

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Wednesday, July 16, 2025**

**9:00 AM**

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

### **Planning Commission**

*District 1, Kara Brunzell (Vice-Chair)*

*District 2, Walter Brooks*

*District 3, Molly Moran Williams*

*District 4, Pete Richmond*

*District 5, Megan Dameron (Chair)*

*Brian D. Bordona, Director*

*Laura Anderson, County Counsel*

*Michael Parker, Planning Manager*

*Alexandria Quackenbush, Meeting Clerk*

*Angie Ramirez-Vega, 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.countyofnapa.org/DocumentCenter/View/35930/2025-Planning-Commission-Meeting-Calendar?bidId=>

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

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

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

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

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

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

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

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

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

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

**ON A MATTER ON THE AGENDA**

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

**ON A MATTER NOT ON THE AGENDA**

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

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

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

4. **APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on:  
July 2, 2025 (Commissioner Walter Brooks was excused)

5. **AGENDA REVIEW**
6. **DISCLOSURES**
7. **PUBLIC HEARING ITEMS**

- A. JEREMY NICKEL / VINEYARD HOUSE WINERY / USE PERMIT P18-00448-UP, USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS P21-00341-UP AND EXCEPTIONS TO THE NAPA COUNTY ROAD AND STREET STANDARDS

[25-1262](#)

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit to establish a new 20,000 gallons per year winery, including the construction of a wine cave and covered crush pad/bottling area for wine production and the conversion of an existing residence to a tasting room, associated tours and tastings by appointment only, establishment of a marketing program, and the removal and replacement of woodland habitat. The application also requests an Exception to the Conservation Regulations to construct the ingress and egresses of the cave within the stream setback and Exceptions to the Napa County Road and Street Standards (RSS) is requested for a Left Turn Lane Warrant and for required improvements on the shared project driveway. The applicant has proposed a modified left turn lane from Oakville Grade Road to the project driveway and improvements that serve the same overall practical effect of the Napa County Road and Street Standards.

The project is located on an approximately 42.68-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 1581 and 1583 Oakville Grade, Napa, CA 94562; APN: 027-360-022-000.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration prepared for the project and approve the Exceptions to the Road and Street Standards, Use Permit Exception to the Conservation Regulations No. P21-00341 and Use Permit No. P18-00448, as conditioned.

Staff Contact: Matt Ringel, Planner III,  
Matthew.ringel@countyofnapa.org, (707) 299-1351

Applicant Contact: Jeremy Justin Nickel, P.O. Box 3897, Yountville, CA 94559

Applicant Representative Contact: Paul Kelley, Paul Kelley Architecture,  
541 Jefferson Street, Napa, CA 94559, paul@paulkelleyarchitecture.com,  
(707) 257-1148.

**Attachments:** [A - Vineyard House Winery IS-MND](#)  
[B - Recommended Findings](#)  
[C - Recommended Conditions of Approval](#)  
[D - 20,000g Winery Comparison Table](#)  
[E - Use Permit Applications and Narratives](#)  
[F - Water Availability Analysis](#)  
[G - Biological Resources Report](#)  
[H - William Baldrige House Historical Resources Report](#)  
[I - Wastewater Disposal Feasibility Study](#)  
[J - Stormwater Control Plan](#)  
[K - LTL and Driveway Road Exception Request](#)  
[L - Winery Site Plan & LTL Design](#)  
[Attachment M - Public Comment.pdf](#)  
[Attachment M - Public Comment \(added after initial agenda posting\)](#)

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**B. POTTS POOL USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS - #P23-00318-UPX [25-1248](#)**

CEQA Status: Consideration and possible adoption of Categorical Exemption pursuant to California Environmental Quality Act Guidelines at 14 CCR Section 15301 (Class 1, Minor Alteration to Existing Facilities), Section 15303 (Class 3, New Construction or Conversion of Small Structures), which exempts construction of swimming pools; and Section 15304 (Class 4, Minor Alterations to Land) which exempts minor trenching where the surface is restored. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. The project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request for an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit in order to allow the development of a pool on land located within the required 45-foot setback from a county designated blue-line stream (Soda Creek). The subject parcel was impacted by the 2017 Complex fire, and the house (rebuild is almost completed) has been setback further from the existing stream. During the original building permit submittal two potential pool locations were called out; one location was proposed within the footprint of the former residence (an area that was already disturbed and developed) and another in between the house and well. Both locations lie within the required stream setback from Soda Creek, however, the existing home and improvements were legally established several decades before adoption of the stream setback requirements which came into effect in 1993 and thus said noted uses constitute pre-existing legal nonconformity. The proposed pool is an accessory use to a residence but is considered a new use as it was not existing prior to the 2017 fire. The development potential of the site is constricted due to the small size of the parcel (0.45 acres), narrow width of the parcel (~50 feet at the narrowest and ~150 at the widest), and the required road setback/front yard setback from Soda Canyon Road (55 feet) and the stream setback requirement (45 feet) (see Attachment F: Parcel Buildable Area Map). The exception request will allow for the owner to develop a pool with the stream setback, a use which other nearby parcels enjoy.

The project is located on an approximately 0.45-acre parcel within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off of Soda Canyon Road. The parcel is approximately 450 feet south of the intersection of Shady Oaks Road and Soda Canyon Road; 1229 Soda Canyon Road, Napa, APN: 039-130-005-000.

Staff Recommendation: Adopt the Categorical Exemption and approve the Use Permit Exception to the Conservation Regulations as conditioned.

Staff Contact: Dana Morrison, Supervising Planner; phone (707) 253-4437; email: [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)  
Owner/Applicant: Jeffery Potts, (925) 216-5553, [jpotts@sdgarchitectsinc.com](mailto:jpotts@sdgarchitectsinc.com)

**Attachments:** [A - Findings](#)  
[B - Recommended Conditions of Approval](#)  
[C - CEQA Categorical Exemption Memorandum](#)  
[D - Application Submittal Materials and Assessors Maps](#)  
[E - Parcel Buildable Area Map](#)  
[F - Pool Plan Set](#)  
[G - CDFW Correspondence](#)  
[H - Correspondence](#)  
[I - Graphics](#)

- C. GENERAL PLAN AND ZONING CODE UPDATE TO ACHIEVE CONSISTENCY WITH THE 2024 UPDATED AIRPORT LAND USE COMPATIBILITY PLAN P25-00195 [25-1241](#)

CEQA Status: Consideration and recommendation that the Board of Supervisors find that this project implements the programs and policies of the Airport Land Use Compatibility Plan (ALUCP), is within the scope of the activities and impacts identified and analyzed in the ALUCP's Negative Declaration adopted on December 4, 2024 (State Clearinghouse No. 2024060773) and no new environmental effects have been found and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162.

Request: That the Planning Commission make the following recommendations to the Board of Supervisors:

- (1) Adopt a resolution amending the Agricultural Preservation and Land Use Element and Community Character Element of the Napa County General Plan to achieve consistency with the ALUCP adopted by the Napa County Airport Land Use Commission (ALUC) on December 4, 2024; and
- (2) Adopt an ordinance amending Chapter 18.80 (AC Airport Compatibility Combination District) of Title 18 (Zoning) of the Napa County Code to achieve consistency with the ALUCP adopted on December 4, 2024, by the ALUC.

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors on the requested actions.

Staff Contact: Michael Parker, Planning Manager,  
[michaelparker@countyofnapa.org](mailto:michaelparker@countyofnapa.org)

**Attachments:** [A - Planning Commission Resolution Recommendation to the Board of Supervisors](#)  
[B - Resolution of General Plan Update and Exhibit A](#)  
[C - Ordinance Amending Zoning Code Chapter 18.80 - Redlined](#)  
[D - Ordinance Amending Zoning Code Chapter 18.80 - Clean](#)

- 8. ADMINISTRATIVE ITEMS- NONE
- 9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JULY 16, 2025 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 7/3/25 BY 4:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

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





# Napa County

## Board Agenda Letter

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

Planning Commission

**Agenda Date:** 7/16/2025

**File ID #:** 25-1262

**TO:** Napa County Planning Commission

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

**REPORT BY:** Matt Ringel, Planner III

**SUBJECT:** Vineyard House Winery Use Permit (P18-00448-UP), Use Permit Exception to the Conservation Regulations (P21-00341-UP) and Exemptions to the Road and Street Standards

### **RECOMMENDATION**

JEREMY NICKEL / VINEYARD HOUSE WINERY / USE PERMIT P18-00448-UP, USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS P21-00341-UP AND EXCEPTIONS TO THE NAPA COUNTY ROAD AND STREET STANDARDS

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit to establish a new 20,000 gallons per year winery, including the construction of a wine cave and covered crush pad/bottling area for wine production and the conversion of an existing residence to a tasting room, associated tours and tastings by appointment only, establishment of a marketing program, and the removal and replacement of woodland habitat. The application also requests an Exception to the Conservation Regulations to construct the ingress and egresses of the cave within the stream setback and Exceptions to the Napa County Road and Street Standards (RSS) is requested for a Left Turn Lane Warrant and for required improvements on the shared project driveway. The applicant has proposed a modified left turn lane from Oakville Grade Road to the project driveway and improvements that serve the same overall practical effect of the Napa County Road and Street Standards.

The project is located on an approximately 42.68-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 1581

and 1583 Oakville Grade, Napa, CA 94562; APN: 027-360-022-000.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration prepared for the project and approve the Exceptions to the Road and Street Standards, Use Permit Exception to the Conservation Regulations No. P21-00341 and Use Permit No. P18-00448, as conditioned.

Staff Contact: Matt Ringel, Planner III, [Matthew.ringel@countyofnapa.org](mailto:Matthew.ringel@countyofnapa.org), (707) 299-1351

Applicant Contact: Jeremy Justin Nickel, P.O. Box 3897, Yountville, CA 94559

Applicant Representative Contact: Paul Kelley, Paul Kelley Architecture, 541 Jefferson Street, Napa, CA 94559, [paul@paulkelleyarchitecture.com](mailto:paul@paulkelleyarchitecture.com), (707) 257-1148.

## **EXECUTIVE SUMMARY**

Proposed Actions:

That the Planning Commission:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment B;
2. Approve the Exceptions to the Road and Street Standards (for Left Turn Lane geometry and aspects of the shared driveway) based on recommended Findings 8-11 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C;
3. Approve the Use Permit Exception to the Conservation Regulations request (P21-00341-UP) based on recommended Findings 12-19 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C; and
4. Approve the Use Permit (P18-00448) based on recommended Findings 20-24 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C.

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Discussion:

The proposed project includes the conversion of a two-story single-family residence to a winery tasting room, the construction of a production cave and covered crush pad/bottling space that is proposed to be tucked into the hillside at the cave portal entrance. The winery building will be approximately 1,567 sq. ft. and includes a tasting room and office. The proposed Type 3 cave and covered crush pad/bottling area will be approximately 13,057 sq. ft. and includes wine production and barrel storage. The winery is proposed to have a 12% production to accessory ratio. The proposed winery will include eight parking spaces, including two ADA spaces. The site's driveway will be expanded with turnouts and a modified left turn lane will be installed at the intersection of Oakville Grade Road and the shared project driveway. Both road improvements will have features that meet the same overall practical effect as the RSS. The converted single-family residence will have an outdoor deck, which will be used for outdoor seating and onsite consumption of wine (Business & Professions Code §23358, 23390 and 23396.5). The project includes approximately 10,810 cubic yards of earthwork, the removal and replacement of oak trees at a 3:1 ratio, establishing onsite employment, and the establishment of a visitation and marketing program.

Staff has reviewed the proposed project and supports granting approval, subject to the attached recommended Findings and recommended Conditions of Approval included in Attachments B and C, respectively. Wineries are conditionally permitted uses within the Agricultural Watershed (AW) zoning district. The project is located within one (1) mile of seven (7) existing wineries and is surrounded with residential homes primarily containing agricultural uses. The majority of the project's proposed disturbance area has previously been disturbed and includes a single-family residence and a farm management barn. The increase in water demand from implementation of the winery would be approximately 4.187 acre-feet per year (AFY), bringing the parcel's proposed total groundwater usage to 15.952 AFY. The Water Availability Analysis, prepared Richard C. Slade & Associates LLC (RCS), details that the proposed 15.952 AFY water usage is within the parcel's estimated yearly groundwater recharge total of 17.7 AFY. Sanitary wastewater would be disposed of onsite in an existing conventional septic system that currently serves the existing residence, to be converted to a winery structure. Process wastewater disposal would be accommodated through pre-treatment and used to irrigate vineyard, as detailed in the Water Feasibility Report, prepared by Applied Civil Engineering.

Based on the reasons stated above, staff recommends approval of the project, subject to the recommended Conditions of Approval.

## **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**BACKGROUND AND DISCUSSION**

Owner/Applicant: Jeremy Justin Nickel, P.O. Box 3897, Yountville, CA 94559

Representative: Paul Kelley, Paul Kelley Architecture, 541 Jefferson Street, Napa, CA 94559,  
paul@paulkelleyarchitecture.com, (707) 257-1148.

Zoning: Agricultural Watershed (AW)

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

Parcel size: 42.68-acres

Application Filed: December 27, 2018 (Winery Use Permit) & December 30, 2021 (Exception to the Conservation Regulations)

Application Deemed Complete: November 21, 2024

State Clearinghouse Number: 2025060497

Existing Development: Access to the project site is located off of Oakville Grade Road, approximately 1.3 miles west of the intersection of Oakville Grade Road and State Highway 29. The project includes one (1) parcel, APN 027-360-022-000, approximately 42.68 acres in size and includes an existing driveway, single-family residence, and a farm management barn with offices (Building Permit #B11-00956). The existing single-family residence (Baldrige House) has recently undergone roof, foundation, and systemic repairs that conform with the Secretary of Interior's Standards for the Treatment of Historic Properties. The parcel has one ingress/egress point from the shared driveway from Oakville Grade Road. The proposed winery production cave site is located within an undeveloped portion of a partially developed hillside with slopes between fifteen (15) and forty-nine (49) percent slopes. According to the Project Biological Resource Report (Sol Ecology, November 29, 2021) the property contains Semi-Natural annual grassland (or non-native grassland), mixed oak woodland, Doug-fir woodland, California Bay forest/woodlands and developed areas: the project area contains predominately non-native grasslands with oak woodland occurring along the eastern and southern margins of the project. Land uses in the area are dominated by large lot residential properties, wineries, and vineyards. There are several nearby off-site residences, with the closest measuring approximately 500 feet from the proposed winery.

Request: Approval of a Use Permit to allow a new winery with an annual production capacity of 20,000 gallons with the following characteristics:

- 1) A new Type 3 wine cave and covered crush/bottling area with 13,057 sq. ft. of production space and conversion of an existing single-family residence with 1,567 sq. ft. for accessory uses, including a commercial kitchen for catering;
- 2) Removal of 20 oak trees, and the planting of 60 replacement oak trees on the project parcel in conformance with the Conservation Regulations;
- 3) Excavation of approximately 10,810 cubic yards of spoils associated with the construction of proposed cave, structural pads, driveway, and road improvements and final placement of spoils on the southern portion of the project parcel;
- 4) Onsite parking for eight (8) vehicles (including two (2) ADA parking space);
- 5) Up to six (6) full-time employees;
- 6) On-site domestic and process wastewater treatment systems;
- 7) Hours of operation seven days a week: production 8:00 AM to 6:00 p.m., visitation 10:00 a.m. to 6:00 p.m. and marketing events 10:00 a.m. to 10:00 p.m. (including cleanup);
- 8) Tours and tastings by appointment only for a maximum of 12 visitors per day with a maximum of 60 visitors per week;
- 9) A marketing program, which may include catered events, as follows; i) Twelve (12) Small Events annually for up to 20 guests; ii) One (1) Medium Event annually for up to 50 guests; iii) One (1) Large Event annually for up to 100 guests (including bus/shuttle transportation for guests);
- 10) On-premises consumption of wines produced on-site within the outdoor hospitality areas;
- 11) Driveway expansion and construction to meet commercial standards, bridge construction, landscaping, and other improvements associated with wineries;
- 12) An Exception to the Conservation Regulations to allow the cave access within a stream setback; and
- 13) Exceptions to the Napa County Road and Street Standards.

Proposed Winery Building Size: 1,567 sq. ft.

Proposed Winery Cave/Covered Crush Pad Size: 13,057 sq. ft.

Proposed Winery Development Area: 3,030 sq. ft. or 0.07-acres

Proposed Winery Coverage Area: 32,200 sq. ft. or 0.74-acres (maximum allowed: 25 percent or approximately 10.67-acres).

Proposed Accessory/Production Ration: 12 percent (maximum allowed: 40 percent)

Proposed Production Capacity: 20,000 gallons

Proposed Number of Employees: Six (6) full time.

Proposed Visitation: Hosted daily tours and tastings by appointment only for a maximum of twelve visitors per day with a maximum of 60 visitors per week, resulting in 3,120 visitors per year.

Proposed Marketing Program: A total of twelve marketing events per year allowing a maximum of 20 guests, one (1) marketing event per year allowing a maximum of 50 guests, and one (1) marketing event per year allowing a maximum of 100 guests. The total amount of annual marketing guests allowed under the proposed program is 390.

Proposed Days and Hours of Winery Production: 8:00 A.M. - 6:00 P.M. Monday through Sunday

Proposed Days and Hours of Visitation: 10:00 A.M. - 6:00 P.M. Monday through Sunday

Proposed Hours of Marketing Events: 10:00 A.M. - 10:00 P.M. (including clean-up)

Proposed Parking: eight (8) parking stalls, including two (2) ADA compatible

Setbacks:

Required road setbacks: 28 feet from the centerline of shared project driveway, stemming from Oakville Grade Road.

Required property line setbacks: 20 feet front, side, and rear yards setbacks.

Existing Setbacks: The existing residence meets all required road, front, side, and rear setbacks.

Proposed Setbacks: Wineries are subject to a minimum 300 foot setback from shared roads, such as the shared project driveway, stemming from Oakville Grade Road. NCC Section 18.104.230(B) allows for structures that were legally constructed before the Winery Definition Ordinance to be converted to winery structures if the appropriate findings can be met (additional detail below).

Adjacent General Plan Designation / Zoning / Land Use:

North: Agricultural, Watershed, and Open Space (AWOS) General Plan land use designation / Agricultural Watershed (AW) Zoning District / agriculture, winery, and single-family residential land uses

South: Agricultural, Watershed, and Open Space (AWOS) General Plan land use designation / Agricultural Watershed (AW) Zoning District / agriculture and single-family residential land uses

East: Agricultural, Watershed, and Open Space (AWOS) General Plan land use designation / Agricultural Watershed (AW) Zoning District / agriculture, winery, and single-family residential land uses

West: Agricultural, Watershed, and Open Space (AWOS) General Plan land use designation / Agricultural Watershed (AW) Zoning District / agriculture, winery, and single-family residential land uses

Wineries in One (1) Mile Vicinity:

Far Niente Winery, Paradigm Winery, Harlan Estate I, Harlan Estate II, Futo Winery, Bond Estates, and Hakanson Winery.

Parcel History:

The parcel includes an existing historic single-family residence, vineyard, and a farm management barn. Habitat on the project site consist of existing vineyard and Mixed Oak Woodland. The single-family residence has been located on the parcel since the late 1800's and the Farm Management Barn obtained final occupancy in 2016. A farm management use is allowed within the AW zoning district without a Use Permit (Napa County

Code Section 18.08.040.F).

#### Code Compliance History:

There are no records of prior code violations related to the project site.

#### Discussion Points:

Setting - Access to the project site is located off of Oakville Grade Road, approximately 1.3 miles west of the intersection of Oakville Grade Road and State Highway 29. The project includes one (1) parcel, APN 027-360-022-000, approximately 42.68 acres in size and includes an existing driveway, single-family residence, and a farm management barn with offices (Building Permit #B11-00956). The Baldrige House has recently undergone roof, foundation, and systemic repairs that conform with the Secretary of Interior's Standards for the Treatment of Historic Properties. The parcel has one ingress/egress point from the shared driveway from Oakville Grade Road. The project site is at approximately 250 feet above mean sea level (amsl). The proposed winery production cave site is located within an undeveloped portion of a partially developed hillside with slopes between fifteen (15) and forty-nine (49) percent slopes. The property contains Semi-Natural annual grassland (or non-native grassland), mixed oak woodland, Doug-fir woodland, California Bay forest/woodlands and developed areas.

Winery Proposal - The proposed project includes the conversion of a two-story single-family residence to a winery tasting room, the construction of a production cave and covered crush pad/bottling space that is proposed to be tucked into the hillside at the cave portal entrance. The winery building will be approximately 1,567 sq. ft. and include a tasting room and office. The proposed cave and covered crush pad/bottling area includes wine production, and barrel storage. The proposed winery will include eight parking spaces, including two ADA spaces. The applicant has proposed a modified left turn lane from Oakville Grade Road to the project driveway and improvements that serve the same overall practical effect of the RSS. The converted single-family residence will have an outdoor deck, which will be used for outdoor seating and onsite consumption of wine.

Visitation and marketing - Consistent with the definition of "marketing of wine" (County Code Section 18.08.370), the applicant proposes a visitation and marketing program to include tours and tastings for up to 12 guests per day with a maximum of 60 guests per week. Visitation would be by appointment only and would occur between the hours of 10:00 a.m. and 6:00 p.m., Monday-Sunday. The applicant also proposes a total of twelve (12) marketing events per year allowing a maximum of 20 guests, one (1) marketing event per year allowing a maximum of 50 guests, and one (1) marketing event per year allowing a maximum of 100 guests. Guests for the larger event will be brought to site via shuttle/bus. The total amount of annual marketing guests allowed under the proposed program is 390. No visitation will occur on days with marketing events. The



marketing events will occur between 10:00 a.m. and 10:00 p.m. (including cleanup).

Setback - This request includes the conversion of an existing single-family residence to a new winery structure on the northern portion of the parcel, totaling 1,567 square feet of conditioned space. The existing single-family residence is located approximately 130 feet from the centerline of the shared project driveway and is located within the 300-foot winery setback. Napa County Code Section 18.104.230(C) states that existing legal structures, located within the 300-foot winery setback and that are existing prior to January 23, 1990, can be converted to wineries. Section 18.104.230(C) states:

Legally constructed structures, existing prior to the enactment of the Winery Definition Ordinance (January 23, 1990), may be exempted from the setback provisions of subsection A of this section if it is found that use of this exemption will result in a more environmentally beneficial placement of the winery. The winery may not encompass or expand beyond the legally established footprint of the structure as it existed on the above stated date. Any expansion of such structure beyond the footprint that legally existed on the above date shall comply with the setback provisions of subsection A of this section.

The winery structure will encompass the area of the existing residence. Using the existing structure is a more environmentally beneficial placement of the winery because it does not involve new construction or additional impervious surfaces. As such, the 300-foot winery setback from the centerline of the shared driveway to the winery structure does not apply. Unenclosed and uncovered outdoor patios are not subject to the 300-foot winery setback.

The proposed new cave, cave portals, and covered crush pad/bottling area are new enclosed structures and are compliant with the 300-foot winery setback, as they do not meet the same setback relief standards as the converted single-family residence.

Water - A Water Availability Analysis was prepared by Richard C. Slade & Associates LLC (RCS), dated September 27, 2024. As directed by the County's Water Availability Analysis Guidance Document of May 2015 (WAA) and the Interim Well Permit Standards (January 2024), the WAA includes a Tier 1 calculation for the existing and proposed water uses and a groundwater recharge analysis, a Tier 2 well interference analysis, and a Tier 3 surface water interference analysis.

Tier 1: The Tier 1 analysis considered existing uses onsite to include the existing single-family residence, landscaping irrigation, and a neighbor's well that is drilled on the subject property (Harlan Easement Well). The existing groundwater usage is estimated at 11.765 acre-feet per year (AFY). The proposed new project would increase groundwater use by 4.187 AFY resulting in an overall water usage of 15.952 AFY.

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Primary Residence	0.75	0.75	0
Lawn	4.360	2.799	-1.561
Landscaping	0.455	1.185	+0.73
Vineyard	0	4.45	+4.45
Process Water	0	0.43	+0.43
Employees	0	0.103	+0.103
Tasting Room Visitation	0	0.029	+0.029
Events and Marketing, with onsite catering	0	0.006	+0.006
Neighbor's Well, located on project parcel. Usage is via easement	6.2	6.2	0
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Total	11.765	15.952	+4.187

The project parcel contains four wells (Well 1, Well 2, Domestic Well and Harlan Easement Well) and no new wells are proposed. Well 1 and approximately 39.3 acres of the project parcel are outside of the GSA. Well 2 and approximately 3.4 acres of the project parcel are within the GSA boundary. Napa County's WAA procedures are dependent of the location of the project well(s) being located inside or outside of the GSA. Since Well 1 is outside the GSA and Well 2 is inside the GSA, each have different methods to calculate the total groundwater recharge of the subject areas and the recharge values are then combined into one total rate of recharge for the subject property. Due to Well 1's location and 39.3 acres of the project parcel being outside of the GSA boundary, a parcel specific recharge calculation was prepared for this portion of the project. The groundwater recharge was estimated by reviewing the soil properties and geological materials present and their ability to percolate groundwater to the saturated zone of the aquifer. Calculation of evapotranspiration using local climate data along with soil moisture storage and precipitation is believed to provide a more accurate representation of local conditions; evapotranspiration is the largest component of the water balance. The analysis used the PRISM data aggregated from a 10-year average for precipitation in Napa County between water year 2011-12 and water year 2020-21. The project WAA estimates that the portion of the project parcel outside of the GSA has a parcel specific recharge total of 16.7 AFY.

Well 2 and 3.4 acres of the project parcel are within the GSA. Napa County's WAA guidelines allot 0.3 AFY of water per acre of land within the GSA or no net increase if that allocation is already exceeded. The 3.4 acres of the project parcel within the GSA has an estimated groundwater recharge of 1 AFY (3.4 acres x .30 AFY).

The Project WAA estimates the total combined project parcel recharge is 17.7 AFY.

Currently, Well 2 (within the GSA) draws 3.83 AFY of water from the GSA, which is higher than the GSA portion of the parcel's one (1) AFY groundwater allocation under the County's Interim Standards. Because RCS's WAA demonstrates that the annual rate of recharge for Well 1 (located outside of the GSA) is 16.7 AFY which is sufficient to accommodate the proposed project, staff has included a condition of approval (COA No. 6.15.e.5.) that requires the project shift the existing 2.83 AFY of groundwater use from Well 2 (located within the GSA) to Well 1 (located outside the GSA). Shifting 2.83 AFY of groundwater to a well outside the GSA would remove an existing nonconformity to better protect the GSA by limiting the volume drawn from the well to be equivalent to its associated groundwater recharge value.

The project has also been conditioned to require well monitoring of the Domestic Well, the Harlan Easement Well, Well 1, and Well 2 to verify that all parcel wells are limited to the yearly groundwater extraction of 15.952 AFY, which is approximately 90% of the estimated annual groundwater recharge values for the parcel area. Additionally, the project has also been conditioned to require well monitoring and reporting, to verify that no more than one (1) AFY of groundwater is extracted from Well 2 (See Conditions of Approval are located within 6.15(e) Groundwater Demand Management Program and 4.20(b) Groundwater Management). Well 1 and 2 shall provide water for the operations of the winery, and the Domestic Well shall only be used in the event of an emergency. The Domestic Well has been capped at its existing baseline condition, and is also subject to the parcel's total groundwater cap.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the public trust doctrine. The public trust doctrine requires the state and its legal subdivisions to "consider," give "due regard," and "take the public trust into account" when considering actions that may adversely affect a navigable waterway (*Environmental Law Foundation v. State Water Resources Control Bd.; San Francisco Baykeeper, Inc. v. State Lands Com.*). There is no "procedural matrix" governing how an agency should consider public trust uses (*Citizens for East Shore Parks v. State Lands Com.*). Rather, the level of analysis "begins and ends with whether the challenged activity harms a navigable waterway and thereby violates the public trust." (*Environmental Law Foundation*, 26 Cal.App.5th at p. 403.). As demonstrated in the *Environmental Law Foundation vs State Water Resources Control Board Third District Appellate Court Case*, that arose in the context of a lawsuit over Siskiyou County's obligation in administering groundwater well permits and management program with respect to Scott River, a navigable waterway (considered a public trust resource), the court affirmed that the public trust doctrine is relevant to extractions of groundwater that adversely impact a navigable waterway and that Counties are obligated to consider the doctrine, irrespective of the enactment of the Sustainable Groundwater Management Act (SGMA). As disclosed and assessed in the Initial Study/Mitigated Negative Declaration and the RCS's WAA, the County concludes that no harm to (or less-than-significant impacts on) public trust resources would result from the proposed project. Due to these factors, the project well presumptively meets Napa County's Tier 3 WAA guidelines for groundwater-surface water interaction. County

Per the County's WAA, a Tier 3 analysis was performed to evaluate potential groundwater to surface water

interaction.

Project Well 1 is more than 1,500 feet from a County designated significant stream. Project Well 2 is approximately 480 feet from the nearest un-culverted portion of Lincoln Creek (located north of the project parcel) and approximately 780 feet from the un-culverted portion of the unnamed ephemeral stream (located near the proposed cave portal and covered crush pad). Lincoln Creek and the ephemeral drainage are designated Significant Streams. RCS's WAA concludes that Well 1 and 2 are not in direct hydraulic connection with any defined significant streams because:

- a. The project wells are constructed solely into consolidated, fractured volcanic rock formations. Hence, neither well has any perforations in the unconsolidated alluvial deposits.
- b. Both wells have deep cement seals (>50 ft bgs) and even deeper perforated interval (beginning at depths >100 ft bgs).
- c. Based on the hydrogeology of the property and the known well construction, the two project wells are not able to produce water from shallow, unconsolidated alluvial materials.
- d. Water levels in the two project wells are currently and have always been at much lower elevations than the significant stream elevations.
- e. Within the boundaries of the subject property, the significant streams are diverted to subsurface piping that flow through the property. Hence, the streams are isolated from and cannot interact with the alluvial deposits within the property.

For these reasons, the aquifers of the project wells are not directly connected to Lincoln Creek and the unnamed ephemeral stream. The proposed project conforms to Napa County's WAA Tier 3 guidelines for groundwater-surface water interaction. Napa County has satisfied its duty to consider impacts to trust resources and no further analysis is required.

Sanitary Waste Disposal - A Wastewater Feasibility Study, dated December 21, 2018, was prepared by Applied Civil Engineering, which outlines the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs. The Wastewater Feasibility Study recommends separating the process and sanitary wastewater at the proposed winery be kept separate for treatment and disposal. The sanitary wastewater would be disposed of onsite in an existing conventional septic system that currently serves the existing residence, to be converted to a winery structure. The existing system has a design capacity of 330 gallons per day and will not need to be expanded to increase the design capacity. The process wastewater will be pre-treated and disposed of via irrigation in the onsite vineyard area. This dual system will allow for a smaller subsurface septic system than if the two waste streams were combined. All application of treated winery process wastewater must comply with the requirements of the Napa County Process Wastewater Guidelines for Surface Drip Irrigation. Prior to the issuance of building permits, the facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The Division of

Environmental Health reviewed this report and concurred with its findings, conditions that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required.

**Greenhouse Gas Reduction Strategies** - The applicant intends to implement voluntary best management practices to reduce GHG emissions resulting from implementation of the project. These practices include exceeding Title 24 energy efficiency standards with new construction, the installation of water efficient fixtures; designing new construction to achieve low-impact development; use of efficient lighting; installation of water efficient landscaping; re-use of water for irrigation; recycling 75% of all waste, solar hot water heating; and installation of an underground cave that takes advantage of the natural temperature of the earth. Additionally, the proposed winery will educate staff and visitors on sustainable practices, such as turning off lights after leaving the room and keeping heating/cooling thermostats at consistent temperatures to reduce energy usage. The Department of Public Works has conditioned the project to require a Transportation Demand Management Plan prior to building permit issuance, detailing measures to reduce vehicle trips. These measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities such as bicycle parking.

**Grape Sourcing** - The proposed winery will have a maximum production of 20,000 gallons of wine. The 26 acres of on-site vineyards will provide a source for grapes for wine production. The applicant has signed the County's 75 Percent Grape Source Agreement.

**Noise** - The proposed project would result in a temporary increase in noise levels during grading and construction activities and the intermittent increase of ambient noise resulting from wine making and visitation. However, noise generated during by construction activities would be limited to daylight hours and the use of properly muffled vehicles. Outdoor amplified music is not proposed.

**Biology** -The majority of the proposed new development will be underground, tucked into the site's hillside. Physical improvements also include the expansion of existing private driveway to commercial standards, construction of an alternative left turn lane design from Oakville Grade Road to the project driveway and the development of parking. The excess spoils will be brought to the southern portion of the parcel, and vineyards will be installed atop the spoils. The replanting of the vines will be subject to the County's Agricultural Erosion Control Plan requirements and require an application be submitted to the Napa County Department of Planning, Building, & Environmental Services. The proposed winery production cave site is located within an undeveloped portion of a partially developed hillside with slopes between fifteen (15) and forty-nine (49) percent slopes. According to the Project Biological Resource Report (Sol Ecology, November 29, 2021) the property contains developed and disturbed vineyard, an ephemeral stream channel, and Coast Live Oak Woodland. The upland edge of the ephemeral stream channel is sparsely vegetated with mature coast live oak and black oak along the banks, with minor's lettuce, hairy bittercress, bedstraw, common groundsel, and numerous planted non-native and native ornamental perennials as the understory growing along the bank and extending through the canopy.

Tree removal along the periphery of the project site to accommodate improvements to Oakville Grade Road, the project driveway, cave, covered crush pad/bottling area and the temporary and intermittent increases in noise levels due to project construction may cause nest abandonment and death of young or loss of reproductive potential at active nests located near project activities, resulting in potentially significant indirect and cumulative impacts to special-status bird species. Implementation of Mitigation Measure BIO-1 will require preconstruction surveys for nesting birds to reduce this impact to less than significant level.

The Sol Ecology assessment concluded that the project area does not have suitable Northern Spotted Owl habitat due to absence of associated vegetation communities. In the abundance of caution and in order to mitigate any potentially significant impacts to owls, Mitigation Measure BIO-2 requires Northern Spotted Owl surveys prior to any on site vegetation removal.

The Sol Ecology assessment concluded that the project parcel is absent of suitable habitat elements (e.g. cliffs, mines, etc.) for species such as the Townsend's big-eared bat). Due to proposed tree removal, and in the abundance of caution, in order to mitigate any potentially significant impacts to bat species, Mitigation Measure BIO-3 requires a bat habitat assessment and surveys prior to any on site vegetation removal.

The Project Biologists concludes that, the absence of suitable hydrologic conditions necessary to support special status wildlife, absence of associated vegetation communities, absence of suitable habitat elements, absence of basking habitat, and no suitably sized burrows or evidence of potential dens are present or immediately adjacent to the study area all contribute to the absence of special-status species of plants within or associated within the project area. For these reasons potential impacts to special-status plant species would be less than significant.

Based on the property zoning of Agricultural Watershed (AW) the project is subject to the vegetation canopy cover retention and removal mitigation requirements pursuant to the Conservation Regulations Napa County Code Section 18.108.020. This section requires 70% retention of the vegetation canopy cover on the parcel (or contiguous parcels under common ownership), and that any vegetation canopy cover removed as part of the project be mitigated at a 3:1 ratio (by acreage) via preservation or restoration, and permanently preserved through deed restriction or other means acceptable to the County. The proposed project requests the removal of 20 oak trees and the replanting of 60 trees. The proposed project is consistent with Napa County Code Section 18.108.020.

The Biological Report found that construction of the crush pad and cave facility entrance will result in permanent filling of approximately 28 linear feet of the potentially jurisdictional ephemeral stream channel (84 square feet), plus 2 feet of temporary impact. Permit authorizations are likely required from CDFW and San Francisco RWQCB for proposed filling of the ephemeral stream channel for a culverted crossing and riparian enhancement, which are located within their agency's jurisdictional boundary of the blue-line stream. The applicant has proposed compensatory mitigation for impacts to the stream channel that will be provided through creation and restoration of an equal amount of stream channel in combination with oak woodland reforestation efforts on site. Permits from CDFW and RWQCB will be required prior to the development and

implementation of compensatory mitigation project, and interim monitoring and maintenance.

The proposed project's compensatory mitigation/stream restoration includes 0.11 acres of "Riparian Enhancement Planting", 0.08 acres of "Oak Riparian Enhancement Planting", and has identified area to accommodate for additional tree replacement planting. These activities include laying back the right bank of the stream using a 4:1 slope to create a wider stream channel and adjacent areas for oak riparian woodland and forest plantings. All non-native plantings in the footprint of the proposed enhancement activities would be removed and replaced with new native riparian tree, shrubs, and herbaceous plants in the understory. Plantings would be located along both stream banks. Typical tree plantings include California bay, big-leaf maple, and coast live oak; shrubs include madrone in drier settings on the left bank, hillside gooseberry, snowberry, and California rose; and herbaceous plants include rigid hedge nettle and bracken fern. Irrigation of the planted areas would be required, in addition to monitoring and maintenance of the enhancement areas for a period of 5 years to ensure the mitigation is successful. The proposed project will install a stream crossing and install native vegetation, widen the stream channel, and increase the quality of the riparian habitat compared to the existing conditions.

Subsequent to County use permit approval, the permittee or property owner shall obtain a Lake and Streambed Alteration Agreement (LSAA) from CDFW and Waste Discharge Requirement (WDR) permit from San Francisco RWQCB for project improvements proposed within the streambed. Potential impacts to water quality and wildlife would be avoided and minimized by adhering to the County's BMPs, CDFW's construction practices, and San Francisco RWQCB's construction practices, and the previously mentioned riparian enhancement activity. Mitigation Measure BIO-4 requires the applicant to obtain a Nationwide permit from the Army Corps of Engineers, a Water Quality Certification from the Regional Water Quality Control Board, and a Lake and Stream Alteration Agreement (LSAA) from the California Department of Fish and Wildlife or demonstrate that the appropriate agencies have determined that associated applications are not required prior to the issuance of building or grading permits. With the incorporated mitigation measure, the project would result in a less than significant impact.

Historical/Cultural - The proposed project includes the conversion of an existing single-family residence to a hospitality building. A Historical Resources Technical Report (Exhibit D) was prepared on December 21, 2018, by Architectural Resource Group ("ARG") that analyzed existing structures on the parcel, including the existing residence, known as the "William Baldrige House". ARG's analysis reviewed the history of the property and recognized that the property appears eligible for listing under Criteria 1 and 2 in the California Register of Historical Resources. The William Baldrige House appears to be associated with events that have made a significant contribution to the broad patterns of history, as the residence was associated with Napa Valley's early agricultural development. Additionally, the residence is associated with the life of William Baldrige, a person of significance in the community's past. The existing farm management barn and pump house are newly constructed contemporary buildings and are not considered historic resources. ARG's concludes that the proposed conversion of the William Baldrige House meets The Secretary of the Interior's Standards for the Treatment of Historic Properties. These standards are established by the National Parks Service for the treatment of historic buildings. The standards are used at the federal, state, and local level to provide guidance regarding the suitability of various elements of a proposed project that could affect a historic

resource. Impacts would be less than significant.

On April 16, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The Mishewal Wappo Tribe of Alexander Valley responded on April 28, 2025, and requested the incorporation of TCR-1 into the proposed project, requiring tribal monitors on site during earth disturbing activities. The County sent consultation closure notices to the Middletown Rancheria and The Yocha Dehe Wintun Nation, because no request for consultation was received, and more than 30 days had elapsed since the County's consultation invitation was provided.

Access Improvements/Transportation - An Exception to the RSS is also requested from a Left Turn Lane Warrant for west bound traffic on Oakville Grade Road entering the shared driveway to preserve unique features of the natural environment, minimize the need for grading on steep slopes, and to allow for completing of road improvements within the limitations of the existing legal and topographic constraints. The applicant has proposed a modified Left Turn Lane design that meets the same overall practical effect as the RSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general. The Department of Public Works and Napa County Fire has reviewed the modified Left Turn Lane and supports the request for an Exception to the RSS.

Additionally, an Exception to the RSS is also requested for improvements to the shared driveway and the driveway entrance to accommodate environmental and physical constraints that present challenging obstacles to the installation of a fully compliant 22-foot-wide commercial access road. This segment of the road is constrained by steep slopes (15%-30%) and compliant improvements would require extensive grading on these slopes and the removal of at least 30 mature native oak trees (over 6" DBH) and the modification of existing drainage courses. Three turnouts are proposed for this segment, these turnouts will be placed at 400 ft intervals and located to ensure intervisibility between successive turnouts. Vegetation removal and maintenance will be performed and maintained by the applicant to ensure clear sight lines along the road and between turnouts. These measures will serve to provide the same overall practical effect towards providing defensible space, in accordance with the SRA Fire Safe Regulations. The remaining length of the road will be designed to meet the 22ft width requirement of the RSS. The existing driveway entrance is oriented at an acute angle relative to the southern approach on Oakville Grade Rd, and therefore not compliant with the RSS. To provide the same overall practical effect as a Standard connection to the Oakville Cross Rd, a sign will be installed to alert egressing vehicles to execute only right turns unto Oakville Grade. Guests and employees of the Vineyard House will also be advised to access the driveway from the north to avoid difficult maneuvers. The Engineering Division and Napa County Fire has reviewed the modified driveway design and supports the applicant's request for an Exception to the RSS.

As proposed the project would not conflict with any plans, ordinances or policies addressing the circulation system. Existing pedestrian and transit facilities serving the site are limited, though given the rural location of the project site and anticipated demand for these modes, this is considered an acceptable condition. The project has been conditioned by the Napa County Public Works Department to include measures such as providing



bicycle parking spots. County Fire and Engineering divisions have reviewed the proposed plans for access and circulation and found them to be in compliance with the Napa County Road and Street Standards.

The winery project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated daily demand during harvest conditions. The project site, as proposed, would have a total of eight (8) parking spaces (with two designated for ADA drivers). Visitors to the Winery will be by appointment only. On a busy day, the 12 visitors (5 daily vehicles) will arrive in a staggered arrangement so that there should never be more than two to three guest vehicles at the site at any time. Occasionally, visitors will arrive in a higher-occupancy vehicle such as an SUV, minivan or smaller shuttle bus. The six (6) employees per day would then occupy the remaining spaces. When larger marketing events are held, guests will be brought to the site via bus; furthermore, reducing the proposed project's need for additional parking.

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

#### Decision Making Options:

As noted in the Executive Summary Section above, staff recommends that the Planning Commission approve the project as proposed, subject to the Findings and Conditions of Approval in Attachment B and C, respectively. However, staff has provided the following options for consideration by the Planning Commission.

#### Option 1 - Approve Applicant's Proposal (Staff Recommendation)

Disposition - This action would approve the project as proposed, allowing construction and operation of a 20,000-gallon per year winery with related tours and tastings and marking program that would allow up to 12 guests per day, seven days per week. The requested Use Permit would increase water demands, vehicle trips and miles, and wastewater generation at the property, in addition to adding approximately 3,030 sq. ft. of winery development area. New construction would be compliant with Napa County zoning code regulations for winery developments, including minimum setbacks from property lines and public roads, maximum lot coverage, and maximum building height. With implementation of mitigation measures pertaining to biological and cultural resources, potential environmental impacts of the project would be less than significant, and additional Conditions of Approval would be enforced with the intention of preserving public health, safety, welfare and convenience.

Staff recommends this option as the request is consistent with the Zoning Ordinance and applicable General Plan policies.

Action Required - Follow the proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made.

### Option 2 - Modify the Applicant's Proposal and Reduce Visitation

Disposition - Should the Planning Commission determine that the intensity of the visitation and marketing plan should be reduced, the Commission may take action to reduce the number of daily, weekly, or yearly visitors and/or reduce the number of proposed marketing events and/or reduce the hours of visitation.

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

### Option 3 - Deny Applicant's Proposal

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

Action Required - Commission would move to deny the project.

### Option 4 - Continuance Option

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

#### Attachments:

A - Vineyard House Winery IS-MND

B - Recommended Findings

C - Recommended Conditions of Approval

D - 20,000g Winery Comparison Table

E - Use Permit Applications and Narratives

F - Water Availability Analysis

G - Biological Resources Report

H - William Baldrige House Historical Resources Report

I - Wastewater Disposal Feasibility Study

J - Stormwater Control Plan

K - LTL and Driveway Road Exception Request

L - Winery Site Plan & LTL Design

“A”

Initial Study/Mitigated  
Negative Declaration

SCH No. 2025060497

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025

**COUNTY OF NAPA**  
**PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT**  
**1195 THIRD STREET SUITE 210**  
**NAPA, CA 94559**  
**(707) 253-4417**

**Initial Study Checklist**  
**(form updated January 2019)**

1. **Project Title:** Vineyard House Winery, Use Permit #P18-00448, Use Permit Exception to the Conservation Regulations #P21-00341 and Exceptions to the Road and Street Standards
2. **Property Owner:** Jeremy Justin Nickel. P.O. Box 3807, Yountville, CA 94599. Phone: (707) 944-0392 or email: jeremynickel@msn.com
3. **County Contact Person, Phone Number and email:** Matt Ringel, Planner III. Planning, Building & Environmental Services, 1195 Third Street, Second Floor. Napa, CA 94559. Phone: 707-299-1351 or email: matthew.ringel@countyofnapa.org
4. **Project Location and Assessor's Parcel Number (APN):** The project is located on an approximately 42.68-acre parcel located on the south side of Oakville Grade Road approximately 1.3 miles southwest of its intersection with State Highway 29 within the AW (Agricultural Watershed) zoning district at 1581 & 1583 Oakville Grade Road, Napa, CA 94558. APN 027-360-022-000. Section 33 Township 7 North Range 5 West, Mt. Diablo Base and Meridian Latitude -122° 24' 35.106" N / Longitude 38° 24' 55.823" W
5. **Project sponsor's name and address:** Paul Kelley, Paul Kelley Architecture, 541 Jefferson St., Napa, CA 94559. Phone: (707) 257-1148 or email: paul@paulkelleyarchitecture.com
6. **General Plan description:** Agriculture, Watershed and Open Space (AWOS)
7. **Zoning:** AW (Agricultural Watershed)
8. **Description of Project:** Approval of a Use Permit to allow a new winery facility with an annual production capacity of 20,000 gallons per year with the following characteristics:
  - a. Construction of a new wine cave and covered crush/bottling area with 13,057 sq. ft. of production space and conversion of an existing historic 1,567 sq. ft. single-family residence for hospitality and other accessory uses, including a commercial kitchen for catering;
  - b. Removal of 20 oak trees, and the planting of 60 replacement oak trees (at a 3:1 ratio) on the project parcel;
  - c. Excavation of approximately 10,810 cubic yards of spoils associated with the construction of proposed cave, structural pads, driveway, and road improvements;
  - d. Tours and tastings by appointment only for a maximum of 12 visitors per day with a maximum of 60 visitors per week;
  - e. Establishing a marketing program, which may include catered events, as follows:
    - i. Twelve Small Events annually for up to 20 guests;
    - ii. One (1) Medium Event annually for up to 50 guests;
    - iii. One (1) Large Event annually for up to 100 guests (including bus/shuttle transportation for guests);
  - f. On-premises consumption of wines produced on-site on the outdoor patio in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 ;
  - g. Hours of operation seven days a week: production 8:00 a.m. to 6:00 p.m., visitation 10:00 a.m. to 6:00 p.m. and marketing events 10:00 a.m. to 10:00 p.m. (including cleanup);
  - h. Up to six (6) full-time employees;
  - i. Onsite parking for eight (8) vehicles (including two (2) ADA parking space);
  - j. On-site domestic and process wastewater treatment systems; and
  - k. Driveway expansion and construction to meet commercial standards or the same overall practical effect as the standards, bridge construction, landscaping, and other infrastructure and related improvements associated with wineries.

An Exception to the Conservation Regulations has been requested to construct a cave portal, covered crush pad/bottling area, culverted bridge, and riparian restoration within the stream setback.

An Exception to the Napa County Road and Street Standards ("NCRSS") is also requested from a Left Turn Lane Warrant for west bound

traffic on Oakville Grade Road entering the shared driveway to avoid significant environmental impacts by preserving unique features of the natural environment, minimize the need for grading on steep slopes, and to allow for completion of road improvements within the limitations of the existing legal and topographic constraints. The applicant has proposed an alternative Left Turn Lane design that meets the same overall practical effect as the NCRSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general. Additionally, an Exception to the NCRSS is also requested for improvements to the shared driveway and the driveway entrance to accommodate environmental and physical constraints that present challenging obstacles to the installation of a fully compliant 22 foot wide road.

The proposed winery facility includes two structures, the construction of a new cave with a covered crush pad and bottling area at the cave's proposed primary entrance and the conversion of an existing single-family residence for hospitality and other accessory uses to a winery, including a commercial kitchen for catering. The majority of the proposed new development will be underground, tucked into the site's hillside. The project parcel is located within a small valley, at the base of two hillsides and is planted with approximately 26 acres of existing vineyard. The parcel contains an existing permitted Farm Management barn, which is not included within the scope of the proposed winery. The facility's access road stems from Dry Creek Road and is shared by multiple wineries and single-family residences.

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

Access to the project site is located off Oakville Grade Road, approximately 1.3 miles west of the intersection of Oakville Grade Road and State Highway 29. The project includes one (1) parcel, APN 027-360-022-000, approximately 42.68 acres in size and includes an existing driveway, single-family residence (Baldrige House), and a farm management barn with offices (Building Permit #B11-00956). The Baldrige House has recently undergone roof, foundation, and systemic repairs that conform with the Secretary of Interior's Standards for the Treatment of Historic Properties. The parcel has one ingress/egress point from the shared driveway from Oakville Grade Road. The project site is at approximately 250 feet above mean sea level (amsl). The proposed winery production cave site is located within an undeveloped portion of a partially developed hillside with slopes between fifteen (15) and forty-nine (49) percent slopes. Soil types include Coombs gravelly loam, 2 to 5 percent slopes, and Sobrante loam, 5 to 30 percent slopes. According to the Project Biological Resource Report (Sol Ecology, November 29, 2021) the property contains Semi-Natural annual grassland (or non-native grassland), mixed oak woodland, Doug-fir woodland, California Bay forest/woodlands and developed areas: the project area contains predominately non-native grasslands with oak woodland occurring along the eastern and southern margins of the project.

Land uses in the area are dominated by large lot residential properties, wineries, and vineyards. There are several nearby off-site residences, with the closest measuring approximately 500 feet from the proposed winery.

**10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement).**

The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, waste disposal permits, and an encroachment permit, in addition to meeting CalFire standards. Permits may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms, and the California Department of Fish and Wildlife.

**Responsible (R) and Trustee (T) Agencies**

California Department of Fish and Wildlife, San Francisco Regional Water Quality Control Board, & Army Corps of Engineers

**Other Agencies Contacted**

None

**11. Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.?

On April 16, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The Mishewal Wappo Tribe of Alexander Valley responded on April 28, 2025, and requested the incorporation of CUL-1 into the proposed project, requiring tribal monitors on site during earth disturbing activities. The County sent consultation closure notices on May 22, 2025, to the Middletown Rancheria and The Yocha Dehe Wintun Nation, because no request for consultation was received, and more than 30 days had elapsed since the County's consultation invitation was provided.

**Note:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

## ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and visit(s) to the project site and proposed development area

Other sources of information used in the preparation of this Initial Study include site-specific studies conducted and filed by the applicant in conjunction with Use Permit #P18-000448 and Exemption to the Conservation Regulations #P21-00341 as listed below, and the environmental background information contained in the permanent file on this project. These documents and information sources are incorporated herein by reference and available for review at the Napa County Department of Planning, Building and Environmental Services located at 1195 Third Street, Suite 210, Napa, CA 94559, or [Current Projects Explorer | Napa County, CA \(countyofnapa.org\)](https://www.countyofnapa.org/Current-Projects-Explorer)

- Sol Ecology, November 29, 2021, Biological Resources Report, Vineyard House Winery and Driveway Expansion Project, Napa County, California (**Exhibit A**)
- Condor Earth, November 30, 2018, Geological Assessment and Preliminary Recommendations (**Exhibit B**)
- Richard C. Slade & Associates LLC, September 27, 2024, Results of Aquifer Testing of Two Onsite Wells and napa County Tier 1 and Tier 3 Water Availability Analysis (**Exhibit C**)
- Architectural Resources Group, Inc., December 21, 2018, William Baldrige House Historical Resources Technical Report (**Exhibit D**)
- Applied Civil Engineering, August 30, 2019, Stormwater Control Plan For a Regulated Project for The Vineyard House Winery (**Exhibit E**)
- Applied Civil Engineering, December 21, 2018, Onsite Wastewater Disposal Feasibility Study (**Exhibit F**)
- Graphics (**Exhibit G**)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a (SUBSEQUENT) NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature

6/09/2025  
Date

Name: Matt Ringel  
Napa County  
Planning, Building, and Environmental Services Department

I.	<b>AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b/c Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken-in. As generally described in the Environmental Setting and Surrounding Land Uses section above, this area is defined by a mix of vineyards and large lot rural residential uses. The proposed winery facility includes two structures, the construction of a new 13,057 sq. ft. cave with a covered crush pad and bottling area at the cave's proposed primary entrance and the conversion of an existing 1,567 sq. ft. single-family residence for hospitality and other uses accessory to a winery, including a commercial kitchen for catering, and the development of winery and accessory infrastructure such as driveways, parking, a wastewater system. a.

The project parcel is not within an area considered a scenic vista, nor would the proposed development preclude views of a scenic vista. The project does not endanger any scenic resources within a state scenic highway, such as trees, rock outcroppings or historic buildings, because the project is not viewable from a designated state scenic highway. The project also does not substantially degrade the existing visual character or quality or public views of the site from Oakville Grade Road. The project is the development of a new winery facility, associated winery infrastructure, and compliant with the County General Plan and typical of land uses in the surrounding area, which consists of other scattered hillside vineyards and rural residences.

d. The proposed new winery facility may result in the use of additional lighting that may have the potential to impact nighttime views. Pursuant to standard Napa County conditions of approval for wineries, the existing outdoor lighting for the winery is required to be shielded and directed downwards, with only low-level lighting allowed in parking areas. As designed and operating subject to the County's standard condition of approval noted below, the project would not have a significant impact resulting from new sources of outside lighting.

#### 6.3 LIGHTING – PLAN SUBMITTAL

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

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



- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

Pursuant to standard Conditions of approval for wineries, the winery will be prohibited from installing highly reflective surfaces. As designed an operation is subject to the County's project specific condition of approval noted below, the project would not have a significant impact resulting from new sources of glare.

6.15(g) COLORS

*The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation; or colors required by the Secretary of Interior's Standards for Treatment of Historic Properties; or natural earth tone building materials. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.*

Mitigation Measures: None are required.

II.	AGRICULTURE AND FOREST RESOURCES. <sup>1</sup> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b/e As shown on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, the project site is identified as 'Other Land', 'Unique Farmland', and 'Prime Farmland'. The project proposes to remove approximately 0.15 acres of

<sup>1</sup> "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some "forest land" to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on "forest land." In that analysis specifically, and in the County's view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species, biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Wildlife, water quality, or other environmental resources addressed in this checklist.

vineyard from the project parcel to accommodate proposed site access improvements. General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. The proposed project would not conflict with existing zoning for agricultural uses. No impacts will occur.

The subject property does not have a Williamson Act contract associated with it. The proposed project does not include the construction of roadways or other infrastructure that would result in the conversion of existing farmland or forestland to non-agricultural or non-forestland uses. The proposed project would not conflict with existing zoning for agricultural uses. No impacts will occur.

- c/d The project site is zoned Agricultural Watershed (AW), which allows wineries, upon the granting of a use permit, and agriculture (i.e. the raising of crops/planting of vines) by right. According to the Napa County Environmental resource maps the project site contains and is surrounded by 'Mixed Oak'. The proposed project includes the removal of 20 oak trees and the replanting of 60 replacement oak trees. Thus, the proposed project does not conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g) nor will the project conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. No impacts will occur.

Mitigation Measures: None are required

III.	<b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

On June 2, 2010, the Bay Area Air District's (formerly the Bay Area Air Quality Management District's) (BAAD) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These thresholds are designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in BAAD's updated CEQA Guidelines (updated May 2012). The thresholds are advisory and may be followed by local agencies at their own discretion.

The thresholds were challenged in court. Following litigation in the trial court, the court of appeal, and the California Supreme Court, all of the thresholds were upheld. However, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. The Supreme Court also found that CEQA requires the analysis of exposing people to environmental hazards in specific circumstances, including the location of development near airports, schools near sources of toxic contamination, and certain exemptions for infill and workforce housing. The Supreme Court also held that public agencies remain free to conduct this analysis regardless of whether it is required by CEQA.

In view of the Supreme Court's opinion, local agencies may rely on thresholds designed to reflect the impact of locating development near areas of toxic air contamination where such an analysis is required by CEQA or where the agency has determined that such an analysis would assist in making a decision about the project. However, the thresholds are not mandatory and agencies should apply them only after determining that they reflect an appropriate measure of a project's impacts. These Guidelines may inform environmental review for development projects in the Bay Area, but do not commit local governments or BAAQMD to any specific course of regulatory action.

BAAD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The Air District is currently working to revise any outdated information in the Guidelines as part of its update to the CEQA Guidelines and thresholds of significance.

- a/b. The mountains bordering Napa Valley block much of the prevailing northwesterly winds throughout the year. Sunshine is plentiful in Napa County, and summertime can be very warm in the valley, particularly in the northern end. Winters are usually mild, with cool temperatures overnight and mild-to-moderate temperatures during the day. Wintertime temperatures tend to be slightly cooler in the northern end of the valley. Winds are generally calm throughout the county. Annual precipitation averages range from about 24 inches in low elevations to more than 40 inches in the mountains.

Ozone and fine particle pollution, or PM<sub>2.5</sub>, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM<sub>2.5</sub> occasionally does reach unhealthy concentrations. There are multiple reasons for PM<sub>2.5</sub> exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM<sub>2.5</sub> within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM<sub>2.5</sub> levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAD, In Your Community: Napa County, April 2016)

The potential impacts associated with implementation of the project were evaluated consistent with guidance provided by BAAQMD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NO<sub>x</sub> and ROG), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), and suspended particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). Other criteria pollutants, such as lead and sulfur dioxide (SO<sub>2</sub>), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

BAAD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAQMD provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through May 2017. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the BAAD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD through May 2017. Given the size of the entire project, which is approximately 13,057 square feet of floor area dedicated to production uses with 1,567 square feet of space dedicated to tasting/hospitality uses compared to the BAAQMD's screening criterion of 47,000 square feet (high quality restaurant) and 541,000 square feet (general light industry) for NO<sub>x</sub> (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high-quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.) The project falls below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

- c/d. Land uses such as schools, playgrounds, childcare centers, hospitals and convalescent homes are considered sensitive to poor air quality, because infants and children, the elderly, and people with health afflictions, especially respiratory ailments, are more susceptible to respiratory infections and other air quality related health problems than the general public. Residential areas are also considered to be sensitive to air pollution because residents, which include children and the elderly, tend to be in close proximity of home for extended periods of time.

Land uses in the vicinity of project parcel include rural residential, agriculture (primarily vineyard), and wineries. The closest school (St Helena Co-Op Nursery) is located approximately 2.8 linear miles to the north of the project site in St. Helena (Google Earth). The closest residence is located approximately 500 feet to the northwest of the project area. The closest residential area (the Town Yountville) is

over 2.3 miles southeast of the project area.

In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. These sources would generally be temporary and/or seasonal in nature and would occur at least 2.8 miles from the closest school and 2.3 miles from the nearest residential community, providing dilution of pollutants and odors. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant. Additionally, for the reasons identified above, the proposed project will not expose sensitive receptors or a substantial number of people to pollutants or objectionable odors, resulting in a less than significant impact.

#### 7.1 SITE IMPROVEMENTS

##### 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/perfact\\_04-16-15.pdf](http://www.arb.ca.gov/portable/perp/perfact_04-16-15.pdf) or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.*

Furthermore, while earthmoving and construction on the site would generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County's standard condition of approval relating to dust:

#### 7.1 SITE IMPROVEMENTS

##### b. DUST CONTROL

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

While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. The nearest residence to the proposed new winery building is approximately 500 feet to the northwest. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None are required.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed winery facility includes two structures, the construction of a new 13,057 sq. ft. cave with a covered crush pad and bottling area at the cave's proposed primary entrance and the conversion an existing 1,567 sq. ft. single-family residence for uses accessory to a winery, including a commercial kitchen for catering. The majority of the proposed new development will be underground, tucked into the site's hillside. Physical improvements also include the expansion of existing private driveway to commercial standards, construction of an alternative left turn lane design from Oakville Grade Road to the project driveway and the development of parking. The excess spoils will be brought to the southern portion of the parcel, and vineyards will be installed atop the spoils. The replanting of the vines will be subject to the County's Agricultural Erosion Control Plan requirements and require an application be submitted to the Napa County Department of Planning, Building, & Environmental Services. The project site is approximately 250 feet above mean sea level (amsl). The proposed winery production cave site is located within an undeveloped portion of a partially developed hillside with slopes between fifteen (15) and forty-nine (49) percent slopes. Soil types include Coombs gravelly loam, 2 to 5 percent slopes, and Sobrante loam, 5 to 30 percent slopes, MLRA 15. According to the Project Biological Resource Report (Sol Ecology, November 29, 2021) the property contains developed and disturbed vineyard, an ephemeral stream channel, and Coast Live Oak Woodland. The upload edge of the ephemeral stream channel is sparsely vegetated with mature coast live oak and black oak along the banks, with minor's lettuce, hairy bittercress, bedstraw, common groundsel, and numerous planted non-native and native ornamental perennials as the understory growing along the bank and extending through the canopy.

Based upon a review of the resources databases listed in the project's Biological Resource Report (Sol Ecology, November 29, 2021)(The Biological Report), 51 special-status wildlife species have been documented in the vicinity of the project site. Seasonal protocol-level surveys were conducted for special status plants from March through June 2021. The Biological report finds that two (2) of these special status wildlife species (oak titmouse [*Baeolophus inornatus*] and Nuttall's woodpecker [*Picoides nuttallii*]), neither of which are federal and/or state listed special status wildlife species, or have a moderate potential to occur within the project study area. The Biological Report found that the forested area inside and adjacent to the project footprint also provides suitable nesting habitat for numerous songbird species protected under the Migratory Bird Treaty Act of 1918 (MBTA). The biological report concluded that given the developed and disturbed nature of the site, with extensive vineyards, vineyard roads, a hillside planted with ornamental plants, a Farm Management facility, and residential uses, impacts to foraging habitat are not significant as it is poor quality foraging and nesting.

Furthermore, the project will not create any barrier to dispersing or significant impacts to foraging for wildlife in the area. Specific to migratory birds and raptors, while the Biological Report did not identify suitable habitat for special-status bird species in the project area, they have the potential to nest within the woodlands adjacent to the project area. Tree removal along the periphery of the project site to accommodate improvements to Oakville Grade Road, the project driveway, cave, covered crush pad/bottling area and the temporary and intermittent increases in noise levels due to project construction may cause nest abandonment and death of young or loss of reproductive potential at active nests located near project activities, resulting in potentially significant indirect and cumulative impacts to special-status bird species. Implementation of Mitigation Measure **BIO-1** will require preconstruction surveys for nesting birds to reduce this impact to less than significant level.

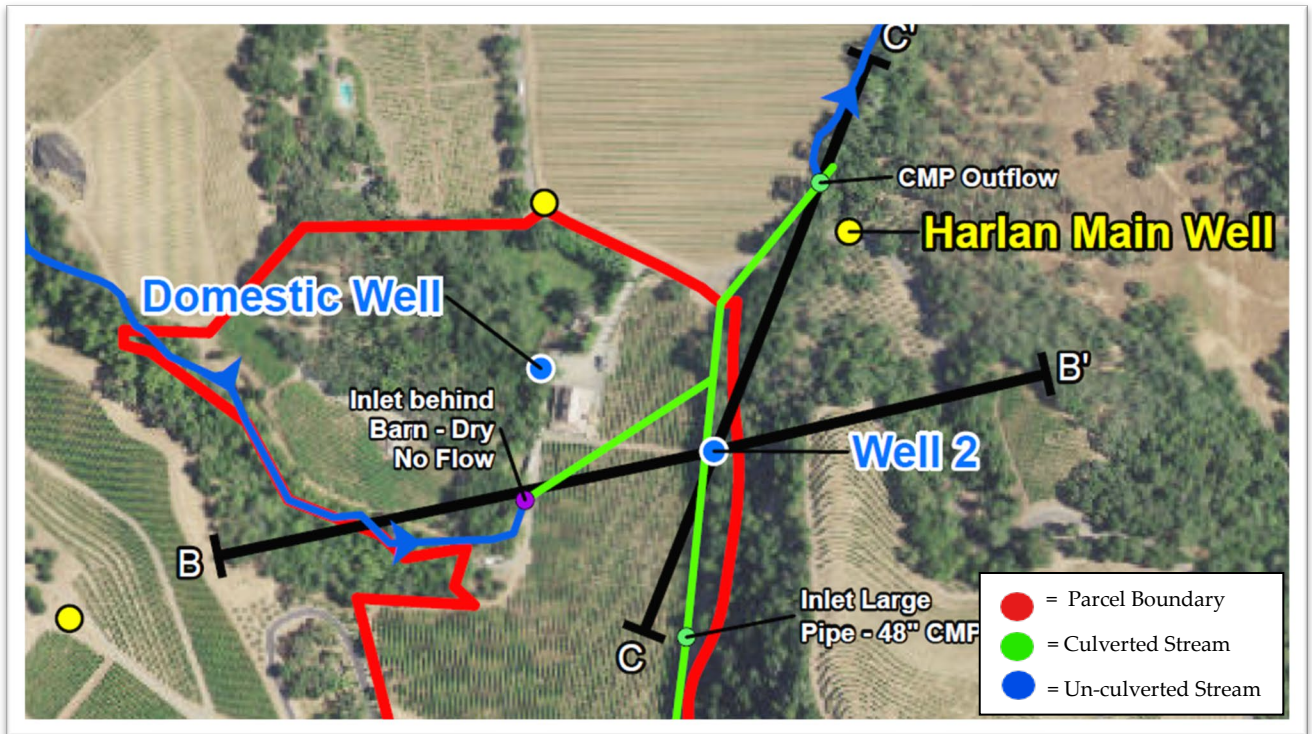
The GIS CNDDDB Owl Habitat layer, shows the potential for owl habitat to occur on the subject parcel. The general attributes of Northern Spotted Owl (NSO) habitat include dense, multi-layered canopy of several tree species of varying size and ages with open spaces among the lower branches to allow flight under the canopy. NSO habitat also tends to include abundant logs, snags/cavity trees with broken tops or platform-like substrates. The Sol Ecology assessment concluded that the project area does not have suitable Northern Spotted Owl habitat due to absence of associated vegetation communities. In the abundance of caution and in order to mitigate any potentially significant impacts to owls, Mitigation Measure **BIO-2** requires Northern Spotted Owl surveys prior to any on site vegetation removal.

The Sol Ecology assessment concluded that the project parcel is absent of suitable habitat elements (e.g. cliffs, mines, etc.) for species such as the Townsend's big-eared bat). Due to proposed tree removal, and in the abundance of caution, in order to mitigate any potentially significant impacts to bat species, Mitigation Measure **BIO-3** requires a bat habitat assessment and surveys prior to any on site vegetation removal.

The remaining 49 special-status wildlife species, found in Sol Ecology's research of background literature to potentially occur in the vicinity of the project site (e.g., longfin smelt, green sea turtle, steelhead, foothill yellowlegged frog, California giant salamander, California red-legged frog, red-bellied newt, bank swallow, California freshwater shrimp, tricolored blackbird), were determined to be unlikely to occur due to absence of suitable habitat elements in and immediately adjacent to the Project Study Area. The Project Biologists concluding that, the absence of suitable hydrologic conditions necessary to support the special status wildlife, absence of associated vegetation communities, absence of suitable habitat elements, absence of basking habitat, and no suitably sized burrows or evidence of potential dens are present or immediately adjacent to the study area all contribute to the absence of special-status species of plants within or associated within the project area. For these reasons potential impacts to special-status plant species would be less than significant.



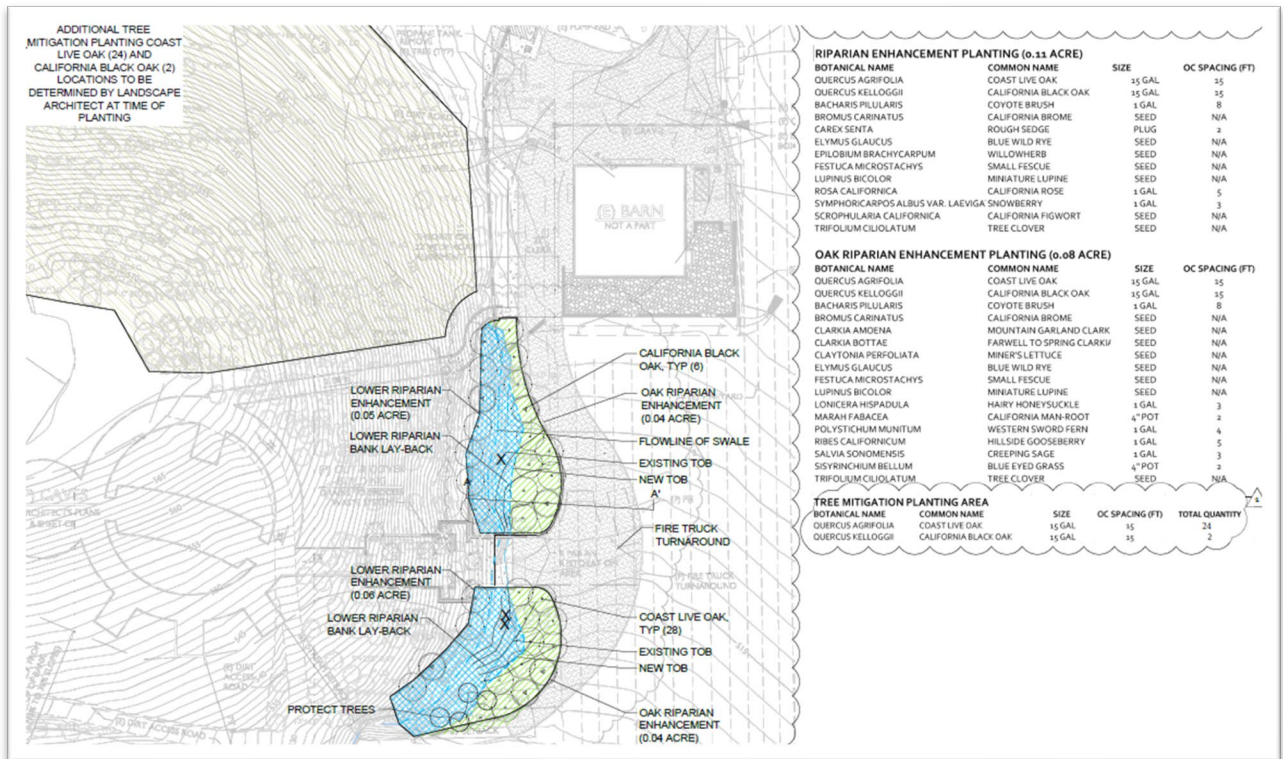
b/c. The National Wetlands Inventory (NWI) identifies Lincoln Creek as a Riverine habitat. All portions of Lincoln Creek within proximity of the project site are currently and have historically been culverted. The culverted portion of Lincoln Creek runs off-site, where the stream transitions to a natural channel. NWI identifies an unnamed drainage as Riverine habitat, which enters the western side of the project parcel in a natural channel, and then transitions into a portion that is currently and has historically been culverted and connected to a culverted portion of Lincoln Creek. The proposed cave portal, crush pad, and bridge is proposed at the last portion of the unnamed drainage, where it remains a natural channel and transitions to an existing culvert. There are no other identified state or federally protected wetlands located within or adjacent to the project. This portion of the unnamed drainage has been historically disturbed, contains non-native plantings, and does not contain suitable hydrologic conditions necessary to support special status wildlife.



(Water Availability Analysis, Richard C. Slade & Associates LLC, September 27, 2024)

The Biological Report found that construction of the crush pad and cave facility entrance will result in permanent filling of approximately 28 linear feet of the potentially jurisdictional ephemeral stream channel (84 square feet), plus 2 feet of temporary impact. Permit authorizations are likely required from CDFW and San Francisco RWQCB for proposed filling of the ephemeral stream channel for a culverted crossing and riparian enhancement, which are located within their agency's jurisdictional boundary of the blue-line stream. The applicant has proposed compensatory mitigation for impacts to the stream channel that will be provided through creation and restoration of an equal amount of stream channel in combination with oak woodland reforestation efforts on site. Permits from CDFW and RWQCB will be required prior to the development and implementation of compensatory mitigation project, and interim monitoring and maintenance.

The proposed project's compensatory mitigation/stream restoration includes 0.11 acres of "Riparian Enhancement Planting", 0.08 acres of "Oak Riparian Enhancement Planting", and has identified area to accommodate for additional tree replacement planting. These activities include laying back the right bank of the stream using a 4:1 slope to crease a wider stream channel and adjacent areas for oak riparian woodland and forest plantings. All non-native plantings in the footprint of the proposed enhancement activities would be removed and replaced with new native riparian tree, shrubs, and herbaceous plants in the understory. Plantings would be located along both stream banks. Typical tree plantings include California bay, big-leaf maple, and coast live oak; shrubs include madrone in drier settings on the left bank, hillside gooseberry, snowberry, and California rose; and herbaceous plants include rigid hedge nettle and bracken fern. Irrigation of the planted areas would be required, in addition to monitoring and maintenance of the enhancement areas for a period of 5 years to ensure the mitigation is successful. The proposed project will install a stream crossing and install native vegetation, widen the stream channel, and increase the quality of the riparian habitat compared to the existing conditions.



(Winery Site Plans, MWS Consulting, March 17, 2022)

Subsequent to County use permit approval, the permittee or property owner shall obtain a Lake and Streambed Alteration Agreement (LSAA) from CDFW and Waste Discharge Requirement (WDR) permit from San Francisco RWQCB for project improvements proposed within the streambed. Potential impacts to water quality and wildlife would be avoided and minimized by adhering to the County's BMPs, CDFW's construction practices, and San Francisco RWQCB's construction practices, and the previously mentioned riparian enhancement activity. Mitigation Measure **BIO-4** requires the applicant to obtain a Nationwide permit by the Army Corps of Engineers, a Water Quality Certification from the Regional Water Quality Control Board, and a Lake and Stream Alteration Agreement (LSAA) from the California Department of Fish and Wildlife or demonstrate that the appropriate agencies have determined that associated applications are not required prior to the issuance of building or grading permits. With the incorporated mitigation measure, the project would result in a less than significant impact.

Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm water Pollution Prevention Plan (SWPPP) may be required. Adherence to the design criteria of these policies and Napa County's Grading Regulations will ensure all work will include extensive erosion control measures in order to avoid erosion and the potential for transport of sediments to Lincoln Creek and the unnamed drainage.

- d. The Napa County Baseline Data Report emphasizes preservation of wildlife corridors and prevention of habitat fragmentation. According to the Napa County of Environmental Mapping (GIS CNDDDB layer) there are no wildlife corridors on the parcel. Therefore, the proposed project would result in a less than significant impact on wildlife movement.
- e. Based on the property zoning of Agricultural Watershed (AW) the project is subject to the vegetation canopy cover retention and removal mitigation requirements pursuant to the Conservation Regulations Napa County Code Section 18.108.020. This section requires 70% retention of the vegetation canopy cover on the parcel (or contiguous parcels under common ownership), and that any vegetation canopy cover removed as part of the project be mitigated at a 3:1 ratio (by acreage) via preservation or restoration, and permanently preserved through deed restriction or other means acceptable to the County.

The vegetation canopy cover subject to NCC 18.108.020 includes the oak woodland and coniferous forest vegetation communities. 20 oak trees are considered for removal and conversion to winery development area and road improvement. As proposed, the project would plant 60 new oak trees, resulting in over 100% retention compared to the 2016 condition. This is compliant with NCC Section 18.108.020(C). The proposed removal of 20 oak trees and replanting of 60 oak trees complies with 3:1 replacement or preservation ratio found in NCC Section 18.108.020(D). The applicant proposes planting 28 Coast Live Oaks and 6 California Black Oaks within the proposed riparian restoration area and proposes planting 24 Coast Live Oaks and 2 California Black Oak within a defined restoration



area, located northwest of the proposed cave site. In addition to the vegetation canopy cover analysis, the oak woodland removal is subject to General Plan Policy CON-24, which requires preservation or replacement of lost oak woodlands at a 2:1 ratio. The proposed planting of a variety of 60 oak trees to account for the 20 oak trees being removed, goes above and beyond this General Plan Policy requirement.

- f. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures:

Mitigation measure **BIO-1:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

- a. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.
- b. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.
- c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.
- d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

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

**Method of Monitoring:** The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.

Mitigation measure **BIO-2:** Minimize potential indirect impacts to Northern Spotted Owls

- a. Prior to the commencement of Project Construction activities occurring between March 15 and July 31 each year, the owner/permittee shall conduct a pre-construction survey for Northern Spotted Owls (NSO). The survey shall be prepared by a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur in the vicinity of the project site) within suitable habitat located within 0.25-miles of project activities. The preconstruction survey shall follow the U.S. Fish and Wildlife Service (USFWS) Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls, dated (revised) January 9, 2012, in accordance with Section 9 (Surveys for Disturbance-Only Projects) of the survey protocol.
- b. The preconstruction survey shall include a one-year, six visit survey that covers all NSO habitat within 0.25 mile from the Project area, unless otherwise approved by CDFW in writing, and shall be provided to the Napa County Planning, Building, and Environmental Services (PBES) Department's Planning Division and the CDFW for review prior to commencement of work. Any recommendations provided by CDFW, including but not limited to establishment of no disturbance buffers, seasonal restrictions on heavy equipment use and operations, or subsequent surveys shall be implemented in accordance with CDFW recommendations.

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

**Method of Monitoring:** The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.

Mitigation Measure **BIO-3:** Bat Tree Habitat Assessment and Surveys.

Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

**Method of Monitoring:** The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities

Mitigation Measure **BIO-4:** The applicant shall obtain a Nationwide permit by the Army Corps of Engineers, a Water Quality Certification from the Regional Water Quality Control Board, and a 1604 Stream Alteration Agreement from the California Department of Fish and Wildlife or demonstrate that the appropriate jurisdictions have determined that referenced applications are not required.

**Method of Monitoring:** Prior to the issuance of grading/building permits, the applicant shall submit verification to the PBES department that the necessary permits have been obtained or verification from the appropriate jurisdictions that the referenced permit is not required.

V.	CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
			Incorporation		
	a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

- a. The proposed project includes the conversion of an existing single-family residence to a hospitality building. A Historical Resources Technical Report (Exhibit D) was prepared on December 21, 2018, by Architectural Resource Group ("ARG") that analyzed existing structures on the parcel, including the existing residence, known as the "William Baldrige House". ARG's analysis reviewed the history of the property and recognized that the property appears eligible for listing under Criteria 1 and 2 in the California Register of Historical Resources. The William Baldrige House appears to be associated with events that have made a significant contribution to the broad patterns of history, as the residence was associated with Napa Valley's early agricultural development. Additionally, the residence is associated with the life of William Baldrige, a person of significance in the community's past. The existing farm management barn and pump house are newly constructed contemporary buildings and are not considered historic resources. ARG's concludes that the proposed conversion of the William Baldrige House meets The Secretary of the Interior's Standards for the Treatment of Historic Properties. These standards are established by the National Parks Service for the treatment of historic buildings. The standards are used at the federal, state, and local level to provide guidance regarding the suitability of various elements of a proposed project that could affect a historic resource. Impacts would be less than significant.

- b. On April 16, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The Mishewal Wappo Tribe of Alexander Valley responded on April 28, 2025, and requested the incorporation of **TCR-1** into the proposed project, requiring tribal monitors on site during earth disturbing activities. The County sent consultation closure notices to the Middletown Rancheria and The Yocha Dehe Wintun Nation on May 22, 2025, because no request for consultation was received, and more than 30 days had elapsed since the County's consultation invitation was provided.

According to the Napa County Environmental Resources Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no archaeological resources have been identified on the property. However, if any previous undiscovered resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval that will be imposed on the project:

**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.*

- c. No human remains have been encountered on the property and no information has been encountered that would indicate that this project would encounter human remains. If human remains are encountered during project development, construction of the project is required to cease, and the requirements of Condition of Approval 7.2, listed above, would apply. Impacts would be less than significant.

Mitigation Measures: Refer to Section XVIII. Tribal Cultural Resources for proposed mitigation.

VI.	ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. During construction of the proposed project, the use of construction equipment, truck trips for hauling materials, and construction workers' commutes to and from the project site would consume fuel. Construction activities and corresponding fuel energy consumption would be temporary and localized. In addition, there are no unusual project characteristics that would cause the use of construction equipment or haul vehicles that would be less energy efficient compared with other similar agricultural construction sites within Napa County.
- The proposed project would comply with Title 24 energy use requirements, and once construction is complete, equipment and energy use would be slightly higher than existing levels and the proposed project would not include any unusual maintenance activities that would cause a significant difference in energy efficiency compared to the surrounding developed land uses. Thus, the proposed project would not result in wasteful, inefficient, or unnecessary energy use. This impact would be less than significant
- b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None are required.

VII.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil creating substantial direct or indirect risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.
  - i) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The Project's Engineering Geologist and Geotechnical Engineer did not identify or observe landforms within the area that would indicate the presence of active faults and the site is not within a current Alquist-Priolo Earthquake Fault Zone (Condor Earth, Geologic Assessment and Preliminary Recommendations - Exhibit B). As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.
  - ii) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
  - iii) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. The project site is identified as having a very low liquefaction potential according to the Napa County Environmental Resource Maps (liquefaction layers), compliance with the latest edition of the California Building Code for seismic stability would

result in less than significant impacts.

- iv) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there is no evidence of landslides on the subject site.
- b. The total proposed grading for development of the site's cave, building pads, driveway, and road improvements is estimated at approximately 10,810 cubic yards. All on site civil improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the County Engineering Division prior to the commencement of any on site land preparation or construction. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards (RSS), Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code. Prior to issuance of a building or grading permit the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. Engineering Division Conditions of Approval have been included to ensure compliance with the requirements. Impacts would be less than significant.
- c/d. According to the Napa County Environmental Resource Maps (based on the following layers – Geology, Surficial deposits, Soil Types, Geologic Units), the project site includes Coombs gravelly loam (2 to 5 percent slopes) and Sobrante loam (5 to 30 percent slopes). No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Building improvements will be constructed in compliance with the latest edition of the California Building Code. The project is not proposed on any unstable geologic unit or soil that would become unstable or would create direct or indirect risks to life or property. Impacts are expected to be less than significant.
- e. A Wastewater Feasibility Study, dated December 21, 2018, was prepared by Applied Civil Engineering (Exhibit F), which outlines the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs.  
  
The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged, resulting in a less than significant impact.
- f. No paleontological resources or unique geological features have been identified on the property in the project area. Structural and site development is comprised of Coombs gravelly loam, (2 to 5 percent slopes), Sobrante loam, (5 to 30 percent slopes) deposits a common geology in Napa. The project is unlikely to encounter paleontological or unique geological features. Impacts would be less than significant.

Mitigation Measures: None are required.

VIII.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

On April 20, 2022, the BAAQMD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAQMD April 2022)<sup>2</sup>. The updated thresholds to evaluate GHG and climate impacts from land use projects are qualitative and geared toward building and transportation projects. Per the BAAQMD, all other projects should be analyzed against either an adopted local Greenhouse Gas Reduction Strategy (i.e., Climate Action Plan (CAP)) or other threshold determined on a case-by-case basis by the Lead Agency. If a project is consistent with the State's long-term climate goals of being carbon neutral by 2045, then a project would have a less-than-significant impact as endorsed by the California Supreme Court in *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal. 4th 204). There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a

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

very small portion of a project's lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012, a Draft CAP (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The BOS also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions. In addition, the BOS recommended utilizing the emissions checklist and associated carbon stock and sequestration factors in the Draft CAP to assess and disclose potential GHG emissions associated with project development and operation pursuant to CEQA.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016, the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. On July 24, 2018, the County prepared a Notice of Preparation of a Draft Focused EIR for the Climate Action Plan. The review period was from July 24, 2018, through August 22, 2018. The Draft Focused EIR for the CAP was published May 9, 2019. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or online at <https://www.countyofnapa.org/589/Planning-Building-Environmental-Services>. The County's draft CAP was placed on hold, when the Climate Action Committee (CAC) began meeting on regional GHG reduction strategies in 2019. The County is currently preparing an updated CAP to provide a clear framework to determine what land use actions will be necessary to meet the State's adopted GHG reduction goals, including a quantitative and measurable strategy for achieving net zero emissions by 2045.

For the purposes of this assessment the carbon stock and sequestration factors identified within the 2012 Draft CAP are utilized to calculate and disclose potential GHG emissions associated with agricultural "construction" and development and with "ongoing" agricultural maintenance and operation, as further described below. The 2012 Draft CAP carbon stock and sequestration factors are utilized in this assessment because they provide the most generous estimate of potential emissions. As such, the County considers that the anticipated potential emissions resulting from the proposed project that are disclosed in this Initial Study reasonably reflect proposed conditions and therefore are considered appropriate and adequate for project impact assessment.

Regarding operational emissions, as part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Planning and Research (OPR) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions. The CEQA Guidelines and the OPR Technical Advisory concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact. The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips. The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less-than-significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

- a/b. Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan.

Consistent with the General Plan action items, Napa County participated in the development of a community-wide GHG emissions

inventory and “emission reduction framework” for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

The County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). Pursuant to State CEQA Guidelines Section 15183, this assessment focuses on impacts that are “peculiar to the project,” rather than the cumulative impacts previously assessed, because this Initial Study assesses a project that is consistent with an adopted General Plan for which an EIR was prepared. GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide (CO<sub>2</sub>), methane, ozone, and the fluorocarbons, which contribute to climate change. CO<sub>2</sub> is the principal GHG emitted by human activities, and its concentration in the atmosphere is most affected by human activity. It also serves as the reference gas to which to compare other GHGs. For the purposes of this analysis potential GHG emissions associated with winery ‘construction’ and ‘development’ and with ‘ongoing’ winery operations have been discussed.

