from Nash Creek. Historically, most of the water demands, including irrigation, have been met with the use of groundwater. Since 2018, average groundwater use was 48.56 AFY. Recent implementation of "Meter.Me" technology has significantly reduced pumping at Well 2, with a reported reduction of 12 AF (2022-2023) and an additional reduction of 15 AF (2023-2024).

Surface Water Rights: Permit #20603 allows for the diversion of 69 AF into two ponds, including 20 AFY diversion with 69 AF maximum storage. Currently, only one reservoir exists on the property with a storage capacity of 20 AF. A new filing from July 2025 requests an additional 12 gpm direct diversion for irrigation. LSCE understands that no updates have been provided on this request.

Surface Water Usage: Historically, diversion to storage has averaged 6.75 AFY. With the addition of the new direct diversion, it is proposed that surface water will replace groundwater as the primary source of irrigation water for the 29.01 acres of vineyard. Between 2013 and 2024, the primary source of vineyard irrigation water was Well 2. During that time, irrigation demand reached its peak of 17.96 AFY in 2021. The November 2025 WAA notes that in 2024 surface water became the primary irrigation source. The WAA also states irrigation will not exceed 20 AFY without detailed justification. It is our understanding that the proposed maximum irrigation of 20 AFY will be met with the current storage water right and the additional 12 gpm of direct diversion.

Recommendations

- The applicant shall submit a water management plan and technical documentation reconciling historical water usage with proposed allocations for the project, specifically detailing the

³ The applicant computed an estimate of 38.5 AFY for potential recharge outside the Subbasin and added "2 AFY" for the parcel area inside the Subbasin. The 2015 WAA does not provide for a "recharge estimate" for the area inside the Subbasin.

substitution of groundwater with the newly acquired surface water right and public trust considerations according to future well-specific allocations.

- Applicant shall provide status update on the filing from July 2025 requesting an additional 12 gpm direct diversion for surface water for irrigation. This information shall be provided by the applicant in the water management plan.
- Applicant shall provide water source identification and usage for all future required reporting.
- Limit total annual groundwater pumping to 34.4 AFY based on the best estimate and understanding of the applicant's prior use of groundwater and intention to lower groundwater use to reduce stream depletion.
 - Well 1: limit to 12.4 AFY (Maximum historical use)
 - Well 2: limit to 22 AFY (Remaining volume of groundwater needed to meet estimated project water demand of 34.4 AFY)

TIER 2: WELL AND SPRING INTERFERENCE CRITERION

- No non-project wells were identified within 500 feet of the project wells (Wells 1 and 2). No springs were identified within 1,500 feet.
- No additional analysis or information required.

TIER 3: GROUNDWATER/SURFACE WATER INTERACTION CRITERIA

Well 1: This well is currently located 55 feet from Nash Creek and pumps at 50 gpm. The proposed location of the replacement well is 130 to 700 feet from the creek, and the pumping rate is planned to be reduced to 30 to 40 gpm. Applicant states in the November 2025 WAA that the replacement well will have the uppermost perforation starting at 150 feet bgs to the maximum extent practical.

Well 2: The applicant plans to retain this well as is. This well is 90 feet from Nash Creek and pumps at 120 gpm. Applicant is proposing to reduce pumping to 70 gpm to comply with guidance but does not provide analysis of stream depletion.

Recommendations

Well 1

- Maximum annual pumped groundwater volume of 12.4 AFY.
- Require well seal to a depth of 150 feet bgs for replacement Well 1.
- The proposed new location of Well 1 will be a minimum distance of 130 feet from Nash Creek.
- Limited to maximum historical groundwater use of 12.4 AFY unless applicant provides an analysis that demonstrates that the relocation and changed construction with a deeper seal for Well 1 would:

- support additional pumping at Well 1 up to the 14.34 AFY proposed in WAA Table 1 for potable use and
- show a reduction in stream depletion compared to depletion resulting from historical pumping at Well 1.

Well 2

- Reduce maximum annual pumped groundwater volume to 22 AFY (this will reduce the potential for harm to streamflows).