GHG emissions from construction represent a very small portion of a project’s lifetime GHG emissions. The BAAQMD recommended thresholds do not include a construction-related climate impact threshold at this time. One time “Construction Emissions” associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment, and worker vehicle trips (hereinafter referred to as Equipment Emissions). The physical improvements associated with this project include the construction of approximately 13,057 sq. ft. winery production space, 1,567 sq. ft. of accessory space, driveway improvements, road improvements, habitat restoration, and other winery related improvements. As discussed in Section III. Air Quality, construction emissions would have a temporary effect and BAAQMD recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to relevant best management practices identified by the BAAQMD and the County’s standard conditions of project approval, construction-related impacts are considered less than significant. See Section III. Air Quality for additional information.

The BAAQMD proposed thresholds for land use projects are designed to address “Operational” GHG emissions which represent the vast majority of project GHG emissions. Operational emissions associated with a winery generally include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a “no project” scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions).

As noted above, Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAQMD recommended minimum design elements.

Specifically for buildings, the project must not:

- Include natural gas appliances or natural gas plumbing (in both residential and nonresidential development); and
- Result in any wasteful, inefficient, or unnecessary electrical usage as determined by the analysis required under CEQA section 21100(b)(3) and CEQA Guidelines section 15126.2(b).

The project will be required, through conditions of project approval, to prohibit the use of natural gas appliances or plumbing. Additionally, at the time of construction the project will be required to comply with the California Building Code, which is currently being updated to include regulations to assist in the reduction of air quality impacts associated with construction, such as prohibiting natural gas appliance and plumbing. The new construction will be required to install energy efficient fixtures complying with CA Building Code Title 24 standards. See section VI. Energy for additional information on energy usage.

Specifically for transportation, the project must:

- Achieve compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, and
- Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target reflecting the following recommendations:
  - Residential projects: 15 percent below the existing VMT per capita;
  - Office projects: 15 percent below the existing VMT per employee; or
  - Retail projects: no net increase in existing VMT.

The project will be required to comply with the recently adopted version of CALGreen Tier 2. Project approval will include a condition of approval to ensure this is reviewed and implemented at the time of construction through adherence to the California Building Code.

As discussed above and in section XVII. Transportation, the County maintains TIS Guidelines that include VMT analysis requirements for projects based on trip generation. The project trip generation numbers did not require completion of a traffic study or VMT analysis.



The applicant proposes implementing some GHG reduction strategies. These include exceeding Title 24 energy efficiency standards with new construction, the installation of water efficient fixtures; designing new construction to achieve low-impact development; use of efficient lighting; installation of water efficient landscaping; re-use of water for irrigation; recycling 75% of all waste, solar hot water heating; and installation of an underground cave that takes advantage of the natural temperature of the earth. Additionally, the proposed winery will educate staff and visitor on sustainable practices, such as turning off lights after leaving the room and keeping heating/cooling thermostats at consistent temperatures to reduce energy usage. The Department of Public Works has conditioned the project to require a Transportation Demand Management Plan prior to building permit issuance, detailing measures to reduce vehicle trips. These measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities such as bicycle parking.

The proposed tree removal is subject to GHG analysis, as the proposed total tree removal would result in loss of carbon sequestration. Tree removal associated with the project includes 20 oak trees for the proposed winery cave portal, covered crush pad, driveway, and Oakville Grade improvements. Emissions resulting from the tree removal is offset by the replanting of minimum 3:1 by acreage ratio of similar woodland on developable land (i.e., <30% slopes, outside of setbacks). To be consistent with the State's long-term climate goals of being carbon neutral by 2045, the project includes the planting of 60 oak trees on otherwise developable land. Based on the proposed design and required conditions of approval, the loss in carbon sequestration from the proposed removal of trees would be offset by replanting the equivalent amount or more of carbon sequestering trees on developable land as would be removed by the project.

New development resulting from this project will utilize energy conserving lighting and water efficient fixtures. A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application. If the proposed project adheres to these relevant design standards identified by BAAQMD, the requirements of the California Building Code, and the County's conditions of project approval, impacts are considered less than significant.

Mitigation Measures: None are required.

IX.	HAZARDS AND HAZARDOUS MATERIALS. Would the project	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires?

☐☐☒☐

Discussion:

- a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less than significant impact.
- b. Hazardous materials such as diesel, maintenance fluids, and paints would be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of the continued operations of an existing winery that would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environments. Impacts would be less than significant.
- c. There are no schools located within one-quarter mile from the proposed winery buildings. According to Google Earth, the nearest school to the project site is the St Helena Co-Op Nursery, located approximately 2.8 linear miles to the north of the project site in St. Helena. No impacts would occur.
- d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.
- e. No impact would occur as the project site is not located within an airport land use plan.
- f. As detailed further in Section XVII. Transportation, the an Exemption to the Napa County Road and Street Standards ("NCRSS") is requested from a Left Turn Lane Warrant for west bound traffic on Oakville Grade Road entering the shared driveway to avoid significant environmental impacts by preserving unique features of the natural environment, minimize the need for grading on steep slopes, and to allow for completing road improvements within the limitations of the existing legal and topographic constraints. The applicant has proposed an alternative Left Turn Lane design that meets the same overall practical effect as the NCRSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general. The Department of Public Works has reviewed the applicant's request for an Exemption to the NCRSS, the modified Left Turn Lane design, and has recommended approval.

Additionally, an Exemption to the NCRSS is also requested for improvements to the shared driveway and the driveway entrance to accommodate environmental and physical constraints that present challenging obstacles to the installation of a fully compliant road. The Napa County Road and Street Standards (NCRSS) requires a 22 ft minimum width for commercial access roads. This segment of the road is constrained by steep slopes and road improvement would require extensive grading on these slopes. Improvement will also demand the removal of at least 30 mature native oak trees and the modification of existing drainage courses. These existing conditions prevent road expansion to the compliant width. Three turnouts are proposed for this segment, these turnouts will be placed at 400 ft intervals and located to ensure intervisibility between successive turnouts. Vegetation removal and maintenance will be performed to maintain clear sight lines along the road and between turnouts. These measures will serve to provide the same overall practical towards providing defensible space, in accordance with the SRA Fire Safe Regulations. The remaining length of the road will be designed to meet the 22 ft width requirement of the NCRSS. The NCRSS requires rural roadway connections to a county road to be consistent with the P2 detail of the afore mentioned document. The transition radii at the intersection should be a minimum of 20 feet, facilitating a perpendicular (90%) orientation between the two roads. The existing driveway entrance is oriented at an acute angle relative to the southern approach on Oakville Grade Rd, and therefore not compliant with the NCRSS. To provide the same overall practical effect as a Standard connection to the Oakville Cross Rd, a sign will be installed to alert egressing vehicles to execute only right turns unto Oakville Grade. Guests and employees of the Vineyard House will also be advised to access the driveway from the north to avoid difficult maneuvers.

The project has been reviewed by the County Fire Department and Engineering Services Division and found acceptable, as conditioned. Therefore, the proposed project would not impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan, or obstruct emergency vehicle access and impacts would be less than significant.

- g. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The

proposed driveway improvements would provide adequate access to Oakville Grade Road and the proposed alternative left turn lane from Oakville Grade Road would improve ingress/egress. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Mitigation Measures: None are required.

X.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces which would:				
i)	result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

The County requires all discretionary permit applications to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

On June 7, 2022, the Napa County Board of Supervisors provided interim procedures to implement provisions of the Napa County Groundwater Sustainability Plan (GSP) for issuance of new, altered or replacement well permits and discretionary projects that would increase groundwater use. The direction limits a parcel's groundwater allocation to 0.3- acre feet per acre per year, or no net increase in groundwater use if that threshold is exceeded already for parcels located in the Groundwater Sustainability Agency (GSA) Subbasin. For parcels not located in the GSA Subbasin (i.e., generally located in the hillsides), a parcel-specific Water Availability Analysis would suffice to assess potential impacts on groundwater supplies. For this proposed project, one project well is located within the GSA Subbasin, and one is located outside the Subbasin.

To assess potential impacts resulting from project well(s) interference with neighboring wells within 500 feet and/or springs within 1,500 feet, the County's Water Availability Analysis Guidance Document- May 2015 (WAA) requires applicants to perform a Tier 2 analysis where the proposed project would result in an increase in groundwater extraction from project well(s) compared to existing levels.

To assess the potential impacts of groundwater pumping on hydrologically connected navigable waterways and those non-navigable tributaries connected to navigable waters, the WAA guidance requires applicants to perform a Tier 3 or equivalent analysis for new or replacement wells, or discretionary projects that would rely on groundwater from existing or proposed wells that are located within 1,500 feet of designated "Significant Streams."<sup>3</sup>

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

On January 10, 2024, Napa County released the Interim Napa County Well Permit Standards and WAA Requirements - January 2024 (Interim Standards), providing guidance to complying with the Public Trust.

- a. As discussed in Section VII. Geology and Soils a Wastewater Feasibility Study, dated December 21, 2018, was prepared by Applied Civil Engineering (Exhibit F), which outlines the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs. The Wastewater Feasibility Study recommends the process and sanitary wastewater be kept separate for treatment and disposal. The sanitary wastewater would be disposed of onsite in an existing conventional septic system that currently serves the existing residence, to be converted to a winery structure. The existing system has a design capacity of 330 gallons per day and will not need to be expanded to increase the design capacity. The process wastewater will be pre-treated and disposed of via irrigation in the identified? onsite vineyard area. This dual system will allow for a smaller subsurface septic system than if the two waste streams were combined. All application of treated winery process wastewater must comply with the requirements of the Napa County Process Wastewater Guidelines for Surface Drip Irrigation. The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The Division of Environmental Health reviewed this report and concurred with its findings, conditioned that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required. Additionally, water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. Impacts would be less than significant.
- b. A Water Availability Analysis was prepared by Richard C. Slade & Associates LLC (RCS), dated September 27, 2024. As directed by the County's Water Availability Analysis Guidance Document of May 2015 (WAA) and the Interim Standards, the report includes Tier 1 calculations for the existing and proposed water uses and a groundwater recharge analysis, a Tier 2 well interference analysis, and a Tier 3 surface water interference analysis.

There are four existing wells on-site: Well 1 (not yet equipped with a permanent pump and thus not currently in use), Well 2, Domestic Well, and the Harlan Easement Well. Wells 1 and 2 are considered the Project wells. The Domestic Well and Harlan Easement Well are non-project wells. The Domestic Well currently provides water for the existing single-family residence. The Harlan Easement Well provides groundwater under an easement to the neighboring Harlan Estate property to help augment water demands for that property.

**Tier 1:** The Tier 1 analysis considered existing uses onsite to include the existing single-family residence, one acre of landscaping irrigation, and the Harlan Easement Well. The existing groundwater usage is estimated at 11.765 acre-feet per year (AFY). The proposed project would increase groundwater use by 4.187 AFY resulting in an overall water usage of 15.952 AFY (totalled using unrounded numbers).

#### **Existing and Proposed Groundwater Usage Broken Down Across Uses**

<sup>3</sup> Refer to Figure 1: Significant Streams for Tier 3, located at [www.countyofnapa.org/3074/Groundwater-Sustainability](http://www.countyofnapa.org/3074/Groundwater-Sustainability). The "Significant\_Streams" and "Significant\_Streams\_1500ft\_buffer" GIS layers are published as publicly-available open data through the County's ArcGIS Online Account.

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Primary Residence <sup>4</sup>	0.75	0.75	0
Lawn	4.360	2.799	-1.561
Landscaping	0.455	1.185	+0.73
Vineyard <sup>5</sup>	0	4.45	+4.45
Process Water	0	0.43	+0.43
Employees	0	0.103	+0.103
Tasting Room Visitation	0	0.029	+0.029
Events and Marketing, with onsite catering	0	0.006	+0.006
Harlan Easement Well	6.2	6.2	0
<b>Total</b>	<b>11.765</b>	<b>15.952</b>	<b>+4.187</b>

Well 1 and approximately 39.3 acres of the project parcel are outside of the GSA. Well 2 and approximately 3.4 acres of the project parcel are within the GSA boundary. Napa County's WAA procedures are dependent of the location of the project well(s) being located inside or outside of the GSA. Since Well 1 is outside the GSA and Well 2 is inside the GSA, each have different methods to calculate the total groundwater recharge of the subject areas and the recharge values are then combined into one total rate of recharge for the subject property. Due to Well 1's location and 39.3 acres of the project parcel being outside of the GSA boundary, a parcel specific recharge calculation was prepared for this portion of the project. The groundwater recharge was estimated by reviewing the soil properties and geological materials present and their ability to percolate groundwater to the saturated zone of the aquifer. Calculation of evapotranspiration using local climate data along with soil moisture storage and precipitation is believed to provide a more accurate representation of local conditions; evapotranspiration is the largest component of the water balance. The analysis used the PRISM data aggregated from a 10-year average for precipitation in Napa County between water year 2011-12 and water year 2020-21. The project WAA estimates that the portion of the project parcel outside of the GSA has a parcel specific recharge total of 16.7 AFY.

Well 2 and 3.4 acres of the project parcel are within the GSA. Napa County's WAA guidelines allot 0.3 AFY of water per acre of land within the GSA or no net increase if that allocation is already exceeded. The 3.4 acres of the project parcel within the GSA has an estimated groundwater recharge of 1 AFY (3.4 acres x .30 AFY).

The Project WAA estimates the total combined project parcel recharge is 17.7 AFY.

Currently, Well 2 (within the GSA) draws 3.83 AFY of water from the GSA, which is higher than the GSA portion of the parcel's recharge total of 1 AFY, as calculated using the County's Interim Standards. Due to this fact, Napa County has conditioned the project to move 2.83 AFY of water use from Well 2 (located within the GSA) to Well 1 which is located outside the GSA and has ample available groundwater recharge. The diversion of 2.83 AFY of water to outside the GSA would remove the nonconformity.

Napa County has conditioned the project to require well monitors on the Domestic Well, the Harlan Easement Well, Well 1, and Well 2 to verify that all parcel wells be limited to the yearly groundwater extraction of 15.952 AFY. As a whole, the total proposed groundwater demand is 15.952 AFY, equivalent to 90% estimated annual groundwater recharge values for parcel area. Due to this factor, Napa County has conditioned the project to install a well flow meter on well 1 and 2, to verify that no more than the previously existing non-conforming volume of water is pumped from the GSA and that the parcel does not exceed 15.952 AFY of groundwater usage.

#### 6.15(e) Groundwater Demand Management Program

1. *The permittee shall install a meter on each well serving the parcel (Domestic Well, the Harlan Easement Well, Well 1, and Well 2). Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on all wells serving the parcel.*
2. *The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.*

<sup>4</sup> The single-family residence will be converted to a winery structure, but the applicant has included the residence within the water table for clarity that a single-family residence is an allowed, by right use on site and could be constructed at a future date.

<sup>5</sup> Vineyard irrigation for approximately 26 acres of existing vineyard is currently met using water delivered from an offsite property via an existing water easement. Within this application, the applicant has requested the option to use groundwater from the subject property.

3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
4. As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this Use Permit.
5. For the first twelve months of operation under this permit, the permittee shall read the meters of at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i through iv below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.
  - i. Annual cumulative groundwater usage for all wells on the property shall not exceed 15.952 af/yr.
  - ii. Annual groundwater usage for Domestic Well shall not exceed 1.735 af/yr.
  - iii. Annual groundwater usage for Well #2 shall not exceed 1 af/yr.
6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
7. At the completion of the reporting period per 6.15(e)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
  - i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.

4.20(c) Groundwater Management – The parcel shall be limited to 15.952 af/yr of groundwater per year for all water consuming activities (utilizing wells) on the project parcel comprising the winery. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(e) below.

In the event that changed circumstances or significant new information provide substantial evidence<sup>6</sup> that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

#### Existing and Proposed Water Usage Broken Down Across Groundwater Recharge Area

Portion of property	Assessed Area (acres)	Average Rainfall (ft)	Rainfall Recharge Percentage (RCS, 2019)	Groundwater Recharge (AFY)	Existing Water use (AFY)	Proposed Water Use (AFY)
Outside of GSA	39.3	2.5	17%	16.7	1.735 (Domestic Well using Tier I estimated values) 6.2 (Harlan Easement estimate) 7.935 = Total	14.952 (Well 1)
Inside GSA	3.4	0.3 AFY/ac (Per Napa County WAA Guidelines)		1.0	3.83 (Well 2)	1 (Well 2)
<b>Total</b>	<b>42.7</b>			<b>17.7</b>	<b>11.765</b>	<b>15.952</b>

Tier 2: Pursuant to County's WAA, a Tier 2 analysis is required when a neighboring off-site well is located within 500 feet of the project well or the well is located within 1,500 feet from a spring. The project wells (Well 1 and 2) are located at a greater distance than either requirement; therefore, the County's Tier 2 requirements have been met.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the Public Trust Doctrine. As discussed herein, the existing project will comply with the WAA guidance document. Per the County's WAA, a Tier 3 analysis was performed to evaluate potential groundwater to surface water interaction.

<sup>6</sup> Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

Project Well 1 is more than 1,500 feet from a designated significant stream. Project Well 2 is approximately 480 feet from the nearest un-culverted portion of Lincoln Creek (located north of the project parcel) and approximately 780 feet from the un-culverted portion of the unnamed ephemeral stream (located near the proposed cave portal and covered crush pad). Lincoln Creek and the ephemeral drainage are designated Significant Streams. RCS's WAA concludes that Well 1 and 2 are not in direct hydraulic connection with any defined significant streams because:

- a. The project wells are constructed solely into consolidated, fractured volcanic rock formations. Hence, neither well has any perforations in the unconsolidated alluvial deposits.
- b. Both wells have deep cement seals (>50 ft bgs) and even deeper perforated interval (beginning at depths >100 ft bgs)
- c. Based on the hydrogeology of the property and the known well construction, the two project wells are not able to produce water from shallow, unconsolidated alluvial materials.
- d. Water levels in the two project wells are currently and have always been at much lower elevations than the significant stream elevations.
- e. Within the boundaries of the subject property, the significant streams are diverted to subsurface piping that flow through the property. Hence, the streams are isolated from and cannot interact with the alluvial deposits within the property.

This information indicates that the aquifers of the project wells are not directly connected to Lincoln Creek and the unnamed ephemeral stream. The proposed project conforms to Napa County's WAA Tier 3 guidelines. Due to these factors, the project well presumptively meets Napa County's Tier 3 WAA guidelines for groundwater-surface water interaction. County has satisfied its duty to consider impacts to trust resources and no further analysis is required. Impacts would be less than significant.

- c/d. The project site is not located within a Federal Emergency Management Agency (FEMA) 100-year flood zone, in a dam or levee failure inundation area, or in an area subject to seiche or tsunami (Napa County GIS FEMA flood zone and dam levee inundation areas layers; Napa County General Plan - Safety Element. pg. 10-20. All proposed work would take place on relatively flat areas of prior disturbance or in areas that are predominately grassland. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the project site. Improvement plans prepared prior to the issuance of a building permit would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50 requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. The parcel is not located in an area that is known to be subject to inundation by tsunamis, seiches, or mudflows. Impacts would be less than significant.
- e. As discussed above, the portion of the parcel within the GSA has an estimated recharge rate of 1 AFY and a parcel specific groundwater recharge analysis estimated a 16.7 AFY recharge for the portion of the parcel outside of the GSA. The portion of the parcel within the GSA has historically drawn 3.83 AFY from the GSA, which is above the current standards which require 0.3 AFY per acre of land within the GSA, totaling 1 AFY. The project has been conditioned to shift groundwater usage to conform to each groundwater area. Well 2 (within the GSA) shall not draw more than 1 AFY and Well 1 shall not draw more than 7.935 AFY. When combined, both groundwater recharge values exceed the estimated groundwater use of 15.952 AFY (value includes Harlan Easement Well). Additionally, the project will be conditioned to implement a Groundwater Demand Management Plan to monitor and report the parcel's actual well volume readings. Although the operational changes would increase water use, the levels are equal to or below the expected recharge rate. The project would not result in an impact to water use and would therefore comply with the GSP. Water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. Impacts would be less than significant.

Mitigation Measures: None are required.

XI.	LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:**

a/b. The project would not occur within an established community, nor would it result in the division of an established community. The project complies with the Napa County Code and all other applicable regulations. The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

Agricultural Preservation and Land Use Policy AG/LU-1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is AWOS (Agriculture, Watershed, and Open Space), which allows "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

The proposed use of the property for the "fermenting and processing of grape juice into wine" (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space...") and General Plan Economic Development Policy E-1 (The County's economic development will focus on ensuring the continued viability of agriculture...).

The General Plan includes two complimentary policies requiring wineries to be designed generally of a high architectural quality for the site and its surroundings. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures: None are required

XII.	MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a./b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (Mines and Mineral Deposits, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on the project site. No impacts would occur.

Mitigation Measures: None are required.

XIII.	NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. The project would result in a temporary increase in noise levels during grading and construction activities for the proposed winery tasting room, production space, and cave. Construction activities would be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. As such, the project would not result in potentially significant temporary construction noise or vibration impacts. The nearest residence to the proposed northern tasting deck is approximately 500 feet to the northwest with considerable amounts of oak woodland habitat. Due to this distance, there is a low potential for impacts related to construction noise to result in a significant impact. Further, construction activities would occur during the period of 7am-7pm on weekdays, during normal hours of human activity. All construction activities would be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project would not result in long-term significant construction noise impacts. Conditions of approval identified below would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Impacts would be less than significant.

**"7.3 CONSTRUCTION NOISE**

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

The project proposes to establish daily visitation, at 12 visitors per day and with a maximum of 60 visitors per week for By Appointment Tours and Tastings. The project also proposes to establish a marketing program as described under Project Description (I). The applicant also proposes to allow for activities in conformity with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004)) on the landscaped patio.

Additional regulations contained within County Code Chapter 8.16 establish exterior noise criteria for various land uses in the County. As described in the Project Setting, above, land uses that surround the proposed parcel are predominantly large lot residential properties and vineyards; of these land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 decibels for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.) within which the applicant proposes to conduct events. Noise impacts of the proposed project would be considered bothersome and potentially significant if sound generated by it had the effect of exceeding the standards in County Code more than 50 percent of the time (i.e., more than 50 decibels for more than 30 minutes in an hour for a residential use).

The nearest off-site residence to the proposed winery is approximately 500 feet to the northwest. Under the proposed project, the largest outdoor event that would occur on the parcel would have an attendance of no more than 100 guests, and all events would end by 10:00



p.m., including clean-up. Winery operations would occur between 7:00 a.m. and 6:00 p.m. (production, excluding harvest) and 10:00 am to 10:00 pm, including cleanup (hospitality). The potential for the creation of significant noise from visitation is significantly reduced, since the tasting areas are predominantly within the winery structure itself, with the exception of the patio and garden areas.

Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should further ensure that marketing events and other winery activities do not create a significant noise impact. Events and non-amplified music, including clean-up are required to finish by 10:00 p.m. Amplified music or sound systems would not be permitted for outdoor events as identified in Standard Condition of Approval 4.10 below. Temporary events would be subject to County Code Chapter 5.36 which regulates proposed temporary events. The proposed project would not result in long-term significant permanent noise impacts.

**“4.10 AMPLIFIED MUSIC**

*There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.”*

- b. The project site is not located within the influence area of the Napa County Airport, according to the Airport Land Use Compatibility Plan: the closest airport to the subject parcel is the Angwin Airport located over 10-miles to the north. No impacts would occur.

Mitigation Measures: None are required.

XIV.	POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environment damage with the provision of a “decent home and satisfying living environment for every Californian.” (See Public Resources Code §21000(g).) The 2008 General Plan sets forth the County's long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. The policies and programs identified in the General Plan Housing Element function, in combination with the County's housing impact mitigation fee, to ensure adequate cumulative volume and diversity of housing.

The Association of Bay Area Governments' Projections 2003 figures indicate that the total population of Napa County is projected to increase some 23% by the year 2030 (Napa County Baseline Data Report, November 30, 2005). Additionally, the County's Baseline Data Report indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15%. The six additional employees which are part of this project could lead to negligible population growth in Napa County. Relative to the County's projected low to moderate growth rate and overall adequate programmed housing supply that population growth does not rise to a level of environmental significance. In addition, the project would be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs. Cumulative impacts on the local and regional population and housing balance would be less than significant.

The proposed project does not require installation of any additional, new infrastructure, including that which might induce growth by extending services outside of the boundaries of the subject site or increasing the capacity of any existing roadway. Napa County collects fees from developers of nonresidential projects to help fund local affordable housing (see Napa County Code Section

18.107.060 – Nonresidential developments – Housing fee requirement). The fees are assessed with new construction and are collected at time of building permit issuance for new construction of winery buildings.

Six (6) full-time employees are requested as part of the project. Employees and visitors to the winery could increase demand for group transportation services to the winery, though the potential for employment changes of other business supporting the winery's requested operations is uncertain, unquantifiable, and speculative. The policies and programs identified in the General Plan Housing Element, in combination with the County's housing impact mitigation fee, ensure adequate cumulative volume and diversity of housing. With limited staffing proposed and no off-site expansion of utilities or facilities to serve other developments, the project would have less than significant impact on population growth.

- b. This application will displace one house, by converting the structure to a winery. The proposed project will not displace a substantial number of people and will not necessitate the construction of replacement housing elsewhere. A less than significant impact would occur.

Mitigation Measures: None are required

XV.	PUBLIC SERVICES. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

Public services are currently provided to the project site and the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshal conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire Department and Engineering Services Division have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

Mitigation Measures: None are required

XVI.	RECREATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.
- b. No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit application. The proposed project would not result in substantial population growth, resulting in no increase in the use of recreational facilities and requiring no construction or expansion of recreational facilities. The proposed project would have no impact.

Mitigation Measures: None are required.

XVII.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Substantially increase hazards due to a geometric design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Conflict with General Plan Policy CIR-14, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b/c.

As part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Land Use and Climate Innovation (LCI) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions.

The County's General Plan Circulation Element contains a policy statement (Policy CIR-7) indicating that the County expects development projects to achieve a 15% reduction in project-generated VMT to avoid triggering a significant environmental impact. Specifically, the policy directs project applicants to identify feasible measures that would reduce their project's VMT and to estimate the amount of VMT reduction that could be expected from each measure. The policy states that "projects for which the specified VMT reduction measures would not reduce unmitigated VMT by 15 or more percent shall be considered to have a significant environmental impact." That policy is followed by an action item (CIR-7.1) directing the County to update its CEQA procedures to develop screening criteria for projects that "would not be considered to have a significant impact to VMT" and that could therefore be exempted from VMT reduction requirements.

The new CEQA Guidelines and the LCI Technical Advisory note that CEQA provides a categorical exemption (Section 15303) for additions to existing structures of up to 10,000 square feet, so long as the project is in an area that is not environmentally sensitive and where public infrastructure is available. LCI determined that "typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract 110-124 trips per 10,000 square feet". They concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less than significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT.

Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

Based on maximum winery employee and visitor/guest data for the harvest/crush season, the proposed project would be expected to generate 27 daily trips on a weekday and 26 daily trips on a Saturday. This count includes vehicle trips required for 125 tons of grape haul.

An Exemption to the Napa County Road and Street Standards ("NCRSS") is also requested from a Left Turn Lane Warrant for west bound traffic on Oakville Grade Road entering the shared driveway to avoid significant environmental impacts by preserving unique features of the natural environment, minimize the need for grading on steep slopes, and to allow for completing road improvements within the limitations of the existing legal and topographic constraints. The applicant has proposed an alternative Left Turn Lane design that meets the same overall practical effect as the NCRSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general. The Department of Public Works has reviewed the applicant's request for an Exemption to the NCRSS, the modified Left Turn Lane design, and has recommended approval.

Additionally, an Exemption to the NCRSS is also requested for improvements to the shared driveway and the driveway entrance to accommodate environmental and physical constraints that present challenging obstacles to the installation of a fully compliant road. The Napa County Road and Street Standards (NCRSS) requires a 22 ft minimum width for commercial access roads. This segment of the road is constrained by steep slopes and road improvement would require extensive grading on these slopes. Improvement will also demand the removal of at least 30 mature native oak trees and the modification of existing drainage courses. These existing conditions prevent road expansion to the compliant width. Three turnouts are proposed for this segment, these turnouts will be placed at 400 ft intervals and located to ensure intervisibility between successive turnouts. Vegetation removal and maintenance will be performed to maintain clear sight lines along the road and between turnouts. These measures will serve to provide the same overall practical towards providing defensible space, in accordance with the SRA Fire Safe Regulations. The remaining length of the road will be designed to meet the 22 ft width requirement of the NCRSS. The NCRSS requires rural roadway connections to a county road to be consistent with the P2 detail of the afore mentioned document. The transition radii at the intersection should be a minimum of 20

feet, facilitating a perpendicular (90%) orientation between the two roads. The existing driveway entrance is oriented at an acute angle relative to the southern approach on Oakville Grade Rd, and therefore not compliant with the NCRSS. To provide the same overall practical effect as a Standard connection to the Oakville Cross Rd, a sign will be installed to alert egressing vehicles to execute only right turns unto Oakville Grade. Guests and employees of the Vineyard House will also be advised to access the driveway from the north to avoid difficult maneuvers.

Since operational and visitor trips associated with the project is below the 110-trip threshold in the Office of Land Use and Climate Innovation guidelines and the County's TIS Guidelines and VMT screening criteria the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

- d/e. The winery project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated daily demand during harvest conditions. The project site, as proposed, would have a total of eight (8) parking spaces (with two designated for ADA drivers). Visitors to the Winery will be by appointment only. On a busy day, the 12 visitors (5 daily vehicles) will arrive in a staggered arrangement so that there should never be more than two to three guest vehicles at the site at anytime. Occasionally, visitors will arrive in a higher-occupancy vehicle such as an SUV, minivan or smaller shuttle bus. The six (6) employees per day would then occupy the remaining spaces. The project is designed to meet the Napa County Road and Street Standards, to conform to the latest emergency access requirements, and the existing road system would continue to provide adequate emergency access to the project site. When larger marketing events are held, guests will be brought to the site via bus; furthermore, reducing the proposed project's need for additional parking.

Mitigation Measures: None are required.

<b>XVIII. TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a/b. On April 16, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The Mishewal Wappo Tribe of Alexander Valley responded on April 28, 2025, and requested the incorporation of **TCR-1** into the proposed project, requiring tribal monitors on site during earth disturbing activities. The County sent consultation closure notices to the Middletown Rancheria and The Yocha Dehe Wintun Nation, because no request for consultation was received, and more than 30 days had elapsed since the County's consultation invitation was provided.

According to the Napa County Environmental Resources Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no archaeological resources have been identified on the property. Furthermore, no resources that may be significant pursuant to Public Resources Code Section 5024.1(c) have been identified in the development area. The Cultural Resources conditions of approval discussed in Section V (Cultural Resources), would further avoid and reduce potential impacts to unknown resources.

As such, the proposed project, with the Cultural Resources conditions of approval, would result in less-than-significant impacts to Tribal Cultural Resources, including those that may be eligible for the California Historical Resources Information System or local register, or cultural resources as defined in Public Resources Code Section 5024.1(c).

Mitigation Measures:

Mitigation measure **TCR-1:**

- a. The Project owner/permittee must meet and confer with the Mishewal Wappo Tribe at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care, and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project owner/permittee to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project owner/permittee must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.
- b. Prior to initial ground disturbance, the owner/permittee shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.
- c. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project owner/permittee shall coordinate with the Tribe on the cultural resource sensitivity training.
- d. Ground disturbing activities occurring in conjunction with the Project including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control, mulching, waddles, hydroseeding, etc., pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, the monitor may recommend that tribal monitoring be reduced to periodic spotchecking or cease entirely. Tribal monitoring shall be reinstated in the event of any new or unforeseen ground disturbances or discoveries.
- e. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be, at minimum, one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and owner/permittee. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and owner/permittee. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

**Method of Monitoring:** The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits.

XIX.	UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. As discussed in detail in Section VII. Geology and Soils, a Wastewater Feasibility Study, dated December 21, 2018, was prepared by Applied Civil Engineering which outlines the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs. The Wastewater Feasibility Study recommends the process and sanitary wastewater be kept separate for treatment and disposal. The sanitary wastewater would be disposed of onsite in an existing conventional septic system that currently serves the existing residence, to be converted to a winery structure. The existing system has a design capacity of 330 gallons per day and will not need to be expanded to increase the design capacity. The process wastewater will be pre-treated and disposed of via irrigation in the onsite vineyard area. This dual system will allow for a smaller subsurface septic system than if the two waste streams were combined.

The process waste system will be designed per RWQCB and Napa County requirements. The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The division of Environmental Health reviewed this report and concurred with its findings, conditioned that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required.

Based on the proposed uses, the onsite water system will be not be classified as a transient noncommunity (TNC) public water system per the State of California Drinking Water Requirements. Impacts would be less than significant.

- b. As discussed in Section X. A Water Availability Analysis was prepared by Richard C. Slade & Associates LLC (RSA), dated September 27, 2024. The report includes calculations for the existing and proposed water uses and a groundwater recharge analysis. An onsite water audit of existing uses was completed, and the existing water use associated with the single-family residence, vineyards, and the neighbor's easement well is estimated to be 11.765 AFY. Due to the proposed winery, total water usage would increase to 15.952 AFY. Overall, the project would result in an increased water usage of 4.187 AFY. The preparation of a groundwater recharge analysis utilized the 10-year PRISM data set between water year 2011-12 and water year 2020-21 for the portion of the parcel outside the GSA and utilized Napa County's WAA guidance document to establish a 0.3 AFY per acre of recharge for portions of the parcel within the GSA. Well 2 and 3.4 acres of the project parcel are within the GSA; therefore, the 3.4 acres of project parcel within the GSA has an estimated groundwater recharge of 1 AFY. Currently, Well 2 (within the GSA) draws 4.88 AFY of water from the GSA, which is higher than the GSA portion of the parcel's recharge total of 1 AFY, as calculated using the County's WAA guidance document. The proposed project requests maintaining this value. As a whole, the total proposed groundwater demand is 15.952 AFY, equivalent to 90% estimated annual groundwater recharge values for parcel area. Due to this factor, Napa County has conditioned the project to install a well flow meter on Well 1 and 2, to verify that no more than the previously existing non-conforming volume of water is pumped from the GSA and that the parcel does not exceed 15.952 AFY of groundwater usage. The proposed water use would not impact groundwater availability.



- c. Wastewater would be treated on-site and would not require a wastewater treatment provider; therefore, no impact would occur.
- d/e. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation. The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures: None are required.

XX.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. There are no proposed project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The existing driveway, proposed left turn lane, and proposed project will be designed and improved to meet the same practical effect of the commercial standards as defined in the Napa County Road and Street Standards (RSS) and California Board of Forestry and Fire Protection State Minimum Fire Safe Regulations (FSR). Access onto and throughout the parcel includes design components to accommodate fire and emergency apparatus. The Fire Marshal's office has reviewed the plans, which demonstrate that the project would have adequate emergency access to the proposed project. The new building would be equipped with sprinklers and fire suppression equipment as required by the CA building Code. No impacts would occur.
- b. The proposed project is located within a high fire hazard severity zone and in the State Responsibility (SRA) district. The proposed project includes the installation of a left turn lane on Oakville Grade Road to the project driveway, upgrading the project access road, improvements to the site's driveway, the conversion of an existing single-family residence to a winery building, and the construction of an approximately 13,057 sq. ft. cave and covered crush pad/bottling area. The project's driveway runs across the site and contiguous to the proposed vineyard, which is situated on slopes ranging from 0-15%. The driveway gains access from Oakville Grade. The proposed project includes the installation of a left turn lane to aid in the safe ingress and egress of visitors and emergency personnel to and from the site. The flat vineyard section quickly drops elevation with slopes greater than 30%. The majority of the proposed winery will be underground, within a proposed cave, and the tasting room is to be located within a structure that is currently developed as a single-family residence. The proposed improvements would not result in a physical modification to the slope of the site, changes prevailing winds, or alter other factors that would likely exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts of the project would be less than significant.
- c. The existing driveway will be improved, the proposed winery driveway, and the proposed left turn lane on Oakville Grade will be constructed to demonstrate the same practical effect of the County RSS and State FSR. Proposed utility improvements will be undergrounded, and the winery will contain fire suppression infrastructure, including fire sprinklers. During construction, the risk of igniting a fire would be low because vegetation would be cleared prior to development, and the risk would be temporary due to the limited duration of construction. Operation and maintenance activities would be similar to activities already occurring on properties in the area. This development is not considered a type of improvement that exacerbates wildfire risk or significant environmental risk. Impacts will



be less than significant.

- d. The physical improvements are located within a vineyard, at the base of a hillside, and predominantly within a proposed cave. The proposed project includes work to restore the surrounding area, including the establishment of native vegetation that will work to stabilize hillsides and reduce potential erosion. The proposed project would not physically alter the site in a way which would expose people or structure to risks such as downstream or downslope flooding or landslides resulting from runoff, post-fire instability or drainage changes. Impacts would be less than significant.

Mitigation Measures: None are required.

XXI.	MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community or substantially reduce the number or restrict the range of a rare or endangered plant or animal species. Mitigation Measure **BIO-1**, **BIO-2**, and **BIO-3** requires the applicant to obtain preconstruction surveys for Northern Spotted Owl (NSO), nesting birds/raptors, and bats to minimize impacts associated with construction related activities to NSO, nesting birds/raptors, and bat species. Development and ground disturbance activities associated with the proposed project are primarily in non-native grassland areas and areas where previous disturbance has taken place. Mitigation measure **BIO-4** requires the applicant to obtain a Nationwide permit by the Army Corps of Engineers, a Water Quality Certification from the Regional Water Quality Control Board, and a 1604 Stream Alteration Agreement from the California Department of Fish and Wildlife or demonstrate that the appropriate agencies have determined that associated applications are not required prior to the issuance of building permits.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to air quality, greenhouse gas emissions, hydrology, and traffic are discussed in the respective sections above and were determined to have a less than significant impact. As discussed in Section VIII. Green House Gas and Section XVII. Transportation, potential impacts to air pollution and GHG emissions are being addressed through meeting BAAQMD recommended design elements, with the addition of Greenhouse Gas Voluntary Best Management Practices, and VMT reduction strategies. The applicant intends to implement a number of greenhouse gas reduction strategies including exceeding Title 24 energy efficiency standards, installation of water efficient fixtures, employing low-impact development practices, and installation of high efficiency lighting. Section X. Hydrology includes detail on the Water Availability Analysis which demonstrates that the proposed project would result in an increase of 4.187 AFY over the existing levels. Potential cumulative impacts would be less than significant.
- c. All potential impacts identified in this Negative Declaration are less than significant with the exception of Biological and Tribal Cultural Resources, for which Mitigation measures are proposed. Therefore, the proposed project would not result in significant environmental

effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

Mitigation Measures: None are required.

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**Vineyard House Winery, Use Permit #P18-00448, Use Permit Exception to the Conservation Regulations #P21-00341 and Exceptions to the Road and Street Standards**  
**Mitigation Monitoring and Reporting Program**

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
<b>MM BIO-1: Minimize potential indirect impacts to nesting birds</b>	<p><b>BIO-1:</b> The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:</p> <ol style="list-style-type: none"> <li>For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.</li> <li>After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.</li> <li>In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.</li> <li>Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development</li> </ol>	The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.	P	PD	PC _/_/_

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist  
PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
	<p>activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.</p> <p>Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas shall undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.</p>				
<b>MM BIO-2: Minimize potential indirect impacts to Northern Spotted Owls</b>	<p><b>BIO-2: Minimize potential indirect impacts to Northern Spotted Owls</b></p> <p>a. Prior to the commencement of Project Construction activities occurring between March 15 and July 31 each year, the owner/permittee shall conduct a pre-construction survey for Northern Spotted Owls (NSO). The survey shall be prepared by a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur in the vicinity of the project site) within suitable habitat located within 0.25-miles of project activities. The preconstruction survey shall follow the U.S. Fish and Wildlife Service (USFWS) Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls, dated (revised) January 9, 2012, in accordance with Section 9 (Surveys for Disturbance-Only Projects) of the survey protocol.</p> <p>b. The preconstruction survey shall include a one-year, six visit survey that covers all NSO habitat within 0.25 mile from the Project area, unless otherwise approved by CDFW in writing, and shall be provided to the Napa County Planning, Building, and Environmental Services (PBES) Department's Planning Division and the CDFW for review prior to commencement of work. Any recommendations provided by CDFW, including but not limited to establishment of no disturbance buffers, seasonal restrictions on heavy equipment use and operations, or subsequent surveys shall be implemented in accordance with CDFW recommendations.</p> <p>If take of NSO cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and shall also consult</p>	<p>The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.</p>	P	PD	<p>PC</p> <p>___/___/___</p>

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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	with USFWS pursuant to the federal ESA.				
<b>MM BIO-3: Minimize potential indirect impacts to bats</b>	<b>BIO-3:</b> Bat Tree Habitat Assessment and Surveys. Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.	The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities	P	PD	PC _/_/_
<b>MM BIO-4: Agency Permitting</b>	<b>BIO-4:</b> The applicant shall obtain a Nationwide permit by the Army Corps of Engineers, a Water Quality Certification from the Regional Water Quality Control Board, and a 1604 Stream Alteration Agreement from the California Department of fish and Wildlife or demonstrate that the appropriate jurisdictions have determined that referenced applications are not required.	Prior to the issuance of grading/building permits, the applicant shall submit verification to the PBES department that the necessary permits have been obtained or verification from the appropriate jurisdictions that the referenced permit is not required.	P	PD	PC _/_/_

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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
<b>MM TCR-1: Tribal Monitoring</b>	<p><b>TCR-1:</b></p> <ol style="list-style-type: none"> <li>The Project owner/permittee must meet and confer with the Mishewal Wappo Tribe at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care, and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project owner/permittee to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project owner/permittee must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.</li> <li>Prior to initial ground disturbance, the owner/permittee shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.</li> <li>All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project owner/permittee shall coordinate with the Tribe on the cultural resource sensitivity training.</li> <li>Ground disturbing activities occurring in conjunction with the Project including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control, mulching, waddles, hydroseeding, etc., pot-holing or auguring, boring, grading,</li> </ol>	The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits.	P	PD	PC _/_/_/

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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
	<p>trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, the monitor may recommend that tribal monitoring be reduced to periodic spotchecking or cease entirely. Tribal monitoring shall be reinstated in the event of any new or unforeseen ground disturbances or discoveries.</p> <p>e. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be, at minimum, one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and owner/permittee. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and owner/permittee. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.</p>				

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# “B”

## Recommended Findings

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025



**PLANNING COMMISSION HEARING – JULY 16, 2025  
RECOMMENDED FINDINGS**

**VINEYARD HOUSE WINERY USE PERMIT, EXCEPTION TO THE CONSERVATION REGULATIONS AND  
EXCEPTIONS TO THE ROAD AND STREET STANDARDS  
P18-00448-UP AND P21-00341-UP  
1581 OAKVILLE GRADE ROAD, NAPA, CA 94562  
APN 027-360-022-000**

**ENVIRONMENTAL:**

The Planning Commission (Commission) has received and reviewed the proposed Mitigated Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and makes the following findings. That:

1. The Planning Commission has read and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prior to taking action on said Mitigated Negative Declaration and the proposed project.
2. The Mitigated Negative Declaration and MMRP is based on independent judgment exercised by the Commission.
3. The Mitigated Negative Declaration and MMRP was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).
4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment provided that measures to mitigate potentially significant impacts to biological and cultural resources are incorporated into the project approval.
5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
6. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
7. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Planning, Building, and Environmental Services Department, 1195 Third Street, Ste 210, Napa, California.

**EXCEPTION TO THE ROAD AND STREET STANDARDS (LEFT TURN LANE GEOMETRY DESIGN):**

The Commission has reviewed the Road and Street Standards (RSS) Exception request in accordance with the exception criteria in Section 3 of the RSS and makes the following findings:

Recommended Findings

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Vineyard House Winery Use Permit (P18-00448-UP), Exception to the Conservation Regulations (P21-00341-UP) and Exceptions to the Road and Street Standards

8. The exception will preserve unique features of the natural environment which include, but are not limited to, steep slopes, heritage oak trees, or other trees of at least 6" dbh and found by the decision-maker to be of significant importance, but do not include manmade environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like.

**Analysis:** The Exception will preserve unique features of the natural environment including avoiding removal of at least 10 mature, native oak and other native tree species all greater than 6" dbh, and avoid grading on steep slopes of 15-30% and allow for completing of road improvements within the limitations of the existing and legal property boundary constraints, and topographic constraints.

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

**Analysis:** The modified Left Turn Lane design meets the same overall practical effect as the RSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general. The same overall practical effect will be achieved through the installation of left turn lane utilizing eleven-foot wide lanes and a ten-foot wide turn pocket with two-foot wide shoulders. An approximately 7.3-foot tall retaining wall will be constructed to accommodate additional road width.

#### **EXCEPTION TO THE ROAD AND STREET STANDARDS (SHARED DRIVEWAY STANDARDS):**

The Commission has reviewed the RSS) Exception request in accordance with the exception criteria in Section 3 of the RSS and makes the following findings:

10. The exception will preserve unique features of the natural environment which include, but are not limited to, steep slopes, heritage oak trees, or other trees of at least 6" dbh and found by the decision-maker to be of significant importance, but do not include manmade environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like.

**Analysis:** The Exception would preserve at least 30 mature, native oak and other native tree species all greater than 6" dbh, avoid grading on steep slopes of 15-30%, and preserve existing drainage courses. These f unique features of the natural environment, and through will be preserved by grant of the exception.

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

**Analysis:** The proposed driveway turnouts and an entry sign will meet the same overall practical effect as the RSS towards providing defensible space and consideration towards life, safety and public welfare, while improving emergency vehicle access to the subject property and the area in general.

#### **EXCEPTION TO THE CONSERVATION REGULATIONS FINDINGS:**

The Commission has reviewed the use permit request in accordance with the requirements of Napa County Code §18.108.040 and makes the following findings:

12. Roads, driveways, building and other man-made structures have been designed to complement the natural landform and to avoid excessive grading.

**Analysis:** The primary wine cave portal and a portion of the covered crush pad/bottling area are located within the stream setback. The cave portal and covered crush pad/bottling area have been designed to complement the natural landform, by pushing the entrance into a hillside. The proposed entrance to the wine cave requires the crossing of a blue-line stream, subject to permitting by the California Department of Fish and Wildlife. Additionally, a secondary cave portal entry and associated walkway is located within the stream setback. The secondary cave portal and associated walkway are designed to complement natural landforms through the implementation of retaining walls that meander to follow the site's topography. Additionally, the proposed project includes restoration and expansion of the riparian area, to enhance the stream setback. The project has been conditioned with additional mitigation measures to offset potential impacts.

13. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project including the following elements: a) multiple-floor levels which follow existing, natural slopes; b) foundation types such as poles, piles, or stepping levels which minimize cut and fill and the need for retaining walls; c) fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

**Analysis:** The tasting room will be located within an existing structure that is multiple-floor levels. The cave portal entrances follow existing natural slopes and are designed to be minimally intrusive into the hillside. The proposed project includes minimal structures that are to be located on the surface. The proposed winery production and storage facility are to be located within a cave, which reduces the required surface grading and impervious surface on the project parcel. One cave entrance includes retaining walls that conforms to the site's topography to create a minimally intrusive cut into the hillside. Proposed design will employ curved edges that aesthetically blend the majority of the project into the hillside and match with existing terrain. The largest hillside feature is a proposed bridge used to gain access into the primary entrance.

14. The development project minimizes removal of existing vegetation, incorporates existing vegetation into the final design plan, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

**Analysis:** The project will require the removal of approximately 20 oak trees for improvements to Oakville Grade, the shared driveway, and the construction of the proposed cave entrance and covered crush pad/bottling area. The applicant proposes planting 60 oak trees. The proposed project, including the siting of the proposed cave and covered crush pad/bottling area, minimizes the removal of existing vegetation. Replacement vegetation required for mitigation will be incorporated into the project as identified in the Mitigated Negative Declaration and associated project plans.

15. Adequate fire safety measures have been incorporated into the design of the proposed development.

**Analysis:** The project includes improving Oakville Grade Road and the shared driveway to meet the same practical effect as the RSS, with turnouts and a turnaround. All required defensible space clearing will be implemented along the road and in the area of the proposed project. The project has been reviewed and recommended for approval with conditions by the Napa County Fire Marshal's office.

16. Disturbance to streams and watercourses shall be minimized, and the encroachment, if any, is the minimum necessary to implement the project.

**Analysis:** The proposed cave entrance bridge and covered crush pad/bottling area are proposed within the stream setback and include the minimum necessary design features to implement the project. The cave bridge provides the necessary ingress and egress for the proposed winery production space located within the hillside. The proposed construction of a cave greatly reduces the required impervious surface area and surface disturbance that an alternative design would require.

The project would implement temporary and permanent erosion control measures, standard best management practices and construction conditions of approval that will ensure that disturbance to the stream is avoided or minimized to the maximum extent possible.

17. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the County's environmental sensitivity maps.

**Analysis:** The applicant provided a Biological Resources Report, conducted by Sol Ecology, dated November 29, 2021. The project includes environmental commitments as conditions of approval, including the implementation of pre-construction surveys by qualified biologists for sensitive species of birds and bats. Therefore, it is not anticipated that any adverse impacts on special status species would result from project implementation.

18. An erosion control plan, or equivalent NPDES stormwater management plan, has been prepared in accordance with NCC Section 18.108.080 and has been approved by the Director or designee.

**Analysis:** The proposed project application submittal materials included a Stormwater Control Plan (Applied Civil Engineering, dated August 30, 2019). The materials were reviewed by the

Engineering Division and found to comply with the requirements of the County's NPDES stormwater management program approved by Napa County Engineering Division.

19. The proposed development does not result in a net increase in soil loss and runoff.

**Analysis:** The proposed project application submittal materials included a Stormwater Control Plan (Applied Civil Engineering, dated August 30, 2019). The report concludes that the vegetated vineyard areas will filter, disperse, and infiltrate runoff before it reaches the receiving waters. The materials were reviewed by the Engineering Division and found to comply with the requirements of the County's NPDES stormwater management program approved by Napa County Engineering Division.

#### **USE PERMIT:**

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

20. The Commission has the power to issue a use permit under the zoning regulations in effect as applied to the property;

**Analysis:** The project is consistent with Agricultural Watershed (AW) zoning district regulations. A winery (as defined in Napa County Code Section 18.08.640) and uses in connection with a winery (see Napa County Code Section 18.20.030) are permitted in an AW zoned district with an approved use permit. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code) as applicable.

21. The procedural requirements set forth in Chapter 18.124 of Napa County Code have been met;

**Analysis:** The use permit application has been appropriately filed, noticed, and public hearing requirements have been met. The public hearing notice and intent to adopt a Mitigated Negative Declaration was posted and published in the Napa Valley Register on June 12, 2025, and copies of the notice were forwarded to property owners within 1,000 feet of the Property.

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

**Analysis:** Granting the Use Permit for the project as proposed and conditioned will not adversely affect health, safety or welfare of the County. Affected County divisions and departments have reviewed the project and commented regarding the proposed site access, grading, drainage, the existing septic system capacity, parking, building permits, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the protection of the public health, safety, and welfare.

23. The proposed winery use complies with the applicable provisions of Napa County Code and is consistent with the policies and standards of the Napa County General Plan;

**Analysis:** Compliance with the Zoning Ordinance The project is consistent with the AW zoning district regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.20.030) are permitted in the AW zoning district subject to an approved use permit. The proposed project includes the construction of a new winery facility with a visitation and marketing program. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

**Analysis:** Compliance with the General Plan As proposed and conditioned, the requested Use Permit is consistent with the overall goals and policies of the 2008 Napa County General Plan. The General Plan land use designation for the subject parcel is Agricultural, Watershed, and Open Space (AWOS). General Plan Agricultural Preservation and Land Use Goal AG/LU-1 guides the County to “preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.” General Plan Goal AG/LU-3 states that the County should “support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.” Goal AG/LU-3 and Policy AG/LU-2 recognize wineries as agricultural uses. The use of the property for fermenting and processing grape juice into wine supports the economic viability of agriculture within the County, consistent with Goal AG/LU-3 and Policy AG/LU-4 (“The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space...”). By allowing the proposed agricultural use, the requested Use Permit supports the economic viability of the existing vineyards and agricultural product processing, consistent with Economic Development Goal E-1 and Policy E-1. The “Right to Farm” is recognized throughout the General Plan and is specifically called out in Policy AG/LU-15 and in the County Code. “Right to Farm” provisions ensure that agriculture remains the primary land use in Napa County and is not threatened by potentially competing uses or neighbor complaints. Napa County’s adopted General Plan reinforces the County’s long- standing commitment to agricultural preservation, urban centered growth, and resource conservation.

Applicable Napa County General Plan goals and policies:

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

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

Policy AG/LU-4: The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space, except for those lands which are shown on the

Land Use Map as planned for urban development. Policy AG/LU-8: The County's minimum agricultural parcel sizes shall ensure that agricultural areas can be maintained as economic units.

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

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

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

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

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

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

Policy CON-77: All new discretionary projects shall be evaluated to determine potential significant project-specific air quality impacts and shall be required to incorporate appropriate design, construction, and operational features to reduce emissions of criteria pollutants

regulated by the state and federal governments below the applicable significance standard(s) or implement alternate and equally effective mitigation strategies consistent with BAAQMD's air quality improvement programs to reduce emissions. In addition to these policies, the County's land use policies discourage scattered development which contributes to continued dependence on the private automobile as the only means of convenient transportation. The County's land use policies also contribute to efforts to reduce air pollution.

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

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

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

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

- 1) Adequacy of water supply.
- 2) Site design for fire department access in and around structures.
- 3) Ability for a safe and efficient fire department response.
- 4) Traffic flow and ingress/egress for residents and emergency vehicles.
- 5) Site-specific built-in fire protection
- 6) Potential impacts to emergency services and fire department response

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

**Analysis:** The subject property is not located in a "groundwater deficient area" as identified in Section 13.15.010 of the Napa County Code, and is consistent with General Plan Conservation Policies CON-53 and CON-55 which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources. Based on the submitted Water Availability Analysis (WAA) by Richard C. Slade & Associates LLC, the subject parcel is split between two groundwater basins. Well 1 and approximately 39.3 acres of the project parcel are outside of the GSA and has an estimated groundwater recharge of 16.7 acre-feet per year (af/yr). Well 2 and 3.4 acres of the project parcel are within the GSA and has an estimated groundwater recharge of 1 acre-foot per year (af/yr). Water Demand Calculations submitted for the project indicate the water demand for existing uses on the property as 11.765 af/yr which includes: a primary residence (0.75 af/yr), lawn (4.360 af/yr), landscaping (0.455 af/yr), and a neighbor's well that is located on the project parcel (6.2 af/yr). The proposed



groundwater demand would use the following: Potential future primary residence (0.75 af/yr), lawn (2.799 af/yr), landscaping (1.185 af/yr), vineyard (4.45 af/yr), winery process water (0.43 af/yr), winery employees (0.103), tasting room visitation (0.029 af/yr), marketing events (0.006 af/yr), and a neighbor's well that is located on the project parcel (6.2 af/yr).

The proposed project would increase water usage by 4.187 af/yr, to a total of 15.952 af/yr. Currently, Well 2 (within the GSA) draws 3.83 AFY of water from the GSA, which is higher than the GSA portion of the parcel's recharge total of 1 AFY, as calculated using the County's Interim Standards. Due to this fact, the project has been conditioned to shift 2.83 AFY of groundwater extraction from Well 2 (located within the GSA) to Well 1 which is located outside the GSA and has ample available groundwater recharge. Based upon this shift, the project would not increase groundwater extraction beyond the yearly maximum estimated groundwater recharge of 16.7 af/yr for Well 1 and 1 af/yr for Well 2. Additionally, the project has been conditioned to implement a Groundwater Demand Management Program that will monitor and report well meter readings to the County. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

Therefore, the project is considered not to have the potential to significantly impact groundwater resources. Since the projected water demand for Well 1 and Well 2 are equivalent to or below the estimated water availability acre feet per year for the parcel, the requested Use Permit is consistent with General Plan Goals CON-10 and CON-11, as well as the policies mentioned above that support reservation and sustainable use of groundwater for agricultural and related purposes. The project will not require a new water system or other improvements and will not have a negative impact on local groundwater.

“C”

## Recommended Conditions of Approval

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025

**PLANNING COMMISSION HEARING – JULY 16, 2025  
RECOMMENDED CONDITIONS OF APPROVAL**

**VINEYARD HOUSE WINERY USE PERMIT (P18-00448-UP), EXCEPTION TO  
THE CONSERVATION REGULATIONS (P21-00341-UP) AND EXCEPTIONS  
TO THE ROAD AND STREET STANDARDS  
1581 and 1583 OAKVILLE GRADE ROAD, NAPA, CA 94562  
APN 027-360-022-000**

This permit encompasses and shall be limited to the project commonly known as **Vineyard House Winery**, located at **1581 and 1583 Oakville Grade Road**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

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

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

**PART I**

**1.0 PROJECT SCOPE**

The permit encompasses and shall be limited to:

- 1.1 An Exception to the Conservation Regulations in the form of a Use Permit (Napa County Code Section 18.108.040) to allow the construction of a primary cave portal, a covered crush pad/bottling area, secondary cave portal, a walkway, and riparian enhancement activities within the stream setback, pursuant to the plans dated July 10, 2023, prepared by Paul Kelley Architecture and the plans dated March 17, 2022, prepared by MWS Consulting.
- 1.2 An Exception to the Napa County Road and Street Standards (NCRSS) from a Left Turn Lane Warrant for west bound traffic on Oakville Grade Road entering the shared driveway by the installation of a modified left turn lane utilizing eleven-foot wide lanes, a ten-foot wide turn pocket with two-foot wide shoulders, and an approximately 7.3-foot tall retaining wall constructed to accommodate additional road width, pursuant to the plans dated October 4, 2024, prepared by Applied Civil Engineering.
- 1.3 An Exception to the Napa County Road and Street Standards to allow for selective widening to one road section (Station STA 23+00 to the building site), the expansion of

two existing turnouts (Station STA 14+50 and STA 18+50), and the installation of a “Right Turn Only Sign” on Oakville Grade Road to the project driveway, pursuant to the plans dated June 29, 2022, prepared by Applied Civil Engineering. All other sections will be compliant with the NCRSS.

1.4 Approval of a Use Permit for a 20,000 gallon per year winery to allow the following:

- a. Establishment of a winery facility including the construction of a new wine cave and covered crush/bottling area with 13,057 sq. ft. of production space and conversion of a 1,567 sq. ft. existing historic single-family residence to hospitality and other accessory uses, including a commercial kitchen for catering;
- b. Removal of 20 oak trees, and the planting of 60 replacement oak trees with a 15-gallon root base;
- c. Visitation, tours and tasting, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
- d. On-premises consumption of wine as set forth in COA No. 4.4 below;
- e. Hours of operation seven days a week (Monday to Sunday): production 8:00 AM to 6:00 p.m. and visitation 10:00 a.m. to 6:00 p.m.
- f. Up to six (6) full-time employees;
- g. Onsite parking for eight (8) vehicles (including two (2) ADA parking spaces);
- h. On-site domestic and process wastewater treatment systems;
- i. Excavation of approximately 10,810 cubic yards of spoils and final placement of spoils on the southern portion of the project parcel; and
- j. Driveway expansion and bridge construction to meet commercial standards, landscaping, and other improvements associated with wineries.

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

**2.0 STATUTORY AND CODE SECTION REFERENCES**

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

**3.0 MONITORING COSTS**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include

maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

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

## **PART II**

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

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

#### **4.1 GENERAL PROVISIONS**

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

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

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

#### **4.2 TOURS AND TASTINGS/VISITATION**

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

- a. Frequency: 7 days per week, Monday through Sunday
- b. Maximum number of persons per day: 12
- c. Maximum number of persons per week: 60
- d. Hours of visitation: 10:00 a.m. to 6:00 p.m.
- f. Daily tours and tastings shall not occur on days with marketing events

"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 between 4:30 to 5:30 p.m. on weekdays.

A logbook (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits.

This record of visitors shall be made available to the Planning, Building, and Environmental Services (PBES) Department upon request.

#### 4.3 MARKETING

Marketing events shall be limited to the following:

a. **Small Event**

1. Frequency: 12 times per year
2. Maximum number of persons: 20
3. Time of Day: 10:00 a.m. to 10:00 p.m. (including clean-up)

b. **Medium Event**

1. Frequency: One (1) time per year
2. Maximum number of persons: 50
3. Time of Day: 10:00 a.m. to 10:00 p.m. (including clean-up)

c. **Large Event**

1. Frequency: One (1) time per year
2. Maximum number of persons: 100
3. Time of Day: 10:00 a.m. to 10:00 p.m. (including clean-up)
4. Visitors shall be brought to the site via a shuttle or bus service

“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, shall cease by 10:00 p.m. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

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

4.4 ON-PREMISES CONSUMPTION

In accordance with State law and the PBES Director's July 17, 2008, memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premises consumption of wine produced on-site and purchased from the winery may occur solely in the one area marked 'New Deck' as identified on Sheet 3-03 of the Site Plans, prepared by Paul Kelley Architecture, dated July 11, 2022. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation and/or applicable limitations of permittee's marketing plan set forth in COA Nos. 4.2 and 4.3 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES **[RESERVED]**

4.6 GRAPE SOURCE

At least 75% of the grapes used to make the winery's still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.

4.7 COMPLIANCE REVIEW

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

Visitation 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]**

4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (between 4:30 to 5:30 p.m. on weekdays). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

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

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

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

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

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

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

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

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

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

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



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

4.17 NO TEMPORARY SIGNS

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

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

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

- a. Environmental Health Division operational conditions as stated in their Memorandum dated May 16, 2023.
- b. Department of Public Works operational conditions as stated in their Memorandum dated December 12, 2024.
- c. Fire Department operational conditions as stated in their Memorandum dated February 28, 2024.
- d. Engineering Division operational conditions as stated in their Memorandum dated April 23, 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

The permittee shall comply with the following operational mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

- a. The permittee shall comply with Mitigation Measures TCR-1 and BIO-1 through BIO-4 as listed in COA No. 6.12 below.,.

#### 4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects by the applicant, shall be implemented and evidence of implementation shall be provided to staff upon request.
- b. Groundwater Management – The parcel shall be limited to 15.952 af/yr of groundwater for all water consuming activities (utilizing wells) on the project parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(e) below.

In the event that changed circumstances or significant new information provide substantial evidence<sup>1</sup> that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

- c. The existing farm management barn shall not be used in conjunction with the operation and/or visitation/marketing program for the winery.

#### 4.21 PREVIOUS CONDITIONS [RESERVED]

### PART III

## 5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

### 5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact

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

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. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated May 16, 2023.
- b. Department of Public Works review/construction/preoccupancy conditions as stated in their Memorandum dated December 12, 2024.
- c. Fire Department review/construction/preoccupancy conditions as stated in their Memorandum dated February 28, 2024.
- d. Engineering Division review/construction/preoccupancy conditions as stated in their Memorandum dated April 23, 2025.

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

**6.2 BUILDING DIVISION – GENERAL CONDITIONS**

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

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

#### 6.3 LIGHTING – PLAN SUBMITTAL

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

#### 6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery

development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

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

#### 6.5 COLORS [RESERVED]

#### 6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

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

#### 6.7 TRASH ENCLOSURES

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

#### 6.8 ADDRESSING

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

#### 6.9 HISTORIC RESOURCES

All permitted work performed on any historic resources shall follow the latest edition of the Secretary of the Interior's Standards for Historic Preservation and Guidelines for Treatment of Historic Properties (Standards). Written verification that such work meets

the Standards shall be submitted by a qualified historic architect for review and approval by the PBES Department prior to issuance of any grading or building permit.

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

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

6.12 PERMIT PREREQUISITE MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

- a. **MM BIO-1:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:
  1. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.
  2. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.
  3. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.
  4. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

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

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.

Responsible Agency: California Department of Fish and Wildlife

**b. MM BIO-2: Minimize potential indirect impacts to Northern Spotted Owls**

1. Prior to the commencement of Project Construction activities occurring between March 15 and July 31 each year, the owner/permittee shall conduct a pre-construction survey for Northern Spotted Owls (NSO). The survey shall be prepared by a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur in the vicinity of the project site) within suitable habitat located within 0.25-miles of project activities. The preconstruction survey shall follow the U.S. Fish and Wildlife Service (USFWS) Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls, dated (revised) January 9, 2012, in accordance with Section 9 (Surveys for Disturbance-Only Projects) of the survey protocol.
2. The preconstruction survey shall include a one-year, six visit survey that covers all NSO habitat within 0.25 mile from the Project area, unless otherwise approved by CDFW in writing, and shall be provided to the Napa County Planning, Building, and Environmental Services (PBES) Department's Planning Division and the CDFW for review prior to commencement of work. Any recommendations provided by CDFW, including but not limited to establishment of no disturbance buffers, seasonal restrictions on heavy equipment use and operations, or subsequent surveys shall be implemented in accordance with CDFW recommendations.
  - a. If take of NSO cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and shall also consult with USFWS pursuant to the federal ESA.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all

construction activities.

Responsible Agency: California Department of Fish and Wildlife

c. **MM BIO-3:** Bat Tree Habitat Assessment and Surveys.

Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.

Responsible Agency: California Department of Fish and Wildlife

d. **MM BIO-4:** The applicant shall obtain a Nationwide permit by the Corps of Engineers, a Water Quality Certification from the Regional Water Quality Control Board, and a 1604 Stream Alteration Agreement from the California Department of fish and Wildlife or demonstrate that the appropriate jurisdictions have determined that referenced applications are not required.

Method of Monitoring: Prior to the issuance of grading/building permits, the applicant shall submit verification to the PBES department that the necessary permits have been obtained or verification from the appropriate jurisdictions that the referenced permit



is not required.

Responsible Agency: California Department of Fish and Wildlife

e. **MM TCR-1: Cultural Monitoring**

1. The Project owner/permittee must meet and confer with the Mishewal Wappo Tribe at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care, and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project owner/permittee to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project owner/permittee must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.
2. Prior to initial ground disturbance, the owner/permittee shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.
3. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project owner/permittee shall coordinate with the Tribe on the cultural resource sensitivity training.
4. Ground disturbing activities occurring in conjunction with the Project including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control, mulching, waddles, hydroseeding, etc., pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to

the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spotchecking or cease entirely. Tribal monitoring shall be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

5. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be, at minimum, one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and owner/permittee. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and owner/permittee. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits.

Responsible Agency: Planning, Building, & Environmental Services

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

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

Minor Modification application shall be addressed through project construction and/or implemented through winery operation.

- d. In conjunction with the building permit application submittal, the permittee shall submit plans for a winery sign as required by Condition of Approval 9.2. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words "Tours and Tasting by Prior Appointment Only" to inform the public of same.

e. Groundwater Demand Management Program

1. The permittee shall install a meter on each well serving the parcel (Domestic Well, the Harlan Easement Well, Well 1, Well 2). Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the four wells serving the parcel.
2. The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
4. As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this Use Permit.
5. For the first twelve months of operation under this permit, the permittee shall read the meters of at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i through ii below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.
  - i. Annual cumulative groundwater usage for all wells on the property shall not exceed 15.952 af/yr.
  - ii. Notwithstanding COA No. 6.15.e.5.i, annual groundwater usage for Domestic Well shall not exceed 1.735 af/yr and shall be limited to emergency back-up use only.

- iii. Notwithstanding COA No. 6.15.e.5.i, annual groundwater usage for Well #2 shall not exceed One (1) af/yr.
- 6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
- 7. At the completion of the reporting period per 6.15(e)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
  - i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.
- f. Prior to the commencement of the replanting of vineyard (at the cave spoils location), the permittee shall obtain approval from the Department of Planning, Building, & Environmental Services for an Agricultural Erosion Control Plan.
- g. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation; or colors required by the Secretary of Interior's Standards for Treatment of Historic Properties; or natural earth tone building materials. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

## **7.0 PROJECT CONSTRUCTION**

Permittee shall comply with the following during project construction:

### **7.1 SITE IMPROVEMENTS**

Please contact Engineering Services with any questions regarding the following.

- a. **GRADING AND SPOILS**  
All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.
- b. **DUST CONTROL**  
Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. AIR QUALITY

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

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ [http://www.arb.ca.gov/portable/perp/perpfact\\_04-16-15.pdf](http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf) or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State 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 a.m. to 5 p.m.

7.4 CONSTRUCTION MITIGATION MEASURES

The permittee shall comply with the following construction mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project,

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

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

**8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES**

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

8.1 TEMPORARY OCCUPANCY

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

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

## **9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES**

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

### **9.1 FINAL OCCUPANCY**

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

### **9.2 SIGNS**

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

### **9.3 GATES/ENTRY STRUCTURES**

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

### **9.4 LANDSCAPING**

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

### **9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS**

- a. Prior to obtaining final occupancy for any winery structure, the permittee shall construct a left turn lane from Oakville Grade Road to the project driveway. The design of the left turn lane shall be designed in substantial conformance with the submitted site plan dated October 4, 2024, prepared by Applied Civil Engineering, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

- b. Prior to obtaining final occupancy for any winery structure, the permittee shall construct driveway improvements on the shared project driveway. The design of the road improvements shall be designed in substantial conformance with the submitted site plan dated June 29, 2022, prepared by Applied Civil Engineering, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

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

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

The permittee shall comply with the following preoccupancy mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project,

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

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

- a. If the existing “Domestic Well” is to remain for use as a standby source for the water system, it shall only be used in the event of an emergency. The existing “Domestic Well” will be subject to the requirements of COA No. 6.15.e.

If the existing “Domestic Well” will not to be used as a standby source and is abandoned per County Code Section 13.12.460.a., the well shall be demolished per County Code Section 13.12.480.





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A Commitment to Service

**Planning, Building & Environmental Services**

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

**Brian D. Bordona**  
Director

**MEMORANDUM**

To: Matt Ringel, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: May 16, 2023	Re: The Vineyard House APN: 027-360-022 Project #: P18-00448

This Division has reviewed a revised application requesting approval to construct a winery and convert an existing dwelling into tasting room and office among other improvements detailed and depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. An inspection of the existing sanitary wastewater system must be conducted by a licensed sewage contractor and results submitted to this Division in the format approved. Deficiencies noted must be corrected under permit issued by this Division if required.
2. The applicant shall submit a Notice of Intent (NOI) to the San Francisco Regional Water Quality Control Board to comply with General Waste Discharge Requirements for Winery Process Water. Furthermore, plans for the process water treatment system shall be submitted to this Division for review and approval. A construction permit for the proposed system must be secured prior to issuance of a building permit.
3. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.
4. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this

time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, and may wish to retain the services of a consultant in this matter.

Upon final occupancy and thereafter:

5. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
6. The applicant shall provide portable toilet facilities for guest use during events of 20 persons or more as indicated in the wastewater disposal report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
7. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by this Division within 30 days of said activities.
8. The use of the absorption field/drain field area and reserve area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system and reserve include equipment storage, traffic, parking, pavement, livestock, etc.
9. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
10. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.



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**Department of Public Works**

1195 Third Street, Suite 101  
Napa, CA 94559-3092  
[www.countyofnapa.org/publicworks](http://www.countyofnapa.org/publicworks)

Main: (707) 253-4351  
Fax: (707) 253-4627

**Steven Lederer**  
Director

## MEMORANDUM

To: PBES Staff	From: Anna Vickroy, P. E., T.E. Traffic Engineering Staff Consultant
Date: November 12, 2024	Re: The Vineyard House Winery <b>Conditions of Approval (P18-00448)</b>

The conditions of approval memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to assess if the transportation impacts have been adequately addressed for The Vineyard House Winery Use Permit Modification # P18-00448. The project is located at 1581 Oakville Grade Road in Oakville (APN 027-360-022-000).

To prepare this memorandum, the following documents were reviewed:

- Revised Sight Distance Analysis Memo dated September 30, 2024 by Crane Transportation Group.
- Request for Exception Left Turn Lane Geometry Memorandum dated October 4, 2024.

After careful evaluation of the above mentioned submitted documents, we offer no further comments. **The Department of Public Works has established the following conditions of approval related to the Use Permit Application Number P18-00448. All listed conditions of approval shall be fully completed accordingly prior to the issuance of Occupancy permit:**

### 1. Project Driveway

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

### 2. Two-Way Left-Turn Lane

Install a two-way left-turn lane that serves the project driveway, as well as the adjacent intersection of Walnut Drive and Acacia Drive. This improvement shall meet the Napa County Road and Street Standards, with the exceptions listed in the Request for Exception - Left-Turn Geometry dated October 4th, 2024 by Applied Civil Engineering. All other standards shall be met.

### 3. Landscaping Maintenance

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

**4. Encroachment Permit Requirement**

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

**5. Transportation Demand Management Plan**

The applicant/permittee shall submit a Transportation Demand Management (TDM) Plan that will include measures to reduce vehicle trips, prior to issuance of a Building Permit. The measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities such as bicycle parking. Implementation and monitoring shall be included in the Final TDM Plan.

**6. On-Street Parking**

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

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



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Napa County Fire Department  
Fire Marshal's Office

951 California Blvd  
Napa, CA 94559

Office: (707) 299-1464

Jason Downs  
Fire Marshal

## Napa County Fire Department Conditions of Approval

<b>TO:</b>	Planning Department	<b>DATE:</b>	2/28/2024
<b>FROM:</b>	Jason Downs, Fire Marshal	<b>PERMIT #</b>	P18-00448
<b>SUBJECT:</b>	The Vineyard House	<b>APN:</b>	027-360-022-000

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

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
  1. Automatic fire-extinguishing systems
  2. Emergency responder radio coverage systems
  3. Fire alarm and detection systems and related equipment
  4. Fire pumps and related equipment
4. 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
5. The Napa County Fire Marshal's Office has reviewed and acknowledges the road exception attached to P18-00448. Before issuance of a building or grading permit, the owner shall demonstrate on the plans that all roadway construction associated with this application shall conform to the Road Exception Evaluation composed by the Napa County Engineering Division. Any roadway proposed new or reconstructed, not included in the above-mentioned Road Exception Evaluation shall meet the requirements for a Commercial Driveway as outlined in the latest Napa County Road and Street Standards (RSS)



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Fire Marshal

## Napa County Fire Department Conditions of Approval

6. 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.
7. 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.
8. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and 25-foot taper on each end.
9. Turnarounds are required on driveways and dead-end roadways.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.



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Fire Marshal

## Napa County Fire Department Conditions of Approval

15. Commercial - Approved steamer 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.
16. 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.
17. 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
18. 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.
19. 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.
20. Provide 100 feet of defensible space around all structures.
21. Provide 10 feet of defensible space for fire hazard reduction on both sides of all roadways of the facility.
22. Emergency responder radio coverage in new buildings. All new buildings may require 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. The need for this requirement will be determined at the building permit stage with the Fire Marshal's Office and Napa County Communications Division.



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Jason Downs  
Fire Marshal

## Napa County Fire Department Conditions of Approval

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](http://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](mailto:jason.downs@countyofnapa.org)





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Planning, Building & Environmental Services

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**Brian D Bordona**  
Director

## MEMORANDUM

To: Matthew Ringel, Planning	From: Raulton Haye, Engineering
Date: April 23, 2025	Re: P18-00448 <b>The Vineyard House Winery: WAA Technical Adequacy &amp; Conditions of Approval</b> APN: 027-360-022

The Engineering Division has reviewed the Water Availability Analysis (WAA) dated September 27 2024, by RCS & Associates LLC for The Vineyard House Winery – Use Permit, P18-00448, located on Assessor parcel number 027-360-022 at 1581 Oakville Grade Road. The proposed plan requests the installation of a new winery.

The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

The Engineering Division has also reviewed the use permit application P18-00448 for the Vineyard House Winery located on assessor's parcel number 027-360-022. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

### RECOMMENDED APPROVAL CONDITIONS:

### OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

## PREREQUISITES FOR ISSUANCE OF PERMITS

2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.
3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
5. **Prior to issuance of a building permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
6. **Prior to issuance of a building permit** the owner shall prepare 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.
7. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

## PREREQUISITES DURING PROJECT CONSTRUCTION

8. Required on-site pre-construction meeting with the Napa County PBES Engineering Division **prior to start of construction**.

## PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

9. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit. **\*\* If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

## PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

10. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items, please contact Raulton Haye from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)253-4621 or by email at [Rauton.Haye@countyofnapa.org](mailto:Rauton.Haye@countyofnapa.org)

“D”

## 20,000-gallon Winery Comparison Chart

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025

**Vineyard House Winery**  
**Use Permit #P18-00448**  
**Winery Comparison 20,000 gallons per year**

Name	Cave Bldg Size size		Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
HELENA VIEW - JOHNSTON VINEYARD	1200	0	20000	0	0	0	0	0	0	6.25	hillside	Yes
CANDLESTICK RIDGE VINEYARD	3018	0	20000	0	0	0	0	0	0	40.47	Angwin	Yes
BLACK SEARS WINERY	4765	3600	20000	16	112	5824	300	10	6124	65.18	Angwin	Yes
ADAMVS	14509	6000	20000	32	150	7800	521	11	8321	68.33	Angwin	No
DUNN VINEYARDS	2050	6000	20000	0	20	1040	0	0	260	39	Angwin	Yes
YOUNG WINERY	8384	0	20000	1	2	104	0	0	104	99.88	Pope Valley	No
AETNA SPRING CELLARS	2500	0	20000	0	0	0	0	0	0	41.18	Pope Valley	Yes
POPE VALLEY WINERY	4836	0	20000	0	20	1040	0	0	1040	36.41	Pope Valley	Yes
CLARK CLAUDON VINEYARD	6277	4100	20000	4	8	416	220	7	636	67.25	hillside	No
PARABLE WINERY	12051	4500	20000	30	210	10920	350	11	11270	9.29	hillside	Yes
BEHRENS FAMILY WINERY	7319	0	20000	32	224	11648	340	8	11988	19.96	hillside	No
BARNETT VINEYARDS	1800	3276	20000	0	0	0	0	0	0	39.96	hillside	Yes
KENEFICK WINERY	4740		20000	12	84	4368	350	11	4718	44.28	valley floor	No
ARAUJO ESTATES WINERY	8703	9700	20000	18	126	6552	573	15	7125	162.23	valley floor	Yes
THE VINEYARDIST	5700	7500	20000	15	20	1040	300	10	1340	40	hillside	No
LADERA WINERY	1200	8800	20000	30	210	11130	100	2	11230	7.44	hillside	Yes
REVERIE II WINERY	2789	0	20000	0	34	1747	0	0	1747	26.44	hillside	Yes
BROMAN CELLARS	3648	4375	20000	2	10	520	195	10	715	11.47	hillside	No
MERUS WINES	4580	6947	20000	25	125	6500	130	10	6630	52.58	hillside	No
NAPA DE ORO WINERY	4925	0	20000	19	133	5200	400	11	5600	7.55	valley floor	Yes
AXR WINERY	6461	0	20000	20	90	4680	570	12	5250	7.85	hillside	No
DOMAINE CHARBAY WINERY	7500	0	20000	0	0	0	0	0	0	10.56	hillside	Yes
3646 SMR VINEYARD	10456	0	20000	12	84	4368	584	27	4952	56.75	hillside	No
SCHWEIGER VINEYARDS	15664	0	20000	8	48	2496	125	3	2621	45.04	hillside	No
SPRING MOUNTAIN VINEYARDS #2	8550	0	20000	0	0	0	0	0	0	270.2	hillside	Yes
MORLET FAMILY ESTATE	4121	5000	20000	12	25	1300	185	8	1485	10.18	hillside	No
WILLIAM COLE WINERY	5040	4000	20000	5	10	520	185	8	705	5.72	hillside	No
ABREU VINEYARDS	5144	13200	20000	0	12	624	170	7	794	33.62	Angwin	No
HOWELL AT THE MOON WINERY	2495	0	20000	4	10	520	170	7	690	20.36	Angwin	No
LA JOTA VINEYARD	5000	5700	20000	0	4	208	0	0	208	6.57	Angwin	Yes

**Vineyard House Winery**  
**Use Permit #P18-00448**  
**Winery Comparison 20,000 gallons per year**

Name	Bldg	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
BRAVANTE WINERY	8100	2300	20000	4	20	1040	220	8	1260	20.44	Angwin	No
W H SMITH WINES	798	4730	20000	0	0	0	148	13	148	41.64	Angwin	No
SEAVEY VINEYARD	12085	0	20000	15	6	312	50	1	362	143.42	hillside	Yes
MANSFIELD WINERY	15688	0	20000	20	120	6240	624	19	6864	2	hillside	No
VOLKER EISELE FAMILY ESTATE	2400	0	20000	0	0	0	0	0	0	275.89	Chiles Valley	Yes
AMIZETTA VINEYARDS	5000	5000	20000	30	210	10920	170	10	11090	21.47	hillside	Yes
MARCIANO WINERY	10675	0	20000	15	75	3900	375	7	4275	55.59	hillside	No
VILLA HELENA	5012	0	20000	15	20	1040	70	2	1110	4.47	valley floor	Yes
CORISON WINERY	9480	0	20000	25	10	520	106	8	626	9.5	valley floor	No
MILAT WINERY	5340	0	20000	20	140	7280	0	0	7280	10.5	valley floor	Yes
DRY CREEK/MT. VEEDER WINERY	3672	17220	20000	10	70	3650	400	11	4050	55.5	Mount Veeder	No
HAKANSON WINERY	720	0	20000	0	0	0	0	0	0	29.73	hillside	Yes
BOND ESTATES	4402	10400	20000	0	0	0	0	0	0	38.79	hillside	Yes
DANA ESTATES	8886	19000	20000	6	20	1040	240	4	1280	26.54	valley floor	Yes
TRES SABORES	2150	780	20000	4	4	208	0	0	208	24.7	hillside	Yes
HARLAN ESTATE I	10797	0	20000	0	0	0	0	0	0	80.17	hillside	Yes
THE TERRACES	1964	0	20000	2	10	520	0	0	520	21.19	hillside	Yes
FLEURY FAMILY WINERY	4230	0	20000	0	0	1800	0	0	1800	10.12	valley floor	Yes
DAKOTA SHY WINERY	6060	0	20000	48	250	13000	205	3	13205	7.93	hillside	No
FOLEY JOHNSON WINERY	20616	0	20000	50	350	18200	1700	56	19900	39.78	valley floor	No
MARTIN ESTATE	5420	0	20000	25	25	1300	312	16	1612	11.57	valley floor	No
PINA CELLARS	3000	0	20000	0	30	1560	0	0	1560	23.19	hillside	Yes
WILLIAM HARRISON	10220	0	20000	32	224	5000	310	10	5310	8.8	valley floor	Yes
VILLA RAGAZZI	916	0	20000	0	0	0	0	0	0	25.33	valley floor	Yes
DALLA VALLE VINEYARDS	7265	0	20000	0	0	0	0	0	0	26.61	hillside	Yes
SCREAMING EAGLE WINERY	22333	16000	20000	5	15	780	0	0	780	73.13	valley floor	Yes
PERATA WINERY	4780	0	20000	20	50	2600	320	14	2920	47.69	valley floor	No
KAPCSANDY WINERY	11820	0	20000	6	36	1872	1020	27	2892	19.47	valley floor	No
COLGIN PARTNERS WINERY	18686	0	20000	10	25	1300	175	5	1475	124.81	hillside	No
LODESTONE VINEYARDS	8752	7230	20000	35	245	12740	390	8	13130	42.1	hillside	No

**Vineyard House Winery**  
**Use Permit #P18-00448**  
**Winery Comparison 20,000 gallons per year**

Name	Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
GANDONA WINERY	7314	7060	20000	12	72	3744	700	13	4444	114.72	hillside	No
RELIC WINERY	8641	2458	20000	20	120	4180	278	11	4458	10.31	Soda Canyon	No
ASTRALE E TERRA WINERY	864	0	20000	0	0	0	0	0	0	62.27	Soda Canyon	Yes
LA VALLETTE WINERY	1600	0	20000	0	0	0	0	0	0	6.57	Soda Canyon	Yes
QUIXOTE WINERY	8050	0	20000	10	70	3640	0	0	3640	42.39	valley floor	Yes
BERINGER WINE ESTATES	5400	0	20000	0	0	0	0	0	0	20.55	valley floor	Yes
WINERY OF THE ROSES	4500	0	20000	0	0	0	0	0	0	11.15	Wooden Valley	Yes
MT VEEDER WINERY	3300	0	20000	0	2	104	0	0	104	20.44	hillside	Yes
HILL FAMILY ESTATE	1731	0	20000	12	84	624	300	10	924	7.51	valley floor	Yes
OBRIEN FAMILY VINEYARD	6279	0	20000	40	280	14560	360	12	14920	26.93	valley floor	Yes
FRISINGER VINEYARDS	1008	5000	20000	0	0	0	0	0	0	20.21	hillside	Yes
HOPPER CREEK WINERY	3300	0	20000	0	0	0	0	0	0	8	valley floor	Yes
VIOLET VINEYARD	5666	0	20000	10	12	624	560	14	1184	13.52	valley floor	No
HDV	5100	0	20000	10	25	1300	210	7	1510	18.14	valley floor	No
DEL DOTTO WINERY	7422	2364	20000	10	50	2600	500	10	3100	6.65	MST	No
SAM JASPER WINERY	19850		20000	25	160	8320	550	23	8870	10.23	valley floor	No
RAZI WINERY	4600	0	20000	15	50	2600	0	0	2600	14.55	valley floor	Yes
WHITE ROCK VINEYARDS	750	6000	20000	19	133	6916	375	11	7291	15	hillside	Yes
DAVIANA WINERY	4840	1200	20000	0	0	0	0	0	0	24.23	MST	Yes
SODARO WINERY	4900	0	20000	0	0	0	148	13	148	21.3	MST	Yes
CHATEAU 15 WINERY	2828	11338	20000	4	36	1872	460	14	2332	12.33	MST	No
HAYNES WINERY	4291	1414	20000	0	0	0	0	0	0	43.36	MST	Yes
ROCCA FAMILY WINERY	11770	0	20000	32	224	11648	10800	213	22448	1	industrial	No
PEJU	12800	0	20000	10	70	3640	100	1	3740	1.07	industrial	No
THEOREM WINERY	23458	0	20000	15	105	5460	220	4	5680	41.45	hillside	Yes
KATES VINEYARD	1200	0	20000	0	0	0	0	0	0	4.15	valley floor	Yes
GARGIULO WINERY	8573	0	20000	10	70	3640	480	12	4120	11.18	hillside	No
PHILIP VINEYARD	5000	0	20000	0	0	0	0	0	0	22.37	hillside	Yes
CARVER SUTRO WINERY	3265	6700	20000	20	120	6240	370	10	6610	86	hillside	No
ONE HOPE WINERY	17063		20000	20	100	5200	1595	38	6795	10.21	valley floor	No

**Vineyard House Winery**  
**Use Permit #P18-00448**  
**Winery Comparison 20,000 gallons per year**

Name	Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
CHATEAUNEUF DU POTT WINERY	4638		20000	10	70	3640	90	3	3730	40	Mount Veeder	No
Taplin Cellars	4651		20000	16	90	4550	340	9	4890	20	Valley floor	No
MOON RANCH WINERY	4956	0	20000	20	140	7280	240	8	7520	10.17	Los Carneros AV	No

<b>AVERAGE CALCULATION</b>	6,627	2,487	20,000	11	62	3,116	336	9	3,444	37.12		
<b>MEDIAN CALCULATION</b>	5,000	0	20,000	10	25	1,300	170	7	<b>1,485</b>	<b>21.47</b>		
<b>VINEYARD HOUSE WINERY</b>	1,567	<b>13,057</b>	<b>20,000</b>	<b>12</b>	<b>60</b>	<b>3,120</b>	<b>390</b>	<b>14</b>	<b>3,510</b>	<b>42.68</b>	<b>Valley floor</b>	<b>No</b>



**Vineyard House Winery  
Use Permit #P18-00448**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	42.68
Proximity of Nearest Residence	500 feet to the northwest
Number of Wineries Located Within One Mile	7
Located Within the Napa Valley Business Park	No
Primary Road a Dead End	No
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	State Responsibility Area - High Fire Severity Zone
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No - Applicant will replace at 3:1 ratio
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	75% of grapes are from Napa County
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	These practices include exceeding Title 24 energy efficiency standards with new construction, the installation of water efficient fixtures; designing new construction to achieve low-impact development; use of efficient lighting; installation of water efficient landscaping; re-use of water for irrigation; recycling 75% of all waste, solar hot water heating; and installation of an underground cave that takes advantage of the natural temperature of the earth. Additionally, the proposed winery will educate staff and visitors on sustainable practices, such as turning off lights after leaving the room and keeping heating/cooling thermostats at consistent temperatures to reduce energy usage.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	Minimal vines will be removed for internal driveway expansion to meet commercial standards

**Vineyard House Winery**  
**Use Permit #P18-00448**

On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	No

Vineyard House Winery  
Use Permit #P18-00448  
Summary of Operational Changes

Existing Conditions		Proposed Request	Net Change Analyzed
Visitation			
0 Visitors/Day	12 Visitors/Day	Net increase of 12 Visitors/Day	
0 Visitors/Week (average)	60 Visitors/Week	Net increase of 60 Visitors/Week	
0 Visitors/Year	3,120 Visitors/Year	Net increase of 3,120 Visitors/Year	
Marketing Program			
0 Total Events	14 Total Events	Net increase 14 Total Events	
0 Total Marketing Guests/Year	390 Marketing Guests/Year	Net increase 390 Marketing Guests	
No temporary events	12 event for 20 guests	12 event for 20 guests	
	1 event for 50 guests	1 event for 50 guests	
	1 event for 100 guests	1 event for 100 guests	
Employees			
Zero (0) full-time employees	Six (6) full-time employees	Six (6) full-time employees	

# “E”

## Applications and Project Narratives

Page 2	Winery Use Permit Application
Page 22	Exemption to the Conservation Regulations Application
Page 30	Project Narrative

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025



A Tradition of Stewardship  
A Commitment to Service

file No P18-00448

## Napa County

### Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web [www.countyofnapa.org/cdp/](http://www.countyofnapa.org/cdp/) email [cdp@countyofnapa.org](mailto:cdp@countyofnapa.org)

## Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit

Date Submitted: 12/27/18 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: New 20,000 gpy Winery with tours and tastings by appointment  
Request includes variance and RSS exception requests (See P18-00451-VAR)

\*Application Fee Deposit: \$ 10,000 Receipt No. 132940 Received by: D Ayers Date: 12/27/18

\*Total Fees will be based on actual time and materials

To be completed by applicant...

Project Name: The Vineyard House Winery

Assessor's Parcel No: 027-360-022 Existing Parcel Size: 42.9 ac.

Site Address/Location: 1581 Oakville Grade Road Napa CA 94559  
No Street City State Zip

Primary Contact: ☐ Owner ☐ Applicant ☒ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Jeremy Justin Nickel

Mailing Address: P.O. Box 3807 Yountville CA 94559  
No Street City State Zip

Telephone No( ) - E-Mail: \_\_\_\_\_

Applicant (if other than property owner): same as owner

Mailing Address: \_\_\_\_\_  
No Street City State Zip

Telephone No( ) - E-Mail: \_\_\_\_\_

Representative (if applicable): Paul Kelley, Paul Kelley Architecture

Mailing Address: 541 Jefferson Street Napa CA 94559  
No Street City State Zip

Telephone No(707) 257 - 1148 E-Mail: paul@paulkelleyarchitecture.com

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## Use Permit Information Sheet

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### Use

Narrative description of the proposed use (please attach additional sheets as necessary):

A new 20,000 gallon per year winery with tours and tasting by appointment only.

The winery will renovate the existing historic house under the Department of the Interior Standards for historic renovations.

Please see attached plans and narrative for full description.

What, if any, additional licenses or approvals will be required to allow the use?

District \_\_\_\_\_

Regional \_\_\_\_\_

State ABC

Federal TTB

### Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

On-site improvements include grading, paving and placement of spoils from the proposed cave.

## Improvements, cont.

Total on-site parking spaces: 0 existing 8 proposed  
Loading areas: 0 existing 0 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N  
☒ Type IV H.T. (Heavy Timber) ☒ Type V 1 Hr. ☒ Type V (non-rated)  
(for reference, please see the latest version of the California Building Code)

*BARN*

*pump house*

*HOUSE / tashing*

Is the project located in an Urban/Wildland Interface area? ☒ Yes ☐ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): +/- 3 acres

## Employment and Hours of Operation

Days of operation: 0 existing 7 days/week proposed  
Hours of operation: 0 existing up to 12 hours/day proposed  
Anticipated number of employee shifts: 0 existing 6 proposed  
Anticipated shift hours: 0 existing 1 proposed

Maximum Number of on-site employees:

☐ 10 or fewer ☐ 11-24 ☐ 25 or greater (specify number) \_\_\_\_\_

Alternately, you may identify a specific number of on-site employees:

☒ other (specify number) 6

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## Certification and Indemnification

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

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

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

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

JEREMY NICKEL

Print Name of Property Owner

Print Name Signature of Applicant (if different)

Jeremy Nickel 12/21/18

Signature of Property Owner

Date

Signature of Applicant

Date



## Supplemental Application for Winery Uses

### Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None

\* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/Index.aspx?clientId=16513>

### Production Capacity \*

Please identify the winery's...

Existing production capacity: n/a gal/y Per permit No: \_\_\_\_\_ Permit date: \_\_\_\_\_

Current maximum actual production: \_\_\_\_\_ gal/y For what year? \_\_\_\_\_

Proposed production capacity: 20,000 gal/y

\* For this section, please see "Winery Production Process," at page 11.

### Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation: \_\_\_\_\_ existing 12 persons/day proposed

Average daily tours and tastings visitation<sup>1</sup>: \_\_\_\_\_ existing 60 persons/week proposed

Visitation hours (e.g. M-Sa, 10am-4pm): \_\_\_\_\_ existing 10 a.m. to 6 p.m. proposed

Non-harvest Production hours<sup>2</sup>: \_\_\_\_\_ existing 8 a.m. to 6 p.m. proposed

<sup>1</sup> Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

<sup>2</sup> It is assumed that wineries will operate up to 24 hours per day during crush.

## **Grape Origin**

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

## **Marketing Program**

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

The marketing will primarily focus on small groups of 20 persons. (12 per year)

In addition two larger marketing events would take place.

1 non-profit or industry related event for 50 persons

1 annual harvest party for 100 persons

## **Food Service**

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Food service would be catered. There is no proposed onsite commercial kitchen.

## Winery Coverage and Accessory/Production Ratio

**Winery Development Area.** Consistent with the definition at "a," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>n/a</u>	sq. ft.	<u>                    </u>	acres
Proposed	<u>9,000</u>	sq. ft.	<u>0.21</u>	acres

**Winery Coverage.** Consistent with the definition at "b," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>32,322</u>	sq. ft.	<u>0.74</u>	acres	<u>1.72</u>	% of parcel
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**Production Facility.** Consistent with the definition at "c," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>n/a</u>	sq. ft.	Proposed	<u>11,898</u>	sq. ft.
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**Accessory Use.** Consistent with the definition at "d," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>n/a</u>	sq. ft.	<u>                    </u>	% of production facility
Proposed	<u>2,601</u>	sq. ft.	<u>22</u>	% of production facility

## Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- ☐ None – no visitors/tours/events (Class I)      ☐ Guided Tours Only (Class II)      ☒ Public Access (Class III)
- ☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

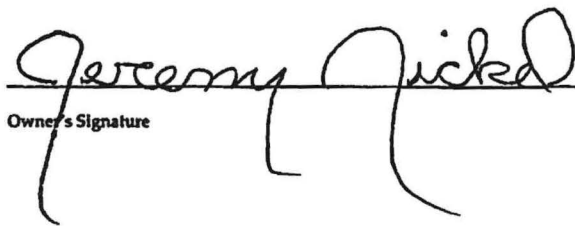
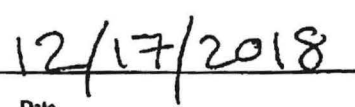
Cave area	Existing: <u>0</u>	sq. ft.	Proposed: <u>4,188</u>	sq. ft.
Covered crush pad area	Existing: <u>0</u>	sq. ft.	Proposed: <u>2,186</u>	sq. ft.
Uncovered crush pad area	Existing: <u>0</u>	sq. ft.	Proposed: <u>0</u>	sq. ft.

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### Initial Statement of Grape Source

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Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c),  
I hereby certify that the current application for establishment or expansion of a winery  
pursuant to the Napa County Winery Definition Ordinance will employ sources of  
grapes in accordance with the requirements of Section 12419(b) and/or (c) of that  
Ordinance.

   
Owner's Signature Date

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

## Water Supply/ Waste Disposal Information Sheet

### Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	Well _____	Tank _____
Name of proposed water supplier (if water company, city, district):	Private _____	Private _____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	450 +/- avg _____ gallons per day (gal/d)	
Current water source:	Well _____	Tank _____
Anticipated future water demand:	510 +/- avg _____ gal/d	n/a _____ gal/d
Water availability (in gallons/minute):	120+ _____ gal/m	200+ _____ gal/m
Capacity of water storage system:	n/a _____ gal	35,000 _____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	Tank (underground) _____	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage _____	winery pw _____
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	Onsite septic _____	Onsite irr. _____
Name of disposal agency (if sewage district, city, community system):	n/a _____	n/a _____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	330 _____ gal/d	0 _____ gal/d
Anticipated future waste flows (peak flow):	226 _____ gal/d	1,000 _____ gal/d
Future waste disposal design capacity:	330 _____ gal/d	1,000 _____ gal/d

### Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at [www.countyofnapa.org/dem](http://www.countyofnapa.org/dem).

### Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

### Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): onsite

# VINEYARD HOUSE WINERY

## Winery Traffic Information / Trip Generation Sheet

### Traffic during a Typical Weekday

Number of FT employees:	4	x 3.05 one-way trips per employee	=	12.2	daily trips.
Number of PT employees:	2	x 1.90 one-way trips per employee	=	3.8	daily trips.
Average number of weekday visitors:	12	/ 2.6 visitors per vehicle x 2 one-way trips	=	10.4	daily trips.
Gallons of production:	20,000	/ 1,000 x .009 truck trips daily <sup>3</sup> x 2 one-way trips	=	0.4	daily trips.
Total				=	26.8 (27) daily trips.
Number of total weekday trips x .38				=	11 PM peak trips.

### Traffic during a Typical Saturday

Number of FT employees (on Saturdays):	4	x 3.05 one-way trips per employee	=	12.2	daily trips.
Number of PT employees (on Saturdays):	2	x 1.90 one-way trips per employee	=	3.8	daily trips.
Average number of weekend visitors:	12	/ 2.8 visitors per vehicle x 2 one-way trips	=	8.6	daily trips.
Total				=	24.6 (25) daily trips.
Number of total Saturday trips x .57				=	15 PM peak trips.

### Traffic during a Crush Saturday

Number of FT employees (during crush):	4	x 3.05 one-way trips per employee	=	12.2	daily trips.
Number of PT employees (during crush):	2	x 1.90 one-way trips per employee	=	3.8	daily trips.
Average number of weekend visitors:	12	/ 2.8 visitors per vehicle x 2 one-way trips	=	8.6	daily trips.
Gallons of production:	20,000	/ 1,000 x .009 truck trips daily x 2 one-way trips	=	0.4	daily trips.
Avg. annual tons of grape on-haul:	28	x .11 truck trips daily <sup>4</sup> x 2 one-way trips	=	0.4	daily trips.
Total				=	25.4 (26) daily trips.
Number of total Saturday trips x .57				=	15 PM peak trips.

### Largest Marketing Event- Additional Traffic

Number of event staff (largest event):	12	x 2 one-way trips per staff person	=	24	trips.
Number of visitors (largest event):	100	/ 2.8 visitors per vehicle x 2 one-way trips	=	72	trips.
Number of special event truck trips (largest event):	5	x 2 one-way trips	=	10	trips.

<sup>3</sup> Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

<sup>4</sup> Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).



**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM  
FACILITY INFORMATION  
BUSINESS ACTIVITIES**

Page 1 of

**I. FACILITY IDENTIFICATION**

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)			3
BUSINESS SITE ADDRESS			103
BUSINESS SITE CITY	104	CA	105
CONTACT NAME	106	PHONE	107

**II. ACTIVITIES DECLARATION**

**NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.**

Does your facility...	If Yes, please complete these pages of the UPCF....	
<b>A. HAZARDOUS MATERIALS</b> Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input type="checkbox"/> NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
<b>B. REGULATED SUBSTANCES</b> Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 4a	Coordinate with your local agency responsible for CalARP.
<b>C. UNDERGROUND STORAGE TANKS (USTs)</b> Own or operate underground storage tanks?	<input type="radio"/> YES <input checked="" type="radio"/> NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
<b>D. ABOVE GROUND PETROLEUM STORAGE</b> Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES <input checked="" type="radio"/> NO 8	NO FORM REQUIRED TO CUPAs
<b>E. HAZARDOUS WASTE</b> Generate hazardous waste?	<input type="radio"/> YES <input checked="" type="radio"/> NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="radio"/> YES <input checked="" type="radio"/> NO 14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14b	See CUPA for required forms.

**F. LOCAL REQUIREMENTS**

(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)

15



A Tradition of Stewardship  
A Commitment to Service

Planning, Building & Environmental Services - David Morrison, Director  
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - [www.countyofnapa.org](http://www.countyofnapa.org)

Project name & APN: The Vineyard House Winery, 027-360-012

Project number if known:

Contact person: Paul Kelley

Contact email & phone number: [paul@paulkelleyarchitecture.com](mailto:paul@paulkelleyarchitecture.com)

Today's date:

## Voluntary Best Management Practices Checklist for Development Projects

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

### Practices with Measurable GHG Reduction Potential

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

Already Plan  
Doing To Do

ID # BMP Name

☐☒

#### BMP-1 Generation of on-site renewable energy

*If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.*

Solar may be added in the future, but there are no new buildings to provide roof top solar with this project.

☐☐

#### BMP-2 Preservation of developable open space in a conservation easement

*Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.*

As approved by the Planning Commission  
07/03/2013



Already Plan  
Doing To Do

- ☐ ☐ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**  
*Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO<sub>2</sub>e and add the County's carbon stock.*

- ☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**  
*The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.*

Number of total vehicles

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

- ☐ ☒ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**  
*The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).*

Tier 1 Cal-Green code requirements will be included

- ☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**  
*Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.*

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

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

Estimated annual VMT

Potential annual VMT saved

% Change

As approved by the Planning Commission  
07/03/2013

Already Plan  
Doing To Do

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

*See description below under BMP-5.*

**Build to CALGREEN Tier 1**

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☐ ☒ **BMP-8 Solar hot water heating**

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

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

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

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

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

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☐ ☐ **BMP-11 Bicycle Incentives**

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

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

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

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07/03/2013

Already Plan  
Doing To Do

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

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

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

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

Water efficient winemaking equipment will be utilized to wash barrels and clean tanks to reduce water usage by 20%.

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

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

LID principals are incorporated into the drainage design. Refer to Stormwater Control Plan prepared by Applied Civil for additional information.

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

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

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

Plan minimal landscaping that meets WELO standards.

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

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

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As approved by the Planning Commission  
07/03/2013

Already Plan  
Doing To Do

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

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

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

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

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

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

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

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

EV Charging Stations may be added in the future. Improvements will provide necessary infrastructure for future addition within parking area.

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

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

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Already Plan  
Doing To Do

☐ ☐ **BMP-23**

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

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

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

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

Very small building footprint compared to the entire site, most of site left in a natural state.

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

**BMP-25 (a)**

☐

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

**BMP-25 (b)**

☐

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

**BMP-25 (c)**

☐

**LEED™ Platinum** (check all 4 boxes)

## Practices with Un-Measured GHG Reduction Potential

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

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

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

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

As approved by the Planning Commission  
07/03/2013

Already    Plan  
Doing    To Do

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**BMP-28 Use of recycled materials**

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

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**BMP-29 Local food production**

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

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

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

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**BMP-31 Use 70-80% cover crop**

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

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

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

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

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

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**Comments and Suggestions on this form?**

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## EXHIBIT A

### Hourly Fee Agreement

PROJECT File: P18-00448 & P18-00451; request for The Vineyard House Winery

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

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

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.



## EXHIBIT A

3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.
7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

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

JEREMY NICKEL

Mailing Address of the Applicant responsible for paying processing fees:

P.O. Box 422 Oakville, Ca. 94562

Signature: \* Jeremy Nickel

Email Address: jeremy@tvhwinery.com

Date: 12/29/2018

Phone Number: 415.999.2499

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





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A Commitment to Service

P18-00448-Winery  
FILE # P21-00341-Con. Regs.

**NAPA COUNTY**  
**PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**  
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**APPLICATION FOR USE PERMIT**  
**EXCEPTION TO CONSERVATION REGULATIONS**

FOR OFFICE USE ONLY	
ZONING DISTRICT: <u>AW</u>	Date Submitted: <u>1/2022</u>
TYPE OF APPLICATION: _____	Date Published: _____
REQUEST: <u>Cave Portal, covered crush pad, &amp; bottling area</u>	Date Complete: _____

TO BE COMPLETED BY APPLICANT <small>(Please type or print legibly)</small>	
PROJECT NAME: <u>Vineyard House Winery--exception to ephemeral stream setback</u>	
Assessor's Parcel #: <u>027-360-022</u>	Existing Parcel Size: <u>42.9 +/- acres</u>
Site Address/Location: <u>1581 Oakville Grade Oakville, CA. 94562</u>	
Property Owner's Name: <u>Jeremy Justin Nickel</u>	Mailing Address: <u>P.O. Box 387 Yountville, CA. 94599</u>
Telephone #: <u>(707)-944-0392</u> Fax #: <u>( ) -</u>	E-Mail: <u>jeremy@tvhwinery.com</u>
Applicant's Name: _____	
Mailing Address: _____	
Telephone #: _____ Fax #: <u>( ) -</u> E-Mail: _____	
Status of Applicant's Interest in Property: <u>Property Owner's Representative</u>	
Representative Name: <u>Land Use Planning Services</u>	
Mailing Address: <u>2423 Renfrew Street Napa, CA. 94558</u>	
Telephone # <u>(707) 255-7375</u> Fax #: <u>( )</u>	E-Mail: <u>jreddingaicp@comcast.net</u>
<p>I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.</p>	
<u>Jeremy J Nickel</u> <small>Signature of Applicant</small> <u>Jeremy j Nickel</u> <small>Print Name</small>	<u>Dec 2, 2021</u> <small>Date</small> <small>Signature of Property Owner</small>  <small>Print Name</small>

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES		
Application Fee Deposit: \$ _____	Receipt No.: _____	Received by: _____ Date: _____

**SUPPLEMENTAL APPLICATION FORM**  
**USE PERMIT EXCEPTION TO CONSERVATION REGULATION**

1. Please explain the reason for the exception request.

The existing property has limited level areas available for construction due to the fact that the majority of the site has slopes over 30%, contains mature oak woodlands and includes approximately 26 acres of mature vineyard. In addition to these physical constraints, the site is further constrained by numerous required road and property line setbacks including the winery setback from the private driveway; the required setbacks from existing wells and a required 400' setback from a (presumed) non-compliant uphill septic system. Just as important, the proposed project retains the integrity of the historic Baldrige House by eliminating any visual competition between the historic building and the proposed winery. These site constraints are shown on the plan prepared by Applied Civil Engineering (ACE), dated 11/29/21 and incorporated by reference. The site chosen for the winery is adjacent to the existing internal driveway that would access the winery; is proximate to existing vineyards that allows for internal transport of grapes for onsite processing and is screened from view from offsite driveways and properties so as to reduce any visual impact. The proposed project has been sited to minimize impacts on steep hillsides that would require extensive earthmoving and tree removal.

This application is a redesign of a previous application filed in December 2019 that involved the conversion of an existing, residential accessory building (barn) to winery use. Repurposing of this existing accessory building to winery use would necessitate a variance to the required winery road setback. The proposed redesign eliminates the need for a variance but would be located within the 35' setback of an ephemeral stream that up until the passage of the Watershed and Tree Protection Ordinance (WTP) in February 2020 would not have required a setback. A revised site plan has been prepared that locates the proposed winery within a hillside cave with cut and cover entry portal/crush pad, while retaining the historic Baldrige House as a stand-alone admin and hospitality building. The revised plan includes an access driveway that crosses the existing ephemeral stream—this improvement is located within the now 35' setback adopted as part of the WTP) ordinance. It is this encroachment that the applicant is now seeking approval of the conservation regulation exception.

Before committing to the new site plan, the applicant engaged a county-approved biologist to investigate and evaluate potential significant impacts associated with the revised site plan. The result of this investigation was the preparation of the "Biological Resources Report" prepared by Sol Ecology dated November 17, 2021. In addition to evaluating potential impacts of the revised project, a detailed mitigation plan for all identified impacts was presented. The Report concludes that adoption and implementation of the proposed mitigation measures contained in the Report will reduce all identified biological impacts to a less than significant level.

2. Are there any alternatives to the project that would not require an exception? Please explain.

No, a number of project alternatives were evaluated to avoid the variance to the winery road setback from the private driveway that provides access to the property. As shown on the constraints map prepared by ACE, the

project site has limited flat areas for future improvements including steep slopes (>30%), dense oak woodland and other native vegetation, numerous private driveways, and existing vineyard. These site conditions limit where the proposed winery can be located. The proposed site is a logical location for the future winery in that it avoids the need for variances, limits the encroachment into the numerous required driveway and property line setbacks, and reduces tree removal and will not result in any significant or potentially significant impact to the ephemeral stream, all while preserving the majority of the steeply sloping site. In addition, the proposed siting allows for efficient transport of grapes from onsite vineyards, eliminates major road improvements and provides code-compliant access to emergency vehicles. The project has been sited to minimize visual impacts from nearby driveways and parcels proximate the site. The site contains very limited flat land that necessitates some hillside construction.

In summary, the minor encroachment into the ephemeral stream setback poses no potentially significant impacts to the ephemeral stream, all will be mitigated in accordance with the recommendations of the biological assessment prepared by Sol Ecology. Further construction of the project as currently designed reduces significant tree removal, grading and earthmoving with minimal visual impacts. The proposed project avoids all variances, is consistent with required setbacks from assumed uphill, non-compliant wastewater systems, minimizes tree removal, and retains the historic Baldrige House as part of the project. With the assurance that all potential significant impacts on the affected stream, the proposed project represents the environmentally superior project alternative.



3. Describe how the project can meet the findings described in Section 18.104.040 A (structural or road project), or Section 18.108.040B (agricultural project).

See discussion below

### **Section 18.108.040.A. Structural/road development projects**

- a. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading: (Please describe).

A single driveway bridge entrance connecting to the proposed winery/cut and cover entrance/crush pad and winery cave, encroaches into the 35' setback. No earthmoving is required to construct the driveway entrance. Rather than filling underneath the entryway the applicant at the suggestion of the biologist will include a culvert to contain the stream. The entry bridge covers about 22 lineal feet of the ephemeral stream. Construction of the cut and cover production cave within the hillside area reduces earthmoving necessitated by the original project design and further reduces tree removal. Potential impacts resulting from the installation of the proposed culvert and entry bridge (shading of a portion of the ephemeral stream) will be reduced to less than significant levels by adoption of the mitigation plan prepared by the project's restoration biologist and attached to this application.

- b. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project, including the following elements:
- i. Multiple-floor levels which follow existing, natural slopes;
  - ii. Foundation types such as poles, piles, or stepping level which minimize cut and fill and the need for retaining walls;
  - iii. Fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

This finding is not applicable as no new structures are proposed as part of this application. The proposed project has been designed and sited to minimize earthmoving and grading, tree removal and minimal visual impacts of a new building. The proposed cave portals are screened from the view from offsite residences and driveways.

- c. The development project minimizes removal of existing vegetation , incorporates existing vegetation into final design plans, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

The project site is blessed with abundant vegetation both native and ornamental. Tree removal is minimized by the construction of a cut and cover production cave—the extent of tree removal necessitated by the proposed project is shown on page 6 of the engineering drawings prepared by ACE. Project impacts on vegetation, wildlife and potential candidate plant and animal species were evaluated by SolEcology, a biological consulting firm. Their assessment and recommended mitigation plan is included with this application. Implementation of the recommended mitigation measures together with the replanting of trees, removed as part of this project pursuant to the county WTP will mitigate all identified environmental impacts.

4. Adequate fire safety measures have been incorporated into the design of the proposed development.

The proposed project complies with the current county road and street standards with regard to road width, slope and required fire truck turnaround area, all of which are incorporated into the project design. In addition, county requirements for fire water storage is incorporated into the project's design. A 35,000-gallon underground water storage tank has already been installed; county required fire water conveyance infrastructure will be developed in conjunction with project construction.

5. Disturbance to streams and streams shall be minimized, and setbacks shall be retained as specified in Section 18.108.025.

Entrance to the cut and cover wine production cave requires the construction of a crossing of the existing ephemeral stream. The applicant's biological consultant evaluated the potential impacts of the proposed stream crossing in particular and impacts of the project generally. The biological resources report prepared by Sol Ecology evaluated all potential project impacts on the ephemeral stream, its habitat value, and any potential impacts on rare/endangered and candidate plant and animal species. The report concluded all potential project impacts will be reduced to less than significant levels with the implementation of the mitigation plan included in the report.

6. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

Sol Ecology, a Petaluma-based biological consulting company conducted an extensive evaluation of potential project impacts on threaten or endangered plant and animal habitats. Potential impacts were evaluated, and a mitigation plan prepared. Implementation of this plan will reduce all potential project impacts to less than significant levels. Appropriate mitigation required as part of the WTP ordinance



will also be implemented to provide additional protection of the project site's biological resources.

**Section 18.108.040.B. Agricultural projects, or Agricultural roads as defined by Planning, Building, and Environmental Services, Engineering Division**

7. The erosion rate that results two years from the completion of the proposed agricultural development does not exceed the soil tolerance factor approved by the Natural Resource Conservation Service for the soil type, topography and climatic conditions in which the project is located;

N/A

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8. Impacts on streams and streams are minimized, and adequate setbacks along these drainageways are or will be maintained.

N/A

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9. The project does not adversely impact sensitive, rare, threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

N/A

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## INDEMNIFICATION AGREEMENT

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

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

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

  
\_\_\_\_\_  
Jeremy J. Nickles (Dec 2, 2021 10:02 PST)  
Applicant

\_\_\_\_\_  
Property Owner (if other than Applicant)

\_\_\_\_\_  
11/29/2021  
Date

\_\_\_\_\_  
Project Identification





Revised Use Statement  
Vineyard House Winery  
1581 Oakville Grade  
Oakville

**Project Description**

The applicant proposes to establish a new 20,000-gallon winery within a combination traditional wine cave and cut and cover structure (herein after ' wine cave') south of the existing barn and adjacent to the existing vineyards. The wine cave will measure approximately 13,000 s.f. and include barrel storage, crush pad, bottling and equipment storage ~~and a VIP tasting room within a portion of the proposed rotunda area..~~ This proposal replaces the original 2019 application that proposed to convert an existing structure to winery use. The 2019 project was revised in January 2022 to relocate the winery to the hillside area as shown on the architectural and civil drawings submitted in 2022.

Removed  
from  
scope  
-mz

A single bridge crossing over the existing ephemeral watercourse provides access to the wine cave. A conservation regulation exception was filed in January 2022 to allow for the encroachment into the required 35' setback from this watercourse. The exception request was accompanied by a detailed biological assessment that included impacts and mitigation measures to reduce potential impacts to less than significant levels. These mitigation measures included restoration of a portion of the ephemeral watercourse as well as plantings for trees removed as part of the construction process.

The project site is 42.9 +/- acres in size and includes 26 acres of mature vineyard, the historic Baldrige House currently the owner's residence, extensive ornamental landscaping and the existing barn—the latter not a part of this application. These existing improvements occupy the more level portion of the property with the remainder of the parcel in oak woodlands and steep slopes. The Baldrige House will be repurposed for administration and hospitality use as part of this project and will be renovated according to the Secretary of Interior Standards for Rehabilitation as part of this project. Once approved the Baldrige House will be the main tasting venue and host up to twelve (12) visitors per day..

Access to the project continues to be an existing private driveway that intersects with Oakville Cross Road. A request for an exception to County road and street standards, prepared by Applied Civil Engineering is on file with the county

Modifications to the wine cave have been undertaken since this application was filed in early 2022. These recent modifications were made to address agency comments concerning relationship of the proposed wine caves to uphill septic systems, and impacts on ephemeral watercourse. Currently all construction occurs outside of required winery setbacks and outside of the zone of influence of any uphill, non-compliant septic systems. The biological assessment prepared for the project ensures that the proposed project will not result in significant or potentially significant impacts on the watercourse

Additional refinements to the winery project occurred in response to the most recent (August 2022) application status letter. The principal concern of this letter was whether or not the proposed water use for the winery was consistent with Governor Newsom's Executive Order relating to groundwater use. The applicant was requested to confirm water use for consistency

with this policy. The applicant's hydrogeologist and project engineer in consultation with the project landscape architect undertook a detailed review of existing and proposed water use. The goal was water neutrality for the project to eliminate incremental impacts on groundwater. In order to achieve water neutrality, the applicant has agreed to remove significant portions of existing water thirsty landscaping as shown on the updated landscape plan prepared by Megan Stromberg, ASLA. No other changes are proposed to the project currently on file.

## **Proposed Improvements**

A summary of the proposed on- and off-site improvements is proposed as part of this project. More details are provided in the application and accompanying plans

### On-Site Improvements

1. Construct a 13,000 +/- s.f. wine cave and cut and cover structure including crush pad/bottling area and winery vestibule, and two (2) cave portal entrances. ~~A portion of the proposed 2,200 s.f. rotunda will be used for VIP tastings consistent with the requirements of the 2019 CBC;~~
2. Upgrade circulation, parking, water, wastewater and fire suppression systems.
3. Rehabilitate the historic Baldrige House per the Secretary of Interior Standards and convert structure to administration and hospitality use
4. Install mitigation plantings and other recommended improvements to the ephemeral watercourse adjacent to the proposed winery as set forth in the Biological Assessment and landscape irrigation plan prepared by Megan Stromberg, dated March 17, 2022
5. Remove existing lawn as shown on plans prepared by Megan Stromberg, dated December 17, 2022
6. Implement county-required storm water management facilities as described on sheet C-10 on plans prepared by ~~Applied~~ Civil Engineering, dated June 2022

Removed  
from  
scope  
-VZ

### Off-Site Improvements

1. Upgrade existing driveway connection to Oakville Grade as described in the request for road exception, dated January 2021 as prepared by Applied Civil Engineering;
2. Deposition of cave spoils as shown on sheet C-9 if plans dated June 2022 prepared by Applied Civil Engineering

Rev 1/17/23

  
Jeremy J. Hill (Jan 24, 2023 10:13 HST)

“F”

## Water Availability Analysis

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025

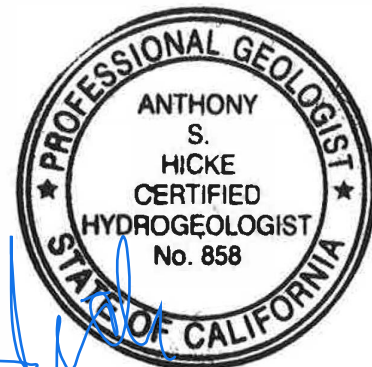


**MEMORANDUM**

September 27, 2024

To: Mr. Jeremy Nickel  
c/o Mr. Paul Kelley  
Paul Kelley Architecture  
541 Jefferson St.  
Napa, CA 94559  
Sent via email ([paul@paulkelleyarchitecture.com](mailto:paul@paulkelleyarchitecture.com))

Cc: Mike Muelrath  
Applied Civil Engineering (ACE)  
Sent via email ([mike@appliedcivil.com](mailto:mike@appliedcivil.com))



Job No. 571-NPA04

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

Re: Results of Aquifer Testing of Two Onsite Wells and  
Napa County Tier 1 and Tier 3 Water Availability Analysis  
The Vineyard House  
Vicinity Oakville, County APN 027-360-022  
Napa County, California

**Introduction**

This Memorandum presents the key findings and conclusions, along with our preliminary recommendations, regarding the testing of two onsite water wells and the associated Water Availability Analysis (WAA) prepared by RCS for the proposed new winery development at The Vineyard House (TVH) property in Napa County (County), California. This document was prepared by RCS to provide conformance with Napa County Tier 1 requirements, as described in the Napa County WAA Guidelines (Napa County, 2015). The Vineyard House property is comprised by 42.7 acres and is located at 1581 Oakville Grade Road, just west of Oakville in Napa County.

This document has been prepared at the request of Napa County to combine four previous documents prepared for this project. Since submission of the first WAA document by RCS in 2019 for the Winery project (RCS, 2019), RCS has prepared Addenda to respond to County questions/comments, and also prepared a Tier 3 document. The documents prepared by RCS in the past for this project include the following:

- (RCS, 2019) "Results of Aquifer Testing of Two Onsite Wells and Napa County Tier 1 Water Availability Analysis, The Vineyard House, Vicinity Oakville, County APN 027-360-022, Napa County, California", dated January 21, 2019.



## MEMORANDUM

- (RCS, 2022) "Preparation of Napa County Tier 3 Water Availability Analysis (WAA), Vineyard House Winery Property, Vicinity Oakville, Napa County, California", dated July 15, 2022.
- (RCS, 2023) "Response to Napa County Planning, Building & Environmental Services (PBES) Comments in Application Status Letter V.4, The Vineyard House Winery Property, Vicinity Oakville, Napa County, California", addendum Memorandum, dated January 9, 2023.
- (RCS, 2023b) "Response to Napa County Planning, Building & Environmental Services (PBES) Comments in Application Status Letter, dated January 9, 2023, The Vineyard House Winery Property, Vicinity Oakville, Napa County, California", Second Addendum Memorandum, dated May 24, 2023.

Napa County Planning, Building & Environmental Services (PBES) has requested that the above-listed documents be combined into a single document. Hence, this subject document represents a consolidation of the information in the four documents into a format similar to the original RCS 2019 submittal. Note that several of the Figures and Tables that appeared separately in those prior documents have been consolidated into a more succinct set of attachments for this document, to reduce the presentation of redundant data. The numbering of the Figures and Tables attached to this document has been updated accordingly, to reflect the newly consolidated attachments. In addition, two Figures that were inadvertently included in the 2019 WAA have been excluded from this document; they were not referenced in the original document and were irrelevant to the analyses presented therein. In the 2019 WAA, those Figures were titled "Figure 8A Watershed Geology," and "Figure 5B Description and Legend of Geologic Units".

Figure 1, "Location Map," shows the boundaries of the subject property superimposed on the USGS topographic map for the Rutherford quadrangle. Property boundaries shown on Figure 1 were adapted from the County Assessor's parcel data and/or parcel data provided by Albion Surveys (Albion) of St. Helena, California; County parcel data are freely available on the Napa County GIS website. Also shown on Figure 1 are the locations of the existing onsite water wells used by TVH (known herein as "Well 1", "Well 2"; and "Domestic Well"), the onsite easement well ("Harlan Easement Well") used by a neighboring property, and the locations of nearby but offsite wells owned by others. Figure 2, "Aerial Photograph Map," shows the same property boundaries and well locations that are illustrated on Figure 1, but the basemap for Figure 2 is an aerial photograph of the area; this aerial photograph was obtained from the USGS EarthExplorer website (the date of the imagery is June 3, 2016).

As reported by the project engineer, Applied Civil Engineering (ACE) of Napa, California, the 42.7-acre subject property is currently developed with the following: 26 acres of existing vineyards; a residence that will be converted to winery uses; onsite landscaping; and other ancillary buildings. Irrigation water demands for the existing vineyards at the subject property have historically been met using water delivered from an offsite property via an existing water easement. Other existing onsite water demands (including those for the residence and the landscape irrigation) have historically been met by pumping groundwater from two of the existing onsite wells: the Domestic Well and/or Well 2.





## MEMORANDUM

RCS understands the proposed project is to develop a new winery with a production capacity of 20,000 gallons of wine per year. For this project, the future groundwater demands for the new winery are proposed to be met using existing onsite Wells 1 and 2; these two wells are considered to be the “project wells” for the purpose of this WAA. The owner also proposes to use groundwater pumped from Wells 1 and 2 to help meet future water demands of the existing onsite landscape irrigation. Water demands for the existing vineyard will continue to be met using water delivered from an offsite property via an existing water easement, as been done historically. Groundwater may also be used in the future for vineyard irrigation if delivery of the offsite easement water supply were to be unavailable, or interrupted for maintenance or other purposes, etc. If water is unavailable from the offsite source, total annual groundwater use at the subject property will not exceed the volume of site-specific annual groundwater recharge calculated elsewhere in this WAA. As stated in various portions of the WAA Guidance Document, analyses must consider the effects of “project wells” on nearby wells, springs, or streams (Napa County, 2015), known as a “Tier 2” WAA or “Tier 3” WAA. Two other non-project wells are shown to exist within the boundaries of the subject property on Figure 2. The Domestic well is not considered a project well for the Vineyard House Winery project, as it is not proposed to supply groundwater for the winery project. The Harlan Easement Well pumps water as part of an existing water easement agreement and is only used to help augment water demands for the neighboring Harlan Estate property. The Harlan Easement Well is not under the control of or used by the Vineyard House ownership, and will not supply water to the proposed Vineyard House Winery project. Because they are not project wells, no Tier 2 or Tier 3 assessment of the Domestic Well or the Harlan Easement Well are required as part of the WAA analyses. Extraction from those wells are considered as part of the Tier 1 WAA assessment, however.

The purpose of this Memorandum is to comply with Napa County’s WAA guidelines for a “Tier 1” WAA (i.e., a Groundwater Recharge Estimate); those guidelines were promulgated by the County in May 2015. Because there are no known offsite wells located within 500 ft of the project wells (Wells 1 and 2), County requirements for a “Tier 2” WAA analysis (i.e., a Well Interference Evaluation) have been “presumptively met” per the WAA Guidelines.

A Tier 3 WAA was requested by Napa County PBES in a January 12, 2022-dated letter titled “P18-00448 & P21-00341; The Vineyard House Winery Use Permit and Use Permit Exception to the Conservation Regulations, 1581 Oakville Grade Road; APN 027-360-022, Application Status Letter” (PBES, 2022a). This Tier 3 analysis was requested prior to the issuance of the list of County-defined Significant Streams (Napa County, 2022b) and the County-defined 1,500-foot buffer areas around those Significant Streams (Napa County, 2022c), and therefore includes analysis of many drainage channels in the vicinity of the subject property identified by PBES in January 2022 that would not need to be analyzed today. However, RCS is providing the Tier 3 analyses performed as requested in 2022, even if such analyses are not required under the current Tier 3 WAA rules and regulations.

### **Site Conditions**

From our data review work, and from an initial field reconnaissance visit to the subject property on May 19, 2015, and from a few subsequent visits to the subject property (between April 7, 2016 and February 8, 2018), the following key items were noted and/or observed (refer to Figures 1 and 2):



## MEMORANDUM

- a. The Vineyard House property is comprised of a single parcel having a Napa County Assessor's Parcel Number (APN) of 027-360-022. This parcel is referred to herein as the "subject property." The total assessed area of the subject property, as reported by ACE, is 42.7 acres.
- b. Topographically, the subject property is located in the hills on the western side of Napa Valley, and west of Oakville, south of Oakville Grade Road. The subject property is situated in a small valley that lies between two steep ridgelines that generally trend to the northwest-southeast. This valley was observed by RCS geologists to slope slightly to the north and northwest.
- c. A few ephemeral drainages are shown on the topographic map to exist on the subject property, as illustrated by dashed blue lines (see Figure 1). One drainage is located in the northern portion of the property and runoff in it would flow east across the property into the small valley which comprises most of the property. This onsite drainage was observed to be flowing during our initial May 19, 2015 site visit. A second drainage is located in the central portion of the property and flows east across the property toward the same small valley. The third "main" drainage lies along most of the valley that forms the property; this drainage flows north/northwest across the property. RCS geologists did not observe these two additional drainages during the site visits. All three drainages are tributary to a slightly larger creek that lies offsite to the northeast (mapped as Dwyer Creek on Figure 1).
- d. Developments on the subject property currently consist of a residence, roughly 1 acre of landscaping, and other buildings used for offices and storage.
- e. There are also approximately 26 acres of existing vineyards throughout the subject property.
- f. Offsite areas surrounding the subject property consist primarily of vineyards, wineries, and residences to the north, east and west of the subject property. Naturally vegetated and/or wooded hillsides (i.e., undeveloped areas) were also observed farther offsite to the south and west.
- g. As shown on Figures 1 and 2, four existing water wells are located on the subject property. These include: Well 1 and the Harlan Easement Well, in the southern portion of the property; and Well 2 and the Domestic Well, in the northern portion of property. Although the Harlan Easement Well is located onsite, water from this well is used by the neighboring Harlan Estate property through an existing water easement agreement.
- h. An offsite spring was reported by Albion to exist to the east of the subject property (see Figures 1 and 2). Based on its reported location, this spring is greater than 1,500 ft away from onsite Well 1 and Well 2. This spring reportedly flows year round and is likely the source of flowing water observed by RCS geologists in the northernmost tributary drainage during our May 19, 2015 site visit, as noted above in subpart (c). Historically, this spring water has been collected and used to meet a portion of the landscape irrigation demand onsite. However, for the purposes of this analysis, and



## MEMORANDUM

to present a more conservative analysis, it is assumed no spring water (and therefore, only groundwater) will be used for irrigation in the future.

- i. During our initial May 19, 2015 site visit and other subsequent site visits to the property, RCS geologists also traveled along onsite roads and offsite public roads in the area surrounding the subject property in attempt to identify the possible locations and/or existence of nearby but offsite wells owned by others, and to verify certain offsite well locations provided by Albion. As a result, none of these privately-owned but offsite observed by RCS geologists are known to exist within 500 ft of the two subject project wells: Well 1 and Well 2 (see Figure 2).

RCS geologists also contacted Napa County Planning, Building, and Environmental Service (PBES) in an attempt to acquire "Well Completion Reports" (also known as "driller's logs") that might exist for wells located on those neighboring but offsite properties. In addition, RCS geologists also used the California Department of Water Resources (DWR) online Well Completion Report website to download driller's logs for wells within the immediate vicinity of the subject property. As a result of those inquiries, several driller's logs and/or well drill permits were obtained for wells historically drilled in the area.

Figures 1 and 2 show the approximate locations of known, reported, and/or inferred nearby offsite wells surrounding the subject property, as determined from the field reconnaissance and well log research. None of these mapped offsite wells are known to lie to within 500 of any project wells.

### **Key Construction and Testing Data for Existing Onsite Wells**

DWR Well Completion Reports are available for three of the four onsite wells. The Well Completion Report log numbers for those wells are as follows: Well 1 (Log No. 0992224); Well 2 (Log No. 0992225); and the Domestic Well (Log No. 281555). Copies of these driller's logs are appended to this Memorandum; no driller's log is available for the onsite well known as the Harlan Easement Well. Table 1, "Summary of Well Construction and Pumping Data," provides a tabulation of key well construction data, groundwater airlifting data, and pumping data that are available for the onsite wells.

#### **Well Construction Data**

Key data listed on the available driller's logs and/or identified during our site visits include:

- a. Wells 1 and 2 were drilled and constructed in November and December 2015, respectively, by Pulliam Well Exploration (PWE), of Angwin, California. The Domestic Well was drilled and constructed in August 1989 by Doshier-Gregson, Inc. (DGI) of Vallejo, California. All three wells were drilled using direct mud rotary (bentonite clay) methods.
- b. Pilot hole depths (the borehole drilled before the well casing was placed downwell) for those three wells were reported to have ranged from 350 feet below ground surface (bgs) in the Domestic Well, to 715 ft bgs in both Wells 1 and 2.





## MEMORANDUM

- c. These three onsite wells were all cased with PVC well casing and have nominal diameters ranging from 6 inches in both Well 1 and the Domestic Well, to 8 inches in Well 2; total casing depths ranged from 350 ft bgs in the Domestic Well, to 710 ft bgs in Well 2. The casing depth for the Harlan Easement Well is unknown due to the lack of an available driller's log for this well; the casing diameter for this well was observed in the field to be 6 inches.
- d. Casing perforations for the onsite wells with available data are reported to be factory-cut slots and have slot opening widths of 0.032 inches (32-slot). The top of the uppermost perforations in the wells ranges in depth from 50 ft bgs (in the Domestic Well), to 110 ft bgs (in Well 2). The depth to the base of the bottommost perforations ranges from 350 ft bgs (in the Domestic Well), to 710 ft bgs (in Well 2).
- e. Gravel pack materials shown on the driller's logs for these wells were listed as "pea gravel" for the Domestic Well, and "Well Pack #6" for Wells 1 and 2.
- f. The three onsite wells with available construction data were reportedly installed with sanitary seals consisting of cement (grout) and/or bentonite and concrete. The sanitary seals were set to depths ranging from 26 ft (in the Domestic Well), to 57 ft bgs (in Well 1).

### Summary of Key Well "Test" Data for Onsite Wells

The driller's logs for Well 1, Well 2, and the Domestic Well provided the original post-construction static water levels, and their original airlift test rates (as shown on Table 1). These data include:

- Initial static water levels (SWLs), following completion of well construction, ranged from 55 ft to 120 ft bgs, depending on the well and its date of construction.
- Following its construction, the Domestic Well was reportedly test pumped for a period of 5 hours and at a rate of 50 gallons per minute (gpm). A "water level drawdown" of 80 ft was reported (based on a SWL of 120 ft bgs) at the end of the pumping period.
- Maximum airlift flow rates during initial post-construction airlifting operations in Wells 1 and 2 were estimated by the drillers to have ranged from 120 gallons per minute (gpm) in Well 1, to 200 gpm in Well 2, on the dates of their respective construction. As a rule of thumb, RCS Geologists estimate that normal operational pumping rates for a new well equipped with a permanent pump are typically on the order of only about one-half or less of the airlifting rate reported on a driller's log.
- Water level drawdown values were not listed on the driller's logs for Wells 1 and 2, because water level drawdown cannot be measured during airlifting operations; thus the original post-construction specific capacity values for these two onsite wells cannot be calculated. For the 5-hour pumping test performed in 1989 in the Domestic Well, the specific capacity was calculated to be 0.63 gpm/ft ddn. Specific capacity, in gallons per minute per foot of water level drawdown (gpm/ft ddn), represents the ratio of the pumping rate in a well (in gpm) divided by the amount of water level drawdown (in ft ddn) created in the well while pumping at that rate.



## MEMORANDUM

### Well Data from Site Visits

The following information for the onsite wells was gleaned from RCS site visits performed on the following dates: April 7, 2016; May 12, 2016; June 15, 2016; June 28, 2016, and February 7, 2018; and February 8, 2018. Note that during our initial May 19, 2015 site visit, Wells 1 and 2 had not yet been constructed, and a water level was not measured in the existing Domestic Well at that time due to a lack of downhole access. The later site visits (April 2016 to February 2018) were performed by RCS geologists as part of the aquifer testing that was performed in Wells 1 and 2 in 2016, and as part of additional water level monitoring work performed for this WAA. Key water well information and water level data include:

- Well 1 – A SWL of 96.3 ft below the wellhead reference point (brp) was measured during our April 2016 site visit; the reference point for the measurement was approximately 1.7 ft above ground surface (ags). To our knowledge, Well 1 has never been equipped with a permanent pump since its construction.

Additional SWL depths ranged between 95.6 ft brp (on May 12, 2016) and 100.1 ft brp (on June 28, 2016). A recent SWL of 97.2 ft brp was measured by the RCS geologist on February 7, 2018. In comparison, the driller's log shows an original SWL for this well at 65 ft bgs in November 2015.

- Well 2 – Reportedly, this well was equipped with a permanent pump in September 2016. A SWL of 73.6 ft brp was measured during our April 2016 site visit; the reference point was measured to be 1 ft ags at that time.

SWLs ranging from 69.2 ft brp (on June 15, 2016) to 94.3 ft brp (on February 8, 2018) have been measured by RCS geologists since our initial SWL measurement in April 2016; the current reference point (on February 8, 2018) was measured to be 1.8 ft ags. In comparison, the driller's log shows an original SWL for this well at 55 ft bgs in December 2015. This well was reportedly equipped with a totalizer flow dial by others in September 2016, and during our February 2018 site visit, the totalizer was observed to have a reading of 7.03 acre feet (AF); note that 1 AF = 325,851 gallons.

- Domestic Well – This well was observed to be equipped with a permanent pump during our April 2016 site visit. During our April 2016 site visit to the property, a water level could not be measured at this well due to limited wellhead access; a sounding tube was later installed by others sometime after that April 2016 site visit. During our subsequent site visits to the well between May 2016 and February 2018, SWLs ranging from 146.5 ft brp (on May 12, 2016) to 158.6 ft brp (on February 7, 2018) were measured by the RCS geologist; the reference point for these measurements was approximately 1.3 ft ags. In comparison, the driller's log shows an original SWL for this well at 120 ft bgs in August 1989. This well was equipped with a totalizer flow dial device and was observed to have the following readings: 2,564,407 gallons (on April 7, 2016); 2,735,744 gallons (on June 15, 2016); 2,748,340 gallons (on June 28, 2016); and 3,512,944 gallons (on February 7, 2018).
- Harlan Easement Well – This well was observed to be equipped with permanent pump at time of our initial site visit to this well on May 12, 2016. An initial SWL of 122.0 ft brp was measured by the RCS geologist on May 12, 2016; the reference point was



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measured to be approximately 1 ft ags. Additional SWL readings of 125.3 ft and 118.7 ft brp, were measured by the RCS geologist on June 15, 2016 and June 28, 2018, respectively. No totalizer flow dial device was observed to be installed at this well during any of our site visits. Reportedly, groundwater extracted from this well is used by the neighboring Harlan Estate property through an existing water well easement; the operational frequency of use of this well and/or the amount of water annually that is pumped from this well are not known to RCS.

The water level differences observed in these wells between their respective original, post-construction static water levels and more recent static water levels measured could partially be the result of differences in the various manual water level measurement devices (i.e., tape sounders, airlines, etc.) used by the drilling contractors, pumpers, and RCS geologists. Differences in the time of year and antecedent rainfall are also among the causes for these water level differences over time.

### **Local Geologic Conditions**

Figure 3A, "Geology Map (2005)," illustrates the types, lateral extents, and boundaries between the various earth materials mapped at ground surface in the region by others. Specifically, Figure 3A has been adapted from the results of regional geologic field mapping of the Rutherford quadrangle, as published by the California Geological Survey (CGS) in 2005. Note that a more recent geologic map (CGS 2017) is presented on Figure 3B, "Geology Map (2017)," but consideration of that map is limited to the Tier 3 analyses herein, which were originally presented in the RCS 2022 document. Use of the Figure 3A 2005 geologic map is maintained herein for the following discussion (which originally preceded the Tier 3 WAA) in an effort to maintain consistency with prior published documents. However, except for the recent surficial landslide deposits (map symbol Qls), RCS considers these CGS geologic maps (2005 and 2017) to be extremely similar, and use of either geologic map for this WAA would result in the same interpretations and conclusions presented herein.

As shown on Figure 3A, the key earth materials mapped at ground surface in the area from geologically oldest to youngest, include the following:

- a. Alluvial-type deposits. These deposits consist of undifferentiated and/or undivided alluvial fan deposits (map symbols Qhf and Qf, on Figure 3A). These deposits are generally unconsolidated, and consist of layers and lenses of sand, gravel, silt, and clay. These geologic materials are shown to be exposed at ground surface throughout the valley sections of the property and further to the north and east along the main floor of Napa Valley. Based on topography of the area, these geologic materials are estimated to be relatively thin where they are mapped along the small valley that occurs on much of the subject property.
- b. Landslide deposits. Landslide deposits<sup>1</sup> (map symbol Qls) have been mapped in the region and on the subject property by others (see the bright yellow-colored areas on Figure 3A). Arrows within these mapped landslide areas show the general direction

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<sup>1</sup> Note that it was not a part of our Scope of Hydrogeologic Services for this project to study, investigate, analyze, determine, or opine on the potential activity of landslides, and/or on the potential impact that landslides might have on any of the onsite structures, or to any onsite and/or offsite wells used for the subject property.



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of downslope movement within each landslide mass. Portions of these landslides are only exposed at ground surface in two small areas on the subject property, as shown on Figure 3A, but larger landslide masses have been mapped offsite, mainly in the hillsides east and west of the property.

- c. Sonoma Volcanics. The Sonoma Volcanics are comprised by a highly variable sequence of chemically and lithologically diverse volcanic rocks. These rock types include the following: dacite lava flows (map symbol Tsvdg); andesite lava flows (map symbol Tsvabsl); andesite flow breccias (map symbol Tsvasl); and andesite ash flow tuff and tuff breccia (map symbol Tsvatsl). As shown on Figure 3A, andesite flows and flow breccias are exposed at ground surface in the northern and southern portions of the property, and are generally exposed in the hillsides that flank the southern portion of the property. These volcanic rocks also directly underlie the alluvial-type deposits that are exposed along the floor of the small valley which occupies much of the subject property.

Review of the driller's descriptions and/or RCS geologic interpretations of the drill cuttings listed on the available logs for Wells 1 and 2, reveals that drilling of Wells 1 and 2 encountered typical rocks of the Sonoma Volcanics at each well site. Typical driller-terminology for the drill cuttings on those logs included: "brown ash and rock;" "black ash;" and "streaks of broken up black ash." Therefore, based on the available subsurface geologic data, the Sonoma Volcanics are interpreted by RCS to extend to depths of at least 715 ft bgs (in the vicinity of Wells 1 and 2).

- d. Great Valley Sequence. The geologically older (Cretaceous-aged) Great Valley Sequence rocks (map symbol KJgv) are exposed at ground surface in small areas along the western edge of the subject property, but primarily make up much the hillsides west of the property, as shown on Figure 3A. These rocks consist mainly of well consolidated to cemented rocks, thickly bedded mudstone, siltstone, and shale, with minor amounts of thinly bedded sandstone. These rocks are also known to underlie all younger geologic materials (including the Sonoma Volcanics) that occur in the region, and are considered to be the bedrock of the area.

Again, based solely on RCS geologists' interpretations of the driller's descriptions of the drill cuttings listed on the available driller's logs for Wells 1 and 2, these bedrock materials are interpreted to exist at depths greater than the drilled borehole depths of Wells 1 and 2.

## **Local Hydrogeologic Conditions**

The earth materials described above can generally be separated into two basic categories, based on their relative ability to store and transmit groundwater to wells. These two basic categories include:

### Potentially Water-Bearing Materials

The principal water-bearing materials beneath the subject property and its environs are represented by the hard, fractured volcanic flow rocks and flow breccias of the Sonoma Volcanics. The occurrence and movement of groundwater in these rocks tend to be controlled primarily by



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the secondary porosity within the rock mass, that is, by the fractures and joints that have been created in these harder volcanic flow-type rocks over time by various volcanic and tectonic processes. Specifically, these fractures and joints have been created as a result of the cooling of these originally molten flow rocks and flow breccias deposits following their deposition, and also from mountain building or tectonic processes (faulting and folding) that have occurred over time in the region after the rocks were erupted and hardened. Some groundwater can also occur in zones of deep weathering between the periods of volcanic events that yielded the various flow rocks, and also with the pore spaces created by the grain-to-grain interaction in the volcanic tuff and ash, if those rock types exist beneath the harder, flow-type rocks.

The amount of groundwater available at a particular drill site for a well constructed into the Sonoma Volcanics beneath the subject property would depend on such factors as:

- the number, frequency, size and degree of openness of the fractures/joints in the subsurface
- the degree of interconnection of the various fracture/joint systems in the subsurface
- the extent to which the open fractures may have been possibly in-filled over time by chemicals precipitates/deposits and/or weathering products (clay, etc.)
- the amount of recharge from local rainfall that becomes available for deep percolation to the fracture systems
- to a lesser extent, the size of the pore-spaces formed by the grain-to-grain interactions of volcanic ash particles, if those rock types existed beneath the subject property.

As stated above, the principal rock type expected in the subsurface beneath a portion of the property is a combination of hard, volcanic flow rock, and flow breccias that may be fractured to varying degrees. Descriptions of drill cuttings by the well driller that are recorded on the available driller's log for Wells 1 and 2 are consistent with the typical descriptions of the various rocks known in the Sonoma Volcanics. From our long-term experience with the fractured flow rocks within the Sonoma Volcanics, based on numerous other water well construction projects in Napa County, pumping capacities in individual wells have ranged widely, from rates as low as 5 to 10 gpm, to rates as high as 200 gpm, or more.

### Potentially Nonwater-Bearing Rocks

This category includes the geologically older and fine-grained sedimentary rocks of the Great Valley Sequence. These potentially nonwater-bearing rocks would underlie the volcanic rocks that exist beneath the subject property at depths greater than 715 ft bgs, depending on the location, as interpreted by RCS from the driller's descriptions listed on the available driller's logs for Wells 1 and 2.

In essence, these diverse rocks are well-cemented and well-lithified, and have an overall low permeability. Occasionally, localized conditions can allow for small quantities of groundwater to exist in these rocks wherever they may be sufficiently fractured and/or are relatively more coarse-grained. However, even in areas with potentially favorable conditions, well yields are often only a few gpm in these rocks, and the water quality can be marginal to poor in terms of total dissolved solids concentrations, and other dissolved constituents.



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### Geologic Structure

Several faults<sup>2</sup>, as mapped by others, have been interpreted to exist on and in the vicinity of the subject property as shown by the dark-colored, short dashed lines or black dots on Figure 3A (CGS 2005). Also shown on Figure 3A are several fault traces of the "West Napa fault, Browns Valley section (Class A) No. 36a"; these fault traces, shown as green-colored lines, were mapped by the USGS in conjunction with the CGS and are available as GIS files via the USGS "Quaternary Fault and Fold Database" website. The USGS-mapped faults and the faults shown in CGS (2005) are presumably the same faults, and their slight variation in placement on Figure 3A is likely due to GIS mapping projection inaccuracies. Specifically, one of these northwest-southeast trending fault traces is shown to be mapped through the eastern edge of the subject property.

The possible impacts of these faults on groundwater availability in the region are unknown due to an absence of requisite data. Faults can serve to increase the number and frequency of fracturing in the Sonoma Volcanics rocks. If such fractures were to occur, they would tend to increase the amount of open area in the rock fractures which, in turn, could increase the ability of the local earth materials to store groundwater. Faults can also act as barriers to groundwater flow; it is unknown if these mapped faults impact groundwater flow, as water level data necessary to make such a determination are not available.

### Project Water Demands

For the purposes of this WAA, Wells 1 and 2 are considered to be the "project wells," as they will represent the only wells that will be used to meet water demands of the proposed new winery project. As discussed above, the existing residence will re-purposed and become part of the new winery, and the water demands for this use are included in the proposed winery water demands. All existing onsite water demands currently supplied by groundwater (excluding the residence) will continue to use groundwater pumped from Well 1, Well 2, and/or the Domestic Well.

Groundwater pumped by the onsite Harlan Easement Well has been and will continue to be used to supply groundwater for offsite use on a nearby property.

Existing and proposed (future) onsite water demands for the property have been estimated by the project civil engineer (ACE); the table prepared by ACE is adapted herein as "Table 2, Groundwater Use Estimate." As shown on Table 2, the proposed groundwater use for the project is 5.3 AFY, and is summarized below.

#### Existing Water Demands

Water demands for the existing vineyards have historically been met by using offsite water from an existing water easement, and those vineyards will continue to be irrigated with the offsite easement water in the future. Historic onsite domestic uses have been met by pumping groundwater from the Domestic Well and/or Well 2. Existing landscaping irrigation demands are currently met using groundwater (note that historically, spring water was also used for landscaping irrigation demand). Note that Well 1 has not yet been equipped with a permanent pump, and thus is not currently used for any existing uses, but could be in the future as site development evolves.

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<sup>2</sup> Note that it is neither the purpose nor within our Scope of Hydrogeologic Services for this project to assess the potential seismicity or activity of any faults that may occur in the region.



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Existing groundwater demands for the Vineyard House property have been estimated by ACE<sup>3</sup> to be the following:

- a. Existing residential demand = 0.750 acre feet per year (AF/yr)
  - o Note that 1 AF = 325,851 gallons
- b. Existing landscape irrigation demand = 4.815 AF/yr
  - o This demand estimate includes groundwater used for the onsite lawn and other onsite landscaping. This category does not include water used for vineyard irrigation, because the onsite vineyards are currently, and have historically been irrigated using offsite easement water.

Based on the data presented above, groundwater demands for all existing onsite uses are estimated to be approximately 5.6 AF/yr; these demands do not include water for vineyard irrigation, which is currently met using offsite easement water.

### Proposed (Future) Water Demands

In the future, the landscaping irrigation demands will continue to be met by pumping groundwater<sup>4</sup> from the Domestic Well, Well 1, and/or Well 2. As discussed above, the current onsite residence is being converted to winery use, and those water demands are included in the proposed total winery demand. Although the property owner has no current plans to do so, it is possible that at some point in the future a new residence could be built at the subject property. To present a more conservative analysis herein, the groundwater demands of a conceptual future residence are included in the total combined (proposed) groundwater use; groundwater from Well 1, Well 2, and/or the Domestic Well could potentially be used to meet the conceptual residential water demand.

For the proposed new winery project, all future winery water demands (including those of the re-purposed residence) are proposed to be met by pumping groundwater from the project wells, Wells 1 and 2. These water demands for the winery (both domestic and process water uses) are estimated by ACE to be 0.567 AF/yr. Thus, the total proposed onsite groundwater demands for the property will be as follows:

- a. Proposed winery groundwater demand = 0.567 AF/yr
  - o This includes: 0.029 AF/yr for daily visitors; 0.006 AF/yr for events with meals prepared offsite; 0.002 AF/yr for event staff; 0.101 AF/yr for winery employees; and 0.430 AF/yr for winery process water.
- b. Proposed (conceptual) residential groundwater demand = 0.750 AF/yr
  - o This conceptual residence is being considered only to present a more conservative analysis; the property owner has no current plans to construct a new residence at the subject property.

<sup>3</sup> These water demand estimates were reportedly based on those values presented for specified land uses provided in Appendix B of the County's WAA Guidance Document (Napa County, 2015); see the ACE "Groundwater Use Estimate" on Table 2.

<sup>4</sup> For the purposes of this WAA, to present a more conservative analysis, it is assumed no spring water (and therefore, only groundwater) will be used for irrigation in the future.



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- c. Landscape irrigation groundwater demand = 3.984 AF/yr
  - This is reduced from the existing demand, according to the landscape plan prepared by MWS Consulting (MWS).
- d. Vineyard irrigation groundwater demand = 0 AF/yr (same as existing)
  - Vineyard irrigation demands will continue to be met using water delivered from an offsite easement<sup>5</sup>.
- e. Total proposed annual groundwater demand for The Vineyard House property:  
 $= a + b + c + d = 5.3 \text{ AF/yr}$

As shown on the "Groundwater Use Estimate" table prepared by ACE, the total groundwater demand for the property represents a slight decrease from current conditions, and includes a conceptual future residence. Totalizer-measured extraction data from the Domestic Well and Well 2 totalizer flow dials have been collected by RCS geologists during their site visits between April 2016 and February 2018 (Well 1 is unused and has no totalizer). A total of approximately 9.9 AF have been pumped from the Domestic Well (2.9 AF) and Well 2 (7.0 AF) in this 22-month period of record. This calculates to an average groundwater extraction of 0.45 AF/month, or 5.4 AF/yr. This amount is similar to the ACE-estimated existing groundwater demand of 5.6 AF/yr, and therefore corroborates the estimate made by ACE.

### **Proposed Pumping Rates**

To determine an appropriate estimated combined pumping rate necessary from the Well 1, Well 2, and/or the Domestic Well, it will be conservatively assumed that the future landscape irrigation demands (3.984 AF/yr) at the subject property will be required only during a 4-month (roughly 16-week) irrigation season each year (May through August)<sup>6</sup>. In addition, it is assumed that domestic use water and winery process water for the winery will be required year-round (365 days/year), but will vary monthly; the monthly variation of those water demands were provided to RCS by ACE. The monthly proportion for winery demands throughout the year range between 4% (during April and May) and 18% (during September and October) of the total annual demand. Additionally, to be conservative, it is assumed that the conceptual future residence (for which there are no plans to actually build) will also require water year-round (365 days/year). Based on those assumptions, and in order to meet future groundwater demands of the project and existing site uses, Well 1, Well 2, and the Domestic Well would need to pump at a combined rate of about 17 gpm to meet the peak monthly project demand of 1.144 AF, which would occur in the month of August each year. This pumping rate assumes that the onsite wells would be pumped at a 50% operational basis, that is, 12 hours/day, 7 days/week during the August peak monthly demand period each year. Based on the pumping rates reported by LGS during testing in June 2016 of Well 1 and Well 2, each well was successfully pumped at an average rate of 50 gpm for

<sup>5</sup> Although unexpected to occur, the property owner may elect to use groundwater pumped from onsite wells to irrigate the existing onsite vines should access to the offsite easement water be interrupted in the future. If water is unavailable from the offsite source, total annual groundwater use at the subject property will not exceed the volume of site-specific annual groundwater recharge calculated elsewhere in this WAA.

<sup>6</sup> In reality, the irrigation season could last for a period of 20 weeks or longer. Therefore, assuming all onsite landscape irrigation demands would occur during a 16-week irrigations season is a conservative approach, because the groundwater volume for the project would need to be extracted in a shorter period of time.





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a period of approximately 24 hours, and could likely have been tested at higher pumping rates. Thus, it appears the project wells themselves are more than capable of meeting the instantaneous groundwater flow demands required for the winery project and existing uses each year. The Domestic Well may also be used in the future to provide a portion of the landscape irrigation demands (as it is used in the existing condition), which would reduce the amount of water necessary from Wells 1 and 2. The Domestic Well will not be used for any portion of the new winery project demands.

### **Estimated Groundwater Demand from Harlan Easement Well**

As noted above, groundwater is pumped from the onsite "Harlan Easement Well" through an existing water easement agreement and is only used to help augment water demands for the neighboring Harlan Estate property. Therefore, as part of this WAA analysis (and discussed in the subsequent "Estimate of Groundwater Recharge" section herein) RCS will also consider how much groundwater is being pumped (extracted) from this onsite well for vineyard uses, as it relates to the total onsite groundwater extractions. It is the understanding of RCS that this well is currently not equipped with a totalizer flow meter. Thus, there are no totalizer data to help define how much water is actually pumped from this easement well on an annual basis. Multiple attempts have been made by RCS geologists to contact Mr. Micah Flynn of the Harlan Estate Property to request any available information and/or data regarding estimated extraction volumes and/or the current uses of this Easement Well for the Harlan Estate property. RCS geologists have not received that information and/or any groundwater extraction data directly from Harlan Estate personnel.

Therefore, in order to estimate how much groundwater the Harlan Easement Well might pump on an annual basis, several assumptions of the well use were made by RCS geologists. Based on data provided by others, and based on air photo review, approximately five (5) wells exist within the boundaries of the five parcels that comprise the offsite Harlan Estate property. In general, the Harlan Estate property reportedly has been developed with residences, wineries, vineyards, and a small amount of orchards. Due to the existence of these other wells directly on the adjoining Harlan Estate property, RCS assumed the Harlan Easement Well only provides water demands for those developments that exist on the three nearest parcels (APNs 027-360-006, 027-340-054, and 027-490-018) to the well. Land use data for those parcels (i.e., residences, wineries, vineyards, and orchards) were available from the Napa County GIS website. Notable from the aerial photographs (see Figure 2) and available land-use data from those three nearest parcels to the Harlan Easement Well are the following:

- a. A single-family residence was determined to exist on APN 027-360-006. It is assumed that this residence meets its domestic demands via groundwater pumped from the Harlan Easement Well (nearest onsite well to the residence). For the purposes of our analysis, it will be assumed that this single-family residence requires approximately 0.75 AF/yr of groundwater, thus:
  - Total residential groundwater demand = 0.75 AF/yr
- b. The total acreage of existing vineyards on these three parcels was estimated to be approximately 8.9 acres, based on available aerial photo maps of the property. RCS has conservatively estimated that 0.5 AF/yr/acre is required for vineyard irrigation.
  - Total vineyard irrigation



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$$= 8.9 \text{ acres of vines} \times 0.5 \text{ AF/yr/acre vine} = 4.45 \text{ AF/yr}$$

- c. The total acreage of existing orchards was estimated from the air photos to be 0.7 acres. RCS has conservatively estimated that 0.5 AF/yr/acre of orchard is required for orchard irrigation.

- o Total orchard irrigation

$$= 0.7 \text{ acres of vines} \times 0.5 \text{ AF/yr/acre vine} = 0.35 \text{ AF/yr}$$

- d. There is one winery reported to exist on APN 027-340-054. This existing winery has a reported winery production of 20,000 gallons per year. For the purposes of our analysis, we will conservatively assume this winery requires the same amount of water as the proposed Vineyard House winery project (or about 0.6 AF/yr), which is proposed to be a 20,000 gallon winery.

- o Total water demand = 0.6 AF/yr

- e. Total estimated groundwater demand of the Harlan Easement Well

$$= a + b + c + d = 6.15 \text{ AF/yr (rounded to 6.2 AF/yr)}$$

Hence, the total estimated groundwater demand from the Harlan Easement Well for the three nearest Harlan Estate parcels would be approximately 6.2 AF/yr. For comparison, The Vineyard House winery project has a proposed water demand of approximately 5.3 AF/yr. This represents a total estimated annual groundwater extraction ("water demand") from the subject property of approximately 11.5 AF/yr.

#### **June 2016 Aquifer Testing of Well 1 and Well 2**

Wells 1 and 2 were drilled and constructed by PWE in November 2015, and each well was subsequently subjected to a pumping test in June 2016. The basic purpose of the pumping tests in Well 1 and Well 2 was to determine whether or not these wells could pump at sufficient rates to meet the proposed future winery and landscape irrigation demands.

During the pumping tests of Wells 1 and 2, RCS recommended using the onsite Domestic Well and Harlan Easement Well as additional water level observation wells. In addition, RCS attempted to monitor water levels in the offsite "Futo Well" and "Harlan Main Well" during the pumping tests of Wells 1 and 2; the locations of these offsite wells are shown on Figures 1 and 2. An offer was provided to Mr. Futo to include his well as part of the pumping test and after consideration and telephone conversation with RCS geologists, Mr. Futo opted not to participate. Due to well access issues in the Harlan Main Well, it was decided not to monitor water levels in this well, and proceed with the testing of Wells 1 and 2 without any observation water level data from these two offsite wells. Note that neither the Futo Well and/or the Harlan Main Well are within 500 ft of Well 1 or Well 2.

The protocol for these pumping tests were prepared by RCS to meet the following requirements:

1. Determine if Wells 1 and 2 can pump at sufficient rates to meet the peak pumping rate of the proposed project and existing uses (a total of about 17 gpm).
2. Monitor the amount of self-induced drawdown created in each pumping well by virtue of its own pumping.



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3. Monitor water level recovery rates in each pumping well following the end of its respective pumping test.
4. Monitor the amount of water level (i.e., water level drawdown interference), if any, that might be induced in the other water level observation wells by virtue of the subject pumping test in each pumping well.
5. Determine the aquifer parameters of transmissivity and storativity (if possible) for the volcanic rocks that are perforated in Wells 1 and 2.
6. Collect a representative water sample from each pumping well, and submit the collected samples to a laboratory for water quality testing.

### Aquifer Test Protocol

The protocol for the separate aquifer (pumping) tests of Wells 1 and 2 were developed by RCS geologists and provided to TVH on June 10, 2016. Pumping and field monitoring tasks for these aquifer tests were initially contracted by TVH to Oakville Pump Service (OPS) of Oakville, California. However, due to scheduling conflicts, OPS subcontracted with LGS Drilling, Inc. (LGS) of Vacaville, California to perform the aquifer tests of Well 1 and Well 2. Key portions of that aquifer test protocol for each well included: limited mechanical and pumping development work prior to any pumping tests; a 3-step drawdown to help determine an appropriate rate for the constant rate pumping test; a period of water level monitoring (i.e., baseline water level monitoring) prior to the start of the constant rate pumping test; the constant rate pumping test portion of aquifer testing for Wells 1 and 2; and a final period of water level recovery following the pumping tests. A water quality sample was collected from each well by OPS personnel near the end of their pumping test periods. Provided below is a summary of the key aquifer testing protocol:

- Well Development – LGS reportedly performed mechanical and pumping development of Wells 1 and 2. Mechanical development work reportedly included: bailing of the well casing to remove remaining drilling muds, and mechanical development by swabbing and airlifting to help remove remnant drilling fluids from the casing, gravel pack, and the borehole walls. Following mechanical development work, LGS installed a temporary test pump into each well to conduct additional development via pumping methods. Pumping development was then performed in each well until they were producing relatively clear groundwater and the pumped groundwater was visually observed to be free of fine-grained sediment, as determined by the LGS pump operator.
- Step Drawdown Test – The purpose of the step drawdown tests were to pump Wells 1 and 2 at different rates (or steps) for specific time periods, record water levels and pumping rates at each step, and permit analysis of the test results. Evaluation of these data then allowed RCS geologists to select an appropriate pumping rate for the subsequent, separate, 24-hour constant rate pumping tests in Wells 1 and 2. The separate step drawdown tests were performed at each well on the following dates:
  - Well 1 – May 6, 2016
  - Well 2 – April 28, 2016



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Note that water level pressure transducers were installed in Wells 1 and 2 on May 12, 2016, which is after the step drawdown tests had been performed in these two wells. Therefore, no transducer data are available for the step drawdown tests that were separately performed in Wells 1 and 2. The RCS geologist relied solely on manual water level measurements collected by the LGS pumper during these step tests to help determine the appropriate pumping rates for the subsequent, separate, 24-hour constant rate pumping tests in each of those wells.

- Transducer Installation – Water level pressure transducers were installed into Well 1, Well 2, and the Domestic Well by RCS geologists during a site visit to the subject property on May 12, 2016. A barometric pressure transducer was also installed by the RCS geologist near the wellhead of the Domestic Well. All four installed devices were operational and collected their respective water level and/or barometric pressure readings between May 12 and June 28, 2016.

A 300 psi water level transducer was installed inside the well casings of Well 1, Well 2, and the Domestic Well; the transducer manufacturer and model type were In-Situ LevelTROLL™ 400. The accuracy of the 300 psi transducer, as reported by the transducer manufacturer, is  $\pm 0.0658$  ft. The barometric pressure transducer, which was installed near the Domestic Well, had a manufacturer-reported accuracy of  $\pm 0.0691$  ft.

No transducer was installed into the Harlan Easement Well due to limited downwell access. However, manual water level measurements were collected occasionally by the LGS pumper in this well during the pumping tests of Wells 1 and 2.

- Baseline Water Level Monitoring – The purpose of baseline water level monitoring was to record groundwater level fluctuations that may have been occurring in the area prior to each of the two separate constant rate pumping tests. Changes in such background (baseline) water levels can occur due to natural water level fluctuations in the aquifer and/or water level declines caused by possible water level drawdown interference from other pumping wells in the area. As noted above, water level pressure transducers were not installed in Wells 1, 2, or the Domestic Well until after the completion of the individual step drawdown tests performed in Wells 1 and 2. Thus, baseline water level monitoring generally occurred for a period of a few weeks prior to the start of the separate constant rate pumping tests performed Wells 1 and 2. During this baseline monitoring period, the Domestic Well was operational and was being pumped to meet the water demands of the onsite residence (when in use) and landscaping. The Domestic Well was turned off on June 14, 2016, approximately 2 days prior to the start of the Well 1 constant rate pumping test. Wells 1 and 2 were not pumped at any time during the baseline monitoring period.

Because there was no transducer installed in the Harlan Easement Well, only sporadic water level data were collected from this well during the baseline monitoring period. The only manual water level measurements collected from this well during this period were on May 12 (by RCS geologists) and June 15, 2016 (by the LGS pumper).



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- Constant Rate Pumping Tests – The key portion of each aquifer test (i.e., the 24-hour constant rate pumping test) was performed at Wells 1 and 2 on the following dates and at the following average pumping rates:
  - Well 1 – June 16 to 17, 2016, at an average rate of 50 gpm
  - Well 2 – June 20 to 21, 2016, at an average rate of 50 gpm

Water levels were continually collected by all transducers during the pumping tests at a frequency of one measurement every minute; the barometric pressure transducer was collecting measurements once every 10 minutes. Occasional manual water level measurements were also collected in Well 1, Well 2, and the Domestic Well by the LGS pumper to help corroborate the transducer-collected measurements in those wells. Following review of the datasets, the collected manual measurements (via the LGS pumper) were determined by RCS geologists to be in general agreement, and thus corroborated the transducer-collected water level data. Periodic manual water level measurements were also collected by the LGS pumper in the Harlan Easement Well between June 15, 2016 (1-day prior to testing at Well 1) and June 21, 2016 (final day of pumping at Well 2).

- Water Level Recovery Monitoring – Following the end of the pumping portion of each constant rate pumping test at Well 1 and Well 2, water level recovery data were then collected by the transducers for an additional period of roughly 3 days at Well 1, Well 2, and the Domestic Well. The transducers installed in these three onsite wells were eventually removed from those wells by an RCS geologist on June 28, 2016.
- Discharge of Pumped Groundwater – During each 24-hour pumping test period at Wells 1 and 2, the pumped groundwater was discharged into an existing drainage system on the subject property that had been previously approved by the Owner.

### ***Step Drawdown Testing – Wells 1 and 2***

Separate 9-hour, three-point step drawdown tests were performed in Wells 1 and 2 on May 6, 2016, and April 28, 2016, respectively. There are no transducer data available for the step test portion of the aquifer testing of Wells 1 and 2, because the transducers were not installed in those two wells prior to performing these step tests. Therefore, only manual water level measurements collected by the LGS pumper were available during the step testing portion of the aquifer tests. The following summarizes the key data collected and reported by the LGS pumper during the step tests for Wells 1 and 2:

#### Well 1

- Well 1 was pumped continuously at the RCS-recommended nominal pumping rates (or steps) of 40, 70, and 100 gpm; each of the three step rates were pumped continuously for three hours.
- Prior to turning on the pump, an initial pre-test SWL of 95.4 ft brp was measured by the LGS pumper.
- Using the totalizer flow dial data, average pumping rates for each of the three steps were calculated to be 40, 70, and 100 gpm, for Steps 1, 2, and 3, respectively.



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- Pumping water levels (PWLs) measured at the end of each step rate ranged from 99.0 ft to 106.4 ft brp, for Steps 1 through 3, respectively. These PWLs resulted in water level drawdowns ranging from 3.6 ft to 9.1 ft for Steps 1 to 3, respectively.
- Short-term specific capacities for the step test rates ranged from 11.1 gpm/ft ddh at a pumping rate of 40 gpm (Step 1), to 9.1 gpm/ft ddh at pumping rate of 100 gpm (Step 3). Calculated specific capacity values in wells tend to be higher at lower pumping rates (and for shorter pumping durations), and vice versa.

### Well 2

- Well 2 was pumped continuously at the RCS-recommended steps of 25, 75, and 125 gpm; each of the three step rates was pumped continuously for three hours. Totalizer flow dial data show that the average pumping rates for each of the three steps were calculated to be 25, 75, and 125 gpm.
- An initial pre-test SWL of 71.6 ft brp was measured by the LGS pumper, prior to turning on the pump.
- Pumping water levels (PWLs) measured at the end of each step rate ranged from 117.5 ft to 252.0 ft brp for Steps 1 through 3, respectively. These PWLs resulted in water level drawdowns ranging from 45.9 ft to 180.4 ft for Steps 1 to 3, respectively.
- Short-term specific capacities for the step test rates ranged from 0.54 gpm/ft ddh at a pumping rate of 25 gpm (Step 1), to 0.69 gpm/ft ddh at pumping rate of 125 gpm (Step 3).

### ***Results of Aquifer Testing Period***

Water level data collected between May 12 and June 28, 2016 for Well 1, Well 2, the Domestic Well, and the Harlan Easement Well are shown on Figure 4, "Water Level Data During Monitoring, Existing Onsite Wells." It is important to note that, although not shown independently on the water level graphs herein, barometric pressure data were also collected during each of the two separate aquifer tests. Before plotting these water level data, the transducer data for Well 1 and Well 2, and also for the additional water level observation well (the Domestic Well) were corrected using the barometric data (that is, changes in barometric pressure were factored out of each data set, so that the graphed water level data now reflect only changes in water levels in these three wells). It is also noteworthy that during the entire aquifer testing period, barometric pressure measurements in the area varied by a maximum of 0.24 pounds per square inch (psi); this equates to a water level change of approximately 0.55 ft. Since there was no transducer installed in the Harlan Easement Well, only occasional manual water level measurements collected by RCS and/or LGS were available.

### Background Water Level Monitoring

As previously noted, background water levels were monitored for a period of roughly 1 month in Well 1, Well 2, and the Domestic Well, via transducers, prior to the start of the constant rate pumping test at Well 1. Below is a summary of these pre-test (background) water level observations for each well (refer to Figure 4):



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- **Well 1** – Water levels in Well 1 showed a very slight, but continual decline during the background monitoring period. Using the transducer data, water levels were detected to have declined by a total of 2.5 ft (from 95.6 ft to 98.1 ft brp) over the roughly 1-month baseline monitoring period prior to testing at Well 1. Water levels recorded by the transducer in this well were also observed to oscillate by as much as 0.7 ft. These oscillations were observed to generally occur every few minutes and are likely the result of the stated accuracy of the transducer.
- **Well 2** – In the first 11 days of the roughly 1-month background water level monitoring period, water levels in Well 2 were observed to have increased slightly from a depth of 70.2 ft brp on May 12, 2016 to 68.5 ft brp on May 23, 2016. Between May 23 and the start of the constant rate test at Well 1 on June 16, 2016, water levels were observed to have slightly decreased a total of 0.4 ft (from 68.5 ft to 68.9 ft brp). It is unclear if this slight water level decline is related to the periodic pumping of the nearby Domestic Well (located 360 ft west of Well 2). Similar to Well 1, water levels in Well 2 were observed to oscillate by as much as 0.3 ft. Again, these oscillations may be the result of the stated accuracy of the transducer.
- **Domestic Well** – The Domestic Well was pumped periodically throughout the baseline water level monitoring period from May 12 to June 14, 2016. This well was turned offline approximately 2 days prior to the June 16, 2016 start of the constant rate pumping test in Well 1. During this baseline water level monitoring period, water levels (both static and pumping) were observed to have continually decreased between May 12 and June 16, 2016. SWLs in the Domestic Well decreased by a total of 4.9 ft between May 12 and June 16, 2016 (from 143.7 ft to 148.6 ft brp). This decline in water levels was likely due to the periodic pumping of this well to supply existing onsite uses. Water level oscillations on the order of 0.4 ft were also observed in the transducer data.
- **Harlan Easement Well** – This well was not monitored by a transducer, thus, only occasional manual water level data are available for this well. On May 12, 2016, a SWL of 122.0 ft brp was measured by an RCS geologist in this well. Prior to the start of the Well 1 constant rate pumping test, a SWL of 124.7 ft brp was measured by the LGS pumper. Thus, water levels in the Harlan Easement Well appeared to have declined by approximately 2.7 ft during the baseline monitoring period. A part of this water level difference may have resulted from the use of different manual water level devices by the LGS pumper and the RCS geologist.

### Constant Rate Pumping Periods

#### **Well 1 – Constant Rate Pumping Test**

Pumping for the constant rate pumping test portion for Well 1 began on June 16, 2016, and continued for approximately 1,465 continuous minutes (24 hours and 25 minutes) at an average pumping rate of 50 gpm. The pumping rate was determined from totalizer flow dial readings recorded by the LGS pumper throughout the pumping period.