“F”

State Water Resources Control Board Conclusion of Complaint

State Water Resources Control Board

December 12, 2025

In Reply Refer to:
JT: CID 6898 /INV
70502

Georg Salzner
4045 N St. Helena Highway
Calistoga, Ca 94515

DELIVERY MAIL NO: 9589 0710 5270 1738 1277 45

CONCLUSION OF COMPLAINT AGAINST CASTELLO DI AMOROSA REGARDING DIVERSION FROM NASH CREEK IN NAPA COUNTY

Dear Georg Salzner:

The State Water Resources Control Board (State Water Board), Division of Water Rights (Division) received a complaint on 5/19/2025 alleging that you are in violation of your permit, number A027032, by diverting water out of season from Nash Creek, tributary to the Napa River.

The complaint alleges that Castello di Amorosa is diverting out of the allowed season of diversion specified in their permit. Division staff have completed investigation into the complaint allegations and concluded that you are currently not in violation of your permit or riparian statement.

Enclosed is the Report of Investigation prepared by Division staff regarding the complaint allegations against your diversion on Nash Creek. Conclusions and recommendations from the investigation are provided below.

CONCLUSIONS

- The Division did not document or observe any California Water Code violations at the time of inspections. A riparian statement was submitted for water that is directly diverted for irrigation outside of the designated season in the permit.
- Upon review of the appropriative permit application, it was discovered that the permit is for a total diversion amount of 69 acre-feet when including a second, undeveloped, reservoir. This means that measuring diversions to storage should be done weekly, not monthly. If there is no intention of developing the second reservoir, the diverter could submit a partial revocation to reduce the appropriative permit to just the existing pond of 49 acre-feet.

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

The Division has concluded its investigation into the complaint and no further action is needed regarding the complaint. If you have any questions regarding this matter, please contact Jennifer Timmons by phone at (916) 323-0361 or by e-mail at Jennifer.Timmons@waterboards.ca.gov. Written correspondence or inquiries should be addressed as follows: State Water Resources Control Board Division of Water Rights, Attn: Jennifer Timmons, P.O. Box 2000, Sacramento, CA 95812-2000.

Sincerely,

ORIGINAL SIGNED BY:

Sean Windell, Senior Environmental Scientist
Enforcement Special projects Unit
Division of Water Rights

Enclosure(s): Inspection Report

ec: Georg Salzner
Georg@castellodiamorosa.com

Ryan Stolfus
rstolfus@wbecorp.com

“G”

2025-2026 Water Use Records
Provided by Applicant

Castello Di Amorosa (System # CA2800043)

Annual Usage by Year and Source (2018 - 2025)(In Acre Feet)

Year								
Source	2018	2019	2020	2021	2022	2023	2024	2025
Well #1	12.4404	12.3696	10.1752	10.8653	9.3210	5.2856	8.7184	4.3786
Well #2	24.4220	25.6665	42.4537	39.9618	58.0195	49.7596	30.5292	14.8582
Grndwtr Tot	36.8624	38.0362	52.6289	50.8271	67.3405	55.0451	39.2476	19.2368
Reservoir	3.9536	9.1230	7.5488	7.8285	3.4369	3.9536	16.1106	24.7836
Total Water	40.8160	47.1591	60.1777	58.6556	70.7774	58.9987	55.3582	44.0204
Reported	12.4404	12.3696	10.1752	10.8653	9.3210	55.0451	39.2476	44.0204

Castello Di Amorosa (System #CA2800043)					
Water Production from Groundwater Wells and Surface Reservoir (In Gallons)					
Year-2025					
Month	Well #1 (CA2800043_001_001)	Well #2 (CA2800043_003_003)	Tot Groundwater Prod	Reservoir (Lake)	Tot Water Prod (Surface and Ground)
January	38,207	144,927	183,134	113,629	296,763
February	43,549	153,557	197,106	133,323	330,429
March	57,670	149,835	207,505	156,945	364,450
April	154,251	113,024	267,275	419,111	686,386
May	173,638	212,924	386,562	951,097	1,337,659
June	124,160	635,334	759,494	1,500,760	2,260,254
July	148,483	1,224,204	1,372,687	1,678,873	3,051,560
August	184,759	582,056	766,815	1,029,703	1,796,518
September	130,759	616,371	747,130	1,658,483	2,405,613
October	20,545	398,268	418,813	302,784	721,597
November	121,932	529,462	651,394	23,600	674,994
December	228,822	81,603	310,425	107,459	417,884
Annual Total	1,426,775	4,841,565	6,268,340	8,075,767	14,344,107