Figure 5, “Water Levels During Constant Rate Pumping Test of Wells 1 and 2,” graphically illustrates the water levels as recorded by the pressure transducers in Wells 1, 2, and the



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Domestic Well during the constant rate pumping test periods of Wells 1 and 2. Also shown on Figure 5 are the water level data collected from the Harlan Easement Well because this well was being used as an additional water level observation well during the separate aquifer tests of Well 1 and Well 2. Below is a summary of the water level data collected from the pumping well (Well 1), and from the water level observation wells (Well 2, Domestic Well, and Harlan Easement Well) that were being used during the pumping and water level recovery portions of the Well 1 constant rate pumping test:

- Well 1 (pumping well) – A pre-test SWL of 98.1 ft brp was measured in Well 1 just before the pump was turned on to begin the subject pumping test. This pre-test SWL is roughly 3 ft deeper than the SWL recorded prior to the step test of this well on May 6, 2016. After 24 hours and 25 minutes (1,465 minutes) of continuous pumping, the maximum PWL in Well 1 was measured at a depth of 106.3 ft brp, as shown on Figure 5. This represents a total water level drawdown during the constant rate pumping test of 8.2 ft and the calculated current specific capacity for this well is 6.10 gpm/ft ddn. As shown on Figure 5, water levels were still slowly declining near the end of the pumping test. In the last 4 hours of the pumping test, the PWL in this well decreased by 0.8 ft, or about 0.2 ft/hr.

Following pump shut-off, water levels during the first 24 hours of recovery were observed to recover to a depth of 99.5 ft brp on June 18, 2016. This represents a recovery of 83% of the total drawdown recorded in this well during the pumping portion of this test. Water levels continued to recover and reached the pre-test water level of 98.1 ft brp (100% recovery) roughly 2 days after the end of this constant rate pumping test of Well 1.

- Water Level Observation Wells
  - Well 2 – Water levels in Well 2 increased slightly during the constant rate pumping test of Well 1, and only fluctuated both up and down by a few tenths of foot during the entire pumping period. In the 3-day water level recovery period, water levels appeared to be relatively stable and only fluctuated up and down by a couple tenths of a foot during this period. Some of this water level fluctuation may be the result of diurnal water level fluctuations and/or possible impacts from offsite pumping. Therefore, based on the transducer data, no definitive water level drawdown impact was observed in Well 2 during the constant rate pumping test of Well 1. Well 2 lies roughly 2,400 ft northwest of Well 1 (see Figure 1).
  - Domestic Well – Water levels recorded by the transducer in the Domestic Well also showed no definitive water level drawdown impact while performing the constant rate pumping test at Well 1. Water levels in the Domestic Well were relatively stable during the pumping portion of Well 1. Similar to Well 2, only very slight diurnal water level fluctuations were observed, and water level oscillations on the order of a few tenths of a foot were also observed in the transducer data. The Domestic Well is located roughly 2,690 ft northwest of Well 1.





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- Harlan Easement Well – This well was not equipped with a transducer during the pumping test of Well 1, thus, there are no transducer data available for this well during the aquifer test of Well 1. However, occasional manual water level measurements in the Harlan Easement Well were collected by the LGS pumper during the pumping test of Well 1. Based on the data provided by the pumper, it appears that water levels in the Harlan Easement Well increased by approximately 1-foot (from 124.7 ft to 123.7 ft bgs) during the constant rate pumping test of Well 1. Thus, no definitive water level drawdown impact was observed in the manual water level data while performing the constant rate pumping test of Well 1. The Harlan Easement Well is located roughly 980 ft northwest of Well 1.

### Well 2 – Constant Rate Pumping Test

Pumping at Well 2 for the constant rate pumping test began on June 20, 2016, and continued for 24 continuous hours (1,440 minutes) at an average pumping rate 50 gpm; this average pumping rate was calculated from totalizer dial readings recorded by the LGS pumper during the test. Figure 5 graphically illustrates the water levels in the well recorded by the pressure transducer and via occasional manual water level measurements recorded by the pumper. Below is a summary of the water level data collected from Well 2 (the pumping well) and from the water level observation wells (Well 1, Domestic Well, and Harlan Easement Well) during the pumping portion and subsequent water level recovery portion of the Well 2 aquifer test:

- Well 2 (pumping well) – A pre-test SWL of 69.1 ft brp was measured in this well just before the pump was turned on to begin the subject pumping test. After 24 hours (1,440 minutes) of continuous pumping, the final PWL in Well 2 was measured at a depth of 160.4 ft brp, as shown on Figure 5. This represents a total water level drawdown during the 24-hour constant rate pumping test of 91.3 ft; the current specific capacity of this well is calculated to be 0.55 gpm/ft. As shown on Figure 5, water levels in Well 2 were not stabilizing near the end of the pumping test. In the last 4 hours of the pumping test, the PWL in this well was still declining at a rate of approximately 0.85 ft/hr. Note that it appears the pumping rate during this test was adjusted a couple of times by the pumper, thus, causing the sudden increases/decreases in water levels that were observed in the transducer data in the early portion of the pumping test. Also, the LGS pumper reported that vineyard property staff had driven over the discharge hose connected to Well 2 and possibly caused some back pressure on the pump, thus causing water levels to increase/decrease in the well near the end of the pumping test. At the very end of the 24-hour pumping test period, pumping water levels appear to suddenly decrease to a depth on the order of 190 ft brp. LGS reported that the pumper likely got his electric tape sounder cable tangled with the steel wire rope that hangs the transducer downwell and inadvertently moved the transducer. Therefore, a portion of the water level data recorded by the transducer near the end of testing may be erroneously deep.

Following pump shut-off, water level recovery data were collected in Well 2 for a period of 3 days (72 hours) prior to resuming normal operation of the Domestic Well by TVH staff. At the end of this 3-day recovery period, a water level depth of 74 ft brp was



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recorded in the transducer data. After 24 hours following the end of the Well 2 pumping test, a water level recovery measurement of 80.4 ft brp was recorded by the transducer in Well 2. This 24-hour water level recovery represents 88% of the total water level drawdown recorded during the pumping portion of the test (see Figure 5). Figure 4 shows that water levels in Well 2 did not fully recover before the transducer was removed on June 28, 2016, but recovered to a depth of 72 ft brp (roughly 3 ft deeper than pre-test water levels).

- Water Level Observation Wells

- Well 1 – Water levels in Well 1 remained relatively stable during the constant rate pumping test of Well 2, and fluctuated by only a few tenths of a foot during the entire testing period. Therefore, no definitive water level drawdown impact is considered to have occurred in Well 1 while pumping Well 2 during its 24-hour constant rate pumping test. Transducer data show slight diurnal fluctuations in water levels in Well 1 during the water level recovery period.
- Domestic Well – Water levels in the Domestic Well decreased by approximately 0.5 ft during the 24-hour pumping period of Well 2. During the 3-day water level recovery period, water levels initially increased by approximately 0.4 ft in the first few hours of the water level recovery period and then decreased slightly by approximately 0.3 ft during the remainder of this water level recovery period. Therefore, based on these changes in the water levels, the Domestic Well is considered to have been impacted very slightly by the pumping of Well 2 during its aquifer test. The Domestic Well is located only 360 ft northwest of Well 2 (see Figure 1).
- Harlan Easement Well – The occasional manual water level measurement collected by the pumper in the Harlan Easement Well showed that water levels increased by 0.1 ft (from 121.6 ft to 121.5 ft brp) during the 24-hour pumping period of Well 2. Thus, no definitive water level drawdown impact was detected in the manual water level data for this Easement Well while performing the constant rate pumping test of Well 2.

### Specific Capacity Data

A useful indicator of well performance or efficiency (in terms of changes in water level drawdown over time with respect to pumping rate) is the specific capacity (SC) of a well, which can be calculated from the results of the aquifer test or from data generated during regular periods of pumping and water level monitoring. In general, when groundwater is pumped from an active water well, a hydraulic gradient is established toward the well, and a cone of water level depression forms within the local aquifer system, with the pumping well located at the locus (center) of this cone. In general, the greater the pumping rate (and/or the longer the duration of pumping), the greater the water level drawdown will be in the pumping well (drawdown represents the vertical distance between the non-pumping (or static) water level and the resulting pumping water level in the well). As an indication of the relative efficiency or productivity of a well, the term “specific capacity” is commonly used to define the amount of water (in gallons per minute) that the well will yield for each foot of water level drawdown created while the well is pumping at a



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particular rate. The specific capacity<sup>7</sup> of a well is calculated using the pumping rate of the well (in gpm) divided by the total water level drawdown (in ft) created in that well while pumping at that rate, and is expressed in units of gallons per minute per foot of water level drawdown (gpm/ft ddn).

During the 24-hour constant rate pumping tests of Wells 1 and 2 in June 2016, the specific capacities were calculated to be 6.10 and 0.55 gpm/ft ddn, respectively. Specific capacity is useful to help evaluate changes in well performance over time, and helping to determine when a well is in need of rehabilitation. In general, the higher the specific capacity for a well, the more productive (or efficient) a well is with respect to pumping rates and resulting drawdowns. However, the specific capacity values calculated from each of the June 2016 aquifer tests are considered to be quite varied, especially considering Wells 1 and 2 appear to be constructed within similar geologic materials. The specific capacity of Well 1 appears on the high side of SC values typically calculated for wells constructed within the Sonoma Volcanics. The specific capacity of Well 2 appears to be somewhat low. These SC values suggest that the volcanic rocks perforated in Well 1 are more fractured than those in Well 2.

### **Calculation of Aquifer Parameters**

Important aquifer parameters such as transmissivity (T) and storativity (S) can be determined using data collected during a pumping test of a well. Transmissivity is a measure of the rate at which groundwater can move through an aquifer system, and therefore is essentially a measure of the ability of an aquifer to transmit water to a pumping well. Transmissivity is expressed in units of gallons per day per foot of aquifer width (gpd/ft). Storativity (S) is a measure of the volume of groundwater taken into or released from storage in an aquifer for a given volume of aquifer materials; storativity is dimensionless and has no units. Storativity calculations can only be made using water level drawdown data, if any, monitored in an observation well during a pumping test of another well; storativity cannot be calculated using water level drawdown data acquired solely from a pumping well.

Water level drawdown and recovery data collected from Well 1, Well 2, and the Domestic Well during the June 2016 constant rate pumping tests were input into the software program AQTESOLV (version 4.5 Professional). Numerous analytical solutions were then applied in attempt to determine transmissivity and/or storativity values using automatic and/or manual curve fitting procedures. The solutions utilized consisted of unconfined, confined, semi-confined, and/or fractured aquifer solutions, where applicable. Several variations of these solutions were analyzed by RCS. Typically, water drawdown data from each set of the observation wells are used in these solutions, but as discussed above, Well 1, Well 2, and the Domestic Well that were monitored with transducers showed only minimal to no definitive water level drawdown during the separate pumping test periods of Wells 1 and 2. Because there was some amount of water level drawdown observed in the Domestic Well during the pumping test of Well 2, a storativity value could be

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<sup>7</sup> The specific capacity of a well depends on several factors, including the hydrogeologic characteristics and thickness of the local aquifer system, the method of well construction, well design details such as gravel pack gradation and gravel envelope thickness, the type and degree of well development performed, the age and current condition of the casing perforations and gravel pack, and the pumping rate and pumping duration of the pumping event being monitored. Hence, it can be difficult to compare specific capacity values from one well to another even if the two wells are in the same aquifer system, but such comparisons can yield valuable information when conditions are similar.



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calculated. Nevertheless, water level drawdown data from the two pumping wells (Wells 1 and 2) were input into the AQTESOLV software.

Certain assumptions must be made about the aquifer when using these solutions. In general, for the solutions listed below, key assumptions are: that the aquifer has an infinite areal (lateral) extent; that the aquifer is isotropic (same in all directions); that the pumping well fully and/or partially penetrates the aquifer system(s); and that water is instantaneously released from storage with the decline of hydraulic head. Also, for the purposes of this analysis, the assumption is made that the saturated aquifer thicknesses at Wells 1 and 2 are 605 ft and 640 ft, respectively. This saturated aquifer thickness was determined by taking the vertical distance between each well's respective static water level (prior to the start of the pumping tests) and the respective bottom of its casing perforations.

Listed below are the curve-fitting solutions used, the transmissivity values calculated, and the figure numbers in this Memorandum on which the water level data and fitted-curves are presented. In some cases (as with water level drawdown data from the Domestic Well during the Well 2 pumping test), a storativity value could be calculated. Otherwise, no storativity value could be calculated because no definitive drawdowns were observed in those observation wells.

### Well 1 (Pumping Well)

- Theis – Figure 6A, “Constant Rate Pumping Test Analysis, Theis Confined Aquifer Solution, Well No. 1 (Pumping Well).” – As shown on the figure, the curve for the confined aquifer solution has been matched to fit much of the water level drawdown and recovery data acquired during the pumping test of Well 1. A transmissivity value of approximately 3,090 gpd/ft is calculated for these data. Storativity could not be calculated in this solution because the analysis uses data from the pumping well, and not an observation well. The Theis (1960) solution assumes numerous conditions, including that the aquifer is isotropic (the same in all directions).
- Barker – Figure 6B, “Constant Rate Pumping Test Analysis, Barker Fractured Aquifer Solution, Well No. 1 (Pumping Well).” – As shown on the figure, the curve for the fractured aquifer solution using the Barker (1988) with slab—shaped blocks solution has been matched to the later time portion of the water level data acquired during the test and during the water level recovery period in the pumping Well 1. A transmissivity value of roughly 1,820 gpd/ft is calculated for these data. Storativity could not be calculated in this solution because the analysis uses data from the pumping well, and not an observation well. The Moench (1984) solution for a fractured aquifer was also performed in our analysis (not shown herein), which resulted in the same transmissivity value as that of the Barker (1988) solution (i.e., 1,820 gpd/ft).
- Hantush-Jacob – Figure 6C, “Constant Rate Pumping Test Analysis, Hantush-Jacob Leaky Aquifer Solution, Well No. 1 (Pumping Well).” – As shown on the figure, the curve for the leaky aquifer solution has been matched to the later time portion of the water level data acquired during the test and during the water level recovery period in Well 1. A transmissivity value of approximately 2,540 gpd/ft is calculated for these data. Storativity could not be calculated in this solution because the analysis uses data from the pumping well, and not an observation well. The Moench solution assumes numerous conditions, including that the aquifer is isotropic (the same in all directions).



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### Well 2 (Pumping Well)

- Barker – Figure 6D, “Constant Rate Pumping Test Analysis, Barker Fractured Aquifer Solution, Well No. 2 (Pumping Well).” – As shown on the figure, the curve for the fractured aquifer solution using the Barker (1988) with slab—shaped blocks solution has been matched to the early time portion of the water level data acquired during the test and during the water level recovery period in the pumping Well 2. The solution was not matched to the later time portion of the water level data of the pumping test due to the possibly erroneous water level data as discussed above. A transmissivity value of approximately 320 gpd/ft is calculated for these data. Storativity could not be calculated in this solution because the analysis uses data from the pumping well, and not an observation well. The Moench solutions for a leaky (1985) and fractured aquifers (1988) were also performed in our analysis (not shown herein), which resulted in the same transmissivity value as that of the Barker (1988) solution above (320 gpd/ft).

### Domestic Well (Observation Well)

- Theis – Figure 6E, “Constant Rate Pumping Test Analysis, Theis Confined Aquifer Solution, Domestic Well (Observation Well).” – As shown on the figure, the curve for the confined aquifer solution has been matched to the later time portion of the water level data acquired during the test and during the water level recovery period in the water level observation Domestic Well. A transmissivity value of approximately 17,880 gpd/ft is calculated for these data. A storativity value of  $5.7 \times 10^{-3}$  was calculated.
- Barker – Figure 6F, “Constant Rate Pumping Test Analysis, Barker Fractured Aquifer Solution, Domestic Well (Observation Well).” – As shown on the figure, the curve for the fractured aquifer solution has been matched to the later time portion of the water level data acquired during the test and during the water level recovery period in the water level observation well used (i.e., the Domestic Well). A transmissivity value of approximately 9,570 gpd/ft is calculated for these data. A storativity value of  $8.6 \times 10^{-6}$  was calculated.
- Moench – Figure 6G, “Constant Rate Pumping Test Analysis, Moench Leaky Aquifer Solution, Domestic Well (Observation Well).” – As shown on the figure, the curve for the leaky aquifer solution has been matched to the later time portion of the water level data acquired during the test and during the water level recovery period in the Domestic Well. A transmissivity value of approximately 3,680 gpd/ft is calculated for these data. A storativity value of  $1.9 \times 10^{-5}$  was calculated.

Based on the analytical solutions described above, the resulting transmissivity and storativity values were somewhat varied. Water level data from an observation well is typically more definitive of actual aquifer parameters (if induced drawdown was observed). Thus, based on the observation water level data from the Domestic Well (presented above), transmissivity values are shown to have ranged from a low of 3,680 gpd/ft to 17,880 gpd/ft, whereas storativity values ranged from  $8.6 \times 10^{-6}$  to  $5.7 \times 10^{-3}$ , depending on the analytical solution used.

An independent evaluation of transmissivity (T), using data from the subject pumping test, was also made via the empirical relationship  $T \approx 1,750 (Q/s)$ , where (Q/s) is the specific capacity of the pumping well and 1,750 is an empirical constant for a semi-confined aquifer system in the fractured rocks of the Sonoma Volcanics. Applying this relationship to the specific capacity value



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calculated for the subject pumping tests, a transmissivity value on the order of 960 to 10,450 gpd/ft, respectively, was calculated for the two wells.

### **Long-Term Water Level Data**

Also shown on Figure 4 are the manual water level measurements collected by RCS geologists in Well 1, Well 2, and the Domestic Well (based on site visits between April 2016 and February 2018). As shown on Figure 4, the February 2018 SWL depth of 97 ft brp in Well 1 is roughly 1-foot higher than the 98-foot SWL depth reported by LGS prior to the June 2016 constant rate pumping test in Well 1. Water levels in Well 2 are shown to have decreased from a pre-test SWL depth of 69 ft brp in June 2016 to 94 ft brp in February 2018. This decrease in water levels may be partially due to the known slow water level recovery rate in this well that was observed during the June 2016 aquifer testing period. Also, during our site visit on February 7, 2018, Well 2 was observed to be pumping, and the SWL of 94 ft brp recorded by the RCS geologist was collected only  $\pm 15$  hours after the pump had reportedly been turned off by TVH personnel. Thus, the February 2018 SWL may only be considered to be a partial recovery level. Water levels in the Domestic Well appear to have decreased by roughly 10 ft (from 148 ft brp in June 2016 to 158 ft brp in February 2018). Again, this well is used daily for onsite water demands, thus, the February 2018 SWL recorded by RCS geologist may be considered to be a partial recovery level, as well. Differences in the time of year and in antecedent rainfall are also among the causes for these water level changes over time.

### **Original Rainfall Calculation**

Long-term rainfall data are essential for estimating the average annual recharge that may occur at The Vineyard House property. Average annual rainfall totals that occur specifically at the subject property are not directly known, because no onsite rain gage exists. At the time of the original publication of this WAA document, rainfall data were calculated as presented below, using available data from nearby rain gages.

Rainfall data exist for the nearby "Dry Creek Fire Station" rain gage, which is located roughly  $1\frac{1}{2}$  miles southwest of the subject property. Data for this rain gage are available from the Napa One Rain website; this website is maintained by Napa County. Data from the Napa One Rain website for this gage are available beginning in water year (WY) 2006-07 (October 2006 - September 2007) through WY 2016-17. The average annual rainfall for WY 2006-07 through WY 2016-17 at this gage is calculated to be 31.2 inches (2.60 ft). Because the period of rainfall record for this gage is relatively short (11 years) and includes 5 years of drought (as defined by DWR), RCS does not consider these data to be representative of the long-term annual average rainfall in the area surrounding the subject property. This rain gage is also located at a slightly higher elevation (560 ft above sea level, asl) than the subject property (between  $\pm 230$  and  $\pm 350$  ft asl, depending on location on the property), and therefore the average annual rainfall at the subject property could be slightly lower than that experienced at this known gage location.

Another nearby Napa One Rain gage with a relatively short rainfall record was found to be located near Yountville, California, approximately 2 miles southeast of the subject property. Data for this "Hopper Creek at Highway 29" rain gage are available from WY 2001-02 through WY 2016-17. However, there appear to be several days and/or months of missing data in WY 2001-02 and WY 2002-03 and RCS removed these water years from the data set. With these assumed missing



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water years removed from the data set, then an average rainfall for WY 2003-04 through 2016-17 is calculated to be 27.7 inches (2.31 ft). As with “Dry Creek Fire Station” rain gage, the period of rainfall record for this gage is short (14 years), and includes several years of drought. Therefore, RCS does not consider these data to be representative of the long-term annual water year average rainfall in the area surrounding the property. This rain gage is also located at a slightly lower elevation (160 ft asl) than that of the subject property, and therefore the average water year rainfall at the subject property could be higher than that experienced at this gage.

The nearest rain gage to the subject property known to RCS with a significantly longer data record is located approximately 6 miles north in St. Helena, California. The data for this gage are available from the Western Regional Climate Center website (WRCC 2017). For this rain gage, the period of available record is November 1907 through June 2018; data for this gage are listed by calendar year, not water year. Note that there are several months and/or years of rainfall data missing in 1907, between 1915 and 1922, between 1979 and 1980, between 1985 and 1988, in 1992, and between 2011 and 2012. For the available period of record, the average annual rainfall at this St. Helena gage is 34.2 inches (2.85 ft), as reported by the WRCC. This rainfall gage is located at a similar elevation ( $\pm 240$  ft asl) to that of the subject property, and therefore the average annual rainfall at the subject property is likely to be similar to that experienced at this known gage location.

To help corroborate the average annual rainfall data derived from the Napa One Rain and/or WRCC gages, RCS reviewed the precipitation data published by the PRISM Climate Group at Oregon State University. This data set, which is freely available from the PRISM website contains “spatially gridded average annual precipitation at 800m (800-meter) grid cell resolution.” The date range for this dataset includes the climatological period between 1981 and 2010. These gridded data provide an average annual rainfall distributed across the subject property. Using this data set, RCS determined that the average rainfall for the subject property for the stated date range may be approximately 35.6 inches (2.97 ft).

An additional rainfall data source, an isohyetal map (a map showing contours of equal average annual rainfall) was prepared by the County for all of Napa County, and is freely available for download from the online Napa County GIS database (a copy of this map is not provided herein). As described in the metadata for the file (also available via the County GIS database), the isohyets are based on a 60-year data period beginning in 1900 and ending in 1960. As stated in the metadata for the file, the contour interval for the map is reported to be “variable due to the degree of variation of annual precipitation with horizontal distance”, and therefore the resolution of the data for individual parcels is difficult to discern. The subject property is situated within the boundaries of the 45-inch average annual rainfall contour on this County map. Based on our interpretation of the actual isohyetal contour map (not provided herein), the long-term average annual rainfall at the subject property may be on the order of 40 inches (3.33 ft), using these rainfall data.

Table 3, “Comparison of Rainfall Data Sources,” provides a comparison of the data collected from the different rainfall sources discussed above. Based on those rainfall data sources and as summarized on Table 3, RCS will consider the long-term average annual rainfall at the subject property to be 35.6 inches (2.97 ft), as derived from the PRISM data set. The 35.6-inch per year estimate is based on the data source with a relatively long period of record (29 years) and is more site-specific, when compared to the other rainfall data sources listed in Table 3 that: exist at



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different elevations; and/or are located at a significant distance from the subject property; and/or have a shorter period of available data.

### **Tier 1 - Estimate of Groundwater Recharge**

Groundwater recharge on a long-term average annual basis at The Vineyard House property can be estimated as a percentage of average rainfall that falls on the subject property and becomes available to deep percolate into the aquifer over the long-term. The actual percentage of rain that deep percolates can be variable based on numerous conditions, such as: the slope of the land; the soil type that exists at the property; the evapotranspiration that occurs on the property; the intensity and duration of the rainfall; etc. Therefore, RCS has considered various analyses of deep percolation into the rocks of the Sonoma Volcanics, as relied upon by other consultants and government agencies for projects in the Napa Valley.

#### **Updated Napa County Hydrogeologic Conceptual Model (LSCE&MBK 2013)**

Estimates of groundwater recharge as a percentage of rainfall are presented for a number of watersheds (but not all watersheds) in Napa County in the report titled "Updated Napa County Hydrogeologic Conceptual Model" (LSCE&MBK, 2013) prepared for Napa County. Watershed boundaries within Napa County are shown on Figures 8-3 and 8-4 in that report. At the request of RCS, those watershed boundaries were provided to RCS by MBK Engineers (MBK). Figure 7, "Watershed Boundaries," was prepared for this project using those watershed boundaries for which data are available. As shown on Figure 7, the subject property is located within the watershed referred to by MBK as "Napa River Watershed near Napa." As shown on Table 8-9 on page 97 of the referenced report (LSCE&MBK, 2013), 17% of the average annual rainfall that occurs within this watershed was estimated to be able to deep percolate as groundwater recharge. Note that, as shown on Table 8-9 of LSCE&MBK (2013), several sub-watershed areas are tributary to the "Napa River Watershed near Napa."

Napa County recently promulgated new guidelines for WAA preparation with respect to groundwater recharge calculations in response to the Governor's Executive Order N-7-22 (PBES, 2022b). The County has mandated for parcels outside of the Napa Valley Subbasin of the Napa-Sonoma Valley Groundwater Basin, as defined by the California Department of Water Resources (CA DWR) Bulletin 118 (CA DWR, 2021), that groundwater recharge must consider "average rainfall" to be only the average annual rainfall that has occurred in the last 10 years. If a parcel is within the groundwater basin, then the allowable groundwater usage allotments are calculated as 0.3 acre feet per year (AFY) of allowable groundwater usage for each one acre of land occupied by the subject property.

Figure 8, "Groundwater Basin Map with Aerial Imagery," shows that only 8% (3.4 acres) of the 42.7-acre subject property lies within the Napa Subbasin of the Napa-Sonoma Groundwater Basin (CA DWR, 2021). That portion of the property is therefore subject to the 0.3 AFY per acre (AFY/ac) of allowable groundwater use rate mandated by Napa County (PBES, 2022b). For areas outside of the groundwater basin, a property-specific groundwater recharge calculation is required. That calculation is now mandated to consider the average rainfall for the most recent 10-year period. The 10-year average rainfall values throughout the County have been calculated by Napa County's consultants, and published as a publicly available map (Napa County GIS Data, 2022).





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As described above under the heading “Original Rainfall Calculation,” the average annual rainfall value used to calculate groundwater recharge was 35.6 inches (2.97 ft), as derived from the PRISM data set (RCS, 2019). Using the County-mandated 10-year PRISM average (Napa County GIS Data, 2022), the average rainfall at the property is considered to be 30.1 inches (2.5 ft) per year. Table 4, “Recalculated Groundwater Recharge, The Vineyard House Property,” shows the revised recharge calculation by RCS for the Vineyard House property using the updated County requirements.

**Table 4: Recalculated Groundwater Recharge, The Vineyard House Property**

	Portion of Property	Assessed Area (acres)	Average Rainfall (ft)	Rainfall Recharge Percentage (RCS, 2019)	Allowable Groundwater Use (AFY)
Original Calculation (RCS, 2019)	Entire Property	42.7	2.97	17%	21.6
Revised Calculation	Outside GWB	39.3	2.5	17%	16.7
	Inside GWB	3.4	0.3 AFY/ac (PBES, 2022d)		1.0
	Total =				17.7
GWB = Groundwater Basin					

As shown above in Table 4, calculating recharge according to the County’s revised guidelines, the allowable groundwater use at the property is 17.7 AFY, which is less than the 21.6 AFY previously calculated (RCS, 2019). It is also notable that a “prolonged drought analysis” is no longer required for WAA preparation due to the required use of the 10-year annual rainfall average and the unit groundwater use of 0.3 AFY/ac (PBES, 2022d). Those drought year analyses presented in the original WAA document (RCS, 2019) have not been included in this updated document.

### Groundwater Recharge Compared to Groundwater Demand

The estimated average annual recharge volume (17.7 AFY) is greater than the estimated total onsite future (proposed) groundwater extraction of 11.5 AFY, and would result in a recharge “surplus” of 6.2 AF/yr. In the event that delivery of offsite easement water currently used at the property is disrupted or otherwise not available, the subject property owner may elect to use, if/as needed, a portion or all of the estimated groundwater recharge “surplus” of 6.2 AFY to irrigate the existing onsite vineyards. Even if groundwater is used to irrigate the onsite vineyards, the total



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annual groundwater use at the subject property will not exceed 17.7 AFY (the volume of site-specific annual groundwater recharge calculated above).

### **Estimate of Groundwater in Storage**

To help evaluate possible impacts to the local aquifer systems that might occur as a result of pumping for the proposed project and pumping for offsite uses via the onsite easement well, the volume of groundwater extracted for the property can be compared to an estimate of the current volume of groundwater in storage strictly beneath the subject property. To estimate the amount of groundwater currently in storage beneath the subject property, the following parameters are needed:

- a) Approximate surface area of subject property = 42.7 acres
- b) Depth of Domestic Well = 350 ft bgs; the Domestic Well is the shallowest well on the subject property from which recent water level data are available, and thus for this analysis provide a more conservative estimate of the minimum thickness of currently saturated rocks within the Sonoma Volcanics that might exist beneath the property. Based on the depths of Wells 1 and 2, and on data listed on the driller's logs for Wells 1 and 2, rocks of the Sonoma Volcanics likely extend to a much greater depth than that of the Domestic Well, and thus, it is likely that the saturated zone beneath the property could extend much deeper to a depth of 700 ft or deeper.
- c) To present a conservative calculation of groundwater in storage, we will also assume that the current saturated thickness of the aquifer(s) beneath the subject property is approximately 190 ft vertical feet. This value is calculated using Domestic Well data by subtracting the RCS-measured SWL of about 160 ft brp in this well (measured in February 2018) from the reported depth to bottom of the perforations in the well at 350 ft bgs. Based on the available water level data presented in this Memorandum, that February 2018 SWL is the deepest SWL measured for this well, and thus is used here to provide a more conservative calculation of the minimum volume of groundwater currently in storage beneath the property. Further, as discussed in subpart (b) above, the saturated volcanic rock aquifers beneath the subject property, based on water level data from the other onsite wells, is actually much thicker; this would tend to create an even greater volume of groundwater currently in storage in this area.
- d) Approximate average specific yield of the Sonoma Volcanics = 2%. The specific yield is essentially the ratio of the volume of water that drains from the saturated portion of the geologic materials (due to gravity) to the total volume of rocks. Specific yield of the Sonoma Volcanics can vary greatly depending on a number of factors, including the degree and interconnection of the pore spaces and/or fracture zones within the rocks. A conservative estimate by Kunkel and Upson for the specific yield of the Sonoma Volcanics ranges from 3% to 5% (USGS 1960). For other nearby properties for which RCS has performed similar analyses, an even more conservative estimate for specific yield of 2% has been used. Hence, to present a conservative analysis, we will assume a specific yield of 2% for the Sonoma Volcanics rocks that underlie the subject property, but the actual value, in reality, could be higher.



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- e) Thus, a conservative estimate of the groundwater currently in storage (S), beneath the subject property (based on February 2018 water levels) is calculated as:

$$S = \text{subject property area (subpart a) times saturated thickness (subpart c) times average specific yield (subpart d)} = (42.7 \text{ ac})(190 \text{ ft})(2\%) = 162.3 \text{ AF}$$

In contrast, the average annual groundwater use for the property (including the conceptual future residence and the estimated annual groundwater extraction by the Harlan Easement Well) is estimated to be 11.5 AF/yr. Hence, the estimated groundwater demand for the entire property represents only about 7% of the groundwater conservatively estimated to currently be in storage in the rocks beneath the subject property based on water level data for February 2018. Furthermore, this percentage does not include annual groundwater recharge that will occur from rainfall into the onsite aquifers. Based on the foregoing, the estimated groundwater demands of the proposed project and the entire subject property (which include those groundwater extractions from the Harlan Easement Well) should not cause a net deficit in the volume of groundwater within the aquifers beneath the site so as to impact nearby wells to a point that they would not support existing or permitted land uses.

### **Groundwater Quality**

Samples of groundwater were collected by OPS from Wells 1 and 2 at the end of each 24-hour constant rate pumping test on June 17 and 21, respectively. Table 5, "Summary of Available Groundwater Quality Data," summarizes water quality data from laboratory analyses of those groundwater samples; the laboratory analyses were performed by Caltest Analytical Laboratory of Napa, California. Data presented on Table 5 reveal the following with regard to key water quality constituents for groundwater pumped by Wells 1 and 2:

- The character of the groundwater from the local volcanic rock aquifer systems appears primarily to be a mixed calcium-magnesium-bicarbonate (Ca-Mg-HCO<sub>3</sub>) type of water.
- Specific conductance (also known as electrical conductivity, or EC) was reported to be 380 microSiemens per centimeter (µS/cm) in Well 1, and 390 µS/cm in Well 2.
- Total dissolved solids (TDS) was detected at 280 mg/L in Well 1, and at 270 mg/L in Well 2.
- Total hardness (TH) was reported to be 160 milligrams per liter (mg/L) in Well 1, and 150 mg/L in Well 2. Water with a TH between 120 and 180 mg/L is considered to be "hard."
- The pH of groundwater was reported to be 7.0 in Well 1, and 7.4 in Well 2. These values indicate that the water is neutral (pH is 7) to slightly basic (above pH 7).
- The adjusted sodium adsorption ratio (SAR) was reported to be 0.49 in Well 1, and 0.78 in Well 2.
- Nitrate (as N) and nitrite (as N) were reportedly not detected in either well.
- Arsenic (As) was detected at a concentration of 2.3 micrograms per liter (µg/L) in Well 1, and 5.4 µg/L in Well 2; arsenic has a State Primary Maximum Contaminant Level (MCL) of 10 µg/L for water to be used for domestic purposes. Thus, arsenic



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concentrations in Wells 1 and 2 appear to be below the Primary MCL for this constituent.

- Boron (B) was reportedly not detected in either well.
- Iron (Fe) was reportedly not detected in Well 2, but was detected at a concentration of 2,200 µg/L in Well 1. This iron concentration in Well 1 appears to be anomalously high. Typically, turbid samples can cause “false positive” results of excessive to elevated iron concentration. In this instance, the turbidity of the Well 1 sample was found to be only 0.5 nephelometric turbidity units (NTU). Nevertheless, an iron concentration of 2,220 µg/L is still anomalously high. For domestic water-supply purposes, iron has a State Secondary MCL of 300 µg/L.
- The manganese (Mn) concentration in Well 1 was reported to be 120 µg/L in Well 1, and 40 µg/L in Well 2. Because the State Secondary MCL for this constituent is 50 µg/L, then the Mn concentration in Well 1 exceeds this MCL for domestic use.

Thus, elevated concentrations of manganese and possibly iron (depending on if the sample was turbid upon analysis) were detected in Well 1; elevated concentrations of Fe and/or Mn are relatively common in groundwater within rocks of the Sonoma Volcanics. Although Well 1 is not currently equipped with a permanent pump and currently used for existing onsite domestic water demands, treatment of these elevated constituents will be required if the well is to be used for the domestic portion of the proposed winery water demands (e.g., winery employees and guests). Since Well 2 did not have any elevated concentrations of these constituents at this time, it may be possible that water from Well 1 could be blended with water from Well 2.

### **Tier 3 – Evaluation of Stream and Spring Interference**

This Tier 3 analysis was requested prior to the issuance of the list of County-defined Significant Streams (Napa County, 2022b) and the County-defined 1,500-foot buffer areas around those Significant Streams (Napa County, 2022c), and therefore includes analysis of many drainage channels in the vicinity of the subject property identified by PBES in January 2022 that would not need to be analyzed today. However, RCS is providing the Tier 3 analyses performed as requested in 2022, even though such analyses are not required under the current Tier 3 WAA rules and regulations.

A map was also provided by Napa County PBES that shows the approximate locations of blue-lined streams identified by the County in the vicinity of the Vineyard House property. The map was adapted from Figure 2 prepared by RCS for the Tier 1 WAA (RCS, 2019). Figure 9, “Napa County PBES Markup” shows the markup map that was provided to the applicant as part of a subsequent conversation with the project planner and civil engineer related to the County PBES-requested Tier 3 WAA. A number of streamlines and offset distances are shown on Figure 9, suggesting a number of active, intermittent stream channels on the property. Notable on the map is the fact that a number of the streamlines shown on the southwestern portion of the property (with highlighted offset distances from Well 1) are not “blue-line streams” as shown in the Napa County “blue\_lines\_public” GIS data layer, nor are they “blue-line streams” shown on the USGS topographic map for the Rutherford Quadrangle (USGS, 1951). Figure 1 shows that the purple-colored drainage channels do not coincide with “blue-line” perennial or intermittent streams shown on the USGS basemap. It is the opinion of RCS that the relatively short, purple-colored



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stream lines shown on Figure 1 do not represent streams (perennial, intermittent, or otherwise), but likely represent drainage channels that collect sheet-flow runoff water during and immediately following rain events.

### *Site Visit for Tier 3 WAA*

Based on conversations with the Project Planner and the Project Civil Engineer, Mr. Jeff Redding and Mr. Mike Muelrath, respectively, RCS understands that the “blueline” intermittent streams and drainage channels at the subject property were diverted underground into piped drainages long before the current owner took possession of the property. To confirm the subsurface piping, RCS performed a site visit to the subject property on May 12, 2022, with Mr. Redding and Mr. Muelrath. Figure 2 shows various data points and observations made by the RCS geologist during that visit. Location data shown on Figure 2 were collected using a mobile phone GPS mapping application. During the site visit, the geologist visited the locations of each of the drainages and “blueline” intermittent streams shown on the Figure 9, County-prepared map. As noted on the map, three of the four “blueline” intermittent streams were noted to be flowing at the time of the site visit. The northwestern “blueline” intermittent stream was noted to be dry by the RCS geologist (see Figure 2).

During the site visit, the geologist also observed and recorded the locations of visible infrastructure associated with the subsurface piping. Those points are shown on Figure 2, and are labeled with the geologist’s observations. Observations included: inflow or inlet points, where surface water entered a corrugated metal pipe (CMP) or corrugated plastic pipe (CPP); and drainage system access panels on the property roads where metal covers could be lifted and CMP/CPP pipe junctions could be observed. Using those data, RCS prepared an inferred pipe layout based on the observable points of infrastructure. The inferred subsurface pipe locations are shown as the green-colored lines on Figure 1, Figure 2, and Figure 3B. The inferred pipe locations illustrate the fact that the “blueline” intermittent stream flow and drainage channels are directed to the subsurface pipe drainage system, and the flows are confined to the subsurface pipes. Hence, within the boundaries of the subject property, any stream flow that may exist cannot interact with the subsurface.

The geologist also measured the water levels in both of the project wells in May 2022. In Well 1, a static (non-pumping) water level depth of 126 ft below ground surface (bgs) was measured. Well 2 was being actively pumped during the site visit, and the pump was observed by the geologist to be frequently cycling on and off. During a period of non-pumping, the geologist measured a water level of 142.8 ft bgs in Well 2. This water level is not considered to be a true static level, as the well was still recovering from the recent pumping events while the measurement was taken. Hence, this water level is considered to be a “pumping water level” for the purposes of this Memorandum.

### *Well Construction and Hydrogeology*

Well 1 and Well 2, the wells that will provide groundwater for the proposed project, are constructed similarly. Both wells have deep cement sanitary seals (57 ft bgs for Well 1, and 56 ft bgs for Well 2), and their perforations range between the depths of 105 and 705 ft bgs in Well 1, and 110 ft



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and 710 ft bgs in Well 2. As stated above, both wells derive groundwater from aquifers within the Sonoma Volcanics. Figure 3B, "Geologic Map (2017)," is a geology map of the property updated with the "blueline" intermittent stream information, the county-drawn drainages, and the field-inferred locations of the subsurface pipes. In addition, Figure 3B shows the alignments of three geologic cross sections created by RCS for the purposes of this Tier 3 analysis. These same cross section alignments are also shown on Figures 1 and 2.

Each of the cross sections are shown on Figures 10, 11, and 12, Cross Sections A-A', B-B', and C-C', respectively. The cross sections are scaled drawings, and show the interpreted geologic conditions beneath the property and the construction of the wells. Each section is notated with the surface features that each cross section intercepts, including the subsurface piping, surface water channels, drainages, etc. Also shown on the cross sections are water level measurements previously collected in the wells. Specifically, each cross section shows two water levels for the wells depicted on the section: the water level measured by the geologist during the May 12, 2022 site visit described above; and one measurement collected in 2016 during prior work at the property, as reported on Table 1.

Important to note from the cross sections are the depths of the water levels in the wells in relation to the "blueline" intermittent stream channels and County-drawn drainages. Water levels from 2016 and 2022 in both Well 1 and Well 2 are at elevations on the order of 50 to 150 ft below the surface channels in question. The closest elevation difference between a water level and a blueline surface water channel is illustrated on cross section C-C' (see Figure 12). As shown thereon, the static water level measured in June 2016 in Well 2 was roughly 50 ft lower in elevation than the surface water channel that begins at the CMP outflow pipe located 650 ft northeast of the well. This significant elevation difference between the water level elevations in the wells and the surficial stream channels is significant evidence to support the assertion that the project wells are not hydraulically connected to the "blueline" intermittent streams that surround the subject property.

It is also noteworthy that neither Well 1 nor Well 2 have perforated casing within the shallow, unconsolidated alluvial deposits that are shown on Figure 3B (see the cross sections also). Therefore, these wells do not pump groundwater from the unconsolidated alluvial sediments. In fact, both wells have deep cement sanitary seals (deeper than 50 ft bgs) and deep perforations (beginning deeper than 100 ft bgs) that preclude the pumping of groundwater by these wells from the unconsolidated alluvial deposits.

Based on the data above, and as illustrated on the cross sections, neither Well 1 nor Well 2 are hydraulically connected to the "blueline" intermittent streams that surround the Vineyard House property. As shown on the Figure F-2 "Decision Tree" in the County's WAA Guidance Document (Napa County, 2015), and described in the Guidance Document text, because the project wells are not hydraulically connected to surface water(s), the "Groundwater/Surface Water Evaluation is complete."



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### **Key Conclusions and Recommendations**

1. The existing property is currently developed with 26 acres of vineyards, landscaping, ancillary buildings for offices and storage, and a residence.
2. The proposed project consists of developing a new winery with a production capacity of 30,000 gallons of wine per year.
3. Current groundwater demands for the existing property are estimated by ACE to be approximately 5.6 AF/yr. This demand includes 0.750 AF/yr for the existing residence and 4.815 AF/yr for the landscape irrigation (lawn and other associated landscaping).
4. The future average annual groundwater demand for the proposed project (including the proposed winery, conceptual new residence, and existing landscape irrigation demands) is estimated to be approximately 5.3 AF/yr by ACE (and approximately 4.55 AF/yr if there is no new residence constructed onsite). Recall that the existing residence will be converted to winery uses, and therefore future water demand for that structure is included in the proposed winery demands. While there is no current plan to do so, a new residence could conceptually be constructed at some time in the future. To present a more conservative analysis, water demands for the conceptual residence are included in the total proposed water demand for the project.
5. The Harlan Easement Well is located on The Vineyard House property, and groundwater pumped from this Easement Well is transmitted to the offsite Harlan Estate property. Water demands for the onsite Harlan Easement Well have been estimated to be approximately 6.2 AF/yr. These offsite Harlan demands include water used for: a single residence; estimated vineyard acreage of 8.9 acres; estimated orchard acreage of 0.7 acres; and a winery. The actual amount of groundwater extracted from this Easement Well for these offsite uses is unknown due to a lack of a flow meter on this well. However, for this analysis, an estimated groundwater extraction of approximately 6.2 AF/yr from the Harlan Easement Well is considered to be conservative, since there appear to be at least four other water wells on the Harlan Estate property. Therefore, the total annual groundwater extraction (for onsite and offsite use) of the subject property is estimated to be approximately 11.5 AF/yr (approximately 5.3 AF/yr for The Vineyard House property and 6.2 AF/yr for the Harlan Estate property).
6. Historically, roughly 30% of the existing onsite water demand for the irrigation of onsite landscaping was met via the collection of spring water that flows from an offsite spring to the subject property. Currently, 100% of the existing onsite landscaping irrigation comes from (and will continue to come from)<sup>8</sup> pumping groundwater from Well 1, Well 2, and/or the Domestic Well (if needed). All future winery water demands will be met by pumping groundwater from Well 1 and Well 2 only (i.e., the project wells). If ever constructed in the future, water demands for a conceptual onsite residence would be met by pumping groundwater from Well 1, Well 2, or the Domestic well.

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<sup>8</sup> For the purposes of this WAA, to present a more conservative analysis, it is assumed no spring water (and therefore, only groundwater) will be used for irrigation in the future.



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7. To meet the estimated peak monthly demand groundwater of the project each year, Well 1, Well 2, and the Domestic Well would need to pump at a combined rate of 17 gpm to meet the irrigation demands during the assumed 4-month irrigation season (landscaping) and also to meet the year-round winery and future residential water demands. This total peak combined pumping rate assumes Well 1 and Well 2 would be pumping on a 50% operational basis (pumping 12 hours per day, every day) throughout the year.
8. Based on the results of the separate constant rate pumping tests of Wells 1 and 2 in June 2016 (both wells were pumped at a constant rate of 50 gpm for a continuous period of 24 hours), Wells 1 and 2 appear to be more than capable of pumping at rates needed to meet the future groundwater demands needed from the project (17 gpm is the peak combined rate needed each August). Using the pumping data generated from the pumping tests performed in June 2016, the combined pumping capacity of the two project wells is currently on the order of 100 gpm.
9. Aquifer testing, which included a step drawdown test, background water level monitoring, a constant rate pumping test, and a final water level recovery period, were performed in Wells 1 and 2 between April and June 2016. Water level measurements were automatically recorded during each constant rate test by water level pressure transducers that were installed by RCS geologists into Well 1, Well 2, and the Domestic Well; occasional manual water level measurements were also collected by the pumper in the onsite Harlan Easement Well. Results of these pumping tests of Wells 1 and 2 revealed that following for each well:
  - Well 1 was pumped at an average rate of 50 gpm for a period of 24 continuous hours. Based on a static water level of 98.1 ft brp, a maximum water level drawdown of 8.2 ft was created; this calculated to a current specific capacity value of 6.10 gpm/ft ddn. Results of the Well 1 pumping test also showed that water levels did not become completely stable at the end of the pumping portion of the aquifer test, but were only slowly declining at a rate of about 0.2 ft/hr in the last 4 hours of testing. Following 24 hours of water level recovery, water levels in the well were 83% recovered (of the full water level drawdown experience during testing), and reached 100% full recovery (water levels at pre-pumping test levels) after a period of 2 days. During the pumping portion of Well 1 aquifer test, no water level drawdown impacts were induced in onsite Well 2, the Domestic Well, or the onsite Harlan Easement Well.
  - Well 2 was also pumped at a constant rate of 50 gpm for a period of 24 continuous hours. Pumping data from this testing revealed that the total water level drawdown was observed to be 91.3 ft. Based on a pre-test static water level of 69.1 ft brp, the specific capacity value for this well was calculated to be 0.55 gpm/ft ddn. Results of the Well 2 pumping test also showed that water levels did not become completely stabilized at the end of the pumping test, and were declining at a rate of 0.85 ft/hr in the last 4 hours of testing. Recovery water level data was recorded in this well for a period of 3 days, and after 3 days, water levels did not completely recover to their pre-pumping test levels. After 24 hours following the end of the pumping test, water levels had





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recovered to 88% (up to 80 ft brp). Only very minor water level drawdown impacts were observed in the nearby Domestic Well during the pumping test of Well 2. Water levels in the Domestic Well decreased by only 0.3 ft during the pumping test in Well 2.

10. Groundwater recharge at the subject property on an average annual basis is estimated to be 17.7 AFY when calculating recharge according to the County's revised guidelines. This is 6.2 AF/yr more than the 11.5 AF/yr estimated to be extracted on an average annual basis in the future from the subject property. In the event that delivery of the offsite easement water currently used for vineyard irrigation is disrupted or otherwise not available, the property owner may elect to use the "surplus" 6.2 AF/yr of groundwater (on average) to irrigate the existing onsite vineyards. Even if groundwater is used to irrigate the onsite vineyards, the total groundwater use at the subject property will not exceed 17.7 AFY (the calculated volume of site-specific annual groundwater recharge).
11. Because a lack of hydraulic connection has been demonstrated, according to the WAA Guidance document (Napa County, 2015), the Tier 3 analysis has been satisfied. Well 1 and Well 2 (the project wells) are not in direct hydraulic connection with any of the County-defined "blueline" intermittent stream channels or the drainage channels shown on Figure 1 or 2. This lack of connection is demonstrated by the following:
  - a. The project wells are constructed solely into consolidated, fractured volcanic rock formations. Hence, neither well has any perforations in the unconsolidated alluvial deposits.
  - b. Both wells have deep cement seals (>50 ft bgs) and even deeper perforated interval (beginning at depths >100 ft bgs)
  - c. Based on the hydrogeology of the property and the known well construction, the two project wells are not able to produce water from shallow, unconsolidated alluvial materials.
  - d. Water levels in the two project wells are currently and have always been at much lower elevations than the "blueline" intermittent stream elevations.
  - e. Within the boundaries of the subject property, the "blueline" intermittent streams are diverted to subsurface piping that flow through the property. Hence, the streams are isolated from and cannot interact with the alluvial deposits within the property.
12. In the future, RCS recommends monitoring on a regular basis of static and pumping water levels, and also of the instantaneous flow rates and cumulative pumped volumes from each of the onsite wells via the use of water level pressure transducers and dual-reading flow meters (that records both flow rate and totalizing values, respectively). RCS also recommends that new water level transducers be purchased and installed in your wells to permit the automatic, frequent, and accurate recording of water levels in those wells. By continuing to observe the trends in groundwater levels and future well production rates/volumes over time by qualified professionals, potential declines



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in water levels and well production in the onsite wells can be addressed in a timely manner.

13. Based on available water quality data, groundwater pumped by the existing wells contains elevated to excessive concentrations of iron and manganese. Thus, because this water is used for domestic purposes, treatment for these constituents will be needed. It is relatively common for wells constructed into the Sonoma Volcanics to produce groundwater that contains elevated to excessive concentrations of iron and/or manganese.



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## MEMORANDUM

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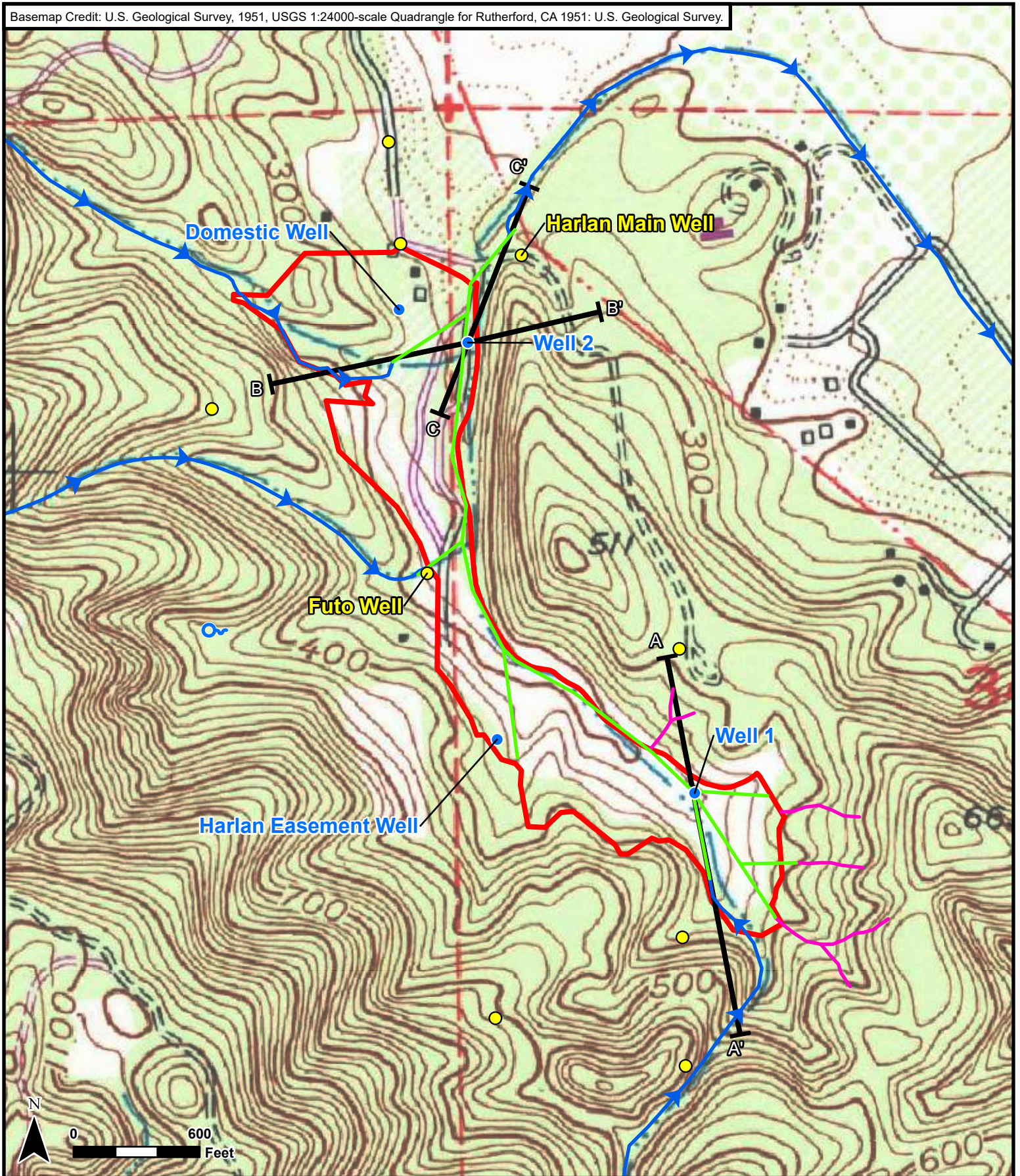
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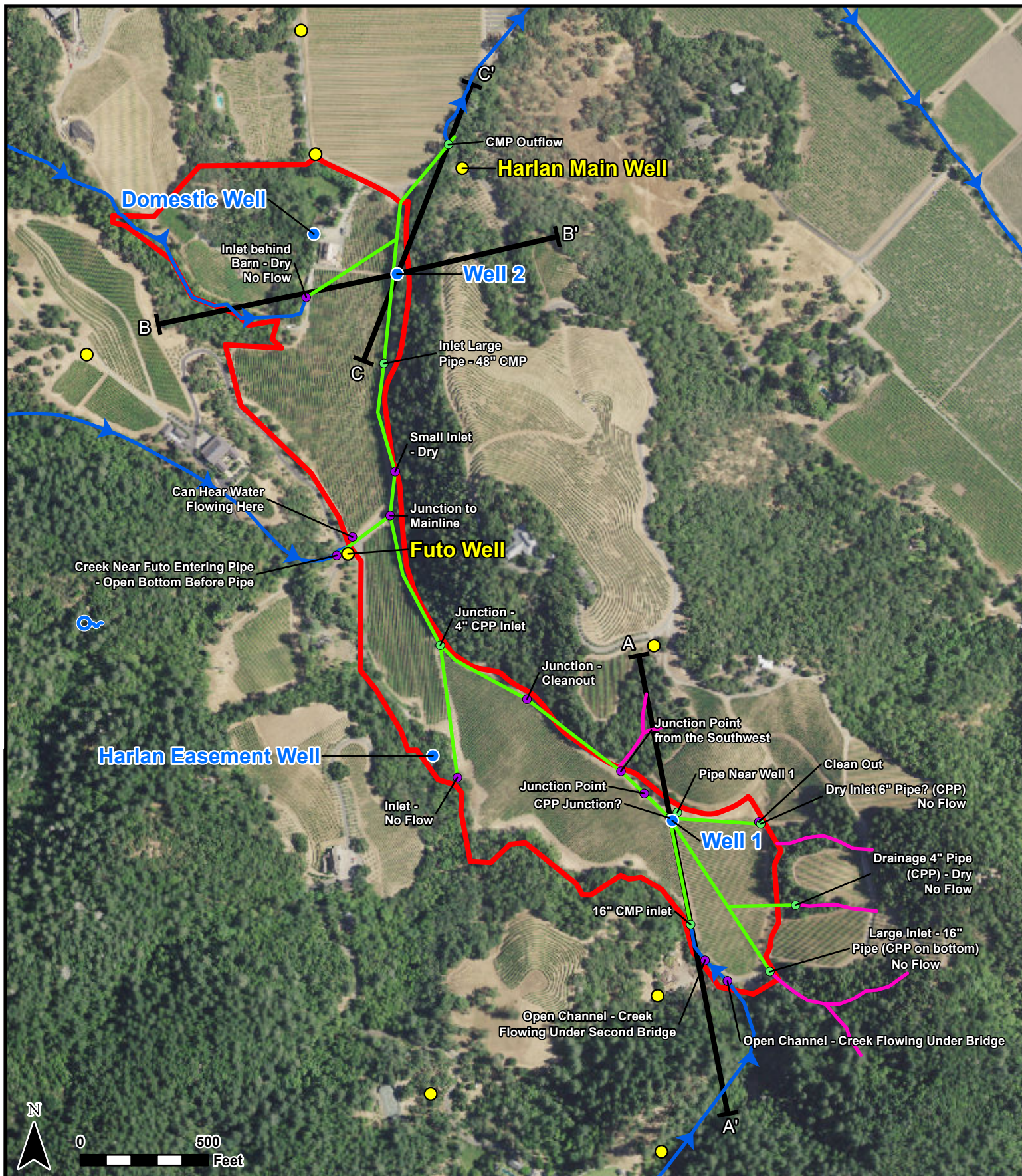
**LEGEND**

- Onsite Well Location
- Approximate Offsite Well Location
- Approximate Subject Property Boundary
- ~ Approximate Spring Location
- Napa County GIS Bluelines (2004)
- County-Drawn Channel
- Subsurface Pipe, Inferred
- A—A' Cross Section



**Figure 1  
Location Map**





**Figure 2**  
**Aerial Photograph Map**



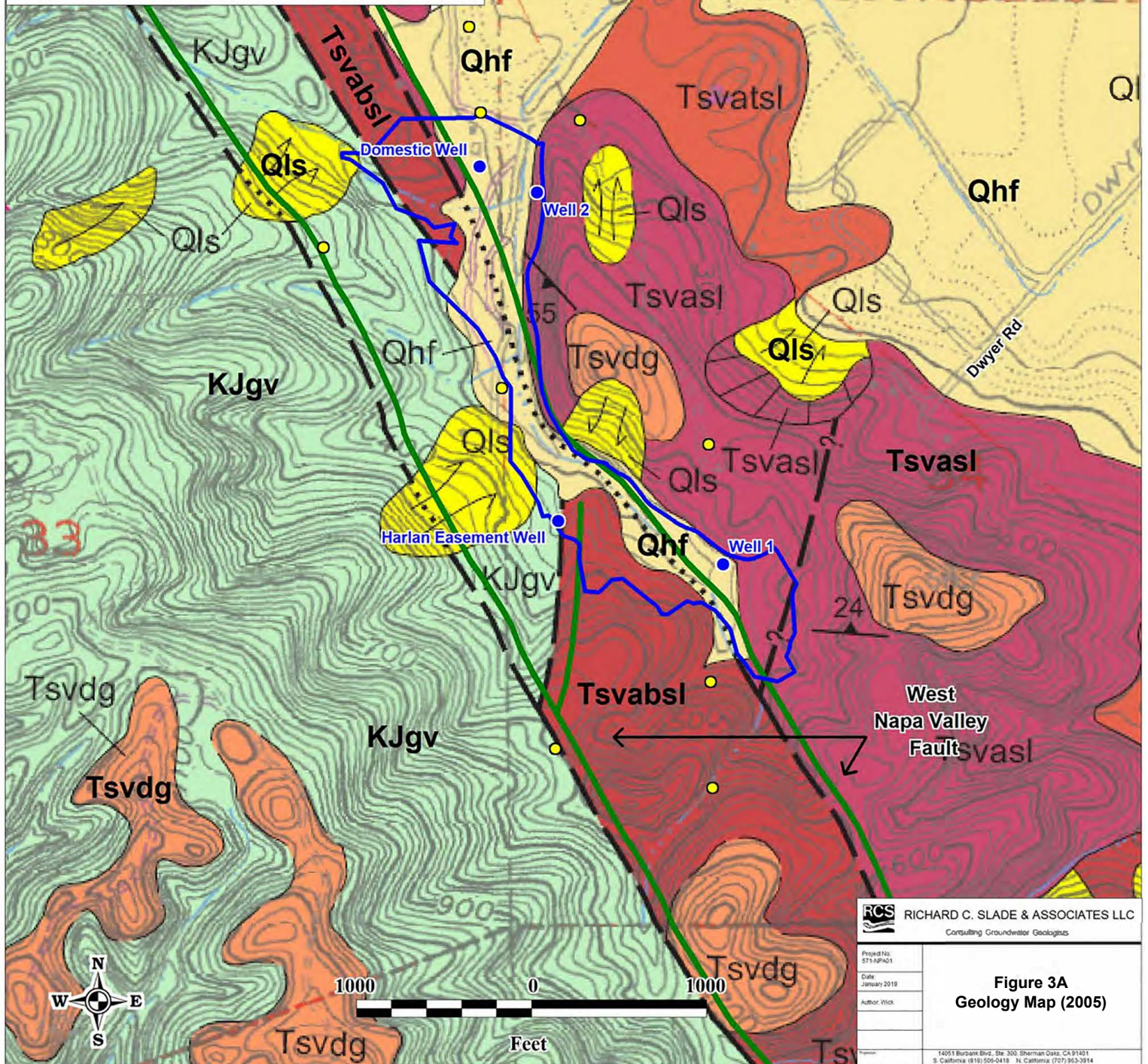
### Geologic Descriptions

Qhf - alluvial fan deposits (Holocene)  
 Qf - alluvial fan deposits (late Pleistocene)  
 Qls - landslide deposits  
 Sonoma Volcanics  
 Tsvdg - dacite  
 Tsvabsl - andesite flows  
 Tsvasl - andesite flow breccias  
 Tsvatsl - andesite ash flow tuff and tuff breccia  
 Bedrock  
 KJgv - Great Valley Sequence

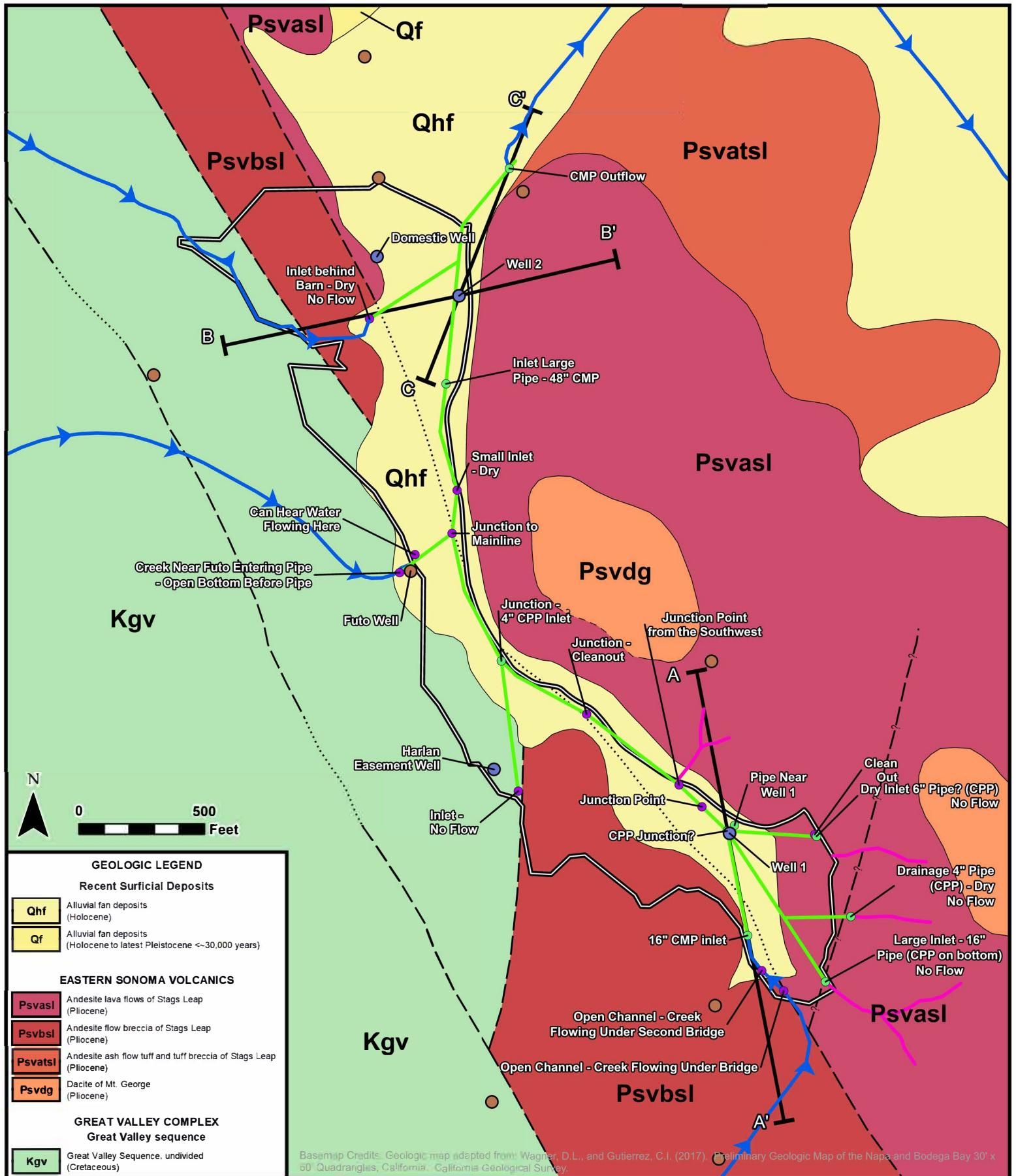
Fault (CGS 2005) - dashed where approximate;  
 dotted where uncertain  
 Fault (USGS 2000)

### Legend

- Onsite Well Location
- Approximate Offsite Well Location
- Approximate Subject Property Boundary

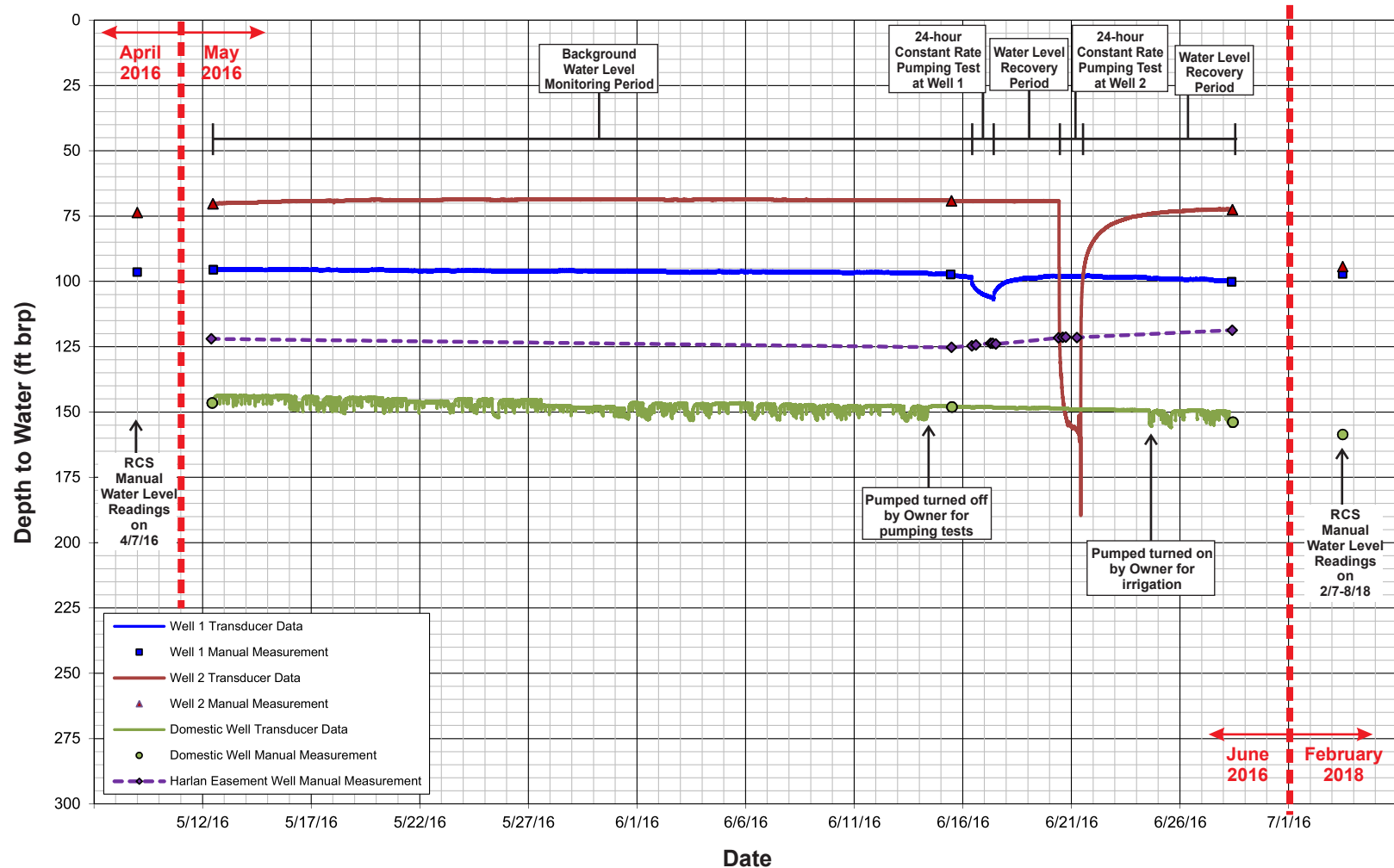






**Figure 3B**  
**Geology Map (2017)**



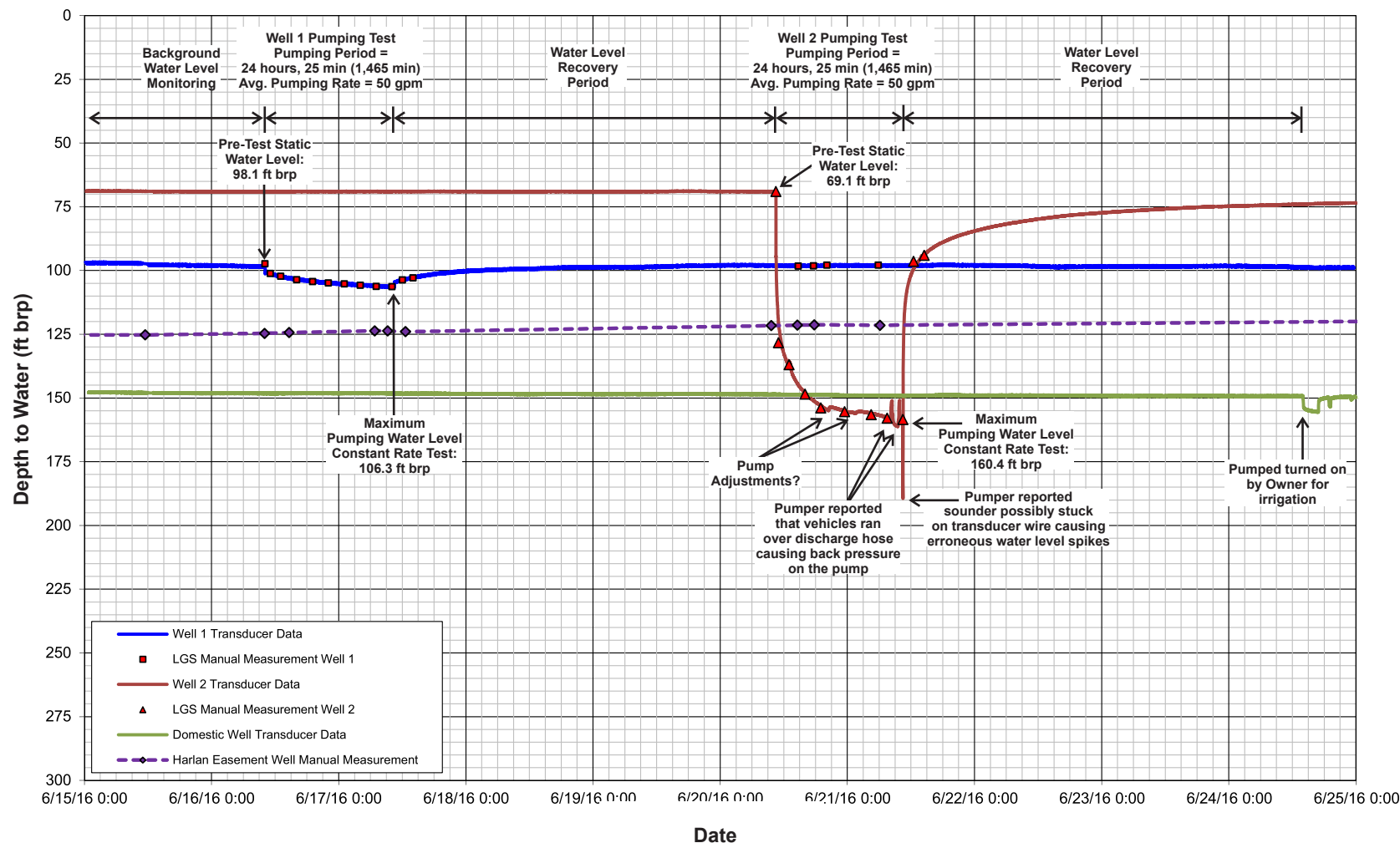


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Job No. 571-NPA04

**FIGURE 4**  
**WATER LEVEL DATA DURING MONITORING PERIOD**  
**EXISTING ONSITE WELLS**  
**THE VINEYARD HOUSE**

September 2024

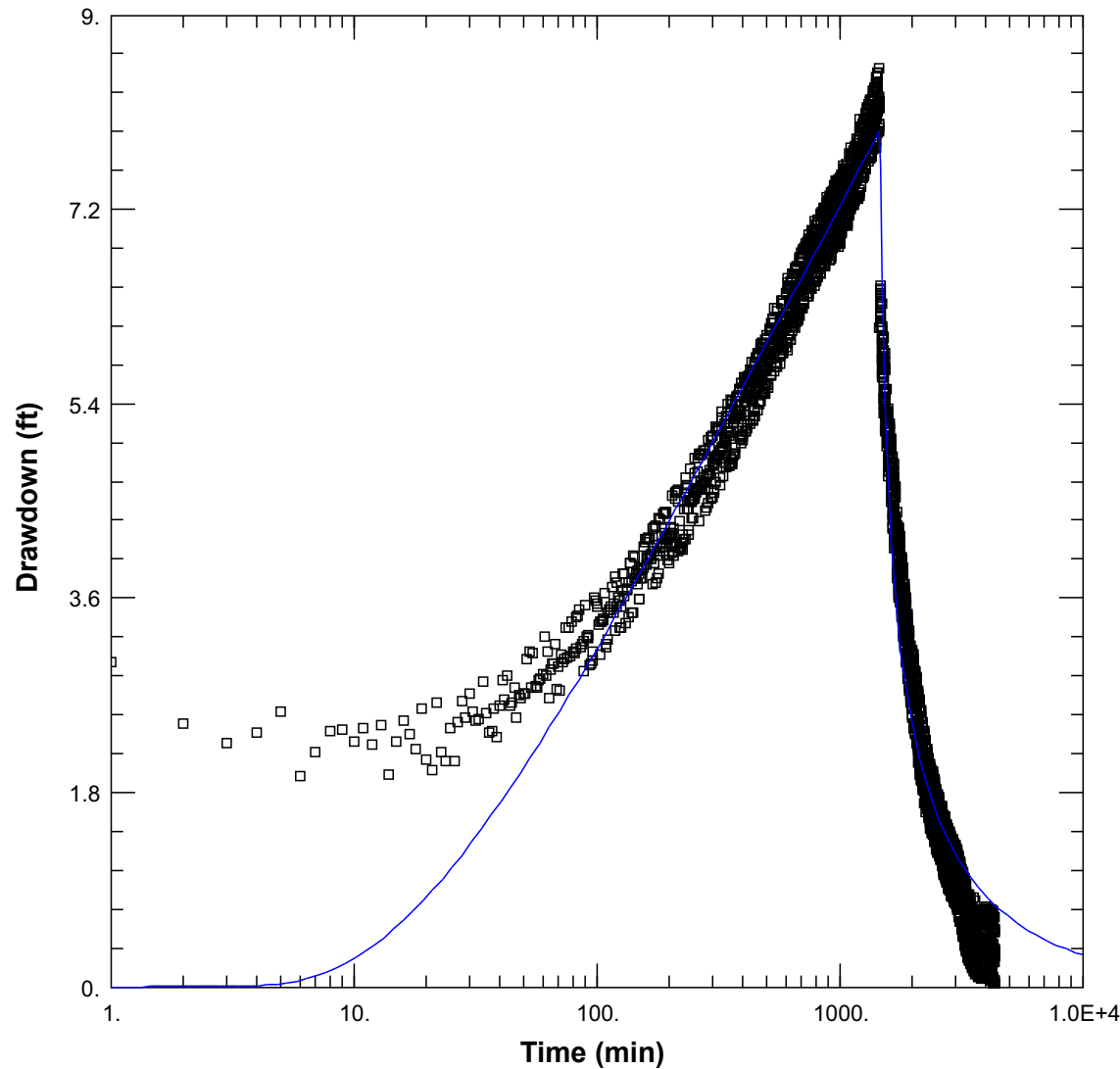


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**FIGURE 5**  
**WATER LEVELS DURING CONSTANT RATE PUMPING TESTs**  
**WELL 1 AND WELL 2**  
**VINEYARD HOUSE WINERY**

Job No. 571-NPA04

September 2024



**Obs. Wells**

□ Well No. 1 (pumping well)

**Aquifer Model**

Confined

**Solution**

Theis

**Parameters**

$T = 3,090$  gal/day/ft

\*No storativity (S) value because  
Well No. 1 is the pumping well.

Test Date = June 16, 2016  
(24-hour test)

Pre-Test  
Static Water Level = 98.1 ft brp

Average pumping rate = 50 gpm

Graphical Solution by:  
AQTESOLV Vers. 4.50 Pro  
by Hydrosolve, Inc.

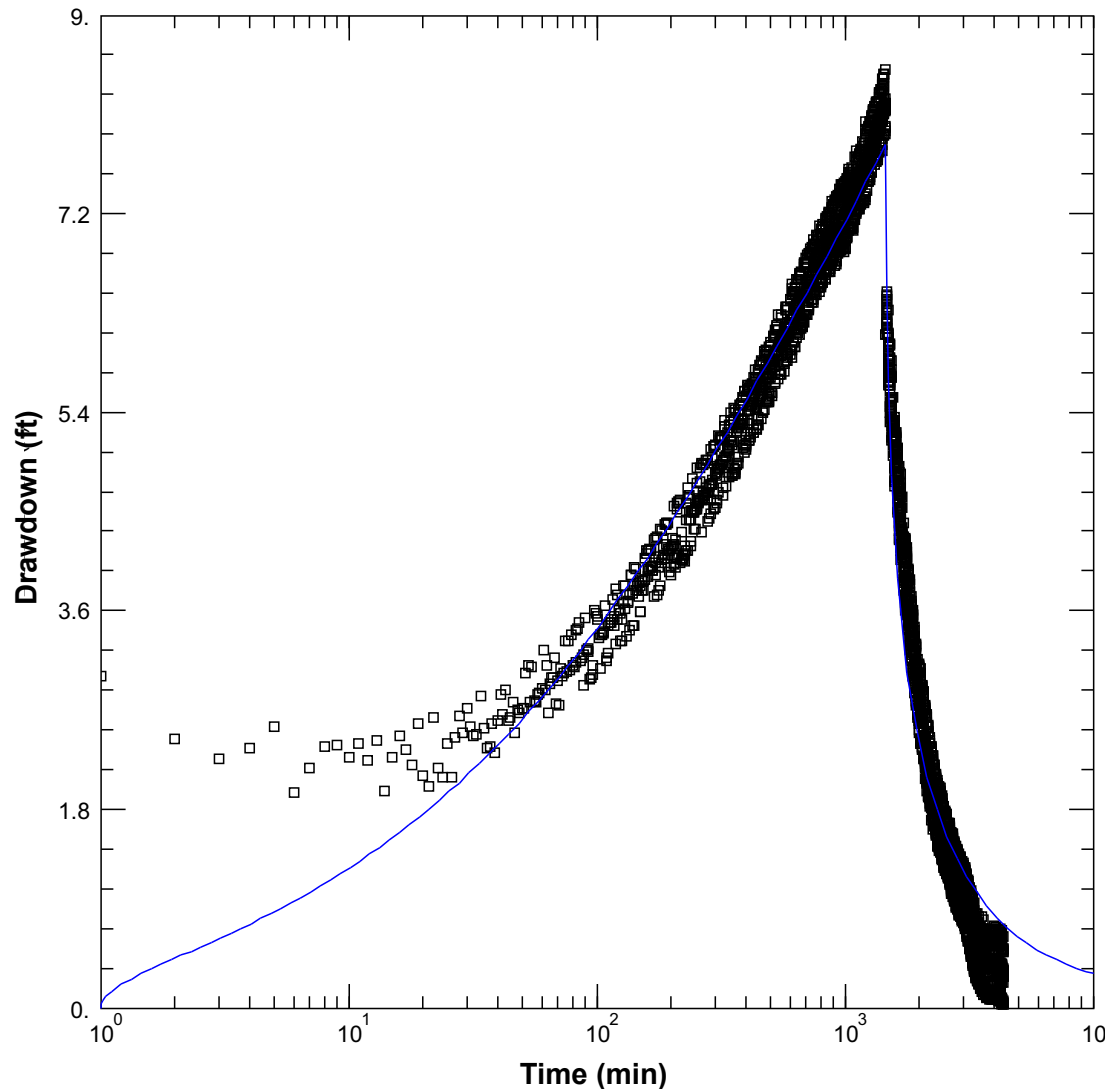


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**FIGURE 6A**  
**CONSTANT RATE PUMPING TEST ANALYSIS**  
**THEIS CONFINED AQUIFER SOLUTION**  
**WELL NO. 1 (PUMPING WELL)**

Job No. 571-NPA04

September 2024



#### Obs. Wells

- Well No. 1 (pumping well)

#### Aquifer Model

Fractured

#### Solution

Barker w/ slab blocks

#### Parameters

$T = 1,820$  gal/day/ft

\*No storativity (S) value because  
Well No. 1 is the pumping well.

Test Date = June 16, 2016  
(24-hour test)

Pre-Test  
Static Water Level = 98.1 ft brp

Average pumping rate = 50 gpm

Graphical Solution by:  
AQTESOLV Vers. 4.50 Pro  
by Hydrosolve, Inc.

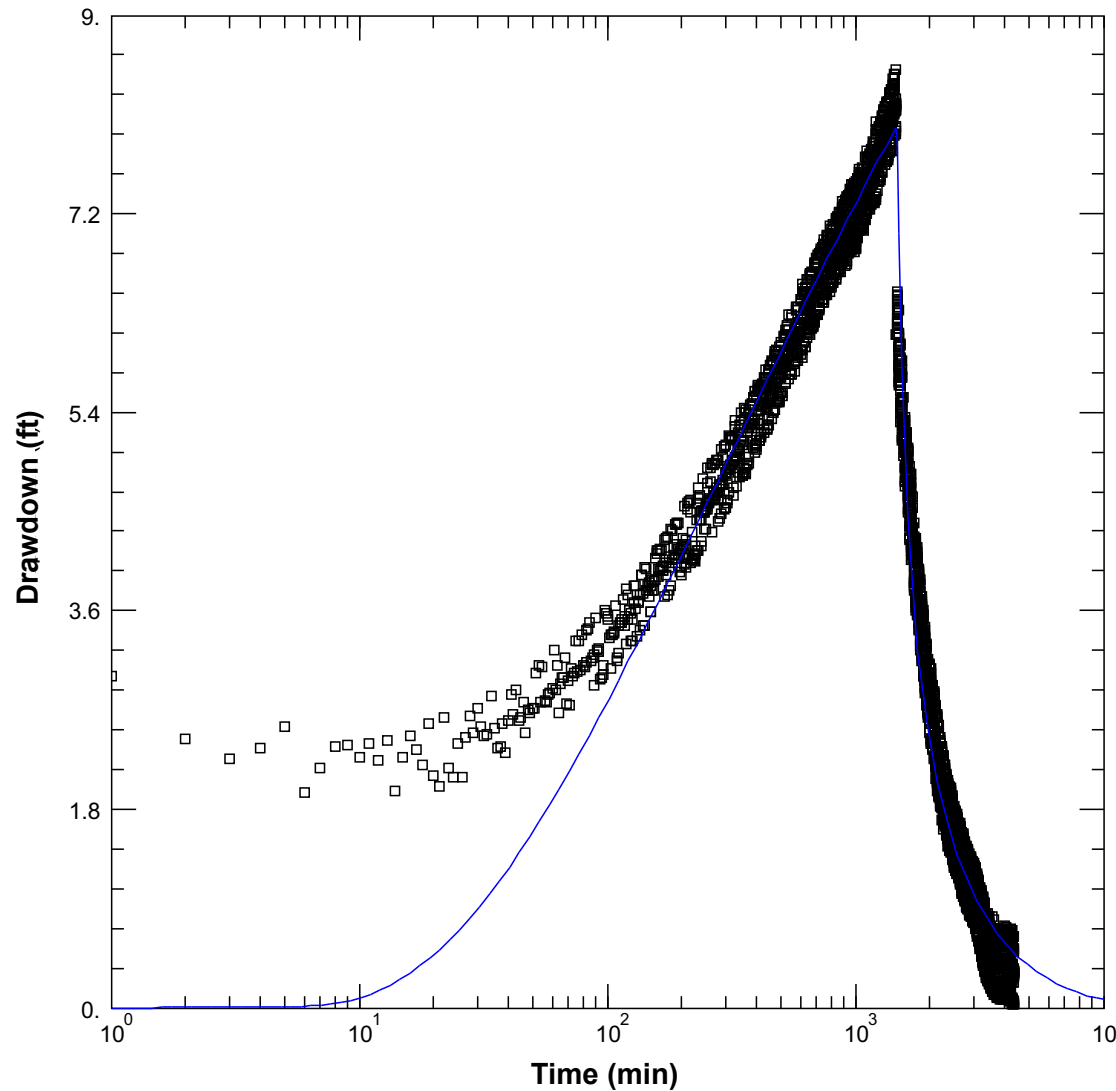


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### **FIGURE 6B** **CONSTANT RATE PUMPING TEST ANALYSIS** **BARKER FRACTURED AQUIFER SOLUTION** **WELL NO. 1 (PUMPING WELL)**

Job No. 571-NPA04

September 2024



#### Obs. Wells

- Well No. 1 (pumping well)

#### Aquifer Model

Leaky

#### Solution

Hantush-Jacob

#### Parameters

$T = 2,540$  gal/day/ft

\*No storativity (S) value because  
Well No. 1 is the pumping well.

Test Date = June 16, 2016  
(24-hour test)

Pre-Test  
Static Water Level = 98.1 ft brp

Average pumping rate = 50 gpm

Graphical Solution by:  
AQTESOLV Vers. 4.50 Pro  
by Hydrosolve, Inc.

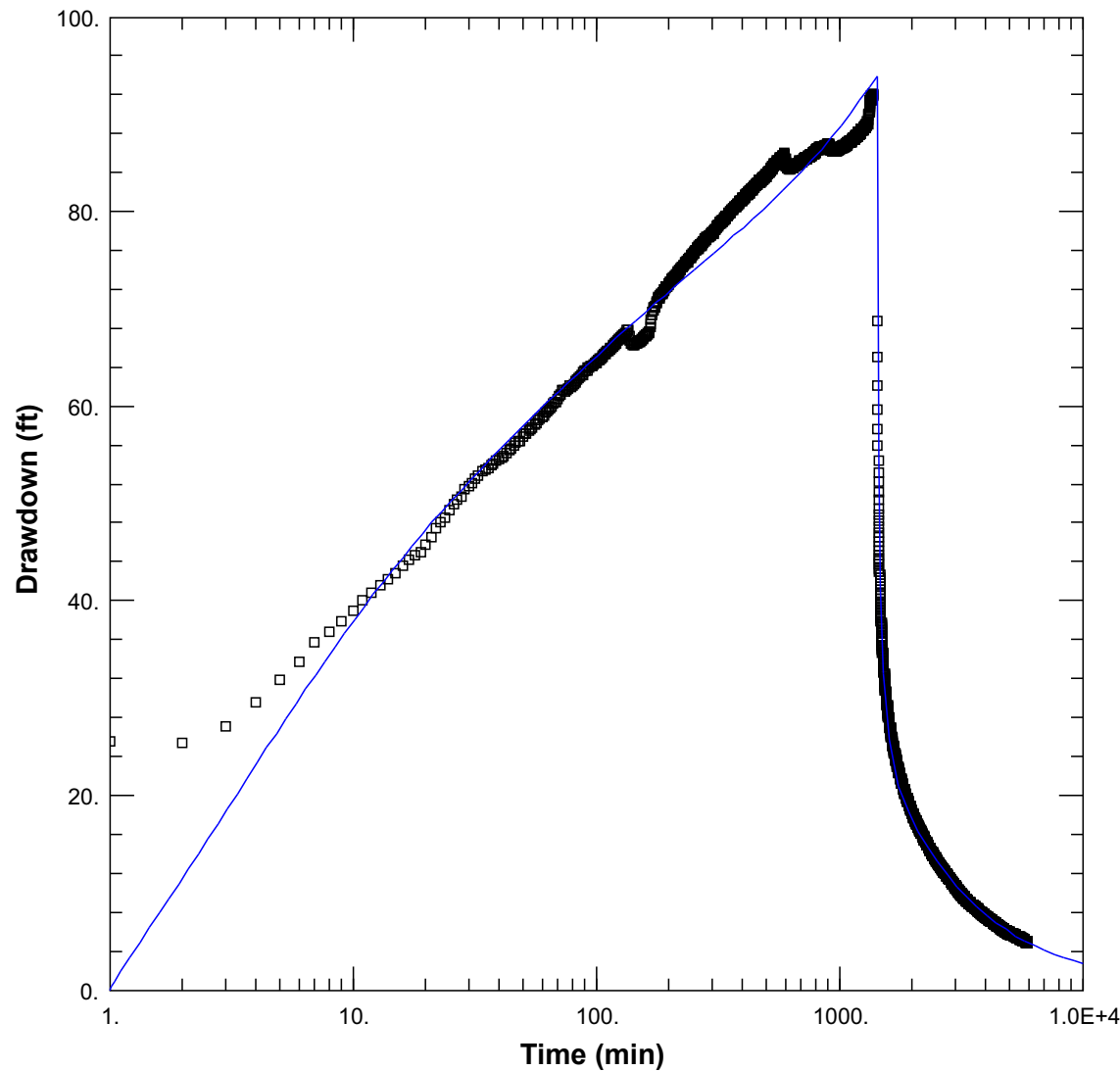


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### FIGURE 6C CONSTANT RATE PUMPING TEST ANALYSIS HANTUSH-JACOB LEAKY AQUIFER SOLUTION WELL NO. 1 (PUMPING WELL)

Job No. 571-NPA04

September 2024



#### Obs. Wells

- Well No. 2 (pumping well)

#### Aquifer Model

Fractured

#### Solution

Barker w/ slab blocks

#### Parameters

$T = 320 \text{ gal/day/ft}$

\*No storativity (S) value because  
Well No. 2 is the pumping well.

Test Date = June 20, 2016  
(24-hour test)

Pre-Test  
Static Water Level = 69.1 ft brp

Average pumping rate = 50 gpm

Graphical Solution by:  
AQTESOLV Vers. 4.50 Pro  
by Hydrosolve, Inc.

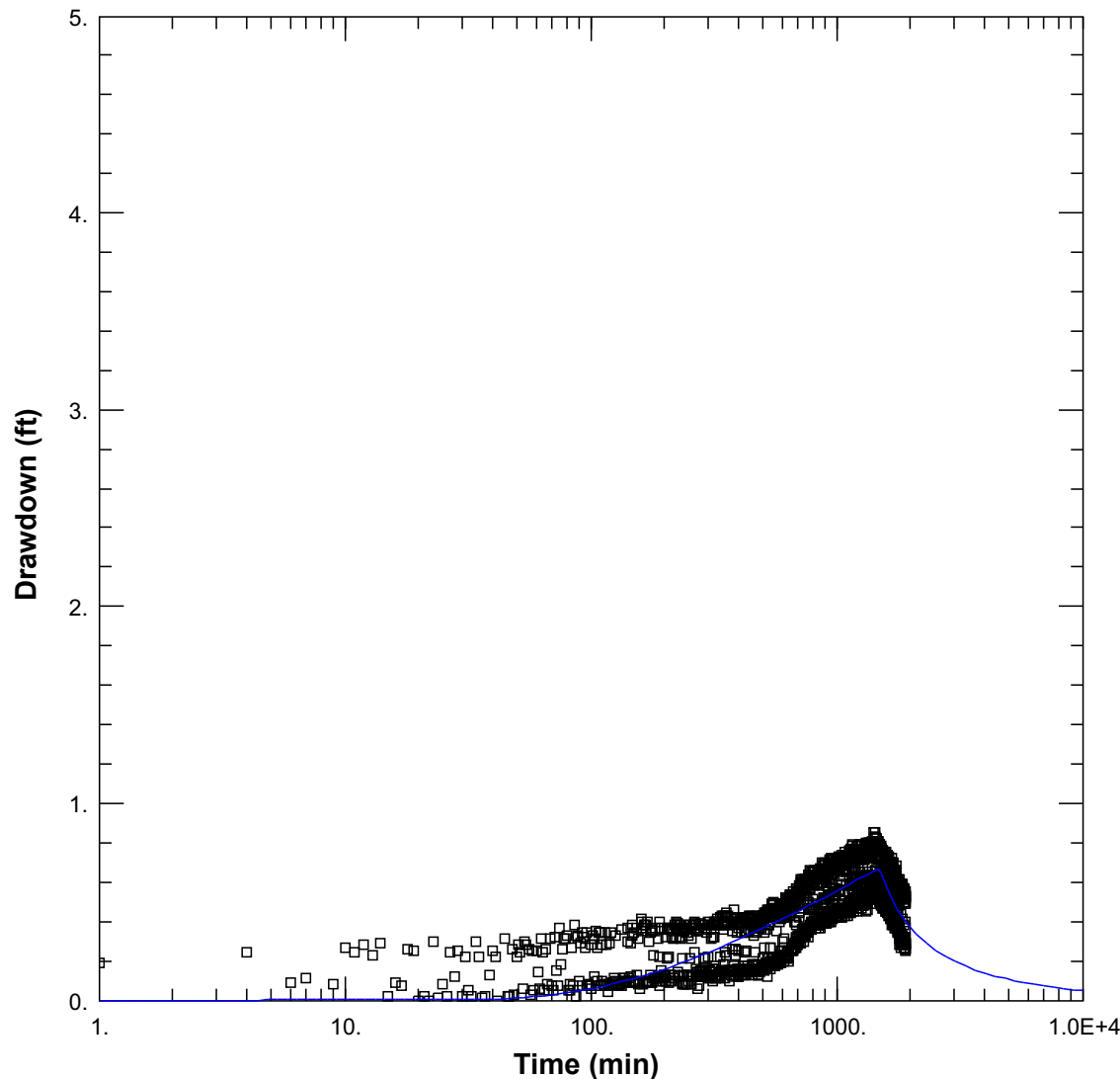


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### FIGURE 6D CONSTANT RATE PUMPING TEST ANALYSIS BARKER FRACTURED AQUIFER SOLUTION WELL NO. 2 (PUMPING WELL)

Job No. 571-NPA04

September 2024



**Obs. Wells**

□ Domestic Well

**Aquifer Model**

Confined

**Solution**

Theis

**Parameters**

$T = 17,880 \text{ gal/day/ft}$

$s = 5.7 \times 10^{-3}$

Test Date = June 20, 2016  
(24-hour test)

Pre-Test  
Static Water Level = 69.1 ft brp

Average pumping rate = 50 gpm

Graphical Solution by:  
AQTESOLV Vers. 4.50 Pro  
by Hydrosolve, Inc.

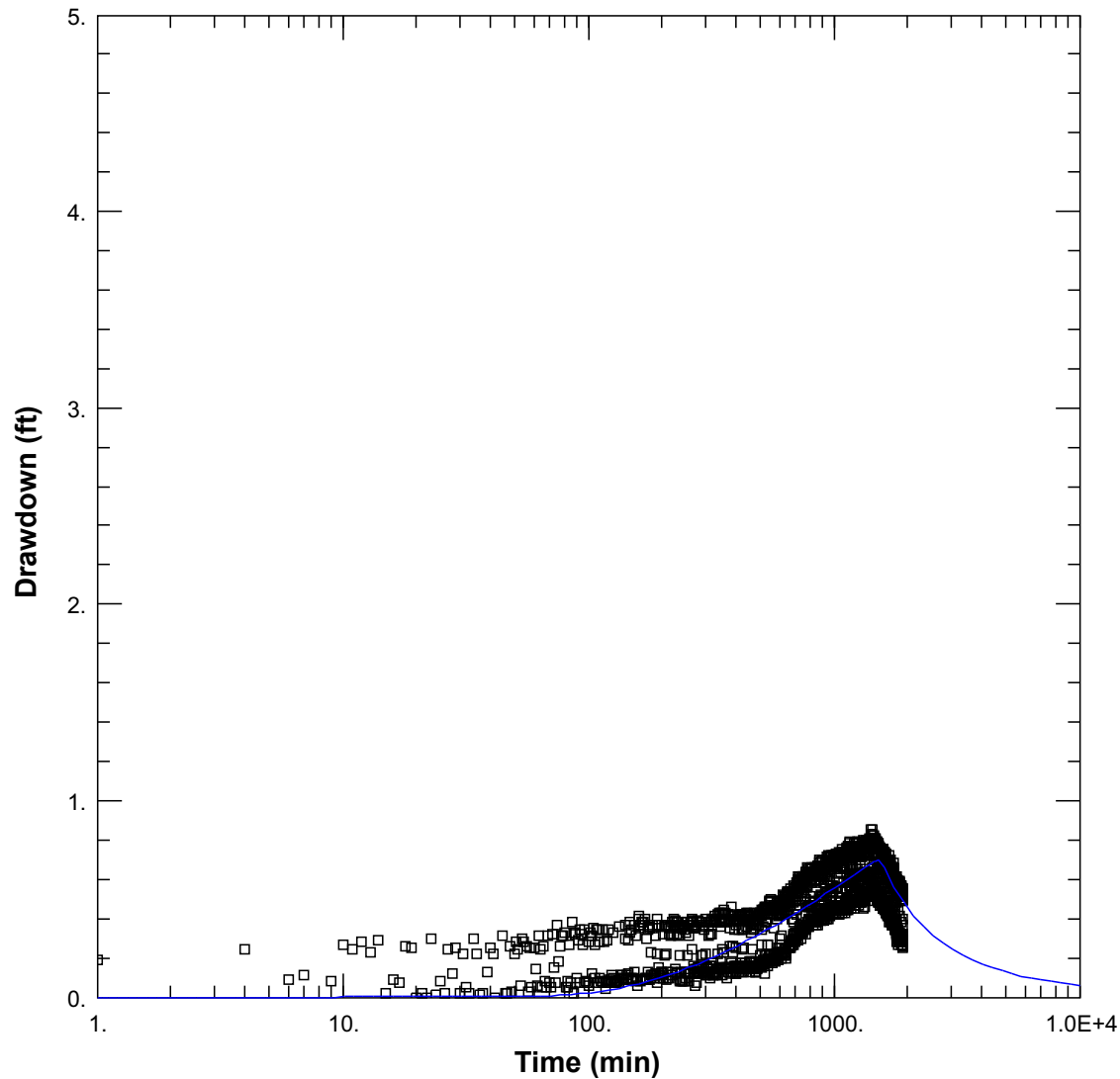


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**FIGURE 6E**  
**CONSTANT RATE PUMPING TEST ANALYSIS**  
**THEIS CONFINED AQUIFER SOLUTION**  
**DOMESITC WELL (OBSERVATION WELL)**

Job No. 571-NPA04

September 2024



**Obs. Wells**

□ Domestic Well

**Aquifer Model**

Fractured

**Solution**

Barker w/ slab blocks

**Parameters**

$T = 9,570 \text{ gal/day/ft}$

$s = 8.6 \times 10^{-6}$

Test Date = June 20, 2016  
(24-hour test)

Pre-Test  
Static Water Level = 69.1 ft brp

Average pumping rate = 50 gpm

Graphical Solution by:  
AQTESOLV Vers. 4.50 Pro  
by Hydrosolve, Inc.



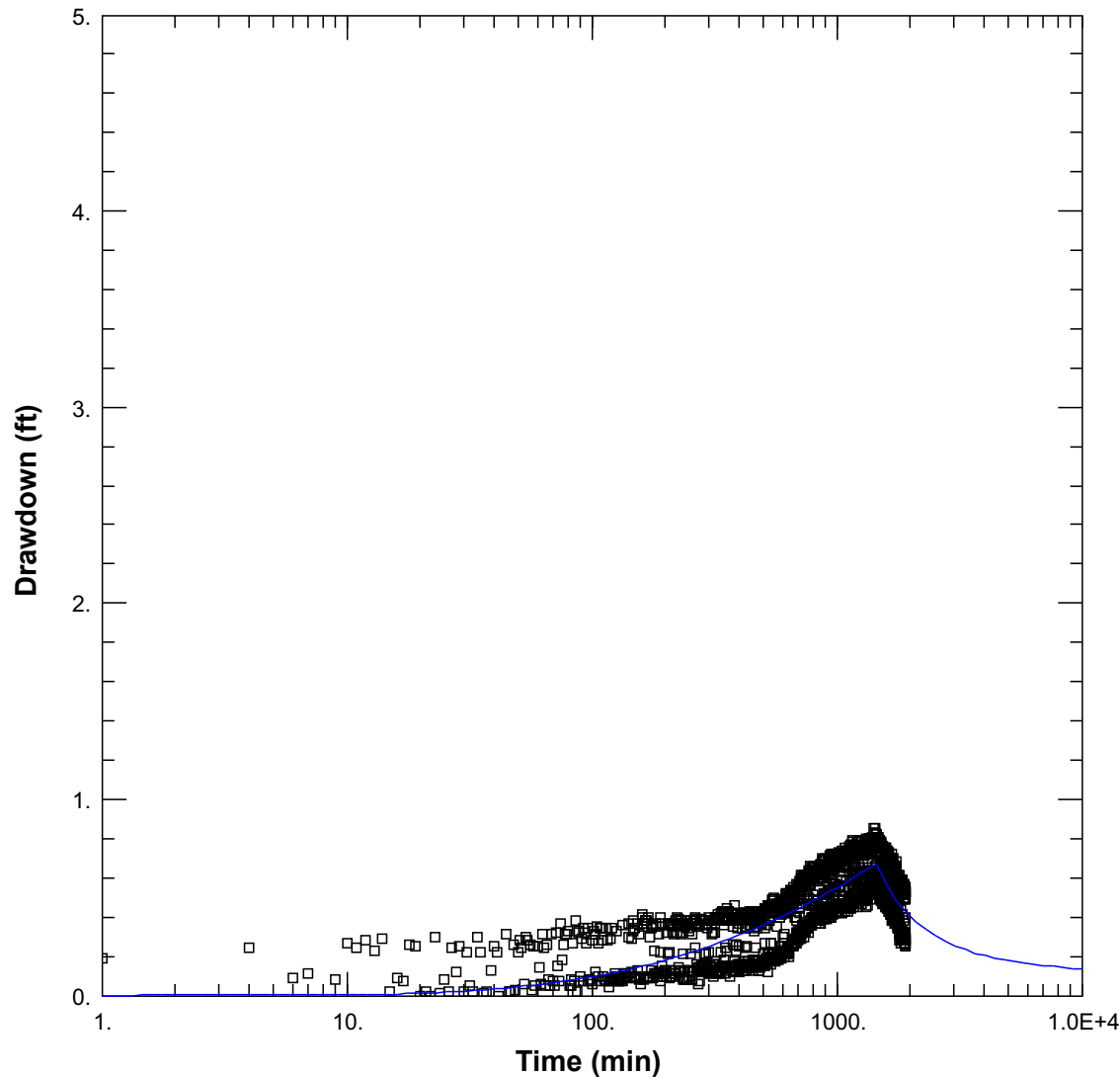
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**FIGURE 6F**  
**CONSTANT RATE PUMPING TEST ANALYSIS**  
**BARKER FRACTURED AQUIFER SOLUTION**  
**DOMESTIC WELL (OBSERVATION WELL)**

Job No. 571-NPA04

September 2024





**Obs. Wells**

□ Domestic Well

**Aquifer Model**

Leaky

**Solution**

Moench (Case 2)

**Parameters**

$T = 3,680 \text{ gal/day/ft}$

$s = 1.9 \times 10^{-5}$

Test Date = June 20, 2016  
(24-hour test)

Pre-Test  
Static Water Level = 69.1 ft brp

Average pumping rate = 50 gpm

Graphical Solution by:  
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by Hydrosolve, Inc.



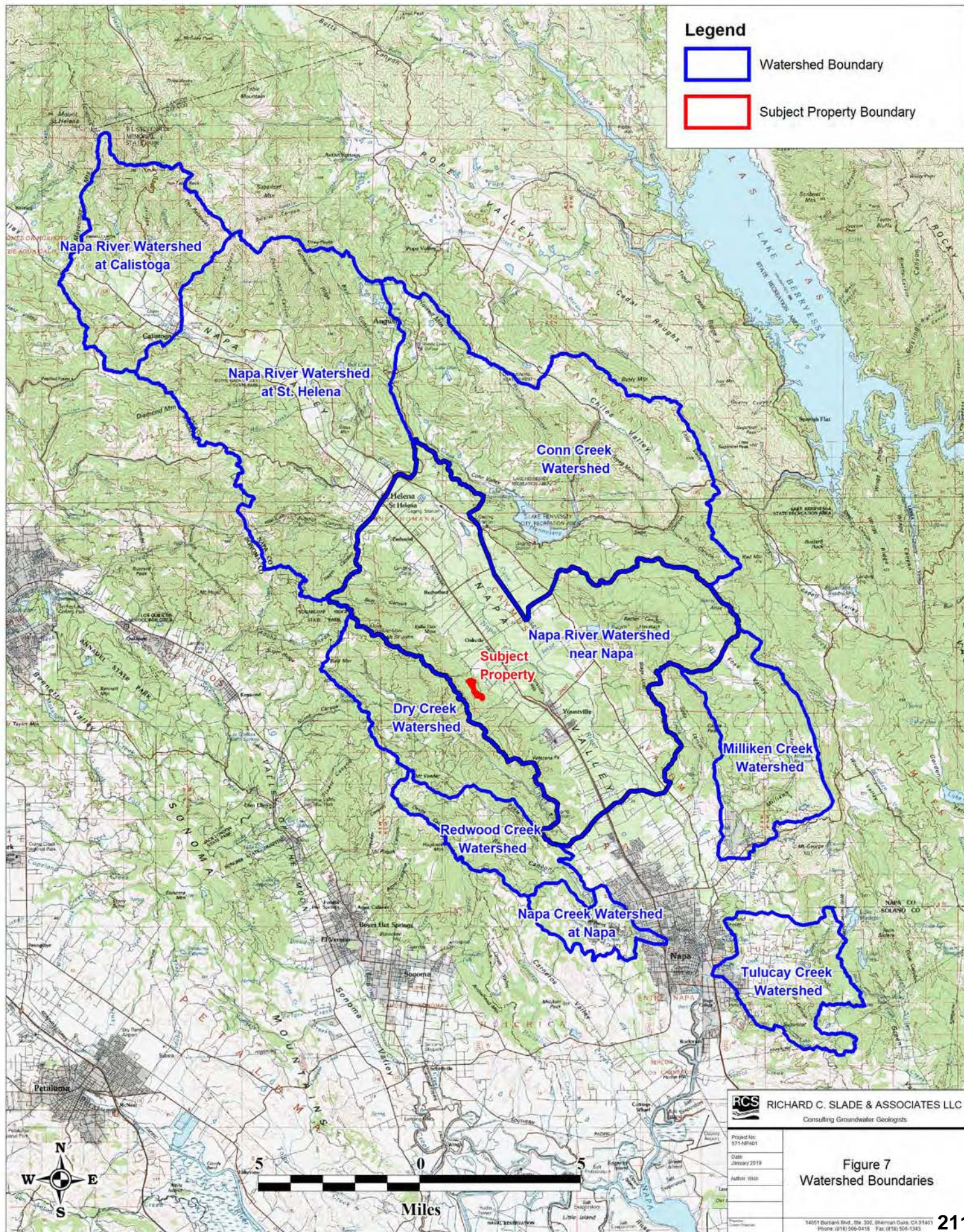
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**FIGURE 6G**  
**CONSTANT RATE PUMPING TEST ANALYSIS**  
**MOENCH LEAKY AQUIFER SOLUTION**  
**DOMESTIC WELL (OBSERVATION WELL)**

Job No. 571-NPA04

September 2024





**Legend**



Watershed Boundary



Subject Property Boundary

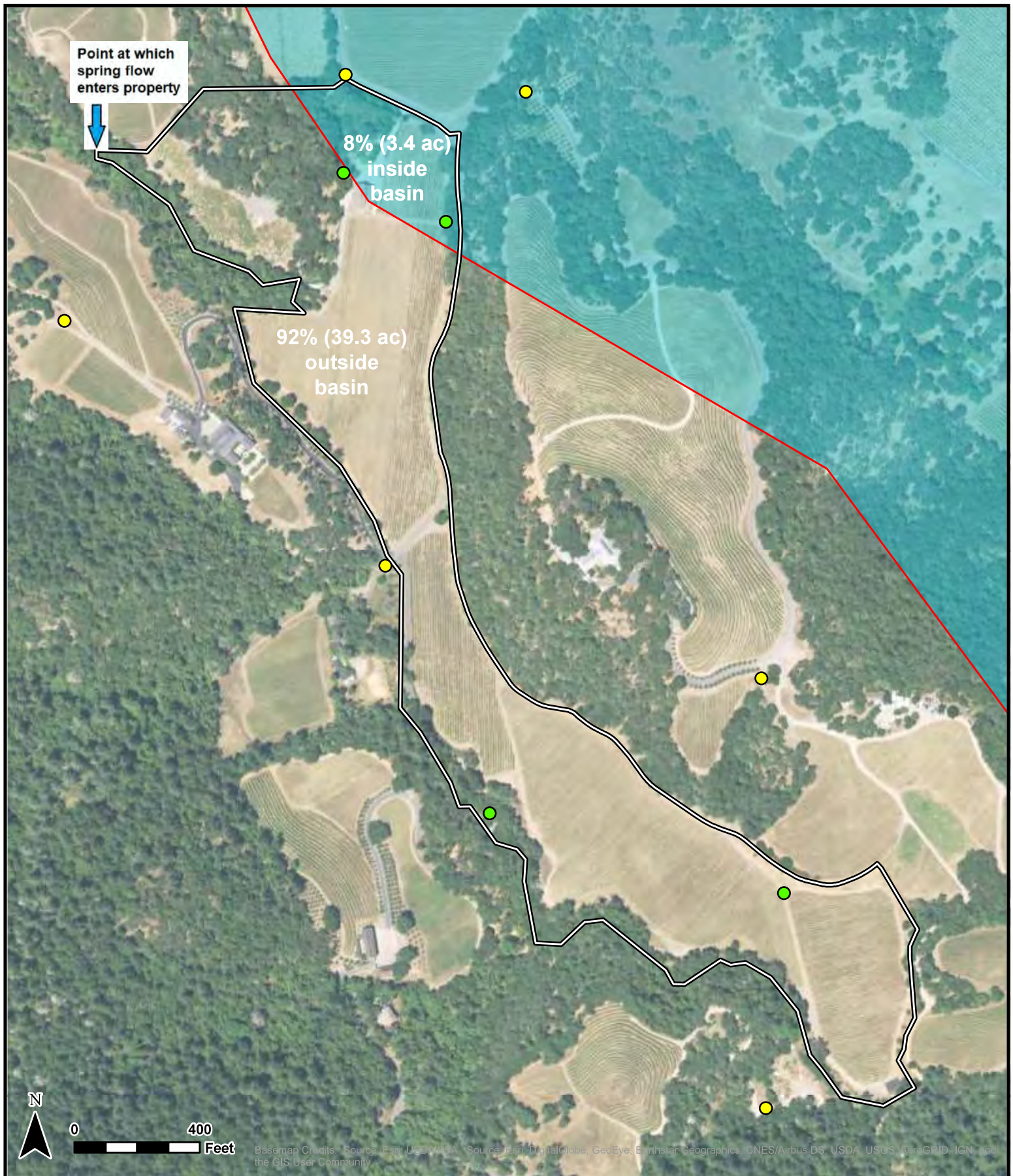


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Consulting Groundwater Geologists

Project No:  
971-MB-021  
Date:  
January 2019  
Author: WIS

**Figure 7**  
**Watershed Boundaries**





**LEGEND**

- Onsite Well
  - Offsite Well
  - Subject Property Boundary
- Bulletin 118 California Groundwater Basins (DWR; Version 6.2; 12/6/2021)
- Napa Valley Subbasin of Napa-Sonoma Valley Groundwater Basin

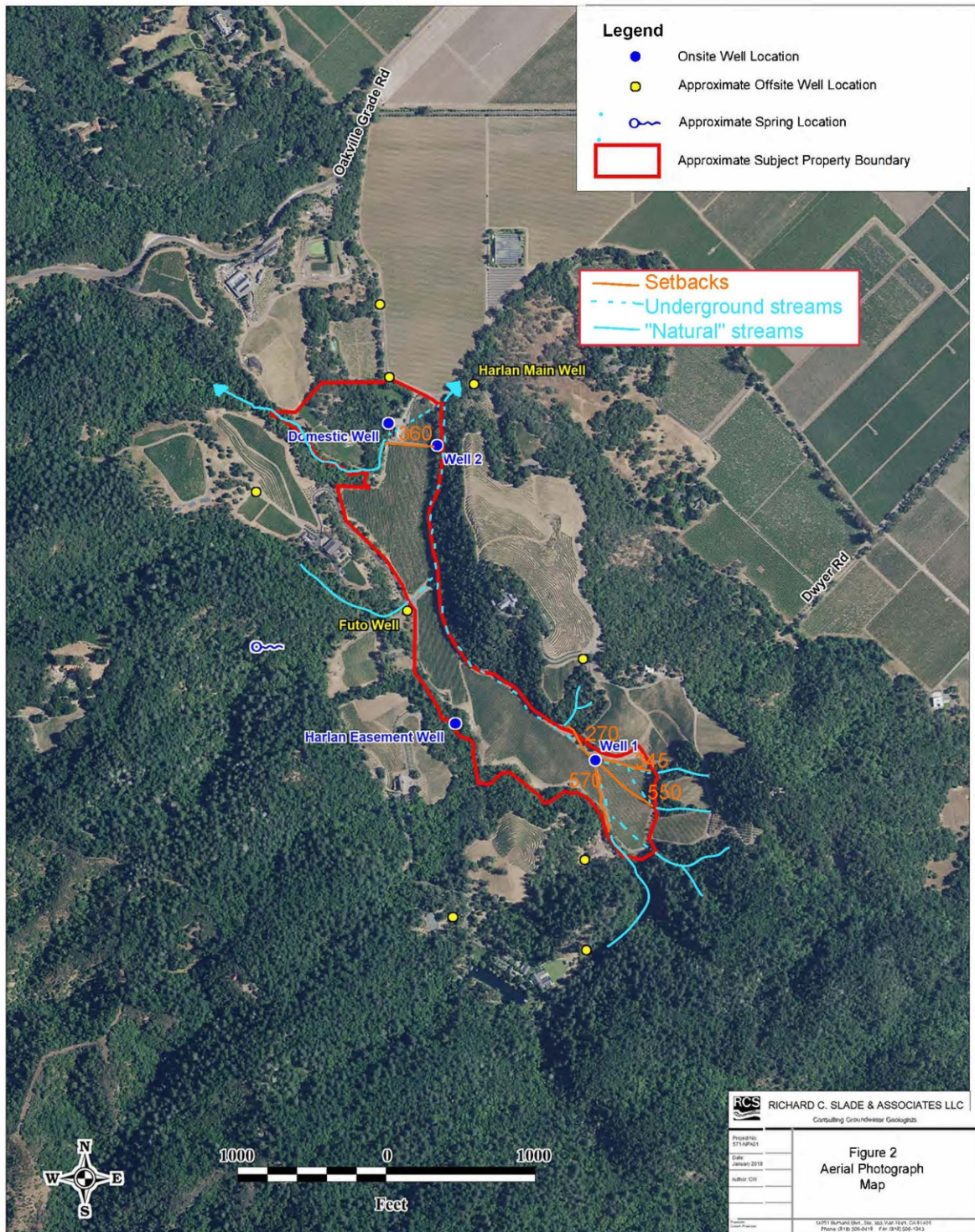


**Figure 8**  
**Groundwater Basin Map**  
**with Aerial Imagery**

RCS Job No. 571-NPA04

September 2 212





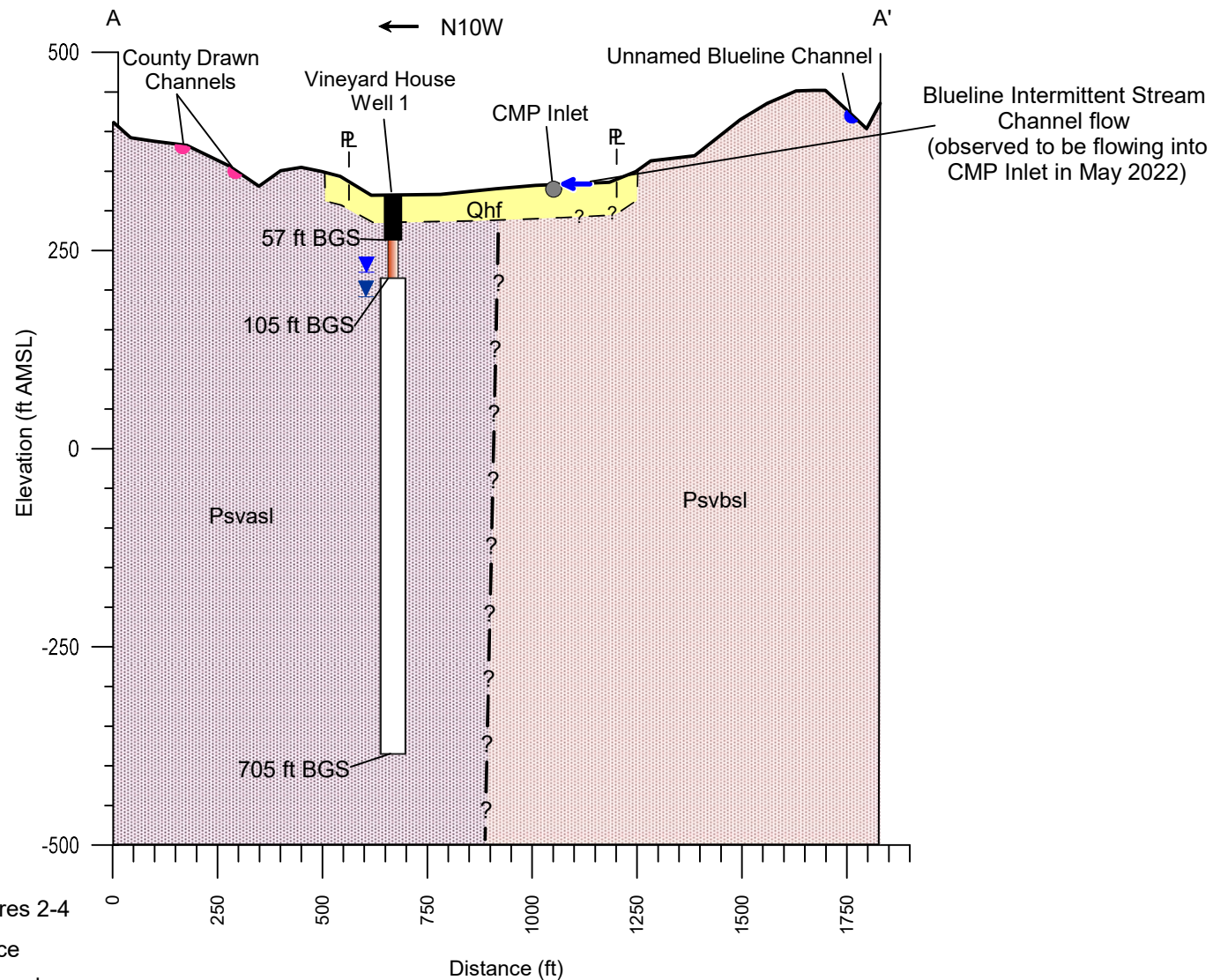
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**Figure 9**  
**Napa County PBES Markup**

Job No. 571-NPA04

September 2024



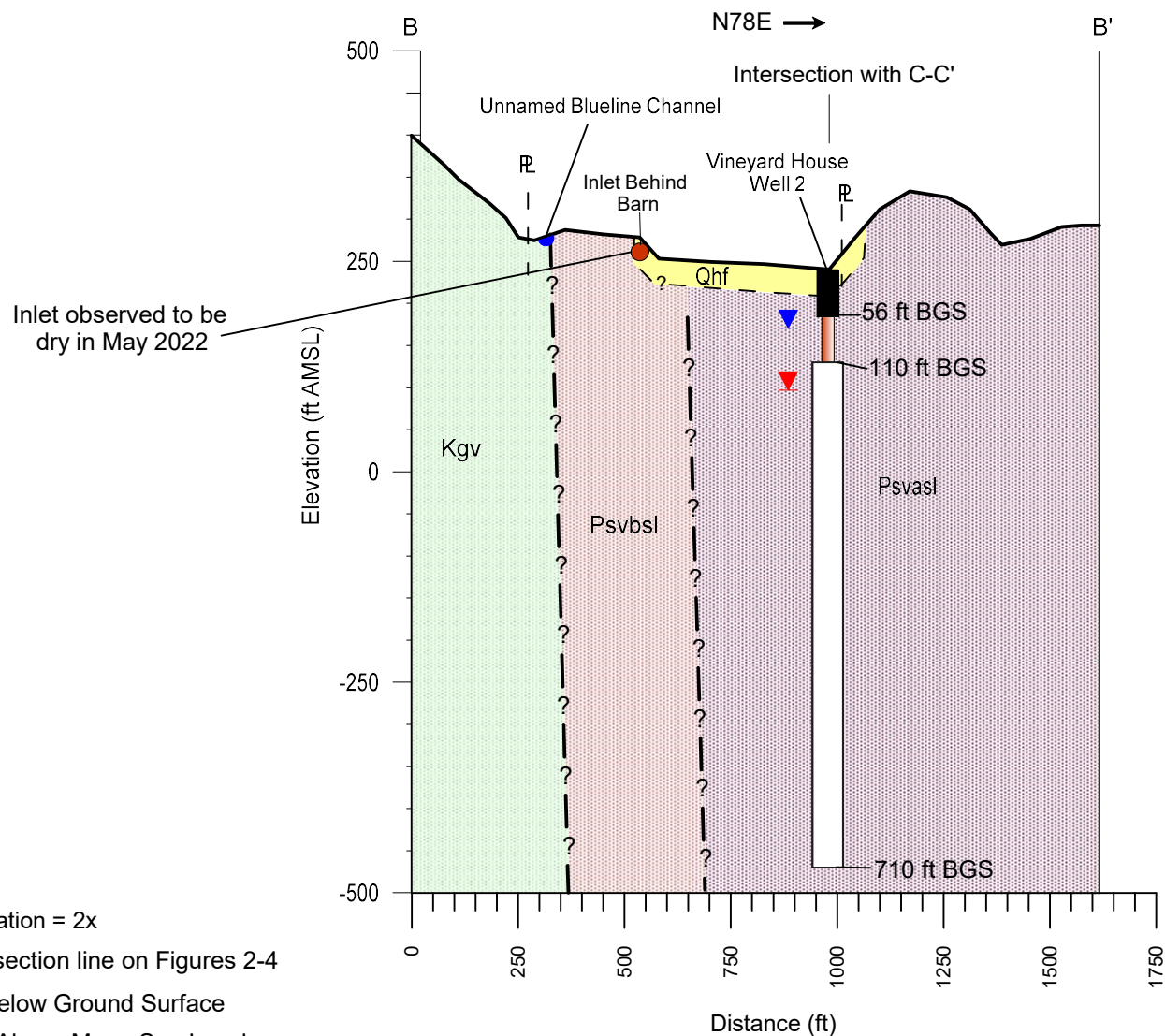


## LEGEND

- |                                |   |
|--------------------------------|---|
| Cement Seal                    | Qhf Alluvial fan deposits (Holocene)                  |
| Blank Casing                   | Psvasl Andesite lava flows of Stags Leap (Pliocene)   |
| Perforated Interval            | Psvbsl Andesite flow breccia of Stags Leap (Pliocene) |
| Static Water Level (June 2016) | Fault, Queried where Approximate                      |
| Static Water Level (May 2022)  |   |



**FIGURE 10**  
**CROSS SECTION A-A'**



## LEGEND

- |                                |   |
|--------------------------------|---|
| Cement Seal                    | Qhf Alluvial fan deposits (Holocene)                  |
| Blank Casing                   | Psvasl Andesite lava flows of Stags Leap (Pliocene)   |
| Perforated Interval            | Psvbsl Andesite flow breccia of Stags Leap (Pliocene) |
| Static Water Level (June 2016) | Kgv Great Valley Sequence, undivided (Cretaceous)     |
| Pumping Water Level (May 2022) | Fault, Queried where Approximate                      |



**FIGURE 11**  
**CROSS SECTION B-B'**

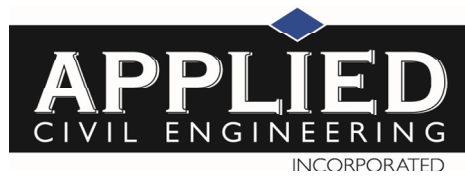


**Table 1**  
**Summary of Well Construction and Pumping Data**  
**The Vineyard House**

Reported Well Designation	DWR Well Log No.	Date Drilled	Method of Drilling	Pilot Hole Depth (ft bgs)	Casing Depth (ft bgs)	Casing Type	Casing Diameter (in)	Borehole Diameter (in)	Sanitary Seal Depth (ft bgs)	Perforation Intervals (ft bgs)	Type and Size (in) of Perforations	Gravel Pack Interval (ft) and Size	Current Status of Well	Post-Construction Yield Data					
														Date & Type of Yield Data	Duration of "Test" (hrs)	Estimated Flow Rate (gpm)	Static Water Level (ft)	Pumping Water Level (ft)	Estimated Specific Capacity (gpm/ft ddn)
Well 1	0992224	November 2015	Mud Rotary	715	705	PVC	6	10	57 (cement)	105-705	Factory-cut 0.032	"Well Pack #6" 57-705	Active	11/2015 Airlift	4	120	65	ND	ND
														6/16/16 Pump	24	50	98.1	106.3	6.10
Well 2	0992225	November 2005	Mud Rotary	715	710	PVC	8	10	56 (cement)	110-710	Factory-cut 0.032	"Well Pack #6" 56-710	Inactive	12/2015 Airlift	4	200	55	ND	ND
														6/20/16 Pump	24	50	69.1	160.4	0.55
Domestic Well	281555	August 1989	Mud Rotary	350	350	PVC	6	12	26 (concrete & bentonite)	50-90; 110-150; 170-190; 210-230; 250-310; 330-350	Factory-cut 0.032	Pea Gravel 26-350	Active	8/1989 Pump	5	50	120	200	0.63
Harlan Easement Well	No Available Construction Data					PVC	8	No Available Construction Data					Active	No Data					

Notes: ft bgs = feet below ground surface  
SWL = static water level  
brp = below reference point, generally top of wellhead





**The Vineyard House Winery  
Groundwater Use Estimate**

**TABLE 2  
Groundwater Use Estimate**

Results of Aquifer Testing of Two Onsite Wells and  
Napa County Tier 1 and Tier 3 Water Availability Analysis  
The Vineyard House  
RCS Job No. 571-NPA04  
September 2024

	Estimated Water Use (Acre-Feet / Year)	
	Existing	Proposed
<b>Residential Water Use</b>		
Primary Residence <sup>(10)</sup>	0.750	0.750
Pool - Not Applicable	0.000	0.000
Second Dwelling Unit - Not Applicable	0.000	0.000
Guest Cottage - Not Applicable	0.000	0.000
Total Residential Domestic Water Use	0.750	0.750
<b>Winery Domestic &amp; Process Water Use</b>		
Winery - Daily Visitors <sup>(1)(2)</sup>	0.000	0.029
Winery - Events with Meals Prepared Onsite <sup>(1)(3)</sup>	0.000	0.000
Winery - Events with Meals Prepared Offsite <sup>(1)(4)</sup>	0.000	0.006
Winery - Employees <sup>(1)(5)</sup>	0.000	0.101
Winery - Event Staff <sup>(1)(5)</sup>	0.000	0.002
Winery - Process <sup>(6)</sup>	0.000	0.430
Total Winery Water Use	0.000	0.567
<b>Irrigation Water Use</b>		
Lawn <sup>(7)</sup>	4.360	2.799
Other Landscape <sup>(8)</sup>	0.455	1.185
Vineyard - Irrigation <sup>(9)</sup>	0.000	4.450
Vineyard - Frost Protection	0	0
Vineyard - Heat Protection	0	0
Total Irrigation Water Use	4.815	8.434
<b>Total Combined Water Use</b>	<b>5.6</b>	<b>9.8</b>

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

<sup>(1)</sup> See attached Winery Production, Guest, Employee and Event Staff Statistics

<sup>(2)</sup> 3 gallons of water per guest per Napa County WAA Guidance Document

<sup>(3)</sup> 15 gallons of water per guest per Napa County WAA - Guidance Document

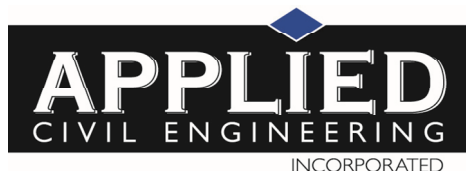
<sup>(4)</sup> 5 gallons of water per guest used because all food preparation, dishwashing, etc. to occur offsite

<sup>(5)</sup> 15 gallons per shift per Napa County WAA - Guidance Document

<sup>(6)</sup> 2.15 ac-ft per 100,000 gallons wine per Napa County WAA - Guidance Document

<sup>(7)</sup> See landscape plan

<sup>(8)</sup> See landscape plan.

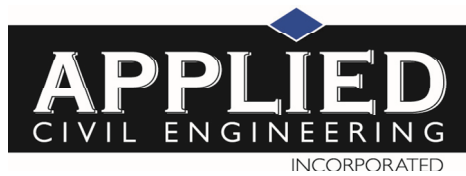


## TABLE 2 Groundwater Use Estimate

Results of Aquifer Testing of Two Onsite Wells and  
Napa County Tier 1 and Tier 3 Water Availability Analysis  
The Vineyard House  
RCS Job No. 571-NPA04  
September 2024

<sup>(9)</sup> 26 +/- acre vineyard. Water demands for the existing vineyard will continue to be met using water delivered from an offsite property via an existing water easement, as has been done historically. If water is unavailable from the offsite source, total annual groundwater use at the subject property will not exceed the volume of site-specific annual groundwater recharge calculated elsewhere in this WAA.

<sup>(10)</sup> 0.75 ac-ft/yr per Napa County WAA Guidance Document



**TABLE 2**  
**Groundwater Use Estimate**

Results of Aquifer Testing of Two Onsite Wells and  
Napa County Tier 1 and Tier 3 Water Availability Analysis  
The Vineyard House  
RCS Job No. 571-NPA04  
September 2024

**The Vineyard House Winery**  
**Winery Production, Visitor, Employee & Event Staff Statistics**

**Winery Production<sup>(1)</sup>** 20,000 gallons per year

**Tours and Tastings by Appointment<sup>(1)</sup>**

Monday through Sunday 60 guests max per week  
Total Guests Per Year 3,120

**Events - Meals Prepared Offsite<sup>(1)</sup>**

12 per year	20 guests max	240
1 per year	50 guests max	50
1 per year	100 guests max	100
Total Guests Per Year		390

**Events - Meals Prepared Onsite<sup>(1)</sup>**

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

**Winery Employees<sup>(2)</sup>**

6 employees 1 shift per day  
Total Employee Shifts Per Year 2,190

**Event Staff<sup>(3)</sup>**

12 per year, 20 guests	2 event staff	24
1 per year, 50 guests	5 event staff	5
1 per year, 100 guests	10 event staff	10
Total Event Staff Per Year		39

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

<sup>(2)</sup> Employee counts per Winery Use Permit Application

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

**Table 3**  
**Comparison of Rainfall Data Sources**  
**The Vineyard House**

Rain Gage and/or Data Source	Years of Available Rainfall Record	Average Annual Rainfall in Inches (ft)	Elevation of Rain Gage (ft asl)	Distance of Rain Gage from Subject Property <sup>(1)</sup> (mi)	Elevation Relative to Subject Property
Napa One Rain Dry Creek Fire Station	WY 2006-07 through WY 2016-17	31.2 (2.60)	560	1.5	Higher
Napa One Rain Hopper Creek at Highway 29	WY 2003-04 through WY 2016-17	27.7 (2.31)	120	2.0	Lower
WRCC Saint Helena	1907 through June 2018 <sup>(2)</sup>	34.2 (2.85)	240	6.0	Similar
PRISM Climate Group	1981 to 2010	35.6 (2.97)	---	---	---
Napa County Isohyetal Map	1900 to 1960	40.0 (3.33)	---	---	---

Notes:

1. The subject property is located at an elevation between ±230 and ±350 ft asl
2. Missing rainfall data in 1907, 1915-1922; 1979-1980; 1985-1988; 1992; and 2011-2012.

**Table 5**  
**Summary of Available Groundwater Quality Data**  
**The Vineyard House**

Constituent Analyzed	Units	Maximum Contaminant Level	Well 1	Well 2
Date of Samples:			6/17/2016	6/21/2016
General Physical Constituents				
Specific Conductance	µmhos/cm	900; 1,600; 2,200 <sup>(1)</sup>	380	390
pH	units	6.5 to 8.5	7.0	7.4
Turbidity	NTU	5	0.5	ND
Sodium Absorption Ratio (SAR)	units	None	0.49	0.78
General Mineral Constituents				
Total Dissolved Solids	mg/L	500; 1,000; 1,500 <sup>(1)</sup>	280	270
Total Hardness		None	160	150
Alkalinity (Total) as CaCO <sub>3</sub>		None	143	144
Bicarbonate		None	174	176
Calcium		None	28	30
Magnesium		None	21	18
Sodium		None	14	22
Sulfate		250, 500, 600 <sup>(1)</sup>	41	41
Chloride		250, 500, 600 <sup>(1)</sup>	5.1	5.9
Fluoride		2	0.23	0.18
Silica (as SiO <sub>2</sub> )		None	80	70
Nitrate (as N)		45	ND	ND
Nitrite (as N)		1	ND	ND
Detected Inorganic Constituents (Trace Elements)				
Arsenic	µg/L	10	2.3	5.4
Barium		1000	29	5.7
Iron		300	2200	ND
Manganese		50	120	40
Zinc		5000	220	170

**Notes:**

(1) The three listed numbers represent the recommended, upper and short-term State Maximum Contaminant Levels for the constituent.  
µmhos/cm = micromhos per centimeter; NTU = nephelometric turbidity unit; mg/L = milligrams per liter; µg/L = micrograms per liter  
ND = constituent not detected or below reporting detection limit

Constituents that exceed State MCLs for water used for domestic purposes are listed in **BOLD**.

Results of Aquifer Testing of Two Onsite Wells and  
Napa County Tier 1 and Tier 3 Water Availability Analysis  
The Vineyard House  
Vicinity Oakville, County APN 027-360-022  
Napa County, California

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## **MEMORANDUM**

# **APPENDIX CALIFORNIA DEPARTMENT OF WATER RESOURCES WELL COMPLETION REPORTS (DRILLER'S LOGS)**



ORIGINAL  
File with DWR

Page \_\_\_\_ of \_\_\_\_

Owner's Well No. \_\_\_\_\_

Date Work Began 11-24-15 to 12-16-15Local Permit Agency Napa CountyPermit No. E15-00873Permit Date 11-2-15

## WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 0992225

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE

LONGITUDE

APN/TRS/OTHER

## GEOLOGIC LOG

## WELL OWNER

ORIENTATION ( )

VERTICAL  
DRILLING  
METHOD

HORIZONTAL

ANGLE

(SPECIFY)

DESCRIPTION

Describe material, grain size, color, etc.

DEPTH FROM  
SURFACE

Ft. to Ft.

Name Jeremy S Nickel

Mailing Address \_\_\_\_\_

CITY

STATE

ZIP

Address 1581 Oakville GradeCity NapaCounty Napa

APN Book \_\_\_\_\_

Page \_\_\_\_\_

Parcel

027-360-02

Township \_\_\_\_\_

Range \_\_\_\_\_

Section \_\_\_\_\_

Lat. \_\_\_\_\_

DEG.

MIN.

SEC.

N

Long \_\_\_\_\_

DEG.

MIN.

SEC.

W

## LOCATION SKETCH

NORTH

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) \_\_\_\_\_

Illustrate or Describe Distance of Well from Roads, Buildings,  
Fences, Rivers, etc. and attach a map. Use additional paper if  
necessary. PLEASE BE ACCURATE & COMPLETE.

## WATER LEVEL &amp; YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 55 (Ft.) BELOW SURFACEDEPTH OF STATIC  
WATER LEVEL 55 (Ft.) & DATE MEASURED \_\_\_\_\_ESTIMATED YIELD : 200 (GPM) & TEST TYPE AIR LIFTTEST LENGTH 11 (Ft.) TOTAL DRAWDOWN 500 (Ft.)

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

TOTAL DEPTH OF BORING 715 (Feet)TOTAL DEPTH OF COMPLETED WELL 710 (Feet)

DEPTH FROM SURFACE			BORE- HOLE DIA. (Inches)	CASING (S)						SLOT SIZE IF ANY (Inches)	DEPTH FROM SURFACE			ANNULAR MATERIAL			
				TYPE ( )				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)					GAUGE OR WALL THICKNESS	TYPE		
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE							Ft.		to	Ft.	CE- MENT ( )
0	56	15"	X				PLASTIC	8	200		0	56	X				
56	110	10"	X				"	"	"		56	710	WELL PACK #6				
110	710	10"	FACT	PERF	"		"	"	5/32								

## ATTACHMENTS ( )

- Geologic Log
- Well Construction Diagram
- Geophysical Log(s)
- Soil/Water Chemical Analyses
- Other \_\_\_\_\_

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

## CERTIFICATION STATEMENT

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

NAME Pulliam Well Drilling  
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)ADDRESS 2877 Piedmont Napa, CA 94555  
CITY STATE ZIPSigned Bill Pulliam  
C-57 LICENSED WATER WELL CONTRACTORDATE SIGNED 12-20-15 C-57 LICENSE 225



**QUADRUPLICATE**  
Use to comply with  
local requirements

STATE OF CALIFORNIA  
THE RESOURCES AGENCY  
DEPARTMENT OF WATER RESOURCES  
**WATER WELL DRILLERS REPORT**

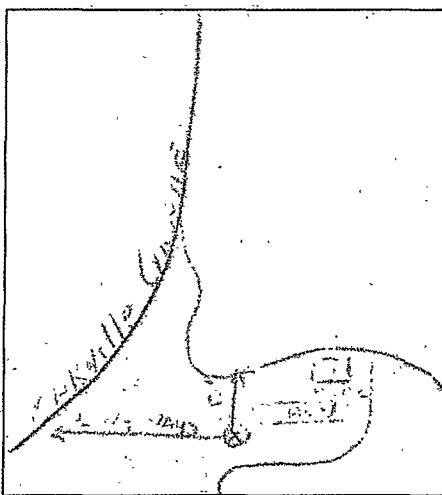
Do not fill in  
No. **281555**

Notice of Intent No. \_\_\_\_\_  
Local Permit No. or Date 24368

State Well No. \_\_\_\_\_  
Other Well No. \_\_\_\_\_

(1) OWNER: Name \_\_\_\_\_  
Address \_\_\_\_\_  
City San Francisco ZIP 94109

(2) LOCATION OF WELL (See instructions):  
County Napa Owner's Well Number 27-360-12  
Well address if different from above 1581 Oakville Grade  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_  
Distance from cities, roads, railroads, fences, etc. \_\_\_\_\_



WELL LOCATION SKETCH

(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 ☐  
Municipal ☐  
Other ☐ (Describe) \_\_\_\_\_

(5) EQUIPMENT:

Rotary ☒ Reverse ☐  
Cable ☐ Air ☐  
Other ☐ Bucket ☐

(6) GRAVEL PACK:

Yes ☒ No ☐ Size 20  
Diameter of bore 12 1/2  
Packed from 26 to 350 ft.

(7) CASING INSTALLED:

Steel ☐ Plastic ☒ Concrete ☐

(8) PERFORATIONS: Machine

Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	50	6	200	50	90	.032
90	110	6	200	110	150	.032
150	170	6	200	170	190	.032

(12) WELL LOG: Total depth 350 ft. Completed depth 350 ft.  
from ft. to ft. Formation (Describe by color, character, size or material)  
0- 5 Top soil  
5- 10 Sandy brn clay  
10- 17 Gravel imb. brn clay  
17- 22 Small gravel  
22- 36 Gravel imb brn clay  
36- 45 Sandy brn clay  
45- 57 Sandy brn clay gravel imb.  
57- 62 Small gravel  
62- 88 Gray & brn hard rock fract.  
88- 145 Red & blk volcanic rock  
145- 152 Hard black & pink fract. rock  
152- 230 Hard blk and white fract rock  
230- 290 Hard black & gray fract rock  
290- 325 Red, blk, & brn volcanic rock  
325- 345 Black & brn volcanic rock  
345- 350 Green and gray clay

DEPT. OF  
ENVIRONMENTAL MANAGEMENT

CASING CONTINUED

From ft.	To ft.	Dia. in.	Gage wall	From ft.	To ft.	Slot size
190	210	6	200	210	230	.032
230	250	6	200	250	310	.032
310	330	6	200	330	350	.032

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 26 ft.  
Were strata sealed against pollution? Yes ☐ No ☐ Interval \_\_\_\_\_ ft.  
Method of sealing Concrete & bentonite pellets

(10) WATER LEVELS:

Depth of first water, if known \_\_\_\_\_ ft.  
Standing level after well completion 120' ft.

(11) WELL TESTS:

Was well test made? Yes ☒ No ☐ If yes, by whom? driller  
Type of test Pump ☒ Bailor ☐ Air lift ☐  
Depth to water at start of test 120 ft. At end of test 200 ft.  
Discharge 50 gal/min after 5 hours Water temperature \_\_\_\_\_  
Chemical analysis made? Yes ☒ No ☐ If yes, by whom? Calrest Lab  
Was electric log made Yes ☐ No ☒ If yes, attach copy to this report

Work started 7/20/89 19\_\_\_\_ Completed 8/10/89 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 \_\_\_\_\_ (Well Driller)  
NAME Doshier-Gregson, Inc.  
(Person, firm, or corporation) (Typed or printed)  
Address 5365 Napa Vallejo Hwy  
City Vallejo ZIP 94580  
License No. 258826 Date of this report 8/11/89

“G”

## Biological Resources Report

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025



# BIOLOGICAL RESOURCES REPORT

**Vineyard House Winery and  
Driveway Expansion Project, Napa  
County, California**

## **Prepared For:**

Jeremy Nickel  
The Vineyard House Winery  
[jeremyjnickel@msn.com](mailto:jeremyjnickel@msn.com)

Project No. 2115

## **Prepared By:**

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707-241-7718

November 29, 2021



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Appendix B – CNDDDB, CNPS, and USFWS IPaC Summary Tables  
Appendix C – Field Surveyor Qualifications  
Appendix D – Observed Species Table  
Appendix E – Site Photographs

## LIST OF ACRONYMS AND ABBREVIATIONS

CDFG/CDFW	California Department of Fish and Game/Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGF	California Fish and Game Code
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
ESA	Federal Endangered Species Act
MBTA	Migratory Bird Treaty Act
NRCS	Natural Resources Conservation Service
OHWM	Ordinary High Water Mark
RWQCB	Regional Water Quality Control Board
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
WBWG	Western Bat Working Group

## 1.0 INTRODUCTION

---

On March 30<sup>th</sup> and June 3<sup>rd</sup>, 2021, Sol Ecology, Inc. (Sol Ecology) performed a biological resources survey at 1581 and 1583 Oakville Grade Road, Oakville, Napa County, California (Project Study Area, see Appendix A – Figure 1).

The purpose of the surveys was to gather information necessary to complete a review of potential biological resource impacts from development of the proposed project, under the guidelines of the California Environmental Quality Act (CEQA) for the Napa County Planning, Building, and Environmental Services Department and other applicable state and federal regulations. This report describes the results of the Project Study Area survey and assessment for the presence of sensitive biological resources protected by local, state, and federal laws and regulations. This report also contains an evaluation of potential impacts to sensitive biological resources that may occur from the proposed project and potential mitigation measures to compensate for those impacts as warranted. This report is based on information available at the time of the study and on-site conditions that were observed on the dates of the site visits.

### 1.1 Project Setting

The Project Study Area is located on the property located at 1581 and 1583 Oakville Grade Road, Oakville, Napa County accessed via Oakville Grade Road, off St. Helena Hwy. The approximately 0.2-acre Project Study Area is within APN 027-360-022 (Appendix A, Figure 1). The parcel is currently zoned as Agriculture Watershed (AW) and Agricultural Preserve (AP) (County of Napa 2021). The parcel is bounded by vineyard, coastal hardwood forest, stream and riparian forest, landscaped gardens, historic home site, and Oakville Grade Road. The parcels have been disturbed and used as operational vineyards since the 1990s.

### 1.2 Project Description

The purpose of this project is to construct a new winery with a production capacity of 20,000 square feet, and a 12,877 square-foot cave facility; and to convert the existing residence into a hospitality and winery administration building (Project). The general scope of the Project includes renovation of one existing building and the construction of a new covered crush pad and wine cave facility with cave portals, and upgrades to infrastructure as needed to support these changes. The Project includes creation of a soil spoils disposal area in existing vineyards located generally on the southern edge of the property. The soil disposal area is comprised entirely of existing vineyards and maintained upland areas dominated by non-native annual grassland vegetation with no surface waters, including wetlands nor streams being present. Minor driveway improvements, including widening, are also included in the Project. The activity will require construction of a single culverted crossing of a potentially jurisdictional ephemeral stream channel and adjacent oak woodland habitat located within Napa County 35-foot streamside setback for ephemeral streams.

Compensatory mitigation for impacts to the ephemeral stream channel and oak woodland would be provided on-site through planting and restoration-enhancement of an equivalent area. The Project includes stream and riparian enhancement activities within the stream proposed to be culverted for the cave entrance and crush pad, which would involve temporary disturbance of the stream and associated riparian habitat. A Riparian Enhancement Concept Plan showing the location and extent of the stream and riparian enhancement activities, and the proposed plant species, sizing and spacing, is provided in Appendix A. As the stream would be restored and riparian areas allowed to re-establish, there would not be a long-term loss of stream and riparian habitat. Stream and riparian enhancement activities are included in the Project to replace lost floodplain and riparian habitat functioning associated with the proposed stream crossing for the new cave entrance and crush pad. Enhancement activities are located both upstream and downstream of the proposed cave entrance and crush pad, and would produce approximately 0.19 acres of mitigation as stream and riparian enhancement. Riparian enhancement activities include laying back the right bank of the stream using a 4:1 slope to create a wider stream channel and adjacent areas for oak riparian woodland and forest plantings. All non-native plantings in the footprint of the proposed enhancement activities would be removed and replaced with new native riparian trees, shrubs and herbaceous plants in the understory. Plantings would be located along both stream banks. Typical tree plantings include Coast live oak (*Quercus agrifolia*) and California black oak (*Quercus kelloggii*); shrubs include coyote brush (*Baccharis pilularis*), snowberry (*Symphoricarpos albus* var. *laevigata*), and California rose (*Rosa californica*); and herbaceous plants include California brome (*Bromus carinatus*), rough sedge (*Carex senta*), blue wild rye (*Elymus glaucus*), and western sword fern (*Polystichum munitum*). Irrigation of the planted areas would be required, in addition to monitoring and maintenance of the enhancement areas for a period of 5 years to ensure the mitigation is successful and satisfy regulatory agency permit requirements. A total of 34 oak trees will be incorporated into the stream and riparian enhancement project to mitigate for proposed tree removals.

## 2.0 METHODS

---

On March 30<sup>th</sup> and June 3<sup>rd</sup> 2021, the Project Study Area was traversed on foot to determine the presence of (1) plant communities both sensitive and non-sensitive, (2) special status plant and wildlife species, (3) presence of essential habitat elements for any special status plant or wildlife species, and (4) the presence and extent of wetland and non-wetland waters.

### 2.1 Literature Review

To evaluate whether special status species or other sensitive biological resources (e.g., streams, wetlands) could occur in the Project Study Area and vicinity, Sol Ecology biologists reviewed the following:

- California Native Plant Society's (CNPS's) Inventory of Rare and Endangered Plants of California search for U.S. Geological Survey (USGS) 7.5-minute Rutherford quadrangle and eight adjacent quadrangles (CNPS 2021)
- California Natural Diversity Database (CNDDDB) records search for USGS 7.5-minute Rutherford quadrangle and eight adjacent quadrangles (California Department of Fish and Wildlife [CDFW] 2021)
- U.S. Fish and Wildlife Service (USFWS) list of threatened and endangered species for the Project Study Area (IPaC) (USFWS 2021a)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFG publication *California Bird Species of Special Concern* (Shuford and Gardali 2008)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)
- USFWS National Wetlands Inventory, Wetlands Mapper (USFWS 2021b)
- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey (USDA 2019)

Based on information from the above sources, Sol Ecology developed lists of special status species and natural communities of special concern that could be present in the Project vicinity (Appendix B). Figures 2 and 3 present the results of a 5-mile CNDDDB record search around the study area for special status plants and wildlife (Appendix A). All biological resources are evaluated for their potential to occur within the Project Study Area in Section 3.0 of this report.

### 2.2 Field Survey

Sol Ecology biologists conducted biological resource surveys on March 30<sup>th</sup> and June 3<sup>rd</sup>, 2021. Field surveyor qualifications are in Appendix C. Biologists walked throughout the entire Project Study Area identifying all plant and wildlife species encountered and mapping vegetation communities. Plant species were recorded and identified to a taxonomic level sufficient to determine rarity using the second edition of the *Jepson Manual* (Baldwin et al. 2012). All plant species observed in the Project Study Area are included in Appendix D – Observed Species Table. Vegetation communities were identified using the online version of *A Manual of California*



*Vegetation* (CNPS 2021). Dispersal habitat, foraging habitat, refugia or estivation habitat, and breeding (or nesting habitat) were noted for wildlife species.

In cases where little information is known about species occurrences and habitat requirements, the species evaluation was based on best professional judgment of Sol Ecology biologists with experience working with the species and habitats. If a special status species was observed during the site visit, its presence is recorded and discussed.

## 3.0 RESULTS

---

### 3.1 Existing Conditions and General Wildlife Use

Elevations within the Project Study Area range from approximately 74 to 94 meters (243 to 310 feet) above mean sea level. The Project Study Area encompasses 2 soil map units identified by the USDA, NRCS (USDA 2019):

- **Coombs gravelly loam, 2 to 5 percent slopes, 123:** This soil map unit is well drained and occurs in terraces and alluvial fans. Soil parent material is alluvium derived from igneous rock and/or alluvium derived from sedimentary rock. Coombs gravelly loam is not rated as hydric. Minor components include Clear Lake 3%
- **Sobranite loam, 5 to 30 percent slopes, 178:** This soil map unit is well drained and occurs in hills. Soil parent material is residuum weathered from sandstone. Sobranite loam is not rated as hydric.

Vegetation communities present in the study area were classified using the online version of *A Manual of California Vegetation* (CNPS 2021). However, in some cases it is necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Vegetation communities were classified as non-sensitive or sensitive natural communities as defined by CEQA and other applicable laws and regulations and shown in Appendix A, Figure 2. Photographs of the study area are provided in Appendix E.

#### 3.1.1 Non-Sensitive Natural Communities

##### Developed and Disturbed (Vineyard)

A portion of the Project Study Area and bordering areas within the larger parcel are developed and disturbed irrigated vineyard with access paths and gravel access roads. Vegetation observed within the study area include commercial grape varieties, non-native grasses and forbs, and some native forbs.

#### 3.1.2 Sensitive Natural Communities

##### Ephemeral Stream Channel - Potential CDFW and RWQCB Jurisdiction

An ephemeral stream channel runs through the center of the Project Study Area in the footprint of the proposed crush pad and primary entrance (cave portal) leading to the cave facility. Within the Project Study Area, the ephemeral stream begins at a culvert running underneath a gravel road used for accessing the hilltop vineyard situated outside of the Project Study Area to the west. The stream is approximately 4'-wide at the upstream limits of the feature and narrows to approximately 2'-wide at its terminus, where it drains to two culverts located near the southwest corner of the existing barn building, for a total length of 292 feet within the Project Study Area (Appendix A, Figure 2).

The stream was dry during the site visits conducted by Sol Ecology. The stream is covered in rocks and is bordered by the gravel vineyard access road to the East and steep mixed oak forest to the West. There are multiple stressors in the contributing watershed, including road crossings and agricultural uses, sediment inputs, and limited riparian habitats, and the stream appears to be highly disturbed as a result. The stream is predominately unvegetated with very few geomorphological features (e.g., floodplain terraces, riffle-pools, or overhanging banks). Vegetation in and adjacent to the ephemeral stream feature appears to be regularly maintained. Furthermore, no wetlands are present within the Project Study Area.

The ephemeral stream channel is not considered to be federally jurisdictional as a Water of the U.S., because it does not convey a relatively permanent water and is not located adjacent to a traditionally navigable water. The ephemeral stream channel is likely considered a Water of the State under RWQCB jurisdiction per the Porter-Cologne Water Quality Control Act, and under CDFW jurisdiction per the CFGC, including the beds and banks of a stream channel and adjacent riparian forest. Any unavoidable filling of the ephemeral stream channel or alterations to the beds and banks of the ephemeral stream and its adjacent riparian forest would need to be authorized by CDFW and San Francisco RWQCB.

#### Coast Live Oak Woodland (*Quercus agrifolia* Woodland Alliance)

Coast live oak woodland is known from the outer and inner Coast Ranges, Transverse Ranges, and southern coast from northern Mendocino County south to San Diego County. This vegetation community is typically located on terraces, canyon bottoms, slopes, and flats underlain by deep, well-drained sandy or loam substrates with high organic content. Approximately 0.27 acre of disturbed coast live oak woodland is present within the Project Study Area and occurs on the steep graded hillside where the winery cave facility and entrances are proposed (Appendix A, Figure 2). This vegetation alliance also occurs at the edge of the proposed driveway improvements leading to the winery facility. This vegetation alliance is dominated by sparse coast live oak trees (*Quercus agrifolia*), interspersed with some black oak (*Quercus kelloggii*), Pacific madrone (*Arbutus menziesii*), and California bay (*Umbellularia californica*). The understory is landscaped and disturbed, largely cleared of vegetation aside from a limited number of planted ornamentals and non-native grasses and forbs.

The upland edge of the ephemeral stream channel is sparsely vegetated with mature coast live oak (*Quercus agrifolia*) and black oak (*Quercus kelloggii*) along the banks, with minor's lettuce (*Claytonia perfoliate*), hairy bittercress (*Cardamine hirsute*), bedstraw (*Gallium aparine*), common groundsel (*Senecio vulgaris*), and numerous planted non-native and native ornamental perennials as the understory growing along the bank and extending through the canopy.

### **3.2 Special Status Plants**

Special status plant species include plant species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed species and those that are formal candidates for listing. Plant species on CNPS'

Inventory of Rare and Endangered Plants of California with California Rare Plant Ranks of 1 and 2 are also considered special status plant species and must be considered under CEQA. Further, California Rare Plant Ranks 3 and 4 are evaluated within this report to ensure locally important plant species are evaluated for impact significance.

Based upon a review of the resources and databases given in Section 2.1, 88 special status plant species have been documented within a 9-quad search of the study area (Appendix B). Based on the presence of vegetation communities described above and soils at the site as well as historic site disturbance, the study area has the potential to support no special status plant species. Other special status plant species documented within the 9-quad search are unlikely or have no potential to occur in the study area for one or more of the following reasons:

- Hydrologic conditions (e.g., marsh habitat, seeps, riverine, pond habitat) necessary to support the special status plants do not exist on site.
- Edaphic (soil) conditions (e.g., rocky soils, sandy soils) necessary to support the special status plants do not exist on site.
- Topographic conditions (e.g., flats- plains or prairies) necessary to support the special status plants do not exist on site.
- Unique pH conditions (e.g., serpentine) necessary to support the special status plant species are not present on site.

### **3.3 Special Status Wildlife**

In addition to wildlife listed as federal or state endangered and/or threatened, federal and state candidate species, CDFW Species of Special Concern, CDFW California Fully Protected species, USFWS Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Although these species generally have no special legal status, they are given special consideration under CEQA. The federal Bald and Golden Eagle Protection Act also provides broad protections to both eagle species that are roughly analogous to those of listed species. Bat species are also evaluated for conservation status by the Western Bat Working Group (WBWG), a non-governmental entity; bats named as a “High Priority” or “Medium Priority” species for conservation by the WBWG are typically considered special-status and considered under CEQA; bat roosts are protected under CDFW Fish and Game Code. In addition to regulations for special-status species, most native birds in the United States (including non-status species) are protected by the federal Migratory Bird Treaty Act of 1918 (MBTA) and the California Fish and Game Code (CFGF), i.e., sections 3503, 3503.5 and 3513. Under these laws, deliberately destroying active bird nests, eggs, and/or young is illegal.

Based on the databases given in Section 2.1, 51 special status wildlife species have been documented within a 9-quad search of the Project Study Area (Appendix B). Based on the presence of biological communities described above, the Project Study Area has the potential to support 2 of these special status wildlife species, neither of which are federal and/or state listed special status wildlife species (Table 2). A discussion of potential impacts or unlikelihood for impacts to occur is also provided in Section 4.1.

The remaining species found in the review of background literature were determined to be unlikely to occur due to absence of suitable habitat elements in and immediately adjacent to the Project Study Area. Habitat elements that were evaluated but found to be absent from the immediate area of the Project Study Area or surrounding habitats subject to potential indirect impacts include the following:

- Absence of suitable hydrologic conditions (e.g., riverine, wetland, adequate freshwater stream habitat, ponds, vernal pools, lake, salt or brackish waters) necessary to support the special status wildlife (e.g., longfin smelt, green sea turtle, steelhead, foothill yellow-legged frog, California giant salamander, California red-legged frog, red-bellied newt, bank swallow, California freshwater shrimp, tricolored blackbird); note the ephemeral nature of the on-site channel would not likely support any of the special status aquatic wildlife documented in the vicinity.
- Absence of associated vegetation communities (e.g., salt marsh habitat, old growth coniferous forests) necessary to support the special-status wildlife (e.g., salt marsh common yellowthroat, northern spotted owl).
- Absence of suitable habitat elements (e.g., cliffs, caves, mines etc.) for special status wildlife (e.g., Townsend's big-eared bat).
- Absence of basking habitat (e.g., for western pond turtle).
- No suitably sized burrows or evidence of potential dens are present on or immediately adjacent to the study area (e.g., burrowing owl, American badger).

**Table 2. Special Status Wildlife with Potential to Occur in the Project Study Area**

Scientific Name/ Common Name	Status <sup>1</sup>	Habitat	Potential for Occurrence
<b>Birds</b>			
<i>Baeolophus inornatus</i> Oak Titmouse	BCC	Occurs year-round in woodland and savannah habitats where oaks are present, as well as riparian areas. Nests in tree cavities.	<b>Moderate Potential.</b> Suitable nesting habitat and trees with appropriate tree cavities present on site. Limited suitable foraging habitat present.
<i>Picoides nuttallii</i> Nuttall's Woodpecker	BCC	Year-round resident in lowland woodlands throughout much of California west of the Sierra Nevada. Typical habitat is dominated by oaks; also occurs in riparian woodland. Nests in tree cavities.	<b>Moderate Potential.</b> Suitable nesting habitat and trees with appropriate tree cavities present on site. Limited suitable foraging habitat present.

<sup>1</sup> FE/SE – Federal/State Endangered

SCE/T – State Candidate Endangered/Threatened

SSC – Species of Special Concern

SSI – Special Status Invertebrate

FT/ST – Federal/State Threatened

CFP – California Fully Protected

BCC – Bird of Conservation Concern

WBWG – Western Bat Working Group – Medium or High Priority Species

## 4.0 POTENTIAL IMPACTS AND MITIGATION

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The assessment of impacts under CEQA is based on the change caused by the Project relative to the existing conditions within the Project Study Area. In applying CEQA Appendix G, the terms “substantial” and “substantially” are used as the basis for significance determinations in many of the thresholds but are not defined qualitatively or quantitatively in CEQA or in technical literature. In some cases, the determination requires application of best professional judgment based on knowledge of site conditions as well as the ecology and physiology of biological resources present in a given area. The CEQA and State CEQA Guidelines defines “significant effect on the environment” as “a substantial adverse change in the physical conditions which exist in the area affected by the proposed project.” Pursuant to Appendix G, Section IV of the State CEQA Guidelines, the proposed Project would have a significant impact on biological resources if it would:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.
- C. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.
- E. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

### 4.1 Potentially Significant Impacts

#### Ephemeral Stream Channel - Potential CDFW and RWQCB Jurisdiction

One potentially jurisdictional ephemeral stream is present within the Project Study Area. Construction of the crush pad and cave facility entrance will result in permanent filling of approximately 28 linear feet of the potentially jurisdictional ephemeral stream channel (84 square feet), plus 2 feet of temporary impact. A minimum 35-foot streamside setback from top of bank, or Ordinary High-Water Mark (OHWM), of the ephemeral stream is therefore prescribed in accordance with the February, 2020, Watershed and Tree Protection Ordinance that requires

the 35' setback for all activities covered under the Project, including grading, tree removal, and tree planting.

Permit authorizations are likely required from CDFW and San Francisco RWQCB for proposed filling of the ephemeral stream channel for a culverted crossing. Compensatory mitigation for unavoidable impacts to the stream channel will be provided through creation and/or restoration of an equal amount of stream channel in combination with oak woodland reforestation efforts on site where feasible. Permits from CDFW and RWQCB will require development and implementation of plans and specifications for the compensatory mitigation project, and interim monitoring and maintenance, in order to compensate for unavoidable impacts to streams.

Subsequent to County use permit approval, the project shall obtain a Lake and Streambed Alteration Agreement (LSAA) from the CDFW and Waste Discharge Requirement (WDR) permit from San Francisco RWQCB for temporary and permanent impacts to the ephemeral stream. Potential impacts to water quality and wildlife would be avoided and minimized by adhering to the BMPs and permit conditions established by CDFW and San Francisco RWQCB. The unavoidable impacts to ephemeral stream would be considered less-than-significant with issuance of permits from CDFW and San Francisco RWQCB and successful completion of compensatory mitigation for aquatic resource alterations.

#### Oak Woodland

Select tree removals in oak woodlands will take place to construct the winery improvements, including cave entrances and driveway widening. Tree avoidance measures and BMPs will also be implemented during project construction to minimize tree disturbance and tree mortality. The Project's tree removals are limited to the least amount necessary to accomplish the Project goals while avoiding mature trees.

Approximately 0.12 acre of the proposed primary cave entrance and secondary entrance will encroach into the Napa County 35'-wide streamside setback. Removal of any vegetation canopy within this setback must be mitigated in accordance with Napa County Code Sec. 18.108.020D. A total of 9 oak trees will be removed to construct the wine cave portals and covered crush pad, 5 of which are located within the 35-foot (Appendix A, Figure 2). Oak woodland mitigation will be provided to offset oak removals located in driveway widening and winery improvement areas, and to ensure that any loss of vegetation canopy coverage within the 35-foot streamside setback is replaced on site. Planting of oak woodland canopy or preservation of comparable vegetation canopy cover on an acreage basis will be provided on an acreage basis at a minimum 3:1 ratio as part of compensatory mitigation plans provided for unavoidable impacts to ephemeral stream. Canopy replacement will be provided with successful implementation of mitigation for oak woodland. The unavoidable impacts to oak woodland would be considered less-than-significant with successful oak woodland canopy replacement.

#### Special Status Plant Species

The Project Study Area and surrounding site are heavily disturbed and have been developed for many years. No special status plant species have the potential to occur within the Project Study



Area. Therefore, no impacts are anticipated to special status plant species and no mitigation for special status plant species is recommended at this time.

#### Special Status Wildlife Species

Two (2) special status wildlife species are likely to be present within the Project Study Area; oak titmouse (*Baeolophus inornatus*), and Nuttall's woodpecker (*Picoides nuttallii*). The forested area inside and adjacent to the project footprint also provide suitable nesting habitat for numerous songbird species protected under the MBTA.

Given the developed and disturbed nature of the site, including the forest, and extensive vineyards, impacts to foraging habitat are not significant as it is poor quality foraging and nesting. Furthermore, the project will not create any barrier to dispersing or significant impact to foraging to wildlife in the area. Based on the findings stated above, the proposed project will have a less than significant impact on biological resources, and will not result in any significant adverse impacts to any federally and/or state endangered, rare, or threatened plant and wildlife species or their habitat pursuant to Section 15065 under CEQA.

#### **Migratory birds**

The Project Study Area provides suitable nesting substrate (trees, shrubs, grasses) for many non-status migratory birds. Impacts to nesting birds resulting in nest abandonment or direct mortality to chicks or eggs is considered a significant impact under CEQA.

### **4.2 Recommended Avoidance and Minimization Measures**

The following measures are recommended to be implemented in the event any of the impacts described in Section 4.1 cannot be completely avoided by project design and/or recommended work windows (e.g., vegetation removal between Sept. 1 and Feb. 1.).

#### **BIO-1. Ephemeral Stream Channel**

Unavoidable temporary and permanent impacts to ephemeral stream channel will result from the construction of the crush pad and wine cave facility entrance (cave portal). The ephemeral stream feature is likely to be considered a Waters of the State under the Porter-Cologne Water Quality Control Act and CDFG.

The following is recommended to ensure potentially significant impacts to ephemeral stream channel are avoided:

- Provide a notice of proposed discharges and stream alteration to CDFW and San Francisco RWQCB for the proposed crush pad and wine cave facility entrances (cave portals), including plans for providing compensatory mitigation for the unavoidable impacts through on-site creation and/or restoration of an equivalent area of stream channel. Potential impacts to water quality and wildlife would be avoided and minimized by

adhering to the BMPs and permit conditions established by CDFW and San Francisco RWQCB. The measure will reduce potential impacts to less than significant.

#### **BIO-2. Oak Woodland Within 35-foot Streamside Setback**

Unavoidable temporary and permanent impacts to oak woodland due to tree removals will result from the construction of the crush pad and wine cave facility entrances (cave portals) within the 35-foot streamside setback, and from driveway widening. Removal of any vegetation canopy within the 35-foot streamside setback shall be mitigated in accordance with Napa County Sec. 18.108.020D by permanent replacement or preservation of comparable vegetation canopy cover on an acreage basis at a minimum 3:1 ratio unless set forth below. In issuing any discretionary approval for activities or projects on privately owned parcels of land within the AW district that are greater than 1 acre, the County shall require replacement of lost oak trees or oak woodlands, or permanent preservation of comparable habitat, at a minimum 3:1 ratio. Compensatory mitigation for oak woodland impacts and vegetation removal within the 35-foot streamside setback will be combined where feasible, in order to comply with the County oak tree replacement and streamside setback requirements. The location for replacement or preservation may be prioritized as follows:

1. Replacement or preservation shall first be accomplished on-site on lands with slopes of thirty percent or less and outside of stream and wetland setbacks.
2. If sufficient vegetation canopy cover cannot be reasonably accomplished under 1. above of this section, on-site preservation or replacement may occur on slopes greater than thirty percent and up to fifty percent in areas that result in the highest biological and water quality protections.
3. Replacement of vegetation canopy cover may occur within stream setbacks at a minimum 2:1 preservation ratio where a restoration plan prepared by a qualified professional biologist has determined aquatic resource functions and values are protected to the maximum practicable extent.
4. Non-native species shall not be subject to the vegetation canopy cover replacement or preservation requirements under BIO-2.

#### **BIO-3. Migratory birds**

If vegetation removal cannot be completed during the non-nesting season window between September 1 and February 1, the following is recommended to ensure potentially significant impacts to nesting birds are avoided:

- Pre-construction nesting bird surveys should be performed within the study area and up to 200 feet of proposed activities.
- If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species, ambient conditions, and proximity to project-related activities.