Castello Di Amorosa (System #CA2800043)

Water Production from Groundwater Wells and Surface Reservoir (In Gallons)

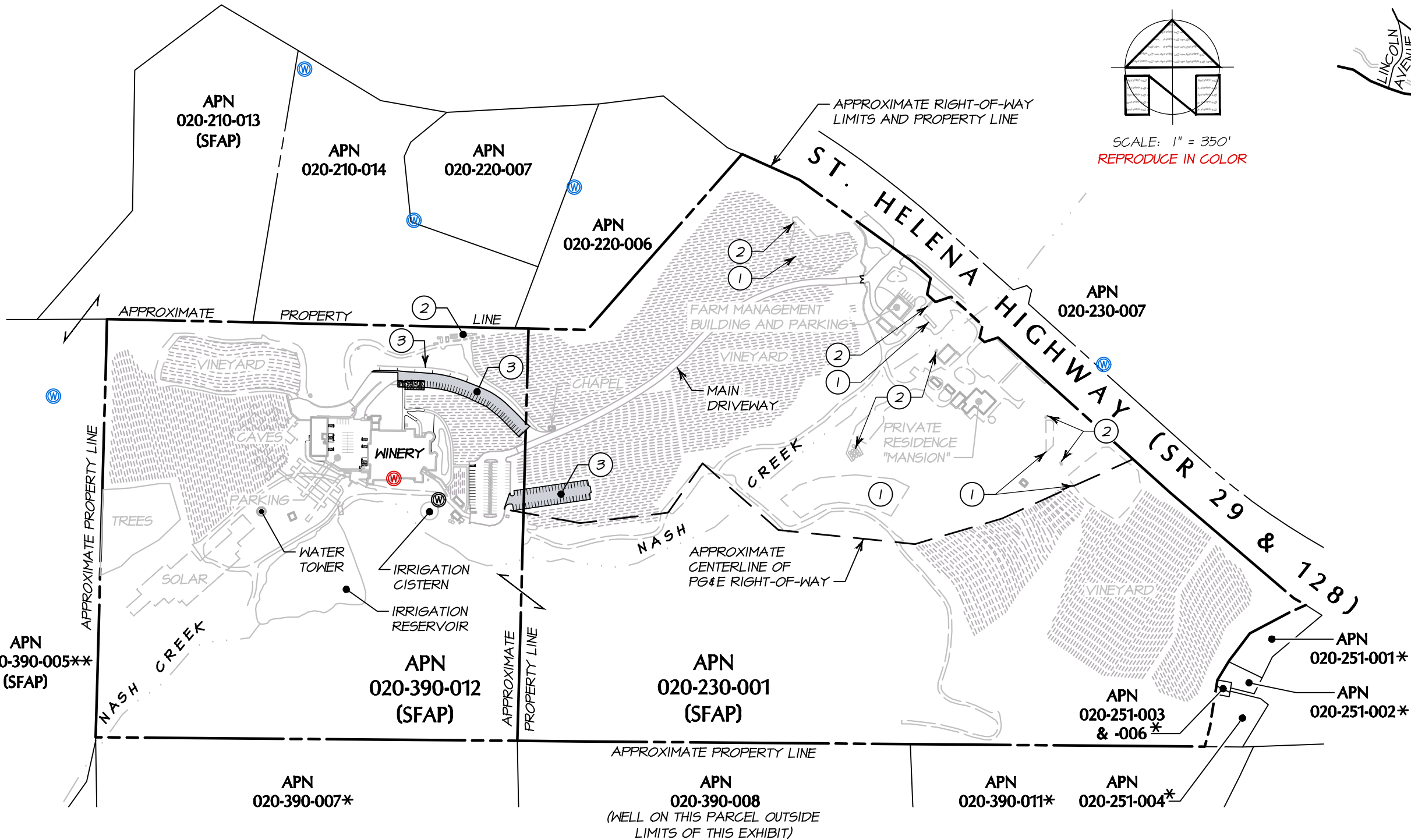
Year-2026

<i>Month</i>	<i>Well #1 (CA2800043_001_001)</i>	<i>Well #2 (CA2800043_003_003)</i>	<i>Tot Groundwater Prod</i>	<i>Reservoir (Lake)</i>	<i>Tot Water Prod (Surface and Ground)</i>
<i>January</i>	182,109	18,331	200,440	106,579	307,019
<i>February</i>	211,763	605	212,368	1	212,369
<i>March</i>	262,880	141	263,021	251,594	514,615
<i>April</i>	243,194	1	243,195	675,475	918,670
<i>May</i>	218,810	0	218,810	1,036,341	1,255,151
<i>June</i>			0		0
<i>July</i>			0		0
<i>August</i>			0		0
<i>September</i>			0		0
<i>October</i>			0		0
<i>November</i>			0		0
<i>December</i>			0		0
<i>Annual Total</i>	1,118,756	19,078	1,137,834	2,069,990	3,207,824

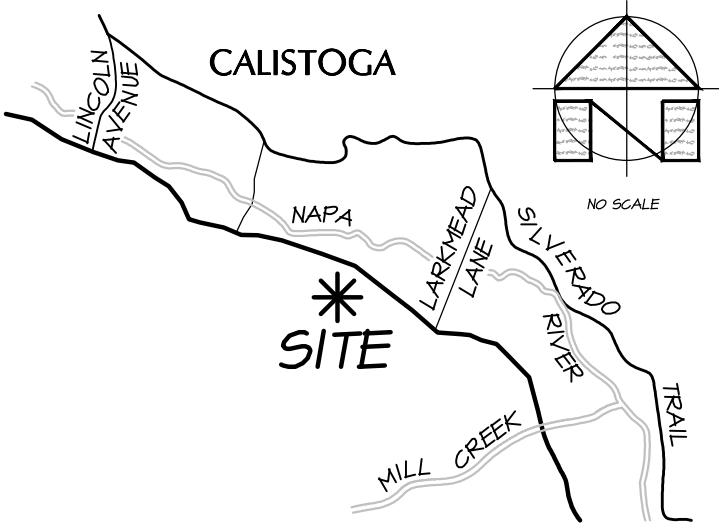
“H”

Graphics

(Individual Sheets from Revised WAA)



OVERALL SITE MAP
SCALE: 1" = 350'



LOCATION MAP
NO SCALE

- LEGEND:
- ① WASTEWATER DISPERSAL FIELD
 - ② WASTEWATER TREATMENT STRUCTURE(S)
 - ③ PROPOSED PARKING
 - Ⓜ WELL #1
 - Ⓜ WELL #2
 - Ⓜ NON-PROJECT WELL

NOTES:

* NO RECORDED WELL INFORMATION FOR THIS PARCEL.