## 5.0 REFERENCES

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## APPENDIX A

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PROJECT FIGURES: PROJECT STUDY AREA AND SENSITIVE COMMUNITIES, CNDDDB MAP RESULTS,  
CONCEPT RIPARIAN ENHANCEMENT PLAN



**Figure 1: Location of Project Area**  
 The Vineyard House Winery, Oakville, CA



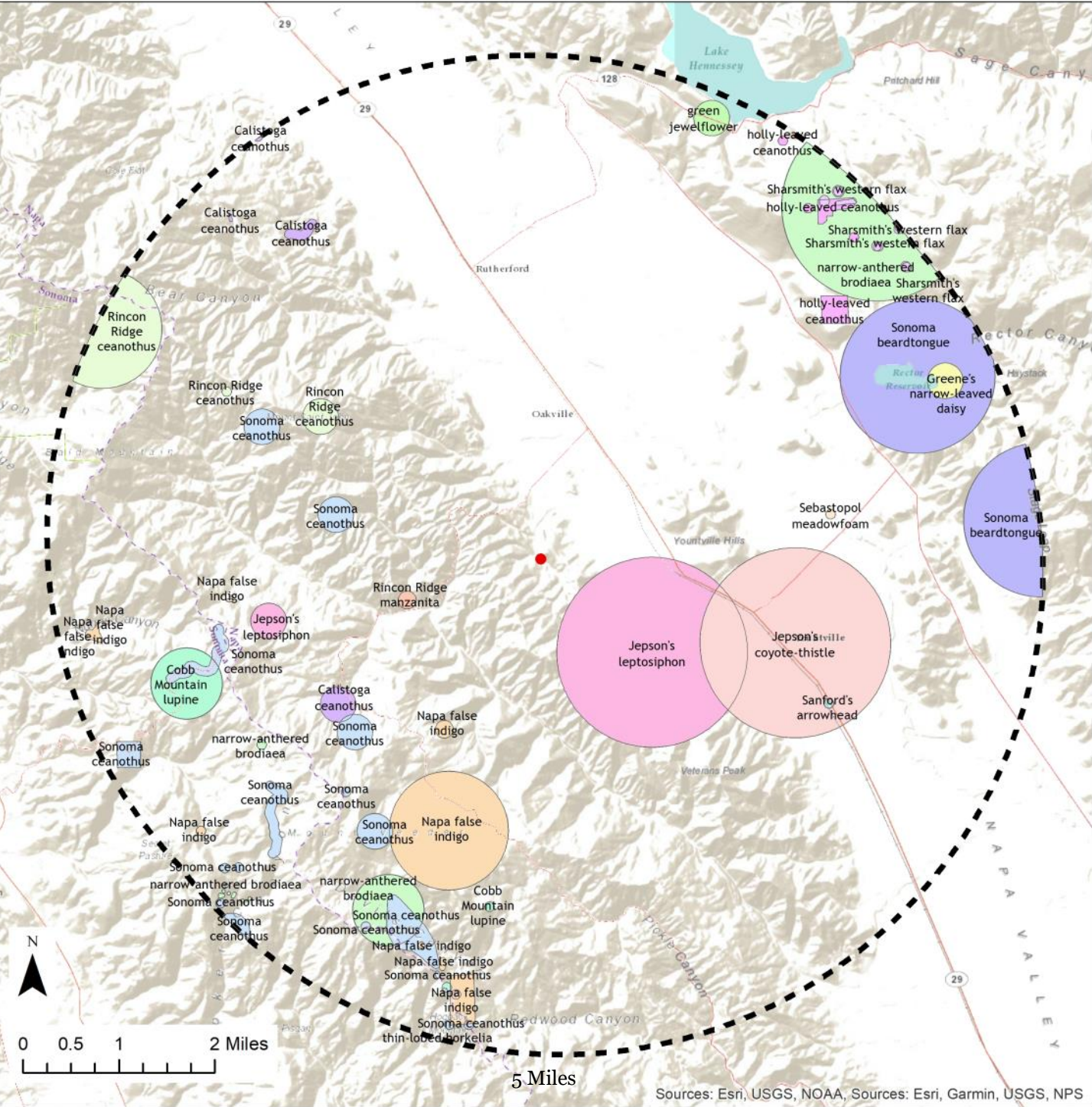


**Figure 2: Sensitive Communities & Impacts Analysis**  
 The Vineyard House Winery, Oakville, CA





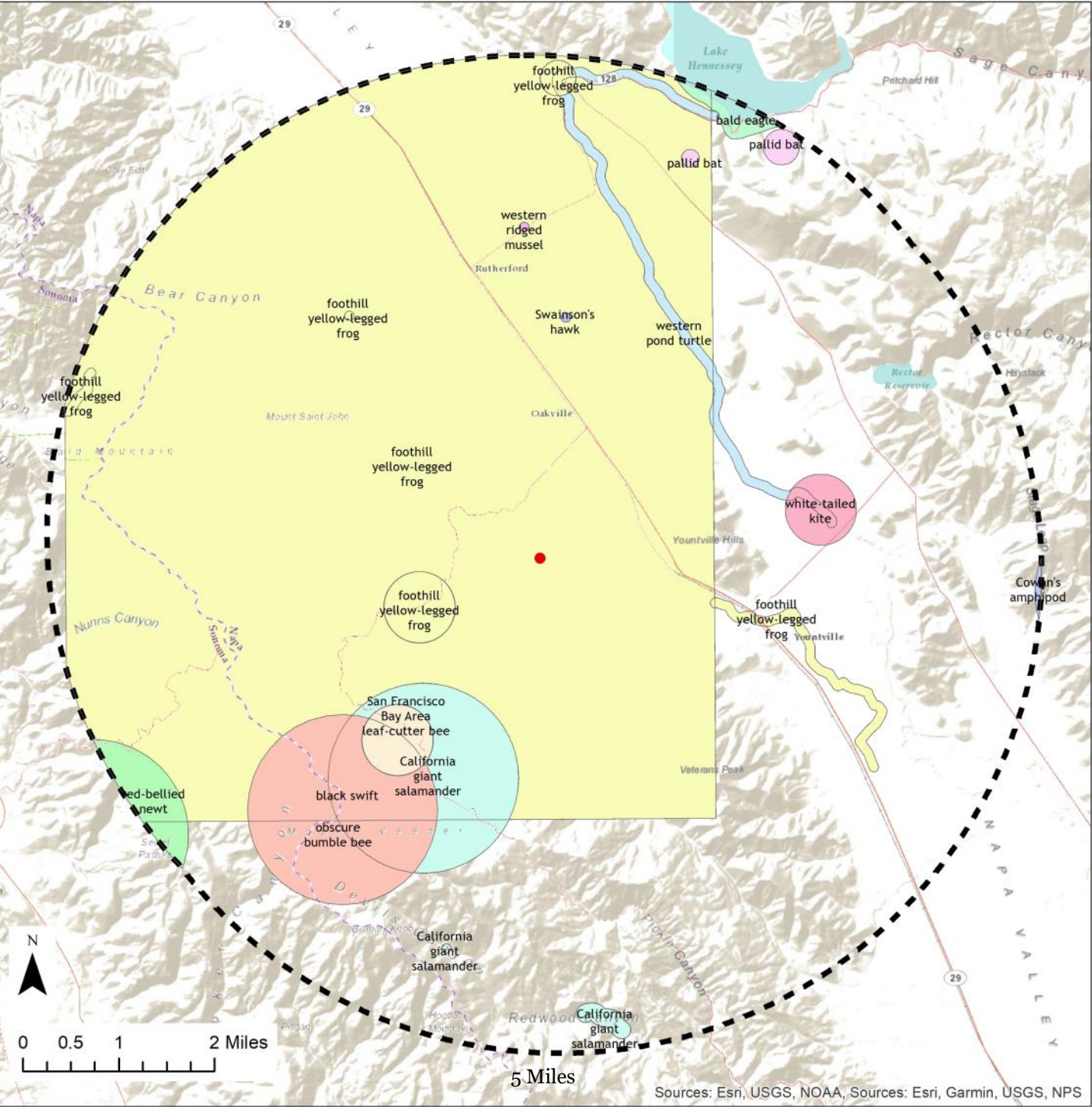
**Figure 3: Special Status Plant Species within 5 Miles of the Project Site**  
 The Vineyard House Winery, Oakville, CA



- Project Location
- 5-Mile Buffer
- Calistoga ceanothus (4)
- Clara Hunt's milk-vetch (1)
- Cobb Mountain lupine (3)
- Greene's narrow-leaved daisy (1)
- Jepson's coyote-thistle (1)
- Jepson's leptosiphon (2)
- Napa false indigo (6)
- Rincon Ridge ceanothus (3)
- Rincon Ridge manzanita (1)
- Sanford's arrowhead (1)
- Sonoma ceanothus (11)
- Sebastopol meadowfoam (1)
- Sharsmith's western flax (2)
- Sonoma beardtongue (2)
- thin-lobed horkelia (1)
- green jewelflower (1)
- holly-leaved ceanothus (4)
- narrow-anthered brodiaea (4)



**Figure 4: Special Status Animal Species within 5 Miles of the Project Site**  
 The Vineyard House Winery, Oakville, CA



- Project Location

⬜

5-Mile Buffer

⬜

California giant salamander (3)

⬜

Cowan's amphipod (1)

⬜

San Francisco Bay Area leaf-cutter bee (1)

⬜

Swainson's hawk (1)

⬜

bald eagle (1)

⬜

black swift (1)

⬜

foothill yellow-legged frog (6)

⬜

obscura bumble bee (1)

⬜

western pond turtle (1)

⬜

western ridged mussel (1)

⬜

pallid bat (2)

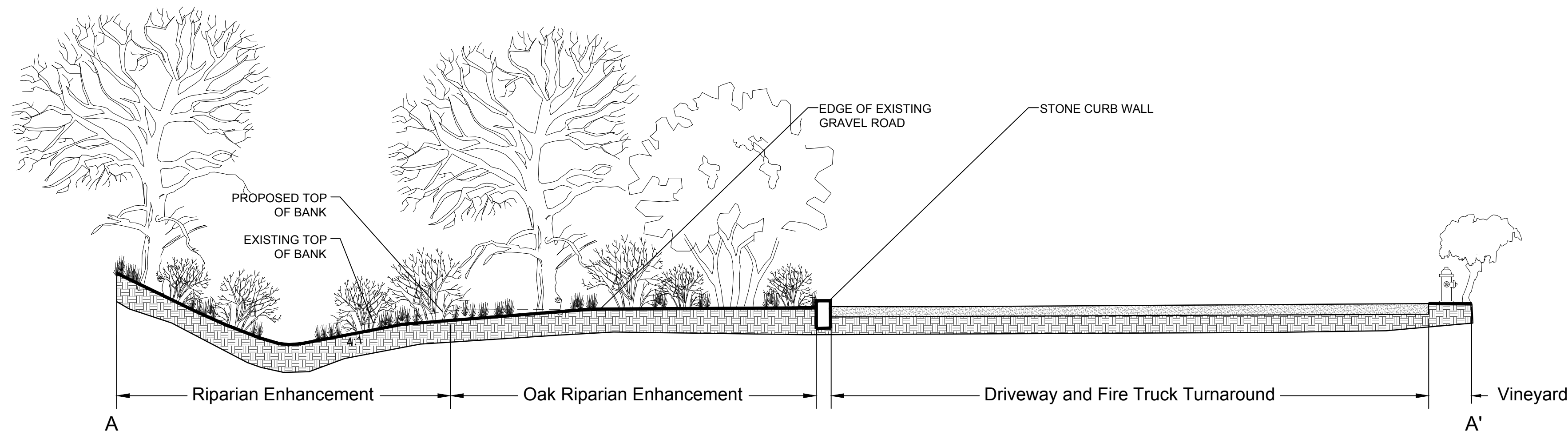
⬜

white-tailed kite (1)

⬜

red-bellied newt (1)





2 RIPARIAN ENHANCEMENT SECTION  
SCALE: 1" = 6'



1 RIPARIAN ENHANCEMENT CONCEPT PLAN  
SCALE: 1" = 40'

RIPARIAN ENHANCEMENT AND OAK RIPARIAN  
ENHANCEMENT CONCEPTUAL PLAN:

SUMMARY: Conduct riparian enhancement activities to replace lost floodplain and riparian habitat functioning associated with the proposed stream crossing for a new cave entrance and crush pad. Enhancement activities are located both upstream and downstream of the proposed cave entrance and crush pad, and would produce approximately 0.19 acres of mitigation as riparian enhancement.

PROPOSED WORK: Riparian enhancement activities include laying back the right bank of the stream using a 4:1 slope to create a wider stream channel and adjacent areas for oak riparian woodland and forest plantings. All non-native plantings in the footprint of the proposed enhancement activities would be removed and replaced with new native riparian trees, shrubs and herbaceous plants in the understory. Plantings would be located along both stream banks. Typical tree plantings include California bay, big-leaf maple, and coast live oak; shrubs include madrone in drier settings on the left bank, hillside gooseberry, snowberry, and California rose; and herbaceous plants include rigid hedge nettle and bracken fern. Irrigation of the planted areas would be required, in addition to monitoring and maintenance of the enhancement areas for a period of 5 years to ensure the mitigation is successful and satisfy regulatory agency permit requirements.

RIPARIAN ENHANCEMENT PLANTING (0.11 ACRE)

BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	15
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	15
BACHARIS PILULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CAREX SENTA	ROUGH SEDGE	PLUG	2
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
EPILOBIUM BRACHYCARPUM	WILLOWHERB	SEED	N/A
FESTUCA MICROSTACHYS	SMALL FESCUE	SEED	N/A
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	N/A
ROSA CALIFORNICA	CALIFORNIA ROSE	1 GAL	5
SYMPHORICARPOS ALBUS VAR. LAEVIGA	SNOWBERRY	1 GAL	3
SCROPHULARIA CALIFORNICA	CALIFORNIA FIGWORT	SEED	N/A
TRIFOLIUM CILIOLATUM	TREE CLOVER	SEED	N/A

OAK RIPARIAN ENHANCEMENT PLANTING (0.08 ACRE)

BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	15
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	15
BACHARIS PILULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CLARKIA AMOENA	MOUNTAIN GARLAND CLARK	SEED	N/A
CLARKIA BOTTAE	FARWELL TO SPRING CLARK	SEED	N/A
CLAYTONIA PERFOLIATA	MINER'S LETTUCE	SEED	N/A
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
FESTUCA MICROSTACHYS	SMALL FESCUE	SEED	N/A
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	N/A
LONICERA HISPADULA	HAIRY HONEYSUCKLE	1 GAL	3
MARAH FABACEA	CALIFORNIA MAN-ROOT	4" POT	2
POLYSTICHUM MUNIUM	WESTERN SWORD FERN	1 GAL	4
RIBES CALIFORNICUM	HILLSIDE GOOSEBERRY	1 GAL	5
SALVIA SONOMENSIS	CREeping SAGE	1 GAL	3
SISYRINCHIUM BELLUM	BLUE EYED GRASS	4" POT	2
TRIFOLIUM CILIOLATUM	TREE CLOVER	SEED	N/A



## APPENDIX B

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### CNDDDB, CNPS, AND IPAC SUMMARY TABLES

\*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)

## Plant List

88 matches found. [Click on scientific name for details](#)

### Search Criteria

Found in Quads 3812255, 3812254, 3812253, 3812245, 3812244, 3812243, 3812235 3812234 and 3812233;

[Modify Search Criteria](#) [Export to Excel](#) [Modify Columns](#) [Modify Sort](#) [Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
<a href="#">Allium peninsulare var. franciscanum</a>	Franciscan onion	Alliaceae	perennial bulbiferous herb	(Apr)May-Jun	1B.2	S2	G5T2
<a href="#">Alopecurus aequalis var. sonomensis</a>	Sonoma alopecurus	Poaceae	perennial herb	May-Jul	1B.1	S1	G5T1
<a href="#">Amorpha californica var. napensis</a>	Napa false indigo	Fabaceae	perennial deciduous shrub	Apr-Jul	1B.2	S2	G4T2
<a href="#">Amsinckia lunaris</a>	bent-flowered fiddleneck	Boraginaceae	annual herb	Mar-Jun	1B.2	S3	G3
<a href="#">Antirrhinum virga</a>	twig-like snapdragon	Plantaginaceae	perennial herb	Jun-Jul	4.3	S3?	G3?
<a href="#">Arctostaphylos bakeri ssp. bakeri</a>	Baker's manzanita	Ericaceae	perennial evergreen shrub	Feb-Apr	1B.1	S1	G2T1
<a href="#">Arctostaphylos stanfordiana ssp. decumbens</a>	Rincon Ridge manzanita	Ericaceae	perennial evergreen shrub	Feb-Apr(May)	1B.1	S1	G3T1
<a href="#">Astragalus breweri</a>	Brewer's milk-vetch	Fabaceae	annual herb	Apr-Jun	4.2	S3	G3
<a href="#">Astragalus claranus</a>	Clara Hunt's milk-vetch	Fabaceae	annual herb	Mar-May	1B.1	S1	G1
<a href="#">Astragalus clevelandii</a>	Cleveland's milk-vetch	Fabaceae	perennial herb	Jun-Sep	4.3	S4	G4
<a href="#">Astragalus tener var. tener</a>	alkali milk-vetch	Fabaceae	annual herb	Mar-Jun	1B.2	S1	G2T1
<a href="#">Balsamorhiza macrolepis</a>	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2	S2	G2
<a href="#">Blennosperma bakeri</a>	Sonoma sunshine	Asteraceae	annual herb	Mar-May	1B.1	S1	G1
<a href="#">Brodiaea leptandra</a>	narrow-anthered brodiaea	Themidaceae	perennial bulbiferous herb	May-Jul	1B.2	S3?	G3?
<a href="#">Calamagrostis ophitidis</a>	serpentine reed grass	Poaceae	perennial herb	Apr-Jul	4.3	S3	G3
<a href="#">Calandrinia breweri</a>	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	4.2	S4	G4
<a href="#">Calochortus uniflorus</a>	pink star-tulip	Liliaceae	perennial bulbiferous	Apr-Jun	4.2	S4	G4

			herb				
<a href="#"><u>Calycadenia micrantha</u></a>	small-flowered calycadenia	Asteraceae	annual herb	Jun-Sep	1B.2	S2	G2
<a href="#"><u>Calystegia collina ssp. oxyphylla</u></a>	Mt. Saint Helena morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jun	4.2	S3	G4T3
<a href="#"><u>Castilleja ambigua var. ambigua</u></a>	johnny-nip	Orobanchaceae	annual herb (hemiparasitic)	Mar-Aug	4.2	S3S4	G4T4
<a href="#"><u>Castilleja ambigua var. meadii</u></a>	Mead's owl's-clover	Orobanchaceae	annual herb (hemiparasitic)	Apr-May	1B.1	S1	G4T1
<a href="#"><u>Ceanothus confusus</u></a>	Rincon Ridge ceanothus	Rhamnaceae	perennial evergreen shrub	Feb-Jun	1B.1	S1	G1
<a href="#"><u>Ceanothus divergens</u></a>	Calistoga ceanothus	Rhamnaceae	perennial evergreen shrub	Feb-Apr	1B.2	S2	G2
<a href="#"><u>Ceanothus gloriosus var. exaltatus</u></a>	glory brush	Rhamnaceae	perennial evergreen shrub	Mar-Jun(Aug)	4.3	S4	G4T4
<a href="#"><u>Ceanothus purpureus</u></a>	holly-leaved ceanothus	Rhamnaceae	perennial evergreen shrub	Feb-Jun	1B.2	S2	G2
<a href="#"><u>Ceanothus sonomensis</u></a>	Sonoma ceanothus	Rhamnaceae	perennial evergreen shrub	Feb-Apr	1B.2	S2	G2
<a href="#"><u>Centromadia parryi ssp. parryi</u></a>	pappose tarplant	Asteraceae	annual herb	May-Nov	1B.2	S2	G3T2
<a href="#"><u>Chorizanthe valida</u></a>	Sonoma spineflower	Polygonaceae	annual herb	Jun-Aug	1B.1	S1	G1
<a href="#"><u>Clarkia breweri</u></a>	Brewer's clarkia	Onagraceae	annual herb	Apr-Jun	4.2	S4	G4
<a href="#"><u>Clarkia gracilis ssp. tracyi</u></a>	Tracy's clarkia	Onagraceae	annual herb	Apr-Jul	4.2	S3	G5T3
<a href="#"><u>Collomia diversifolia</u></a>	serpentine collomia	Polemoniaceae	annual herb	May-Jun	4.3	S4	G4
<a href="#"><u>Cordylanthus tenuis ssp. brunneus</u></a>	serpentine bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jul-Aug	4.3	S3	G4G5T3
<a href="#"><u>Delphinium uliginosum</u></a>	swamp larkspur	Ranunculaceae	perennial herb	May-Jun	4.2	S3	G3
<a href="#"><u>Downingia pusilla</u></a>	dwarf downingia	Campanulaceae	annual herb	Mar-May	2B.2	S2	GU
<a href="#"><u>Erigeron biolettii</u></a>	streamside daisy	Asteraceae	perennial herb	Jun-Oct	3	S3?	G3?
<a href="#"><u>Erigeron greenei</u></a>	Greene's narrow-leaved daisy	Asteraceae	perennial herb	May-Sep	1B.2	S3	G3
<a href="#"><u>Eryngium constancei</u></a>	Loch Lomond button-celery	Apiaceae	annual / perennial herb	Apr-Jun	1B.1	S1	G1
<a href="#"><u>Eryngium jepsonii</u></a>	Jepson's coyote thistle	Apiaceae	perennial herb	Apr-Aug	1B.2	S2?	G2?
<a href="#"><u>Extriplex joaquinana</u></a>	San Joaquin spearscale	Chenopodiaceae	annual herb	Apr-Oct	1B.2	S2	G2
<a href="#"><u>Fritillaria liliacea</u></a>	fragrant fritillary	Liliaceae	perennial bulbiferous herb	Feb-Apr	1B.2	S2	G2
<a href="#"><u>Harmonia nutans</u></a>	nodding harmonia	Asteraceae	annual herb	Mar-May	4.3	S3	G3
<a href="#"><u>Hemizonia congesta ssp. congesta</u></a>	congested-headed hayfield tarplant	Asteraceae	annual herb	Apr-Nov	1B.2	S2	G5T2
<a href="#"><u>Hesperolinon bicarpellatum</u></a>	two-carpellate western flax	Linaceae	annual herb	May-Jul	1B.2	S2	G2
<a href="#"><u>Hesperolinon sharsmithiae</u></a>	Sharsmith's western flax	Linaceae	annual herb	May-Jul	1B.2	S2	G2Q
<a href="#"><u>Horkelia tenuiloba</u></a>	thin-lobed horkelia	Rosaceae	perennial herb	May-Jul(Aug)	1B.2	S2	G2
<a href="#"><u>Iris longipetala</u></a>	coast iris	Iridaceae	perennial	Mar-May	4.2	S3	G3

			rhizomatous herb				
<a href="#"><u>Juglans hindsii</u></a>	Northern California black walnut	Juglandaceae	perennial deciduous tree	Apr-May	1B.1	S1	G1
<a href="#"><u>Lasthenia burkei</u></a>	Burke's goldfields	Asteraceae	annual herb	Apr-Jun	1B.1	S1	G1
<a href="#"><u>Lasthenia conjugens</u></a>	Contra Costa goldfields	Asteraceae	annual herb	Mar-Jun	1B.1	S1	G1
<a href="#"><u>Lathyrus jepsonii</u> var. <u>jepsonii</u></a>	Delta tule pea	Fabaceae	perennial herb	May-Jul(Aug-Sep)	1B.2	S2	G5T2
<a href="#"><u>Layia septentrionalis</u></a>	Colusa layia	Asteraceae	annual herb	Apr-May	1B.2	S2	G2
<a href="#"><u>Legenere limosa</u></a>	legenere	Campanulaceae	annual herb	Apr-Jun	1B.1	S2	G2
<a href="#"><u>Leptosiphon acicularis</u></a>	bristly leptosiphon	Polemoniaceae	annual herb	Apr-Jul	4.2	S4?	G4?
<a href="#"><u>Leptosiphon jepsonii</u></a>	Jepson's leptosiphon	Polemoniaceae	annual herb	Mar-May	1B.2	S2S3	G2G3
<a href="#"><u>Leptosiphon latisectus</u></a>	broad-lobed leptosiphon	Polemoniaceae	annual herb	Apr-Jun	4.3	S4	G4
<a href="#"><u>Lessingia hololeuca</u></a>	woolly-headed lessingia	Asteraceae	annual herb	Jun-Oct	3	S2S3	G3?
<a href="#"><u>Lilaeopsis masonii</u></a>	Mason's lilaeopsis	Apiaceae	perennial rhizomatous herb	Apr-Nov	1B.1	S2	G2
<a href="#"><u>Lilium rubescens</u></a>	redwood lily	Liliaceae	perennial bulbiferous herb	Apr-Aug(Sep)	4.2	S3	G3
<a href="#"><u>Limnanthes vinculans</u></a>	Sebastopol meadowfoam	Limnanthaceae	annual herb	Apr-May	1B.1	S1	G1
<a href="#"><u>Lomatium repostum</u></a>	Napa lomatium	Apiaceae	perennial herb	Mar-Jun	4.3	S3	G3
<a href="#"><u>Lupinus sericatus</u></a>	Cobb Mountain lupine	Fabaceae	perennial herb	Mar-Jun	1B.2	S2?	G2?
<a href="#"><u>Micropus amphibolus</u></a>	Mt. Diablo cottonweed	Asteraceae	annual herb	Mar-May	3.2	S3S4	G3G4
<a href="#"><u>Monardella viridis</u></a>	green monardella	Lamiaceae	perennial rhizomatous herb	Jun-Sep	4.3	S3	G3
<a href="#"><u>Navarretia cotulifolia</u></a>	cotula navarretia	Polemoniaceae	annual herb	May-Jun	4.2	S4	G4
<a href="#"><u>Navarretia heterandra</u></a>	Tehama navarretia	Polemoniaceae	annual herb	Apr-Jun	4.3	S4	G4
<a href="#"><u>Navarretia leucocephala</u> ssp. <u>bakeri</u></a>	Baker's navarretia	Polemoniaceae	annual herb	Apr-Jul	1B.1	S2	G4T2
<a href="#"><u>Navarretia leucocephala</u> ssp. <u>pauciflora</u></a>	few-flowered navarretia	Polemoniaceae	annual herb	May-Jun	1B.1	S1	G4T1
<a href="#"><u>Navarretia leucocephala</u> ssp. <u>plieantha</u></a>	many-flowered navarretia	Polemoniaceae	annual herb	May-Jun	1B.2	S1	G4T1
<a href="#"><u>Navarretia rosulata</u></a>	Marin County navarretia	Polemoniaceae	annual herb	May-Jul	1B.2	S2	G2
<a href="#"><u>Penstemon newberryi</u> var. <u>sonomensis</u></a>	Sonoma beardtongue	Plantaginaceae	perennial herb	Apr-Aug	1B.3	S2	G4T2
<a href="#"><u>Plagiobothrys strictus</u></a>	Calistoga popcornflower	Boraginaceae	annual herb	Mar-Jun	1B.1	S1	G1
<a href="#"><u>Poa napensis</u></a>	Napa blue grass	Poaceae	perennial herb	May-Aug	1B.1	S1	G1
<a href="#"><u>Puccinellia simplex</u></a>	California alkali grass	Poaceae	annual herb	Mar-May	1B.2	S2	G3
<a href="#"><u>Ranunculus lobbii</u></a>	Lobb's aquatic buttercup	Ranunculaceae	annual herb (aquatic)	Feb-May	4.2	S3	G4
<a href="#"><u>Sagittaria sanfordii</u></a>	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb	May-Oct(Nov)	1B.2	S3	G3

(emergent)

<a href="#"><u>Senecio clevelandii var. clevelandii</u></a>	Cleveland's ragwort	Asteraceae	perennial herb	Jun-Jul	4.3	S3	G4?T3Q
<a href="#"><u>Sidalcea hickmanii ssp. napensis</u></a>	Napa checkerbloom	Malvaceae	perennial herb	Apr-Jun	1B.1	S1	G3T1
<a href="#"><u>Sidalcea oregana ssp. hydrophila</u></a>	marsh checkerbloom	Malvaceae	perennial herb	(Jun)Jul-Aug	1B.2	S2	G5T2
<a href="#"><u>Sidalcea oregana ssp. valida</u></a>	Kenwood Marsh checkerbloom	Malvaceae	perennial rhizomatous herb	Jun-Sep	1B.1	S1	G5T1
<a href="#"><u>Spergularia macrotheca var. longistyla</u></a>	long-styled sand-spurrey	Caryophyllaceae	perennial herb	Feb-May(Jun)	1B.2	S2	G5T2
<a href="#"><u>Streptanthus hesperidis</u></a>	green jewelflower	Brassicaceae	annual herb	May-Jul	1B.2	S2	G2
<a href="#"><u>Symphotrichum lentum</u></a>	Suisun Marsh aster	Asteraceae	perennial rhizomatous herb	(Apr)May-Nov	1B.2	S2	G2
<a href="#"><u>Toxicoscordion fontanum</u></a>	marsh zigadenus	Melanthiaceae	perennial bulbiferous herb	Apr-Jul	4.2	S3	G3
<a href="#"><u>Trichostema ruygtii</u></a>	Napa bluecurls	Lamiaceae	annual herb	Jun-Oct	1B.2	S1S2	G1G2
<a href="#"><u>Trifolium amoenum</u></a>	two-fork clover	Fabaceae	annual herb	Apr-Jun	1B.1	S1	G1
<a href="#"><u>Trifolium hydrophilum</u></a>	saline clover	Fabaceae	annual herb	Apr-Jun	1B.2	S2	G2
<a href="#"><u>Triteleia lugens</u></a>	dark-mouthed triteleia	Themidaceae	perennial bulbiferous herb	Apr-Jun	4.3	S4?	G4?
<a href="#"><u>Viburnum ellipticum</u></a>	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	May-Jun	2B.3	S3?	G4G5

### Suggested Citation

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### Questions and Comments

[rareplants@cnps.org](mailto:rareplants@cnps.org)





# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



**Query Criteria:** Quad<span style='color:Red'> IS </span>(Rutherford (3812244)<span style='color:Red'> OR </span>Calistoga (3812255)<span style='color:Red'> OR </span>St. Helena (3812254)<span style='color:Red'> OR </span>Chiles Valley (3812253)<span style='color:Red'> OR </span>Kenwood (3812245)<span style='color:Red'> OR </span>Yountville (3812243)<span style='color:Red'> OR </span>Glen Ellen (3812235)<span style='color:Red'> OR </span>Sonoma (3812234)<span style='color:Red'> OR </span>Napa (3812233))<br /><span style='color:Red'> AND </span>Taxonomic Group<span style='color:Red'> IS </span>(Dune<span style='color:Red'> OR </span>Scrub<span style='color:Red'> OR </span>Herbaceous<span style='color:Red'> OR </span>Marsh<span style='color:Red'> OR </span>Riparian<span style='color:Red'> OR </span>Woodland<span style='color:Red'> OR </span>Forest<span style='color:Red'> OR </span>Alpine<span style='color:Red'> OR </span>Inland Waters<span style='color:Red'> OR </span>Marine<span style='color:Red'> OR </span>Estuarine<span style='color:Red'> OR </span>Riverine<span style='color:Red'> OR </span>Palustrine<span style='color:Red'> OR </span>Ferns<span style='color:Red'> OR </span>Gymnosperms<span style='color:Red'> OR </span>Monocots<span style='color:Red'> OR </span>Dicots<span style='color:Red'> OR </span>Lichens<span style='color:Red'> OR </span>Bryophytes<span style='color:Red'> OR </span>Fungi)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Allium peninsulare</i> var. <i>franciscanum</i> Franciscan onion	G5T2 S2	None None	Rare Plant Rank - 1B.2	280 600	25 S:3	0	0	1	0	0	2	2	1	3	0	0
<i>Alopecurus aequalis</i> var. <i>sonomensis</i> Sonoma alopecurus	G5T1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,180 1,180	21 S:1	0	0	0	1	0	0	0	1	1	0	0
<i>Amorpha californica</i> var. <i>napensis</i> Napa false indigo	G4T2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	330 2,100	76 S:32	5	6	6	2	0	13	12	20	32	0	0
<i>Amsinckia lunaris</i> bent-flowered fiddleneck	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley SB_UCSC-UC Santa Cruz	195 195	93 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Arctostaphylos stanfordiana</i> ssp. <i>decumbens</i> Rincon Ridge manzanita	G3T1 S1	None None	Rare Plant Rank - 1B.1	300 900	12 S:3	0	1	1	0	0	1	1	2	3	0	0
<i>Astragalus claranus</i> Clara Hunt's milk-vetch	G1 S1	Endangered Threatened	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	320 500	6 S:4	0	2	2	0	0	0	0	4	4	0	0
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	G2T1 S1	None None	Rare Plant Rank - 1B.2	15 15	65 S:1	0	0	0	0	1	0	1	0	0	0	1



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<b>Balsamorhiza macrolepis</b> big-scale balsamroot	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive USFS_S-Sensitive		51 S:1	0	0	0	0	0	1	1	0	1	0	0
<b>Blennosperma bakeri</b> Sonoma sunshine	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	60 330	24 S:4	0	2	0	0	2	0	2	2	2	0	2
<b>Brodiaea leptandra</b> narrow-anthered brodiaea	G3? S3?	None None	Rare Plant Rank - 1B.2	400 1,932	39 S:23	1	7	0	0	1	14	8	15	22	1	0
<b>Castilleja ambigua var. meadii</b> Mead's owls-clover	G4T1 S1	None None	Rare Plant Rank - 1B.1	1,600 1,600	3 S:2	0	0	0	0	0	2	0	2	2	0	0
<b>Ceanothus confusus</b> Rincon Ridge ceanothus	G1 S1	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_SBBG-Santa Barbara Botanic Garden	650 2,700	33 S:8	1	1	0	0	0	6	2	6	8	0	0
<b>Ceanothus divergens</b> Calistoga ceanothus	G2 S2	None None	Rare Plant Rank - 1B.2	320 1,900	26 S:20	2	4	1	2	0	11	9	11	20	0	0
<b>Ceanothus purpureus</b> holly-leaved ceanothus	G2 S2	None None	Rare Plant Rank - 1B.2 SB_SBBG-Santa Barbara Botanic Garden	475 2,350	43 S:16	0	5	1	0	1	9	9	7	15	1	0
<b>Ceanothus sonomensis</b> Sonoma ceanothus	G2 S2	None None	Rare Plant Rank - 1B.2 SB_SBBG-Santa Barbara Botanic Garden	475 2,600	30 S:28	3	1	0	1	0	23	21	7	28	0	0
<b>Centromadia parryi ssp. parryi</b> pappose tarplant	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	350 390	39 S:2	0	1	0	0	0	1	1	1	2	0	0
<b>Coastal and Valley Freshwater Marsh</b> Coastal and Valley Freshwater Marsh	G3 S2.1	None None		400 400	60 S:1	0	0	1	0	0	0	1	0	1	0	0
<b>Downingia pusilla</b> dwarf downingia	GU S2	None None	Rare Plant Rank - 2B.2	10 1,600	132 S:6	1	0	0	1	1	3	3	3	5	0	1
<b>Erigeron greenei</b> Greene's narrow-leaved daisy	G3 S3	None None	Rare Plant Rank - 1B.2	300 1,200	20 S:7	0	1	0	0	0	6	6	1	7	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Eryngium constancei</i> Loch Lomond button-celery	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	2,060 2,060	4 S:1	0	1	0	0	0	0	1	0	1	0	0
<i>Eryngium jepsonii</i> Jepson's coyote-thistle	G2 S2	None None	Rare Plant Rank - 1B.2	620 620	19 S:2	0	0	0	0	0	2	1	1	2	0	0
<i>Extriplex joaquinana</i> San Joaquin spearscale	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	5 5	127 S:1	0	0	1	0	0	0	1	0	1	0	0
<i>Fritillaria liliacea</i> fragrant fritillary	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive		82 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Hemizonia congesta ssp. congesta</i> congested-headed hayfield tarplant	G5T2 S2	None None	Rare Plant Rank - 1B.2 SB_UCBG-UC Botanical Garden at Berkeley	1,705 1,705	52 S:3	0	0	0	0	0	3	2	1	3	0	0
<i>Hesperolinon sharsmithiae</i> Sharsmith's western flax	G2Q S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	800 2,200	32 S:14	0	4	3	0	0	7	8	6	14	0	0
<i>Horkelia tenuiloba</i> thin-lobed horkelia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,230 1,230	27 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Lasthenia burkei</i> Burke's goldfields	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley		35 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Lasthenia conjugens</i> Contra Costa goldfields	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	60 230	36 S:2	0	0	0	0	2	0	2	0	0	1	1



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Lathyrus jepsonii</i> var. <i>jepsonii</i> Delta tule pea	G5T2 S2	None None	Rare Plant Rank - 1B.2 SB_BerrySB-Berry Seed Bank SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	5 5	133 S:2	0	0	0	1	1	0	0	2	1	1	0
<i>Layia septentrionalis</i> Colusa layia	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley	480 1,400	69 S:6	0	1	0	0	0	5	3	3	6	0	0
<i>Legenere limosa</i> legenere	G2 S2	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley	1,400 1,400	83 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Leptosiphon jepsonii</i> Jepson's leptosiphon	G2G3 S2S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture	350 1,900	51 S:21	1	1	1	1	0	17	5	16	21	0	0
<i>Lilaeopsis masonii</i> Mason's lilaeopsis	G2 S2	None Rare	Rare Plant Rank - 1B.1	10 10	198 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Limnanthes vinculans</i> Sebastopol meadowfoam	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	90 320	45 S:2	0	1	0	0	0	1	1	1	2	0	0
<i>Lupinus sericatus</i> Cobb Mountain lupine	G2? S2?	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	400 2,400	46 S:14	0	0	4	1	0	9	13	1	14	0	0
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i> Baker's navarretia	G4T2 S2	None None	Rare Plant Rank - 1B.1	300 1,320	64 S:6	1	1	0	0	2	2	5	1	4	1	1



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<b><i>Navarretia leucocephala ssp. pauciflora</i></b> few-flowered navarretia	G4T1 S1	Endangered Threatened	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,600 1,600	10 S:1	0	1	0	0	0	0	0	1	1	0	0
<b><i>Navarretia rosulata</i></b> Marin County navarretia	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	2,100 2,100	15 S:1	1	0	0	0	0	0	0	1	1	0	0
<b><i>Northern Vernal Pool</i></b> Northern Vernal Pool	G2 S2.1	None None		560 1,400	20 S:6	0	1	0	0	0	5	6	0	6	0	0
<b><i>Penstemon newberryi var. sonomensis</i></b> Sonoma beardtongue	G4T3 S3	None None	Rare Plant Rank - 1B.3 BLM_S-Sensitive	1,400 2,750	15 S:5	0	1	0	0	0	4	2	3	5	0	0
<b><i>Plagiobothrys strictus</i></b> Calistoga popcornflower	G1 S1	Endangered Threatened	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	300 400	3 S:3	0	2	0	0	0	1	1	2	3	0	0
<b><i>Poa napensis</i></b> Napa blue grass	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	340 400	2 S:2	0	2	0	0	0	0	0	2	2	0	0
<b><i>Puccinellia simplex</i></b> California alkali grass	G3 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	400 400	80 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Sagittaria sanfordii</i></b> Sanford's arrowhead	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	80 80	126 S:1	0	0	1	0	0	0	0	1	1	0	0
<b><i>Sidalcea hickmanii ssp. napensis</i></b> Napa checkerbloom	G3T1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden		2 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Sidalcea oregana ssp. hydrophila</i></b> marsh checkerbloom	G5T2 S2	None None	Rare Plant Rank - 1B.2	1,800 1,800	35 S:1	0	0	0	0	1	0	1	0	0	1	0



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Sidalcea oregana ssp. valida</i> Kenwood Marsh checkerbloom	G5T1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	400 400	2 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Spergularia macrotheca var. longistyla</i> long-styled sand-spurrey	G5T2 S2	None None	Rare Plant Rank - 1B.2	350 400	22 S:2	0	0	0	0	0	2	1	1	2	0	0
<i>Streptanthus hesperidis</i> green jewelflower	G2G3 S2S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	500 1,215	35 S:5	0	1	0	0	0	4	4	1	5	0	0
<i>Symphotrichum lentum</i> Suisun Marsh aster	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture	5 5	175 S:1	0	0	0	1	0	0	1	0	1	0	0
<i>Trichostema ruygtii</i> Napa bluecurls	G1G2 S1S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	95 1,720	19 S:10	0	0	1	0	0	9	1	9	10	0	0
<i>Trifolium amoenum</i> two-fork clover	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_USDA-US Dept of Agriculture	100 100	26 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Trifolium hydrophilum</i> saline clover	G2 S2	None None	Rare Plant Rank - 1B.2	10 400	56 S:3	0	1	0	0	1	1	2	1	2	0	1
<i>Valley Needlegrass Grassland</i> Valley Needlegrass Grassland	G3 S3.1	None None		1,200 1,200	45 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Viburnum ellipticum</i> oval-leaved viburnum	G4G5 S3?	None None	Rare Plant Rank - 2B.3		39 S:2	0	0	0	0	0	2	2	0	2	0	0





# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



**Query Criteria:** Quad> IS </span>(Rutherford (3812244)> OR </span>Calistoga (3812255)> OR </span>St. Helena (3812254)> OR </span>Chiles Valley (3812253)> OR </span>Kenwood (3812245)> OR </span>Yountville (3812243)> OR </span>Glen Ellen (3812235)> OR </span>Sonoma (3812234)> OR </span>Napa (3812233))> AND </span>Taxonomic Group> IS </span>(Fish> OR </span>Amphibians> OR </span>Reptiles> OR </span>Birds> OR </span>Mammals> OR </span>Mollusks> OR </span>Arachnids> OR </span>Crustaceans> OR </span>Insects)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<b><i>Accipiter striatus</i></b> sharp-shinned hawk	G5 S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	900 900	22 S:1	1	0	0	0	0	0	1	0	1	0	0
<b><i>Agelaius tricolor</i></b> tricolored blackbird	G1G2 S1S2	None Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	566 566	955 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Ambystoma californiense</i></b> California tiger salamander	G2G3 S2S3	Threatened Threatened	CDFW_WL-Watch List IUCN_VU-Vulnerable		1336 S:1	0	0	0	0	1	0	1	0	0	1	0
<b><i>Ammodramus savannarum</i></b> grasshopper sparrow	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	2,150 2,150	27 S:1	1	0	0	0	0	0	0	1	1	0	0
<b><i>Antrozous pallidus</i></b> pallid bat	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	15 1,760	420 S:23	2	3	1	1	4	12	17	6	19	1	3
<b><i>Aquila chrysaetos</i></b> golden eagle	G5 S3	None None	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	1,800 1,800	323 S:1	1	0	0	0	0	0	0	1	1	0	0



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<b>Ardea alba</b> great egret	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	350 350	43 S:1	0	0	1	0	0	0	0	1	1	0	0
<b>Ardea herodias</b> great blue heron	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	350 350	156 S:1	0	0	1	0	0	0	0	1	1	0	0
<b>Athene cunicularia</b> burrowing owl	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	2,400 2,400	2011 S:1	0	0	0	0	0	1	0	1	1	0	0
<b>Bombus caliginosus</b> obscure bumble bee	G4? S1S2	None None	IUCN_VU-Vulnerable	600 2,500	181 S:5	0	0	0	0	0	5	5	0	5	0	0
<b>Bombus crotchii</b> Crotch bumble bee	G3G4 S1S2	None Candidate Endangered		300 300	437 S:1	0	0	0	0	0	1	1	0	1	0	0
<b>Bombus occidentalis</b> western bumble bee	G2G3 S1	None Candidate Endangered	USFS_S-Sensitive	25 750	306 S:5	0	0	0	0	0	5	5	0	5	0	0
<b>Buteo regalis</b> ferruginous hawk	G4 S3S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	2,278 2,278	107 S:1	0	1	0	0	0	0	0	1	1	0	0
<b>Buteo swainsoni</b> Swainson's hawk	G5 S3	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	82 140	2535 S:2	0	0	1	0	0	1	0	2	2	0	0
<b>Caecidotea tomalensis</b> Tomaes isopod	G2 S2S3	None None		1,640 2,120	6 S:2	1	0	0	0	0	1	2	0	2	0	0
<b>Calasellus californicus</b> An isopod	G2 S2	None None		25 25	3 S:1	0	0	0	0	0	1	1	0	1	0	0



# Summary Table Report

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### California Natural Diversity Database



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<b><i>Coccyzus americanus occidentalis</i></b> western yellow-billed cuckoo	G5T2T3 S1	Threatened Endangered	BLM_S-Sensitive NABCI_RWL-Red Watch List USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	600 600	165 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Corynorhinus townsendii</i></b> Townsend's big-eared bat	G4 S2	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	295 1,600	635 S:7	0	1	0	0	0	6	7	0	7	0	0
<b><i>Coturnicops noveboracensis</i></b> yellow rail	G4 S1S2	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern NABCI_RWL-Red Watch List USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	60 60	45 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Cypseloides niger</i></b> black swift	G4 S2	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern NABCI_YWL-Yellow Watch List USFWS_BCC-Birds of Conservation Concern	2,500 2,500	46 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Dicamptodon ensatus</i></b> California giant salamander	G3 S2S3	None None	CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	350 2,185	234 S:15	4	3	0	0	0	8	5	10	15	0	0
<b><i>Elanus leucurus</i></b> white-tailed kite	G5 S3S4	None None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	10 2,160	180 S:5	3	1	0	0	1	0	2	3	4	1	0
<b><i>Emys marmorata</i></b> western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	5 2,240	1398 S:20	4	5	5	0	0	6	7	13	20	0	0



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### California Natural Diversity Database



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<b><i>Eremophila alpestris actia</i></b> California horned lark	G5T4Q S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	2,275 2,275	94 S:1	1	0	0	0	0	0	0	1	1	0	0
<b><i>Erethizon dorsatum</i></b> North American porcupine	G5 S3	None None	IUCN_LC-Least Concern	277 277	523 S:1	0	0	0	0	0	1	0	1	1	0	0
<b><i>Falco peregrinus anatum</i></b> American peregrine falcon	G4T4 S3S4	Delisted Delisted	CDF_S-Sensitive CDFW_FP-Fully Protected USFWS_BCC-Birds of Conservation Concern	1,700 2,000	58 S:2	1	0	1	0	0	0	1	1	2	0	0
<b><i>Geothlypis trichas sinuosa</i></b> saltmarsh common yellowthroat	G5T3 S3	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	7 12	112 S:2	0	0	0	0	0	2	2	0	2	0	0
<b><i>Gonidea angulata</i></b> western ridged mussel	G3 S1S2	None None		100 141	157 S:2	0	0	0	0	0	2	1	1	2	0	0
<b><i>Haliaeetus leucocephalus</i></b> bald eagle	G5 S3	Delisted Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	315 315	329 S:1	1	0	0	0	0	0	1	0	1	0	0
<b><i>Hydrochara rickseckeri</i></b> Ricksecker's water scavenger beetle	G2? S2?	None None		1,500 1,500	13 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Hydroporus leechi</i></b> Leech's skyline diving beetle	G1? S1?	None None		1,180 1,180	13 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Linderiella occidentalis</i></b> California linderiella	G2G3 S2S3	None None	IUCN_NT-Near Threatened	1,693 1,693	508 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Melospiza melodia samuelis</i></b> San Pablo song sparrow	G5T2 S2	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	10 10	41 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Myotis evotis</i></b> long-eared myotis	G5 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_M-Medium Priority	840 840	139 S:1	0	0	0	0	0	1	0	1	1	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<b><i>Myotis thysanodes</i></b> fringed myotis	G4 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	210 360	86 S:2	0	0	1	0	0	1	1	1	2	0	0
<b><i>Myotis volans</i></b> long-legged myotis	G4G5 S3	None None	IUCN_LC-Least Concern WBWG_H-High Priority	210 210	117 S:1	0	0	0	0	1	0	1	0	0	1	0
<b><i>Myotis yumanensis</i></b> Yuma myotis	G5 S4	None None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_LM-Low-Medium Priority	210 840	265 S:3	1	0	0	0	0	2	1	2	3	0	0
<b><i>Nycticorax nycticorax</i></b> black-crowned night heron	G5 S4	None None	IUCN_LC-Least Concern	157 157	37 S:1	0	0	0	0	0	1	0	1	1	0	0
<b><i>Oncorhynchus mykiss irideus pop. 8</i></b> steelhead - central California coast DPS	G5T2T3Q S2S3	Threatened None	AFS_TH-Threatened	380 600	44 S:5	1	3	1	0	0	0	0	5	5	0	0
<b><i>Pandion haliaetus</i></b> osprey	G5 S4	None None	CDF_S-Sensitive CDFW_WL-Watch List IUCN_LC-Least Concern	544 662	504 S:2	1	0	0	0	0	1	0	2	2	0	0
<b><i>Phalacrocorax auritus</i></b> double-crested cormorant	G5 S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	350 350	39 S:1	0	0	1	0	0	0	0	1	1	0	0
<b><i>Progne subis</i></b> purple martin	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	400 1,820	71 S:3	0	0	0	0	0	3	3	0	3	0	0
<b><i>Rana boylei</i></b> foothill yellow-legged frog	G3 S3	None Endangered	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFS_S-Sensitive	80 2,100	2468 S:32	9	9	1	0	2	11	12	20	30	1	1
<b><i>Rana draytonii</i></b> California red-legged frog	G2G3 S2S3	Threatened None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	300 2,230	1643 S:15	2	5	5	0	2	1	2	13	13	1	1
<b><i>Riparia riparia</i></b> bank swallow	G5 S2	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern	25 25	298 S:1	0	0	0	0	0	1	1	0	1	0	0



# Summary Table Report

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### California Natural Diversity Database



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<b><i>Spirinchus thaleichthys</i></b> longfin smelt	G5 S1	Candidate Threatened		0 0	46 S:1	0	0	0	0	0	1	0	1	1	0	0
<b><i>Stygobromus cowani</i></b> Cowan's amphipod	G1 S1	None None		678 678	1 S:1	0	0	0	0	0	1	1	0	1	0	0
<b><i>Syncaris pacifica</i></b> California freshwater shrimp	G2 S2	Endangered Endangered	IUCN_EN-Endangered	100 358	20 S:7	3	3	1	0	0	0	2	5	7	0	0
<b><i>Taricha rivularis</i></b> red-bellied newt	G2 S2	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	800 1,000	136 S:3	0	0	0	0	0	3	3	0	3	0	0
<b><i>Taxidea taxus</i></b> American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	20 2,200	594 S:3	1	0	0	0	0	2	2	1	3	0	0
<b><i>Trachusa gummifera</i></b> San Francisco Bay Area leaf-cutter bee	G1 S1	None None		1,614 1,614	3 S:1	0	1	0	0	0	0	1	0	1	0	0



# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Napa County, California



## Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📅 (916) 414-6713

Federal Building  
2800 Cottage Way, Room W-2605  
Sacramento, CA 95825-1846

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Birds

NAME

STATUS

## Northern Spotted Owl *Strix occidentalis caurina*

Threatened

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/1123>

## Reptiles

NAME

STATUS

### Green Sea Turtle *Chelonia mydas*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6199>

## Amphibians

NAME

STATUS

### California Red-legged Frog *Rana draytonii*

Threatened

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/2891>

## Fishes

NAME

STATUS

### Delta Smelt *Hypomesus transpacificus*

Threatened

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/321>

## Crustaceans

NAME

STATUS

### California Freshwater Shrimp *Syncaris pacifica*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7903>

## Flowering Plants

NAME

STATUS

### Clara Hunt's Milk-vetch *Astragalus clarianus*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3300>

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

#### Clark's Grebe *Aechmophorus clarkii*

Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

#### Common Yellowthroat *Geothlypis trichas sinuosa*

Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/2084>

#### Golden Eagle *Aquila chrysaetos*

Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

#### Lawrence's Goldfinch *Carduelis lawrencei*

Breeds Mar 20 to Sep 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9464>

#### Long-billed Curlew *Numenius americanus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5511>

#### Marbled Godwit *Limosa fedoa*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9481>

**Nuttall's Woodpecker** *Picoides nuttallii*

Breeds Apr 1 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9410>

**Oak Titmouse** *Baeolophus inornatus*

Breeds Mar 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9656>

**Rufous Hummingbird** *selasphorus rufus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8002>

**Short-billed Dowitcher** *Limnodromus griseus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9480>

**Song Sparrow** *Melospiza melodia*

Breeds Feb 20 to Sep 5

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

**Spotted Towhee** *Pipilo maculatus clementae*

Breeds Apr 15 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/4243>

**Willet** *Tringa semipalmata*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

**Wrentit** *Chamaea fasciata*

Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)



### FIELD SURVEYOR QUALIFICATIONS

#### *Biological Assessment*

**Dana Riggs, Principal Biologist** for Sol Ecology received her Bachelor of Science degree in Earth Systems, Science and Policy at California State University of Monterey Bay in 2001. Prior to founding Sol Ecology, she was a principal biologist and head of the Wildlife and Fisheries Department at WRA, a mid-size environmental consulting firm in San Rafael, California. She has 20 years of experience directing a broad range of resource studies from planning level to post-construction including: biological habitat assessments and mapping, special status species surveys, corridor studies, site restoration and monitoring, federal and state regulatory permitting, local permitting, mitigation and restoration planning for aquatic species, and NEPA and CEQA documentation for a variety of public and private sector clients. Dana has extensive experience working with species including California red-legged frog and California tiger salamander and has been approved by USFWS and CDFW to monitor for these species on projects throughout the state.

**Mark Kalnins, Senior Regulatory Specialist** for Sol Ecology received a Bachelor of Science in Plant Biology from Ohio State University in 1997 and a Master of Science in Environmental Science from Christopher Newport University-Virginia in 2000. He has worked as a professional wetland delineator, biologist, and regulatory permitting specialist in public, private, and non-profit sectors for over 17 years. Mark specializes in wetland delineation, assessments, and permitting, compensatory mitigation planning and implementation, special status plant surveys, floristic inventories, and vegetation community mapping in the SF Bay Area and Northern California.

**Elsbeth Mathau, Biologist** for Sol Ecology received a Bachelor of Science in Environmental Studies, Biology, and Psychology at the University of Toronto in 2016 and a Master of Science in Ethnobotany at the University of Kent in Canterbury UK with training at Kew Royal Botanical Gardens in 2018. She started working in the environmental science education field in 2009 and has experience with plant restoration projects and floristic inventories. Her master's research was on ecological change and climate adaptation in the Moroccan High Atlas Mountains with indigenous communities. She has also worked with sustainable agriculture and STEM education non-profits focused on equity and inclusion programs. Elspeth specializes in special status wildlife surveys.

## APPENDIX D

### OBSERVED SPECIES TABLE

SCIENTIFIC NAME	COMMON NAME
<b>PLANTS</b>	
<i>Aesculus californica</i>	California buckeye
<i>Agapanthus sp.</i>	blue lily
<i>Arbutus menziesii</i>	Pacific madrone
<i>Avena fatua</i>	wild oat
<i>Bromus diandrus</i>	ripgut grass
<i>Bromus hordeaceus</i>	soft chess
<i>Calendula arvensis</i>	field-marigold
<i>Carex sp.</i>	sedge
<i>Cardamine californica</i>	milk maids
<i>Cardamine hirsuta</i>	hairy bittercress
<i>Carpobrotus chilensis</i>	sea fig
<i>Chlorogalum sp.</i>	soap plant
<i>Claytonia perfoliata</i>	miner's lettuce
<i>Cupressus sempervirens</i>	Italian cypress
<i>Epilobium sp.</i>	willowherb
<i>Erodium botrys</i>	big heron bill
<i>Eschscholzia californica</i>	California poppy
<i>Festuca myuros</i>	rattail sixweeks grass
<i>Galium aparine</i>	goose grass
<i>Geranium dissectum</i>	cutleaf geranium
<i>Geranium purpureum</i>	crane's-bill
<i>Hordeum murinum</i>	wall barley
<i>Lathyrus vestitus</i>	Bolander's pea
<i>Lupinus bicolor</i>	miniature lupine
<i>Lysimachia arvensis</i>	scarlet pimpernel
<i>Marah fabacea</i>	California man-root
<i>Medicago polymorpha</i>	California burclover
<i>Nemophila heterophylla</i>	white nemophila
<i>Plantago lanceolata</i>	English plantain
<i>Quercus agrifolia</i>	coast live oak
<i>Quercus kelloggii</i>	California black oak
<i>Ranunculus californicus</i>	California buttercup
<i>Raphanus sativus</i>	radish
<i>Rubus armeniacus</i>	Himalayan blackberry
<i>Sanicula crassicaulis</i>	Pacific sanicle
<i>Scrophularia californica</i>	California figwort
<i>Senecio vulgaris</i>	common groundsel
<i>Sisyrinchium bellum</i>	western blue-eyed-grass
<i>Sonchus asper</i>	prickly sow thistle

<i>Sonchus oleraceus</i>	common sow thistle
<i>Stachys sp.</i>	hedge-nettle
<i>Stellaria media</i>	common chickweed
<i>Toxicodendron diversilobum</i>	western poison oak
<i>Umbellularia californica</i>	California bay
<i>Vicia sativa</i>	spring vetch
<b>WILDLIFE</b>	
<b>Amphibians and Reptiles</b>	
<i>Sceloporus occidentalis</i>	Western fence lizard
<b>Birds</b>	
<i>Buteo lineatus</i>	Red-shouldered Hawk
<i>Cathartes aura</i>	Turkey vulture
<b>Invertebrates</b>	
<i>Apis mellifera</i>	European honeybees

SITE PHOTOGRAPHS



**Photo 1.** Culvert at the north end of the ephemeral stream (stream terminus) on north end of the project footprint.



**Photo 2.** North facing view of the end of ephemeral stream channel and bordering gravel road and oak forest. Stream and riparian enhancement activities are proposed in this location, and include relocation of the driveway to the south.





**Photo 3.** Stream bank and oak woodland with planted ornamentals



**Photo 4.** Oak woodland near top of the hillside between vineyards and above the ephemeral stream.





**Photo 5.** Proposed spoils disposal area with existing vineyard and disturbed/developed area, uplands in the foreground.





# William Baldrige House Historical Resources Report

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025



Architectural  
Resources Group

Architecture  
Planning  
Conservation



## William Baldrige House Historical Resources Technical Report

*Prepared for*

Jeremy Justin Nickel & The Vineyard House Winery LLC

*Prepared by*

Architectural Resources Group, Inc.  
San Francisco, CA

December 21, 2018

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DEC 27 2018

Napa County Planning Building  
8 Chamberlain Valley Square

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## 1. INTRODUCTION AND METHODOLOGY

At the request of Jeremy Justin Nickel, Architectural Resources Group (ARG) has prepared this Historical Resources Technical Report for the Vineyard House Winery Project (the Project). The Project site comprises 43 acres located at 1581 Oakville Grade in Napa County, California, in an area known as Halter Valley.<sup>1</sup> The site contains a ca. 1870s single-family residence, the William Baldrige House (currently known as the Vineyard House). The Project includes the construction and upgrading of winemaking facilities and the adaptive reuse of the William Baldrige House into a tasting room.

This study has been prepared to fulfill the requirements of the California Environmental Quality Act (CEQA) as they relate to historical resources. CEQA states that “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.”<sup>2</sup> An evaluation of potential impacts under CEQA includes both a determination of whether historical resources as defined by CEQA are present on and in the vicinity of the project site and, if so, the identification of potential impacts to historical resources caused by the project.

Upon thorough analysis of the William Baldrige House, ARG finds that the building is eligible for listing in the California Register of Historical Resources for its association with Napa Valley’s early agricultural development in the mid to late nineteenth century and for its association with William Baldrige, a Napa Valley pioneer who played a significant role in the early development of Napa and California. Therefore, it is ARG’s professional opinion that the subject property is a historical resource for the purposes of CEQA. Following is an assessment of the building against California Register of Historical Resources eligibility criteria and an analysis of potential impacts to the William Baldrige House posed by the Project.

### 1.1 Summary of Previous Research and Evaluations

In 2011, ARG was contracted to conduct preliminary research on the property, including the Baldrige residence and other outbuildings located within the winery estate. The research completed in 2011 determined the property belonged to a larger, approximately 165-acre parcel of land owned by two significant figures in Napa Valley and California history, William Baldrige and Hamilton Walker (H.W.) Crabb, as well as Crabb’s notable To-Kalon Vineyard, in the late nineteenth century.<sup>3</sup>

In June 2016, ARG conducted additional research to expand key areas of the property’s history to determine if Baldrige, Crabb, or the subsequent To-kalon Vineyard Company produced grapes, vines, or rootstock on the property; the location and extent of Crabb’s experimental vineyard and To-Kalon Stock Farm; and the land use under subsequent owners including the Churchill, Stelling, and Nickel families. The 2016 report provided a detailed property and ownership history of the winery estate.

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<sup>1</sup> Halter Valley appears to be a modern place name because it does not appear in any documents on the history of Napa County reviewed for this report.

<sup>2</sup> California Public Resources Code, Section 21084.1.

<sup>3</sup> Hamilton W. Crabb’s name appears at various times in the archival record as Hiram W. and Henry W. Crabb. “To-Kalon” also appears in the archival record as “To Kalon” and “Tokalon;” for the purposes of this report, ARG refers to it as “To-Kalon” as displayed in newspaper articles and other documents during Crabb’s ownership unless otherwise referencing specific documents.

The Baldrige residence has not been previously evaluated for eligibility under the National Register of Historic Places, California Register of Historical Resources, or as a Napa County Landmark.

## 1.2 Methodology

For preparation of this report, ARG performed the following tasks for research, documentation, and analysis:

- Reviewed previous research reports about the property and completed by ARG in 2011 and 2016.
- Conducted additional in-person research at the Napa City-County Library and Napa Valley Wine Library housed at the St. Helena Public Library.
- Completed research at online repositories and databases including the Napa County Planning, Building, and Environmental Services (PBES) Document Search webpage; Online Archive of California; Internet Archive; California Digital Newspaper Collection; *Napa Valley Register*, *The Weekly Calistogan*, and *San Francisco Chronicle* digitized newspaper archives; Newspapers.com; Ancestry.com; Huntington Digital Library; U.S. Geological Survey (USGS) Historical Topographic Map Explorer and EarthExplorer; David Rumsey Historical Map Collection; and Google Books.
- Reviewed property deeds previously obtained from the Napa County Recorder's Office.
- Conducted a site visit of the subject property on May 2, 2017. During the site visit, the property was photographed and notes taken on the physical appearance and condition of the site, residence, and adjacent contemporary outbuildings.
- Reviewed The Vineyard House Winery Use Permit Drawings, completed by Paul Kelley Architecture and dated December 21, 2018.
- Consulted *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer, 1995; revised 2017).

## 2. PROPOSED PROJECT DESCRIPTION

The Vineyard House Winery Project includes the addition and upgrading of winemaking facilities and the adaptive reuse of the historic ca. 1870s Baldrige House into a tasting room. Following is a description of the Project, as detailed in The Vineyard House Winery Use Permit Drawings, completed by Paul Kelley Architecture and dated December 21, 2018.

Proposed winemaking facilities include a large wine cave, consisting of a fermentation hall, storage tunnels, and a crush pad, located underneath the sloped, wooded area comprising the southwest portion of the property. Additionally, the contemporary barn (constructed south of the Baldrige House in 2016), which is currently used for agricultural storage, would be remodeled to house a barrel aging room, wine lab, storage, and offices. A new covered area, comprising the crush pad and sheltered by a hipped roof, would be added at the north façade. A new covered/screened process and water equipment area would be added to the south side of the pump house (built ca. 2016), which is located between the Baldrige House and barn.

The Project also includes the adaptive reuse of the William Baldrige House into a tasting room. In addition to the tasting room, the building would retain a history room, catering kitchen, offices, storage, and restrooms. A new wood porch deck and ramp enclosed by a low, simple metal railing would replace the existing (non-original) brick porch on the north and west sides of the residence. Non-original brick walkways on the east and west sides of the house would be replaced with new walkways. No other exterior alterations would occur to the building.

### **3. PROPERTY DESCRIPTION**

#### **3.1 Site and Setting**

The Baldrige House is located at the northeastern boundary of a 43-acre winery estate at 1581 Oakville Grade Road (APN 027-360-022) in Napa County. The winery is sited approximately one mile west of Highway 29 (St. Helena Highway), in an area currently known as Halter Valley, at the eastern edge of the Mayacamas Mountains. The residence is reached via an unnamed, single-lane road approximately 0.3 mile south of the intersection of Oakville Grade Road and Acacia Drive. A long, unpaved driveway stretches from the unnamed road to the east side of the residence. The house is set back from the road roughly 100 feet and is fronted by an expansive, gently sloping lawn to the north and west. South and west of the house is a wooded knoll of primarily mature oak trees. Cultivated vineyards lie south and east of the house and comprise approximately half of the estate. The residence appears to be the only remnant of the original Baldrige estate; no other buildings, structures, or site features dating from the late nineteenth and early twentieth century development of the property remain.





Aerial photograph of subject property, dashed line indicates approximate property boundary, 2016 (Google Earth, appended by author).



Aerial photograph of subject property, detail of buildings, 2016 (Google Earth, appended by author).

### 3.2 Residence

The ca. 1870s single-family residence is a 1,100 square-foot, two-story, vernacular building with one-story additions to the north and south. It is capped with a multi-gable roof with shallow eaves and covered in wood shingles, and it sits on a stone and concrete foundation. The original house volume and additions are clad in horizontal v-groove wood siding. Fenestration includes single, paired, and grouped, one-over-one double-hung windows that appear to be wood. Windows are double glazed and feature simple wood surrounds and wood screens. A multi-light wood door enclosed by a wood screen door is located at the west end of the north façade, and a multi-light metal door with a sliding metal screen is located near the center of the east façade, at the corner of the L-shaped addition.



The original two-story volume is oriented east-west and is bounded by one-story additions on the north and south sides. (Only the second story of the original house is visible on these sides.) The original volume is distinguished from the additions by its stone, rather than concrete foundation. On the west façade of the original volume is a chimney composed of irregularly shaped stone and capped with concrete. The north addition, which appears to serve as the primary façade and entrance of the building, features a front-facing gable roof and side porch covered by a shed roof supported by a wood post. A raised brick patio extends from the porch at the west façade. The south addition is an L-shaped wing containing the main entry hall and is accessed by a brick patio and fenced yard.



North façade and setting, view south (ARG, 2017).



South façade and L-shaped addition, view northwest (ARG, 2017).

The original portion of the residence contains a stair hall at the east end and a parlor at the west end featuring the historic stone fireplace on the first floor and a bedroom and bathroom on the second floor. Interior finishes, including wood floors, plastered walls, and wood doors and trim, likely date from a 1996 renovation. The north addition consists of a bedroom with an adjoining bath at the east. The south wing entry hall runs between a bedroom to the south and a kitchen and dining room to the north. Finishes in the additions appear to be contemporary with those in the original core.<sup>4</sup>

### 3.3 Outbuildings

#### *Barn*

A barn completed in 2016 is located approximately 100 feet south of the residence. The barn is two stories in height with one-story wings on either side. It is capped with a front-facing gable roof (shed roof on the side wings) and is clad with wood board-and-batten siding with stone wainscoting at its base. Large paired sliding doors are located on the north façade of the building, facing the house.

#### *Pump House*

Located slightly east of and between the Baldrige House and contemporary barn is a small, one-story pump house constructed ca. 2016. The building retains a low-pitched shed roof and is clad with wood board-and-batten siding with stone wainscoting at its base.



Barn, view south (ARG, 2017).



Pump house, view east (ARG, 2017).

## 4. PROPERTY HISTORY

### 4.1 Chronology of Development and Use

Following is a chronology of development and use of the William Baldrige House. A more detailed owner and occupant history is included under Section 5: Historical Background and Context. Source materials include property deeds on file at the Napa County Recorder's Office, online building permits obtained

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<sup>4</sup> ARG did not view the interior of the residence during its May 2, 2017 site visit. References to the interior appearance of the building were taken from ARG's 2011 research report on the property.



from Napa County's Planning, Building, and Environmental Services (PBES) Document Search webpage, Napa County maps, newspaper articles, and local published histories of Napa Valley.

- Early 1850s William Baldrige began residing on the property. Baldrige erected a house and other ancillary structures (none of which are extant), cultivated portions of the land, planted trees, and raised cattle.<sup>5</sup>
- Sept. 15, 1870 The United States government granted Baldrige 165.60 acres in central Napa Valley for his service in the Mexican-American War.<sup>6</sup>
- ca. 1870 The existing single-family residence was constructed.<sup>7</sup>
- 1885 Baldrige sold off 14.0 acres of his original estate to Adolph A. Chignon. By 1895, he had acquired 17 acres at the northwest corner from John Benson.<sup>8</sup>
- 1889 Baldrige sold his property (which had increased slightly to 168.5 acres), including the residence and associated ancillary buildings to Hamilton Walker (H.W.) Crabb, owner of the noted To-Kalan Vineyard Company, north of the Baldrige property.<sup>9</sup>
- 1889-1899 Research did not indicate how H.W. Crabb used the Baldrige estate. However, because Crabb maintained a house on his other property, it is unlikely he used the Baldrige House as his primary residence.
- 1899 H.W. Crabb died and his approximate 540-acre property, including the Baldrige House, was auctioned off and bought by Edward S. Churchill for \$5,234.<sup>10</sup>
- 1902 E.S. Churchill deeded the property to his wife, Mary W. Churchill.<sup>11</sup>

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<sup>5</sup> "U.S. Land Commission," *Daily Alta California* 4, no. 285 (November 5, 1853); Palmer, *History of Napa and Lake Counties*, 394.

<sup>6</sup> The deed was filed at the Napa County Recorder's Office in 1872; Napa County Book of Deeds and Book of Patents, on file at the Napa County Recorder's Office; General Land Office Records, Bureau of Land Management, U.S. Department of the Interior, accessed May 20, 2017, <https://glorecords.blm.gov/details/patent/default.aspx?accession=CACAAA%20009126&docClass=SER&sid=sq041jhm.lmg#patentDetailsTabIndex=2>.

<sup>7</sup> The year built date of the current house was approximated using late nineteenth century newspaper articles and local published histories from the time period. Additionally, the overall form and massing of the house conforms to the construction techniques of the mid-nineteenth century, and its modest, vernacular appearance is similar to other late 1860s and early 1870s houses depicted in the 1878 *Illustrations of Napa County, California*. Given Baldrige was not formerly granted ownership of the land until 1870, it is likely the current residence was built around that time.

<sup>8</sup> George G. Lyman and S.R. Throckmorton, *Official Map of the County of Napa, California* (Napa, California: David L. Haas, 1876); M.G. King, *Map of the Central Portion of Napa Valley and the Town of St. Helena* (St. Helena, California: E.W. Woodward & Co., 1881); O.H. Buckman, *Official Map of the County of Napa, California* (San Francisco: Punnett Brothers, 1895); Napa County Book of Deeds.

<sup>9</sup> Napa County Book of Deeds.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

1903-1943 Shortly after E.S. Churchill's death (1903), Mary W. Churchill transferred the property to the To-Kalon Vineyard Co. The Churchills produced wine in one capacity or another under the To-Kalon brand for the next four decades.<sup>12</sup>

Research did not indicate how the Baldrige House was used during this time period; however, Baldrige's original estate does not appear to have been cultivated with grapes used by the To-kalon Vineyard Co. United States BATF records from the 1930s and 1940s suggest only the northern acreage originally owned by Crabb was used by the vineyard company.<sup>13</sup>

1943 Mary A. Churchill, daughter-in-law of Mary W. Churchill, sold the approximate 540-acre property, including the Baldrige House, to Martin Stelling Jr., a wealthy San Francisco steel manufacturer.<sup>14</sup>

1950 Martin Stelling died, and his son, Douglas Stelling, inherited his estate.

1940s-1950s By 1951, a USGS topographic map indicates vineyards were growing on the original Baldrige estate; it is unknown if these were extant prior to Martin Stelling's purchase of the acreage or planted under his authorization.<sup>15</sup>

1981 A permit was issued to Stelling Vineyards for a dwelling remodel, including bringing the furnace up to code and installing insulation in ceilings and walls.<sup>16</sup>

1982 A permit was issued to Stelling Vineyards for electrical upgrades at the house.<sup>17</sup>

Robert L. Lieff acquired the Baldrige House and a portion of the former estate from the Stelling Vineyards partnership by way of the Title Insurance and Trust Company.<sup>18</sup>

1984 Gil Nickel acquired the Baldrige House and a portion of the original Baldrige estate from Robert L. Lieff and wife Sharon L. Lieff. Nickel transferred ownership of the property to the Nickel Land Company.<sup>19</sup>

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<sup>12</sup> Napa County Book of Deeds; "E.S. Churchill Dead," *Napa Daily Journal*, March 29, 1903.

<sup>13</sup> U.S. BATF records for To-kalon Winery Co., 1920-1941, on file at the University of California, Davis Special Collections, Collection Number D-140, Box 72.

<sup>14</sup> Napa County Book of Deeds; "Mrs. M. Alice Churchill Sells Famed Tokalon Vineyards to Martin Stelling," *Napa Journal*, July 23, 1943: 1; Gunther R. Detert, "H.W. Crabb, 1828-1899," in *History of Napa Valley: Interviews and Reminiscences of Long-time Residents, Volume III, 1977-1981*, Napa Valley Wine Library Association (St. Helena, California: Napa Valley Wine Library Association, 1981), 10.

<sup>15</sup> USGS, *Rutherford, California quadrangle*, 1:24,000, 7.5 Minute Series (United States Department of the Interior, United States Geological Society, 1951).

<sup>16</sup> Permit No. 28297, Napa County PBES, accessed May 20, 2017, <http://services.countyofnapa.org/PBESDocumentSearch#>.

<sup>17</sup> Ibid.

<sup>18</sup> Order No. T0013100, 1581 Oakville Grade, Chain of Title, First American Title Company of Napa.

<sup>19</sup> Ibid.



- 1996 Permit issued to Gil Nickel for an interior remodel of the house, including new plumbing and electrical fixtures, mechanical upgrades, new floor and ceiling finishes, and new cabinetry. The house was also re-roofed and repainted.<sup>20</sup>
- 2003 After Gil Nickel's death (2003), his son, Jeremy Justin Nickel, inherited 17 acres encompassing the original Baldrige House and a portion of the estate. Ownership of the property was transferred to the Nickel Vineyard Company, LLC.<sup>21</sup>
- 2011 Permit approved for the construction of a new barn.<sup>22</sup>
- Permits approved for the construction of a new sewage system.<sup>23</sup>
- 2013 The lot line adjustment to encompass Halter Valley was approved, expanding Nickel's property to a total of 43 acres.<sup>24</sup>
- 2014 An extension of the permit for the construction of the barn was granted and the application reissued.<sup>25</sup>
- 2015 Permit approved for the construction of the pump house.<sup>26</sup>
- 2016 Construction of the barn and pump house was completed.<sup>27</sup>
- 2011-2016 An ancillary building (referred to as the "chicken coop") was demolished.

In addition to the chronology outlined above, a number of alterations were noted during the May 2, 2017 site visit. Following is a list of alterations undertaken at unknown dates:

- A one-story addition, including a new entrance porch and patio, was constructed on the north façade of the original two-story house.
- An L-shaped one-story addition was constructed on the south façade of the original two-story house. The current appearance (including its roofline, arrangement of fenestration, and window dimensions) of the southern addition suggests it may date to the 1940s or 1950s.

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<sup>20</sup> Application Forms, B96.00251 and B96.00274, Napa County PBES, accessed May 20, 2017, <http://services.countyofnapa.org/PBESDocumentSearch#>.

<sup>21</sup> Napa County Book of Deeds.

<sup>22</sup> Application Form, B11.00956, Napa County PBES, accessed May 20, 2017, <http://services.countyofnapa.org/PBESDocumentSearch#>.

<sup>23</sup> Document Nos. E11.00458 and E11.00459, Parcel Report, APN 027-360-022, Napa County PBES, accessed June 12, 2017, <http://www.countyofnapa.org/pbes/parceldata/>.

<sup>24</sup> Document No. W13.00156, Parcel Report, APN 027-360-022, Napa County PBES, accessed June 12, 2017, <http://www.countyofnapa.org/pbes/parceldata/>.

<sup>25</sup> Extension Request/Response, B11.00956, Napa County PBES, accessed May 20, 2017, <http://services.countyofnapa.org/PBESDocumentSearch#>.

<sup>26</sup> Application Form, B15-01743, Napa County PBES, accessed July 7, 2017, <http://services.countyofnapa.org/PBESDocumentSearch#>.

<sup>27</sup> Certificates of Occupancy, B11.00956, Napa County PBES, accessed July 7, 2017, <http://services.countyofnapa.org/PBESDocumentSearch#>.

- The original cladding (which was likely wood clapboard with a narrower profile than the current cladding) was replaced with horizontal wood v-groove siding.
- The arrangement of fenestration, including the location of the original primary entrance door, has been altered.
- Original windows were replaced with new double-hung, double-glazed windows.
- New landscaping, including brick walkways, planters, trellises, and new plantings were installed.

## 5. HISTORICAL BACKGROUND AND CONTEXT

### 5.1 Early Settlement of Napa Valley

Prior to European occupation, the Napa Valley region had been inhabited by members of the Wappo tribe for several thousands of years. The Wappo comprised three smaller triblets – the Mishewal of Alexander Valley and southern Lake County, the Mutisul of Knights Valley and eastern Sonoma County, and the Mayakmah of Napa and Sonoma valleys.<sup>28</sup> The Mayakmah of Napa Valley were hunter-gathers who migrated throughout the region and established several settlements along the Napa River, including near present-day cities such as Calistoga, St. Helena, and Napa.<sup>29</sup> The tribe hunted fowl, elk, deer, and antelope; fished for freshwater eel and Steelhead salmon in valley streams; and gathered acorns, wild oats, roots, and other edible plants on the valley floor.<sup>30</sup>

The Wappo's peaceful existence in Napa Valley abruptly ended in the early nineteenth century with the arrival of Spanish missionaries. In June 1823, a group of Spanish missionaries led by Father Jose Altimira entered Napa Valley for the first time. Ultimately deciding Sonoma Valley offered more timber and water sources than Napa, Altimira established Mission San Francisco de Solano in Sonoma in 1824. The missionaries primarily used Napa Valley for cattle raising.<sup>31</sup> By the mid- nineteenth century, the valley's native inhabitants and their settlements had been largely diminished due to religious indoctrination and their relocation to the missions as well as European diseases, such as smallpox, and war with the Mexican military.

### 5.2 Rancho Caymus

In 1821, Mexico achieved independence from Spain, and California came under control of the Mexican government. Napa Valley continued to be used for cattle grazing through the 1820s and early 1830s during Mexico's governance of the state. However, no permanent Mexican or Euro-American settlement occurred in the valley until the mid-1830s. In 1836, George Yount, a North Carolinian who grew up in Missouri, obtained entitlement to a large, 11,814-acre land grant known as Rancho Caymus (encompassing the subject property) in the heart of Napa Valley. Yount reached the San Francisco Bay in 1833 and spent a winter in Petaluma before arriving at Mission San Francisco de Solano. Though outsiders were not typically provided land grants under the Mexican government, Yount had befriended

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<sup>28</sup> "Native History," *Suscol Intertribal Council*, accessed May 18, 2017, <http://www.suscolcouncil.org/NativeHistory2.html>.

<sup>29</sup> Lin Weber, *Old Napa Valley: The History to 1900* (St. Helena, CA: Wine Ventures Publishing, 1998), 3-6.

<sup>30</sup> *Ibid.*, 11-14.

<sup>31</sup> *Ibid.*, 18.

Mexican military commander Mariano Guadalupe Vallejo and provided much-needed carpentry and blacksmith skills at the mission. The land grant was partial payment for the work he had completed.<sup>32</sup>

Shortly after obtaining his land grant, Yount moved to the Napa Valley, accompanied by a group of Sonoma Mission Indians. He selected a home site near the Napa River, approximately one mile north of present-day Yountville, where he, with the help of the Sonoma Indians, built a gristmill and a two-story "Kentucky-style" blockhouse, complete with a fireplace and chimney.<sup>33</sup> The following year, he built a long, narrow adobe house equipped with a series of portholes through which he could shoot hostile visitors.<sup>34</sup> In addition to farming wheat, Yount maintained a fruit orchard, berry patch, and dairy. In 1838, he planted Napa's first vineyard, though the grapes were primarily intended for eating and used as a source of sugar, not for producing wine.<sup>35</sup> In 1843, Yount was given a second land grant to Rancho de la Jota, where he established a sawmill.<sup>36</sup> After Mexico ceded control of California to the United States in 1848, Yount began selling off some of his land holdings in the southern section of Rancho Caymus in the area that would become Yountville. On October 5, 1865, George Yount died, his remains buried in an Indian burial ground later sold to the Yountville Cemetery Association.<sup>37</sup>

### 5.3 Napa's Early Agricultural History

In the early 1840s, the Napa Valley region witnessed an influx of Europeans and Americans from Missouri as well as other states in the Midwest. Early settlers included William Pope, who arrived to the region in 1841 and settled in the valley that now bears his name; Colonel J.B. Chiles, who purchased land in what would later become Chiles Valley; and a number of other families, including the Coombs, Hudsons, Kelloggs, Nashes, Grigsbys, Yorks, Kilburns, and Baldridges.<sup>38</sup> Napa's early pioneers were attracted to the region due to its mild climate, adequate rainfall, and rich soil, a combination which allowed for a 220- to 260-day growing season. Napa's lengthy growing season allowed for a great diversity of crops to be grown and promoted experimentation with new varietals. Crop experimentation was quite common before the wine industry came to dominate Napa beginning in the 1860s and 1870s.<sup>39</sup>

The California Gold Rush resulted in a sharp influx in Napa Valley's population as Gold Rush hopefuls looked to settle in the state permanently. The valley's population had tripled to 405 by 1850. Of its 405 settlers, 52 listed farming as their occupation. Horses, cattle, pigs, barley, and potatoes were tallied, and though the 1850 census did not include a category for grapevines, gallons of wine were recorded.<sup>40</sup> Following California's statehood in 1850, the large ranchos that existed in Napa under Mexican rule were subdivided into smaller farms, ranches, orchards, and vineyards. Cattle ranching thrived, as it did during the Rancho period. Cereal grains, including barley, oats, and wheat, were also mainstays of Napa farming.<sup>41</sup> Napa County was formerly established on February 8, 1850 (seven months before statehood),

<sup>32</sup> William F. Heintz, *California's Napa Valley: One Hundred Years of Wine Making* (San Francisco: Scottwall Associates, 1999), 12.

<sup>33</sup> "George Yount," *Napa County Historical Society*, February 19, 2015, <http://wordpress.napahistory.org/wordpress/george-yount/>; Richard H. Dillon, *Napa Valley Heyday* (San Francisco: The Book Club of San Francisco, 2004), 67.

<sup>34</sup> Mildred Brooke Hoover, et al., *Historic Spots in California*, 5<sup>th</sup> ed. (Stanford, CA: Stanford University Press, 2002), 243.

<sup>35</sup> Heintz, *California's Napa Valley: One Hundred Years of Wine Making*, 5.

<sup>36</sup> Dillon, *Napa Valley Heyday*, 72.

<sup>37</sup> "George Yount," *Napa County Historical Society*.

<sup>38</sup> Heintz, *California's Napa Valley*, 18-19.

<sup>39</sup> Dillon, *Napa Valley Heyday*, 9.

<sup>40</sup> Heintz, *California's Napa Valley*, 20-21.

<sup>41</sup> *Ibid.*, 40.

and by 1852, its population had increased to 2,116.<sup>42</sup> In response to the valley's population influx and increased demand for a stable food supply, one of California's first nurseries was founded by Simpson Thompson in Soscol (formerly Suscol), some five miles south of the City of Napa. By 1858, Thompson had planted pears, plums, apples, cherries, currants, melons, squash, and 8,000 vines comprising 30 varieties of grapes.<sup>43</sup> Within a decade, the nursery, which had been dubbed "Thompson's Gardens," was known throughout the West.<sup>44</sup>

Napa's advances in agriculture resulted in the formation of the Napa County Agricultural Society in 1854.<sup>45</sup> The 1860 census reported a population of 4,872 in the county, 640 of which listed farming as their primary occupation (only nine categorized themselves as vintners). Most farmers cultivated farms of 500 acres or less.<sup>46</sup> By the 1850s, wheat dominated Napa County's agricultural industry. Napa maintained over 34,000 acres and harvested over 590,000 bushels of the crop by the end of the decade.<sup>47</sup> In 1852, Napa County was the second largest producer of wheat in California. Though Napa's agriculture included a variety of fruit crops, grains comprised the majority of the region's crops up to the early 1870s.<sup>48</sup>

The mid-1860s marked a boom in California's wine industry. The Civil War being fought back East prevented shipment of an array of European goods to the state, including French wines. As such, California vintners witnessed an increased demand for local wines. The completion of the Napa Valley railroad in 1868 provided a convenient form of transportation for Napa's farmers to ship their wines to San Francisco, which had become a major market for the wine industry in the mid-nineteenth century. Additionally, the transcontinental railroad, completed in 1869, opened Napa's burgeoning wine industry to the East.<sup>49</sup> A phylloxera epidemic in Europe in 1870 left 80 percent of European vineyards destroyed, further aiding in the rise of Napa Valley viticulture. By 1890, Napa maintained 20,763 acres of wine grapes and 142 wineries.<sup>50</sup> Though the region's wine industry suffered a few setbacks, including its own phylloxera epidemic as well as a nationwide depression in the 1890s, and prohibition in the 1920s, its vineyards proved resilient, and the wine industry regained its dominance over Napa's agricultural production by the Second World War.<sup>51</sup> In 1947, Napa's vineyards produced over eight million gallons of wine, a number that continued to grow in the postwar period.<sup>52</sup>

#### 5.4 William Baldrige

William Baldrige (1811-1902) was born in Tennessee and moved to Missouri with his family where he later learned the millwright's trade. Upon hearing a description of California's mild climate and bountiful

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<sup>42</sup> Ibid., 22-23.

<sup>43</sup> "Exhibition of Fruits, Flowers, Vegetables, &c.," *California Farmer and Journal of Useful Sciences* 10, no. 6 (September 10, 1858): 1; Heintz, *California's Napa Valley*, 24.

<sup>44</sup> Weber, *Old Napa Valley: The History to 1900*, 145-146.

<sup>45</sup> Heintz, *California's Napa Valley*, 27.

<sup>46</sup> Ibid., 47.

<sup>47</sup> Weber, *Old Napa Valley: The History to 1900*, 165; Heintz, *California's Napa Valley*, 47.

<sup>48</sup> Margaret Scantlebury, "The Preservation of Napa Valley's 19<sup>th</sup> Century Agri-Industrial Landscape" (Master's Thesis, Goucher College, 2003), 17.

<sup>49</sup> Heintz, *California's Napa Valley*, 75.

<sup>50</sup> Scantlebury, "Napa Valley's 19<sup>th</sup> Century Agri-Industrial Landscape," 25.

<sup>51</sup> For a short time during Prohibition, Napa Valley had more acreage of prunes than it did grapes; Heintz, *California's Napa Valley*, 263.

<sup>52</sup> Ibid., 304.



opportunities, he decided to venture westward and fortuitously struck up a friendship with Colonel Joseph B. Chiles, who had recently returned to Missouri following a roundtrip journey to Napa Valley. In 1843, Baldrige set off on an adventurous overland journey to California with a party composed of some 50 people led by Col. Chiles and arrived in Napa Valley in 1844. That same year, Col. Chiles received the approximate 8,500-acre Rancho Catacula from the Mexican government in what is now Chiles Valley located high in the mountains between Berreyessa and Napa valleys. Chiles and Baldrige formed a partnership and together the men planted a fruit orchard and vineyard with Mission grapes and erected a log cabin, flour mill, and sawmill. The duo also established a blacksmith and wagon shop and raised cattle, mules, and hogs.<sup>53</sup> Early directories of grape growers and wine makers list Chiles as a pioneer winemaker in Napa Valley, albeit on a small scale with an annual production of around 280 gallons of wine.<sup>54</sup>

Recognized in several late nineteenth century histories of Napa County as a “pioneer of pioneers,” William Baldrige played a role in many aspects of local and state history, including the transfer of the California territory from Mexico to the United States during the overlapping Bear Flag Revolt (1846) and Mexican-American War (1846-1848).<sup>55</sup> In June 1846, Baldrige and Chiles joined U.S. Army Captain John C. Frémont in the Bear Flag Revolt during which Baldrige found himself in the position of single-handedly accepting the surrender of John Sutter at Sutter’s Fort.<sup>56</sup> The revolt was a two-month affair when American settlers, who were largely living in the Sonoma and Napa valleys, banded together to form a militia at the encouragement of Frémont, who spread false rumors that Mexican soldiers would soon arrive to expel them from California. Shortly after the militia arrested General Mariano Vallejo in Sonoma, raised a homemade flag, and declared California a republic, United States forces arrived and planted the American flag in Monterey as the federal government had already declared war on Mexico in May 1846 over a dispute regarding the location of the Texas border. The short-lived California Republic dissolved, and many of the Bear Flag Revolt militiamen joined the American military, including Baldrige, who signed on with the California Battalion from Napa Valley. In 1848, the United States and Mexico signed the Treaty of Guadalupe-Hidalgo thus ending the war and ceding California and other borderland territories to the United States. California entered the Union in 1850, with Napa as one of the original 27 counties.<sup>57</sup>

Upon retiring from his military career, Baldrige stayed on at Rancho Catacula before moving slightly westward to the eastern foothills of the Mayacamas Mountains in Napa Valley in the early 1850s. Early Napa County histories state Baldrige resided on his Oakville farm as early as 1852, although he would not be officially granted the 165.60-acre property by the United States government until 1870 in consideration for his service in the Mexican-American War.<sup>58</sup> Baldrige resided on the property for nearly

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<sup>53</sup> Dillon, *Napa Valley Heyday*, 72-74, 82; Lyman Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen & Co., 1881), 390-391; W.F. Wallace and Tillie Kanaga, *History of Napa County* (Oakland: Enquirer Print, 1901), 29, 218-219; C.A. Menefee, *Historical and Descriptive Sketch Book of Napa, Sonoma, Lake, and Mendocino* (Napa, California: Reporter Publishing House, 1873), 160-161.