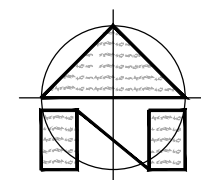
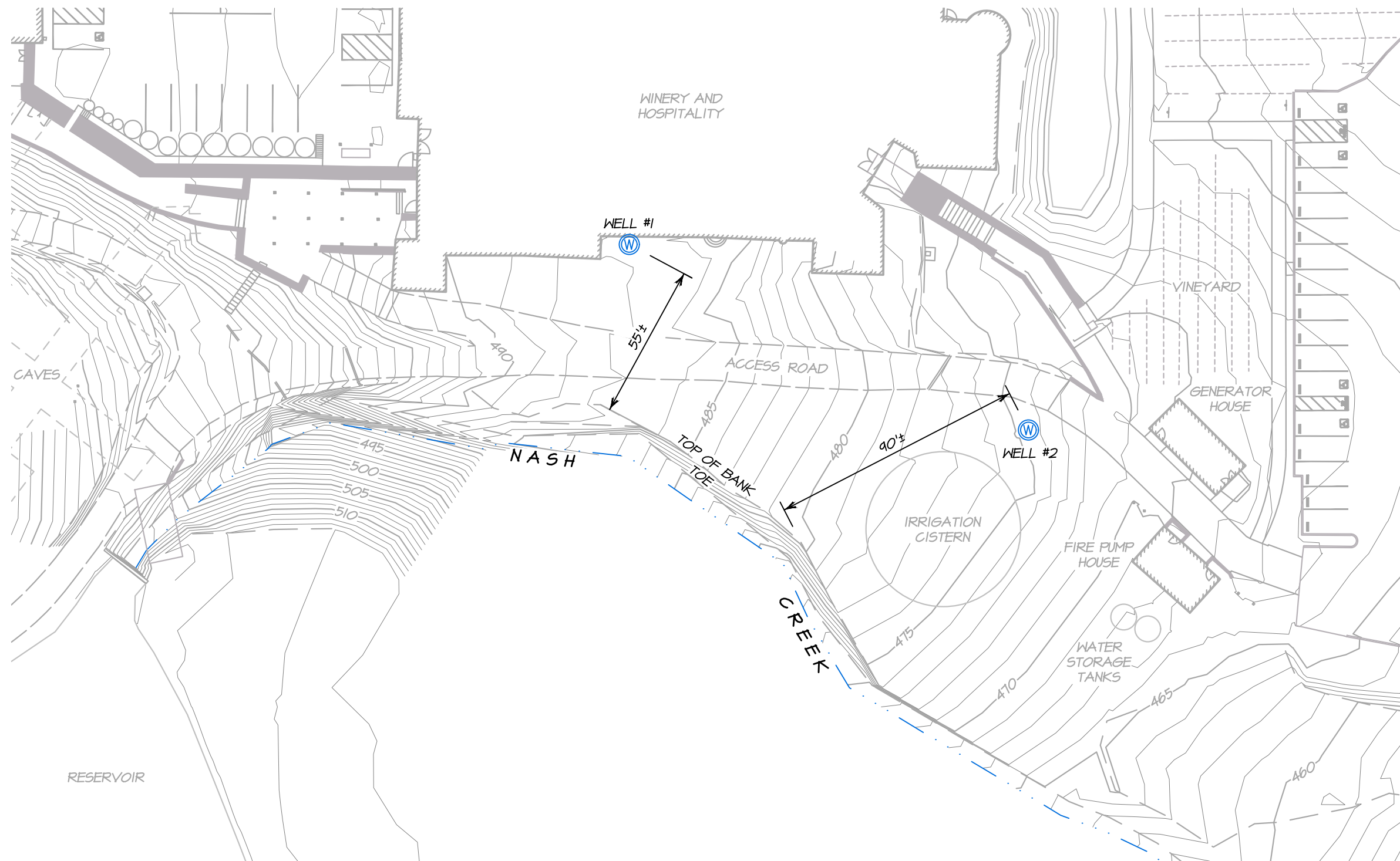
** A NEW WELL WAS DRILLED ON APN 020-390-005 IN JANUARY 2024 UNDER PERMIT E23-00405 WHICH SERVES APN 020-390-005 AND APN 020-210-013.

WELL LOCATIONS ARE APPROXIMATE AND ARE BASED ON DATA OBTAINED FROM NAPA COUNTY RECORDS.

Castello di Amorosa
4045 N. Saint Helena Highway
Calistoga, CA 94515
APN 020-390-012 & 020-230-001
Job No. 05-38
August 2024
Sheet 1 of 1

BARTELT
ENGINEERING
CIVIL ENGINEERING · LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.barteltengineering.com
Telephone: 707-258-1301

T:\2025 - 4:06 PM, Kristenk, S:\LAND PROJECTS\2004-2006\0538\2025 IMP WRTYWRY IMP\ACAD\EXHIBITS\0538-WELL-WA.DWG



SCALE: 1" = 40'
REPRODUCE IN COLOR

BARTELT
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· Telephone: 707-258-1301 ·

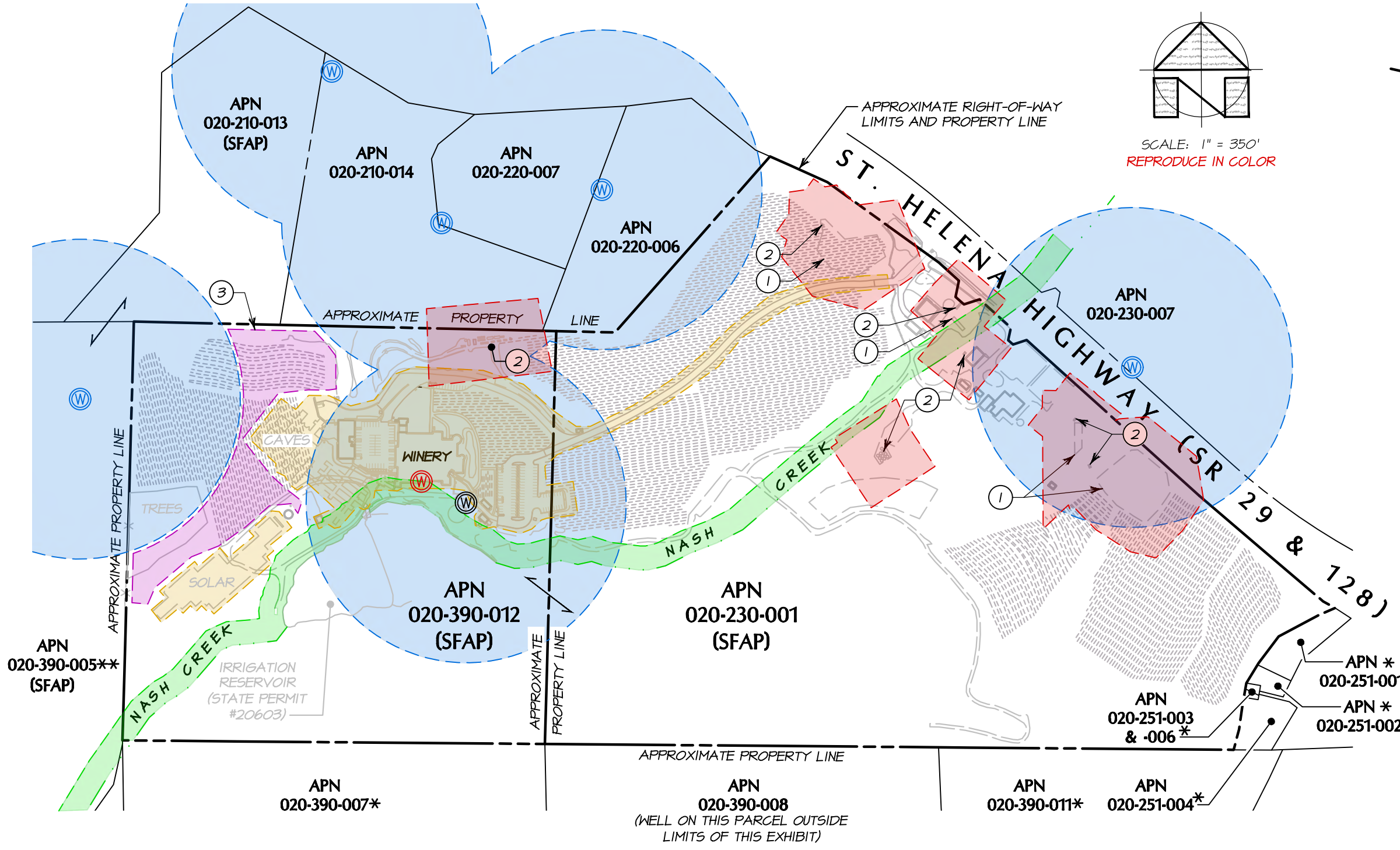
WELL AND NASH CREEK PROXIMITY EXHIBIT

SCALE: 1" = 40'

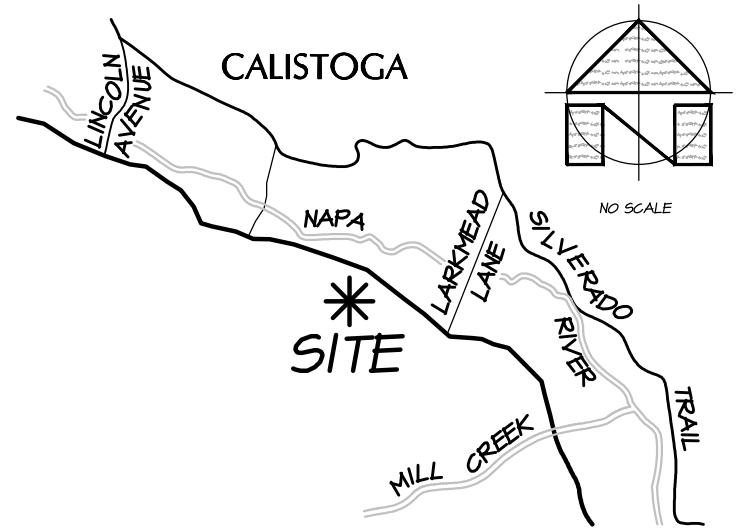
TOPOGRAPHY NOTE:

THE FADED BACKGROUND USED AS A BASE FOR THIS PLAN WAS PROVIDED BY TERRA FIRMA SURVEYS, INC, DATED MAY 13, 2020, BASED ON A FIELD SURVEY FROM APRIL 9 THRU MAY 12, 2020. ALL PROPERTY LINES, BUILDINGS, UTILITIES, WASTEWATER SYSTEM LOCATIONS, DIMENSIONS, AND DESCRIPTIONS SHOWN HEREON SHALL BE VERIFIED IN THE FIELD.