<sup>54</sup> Ernest Peninou and Sidney Greenleaf, *A Directory of California Wine Growers and Wine Makers in 1860* (Berkeley, California: Tamalpais Press, 1967), 33; Board of the State Viticultural Commissioners (California), *Directory of the Grape Growers and Wine Makers of California* (Sacramento: Board of the State Viticultural Commissioners, 1888), 27.

<sup>55</sup> Palmer, *History of Napa and Lake Counties*, 387.

<sup>56</sup> Weber, *Old Napa Valley: The History to 1900*, 91.

<sup>57</sup> Virginia Hanrahan, “Bear Flag Boys and the Bloodless Revolt that Changed State History,” *Napa Register*, February 4, 1961: 5A; James J. Rawls and Walton Bean, *California: An Interpretive History*, 8th ed. (Boston: McGraw Hill, 2003), 86-95.

<sup>58</sup> The deed was filed at the Napa County Recorder’s Office in 1872; Napa County Book of Deeds and Book of Patents; Palmer, 394.

four decades, farming and raising stock. Some accounts state that he grew grapes on his property, although he does not appear in any official surveys of grape growers and winemakers in the late nineteenth century (unlike his business partner Col. Chiles).<sup>59</sup> An 1873 history of Napa County characterized Baldrige's property as the following:

Further up the valley we come to the home of Mr. Wm. Baldrige, another one of the old Pioneers, who has established himself for the remainder of his existence in a very cozy nook in the hills that border immediately on Napa Valley. Almost every variety of grape vine and fruit tree have been grafted, planted and raised here by its even now indefatigable proprietor. An everlasting stream of water flows to his house from a mountain spring, and every comfort that nature can lavish or industry furnish in the shape of fruit, can here be found. Near the house still stands the old log cabin erected here when first taken possession of by this gentleman, in whose memory lies enthroned the history of many a stirring scene in the annals of California.<sup>60</sup>

Therefore, it is presumed that Baldrige grew grapes on his property as one of several crops that he harvested. It is unknown if he produced wine, as many early Napa Valley farmers planted grapes to produce raisins or sugar to ship directly to San Francisco. Archival research also did not reveal a business relationship between Baldrige and H.W. Crabb prior to Crabb's purchase of the estate in 1889. Nonetheless Baldrige likely gained knowledge of winemaking through his partnership with Col. Chiles.<sup>61</sup> He also is credited with introducing the black locust tree to the state and unsuccessfully experimenting with cotton in the early 1860s.<sup>62</sup> In 1861, the *Napa Reporter* featured Baldrige's agricultural pursuit after he showed the newspaper editor a sample of the plant "cultivated by way of experiment. Some of the bolls were injured by the frost, but several were well filled and exhibited a goodly growth of short staple. In [the newspaper's] opinion, cotton can as well be raised in this latitude as in North Carolina, as the liability to injury from frost is not greater than there."<sup>63</sup> The following day the *Marysville Daily Appeal* responded by opining on the futility of raising cotton in Napa Valley and sarcastically quipping that Baldrige's experiment would inspire others to grow the crop in the North Pole.<sup>64</sup>

Baldrige contributed to the civic development of the county by serving as a Napa County Supervisor, sitting on the first trial jury in the county, and co-founding the St. Helena Lodge No. 93 of the Free and Accepted Masons (F. and A.M.) in 1856.<sup>65</sup> Additionally, he diversified his investments as a trustee of the New Burlington Quicksilver Mining Company established in 1871. Cinnabar was discovered in Napa County the 1850s starting a rush to claim mines, particularly in the northern hillsides of the county and in the western foothills of the Mayacamas Mountains between Oakville and Rutherford. The reddish-brown ore was extracted from the earth, coarsely crushed, and melted for conversion into mercury, historically known as quicksilver. Through the end of the nineteenth century, Napa County was the leading producer

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<sup>59</sup> See the compilation of directories of grape growers in Napa County from the late nineteenth and early twentieth century in Ernest P. Peninou, *A History of the Napa Viticultural District, Comprising the Counties of Napa, Solano, and Contra Costa with Grape Acreage Statistics and Directories of Grape Growers* (Santa Rosa, California: Nomis Press, 2004).

<sup>60</sup> Menefee, 209.

<sup>61</sup> Heintz, *California's Napa Valley: One Hundred Years of Wine Making*, 18-19.

<sup>62</sup> Wallace and Kanaga, 44.

<sup>63</sup> "Cotton in Napa Valley," *Sacramento Daily Union*, December 4, 1861.

<sup>64</sup> Untitled article, *Marysville Daily Appeal*, December 5, 1861.

<sup>65</sup> Palmer, 394; Wallace and Kanaga, 39; Menefee, 161; Dillon, 83; Smith & Elliot, *Illustrations of Napa County* (Oakland, California: Smith & Elliot, 1878; reprint, Fresno, California: Valley Publishers, 1974), 2.



of mercury in California, although it remains unknown if Baldrige's speculation paid off. Two years after founding the New Burlington Quicksilver Mining Company, the trustees reported that they had only accomplished some prospecting in their mine located in the vicinity of Oakville.<sup>66</sup>

Late nineteenth century newspaper articles and histories of Napa County indicate that by the early 1870s, Baldrige lived in a house adjacent to a log cabin in which he had originally resided.<sup>67</sup> Subsequent owners of Baldrige's property lived elsewhere and would have had little reason to build a new house on the property. Furthermore, a review of deeds archived in the Napa County Recorder's office indicates that the value of the property did not change significantly between the time that Baldrige sold the property to H.W. Crabb in 1889 and the auction of the parcel as part of Crabb's larger holdings to E.S. Churchill in 1899. This suggests that significant improvements to the property, including the construction of buildings, had taken place during Baldrige's ownership.

Little else is known about the estate under Baldrige's ownership. In 1885, he sold 14.10 acres at the southwest corner of the property to his neighbor Adolph A. Chignon, and at some point between 1881 and 1895, he acquired 17 acres at the northwest corner from an 83.75-acre parcel owned by John Benson. Thus the boundary of the parcel changed slightly, and the acreage increased marginally to 168.5 acres by the time Baldrige sold it to H.W. Crabb in 1889.<sup>68</sup> Baldrige apparently never married and left the remainder of his assets to the St. Helena Lodge No. 93 of the F. and A.M; he was residing at the Veterans Home in Yountville at the time of his death in 1902.<sup>69</sup> As a well-regarded Napa County pioneer, he was remembered as "brave and generous to a fault, a man of extensive reading and sound judgement" and "one of Napa's most honored and respected citizens, and a gentleman it is certainly a pleasure to meet."<sup>70</sup>

## 5.5 Hamilton Walker Crabb

Hamilton Walker (H.W.) Crabb (1828-1899) is widely recognized as one of the most significant early winemakers in Napa Valley. Born in Jefferson County, Ohio, Crabb traveled to California in 1853 to mine gold in the Sierra Nevada (Placer and Nevada counties) before settling as a farmer near Hayward in Alameda County.<sup>71</sup> He had three children, Amanda H., Adda H., and Horace A. Crabb, with his first wife Rebecca A. (née Donohoe) Crabb, who died in 1862. He then remarried Elizabeth P. (née Carmer) Crabb and had another daughter, Cora Crabb, in 1864.<sup>72</sup> He moved to the Oakville area shortly after the Civil War where he purchased 240 acres at the northwest corner of Highway 29 and Walnut Lane in 1868 from

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<sup>66</sup> Menefee, 102, 119; Wallace and Kanaga, 110-114; Rebecca Yerger, "Quicksilver Mines Brought Early Fortunes to the Valley," *Napa Valley Register*, April 19, 1998: 2C, 7C.

<sup>67</sup> *Napa County Reporter*, March 15, 1873; Menefee, 209.

<sup>68</sup> George G. Lyman and S.R. Throckmorton, *Official Map of the County of Napa, California* (Napa, California: David L. Haas, 1876); M.G. King, *Map of the Central Portion of Napa Valley and the Town of St. Helena* (St. Helena, California: E.W. Woodward & Co., 1881); O.H. Buckman, *Official Map of the County of Napa, California* (San Francisco: Punnett Brothers, 1895); Napa County Book of Deeds.

<sup>69</sup> William Baldrige, will dated September 10, 1902, Probate Estate Case Files, 1864-1920, California Superior Court (Napa County), accessed June 3, 2016, <http://www.ancestry.com>.

<sup>70</sup> Menefee, 161; Palmer, 394.

<sup>71</sup> William F. Heintz, "The Vineyards and Wine of H.W. Crabb, Oakville, Ca. and His To-Kalon Label," The William F. Heintz Collection (St. Helena, California: Napa Valley Wine Library Association, 1980), 5.

<sup>72</sup> Palmer, 435.

Eugene L. Sullivan, son-in-law of George Yount.<sup>73</sup> At the time, the property contained only a tenement house and barn.<sup>74</sup> Crabb originally focused on growing 70 acres of sweet, flavorful Muscat of Alexandria grapes for raisins, as did many farmers in Napa Valley at this time.<sup>75</sup> On his farm, which was noted as a “model for neatness and business thrift,” he also planted 40 orange trees, a number of chestnut trees, and wheat and hay fields. He advantageously constructed the original Oakville railroad station along the current Highway 29 (originally the Napa Valley railroad route), allowing him easy access to rail transit to ship his goods to market.<sup>76</sup>

In 1872, Crabb switched from table to wine grapes and christened his new winery Hermosa Vineyards (*hermosa* means beautiful in Spanish). Fortunately, the alluvial soil on his 240-acre property contained an exceptional mixture of gravel and rock that had washed down the Mayacamas Mountains and onto the Napa Valley floor, providing the perfect condition for growing grapes, and thereby contributing to Crabb’s success as a winemaker.<sup>77</sup> By 1878, he had planted half his property with 120,000 vines.<sup>78</sup> Crabb also became an ardent collector of grape vines, with 183 varieties by the 1870s and approximately 400 varieties by the end of the 1880s; many considered it the largest collection of vines in the world. By the end of the 1870s, he had planted 220,000 vines, including Zinfandel, Malvasia, Burgundy, Chartreuse, Riesling, Chasselas, Berger, Hamburg, Tokay, and Muscat, among others. He was producing approximately 300,000 gallons of wine and 4,300 gallons of brandy in a wood cellar.<sup>79</sup> Accounts in the late nineteenth century report slightly different numbers regarding the total number of vines, acres planted with vines, and gallons of wine and brandy produced. What reporters and historians do agree on is that by the end of the decade, Crabb had transformed his 240-acre estate into one of the largest, most productive wineries in Napa Valley and perhaps the state.<sup>80</sup>

In 1886, H.W. Crabb rebranded his winery as the To-Kalon Winery Company, switching from the Spanish word *hermosa* to the Greek phrase *to kalon*. He is widely quoted as stating “the name To Kalon is Greek and means the highest beauty, or the highest good, but I try to make it the boss vineyard.”<sup>81</sup> He continued to cultivate a wide array of varieties grafted onto Mission and Zinfandel vines, with his Black Burgundy grapes among the most celebrated.<sup>82</sup> Under the To-Kalon label, Crabb’s wine won numerous awards at many national and European expositions, prompting the *Chicago Herald* to dub him as the “Wine King of the Pacific Slope” and Frona Eunice Waits to describe him as “without a peer in the State.”<sup>83</sup> Crabb prolifically attended viticultural conventions, delivering technical papers, participating in panel discussions, and sharing his vast knowledge and expertise. He also authored a chapter in George

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<sup>73</sup> Sullivan’s stepson John Calvert Davis Jr. would have a daughter Daisy Anna Davis, who later married Crabb’s son Horace A. Crabb. Boutwell Dunlap, “The Family of George C. Yount,” *California Historical Quarterly* 2, no. 1 (April 1923): 67-68.

<sup>74</sup> Smith & Elliot, 8.

<sup>75</sup> Heintz, *California’s Napa Valley*, 5.

<sup>76</sup> Menefee, 206; Smith & Elliot, 15.

<sup>77</sup> Liz Thach, *Call of the Vine: Exploring Ten Famous Vineyards of Napa and Sonoma* (Putnam Valley, New York: Miranda Press, 2014), 66.

<sup>78</sup> Charles L. Sullivan notes he had 160 acres of vines and a 300,000-gallon capacity winery by the end of the 1870s. Charles L. Sullivan, *Napa Wine, A History* (San Francisco: Wine Appreciation Guild, 1994), 87; Smith & Elliot, 8.

<sup>79</sup> Sullivan, *Napa Wine, A History*, 87-88; Palmer, 224-225.

<sup>80</sup> Heintz, *The Vineyards and Wine of H.W. Crabb*, 6.

<sup>81</sup> Frona Eunice Wait, *Wines & Vines of California or a Treatise on the Ethics of Wine Drinking* (San Francisco: The Bancroft Company, 1889; reprint, Berkeley, California: Howell-North Books, 1973), 108.

<sup>82</sup> Wait, 108-109.

<sup>83</sup> Charles L. Sullivan, *A Companion to California Wines* (Berkeley: University of California Press, 1998), 88; Wait, 109.

Husmann's *American Grape Growing and Wine Making* (1879), a symbol of his prominence in the industry.<sup>84</sup> Lastly, Crabb was a prolific businessman and brilliant marketer. He quickly established a nationwide distribution network, allowing him to ship bulk and case goods to his wine agencies located throughout the East Coast, Midwest, and other locations. He turned To-Kalon into a national brand. In an 1889 survey of California wine, Frona Eunice Wait highlights the fact that his wine was sold "in the most aristocratic circles" as far away as Washington, D.C.<sup>85</sup> As the noted wine historian Charles L. Sullivan summarized, "Crabb seemed to have the perfect combination of technical know-how, a capital base that enabled him to release his wines with enough age on them, a sound sales force, and a reputation for high quality that held up for years."<sup>86</sup>

The boundary of Crabb's winery reportedly expanded and contracted under his ownership through the end of the nineteenth century. In 1879, he increased his holdings through the purchase of the 119-acre parcel directly to the south across Walnut Lane from Eliza G. Yount, bringing the total acreage to 359. According to Matt Stamp, the Education Director for the Guild of Sommeliers who recently interviewed several contemporary winemakers conducting their own research on the To-Kalon Vineyard, Crabb planted vines for his neighbor John Calvert Davis Jr., the son of Elizabeth Ann Yount and her husband John Calvert Davis Sr., in the 1870s.<sup>87</sup> In the 1876 Napa County map, Davis Jr. is shown as having a 189-acre parcel located immediately southwest of Crabb's winery, and by 1881, Davis Jr.'s estate had expanded to approximately 500 acres.<sup>88</sup> By 1879, Crabb reportedly began purchasing Davis Jr.'s grapes in an effort to expand his wine production, and he then acquired 650 acres from Davis Jr. in 1891.<sup>89</sup> He must not have held onto the newly acquired land for too long, because the 1895 Napa County map indicates the former Davis Jr. parcels west of Crabb's 359 acres were owned by A.L. Williams (now two parcels totaling 222 acres and 186 acres) and the Davis Jr.'s estate (now one 160-acre parcel). Interestingly, an 1894 advertisement for the liquidation of his stock farm also indicates Crabb put "choice vineyard" up for sale; this may have been the former Davis Jr. parcels.<sup>90</sup>

The numerous narratives documenting the life and career of H.W. Crabb focus on the cultivation of his original northern parcel (359 acres), located north of Oakville Grade Road, and barely mention the southern parcel (168 acres) that Crabb purchased from Baldrige in 1889 and that encompasses the subject property.<sup>91</sup> It remains unknown exactly how Crabb used the southern parcel, as his residence,

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<sup>84</sup> Heintz, *The Vineyards and Wine of H.W. Crabb*, 1-2; Heintz, *California's Napa Valley*, 187.

<sup>85</sup> Wait, 108-109.

<sup>86</sup> Sullivan, *Napa Wine, A History*, 88.

<sup>87</sup> Matt Stamp, "The True Story of To-Kalon Vineyard," Guild of Sommeliers, accessed June 3, 2016, [https://www.guildsomm.com/stay\\_current/features/b/stamp/posts/the-true-story-of-to-kalon-vineyard](https://www.guildsomm.com/stay_current/features/b/stamp/posts/the-true-story-of-to-kalon-vineyard). Daisy Anna Davis, the daughter of the younger John Calvert Davis and his wife Margarethe Davis, would later marry Crabb's son Horace A. Crabb; Dunlap, "The Family of George C. Yount," 67-68; Palmer, *History of Napa and Lake Counties*, 446.

<sup>88</sup> Lyman and Throckmorton, *Official Map of the County of Napa, California*, 1876; King, *Map of the Central Portion of Napa Valley*, 1881.

<sup>89</sup> Stamp, "The True Story of To-Kalon Vineyard."

<sup>90</sup> To-Kalon Stock Farm advertisement, *Napa Daily Journal*, February 18, 1894: 2.

<sup>91</sup> For example, in a history of the To-Kalon Vineyard from Crabb's ownership to the present, Matt Stamp focuses on the northern parcel owned by Crabb and then traces how it was eventually purchased by Stelling as part of a large estate assembled from several parcels of land, but he does not include Baldrige's original holdings to the south. See Stamp, "The True Story of To-Kalon Vineyard." Likewise, noted wine historian William F. Heintz describes the extent of Crabb's vineyard as covering "an area which ran from Oakville Grade Road on the south to what is now Beaulieu Vineyard #2, on the north, and more than a mile to the west and the hills which form the western boundary of Napa Valley." There is no mention of the southern parcel he purchased from Baldrige. See Heintz, *The Vineyards and Wine of H.W. Crabb*, 21.



vineyards, and winery operations were clearly located on the northern property. His winery operation has been characterized as a “young town” employing approximately 80 to 100 workers and comprised of a practical and efficient complex of well-insulated, one- and two-story, wood-frame buildings.<sup>92</sup> In 1889, the year that he acquired the southern parcel from William Baldrige, To-kalon winery was described as follows:<sup>93</sup>

The cellar at To Kalon is plain and unpretentious; in fact, Mr. Crabb is one of the few men who do not believe that fine outsides to a cellar make a fine wine. Everything is scrupulously clean, and the storage capacity is immense, but the exact number of gallons could not be ascertained...from our illustration it will be seen that the machinery and appliances at To Kalon are of the most approved patterns, the white wine presses being the latest design and make. The vintages range from 200,000 to 500,000, according to the season, and there is also a distillery on the premises.

Crabb may have purchased Baldrige’s estate to expand his operation and capitalize on the 1880s Napa County wine boom during which his number of vines increased from 3,500 acres in 1879 to 18,000 acres by 1889 (the same year Crabb purchased the Baldrige estate).<sup>94</sup> Alternatively, Crabb raised and trained horses for racing as a hobby, and he may have used the hilly acreage to support his racing stock. Only a narrow, flat portion of Baldrige’s original property appears to have been cultivated for agricultural use, with the remaining portion consisting of wooded foothills of the Mayacamas Mountains.

### *Experimental Vineyard*

During the late nineteenth century phylloxera crisis in Napa Valley, H.W. Crabb actively searched for disease-resistant vines, including ripping out infested vines on his property as soon as they were discovered and unsuccessfully testing 70 acres of Riparia vines and 30 acres of Lenoir vines.<sup>95</sup> In 1893, he also allowed the Board of State Viticultural Commissioners to establish an experimental viticultural station at his winery to test disease-resistant stocks against phylloxera and to discover new, valuable varieties of grapes.<sup>96</sup> The State of California established the board in 1880 with Charles Wetmore at the helm and Crabb as an original representative from Napa County. It sought to compile and distribute information to California winemakers and to address the destructive spread of phylloxera.<sup>97</sup> The board was dissolved by the state legislature in 1895 and its authority transferred to the University of California, Berkeley College of Agriculture.<sup>98</sup>

In 1903, the U.S. Department of Agriculture (USDA) established a 20-acre experimental plot at the southwest corner of To-Kalon winery’s northern holding (now addressed as 1380 Oakville Grade Road),

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<sup>92</sup> Sullivan, *Napa Wine, A History*, 87-88.

<sup>93</sup> Wait, 108.

<sup>94</sup> Heintz, *The Vineyards and Wine of H.W. Crabb*, 8.

<sup>95</sup> Board of the State Viticultural Commissioners (California), *The Vineyards in Napa County* (Sacramento: Board of the State Viticultural Commissioners, 1893), 24.

<sup>96</sup> Board of the State Viticultural Commissioners (California), *Annual Report of the Board of State Viticultural Commissioners for 1887* (Sacramento: Board of the State Viticultural Commissioners, 1888); Board of the State Viticultural Commissioners (California), *The Vineyards in Napa County* (Sacramento: Board of the State Viticultural Commissioners, 1893), 24; George C. Husmann, “Viticulture of Napa County,” in *History of Solano and Napa Counties*, ed. Tom Gregory (Los Angeles: Historic Record Company, 1912), 148.

<sup>97</sup> Sullivan, *A Companion to California Wines*, 346-347.

<sup>98</sup> Ibid.

then owned by the Churchills. It replaced the previous Board of State Viticultural Commissioners' station and was one of 13 such plots nationwide.<sup>99</sup> In 1922, the federal government purchased the 20-acre Oakville experimental station from the Churchills during the Prohibition era. The federal government held onto the property until 1955 before transferring it to the University of California, Davis. Today the University of California, Davis Department of Viticulture and Enology operates the Oakville experimental vineyards, now known as the Old Federal Vineyards and the South Station Vineyard.<sup>100</sup> It remains unknown the exact location and extent of the 1893 experimental vineyard, as the Board of State Viticultural Commissioners' annual reports do not provide that information, and more detailed records are not known to have survived. However, it seems highly likely that the USDA's plot corresponded with the location of the state's late nineteenth century experimental station. Neither experimental station operated on the Baldrige estate.

### *To-Kalon Stock Farm*

Racing trotting horses, a frequent Sunday activity, was a luxury to Napa Valley farmers in the late nineteenth century, because it required a sufficient level of disposable income and leisure time.<sup>101</sup> A horse trots when its diagonal hooves touch the ground simultaneously and produce a smooth gait; trotting horses became popular because people could enjoy a smoother ride along unpaved country roads and men could race trotting horses in light buggies rather than on horseback. As a result of this widespread popularity and the commanding sale prices the fastest horses fetched, large stock farms, such as H.W. Crabb's To-Kalon Stock Farm, were developed across the country in the late nineteenth century to focus solely on breeding trotting horses, in comparison to older stock farms that bred a wide range of animals such as bulls, dairy cows, sheep, and horses. Trotting horses selected for breeding had to meet certain standards, primarily speed, and trotting farms were typically composed of large complexes with barns and corrals for the animals, blacksmith and wheelwright shops, facilities to mill feed, and small tracks to train horses.<sup>102</sup>

Research did not indicate the precise date when Crabb established his stock farm or its exact location within his holdings. The first publications referencing Crabb's stock farm date to 1890, shortly after he acquired Baldrige's estate, and state that he had been purchasing horses for at least four years with the proceeds from his winery. It is plausible that Crabb purchased Baldrige's holdings so that he would have enough land to develop a large stock farm, although this has not been conclusively proven.

### **5.6 To-Kalon Vineyard Under the Churchill Family**

In his will dated 1893, H.W. Crabb optimistically left \$10 to his widowed daughter-in-law Daisy (née Davis) Crabb; \$100 to his grandson Horace A. Crabb, the son of Daisy and Horace A. Crabb (then deceased); and the remaining portion of the estate to his three living children, son Adda H. Crabb, daughter Amanda A. Johnson, and daughter Cora C. Crabb.<sup>103</sup> However, like many prominent Napa winemakers of his time,

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<sup>99</sup> "Globe Trotter Gave Vineyard To-Kalon Name," *San Francisco Chronicle*, June 21, 1934: 35.

<sup>100</sup> University of California, Davis Department of Viticulture and Enology, "Oakville Vineyard," accessed May 25, 2016, <http://wineserver.ucdavis.edu/about/facilities/vineyards/Oakville%20Vineyard.html>.

<sup>101</sup> Heintz, California's Napa Valley, 40-41.

<sup>102</sup> Philip Thurtle, "Harnessing Heredity in Gilded Age America: Middle Class Mores and Industrial Breeding in a Cultural Context," *Journal of the History of Biology* 35, no. 1 (Spring 2002): 47-70.

<sup>103</sup> Hamilton W. Crabb, will dated June 20, 1893, Napa County, California, Probate Records, 1851-1935, California Superior Court (Napa County), accessed June 3, 2016, <http://www.ancestry.com>.

Crabb was in financial straits later in life, and two years previously, he had taken out a \$41,000 mortgage on the property with the Goodman Bank. When Crabb died in March 1899, his debt to the Goodman Bank exceeded the appraised value of the estate. The courts awarded the bank his estate with the direction that the land would be sold at auction. E.S. Churchill purchased the property, which included the Baldrige House, for \$5,234 at the auction held on June 15, 1899.<sup>104</sup>

In 1902, E.S. Churchill (1842-1903) deeded the property to his wife Mary W. Churchill (1844-1929) "in consideration of the love and affection" which she had given him and also for her "better maintenance, support, protection, and livelihood." At that time, the property consisted of approximately 541 acres: the original 240 acres purchased by Crabb in 1868, the 119 acres to the south purchased in 1879, and the 168 acres purchased from Baldrige and expanded slightly over time to 183 acres.<sup>105</sup> The following year, E.S. Churchill died of "la grippe," which he had been suffering for about a week.<sup>106</sup> He left behind his wife, son E.W. Churchill, and daughter Mary Louise, wife of Edward Twitchell.<sup>107</sup>

Shortly thereafter, Mary W. Churchill transferred the property to the To-Kalon Vineyard Co., and the Churchill family operated it as Bonded Winery No. 44 for the next four decades.<sup>108</sup> The To-Kalon brand continued to be known for its quality wine in the first decades of the 20<sup>th</sup> century. In 1907, Hans Hansen reported as the winery's superintendent that the vines were in excellent condition, with "every species of grape...prospering, and everything point[ing] to one of the grape growers' most successful seasons."<sup>109</sup> During Prohibition, Mary A. Churchill (Mary W. Churchill's daughter-in-law) obtained permits from the U.S. BATF to manufacture wine for sacramental or other non-beverage purposes and to purchase wine for blending purposes. In 1926, however, BATF temporarily revoked the permit upon suspicion of the "illegal diversion of wine" by Mary A. Churchill's brother Chester Amos. Amos pled guilty to bootlegging and paid a \$500 fine, and Mary A. Churchill was able to renew the license the following year.<sup>110</sup>

Following the repeal of the 18th Amendment in 1933, the Churchills were permitted to produce, blend, and sell To-Kalon wine once again. It remains unknown how the winery used the southern parcel of land originally settled by Baldrige. U.S. BATF records from 1932 list the number of acres planted with vines at 180 acres, suggesting that only the northern parcel was producing wine grapes. A 1935 BATF permit application describes the winery facility as consisting of a 233.8-acre parcel of land located in Crabb's northern holdings and containing two bonded buildings: a one-story, 174-foot by 216-foot frame building with dirt floors, which was used to manufacture and store wine, and a smaller one-story, 32-foot by 60-foot frame building, which was used to carbonate and store wine. The accompanying drawing also depicts several unbonded buildings, including a dwelling, tool house, several sheds, and a bunkhouse. The southern parcel is not mentioned in these records. Likewise, the only extant photographs depict buildings

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<sup>104</sup> Wallace and Kanaga, *History of Napa County*, 186-187; Heintz, *The Vineyards and Wines of H.W. Crabb*, 22; Napa County Book of Deeds.

<sup>105</sup> Napa County Book of Deeds.

<sup>106</sup> "E.S. Churchill Dead," *Napa Daily Journal*, March 29, 1903.

<sup>107</sup> See advertisements in Washington, D.C. newspapers, such as "Persons convalescing from la grippe will find the Old Stock Port and Tokay excellent remedies," in the *Sunday Herald*, April 26, 1891: 10 and "La Grippe...nothing is more pleasant or beneficial than a judicious use of pure, wholesome tonics, such as the fine old Tokay, old stock Port, and other medicinal wines of the To-Kalon Wine Co." in *Sunday Herald*, April 5, 1891: 6.

<sup>108</sup> Napa County Book of Deeds.

<sup>109</sup> "Agricultural Review, Napa," *Pacific Rural Press*, June 22, 1907: 391.

<sup>110</sup> U.S. BATF records for To-Kalon Winery Co., 1920-1941, on file at the University of California, Davis Special Collections, Collection Number D-140, Box 72.



on the northern parcel, and no records from the To-Kalon Vineyard Co. are known to have survived.<sup>111</sup> On May 28, 1939, the To-Kalon winery burned in a spectacular fire that could be seen throughout Napa Valley. Arson was suspected as the wine had been removed and the 500,000-gallon storage tanks drained prior to the blaze, but the Churchills were not investigated.<sup>112</sup>

### 5.7 Subsequent Ownership

In 1943, Mary A. Churchill sold the approximate 500 acres that had comprised To-Kalon vineyards to Martin Stelling Jr., a wealthy San Francisco steel manufacturer.<sup>113</sup> In the early 1940s, Martin Stelling Jr. began buying hundreds of acres of Oakville vineyards, including the adjacent Far Niente winery that had been established by John Benson (1828-1910), just east of Baldrige's estate, in the 1870s. Similar to Crabb, Benson first planted Muscat of Alexandria grapes to produce raisins but then began making wine on a small scale in 1876. Benson hired the architect H.W. McIntyre to design the extant stone winery building (completed in 1885 and currently listed in the National Register of Historic Places) and named his ranch Far Niente, roughly meaning "without a care" in Italian.<sup>114</sup> Although Stelling began planting vines in earnest in the late 1940s, he died in 1950 before realizing his dream of renovating Far Niente and establishing the world's largest vineyard.<sup>115</sup> A 1951 USGS topographic map depicts vineyards on the southern parcel owned by Baldrige; it is unknown if these were extant prior to Stelling's purchase of the acreage or planted under his authorization.<sup>116</sup> Following Martin Stelling Jr.'s death, his multi-thousand-acre estate was broken up and sold in pieces, with a smaller portion (including Far Niente and the subject property containing the Baldrige House) inherited by his son Douglas Stelling.

In 1976, Harold Gilliland (Gil) Nickel (1939-2003) moved from Oklahoma to San Francisco and began producing Chardonnay and Cabernet Sauvignon wine in the cellar of his Nob Hill residence. After studying winemaking at the University of California, Davis and becoming enamored with Napa Valley, Nickel began a three-year hunt for a parcel of land where he could establish his own winery. He eventually discovered the shuttered Far Niente estate, and in 1979, he purchased the property, rehabilitated the winery, and celebrated the first crush of grapes in 1982.<sup>117</sup> He later founded the wineries Dolce and Nickel & Nickel.

In 1984, Gil Nickel acquired the Baldrige House and a portion of the original Baldrige estate from Robert L. and Sharon L. Lieff, who had bought the property from Stelling Vineyards two years prior.<sup>118</sup> Following his father's death in 2003, Jeremy Justin Nickel inherited a 17-acre property encompassing the Baldrige House and part of Baldrige's original 165-acre estate, and established a winery focused on

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<sup>111</sup> Ibid.

<sup>112</sup> Lin Weber, *Roots of the Present*, 235.

<sup>113</sup> Napa County Book of Deeds; "Mrs. M. Alice Churchill Sells Famed Tokalon Vineyards to Martin Stelling," *Napa Journal*, July 23, 1943: 1; Gunther R. Detert, "H.W. Crabb, 1828-1899," in *History of Napa Valley: Interviews and Reminiscences of Long-time Residents, Volume III, 1977-1981*, Napa Valley Wine Library Association (St. Helena, California: Napa Valley Wine Library Association, 1981), 10.

<sup>114</sup> Sullivan, *A Companion to California Wines*, 109.

<sup>115</sup> William F. Heintz, "The Far Niente Winery, Oakville, California and its Founder John Benson," The William F. Heintz Collection (St. Helena, California: Napa Valley Wine Library Association, 1978), 52.

<sup>116</sup> USGS, *Rutherford, California quadrangle*, 1:24,000, 7.5 Minute Series (United States Department of the Interior, United States Geological Society, 1951).

<sup>117</sup> William F. Heintz, "Harold Gilliland 'Gil' Nickel: an Interview," The William F. Heintz Collection (St. Helena, California: Napa Valley Wine Library Association, 1983), 6, 12-13, 17-25; Sullivan, *A Companion to California Wine*, 109.

<sup>118</sup> Order No. T0013100, 1581 Oakville Grade, Chain of Title, First American Title Company of Napa.

producing Cabernet Sauvignon wine. The estate recently expanded to 43 acres within what is currently known as Halter Valley.

## 5.8 Victorian-Era Vernacular Farmhouse

The Baldrige House is an example of a Victorian-era Vernacular Farmhouse. Victorian-era Vernacular Farmhouses were typically two stories in height, with wood-frame construction, wood sash windows, and wood cladding, including wood shingle and horizontal siding. Though Victorian-era Vernacular houses sometimes exhibited characteristics of more elaborate architectural styles, such as Queen Anne or Stick/Eastlake, they were much simpler in form and less ornamented. Unlike their high-style counterparts, Victorian-era Vernacular Farmhouses were typically designed and constructed by an owner or builder, as opposed to a professional architect. Napa Valley's Victorian-era farmhouses were typically located outside city boundaries on large agricultural parcels with associated agricultural outbuildings.<sup>119</sup>

Character-defining features of Victorian-era Vernacular Farmhouses include:

- One or two stories in height (typically two stories)
- Wood-frame construction
- Hipped or gable roof
- Wood siding (either shingle or horizontal siding)
- Wood sash windows (typically double hung)
- Occasionally, ornamentation (typically modest)
- Associated ancillary structures (i.e. barns, sheds, water towers)

Other examples of late nineteenth century vernacular farmhouses in Napa County include the ca. 1890 Kreuzer Ranch House (167 Kreuzer Lane), listed in the National Register in 1982; and the ca. 1870 T.B. McClure House (2874 Las Amigas Road) and 1890s Sehabiague House (intersection of Oakville Grade Road and St. Helena Highway), both of which were listed in the Historic Resources Inventory through the 1978 Napa County Historic Resource Survey.

## 6. REGULATORY FRAMEWORK

### 6.1 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the state's significant historical and archeological resources. In 1992, the California legislature established the California Register "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."<sup>120</sup> The California Register program encourages public

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<sup>119</sup> Page & Turnbull, Inc., "Napa City-Wide Historic Context Statement," final draft, prepared for the City of Napa, Planning Department and Community Redevelopment Department (September 2009), 58-59; Smith & Elliot, *Illustrations of Napa County* (Oakland, California: Smith & Elliot, 1878; reprint, Fresno, California: Valley Publishers, 1974).

<sup>120</sup> California Public Resource (CPR) Code, Section 5024.1 (a).



recognition and protection of resources of architectural, historical, archaeological and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under CEQA. All resources listed on or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area state or the nation.<sup>121</sup>

Like the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

Following are the seven aspects of integrity as identified in the National Register:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Setting* is the physical environment of a historic property.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.

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<sup>121</sup> California Public Resources Code SS5024.1, Title 14 CCR, Section 4852.

- *Association* is the direct link between an important historic event or person and a historic property.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that “sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource.”<sup>122</sup>

Resources may be nominated directly to the California Register. They are also automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register.<sup>123</sup> The California Historical Resource Status Codes are a series of ratings created by the California Office of Historic Preservation (OHP) to identify the historic status of resources listed in the State’s historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Properties that appear eligible for listing in the National Register or California Register through survey evaluation.
4. Properties that appear eligible for listing in the National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Properties that are not eligible for listing or designation.
7. Properties that are not evaluated for listing in the National Register or California Register or that need reevaluation.

Under each status code heading, properties are then given a letter code, which indicates whether the resource is eligible individually (S), eligible as part of a district (D), or both (B).

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<sup>122</sup> California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3. According to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995), “Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP’s filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation.” This 45-year threshold is intended to guide the recordation of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria.

<sup>123</sup> California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process* (Sacramento, CA: California Department of Parks and Recreation, n.d.), 1.

## 7. EVALUATION OF SIGNIFICANCE

### 7.1 California Register of Historical Resources

The Baldrige House appears eligible under California Register Criteria 1 and 2, as follows:

*Criterion 1: associated with events that have made a significant contribution to the broad patterns of history.*

The Baldrige House appears to be significant for its association with Napa Valley's early agricultural development, shortly after the subdivision of the valley's ranchos. As early as the 1850s, William Baldrige cultivated a variety of crops on the property and raised livestock. Early published histories state Baldrige grew an array of fruit trees and grape species, and even tried his hand at growing cotton, albeit unsuccessfully. Constructed ca. 1870, the subject property served as Baldrige's primary residence while he continued to farm and raise cattle for nearly two decades before selling the house and the rest of his estate to H.W. Crabb in 1889. Research indicates Crabb and subsequent owners of the Baldrige estate continued to use the property for agricultural purposes in some capacity. Although the property is no longer planted with a wide array of crops as under Baldrige's ownership (it is almost exclusively used as a vineyard), it is still used for agricultural purposes and reflects Napa's agrarian settlement patterns during the mid to late nineteenth century.

Therefore, the Baldrige House appears to be significant under California Register Criterion 1.

*Criterion 2: associated with the lives of persons significant in our past.*

The subject property appears to be significant for its association with William Baldrige, an early Napa Valley pioneer. Prior to permanently settling in the valley, Baldrige participated in the Bear Flag Revolt, where he single-handedly accepted the surrender of John Sutter at Sutter's Fort. After the revolt, Baldrige signed on with the California Battalion from the Napa Valley and served in the Mexican-American War. Fought from April 1846 to February 1848, the Mexican-American War resulted in the acquisition of California by the United States and California's statehood shortly thereafter. Baldrige received the land patent encompassing the subject property for his military service during the war. In addition to farming and raising livestock on his Oakville property, Baldrige served as a Napa County Supervisor, sitting on the first trial jury in the valley, and co-founded the St. Helena Lodge No. 93 of the F. and A.M. in the 1850s. He was also a trustee of the New Burlington Quicksilver Mining Company during a time when mining had become a significant part of Napa's economy. At the time of his death in 1902, Baldrige was considered a well-regarded pioneer of Napa Valley.

In addition to its ownership under Baldrige, the subject property and associated farm were owned by H.W. Crabb between 1889 and 1899, and the E.S. Churchill family from 1899 to 1943. H.W. Crabb was one of the most significant early winemakers in Napa Valley. He founded the noted To-Kalon Vineyards in Oakville in 1886, where he grew numerous varieties of grapes, participated in an experimental viticultural vineyard station during the 1890s phylloxera epidemic, and raised trotting horses until his death in 1899. It is unlikely that H.W. Crabb ever used the Baldrige House as his primary residence (his primary residence was located on the original acreage he owned, north of the Baldrige estate), experimental vineyard, or stock farm. There are no extant buildings or structures directly associated with Crabb on the property.

In 1899, E.S. Churchill acquired Crabb's landholdings, including the former Baldrige residence and estate. After E.S. Churchill's death in 1903, his wife Mary W. Churchill transferred the property to the To-Kalon Vineyard Co., and the Churchill family produced wine in one capacity or another under the To-Kalon brand for the next four decades. Though research did not suggest how the Churchills used the Baldrige residence, the family did not appear to use his estate to cultivate grapes or produce wine under the To-Kalon Vineyard Co.

For these reasons, the Baldrige House appears significant under California Register Criterion 2 for its association with Napa Valley pioneer, William Baldrige. It does not appear significant for its association with Crabb or the Churchill family.

*Criterion 3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.*

The Baldrige House does not appear significant under California Register Criterion 3. The subject property was constructed as a vernacular farmhouse. As a modest, vernacular residence, it cannot be said that it possesses high artistic values. Though research did not indicate who the architect of the building was, given its modest appearance, it was likely constructed by a local builder or by the original owner (Baldrige), as opposed to a master architect or designer. Furthermore, although the subject property conveys the features of a late nineteenth century farmhouse, research indicated that there are more intact examples of late nineteenth century farmhouses that exist within the region. The residence is therefore not a significant example of its type, period, or method of construction.

Thus, the residence does not appear significant under California Register Criterion 3.

*Criterion 4: has yielded or may likely yield information important in prehistory or history.*

As a historically agricultural property, the Baldrige House site has experienced very little development over the years and therefore, may contain intact subsurface deposits relating to its historic use. However, because a comprehensive archeological assessment was not included in the scope of this report, the property's potential to yield information important in prehistory or history is currently unknown.

## 7.2 Period of Significance

The period significance for the subject property is ca. 1870 to 1889, indicating the period when the property is most closely associated with Napa Valley's early agricultural development under the ownership of William Baldrige. It begins with the estimated construction date of the house and ends when the property was sold to Crabb in 1889.

## 7.3 Evaluation of Integrity

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity involves several aspects including location, design, setting, materials, workmanship, feeling, and association. These aspects closely relate to the property's significance and must be primarily intact for eligibility.



### *Location*

The Baldrige House remains in its original location, and it therefore retains integrity of location.

### *Design*

The building has undergone multiple alterations over the years, resulting in changes to its original design. However, since historic photographs or drawings of the building are no longer extant, it is difficult to determine to what degree these alterations have impacted its original design. Based on visual analysis of the building, the form, plan, and space have been altered, but the massing of the original two-story house volume is still evident, as are some of its original features, including its stone chimney and foundation. Therefore, the property retains integrity of design.

### *Setting*

The Baldrige House was originally and continues to be located in a primarily agricultural setting against the wooded foothills of the Mayacamas Mountains. Though the types of crops have changed and original ancillary buildings have been removed and new ones added, the house's agrarian setting has remained unchanged. Thus, the building retains integrity of setting.

### *Materials*

The building has undergone multiple alterations to its materials over time, including replacement of original cladding, windows, and doors, and the possible removal of original ornamentation. These alterations have compromised its integrity of materials and it therefore no longer retains integrity of materials.

### *Workmanship*

Because most of the building's original fabric has been replaced or is no longer visible, the original workmanship of the house is difficult to discern. Therefore, the building's integrity of workmanship has been compromised.

### *Feeling*

Though the residence has undergone multiple additions and alterations over time, the building still retains its feeling as a mid to late nineteenth century farmhouse in a rural setting. Even with its additions, the form and massing of the original two-story house volume is still apparent, and the property's surroundings have largely remained the same since its construction. As a result, the Baldrige House retains integrity of feeling.

### *Association*

Because the house still functions as an agricultural property and retains its original rural setting, the Baldrige House maintains its association with the early agricultural development of Napa Valley. Furthermore, though the building has undergone some alterations, its original form and two-story massing is still evident, as are its original stone chimney and foundation. Thus, the property retains integrity of association.

## 7.4 Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance.

Character-defining features of the Baldrige House include:

- Rural agricultural setting, with crops to the south and east of the house and a wooded oak knoll to the south and west
- Approximate 100-foot setback from the road
- Original two-story house volume with a gable roof oriented east-west
- Stone chimney on the west façade
- Stone foundation indicating the footprint of the original house
- Potentially, the original fenestration pattern on the east and west façades and portions of the north and south façades

## 8. SUMMARY OF FINDINGS

The subject property was constructed ca. 1870 by William Baldrige. A native of Tennessee, Baldrige settled in Napa Valley after participating in the Bear Flag Revolt and serving in the California Battalion during the Mexican-American War. Baldrige had been cultivating the land, using it to grow a variety of crops and raise livestock, since the 1850s, and continued for nearly two decades after receiving the deed to the land in 1870 and constructing the subject property as his primary residence. The property has been owned by multiple individuals since Baldrige first sold it to H.W. Crabb in 1889. However, it has remained in use for agricultural purposes since its initial development.

Based on an evaluation of the property and archival research, ARG has determined that the subject property appears eligible for listing under Criteria 1 and 2 in the California Register of Historical Resources. The present barn and pump house are contemporary buildings and are not considered historic resources.

## 9. PROJECT IMPACTS

Because the Baldrige House property is a historical resource, The Vineyard House Winery Project is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *Standards*) can generally be considered a project that will not cause a significant impact (14 CCR § 15126.4(b)(1)). In most cases, if a project meets the *Standards*, it can be considered categorically exempt from CEQA (14 CCR § 15331).<sup>124</sup>

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<sup>124</sup> Document can be found at: <http://resources.ca.gov/ceqa/guidelines/art9.html>.

## 9.1 Project Analysis against *The Secretary of the Interior's Standards*

*The Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *Standards*) are a set of treatment standards for historic buildings developed by the National Park Service.<sup>125</sup> The *Standards* are used at the federal, state, and often the local level to provide guidance regarding the suitability of various elements of a proposed project that could affect a historic resource.

Following is a discussion of the appropriateness of the proposed Project's design based on conformance with the ten *Standards for Rehabilitation*.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, and spatial relationships.*

The Project meets Standard #1. The Baldrige House property would continue to function as it did historically, as an agricultural property. The historic Baldrige residence would be reused as a tasting room, a new use that would require no change to building's exterior distinctive materials and features. Though the building would undergo an interior remodel, the general floor plan and relationship between spaces would remain the same. Furthermore, with the exception of the original stone fireplace, a distinctive feature of the building that would be retained during the remodel, no original interior materials or features remain, and therefore, no interior distinctive materials or features would be impacted by the Project.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The Project meets Standard #2. The Project includes the construction of a wine cave, remodeling of a contemporary barn and pump house, and interior remodeling of the ca. 1870s Baldrige House. The most important characteristic of the property is the siting of the Baldrige residence, deeply set back from the road, with crops to the south and east of the house and a wooded oak knoll to the south and west. The addition of the wine cave would have a minimal impact on the relationship between the house and its historic agrarian setting since the cave would be underground and largely hidden from view. As the contemporary barn and pump house are located a substantial distance behind the residence and proposed changes to the buildings are minor, their alterations would not impact the historic character of the property. The adaptive reuse of the Baldrige House would not result in the removal of any distinctive materials or features, and the relationship between interior spaces would largely remain the same. Since much of the interior of the house received new finishes during a 1996 remodel, the reuse of the building as a tasting room would not remove any interior materials or features that characterize the property.

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<sup>125</sup> Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington D.C.: U.S. Department of the Interior, National Park Service, 1995, rev. 2017).

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The Project meets Standard #3. The wine cave addition, remodeling of contemporary ancillary buildings, and minor changes to the Baldrige House would not impact the residence's ability to convey its significance as a late nineteenth century farmhouse in a rural setting. The Project would not add any conjectural features or elements from other historic properties.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Standard #4 is not applicable. No features of this description would be affected by the Project.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The Project meets Standard #5. The distinctive features and material qualities of the building are defined primarily by its two-story gabled volume, stone chimney, and stone foundation indicating the original footprint of the house. These character-defining materials and features would be preserved.

Furthermore, though the existing wood v-groove siding and double-hung windows with wood surrounds are not original to the house, they are sensitive replacements and do not detract from the historic appearance of the building. The proposed Project would retain these replacement finishes and materials.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The Project meets Standard #6. Wherever possible, historic materials would be repaired, reused, and supplemented by appropriate matching materials where necessary. At this time, no historic features are known to be deteriorated beyond repair.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The Project meets Standard #7. Any cleaning of historic materials would be conducted in the gentlest means possible.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The Project meets Standard #8. The Project would require substantial excavation for the creation of the underground wine cave. If resources are uncovered during construction, an archeologist would be brought in to provide on-site monitoring.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be*

*differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The Project meets Standard #9. As described above, the underground wine cave and remodeling of contemporary ancillary buildings would not significantly affect the property's overall ability to convey its historic significance as a rural agricultural site. The design of the new wood porch deck and ramp and low metal railing at the Baldrige House would be compatible with the historic materials, features, massing, size, and scale of the house. The adaptive reuse of the residence would not destroy any historic materials or features that characterize the property.

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The Project meets Standard #10. The addition of the wine cave would largely be hidden under the wooded oak knoll to the south and west of the Baldrige House. If the cave is removed in the future, it would not impair the property's rural agricultural character. The proposed porch deck and ramp addition at the residence could be removed in the future without impacting the historic form and integrity of the building.

## 9.2 Conclusion

In summary, for the reasons stated heretofore, the Project would not adversely affect the property's ability to convey its historic significance as a nineteenth century agricultural site associated with Napa Valley pioneer William Baldrige. The wine cave addition would largely be hidden from view and would not significantly impact the historic setting of the property. Changes to the contemporary ancillary buildings would mostly be minor and would not impact the historic character of the property. Lastly, the Project would retain distinctive features and materials of the historic Baldrige residence. In meeting the *Standards*, the Project would not impair the significance of the historic resource for the purposes of CEQA.

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## APPENDIX A: EXISTING CONDITIONS PHOTOGRAPHS



North façade and setting, view south (ARG, 2017).



Close-up of north façade addition, view south (ARG, 2017).





Primary entrance and porch at the north façade, view southeast (ARG, 2017).



South façade and L-shaped addition, view northwest (ARG, 2017).



Entrance door at corner of the L-shaped addition, view northwest (ARG, 2017).



East façade, view west (ARG, 2017).





West façade, view southeast (ARG, 2017).



Close-up of west façade and stone chimney, view east (ARG, 2017).





East façade and vineyard setting, view west (ARG, 2017).



Wooded oak knoll south of the house, view west (ARG, 2017).





Barn, view south (ARG, 2017).



Pump house, view east (ARG, 2017).



“ | ”

## Wastewater Disposal Feasibility Study

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025

# ONSITE WASTEWATER DISPOSAL FEASIBILITY STUDY

FOR

## THE VINEYARD HOUSE WINERY

LOCATED AT:  
1581 Oakville Grade Road  
Napa, CA 94558  
NAPA COUNTY APN 027-360-022

PREPARED FOR:  
The Vineyard House  
Care of: Jeremy Nickel  
1581 Oakville Grade Road  
Napa, CA 94558  
Telephone: (707) 944-0392

PREPARED BY:



2074 West Lincoln Avenue  
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Napa County Planning Building  
& Environmental Services

Job Number: 10-130

*Michael R. Muelrath*

Michael R. Muelrath R.C.E. 67435

12/21/2018

Date



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## INTRODUCTION

The Vineyard House is applying for a Use Permit to construct and operate a new winery at their property located at 1581 Oakville Grade Road in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 027-360-022, is located along a private driveway approximately 1/3<sup>rd</sup> mile south of the intersection of the private driveway and Oakville Grade Road.

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

- Wine Production:
  - 20,000 gallons of wine per year
  - Crushing, fermenting, aging and bottling
- Employees:
  - 4 full time
  - 2 part time
- Marketing Plan:
  - Daily Tours and Tastings by Appointment
    - 12 visitors per day maximum
    - 60 visitor per week average
  - Small Group Marketing Events
    - 12 per year
    - 20 guests maximum
    - Food prepared offsite by catering company
  - Non-Profit or Industry Events
    - 1 per year
    - 50 guests maximum
    - Food prepared offsite by catering company
    - Portable toilets brought in for guest use
  - Harvest Party or Related Event
    - 1 per year
    - 100 guests maximum
    - Food prepared offsite by catering company
    - Portable toilets brought in for guest use

Existing improvements on the property include a single family residence, a barn / viticulture office, vineyards and the associated access and utility infrastructure typical for this type of residential and agricultural development. All domestic wastewater from the main residence and barn / viticulture office is collected into one septic tank and disposed of in a conventional dispersal field located just north of the existing residence. The main residence and barn / viticulture office buildings both become part of the winery facility as part of this proposal. Please see The Vineyard

House Winery Use Permit Conceptual Site Improvement Plans for approximate locations of existing and proposed site and wastewater features.

The Vineyard House has requested that Applied Civil Engineering Incorporated (ACE) evaluate the feasibility of disposing of the winery process wastewater as well as the domestic sanitary wastewater that will be generated by the proposed winery via an onsite wastewater disposal system. The remainder of this report describes the onsite soil conditions, the predicted winery process and sanitary wastewater flows and outlines the conceptual design of an onsite wastewater disposal system.

## **SOILS INFORMATION**

The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows the following soil types mapped on the property:

- Coombs gravelly loam, 2 to 5 percent slopes
- Sobrante loam, 5 to 30 percent slopes
- Felton gravelly loam, 30 to 50 percent slopes
- Hambright rock-outcrop complex, 2 to 30 percent slopes
- Hambright rock-outcrop complex, 30 to 75 percent slopes

A site specific soils analysis was conducted during a site evaluation performed by ACE on May 13, 2011 (E11-00151). The site evaluation consisted of the excavation and observation of six test pits located north and west of the existing residence in the lawns. The test pits revealed variable depths of acceptable soil ranging from 24 inches to 72 inches with the upper horizon having a USDA soil texture classification of sandy clay loam. The only limiting condition that was observed was the presence of >50% rock in Test Pit #2 at a depth of 36".

Please refer to the Site Evaluation Report in Appendix 4 for additional details.

## **PREDICTED WASTEWATER FLOW**

The onsite wastewater disposal system will be designed for the peak winery process wastewater flow and the peak sanitary wastewater flow from the proposed winery.

### **Winery Process Wastewater**

We have used the generally accepted standard that six gallons of winery process wastewater are generated for each gallon of wine that is produced each year and that 1.5 gallons of wastewater are generated during the crush period for each gallon of wine that is produced. Based on the size of the winery and our understanding that both red and white wines will be produced we have assumed a 30 day crush period. Using these assumptions, the average and peak winery process wastewater flows are calculated as follows:

$$\text{Annual Winery Process Wastewater Flow} = \frac{20,000 \text{ gallons wine}}{\text{year}} \times \frac{6 \text{ gallons wastewater}}{1 \text{ gallon wine}}$$

$$\text{Annual Winery Process Wastewater Flow} = 120,000 \text{ gallons per year}$$



$$\text{Average Daily Winery Process Wastewater Flow} = \frac{120,000 \text{ gallons}}{\text{year}} \times \frac{1 \text{ year}}{365 \text{ days}}$$

$$\text{Average Daily Winery Process Wastewater Flow} = 329 \text{ gallons per day (gpd)}$$

$$\text{Peak Winery Process Wastewater Flow} = \frac{20,000 \text{ gallons wine}}{\text{year}} \times \frac{1.5 \text{ gallons wastewater}}{1 \text{ gallon wine}} \times \frac{1 \text{ year}}{30 \text{ crush days}}$$

$$\text{Peak Winery Process Wastewater Flow} = 1,000 \text{ gpd}$$

## **Winery Sanitary Wastewater**

The peak sanitary wastewater flow from the winery is calculated based on the number of winery employees, the number of daily visitors for tours and tastings and the number of guests attending private marketing events. In accordance with Table 4 of Napa County's "Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems" we have used a design flow rate of 15 gallons per day per employee and 3 gallons per day per visitor for tours and tastings. Table 4 does not specifically address design wastewater flows for guests at marketing events. For marketing events that will have catered meals that are prepared offsite we have conservatively estimated 5 gallons of wastewater per guest. Based on these assumptions, the peak winery sanitary wastewater flows are calculated as follows:

### Employees

$$\text{Peak Sanitary Wastewater Flow} = 6 \text{ employees} \times 15 \text{ gpd per employee}$$

$$\text{Peak Sanitary Wastewater Flow} = 90 \text{ gpd}$$

### Daily Tours and Tastings

$$\text{Peak Sanitary Wastewater Flow} = 12 \text{ visitors per day} \times 3 \text{ gallons per visitor}$$

$$\text{Peak Sanitary Wastewater Flow} = 36 \text{ gpd}$$

### Marketing Events with Catered Meals Prepared Offsite:

$$\text{Peak Sanitary Wastewater Flow} = 20 \text{ guests} \times 5 \text{ gallons per guest}$$

$$\text{Peak Sanitary Wastewater Flow} = 100 \text{ gpd}$$

### Wine Club Events with Catered Meals Prepared Offsite:

$$\text{Peak Sanitary Wastewater Flow} = 50 \text{ guests} \times 5 \text{ gallons per guest}$$

$$\text{Peak Sanitary Wastewater Flow} = 250 \text{ gpd}$$

### Wine Auction and Napa Premier Related Events with Catered Meals Prepared Offsite:

$$\text{Peak Sanitary Wastewater Flow} = 100 \text{ guests} \times 5 \text{ gallons per guest}$$

$$\text{Peak Sanitary Wastewater Flow} = 500 \text{ gpd}$$

### Total Peak Winery Sanitary Wastewater Flow

As previously noted, all events with more than 20 guests in attendance will utilize portable sanitary facilities to minimize the load on the septic system. Therefore, assuming that daily tours and tastings and a maximum of one marketing event may occur on the same day the total peak winery sanitary wastewater flow is based on employees, daily tours and tastings and a marketing event for 20 people and is calculated as follows:

Total Peak Winery Sanitary Wastewater Flow = 90 gpd + 36 gpd + 100 gpd

*Total Peak Winery Sanitary Wastewater Flow = 226 gpd*

## **RECOMMENDATIONS**

Based on the anticipated wastewater flows, the proposed site layout and the findings of our site evaluation we recommend that the process and sanitary wastewater generated at the proposed winery be kept separate for treatment and disposal. The sanitary wastewater should be disposed of onsite in the existing conventional septic system that currently serves the existing residence. The existing system has a design capacity of 330 gpd and will not need to be expanded to increase the design capacity.

The process wastewater should be pre-treated and disposed of via irrigation in the onsite vineyard area. This dual system will allow for a smaller subsurface septic system than if the two waste streams were combined. Furthermore, using the treated winery process wastewater for irrigation will offset groundwater demand and result in greater operational flexibility compared to utilizing the domestic waste subsurface dispersal system for winery process wastewater disposal.

The conceptual designs of the two wastewater disposal systems are outlined in the following sections of this report.

### **Sanitary Wastewater Disposal Via Conventional Septic System**

#### Required Disposal Field Area

The disposal field area is calculated based upon the design hydraulic loading rate for the soil conditions (0.33 gpd / sf) and the effective trench sidewall area. The existing trenches provide 3 square feet of sidewall per lineal feet of trench. Based on these design parameters, the required length of trench is calculated as follows:

$$\text{Required Length of Trench} = 226 \text{ gpd} \times \frac{1 \text{ square foot}}{0.33 \text{ gpd}} \times \frac{1 \text{ lineal foot}}{3 \text{ square feet}}$$

*Required Length of Trench = 228 lineal feet*

### Available Disposal Field Area

The existing leach lines total 330 feet in length which is in excess of the required 228 feet. The layout of the disposal field is shown on The Vineyard House Winery Use Permit Conceptual Site Improvement Plans in Appendix 2.

### Required Reserve Area

Napa County code requires that an area be set aside to accommodate a future onsite wastewater disposal system in the event that the primary system fails or the soil in the primary area is otherwise rendered unsuitable for wastewater disposal.

### Available Reserve Area

Based on the proposed site plan we have determined that there is enough area to set aside for an additional 330 lineal feet of conventional leach line in the vicinity of Test Pits #3, #4, and #5 as shown on The Vineyard House Winery Use Permit Conceptual Site Improvement Plans in Appendix 2.

### Septic Tank Capacity

We recommend a minimum septic tank size of 1,200 gallons to provide a minimum hydraulic retention time of three days based on peak sanitary waste flows. The existing septic tank is adequate to meet this requirement.

## **Process Wastewater Disposal Via Irrigation**

### Pretreatment

Based on the winery's planned production level and waste flows we recommend that treatment be achieved through the use of a package plant type system or other treatment system designed to accept winery process wastewater that is capable of meeting the following treatment requirements:

Parameter	Pre-treatment*	Post Treatment**
pH	3 to 10	6 to 9
BOD <sub>5</sub>	500 to 12,000 mg/l	<160 mg/l
TSS	40 to 800 mg/l	<80 mg/l
SS	25 to 100 mg/l	<1 mg/l

\* Reference California Regional Water Quality Control Board Central Coast Region General Waste Discharge Requirements Order No. R3-2008-0018 for winery process wastewater characteristics

\*\* Required for discharge to land via surface irrigation by Napa County for samples taken at the discharge of the treatment unit.

## Process Wastewater Disposal

We propose that disposal of the treated winery process wastewater be via irrigation of the onsite vineyard. The existing vineyard on the winery property totals approximately 25.5 acres. For the purpose of this study we have assumed that the winery process wastewater will be applied to only 1 acre of the existing vineyard. This is a conservative assumption to simplify this analysis as much more vineyard is available. The final irrigation area will be determined and incorporated into the final design with the installation permit application.

In order to accommodate differences in the timing of wastewater generation, irrigation demand, and limitations on wet weather application of treated wastewater a storage tank will be required. We have prepared a water balance calculation to size a tank that will temporarily store wastewater generated at the winery before it is applied to the vineyard. The water balance calculations assume a monthly winery process wastewater generation rate and a monthly vineyard irrigation schedule based on our past experience with projects of this type. The water balance further assumes that during the summer the treated wastewater will be used to offset the irrigation needs of the vineyard and in the winter application of treated winery process wastewater will be very limited (0.8" maximum per month) to prevent runoff. In the event that winter application is not possible due to extended wet weather patterns winery operations will have to be adjusted to work within the capacity of the storage tank(s) or the tank(s) will need to be emptied by hauling waste to an approved offsite disposal location. The water balance calculations show that the proposed land application area is large enough to accept all of the wastewater generated each month throughout the year without carry over (see Appendix 3). To provide operational flexibility, we recommend that the storage tank(s) have a minimum capacity of approximately 10,000 to 20,000 gallons so that approximately one to two weeks' worth of peak flow can be contained to allow flexibility in irrigation scheduling during the harvest period.

All application of treated winery process wastewater must comply with the requirements of the Napa County Process Wastewater Guidelines for Surface Drip Irrigation.

## **CONCLUSION**

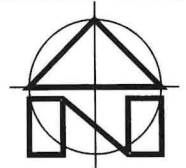
It is our opinion that the proposed winery sanitary wastewater disposal needs can be served by utilizing the existing conventional onsite septic system and the winery process wastewater can be pretreated and disposed of via irrigation within the onsite vineyard area. Full design calculations and construction plans should be prepared in accordance with Napa County standards at the time of building permit application.

## APPENDIX I: Site Topography Map

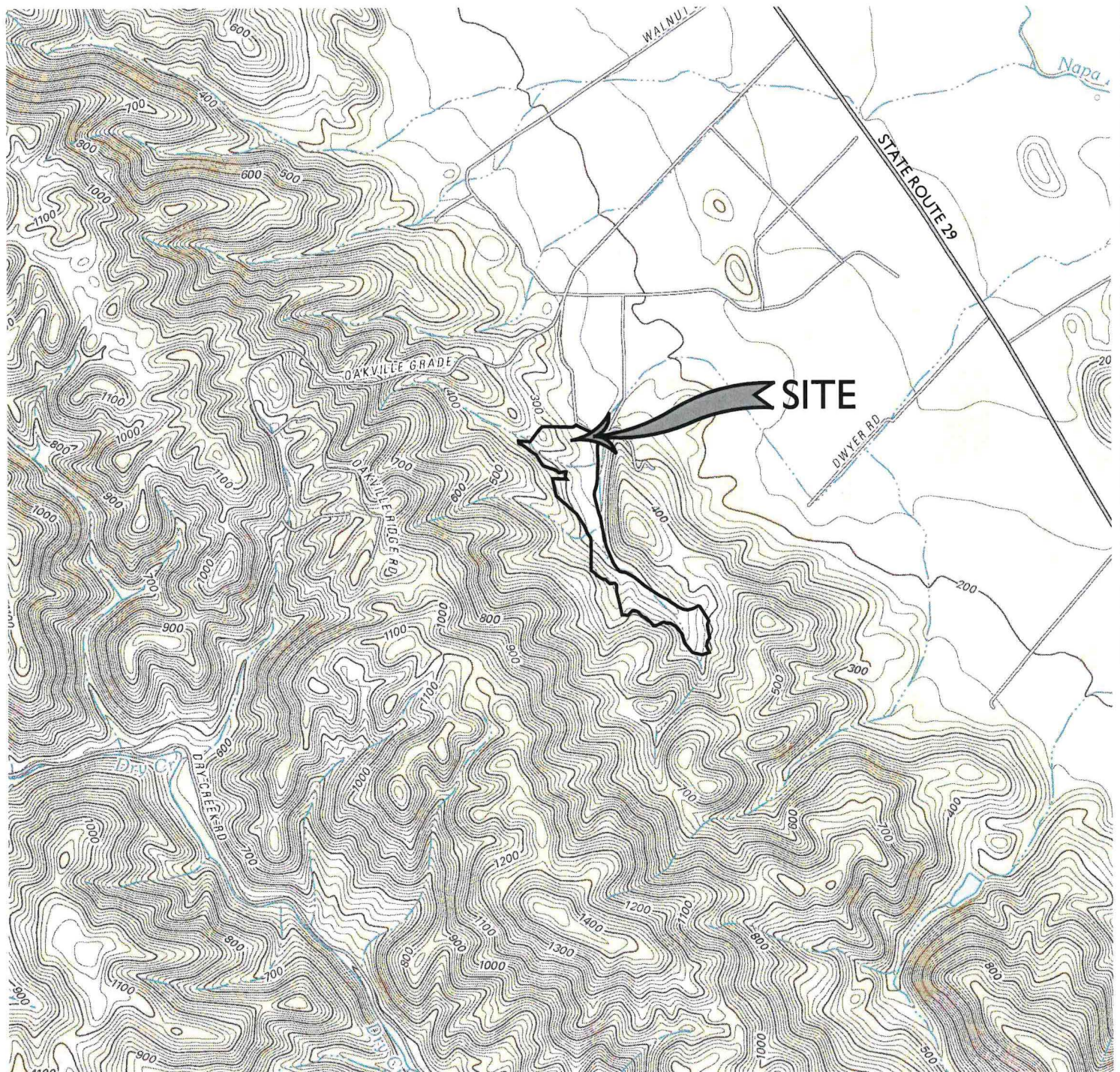


# SITE TOPOGRAPHY MAP

REPRESENTS A PORTION OF THE  
UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE  
"RUTHERFORD, CA"



SCALE: 1" = 2,000'



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## THE VINEYARD HOUSE WINERY

1581 OAKVILLE GRADE ROAD

NAPA, CA 94558

APN 027-360-022

JOB NO. 10-130

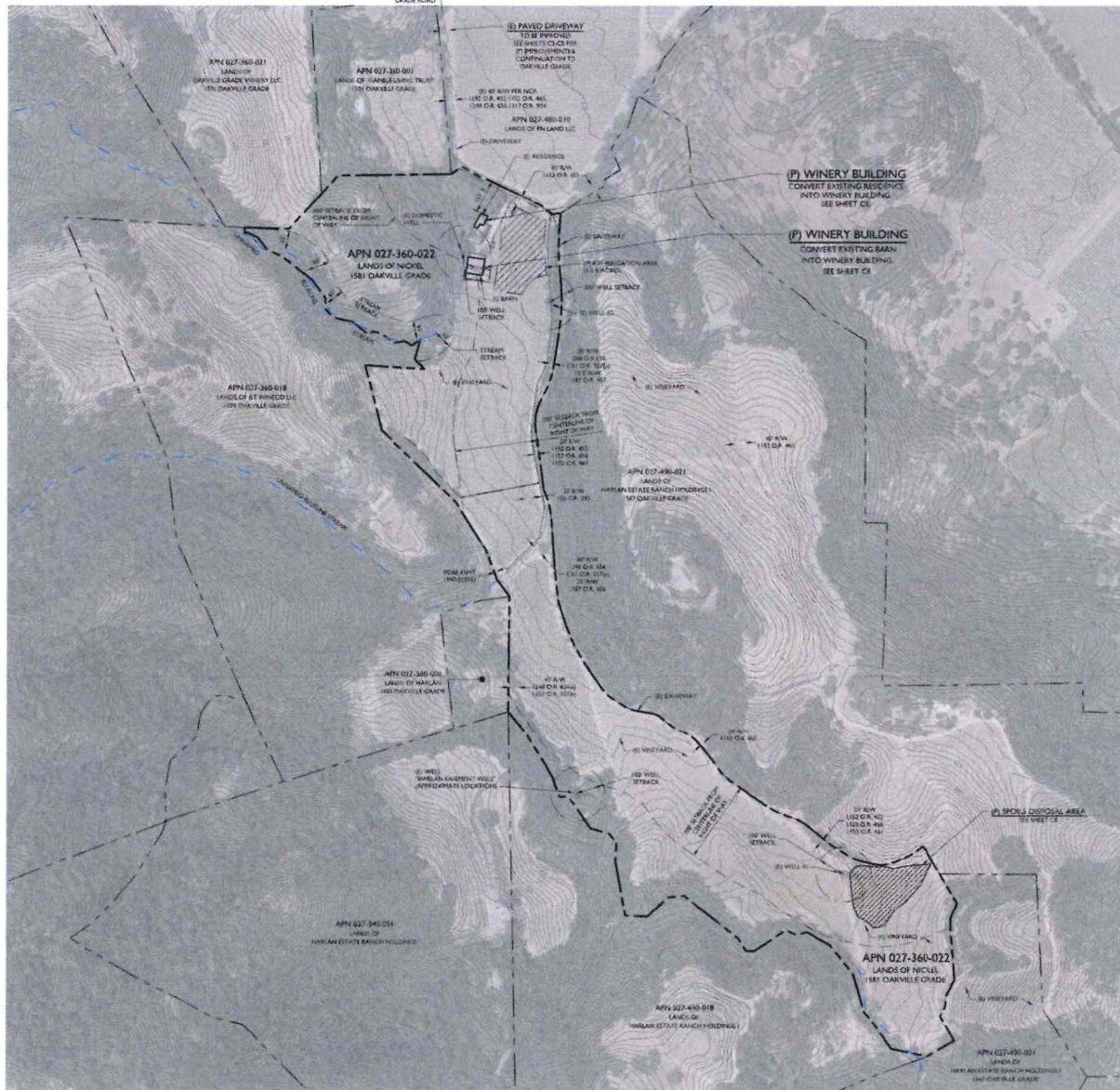
DECEMBER 2018



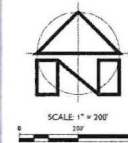
APPENDIX 2: The Vineyard House  
Winery Use Permit Conceptual Site Improvement Plans (Reduced)

# THE VINEYARD HOUSE WINERY

## USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN  
SCALE: 1" = 200'



LOCATION MAP  
SCALE: 1" = 2,000'

### PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:  
JEREMY NICKEL  
1581 OAKVILLE GRADE ROAD  
NAPA, CA 94558

SITE ADDRESS:  
1581 OAKVILLE GRADE ROAD  
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:  
027-360-022

PARCEL SIZE:  
43 ± ACRES

ZONING:  
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:  
WELLS

FIRE PROTECTION WATER SOURCE:  
STORAGE TANK

WASTEWATER DISPOSAL:  
ONSITE TREATMENT AND DISPERSAL

### SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 DRIVEWAY PLAN STA 10+00 TO STA 22+00
- C3 DRIVEWAY PLAN STA 22+00 TO STA 30+25
- C4 DRIVEWAY SECTIONS STA 22+50 TO STA 26+25
- C5 DRIVEWAY SECTIONS STA 26+50 TO STA 29+75
- C6 WINERY SITE PLAN
- C7 WINERY GRADING PLAN
- C8 SPOILS DISPOSAL AREA PLAN
- C9 IMPERVIOUS SURFACE EXHIBIT

### PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO CONVERT THE EXISTING BARN INTO A WINERY PRODUCTION BUILDING AND THE EXISTING RESIDENCE INTO A HOSPITALITY/ADMIN BUILDING. THE GENERAL SCOPE INCLUDES RENOVATION OF TWO EXISTING BUILDINGS AND THE CONSTRUCTION OF A NEW WINE CAVE AND UPGRADES TO INFRASTRUCTURE AS NEEDED TO SUPPORT THESE CHANGES. THESE PLANS ARE INTENDED TO CONCEPTUALLY OUTLINE THE SITE IMPROVEMENTS PROPOSED AS PART OF THE USE PERMIT.

### FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 980502020E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

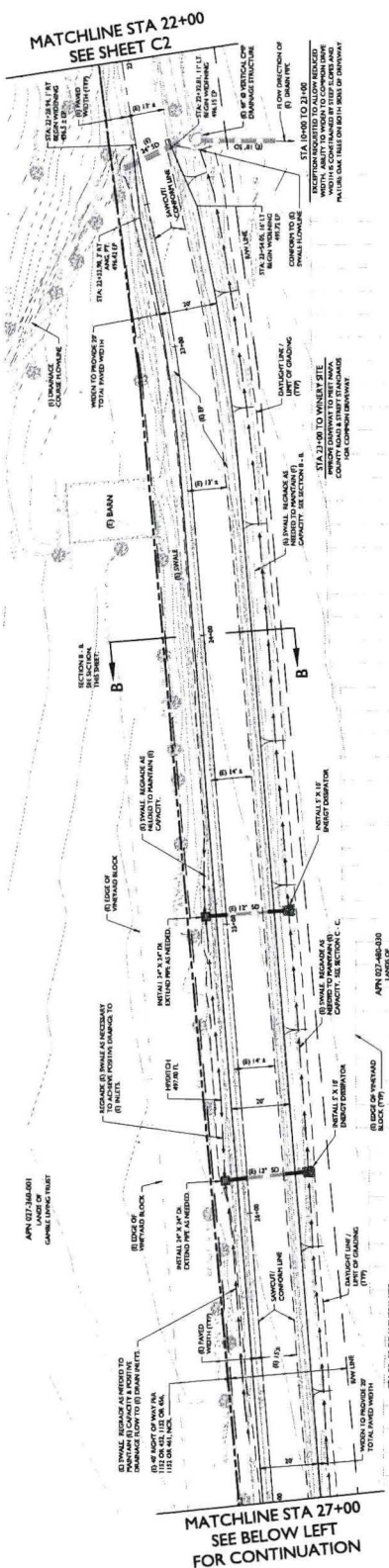
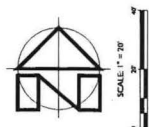
### NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON ALL OTHER SHEETS WAS TAKEN FROM VARIOUS SITE SURVEYS OF THE DRIVEWAY AND BUILDING SITE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL, SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET. ALL OTHER SHEETS, ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: ASSUMED
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

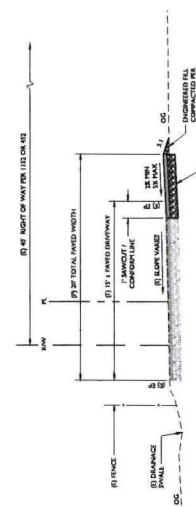




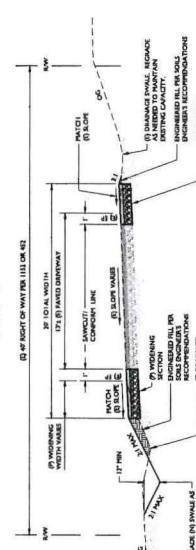




DRIVEWAY PLAN  
STA 22+00 TO STA 27+00  
SCALE 1" = 20'

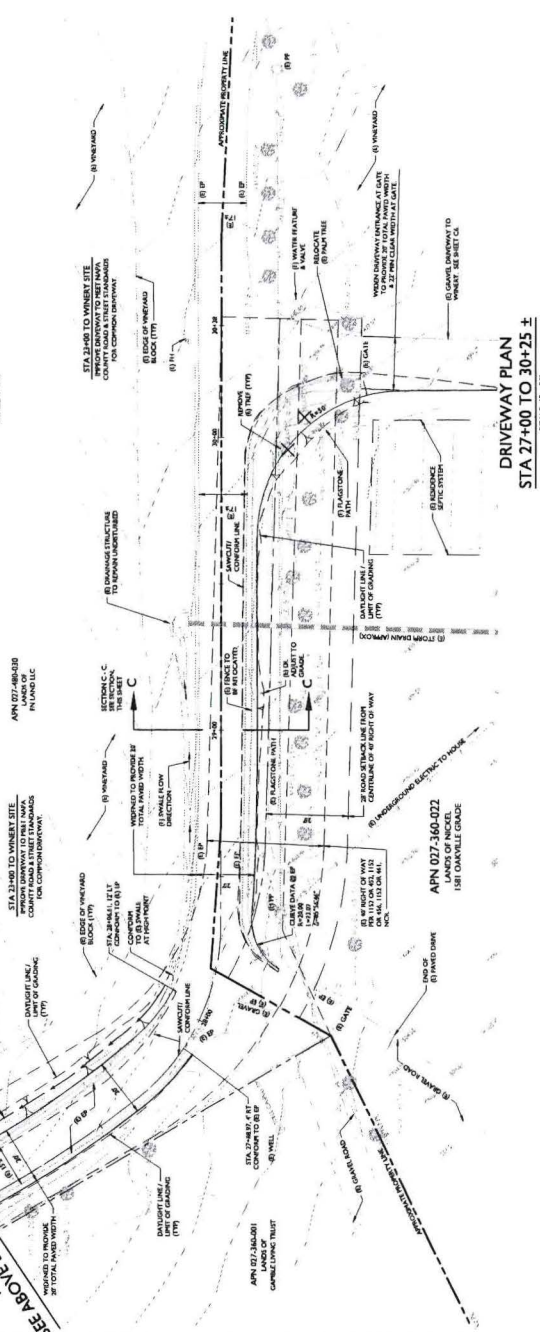


SECTION C - C  
TYPICAL DRIVEWAY WIDENING  
SCALE 1" = 5'

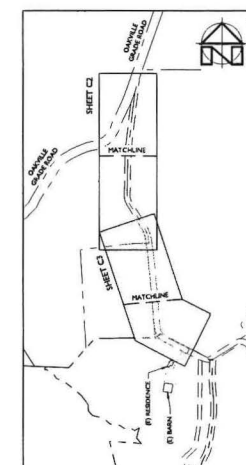


SECTION B - B  
TYPICAL DRIVEWAY WIDENING  
SCALE 1" = 5'

SEE ABOVE LEFT FOR CONTINUATION



DRIVEWAY PLAN  
STA 27+00 TO STA 30+25 ±  
SCALE 1" = 20'



KEY MAP  
SCALE 1" = 400'



THE VINEYARD HOUSE WINERY

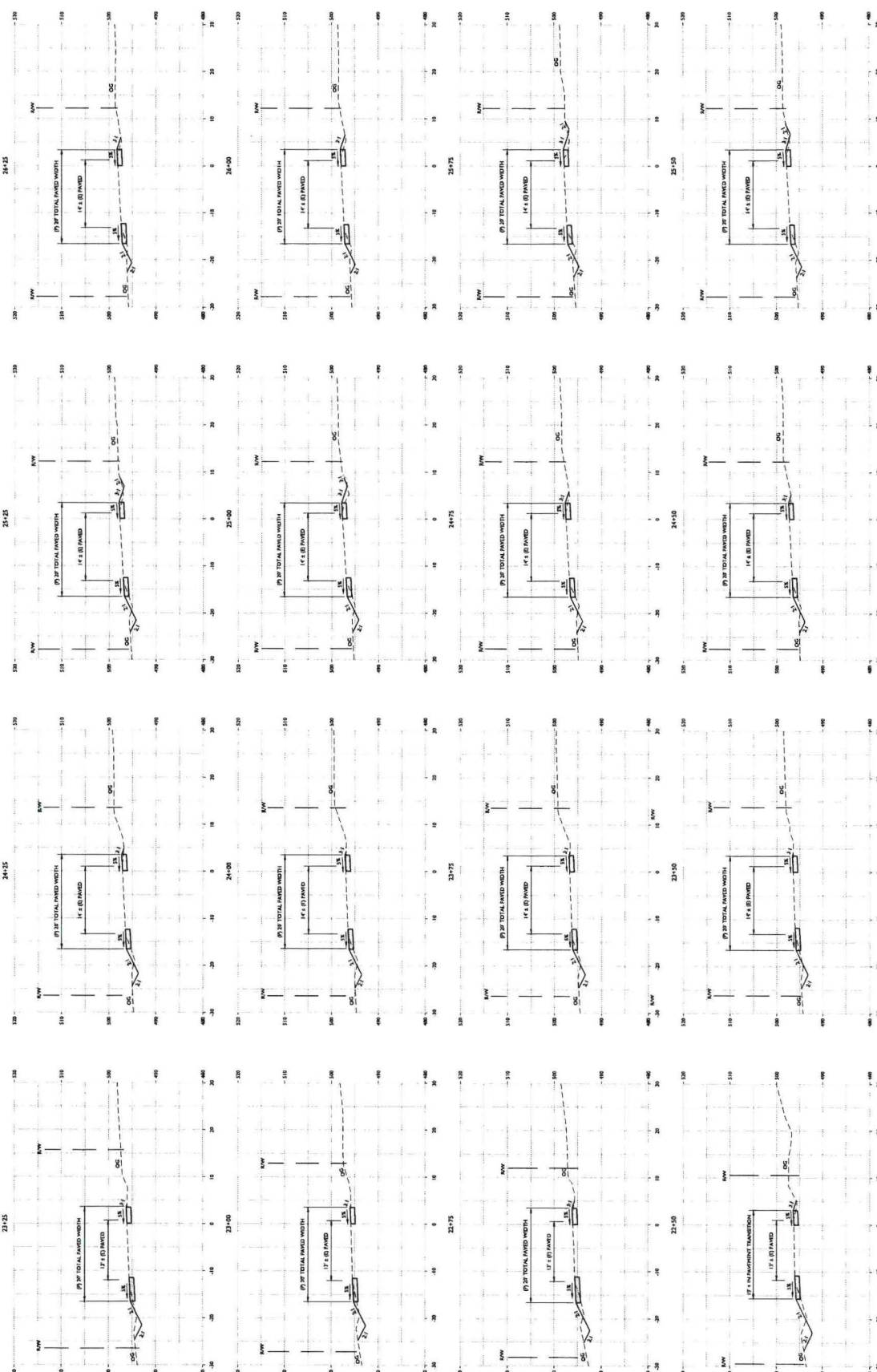
REPAIRED UNDER THE  
SECTION OF-

RAWN BY:	SPB
CHECKED BY:	HRM
DATE	DECEMBER 21, 2018
VERSIONS:	BY:

SHEET NUMBER: 10-130	E 0-130CONC_DWG.DWG	ORIGINAL SIZE: 24" X 36"	SHEET NUMBER:
-------------------------	------------------------	-----------------------------	---------------

C4

of 9



DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

APPLIED

2071 West Lincoln Avenue  
Napa, CA 94558  
(707) 226-6944 (707) 226-3195 Fax  
www.appliedcivil.com

THE VINEYARD HOUSE WINERY  
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS  
DRIVEWAY SECTIONS STA 26+50 TO STA 29+75

PREPARED UNDER THE  
DIRECTION OF

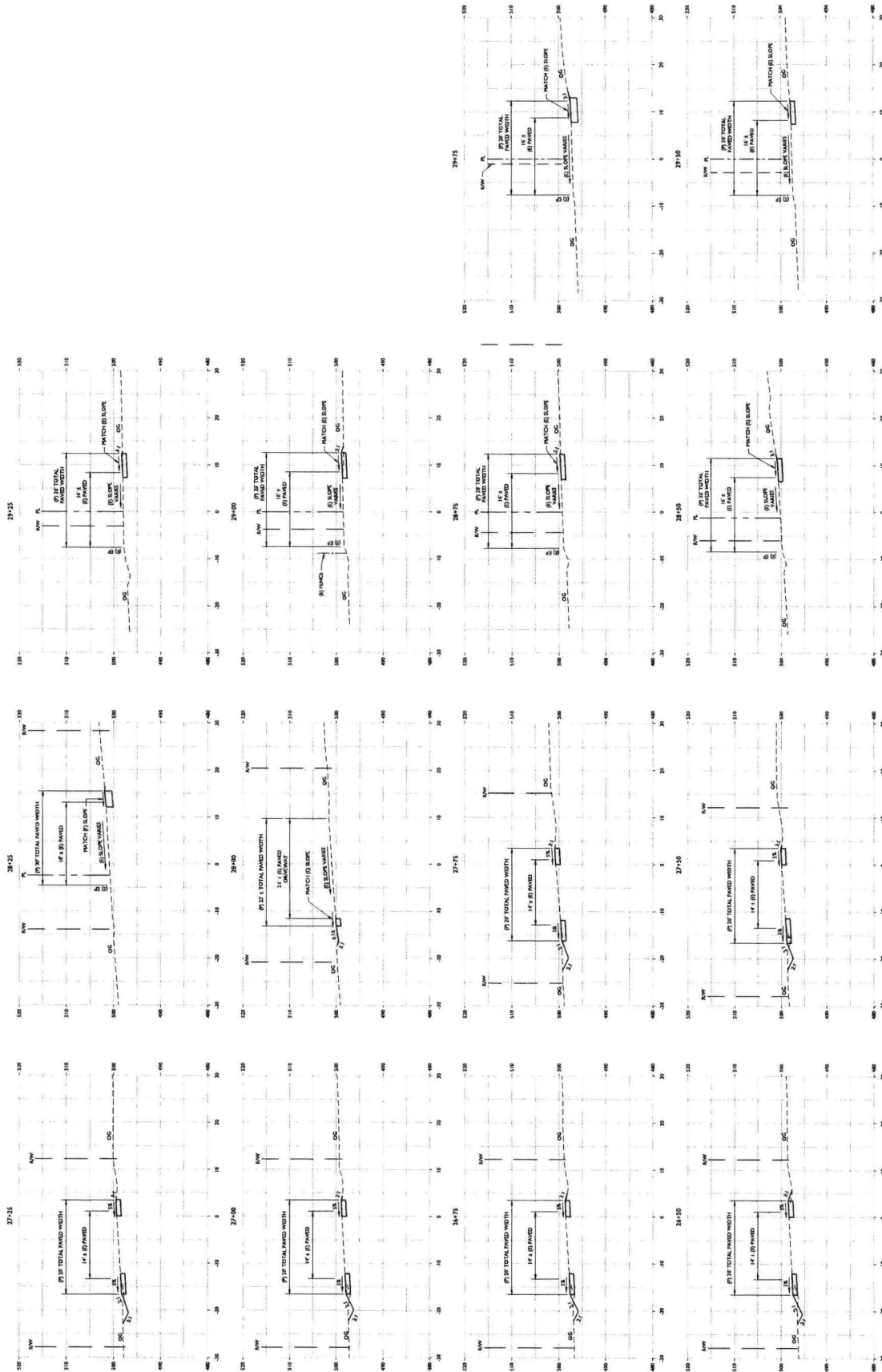


DESIGNED BY: BT  
CHECKED BY: PCH  
DATE: DECEMBER 31, 2018  
DRAWN BY: SPM

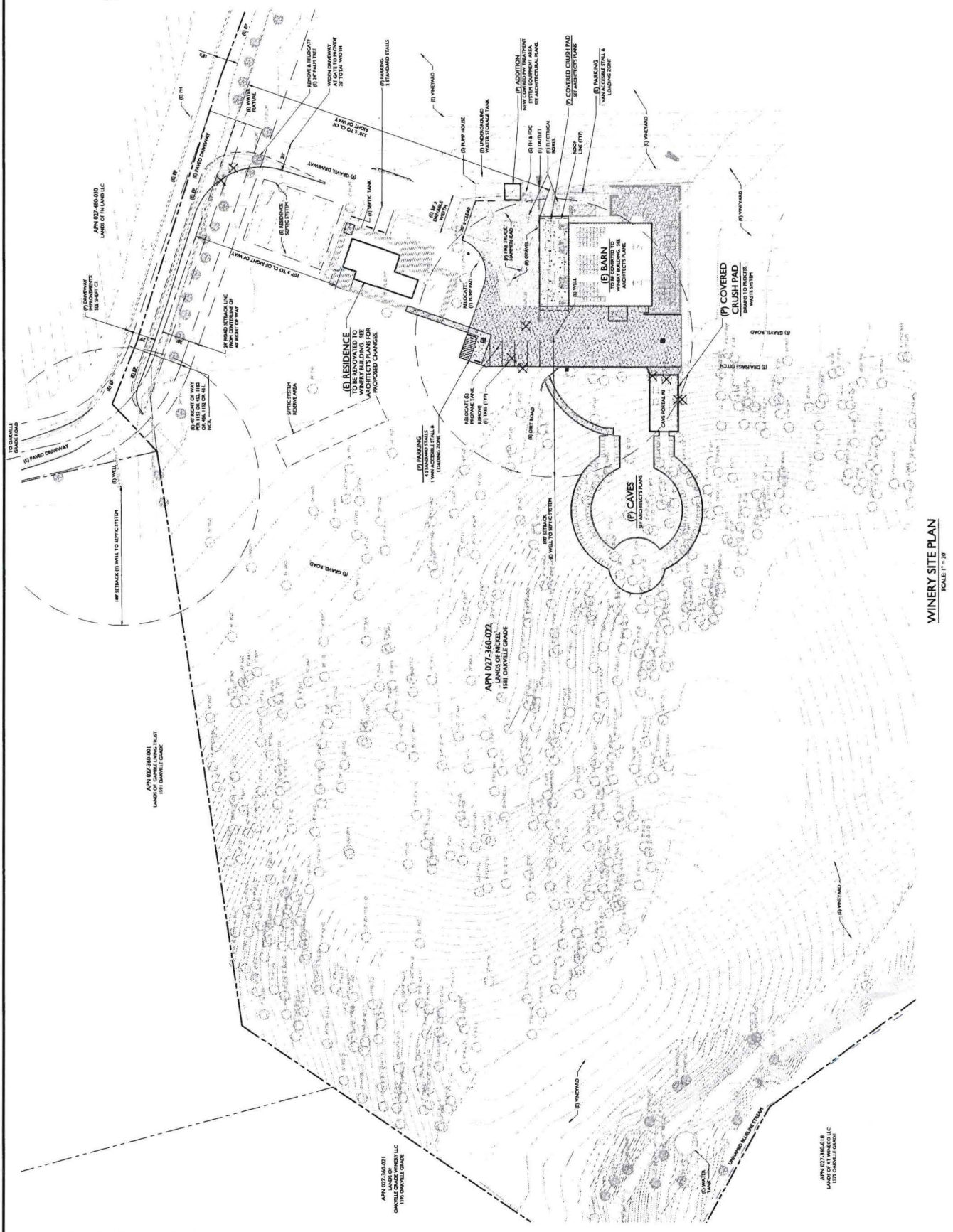
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18-100  
FILE:  
18-100-000-001.DWG  
ORIGINAL SCALE:  
1" = 40' X 1" = 40'  
SHEET NUMBER:  
C5

DRIVEWAY SECTIONS STA 26+50 TO STA 29+75  
HORIZONTAL SCALE 1" = 10'  
VERTICAL SCALE 1" = 10'

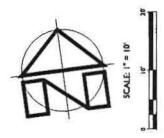
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OF







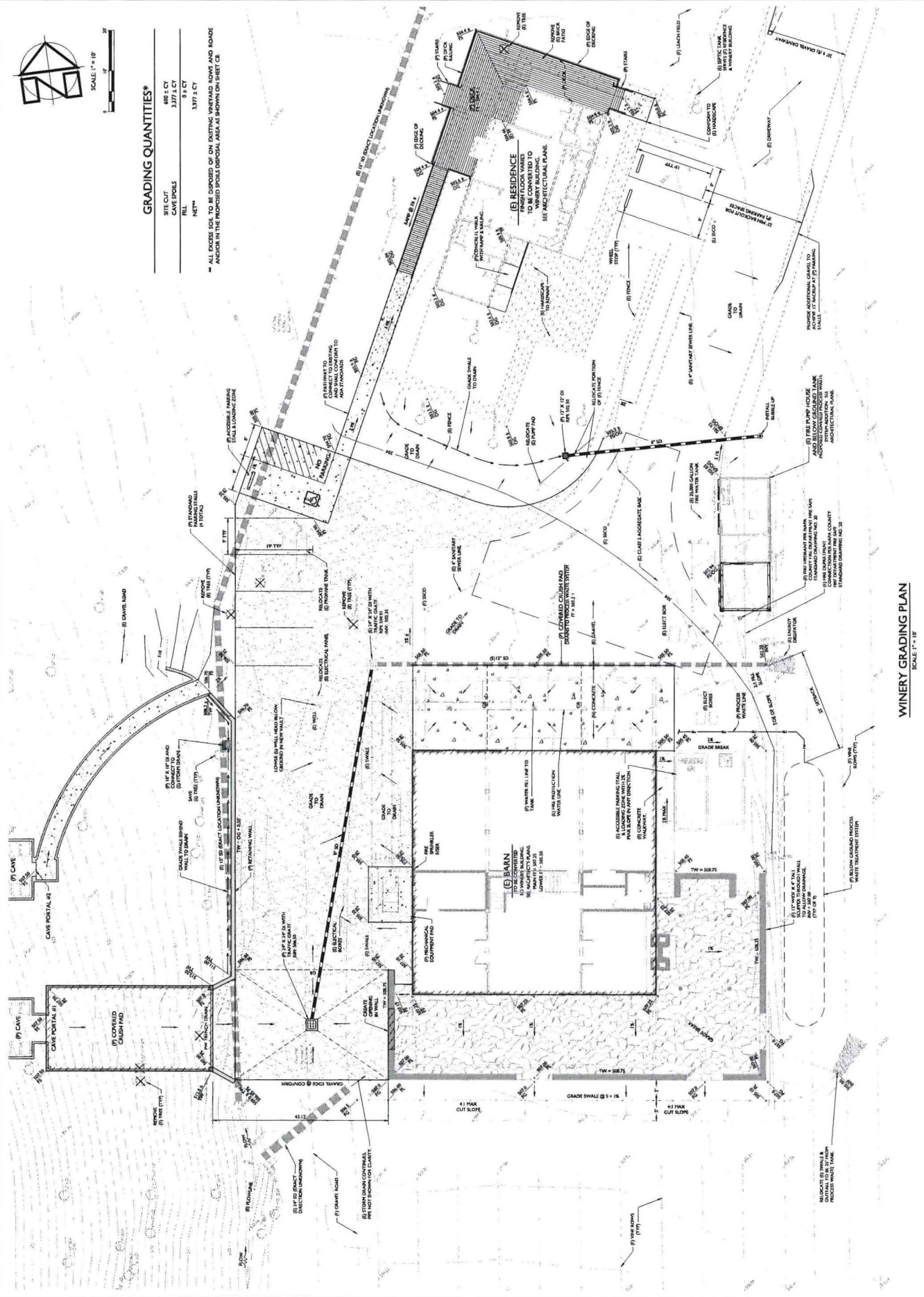
**WINERY SITE PLAN**  
SCALE: 1" = 30'



GRADING QUANTITIES\*

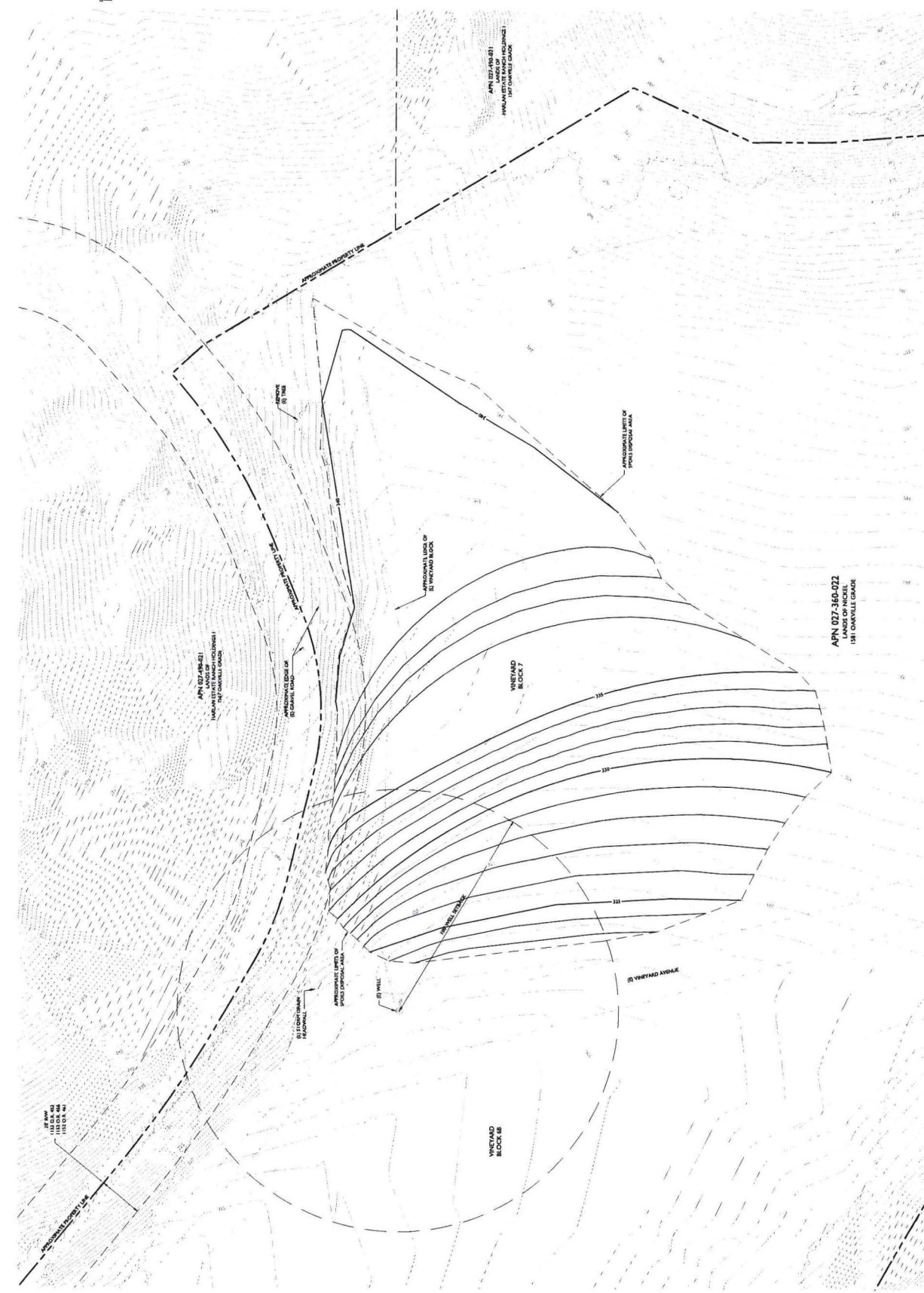
WTE CUT	458 ± CY
CAVE POOLS	3,377 ± CY
FILL	9 ± CY
NET**	3,377 ± CY

\* ALL EROSION CONTROL TO BE SHOWN ON PLAN. EROSION CONTROL AND ROAD AND/OR IN THE PROPOSED POOL DISPOSAL AREA AS SHOWN ON SHEET C8.