Castello di Amorosa
4045 N. Saint Helena Highway
Calistoga, CA 94515
APN 020-390-012
Job No. 05-38
July 2025
Sheet 1 of 1



WELL LOCATION EXHIBIT
SCALE: 1" = 350'



LOCATION MAP
NO SCALE

- LEGEND:**
- WAA TIER 2 WELL 500' ZONE OF INFLUENCE
 - EXISTING BUILDING/ROAD INFRASTRUCTURE
 - 100' SETBACK TO WASTEWATER INFRASTRUCTURE
 - DISTANCE BETWEEN WELL #1 AND NASH CREEK
 - WELL #1 POTENTIAL REPLACEMENT AREA
 - WELL #1 (PROJECT WELL TO BE REPLACED)
 - WELL #2 (IRRIGATION/STANDBY WELL)
 - NON-PROJECT WELL
 - WASTEWATER DISPERSAL FIELD
 - WASTEWATER TREATMENT STRUCTURE(S)
 - POTENTIAL WELL REPLACEMENT AREA SELECTED TO INCREASE DISTANCE FROM NASH CREEK TO REDUCE IMPACTS OF PUMPING AND MAINTAIN A 500' DISTANCE FROM SURROUNDING WELLS.
 - WAA WATER AVAILABILITY ANALYSIS

BARTELT
ENGINEERING
CIVIL ENGINEERING · LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.barteltengineering.com
Telephone: 707-258-1301

NOTES:

- * NO RECORDED WELL INFORMATION FOR THIS PARCEL.
- ** A NEW WELL WAS DRILLED ON APN 020-390-005 IN JANUARY 2024 UNDER PERMIT E23-00405 WHICH SERVES APN 020-390-005 AND APN 020-210-013.
- WELL LOCATIONS ARE APPROXIMATE AND ARE BASED ON DATA OBTAINED FROM NAPA COUNTY RECORDS.

Castello di Amorosa
4045 N. Saint Helena Highway
Calistoga, CA 94515
APN 020-390-012 & 020-230-001
Job No. 05-38
August 2024
Sheet 1 of 1

8/13/2024 - 9:15 AM, Josephig, S:\LAND PROJECTS\2004-2006\0538\2020 UPM WRTYACAD\EXHIBITS\ FOR REVIEW ONLY\0538-WELL CONSTRAINTS.DWG

“ | ”

Public Comments

From: [MeetingClerk](#)
To: [Hedge, Emily](#)
Subject: FW: Notice of Planning Commission Hearing
Date: Thursday, July 2, 2026 10:06:11 AM
Attachments: [image001.png](#)

Forwarding Email.

Kind Regards,



Napa County – Meeting Clerk - AV
Planning, Building, & Environmental Services
Napa County
Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org
1195 Third Street, Suite 210
Napa, CA 94559
www.napacounty.gov

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From: RICHARD W SVENDSEN <rsvensen@sbcglobal.net>
Sent: Thursday, July 2, 2026 10:01 AM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: Re: Notice of Planning Commission Hearing

[External Email - Use Caution]

Absolute NO. How could Castillo even begin to believe they should be excused or exempt from Environmental Protection and Regulations! This request is absurd. Please vote NO

Sent from my iPhone

On Jul 2, 2026, at 9:02 AM, MeetingClerk <MeetingClerk@countyofnapa.org> wrote:

CASTELLO DI AMOROSA – USE PERMIT MAJOR MODIFICATION (P19-00459-MOD) AND APPEAL (P25-00137)

Kind Regards,

<image001.png>

Napa County – Meeting Clerk - AV

Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4417

Email: meetingclerk@countyofnapa.org

1195 Third Street, Suite 210

Napa, CA 94559

www.napacounty.gov

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<PHN P19-00459 - P25-00137.pdf>