WINERY GRADING PLAN  
SCALE 1" = 10'





**SPOILS DISPOSAL AREA**  
SCALE: 1" = 20'



12.321 ± 5% WINERY COVERAGE AREA

### APPENDIX 3: Water Storage Tank Water Balance Calculations

## Irrigation Storage Tank Water Balance

Month	Beginning Balance	Process Wastewater	Land Application Capacity	Ending Balance
January	0	6,000	21,722	0
February	0	6,000	21,722	0
March	0	6,000	21,722	0
April	0	4,800	21,722	0
May	0	4,800	16,244	0
June	0	6,000	40,611	0
July	0	12,000	40,611	0
August	0	12,000	24,366	0
September	0	19,200	24,366	0
October	0	30,000	37,966	0
November	0	7,200	21,722	0
December	0	6,000	21,722	0
		120,000	314,496	

### Notes:

1. All values shown above for beginning balance, inflow, outflow and ending balance are in units of gallons.
2. See attached tables for detailed explanation of process wastewater and irrigation data presented in this table.
3. This water balance is based on the assumption that the tank is empty in August, just prior to crush.
4. This table is intended to illustrate waste disposal capability only. Where irrigation demand exceeds available treated wastewater availability additional irrigation water will be provided by another source.

## Winery Process Wastewater Generation Analysis

Annual Wine Production	20,000 gallons
Wastewater Generation Rate	6 gallons per gallon of wine
Annual Wastewater Generation	120,000 gallons
Crush Season Length	30 days
Wastewater Generated During Crush	1.5 gallons per gallon of wine
Peak Wastewater Generation Rate	1,000 gallons per day

Winery Process Wastewater Generation Table			
Month	Percentage of Annual Total	Monthly Flow (gallons)	Average Flow (gpd)
January	5.0%	6,000	194
February	5.0%	6,000	214
March	5.0%	6,000	194
April	4.0%	4,800	160
May	4.0%	4,800	155
June	5.0%	6,000	200
July	10.0%	12,000	387
August	10.0%	12,000	387
September	16.0%	19,200	640
October	25.0%	30,000	968
November	6.0%	7,200	240
December	5.0%	6,000	194
Total	100.0%	120,000	

### Notes:

- I. Wastewater generation rates and monthly proportioning are based on our past experience with similar projects.

## Irrigation Schedule Analysis

### Vineyard Information:

Total acres of vines	1 acre
Vine Row Spacing (approx)	8 feet
Vine Spacing (approx)	6 feet
Vine density	908 vines per acre (estimated)
Total Vine Count	908 vines

### Irrigation Information:

Seasonal Irrigation<sup>1</sup> 179.0 gallons per vine (May through October)

Non-Irrigation Application 0.8 inches October through April

Irrigation Schedule					
Month	Monthly Percentage <sup>2</sup>	Irrigation per Vine (gallons)	Irrigation (gallons)	Non-Seasonal Irrigation Application (gallons)	Total (gallons)
January		0.0	0	21,722	21,722
February		0.0	0	21,722	21,722
March		0.0	0	21,722	21,722
April		0.0	0	21,722	21,722
May	10%	17.9	16,244	0	16,244
June	25%	44.8	40,611	0	40,611
July	25%	44.8	40,611	0	40,611
August	15%	26.9	24,366	0	24,366
September	15%	26.9	24,366	0	24,366
October	10%	17.9	16,244	21,722	37,966
November		0.0	0	21,722	21,722
December		0.0	0	21,722	21,722
Total	100%	179.0	162,443	152,053	314,496

### Notes:

1. Irrigation per vine is based on 0.5 acre-feet per acre of vines per WAA Guidelines.
2. Monthly vineyard irrigation percentages are based on our past experience with projects of this type.
3. Non-Irrigation Application is for managing tank levels and assumes a maximum of 5 operational days per month based on historic weather data (Summit Engineering NBRID Capacity Study, 1996) and a saturated soil infiltration rate of 0.1 gallons per square foot per day uniformly over the entire area.



“J”

## Stormwater Control Plan

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025

**DRAFT**

**Stormwater Control Plan  
For a Regulated Project for  
The Vineyard House Winery**

August 30, 2019

This plan was prepared using the instructions, criteria, and minimum requirements in the Bay Area Stormwater Management Agencies Association's (BASMAA's) *Post-Construction Manual*.

Prepared for:  
The Vineyard House Winery  
Care Of: Jeremy Nickel  
jeremy@tvhwinery.com

Prepared by:  
  
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Table 1. Project Data Form

Project Name/Number	The Vineyard House Winery
Application Submittal Date	August 2019
Project Location	1581 Oakville Grade Road Napa, CA 94558 APN 027-360-022
Project Phase No.	N/A
Project Type and Description	Winery Use Permit
Total Project Site Area (acres)	3+/- (total disturbed area)
Total New and Replaced Impervious Surface Area	11,765 square feet (approximate)
Total Pre-Project Impervious Surface Area	23,100 square feet (approximate)
Total Post-Project Impervious Surface Area	32,700 square feet (approximate)

## I. Setting

### I.A. Project Location and Description

The Vineyard House Winery applying for a Use Permit to construct a new cave and convert an existing barn and residence into a winery facility at their property located at 1581 Oakville Grade Road in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 027-360-022, is located off of a private driveway south of Oakville Cross Road.

The roughly 43 acre parcel is zoned Agricultural Watershed (AW). Topography can be described as gentle to steeply sloping with average slopes ranging from approximately <5% to in excess of 30%. The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows several soil types mapped on the property however the entire project area is mapped as Coombs gravelly loam, 2 to 5 percent slopes (Hydrologic Soil Group C).

Existing improvements on the property include a residence, a barn, gravel and dirt driveways, parking areas, vineyard, wastewater disposal systems, water systems and the associated access and utility infrastructure typical of this type of residential and agricultural development.

Runoff from the property generally flows from south to north via sheet and shallow concentrated flow and collects in onsite natural drainage channels and storm drain pipes that convey runoff away from the property and to the Napa River.

Proposed onsite improvements include modifications to the existing driveway and circulation, renovations to the existing barn and residence buildings to convert them to a winery use, construction of a new cave and covered work area and the related water and wastewater system



improvements needed to support the new winery. The planned site improvements are illustrated on The Vineyard House Winery Use Permit Conceptual Site Improvement Plans prepared by Applied Civil Engineering Incorporated.

## **I.B. Opportunities and Constraints for Stormwater Control**

Opportunities for stormwater control include

1. Gently sloping topography allows for collection of runoff to be routed to treatment areas at lower elevations
2. Large vegetated buffer (vineyard with cover crop) between project site and receiving waters.

Constraints for stormwater control include:

1. Limited space given most of site is developed with buildings, driveways and vineyards already.
2. Slowly permeable soils (HSG C)

## **II. Low Impact Development Design Strategies**

### **II.A. Optimization of Site Layout**

#### **II.A.1. Limitation of development envelope**

The building site envelope was minimized by including the following measures in the project design:

- Existing buildings are being used to house most winery functions. New barrel storage space is in underground cave rather than a new building.
- The existing access driveways and parking areas are being utilized wherever possible. Improvements to the existing driveway s are limited to the minimum needed for safe ingress and egress.

#### **II.A.2. Preservation of natural drainage features**

Stream setbacks are illustrated on the plans and the project abides by all required stream setback provisions. No modifications to natural drainage features are being proposed.

#### **II.A.3. Setbacks from creeks, wetlands, and riparian habitats**

Stream setbacks are illustrated on the plans and the project abides by all required stream setback provisions. No modifications to natural drainage features are being proposed.

#### **II.A.4. Minimization of imperviousness**

The development has been designed to be located on areas that have already been improved to the greatest extent possible.

Existing buildings are being utilized to house the required functions with the minimum new foot print necessary.

A majority of the new winery production and storage space will be contained in the below ground cave expansion rather than in a new building.



#### II.A.5. Use of drainage as a design element

Drainage design will be coordinated with the landscape design to provide an aesthetically pleasing site layout that addresses stormwater control requirements.

#### II.B. Use of Permeable Pavements

Permeable pavements have not been designated at this time. If permeable pavements are incorporated into the final design they will be designed in accordance with manufacturers' recommendations and the BASMAA Post-Construction Manual requirements.

#### II.C. Dispersal of Runoff to Pervious Areas

The site layout and topography will allow for dispersal of runoff from impervious surfaces to pervious areas (i.e. landscape and vegetated vineyard areas).

#### II.D. Stormwater Control Measures

Runoff from all impervious areas at the building site, including roofs and paved areas in the immediate vicinity of the winery facility, will be routed to vegetated receiving areas as shown on the Stormwater Control Plan Exhibit. Vegetated vineyard areas will filter, disperse and infiltrate runoff before it reaches the receiving waters.

### III. Documentation of Drainage Design

#### III.A. Descriptions of Each Drainage Management Area

##### III.A.1. Table of Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
-------------	--------------	--------------------

DMA #1	Roofs, driveways	24,500 +/-
--------	------------------	------------

##### III.A.2. Drainage Management Area Descriptions

**DMA #1**, totaling 24,500 square feet, drains building roofs and driveways. DMA #1 drains to Vegetated Receiving Area #1.

##### III.A.3. Tabulation and Sizing Calculations

##### III.A.4. Information Summary for Bioretention Facility Design

Total Project Area (Square Feet)	
N/A	

### III.A.5. Self-Treating Areas

DMA                      Area  
Name                      (square feet)

None	
------	--

### III.A.6. Self-Retaining Areas

DMA                      Area  
Name                      (square feet)

None	
------	--

### III.A.7. Vegetated Receiving Areas

DMA                      Area  
Name                      (square feet)

DMA #1	24,500 +/-
--------	------------

### III.A.8. Areas Draining to Self-Retaining Areas

DMA Name	Area (square feet)	Post- project surface type	Runoff factor	Product (Area x runoff factor)[A]	Receiving self- retaining DMA	Receiving self- retaining DMA Area (square feet) [B]	Ratio [A]/[B]
None							

### III.A.9. Areas Draining to Bioretention Facilities

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	Facility Name		
					Bioretention Area #1		
None					Sizing factor	Minimum Facility Size	Proposed Facility Size
Total=							

## Areas Draining to Vegetated Receiving Areas

DMA Name	Area (square feet)	Post-project surface type	Runoff factor	Product (Area x runoff factor) [A]	Vegetated receiving area DMA	Receiving self-retaining DMA Area (square feet) [B]	Ratio [A]/[B]
DMA #1	24,500	Impervious	1	24,500	#1	35,000	0.7

### IV. Source Control Measures

#### IV.A. Site activities and potential sources of pollutants

#### IV.B. Source Control Table

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
<input checked="" type="checkbox"/> Storm Drain Inlets	<input checked="" type="checkbox"/> Mark all inlets with the words "No Dumping! Drains to Waterway" or similar.	<input checked="" type="checkbox"/> Maintain and periodically repaint or replace inlet markings. <input checked="" type="checkbox"/> Provide stormwater pollution prevention information to all onsite personnel. <input checked="" type="checkbox"/> See applicable BMPs in Fact Sheet SC-44, "Drainage System Maintenance" in the CASQA Stormwater Quality Handbook at: <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a> <input checked="" type="checkbox"/> Include the following in lease agreements (if facility is leased): "Tenant shall not allow anyone to discharge anything to the storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
<input checked="" type="checkbox"/> Interior Floor Drains and Elevator Shaft Pumps	<input checked="" type="checkbox"/> All interior floor drains will be plumbed to the sanitary sewer or process waste as appropriate.	<input checked="" type="checkbox"/> Inspect and maintain drains to prevent blockage and overflow.



<input type="checkbox"/> Interior Parking Garages	<input type="checkbox"/> Parking garage floor drains will be plumbed to the sanitary sewer	<input type="checkbox"/> Inspect and maintain drains to prevent blockage and overflow.
<input checked="" type="checkbox"/> Indoor and Structural Pest Control	<input checked="" type="checkbox"/> Buildings will be designed to meet applicable code requirements to discourage entry of pests.	<input checked="" type="checkbox"/> Provide Integrated Pest Management information to Owners, lessees and operators.
<input checked="" type="checkbox"/> Landscape / Outdoor Pesticide Use / Building and Grounds Maintenance	<input checked="" type="checkbox"/> Landscape will be designed to accomplish the following: Preserve existing native trees, shrubs and groundcover to the maximum extent practicable.  Minimize irrigation and runoff, promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.  Where landscape areas are used to retain or detain stormwater plants that are tolerant of saturated soil conditions will be used.  Pest resistant plants will be specified where practicable.  Plants will be selected for site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions.	<input checked="" type="checkbox"/> Maintain landscaping using the minimum required or no pesticides and fertilizers.  <input checked="" type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance" in the CASQA Stormwater Quality Handbook at: <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a>  <input checked="" type="checkbox"/> Provide IPM information to new owners, lessees and operators.
<input type="checkbox"/> Pools, Spas, Ponds, Decorative Fountains and other Water Features	<input type="checkbox"/> Do not connect to onsite wastewater disposal systems. Drain to landscape area for infiltration	<input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance" in the CASQA Stormwater Quality Handbook at: <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a>
<input type="checkbox"/> Food Service	<input type="checkbox"/> Restaurants, grocery	<input type="checkbox"/> Drain must be connected to grease interceptor and



	stores and other food service operations will have a floor sink or other area for cleaning floor mats, containers and equipment located either indoors or in a covered area outdoors.	grease interceptor must be pumped whenever solids accumulate to 35% of total tank capacity.
<input checked="" type="checkbox"/> Refuse Areas	<input checked="" type="checkbox"/> Refuse and recycling will be collected in the trash enclosure. The enclosure will be fenced to prevent dispersal of materials. If covered, the area will be drained to the sanitary sewer system. If not covered, all bins will have water tight lids. Adjacent areas will be graded to prevent run-on.	<input checked="" type="checkbox"/> Refuse area must be patrolled and cleaned regularly.
<input checked="" type="checkbox"/> Industrial Processes	<input checked="" type="checkbox"/> All winery processing activities to be performed indoors or outdoors under roof. No processes to drain to exterior or to storm drain system.	<input checked="" type="checkbox"/> See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at: <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a>
<input checked="" type="checkbox"/> Outdoor Storage (Equipment or Materials)	<input checked="" type="checkbox"/> All winemaking materials to be used onsite are to be unloaded and immediately moved to a covered area to minimize exposure to rainfall.  <input checked="" type="checkbox"/> Material deliveries shall be scheduled for times when it is not raining to minimize exposure to	<input checked="" type="checkbox"/> See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials" in the CASQA Stormwater Quality Handbooks at:  <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a>

	rainfall. <input checked="" type="checkbox"/> Facility shall comply with Napa County requirements for Hazardous Waste Generation, Storage and Disposal, Hazardous Materials Release Response and Inventory, California Accidental Release (CalARP) and Uniform Fire Code Article 80 Section 103(b) & (c) 1991	
<input checked="" type="checkbox"/> Vehicle and Equipment Cleaning	<input checked="" type="checkbox"/> No vehicle or equipment washing will be performed onsite. All employees will be informed that car washing is prohibited.	<input checked="" type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/> Vehicle and Equipment Repair and Maintenance	<input checked="" type="checkbox"/> No vehicle or equipment repairs will be performed onsite. All employees will be informed that vehicle maintenance onsite is prohibited.	<input checked="" type="checkbox"/> Notify all future owners, lessees and operators that the following restrictions apply to this site: <input checked="" type="checkbox"/> No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinse water from parts cleaning into storm drains. <input checked="" type="checkbox"/> No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. <input checked="" type="checkbox"/> No person shall leave unattended parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.
<input type="checkbox"/> Fuel Dispensing Areas	No vehicle fueling will be performed onsite. All employees will be informed that vehicle fueling onsite is prohibited.	<input type="checkbox"/> The property owner, lessee or operator, as applicable, shall dry sweep the fueling area routinely. <input type="checkbox"/> See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at: <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a>
<input type="checkbox"/> Loading Docks	<input type="checkbox"/> Loading docks shall be	<input type="checkbox"/> Move loaded and unloaded items indoors as soon as

	<p>covered and graded to minimize run-on to and runoff from the loading area.</p> <p><input type="checkbox"/> Roof downspouts shall be positioned to direct stormwater away from the loading area.</p> <p><input type="checkbox"/> Water from loading dock areas shall be drained to a containment system that is pumped regularly to avoid overflows.</p>	<p>possible. See Fact Sheet SC-30, "Outdoor Loading and Unloading" in the CASQA Stormwater Quality Handbooks at:</p> <p><a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a></p>
<p><input checked="" type="checkbox"/> Fire Sprinkler Test Water</p>	<p><input checked="" type="checkbox"/> Provide a means to drain fire sprinkler test water to infiltrate into landscaping and not discharge to the storm drain.</p>	<p><input checked="" type="checkbox"/> See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at:</p> <p><a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a></p>
<p>Miscellaneous Drain, Wash Water or Other Sources</p> <p><input checked="" type="checkbox"/> Boiler Drain Lines</p> <p><input checked="" type="checkbox"/> Condensate Drain Lines</p> <p><input checked="" type="checkbox"/> Rooftop Equipment</p> <p><input type="checkbox"/> Drainage Sumps</p> <p><input checked="" type="checkbox"/> Roofing, Gutters and Trim</p> <p><input type="checkbox"/> Other:</p>	<p><input checked="" type="checkbox"/> Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.</p> <p><input checked="" type="checkbox"/> Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur.</p> <p><input checked="" type="checkbox"/> Condensate drain lines may not discharge to the</p>	<p>If architectural copper is used, implement the following BMPs for management of rinsewater during installation:</p> <p><input type="checkbox"/> If possible, purchase copper materials that have been pre-patinated at the factory.</p> <p><input type="checkbox"/> If patination is done on-site, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site.</p> <p><input type="checkbox"/> Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff.</p>



	storm drain system. <input checked="" type="checkbox"/> Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. <input type="checkbox"/> Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. <input type="checkbox"/> Include controls for other sources as specified by local agency.	<input type="checkbox"/> Implement the following BMPs during routine maintenance: <input type="checkbox"/> Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling offsite.
<input checked="" type="checkbox"/> Plazas, Sidewalks and Parking Lots	None.	<input checked="" type="checkbox"/> Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and haul offsite to municipal waste treatment plant for disposal, do not discharge to a storm drain.

#### IV.C. Features, Materials, and Methods of Construction of Source Control BMPs

Full design specifications for all source control BMPs will be submitted with the building permit drawing package.

### V. Stormwater Facility Maintenance

#### V.A. Ownership and Responsibility for Maintenance in Perpetuity

The Applicant must commit to executing a Post Construction Stormwater BMP Maintenance Agreement which will be recorded with Napa County. This agreement will obligate the applicant to accept responsibility for operation and maintenance of stormwater treatment and flow-control facilities in perpetuity or until such time as this responsibility is formally transferred to a subsequent property owner. Refer to the Stormwater Treatment Facilities Operation and Maintenance Plan for The Vineyard House Winery for detailed requirements.

#### V.B. Summary of Maintenance Requirements for Each Stormwater Facility

The bioretention facilities will be maintained on the following schedule at a minimum. Details of maintenance responsibilities and procedures will be included in a Stormwater Facility Operation and Maintenance Plan to be submitted for approval prior to the completion of construction.

At no time will synthetic pesticides or fertilizers be applied, nor will any soil amendments, other than aged compost mulch or sand/compost mix, be introduced.

**Daily:** The facilities will be examined for visible trash during regular policing of the site, and trash will be removed.

**After Significant Rain Events:** A significant rain event is one that produces approximately a half-inch or more rainfall in a 24-hour period. Within 24 hours after each such event, the following will be conducted:

The surface of the facility will be observed to confirm there is no ponding.

- Inlets and outlets will be inspected, and any accumulations of trash or debris will be removed.
- The surface of the mulch layer will be inspected for movement of material. Mulch will be replaced and raked smooth if needed.

**Prior to the Start of the Rainy Season:** In September or each year, the facility will be inspected to confirm there is no accumulation of debris that would block flow, and that growth and spread of plantings does not block inlets or the movement of runoff across the surface of the facility.

**Annual Landscape Maintenance:** In December – February of each year, vegetation will be cut back as needed, debris removed, and plants and mulch replaced as needed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

Refer to the Stormwater Treatment Facilities Operation and Maintenance Plan for The Vineyard House Winery for additional stormwater facility maintenance requirements.

## VI. Construction Checklist

Stormwater  
Control  
Plan  
Page #

Source Control or Treatment Control  
Measure

C10	Vegetated Receiving Area #1	
C10	Storm Drain Inlets	
C10	Interior Floor Drains and Elevator Shaft Pumps	
N/A	Interior Parking Garages	
C10	Indoor and Structural Pest Control	
C10	Landscape / Outdoor Pesticide Use / Building and Grounds Maintenance	



N/A	Pools, Spas, Ponds, Decorative Fountains and other Water Features	
N/A	Food Service	
C10	Refuse Areas	
C10	Industrial Processes	
N/A	Outdoor Storage (Equipment or Materials)	
N/A	Vehicle and Equipment Cleaning	
N/A	Vehicle and Equipment Repair and Maintenance	
N/A	Fuel Dispensing Areas	
N/A	Loading Docks	
C10	Fire Sprinkler Test Water	
C10	Miscellaneous Drain, Wash Water or Other Sources Boiler Drain Lines Condensate Drain Lines Rooftop Equipment Drainage Sumps Roofing, Gutters and Trim Other:	
C10	Plazas, Sidewalks and Parking Lots	

## VII. Certifications

This preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are intended to be in accordance with the current edition of the BASMAA *Post-Construction Manual* as required by Napa County.

“K”

## Road and Street Standards Exception Requests

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025



October 4, 2024

Job No. 10-130

Steve Lederer, Director  
Napa County Public Works Department  
1195 Third Street, Suite 101  
Napa, California 94559

Re: Request for Exception to the Napa County Road and Street Standards for  
The Vineyard House Winery Use Permit Application - Left Turn Lane Geometry  
1581 Oakville Grade Road, Napa, CA 94558  
Napa County APN 027-360-022  
P18-00448

Dear Mr. Lederer:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit application for The Vineyard House Winery. We are providing this information for your review and final decision pursuant to Section 3 of the 2023 Napa County Road and Street Standards. Section 3 allows exceptions to the Standards provided that the exception provides the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare and:

1. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural watercourses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like;
2. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or
3. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

It is our opinion that approving the subject Use Permit application along with the proposed left turn lane improvements and granting this requested exception to the Standards for specific and limited portions of the left turn lane will:

1. Reduce the removal of heritage oak and other mature native trees and vegetation;
2. Minimize the need for grading on the steep slopes;
3. Allow for completion of road improvements within the limitations of the existing legal and topographic constraints;
4. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare; and
5. Improve emergency vehicle access to the subject property and the area in general.

The remainder of this letter describes the proposed project, provides background information regarding existing access conditions, outlines the proposed driveway improvements, identifies specific areas where an exception to the Standards is being requested and provides justification for the requested exception.

### **Project Description**

The Vineyard House is applying for a Use Permit to construct and operate a new winery at their property located at 1581 Oakville Grade Road in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 027-360-022, is located along a private driveway approximately 0.4 miles south of the intersection of the private driveway and Oakville Grade Road.

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

- Wine Production:
  - 20,000 gallons of wine per year
  - Crushing, fermenting, aging and bottling
- Employees:
  - 4 full time
  - 2 part time
- Marketing Plan:
  - Daily Tours and Tastings by Appointment
    - 12 visitors per day maximum
    - 60 visitor per week average

- Small Group Marketing Events
  - 12 per year
  - 20 guests maximum
  - Food prepared offsite by catering company
- Non-Profit or Industry Events
  - 1 per year
  - 50 guests maximum
  - Food prepared offsite by catering company
  - Portable toilets brought in for guest use
- Harvest Party or Related Event
  - 1 per year
  - 100 guests maximum
  - Food prepared offsite by catering company
  - Portable toilets brought in for guest use

Existing improvements on the property include a single-family residence, a barn / viticulture office, vineyards and the associated access and utility infrastructure typical for this type of residential and agricultural development. The historic main residence will be converted to hospitality use. A new cave and winery facilities will be constructed as part of this proposal. A new left turn lane on Oakville Grade Road at the private driveway intersection is proposed as part of the project. Please see The Vineyard House Winery Use Permit Conceptual Site Improvement Plans for approximate locations of existing and proposed site features.

### **Napa County Road and Street Standards Left Turn Lane Requirements**

The Napa County Road and Street Standards require two twelve foot wide travel lanes, an eleven foot wide turn pocket and four feet of shoulder on each side of the road as part of the standard geometry for a left turn lane on a County Road.

### **Request for Exception to Napa County Road and Street Standards**

While the Applicant proposes to install a left turn lane it is not feasible to construct a left turn that fully complies with the Standards given unique conditions that exist where the project driveway connects to Oakville Grade Road. More specifically, there exist steep slopes on both the north and south sides of Oakville Grade Road just west of the subject private driveway intersection. Any widening in this area requires significant grading and vegetation removal on steep slopes.

During the process of design it was determined that it is not feasible to install a fully compliant left turn lane due to the significant topographic and environmental constraints and limited width of the existing right of way. However, a slightly modified version of the left turn lane was studied and found to be feasible with the incorporation of a retaining wall on the north side of Oakville Cross Road. The requested modification of the left turn lane utilizes eleven-foot wide lanes and a ten-foot wide turn pocket with two-foot wide shoulders to work within the limits of the existing right of way and topographic and environmental constraints.



Creating the additional widening (approximately seven feet) required for a fully compliant left turn lane would require substantial grading on steep slopes, removal of at least 10 mature, native oak and other native tree species all greater than 6 "dbh as well as acquisition of right of way from private property owned by others.

Conclusions & Findings In Support of Exception Request

It is our opinion that this request to modify the required left turn lane geometry as shown on the attached improvement plans meets the criteria established in Section 3 of the Standards to grant the requested exception. More specifically, approval of the proposed exception will:

1. Preserve mature native trees on steeply sloping hillsides;
2. Minimize the need for grading on steep slopes;
3. Abide by the limitations of the existing access easements;
4. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare.

We trust that this information is sufficient for processing of this request. Please contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:

*Michael R. Muelrath*

Michael R. Muelrath, R.C.E. 67435  
Principal



Copy:

Jeremy Nickel, The Vineyard House Winery (via email)  
Jeffrey Redding (via email)  
Paul Kelley, Paul Kelley Architecture (via email)

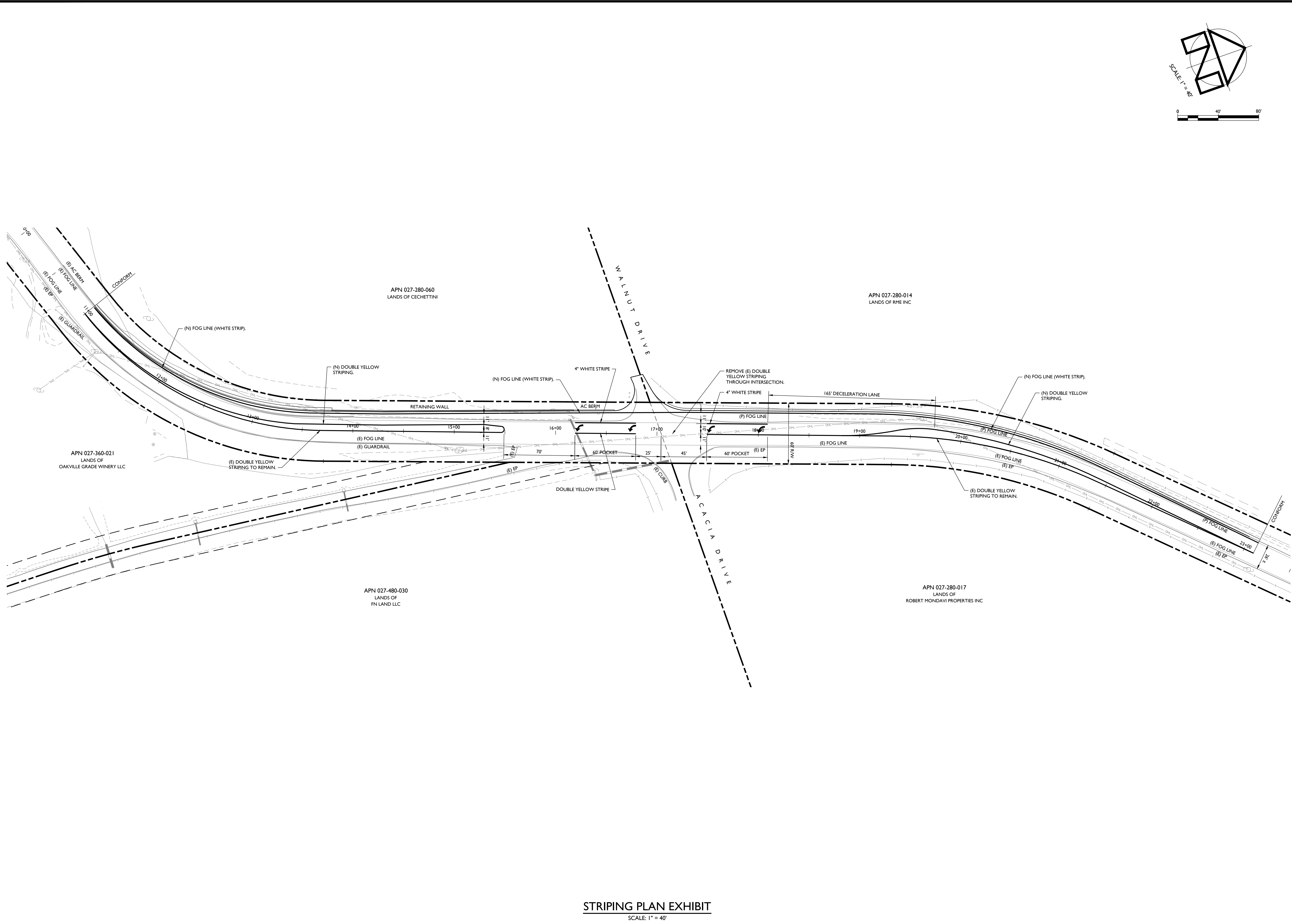
Enclosures:

The Vineyard House Winery Left Turn Lane Exhibit

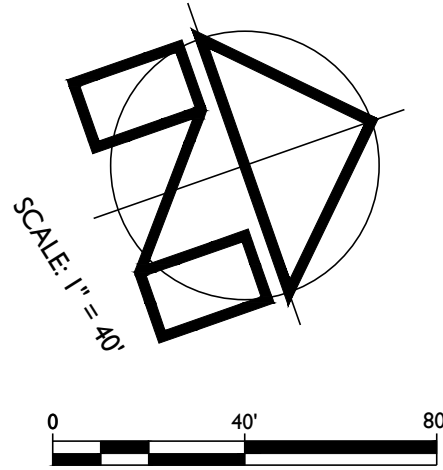






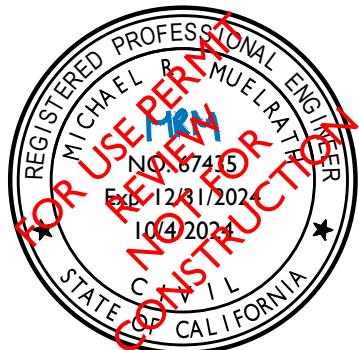


STRIPING PLAN EXHIBIT  
SCALE: 1" = 40'



THE VINEYARD HOUSE WINERY  
STRIPING PLAN EXHIBIT

PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY: SMI  
CHECKED BY: MRM  
DATE: OCTOBER 4, 2024  
REVISIONS: BY:

JOB NUMBER: 10-130  
FILE: 10-130EXH\_LTL-STRIPING.DWG  
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:  
C2  
OF  
2



December 21, 2018  
August 30, 2019 (Revision #1)  
March 28, 2022 (Revision #2)

Job No. 10-130

Mr. David Morrison, Director  
Napa County Planning, Building and Environmental Services Department  
1195 Third Street, Suite 210  
Napa, California 94559

Re: Request for Exception to the Napa County Road and Street Standards for  
The Vineyard House Winery Use Permit Application  
1581 Oakville Grade Road, Napa, CA 94558  
Napa County APN 027-360-022

Dear Mr. Morrison:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit application for The Vineyard House Winery. We are providing this information for your review and final decision by the Conservation, Development and Planning Commission pursuant to Section 3 of the Napa County Road and Street Standards. Section 3 allows exceptions to the Standards provided that the exception still provides the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare and:

1. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural watercourses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like;
2. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or
3. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

It is our opinion that approving the subject Use Permit application along with the proposed significant driveway improvements and granting this requested exception to the Standards for a portion of the existing driveway will:

1. Reduce the removal of heritage oak and other mature native trees and vegetation;
2. Minimize the need for grading on the steep slopes;
3. Allow for completion of road improvements within the limitations of the existing legal and topographic constraints;
4. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare; and
5. Improve emergency vehicle access to the subject property and the area in general.

The remainder of this letter describes the proposed project, provides background information regarding existing access conditions, outlines the proposed driveway improvements, identifies specific areas where an exception to the Standards is being requested and provides justification for the requested exception.

### **Project Description**

The Vineyard House is applying for a Use Permit to construct and operate a new winery at their property located at 1581 Oakville Grade Road in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 027-360-022, is located along a private driveway approximately 0.4 miles south of the intersection of the private driveway and Oakville Grade Road.

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

- Wine Production:
  - 20,000 gallons of wine per year
  - Crushing, fermenting, aging and bottling
- Employees:
  - 4 full time
  - 2 part time



- Marketing Plan:
  - Daily Tours and Tastings by Appointment
    - 12 visitors per day maximum
    - 60 visitor per week average
  - Small Group Marketing Events
    - 12 per year
    - 20 guests maximum
    - Food prepared offsite by catering company
  - Non-Profit or Industry Events
    - 1 per year
    - 50 guests maximum
    - Food prepared offsite by catering company
    - Portable toilets brought in for guest use
  - Harvest Party or Related Event
    - 1 per year
    - 100 guests maximum
    - Food prepared offsite by catering company
    - Portable toilets brought in for guest use

Existing improvements on the property include a single family residence, a barn / viticulture office, vineyards and the associated access and utility infrastructure typical for this type of residential and agricultural development. The main residence and barn / viticulture office buildings both become part of the winery facility and a new cave will be constructed as part of this proposal. Please see The Vineyard House Winery Use Permit Conceptual Site Improvement Plans for approximate locations of existing and proposed site features.

### **Existing Access Road Conditions**

Access to The Vineyard House Winery property is via a shared private driveway off of Oakville Grade Road. The shared private driveway extends approximately 0.4 miles from Oakville Grade Road to the proposed winery site. The private driveway is shared by several properties in the general area with both agricultural (vineyards and wineries) and residential uses. The driveway traverses steeply sloping hillsides for the first 0.2 +/- miles and then more gently sloping topography for the remaining 0.2 +/- miles to the project site. Although the driveway crosses steep terrain in some areas the longitudinal slope along the entire driveway up to the project site is gentle averaging well under 16%. The shared driveway is paved with asphalt for the entire length and general averages 14 feet in paved width. Please refer to The Vineyard House Winery Use Permit Conceptual Site Improvement Plans for illustrations of the shared private driveway.

## **Napa County Road and Street Standards Requirements**

The Napa County Road and Street Standards require that private access driveways serving wineries provide two (2) 10-foot-wide travel lanes (20 feet total), 22 feet of horizontal clearance, 15 feet of vertical clearance, 50 foot minimum inside turning radius and a maximum 16% longitudinal slope (provisions are made to allow slopes up to 18% if paved with asphalt and up to 20% in certain circumstances if there are less sloping areas above and below the 20% section).

## **Proposed Driveway Improvements and Request for Exception to Napa County Road and Street Standards**

Improving the existing shared private driveway to the full 20 foot width along the entire length would require substantial grading on steep slopes, modification of existing drainage courses and removal of at least 30 or more mature, native oak and other trees. Furthermore, these improvements would require construction of large retaining walls along the length of the driveway or grading outside of the existing easement that the property owner does not have the legal means to achieve.

During our review of site conditions, it was determined that the driveway width can be improved to meet the Standards for approximately one-half of the length of the driveway without undue environmental impacts and within the constraints of the existing easements. Therefore, The Vineyard House Winery is proposing to widen the driveway to the full Standard of 20' wide plus 2' of additional horizontal clearance from STA 23+00 all the way to the building site. This portion of the driveway will fully conform to the Standards after the improvements are constructed as proposed in this application.

In order to minimize environmental impacts, preserve many existing mature trees along the roadway and work within the confines of their existing legal easements across other properties The Vineyard House Winery is requesting an exception to the Napa County Road and Street Standards for the portion of the driveway from STA 10+00 (Oakville Grade Road) to STA 23+00 to allow reduced driveway widths and a non-standard geometrical layout at the intersection with Oakville Grade Road. In these areas the road is already as wide as is feasible without requiring grading on steep slopes and removal of mature native trees. This section of driveway is compliant in terms of slope and the exception is only being requested for width. In order to improve ingress and egress conditions three turnouts are proposed to be constructed along this section of roadway to allow vehicles to pass and to provide the same overall practical effect as the Standards. Based on a site visit with Napa County Engineering and Fire Department staff (Daniel Basore and Chase Beckman) on March 1, 2019 the turnouts at STA 14+50 and 18+50 were further enlarged to provide "double length" turnouts.

In order to provide the same overall practical effect as a Standard connection to Oakville Cross Road a sign will be provided to advise exiting vehicles to perform a right turn only and to prevent left turns out of the driveway onto Oakville Cross Road. Additionally, all guests and employees of The Vineyard House will be informed of the access conditions and will be advised to enter the driveway from the east and exit to the east to avoid the difficult maneuvers to and from the west that result from the non-standard driveway connection to Oakville Cross Road.

### Justification of Exception

As previously described, Section 3.D. of the Napa County Road and Street Standards, states that an exception to the Road and Street Standards may be granted if the exception will preserve unique features of the natural environment (including native trees, watercourses, steep slopes and geologic features) and the proposed project provides the same overall practical effect as the Standards towards providing defensible space, and consideration towards life, safety and public welfare.

Granting of this exception will preserve at least 30 mature native trees. The proposed turnouts have been designed to be inter-visible and therefore will allow vehicles to pass and provide the same overall practical effect as the Standards in providing safe ingress and egress conditions.

In addition to the proposed turnouts, full widening of a significant portion of the driveway and signage to direct traffic to and from the east, several other measures have been incorporated into the project design to provide the “same overall practical effect” as the Standards towards providing defensible space and consideration towards life, safety and public welfare. Below is a summary of the proposed measures:

#### *Defensible Space*

1. Horizontal and vertical vegetation management will be implemented along the entire length of the existing driveway and around the existing and proposed structures on the subject property to create defensible space. This will include vegetation management and modification 10 feet horizontally and 15 feet vertically along all private access roads and 100 feet (or to the nearest property or easement line) around buildings in accordance with Napa County Fire Department requirements.

#### *Life Safety and Public Welfare*

1. Address signage for existing and proposed uses on the subject property will be upgraded as needed to comply with County Fire Department Standards to improve emergency vehicle accessibility.
2. A robust fire protection system is in place and will be upgraded as necessary to comply with all building code requirements. The system includes a storage tank and fire pump that supply hydrants around the facility and sprinklers within the barn building. It is expected that the house will be outfitted with sprinklers when it is converted to a winery use.

Section 3.F. of the Standards specifically identifies that built in fire protection systems can be used to help achieve the same overall practical effect as the Standards towards providing defensible space, consideration of life, safety and public welfare and not compromising civilian access or Fire Department access.

### Conclusions & Findings In Support of Exception Request

It is our opinion that this request to allow the existing access driveway to be approved with the proposed significant improvements and with one segment that does not strictly comply with the Standards meets the criteria established in Section 3 of the Standards. More specifically, approval of the proposed exception will:

1. Preserve mature native trees on steeply sloping hillsides;
2. Minimize the need for grading on steep slopes;
3. Abide by the limitations of the existing access easements;
4. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare.

We trust that this information is sufficient for processing of this request. Please contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:

*Michael R. Muelrath*

---

Michael R. Muelrath, R.C.E. 67435  
Principal



Copy:

Jeremy Nickel, The Vineyard House Winery (via email)  
Paul Kelley, Paul Kelley Architecture (via email)

Enclosures:

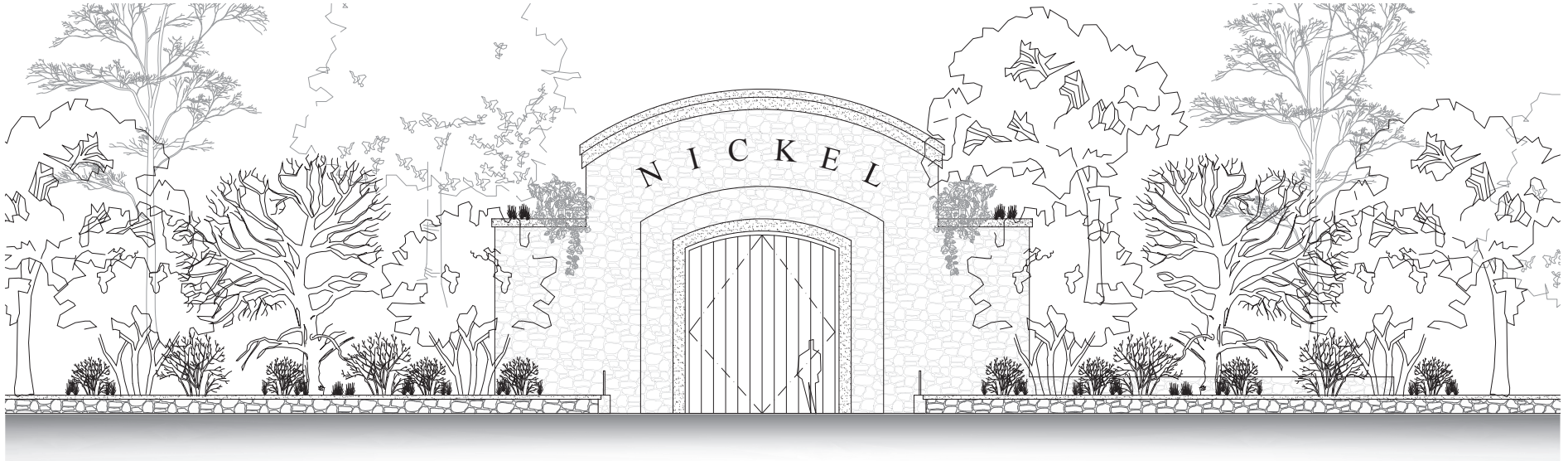
The Vineyard House Winery Use Permit Conceptual Site Improvement Plans

“L”

## Graphics

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025





# THE VINEYARD HOUSE WINERY

USE PERMIT EXHIBITS

1581 OAKVILLE GRADE ROAD, OAKVILLE, CA

APN: 027-360-022-000

FOR JEREMY JUSTIN NICKEL

## CONTACTS

**OWNER**  
Jeremy Justin Nickel  
The Vineyard House Winery LLC  
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jeremy@vhwinery.com

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David Green and Co.  
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Megan W. Stromberg Consulting  
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megan@mwsstromberg.com

**CAVE CONSULTANT**  
Scott Lewis  
Provost & Pritchard Consulting Group  
19969 Greenleaf Rd, Suite J  
Sonoma CA 95370  
(866) 776-6200 | Ext: 263  
slewis@ppeng.com

## PROJECT DATA

APN Number: 027-360-022-000  
Project Address: 1581 Oakville Grade Rd.  
Oakville, CA  
Parcel Area: 1,872,296 SQ. FT. (42.9 acres)  
Occupancy: Mixed  
Zoning: AW (Agricultural Watershed)  
Fire Hazard Severity Zone: Moderate, Very High  
Napa County Viewshed: N/A  
Overlay: N/A  
Flood Design Data: N/A

## APPLICATION

Use Permit Application for a new 20,000 gallon winery and cave with adaptive reuse of a historic residence as a tasting and winery accessory use building. The entitlement request is for a new winery use permit, conservation regulations exception and a road exception.

## SHEET INDEX

0-00 Cover Sheet  
0-01 Winery FAR Calculations

**SITE**  
1-01 Existing Site Plan  
1-02 Existing Area Plan  
1-03 Proposed Area Plan

**LANDSCAPE**  
L1 Riparian Enhancement Concept

**CIVIL DRAWINGS**  
C1 Overall Site Plan  
C2 Driveway Plan STA  
C3 Driveway Plan STA  
C4 Driveway Sections STA  
C5 Driveway Sections STA  
C6 Winery Site Plan  
C7 Winery Site Improvement Plan - North  
C8 Winery Site Improvement Plan - South  
C9 Soils Disposal Area Plan  
C10 Impervious Surface Exhibit  
C11 Stormwater Control Plan

**WINERY (CAVE)**  
2-01 Proposed Winery / Cave Floor Plan  
2-02 Proposed Cave Spoils Plan  
2-03 Proposed Winery Exterior Elevations  
2-04 Proposed Winery Exterior Elevations  
2-05 Winery / Cave Building Sections  
2-06 Winery / Cave Building Sections  
2-07 Enlarged Portal / Crush Pad Sections  
2-08 Enlarged Tunnel Sections  
2-09 Existing Site Photo Documentation

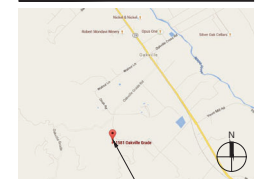
**HISTORIC BALDRIDGE HOUSE**  
3-01 Existing Lower Floor Plan  
3-02 Lower Floor Demolition Plan  
3-03 Proposed Lower Floor Plan  
3-04 Existing Upper Floor Plan  
3-05 Upper Floor Demolition Plan  
3-06 Proposed Upper Floor Plan  
3-07 Roof Plan  
3-08 Existing Photo Documentation  
3-09 Existing Photo Documentation  
3-10 Existing/Proposed Exterior Elevations  
3-11 Existing/Proposed Exterior Elevations  
3-12 Existing/Proposed Exterior Elevations  
3-13 Existing/Proposed Exterior Elevations  
3-14 Proposed Elevation Details

## GIS AERIAL VIEW



APN: 027-360-022-000

## VICINITY MAP



PROJECT LOCATION

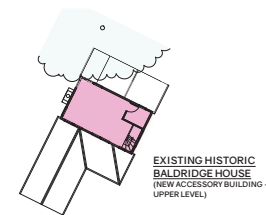
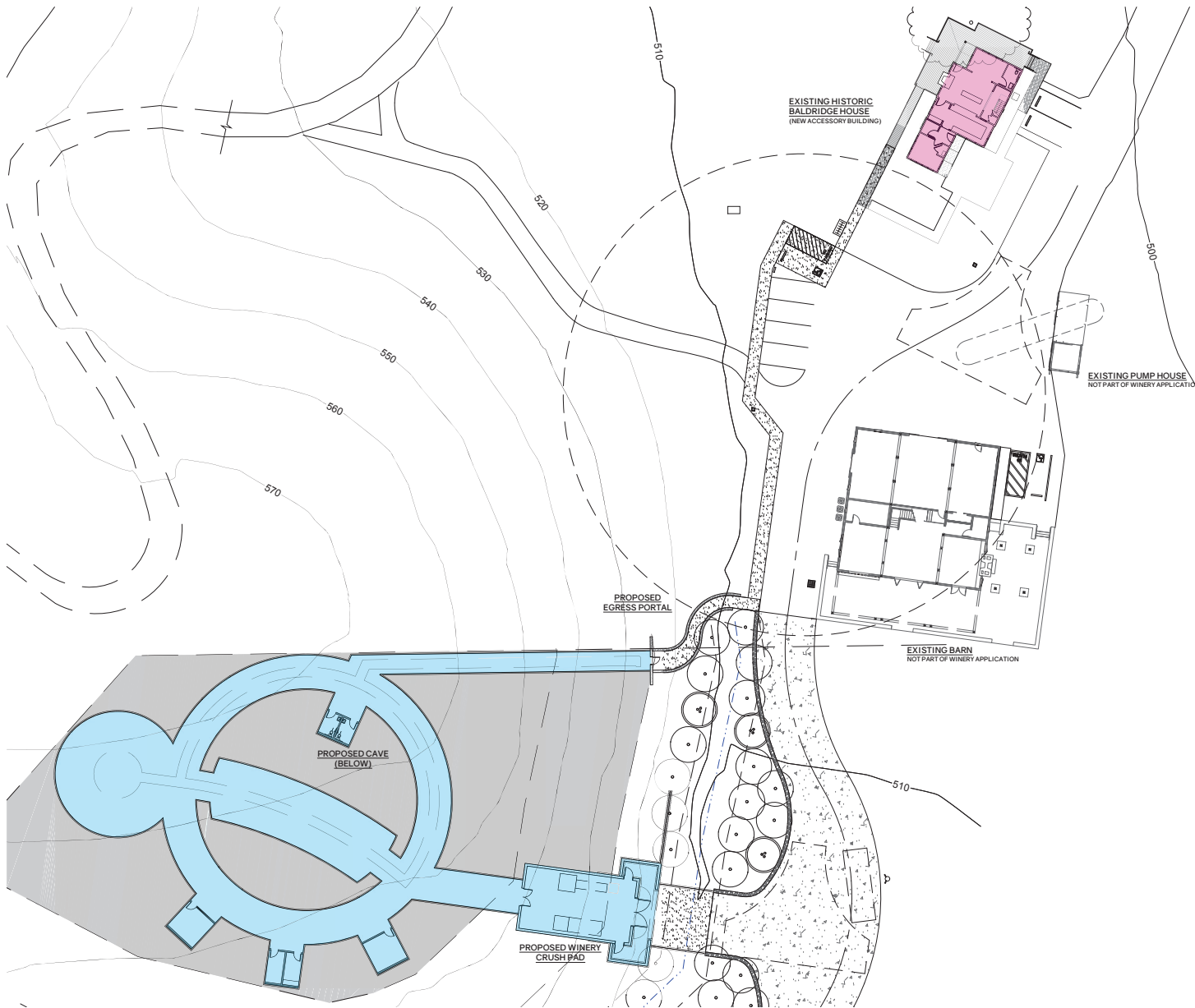


Project:  
The Vineyard House Winery  
Project Address:  
1581 Oakville Grade Road  
Oakville, CA 94562  
APN: 027-360-022-000  
Date:  
July 11, 2022

USE PERMIT RESUBMITTAL

0-00

Sheet No.



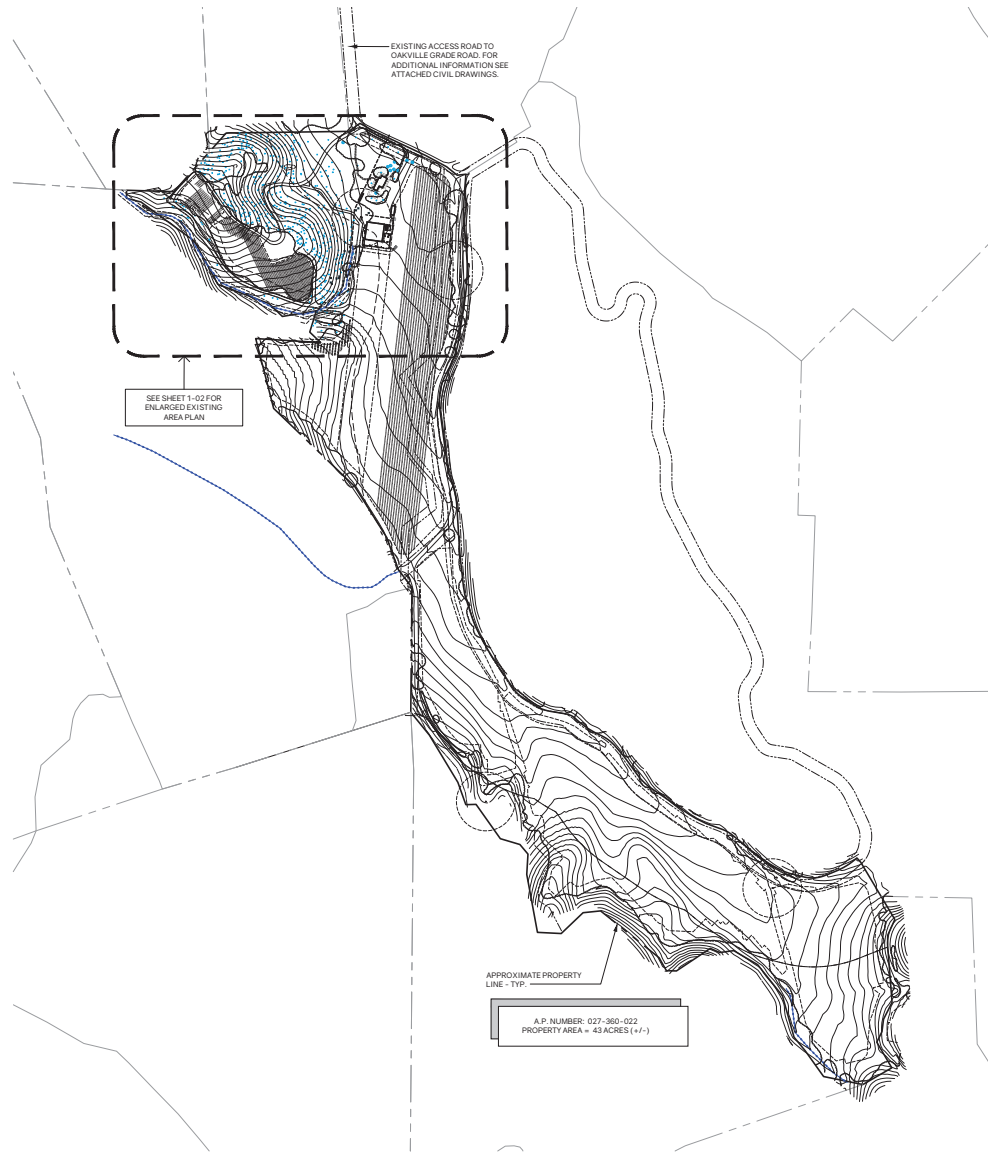
**BALDRIDGE HOUSE  
F.A.R. CALCULATIONS - UPPER LEVEL**  
SCALE: 1" = 20'-0"

WINERY USE LEGEND	
	PRODUCTION USE
	ACCESSORY USE

**The Vineyard House Winery**  
Proposed Winery Floor Area Summary

10/4/22

Building/Area (sq. ft.)	Accessory	Production	Bldg. Total
<b>Existing:</b>			
<b>Building A - Existing Residence (Exterior Spaces Not Included)</b>			
Lower Floor - Tasting Room	209	-	
Lower Floor - Tasting Bar	100	-	
Lower Floor - History Room	147	-	
Lower Floor - Accessible Toilet Room	65	-	
Lower Floor - Stairwell	116	-	
Lower Floor - Serving Kitchen	277	-	
Lower Floor - Vestibule	44	-	
Lower Floor - Wine Storage	42	-	
Lower Floor - Mech/Elec Coset	20	-	
Lower Floor - Office	147	-	
Upper Floor - Owner's Private Office	344	-	
Upper Floor - Accessible Toilet Room	56	-	
<b>Totals:</b>	<b>1,567</b>	<b>13,057</b>	<b>14,624</b>
<b>Proposed:</b>			
<b>Proposed Building B - Cave</b>			
Cave	-	11,241	13,057
Accessory Use Area	-	-	-
Covered Crush/Bottling Area	-	1,344	-
Winery Vestibule	-	472	-
<b>Totals:</b>	<b>1,567</b>	<b>13,057</b>	<b>14,624</b>
Accessory to Production Ratio = (Not to exceed 0.400)			<b>0.120</b>



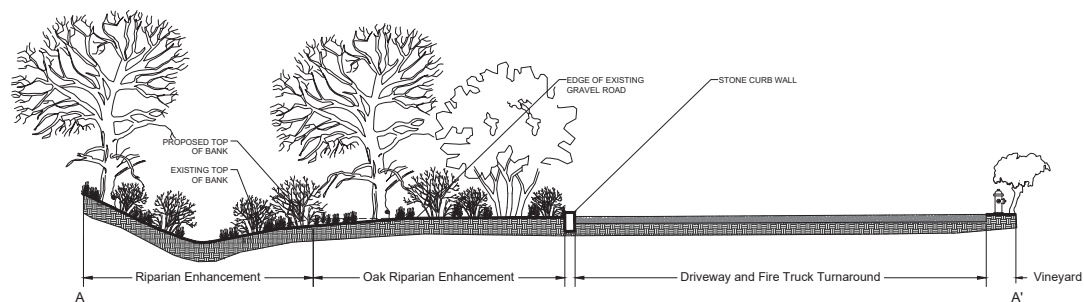
THE VINEYARD HOUSE WINERY - EXISTING SITE PLAN  
SCALE: 1"=200'-0"





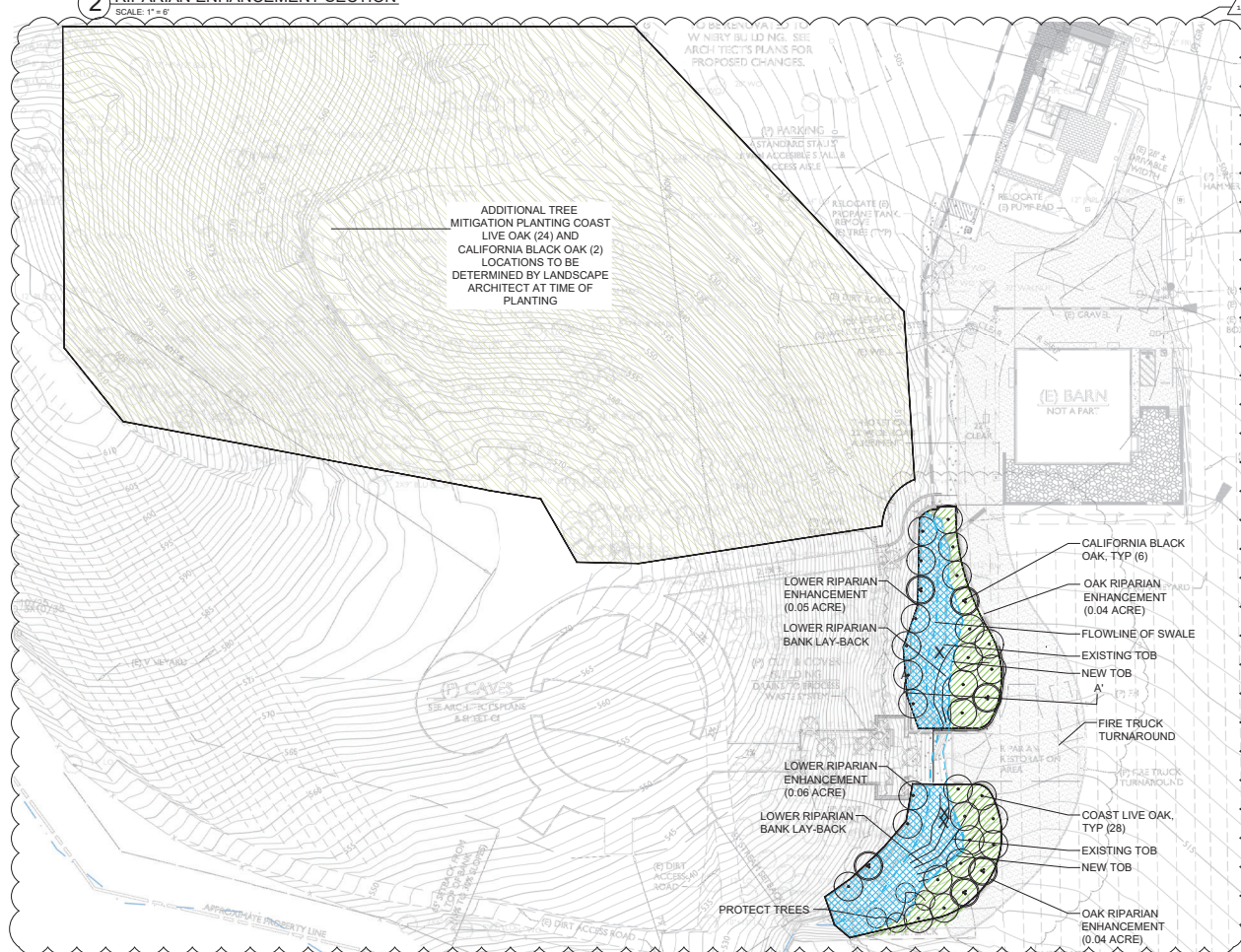






**2 RIPARIAN ENHANCEMENT SECTION**

SCALE: 1" = 6'



**1 RIPARIAN ENHANCEMENT AND TREE REPLACEMENT CONCEPT PLAN**

SCALE: 1" = 40'

## RIPARIAN, OAK RIPARIAN ENHANCEMENT AND TREE REPLACEMENT CONCEPT PLAN:

**SUMMARY:** Conduct riparian enhancement activities to replace lost floodplain and riparian habitat functioning associated with the proposed stream crossing for a new cave entrance and crush pad. Enhancement activities are located both upstream and downstream of the proposed cave entrance and crush pad, and would produce approximately 0.19 acres of mitigation as riparian enhancement.

**PROPOSED WORK:** Riparian enhancement activities include laying back the right bank of the stream using a 4:1 slope to create a wider stream channel and adjacent areas for oak riparian woodland and forest plantings. All non-native plantings in the footprint of the proposed enhancement activities would be removed and replaced with new native riparian trees, shrubs and herbaceous plants in the understory. Plantings would be located along both stream banks. Typical tree plantings include California bay, big-leaf maple, and coast live oak; shrubs include madrone in drier settings on the left bank, hillside gooseberry, snowberry, and California rose; and herbaceous plants include rigid hedge nettle and bracken fern. Irrigation of the planted areas would be required, in addition to monitoring and maintenance of the enhancement areas for a period of 5 years to ensure the mitigation is successful and satisfy regulatory agency permit requirements.

**ADDITIONAL TREE REPLACEMENT:** Within the Riparian and Oak Riparian Enhancement Areas, 34 trees are proposed. Within the Mitigation Planting Area, 12 Coast Live Oak and 2 California Black Oak trees will be planted. Exact planting locations shall be determined at the time of installation with over site and approval by the Landscape Architect. All new oak planting will be protected from herbivory and installed with at least a 2-foot diameter mulch basin. Temporary irrigation or hand watering will be provided for 1-3 years until trees are established.

### RIPARIAN ENHANCEMENT PLANTING (0.11 ACRE)

BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	15
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	15
BACHARIS PILULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CAREX SENTA	ROUGH SEDGE	PLUG	2
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
ELYMUS GLAUCUS	WILLOWHERB	SEED	N/A
FESTUCA MICROSTACHYS	SMALL FESCUE	SEED	N/A
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	N/A
ROSA CALIFORNICA	CALIFORNIA ROSE	1 GAL	5
SYMPHORICARPOS ALBUS VAR. LAEVIGATA	SNOWBERRY	1 GAL	3
SCROPHULARIA CALIFORNICA	CALIFORNIA FIGWORT	SEED	N/A
TRIFOLIUM CILIOLATUM	TREE CLOVER	SEED	N/A

### OAK RIPARIAN ENHANCEMENT PLANTING (0.08 ACRE)

BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	15
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	15
BACHARIS PILULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CLARKIA AMOEBA	MOUNTAIN GARLAND CLARK	SEED	N/A
CLARKIA BOTTAE	FARWELL TO SPRING CLARK	SEED	N/A
CLAYTONIA PERFORATA	MINER'S LETTUCE	SEED	N/A
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
FESTUCA MICROSTACHYS	SMALL FESCUE	SEED	N/A
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	N/A
LONICERA HISPIDULA	HAIRY HONEYSUCKLE	1 GAL	3
MARAH FABACEA	CALIFORNIA MAN-ROOT	4" POT	2
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	4
RIBES CALIFORNICUM	HILLSIDE GOOSEBERRY	1 GAL	5
SALVIA SONOMENSIS	CREeping SAGE	1 GAL	3
SISYRINCHIUM BELLUM	BLUE EYED GRASS	4" POT	2
TRIFOLIUM CILIOLATUM	TREE CLOVER	SEED	N/A

### TREE MITIGATION PLANTING AREA

BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)	TOTAL QUANTITY
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	15	12
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	15	2

THE VINEYARD HOUSE WINERY  
RIPARIAN ENHANCEMENT CONCEPT PLAN  
NAPA, CALIFORNIA

RIPARIAN  
ENHANCEMENT  
CONCEPT

Sheet

L1 OF 1



MWS Consulting  
LANDSCAPE ARCHITECTS  
GRANT RIVERS  
NORTH CALIFORNIA  
LANDSCAPE ARCHITECTS  
NORTH CALIFORNIA

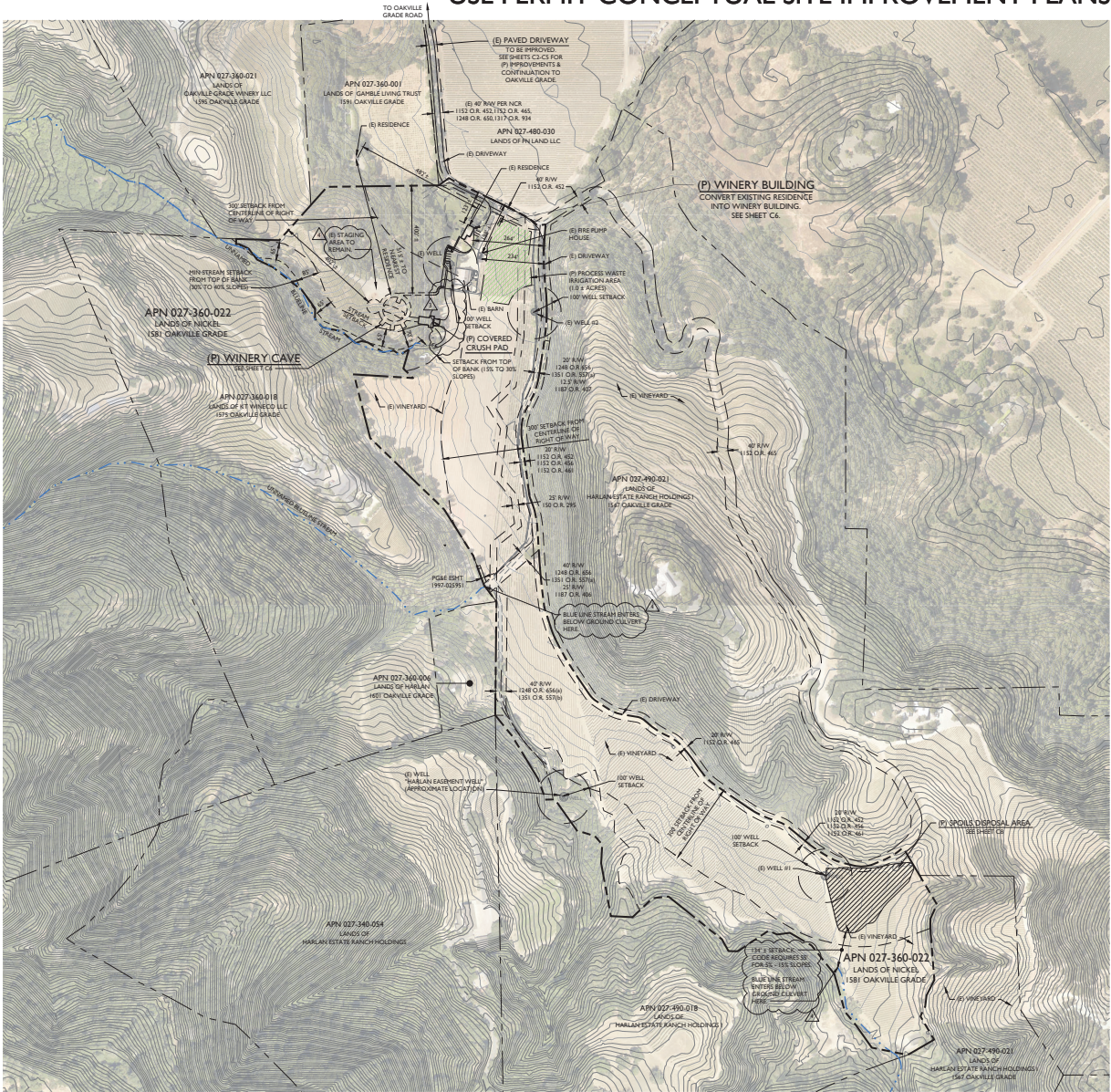
3/10/21 REVISED RESTORATION CONCEPT  
11/19/21 RESTORATION CONCEPT

ORIGINAL DRAWING SIZE: 24" X 36"

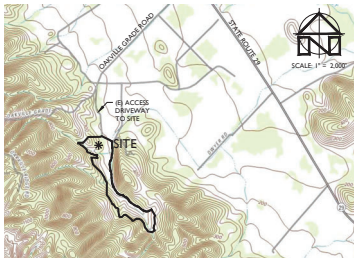
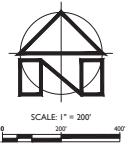


# THE VINEYARD HOUSE WINERY

## USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN  
SCALE: 1" = 200'



LOCATION MAP  
SCALE: 1" = 200'

### PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:  
JEREMY NICKEL  
1581 OAKVILLE GRADE ROAD  
NAPA, CA 94558

SITE ADDRESS:  
1581 OAKVILLE GRADE ROAD  
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:  
027-360-022

PARCEL SIZE:  
43 ± ACRES

ZONING:  
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:  
WELLS

FIRE PROTECTION WATER SOURCE:  
STORAGE TANK

WASTEWATER DISPOSAL:  
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN STA 10+00 TO STA 22+00
C3	DRIVEWAY PLAN STA 22+00 TO STA 30+25
C4	DRIVEWAY SECTIONS STA 22+50 TO STA 26+25
C5	DRIVEWAY SECTIONS STA 26+50 TO STA 29+75
C6	WINERY SITE PLAN
C7	WINERY SITE IMPROVEMENT - NORTH
C8	WINERY SITE IMPROVEMENT - SOUTH
C9	SPOILS DISPOSAL AREA PLAN
C10	IMPERVIOUS SURFACE EXHIBIT
C11	STORMWATER CONTROL PLAN

### PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW WINERY AND CAVE FACILITY AND CONVERT THE EXISTING RESIDENCE INTO A HOSPITALITY/ADMIN BUILDING. THE GENERAL SCOPE INCLUDES RENOVATION OF ONE EXISTING BUILDING AND THE CONSTRUCTION OF A NEW COVERED CRUSH PAD AND WINE CAVE AND UPGRADES TO INFRASTRUCTURE AS NEEDED TO SUPPORT THESE CHANGES. THESE PLANS ARE INTENDED TO CONCEPTUALLY OUTLINE THE SITE IMPROVEMENTS PROPOSED AS PART OF THE USE PERMIT.

### FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 96555C0395C, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

### NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON ALL OTHER SHEETS WAS TAKEN FROM VARIOUS SITE SURVEYS OF THE DRIVEWAY AND BUILDING SITE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE, TAKEN APRIL TO JUNE 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL: SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET. ALL OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: ASSUMED
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

APPLIED  
CIVIL ENGINEERING  
INCORPORATED

THE VINEYARD HOUSE WINERY  
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS  
OVERALL SITE PLAN



DRAWN BY:	SM
CHECKED BY:	HRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SM
RESPONSE TO	
COMMENTS	
5/15/2021	SM
PROJECT REVISIONS	
11/29/2021	SM
PROJECT REVISIONS	
6/29/2022	SM
PROJECT REVISIONS	

JOB NUMBER:  
16-130

FILE:  
16-130CONC\_OSP.DWG

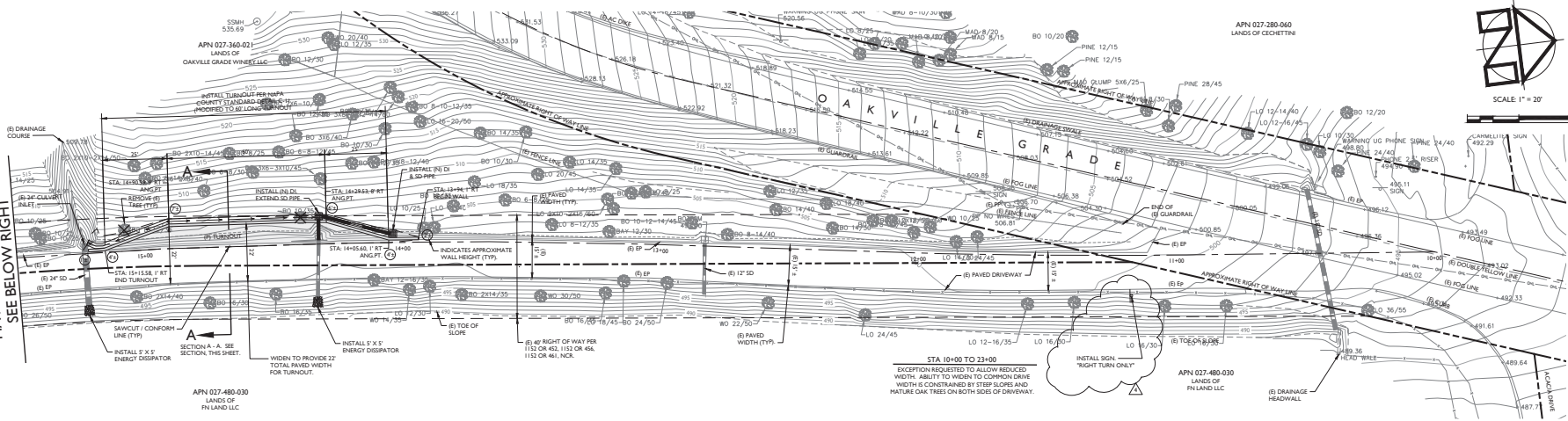
ORIGINAL SIZE:  
24" X 36"

SHEET NUMBER:  
C1

OF  
11

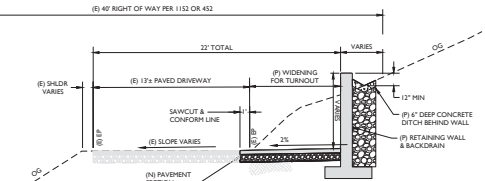


MATCHLINE STA 15+50  
SEE BELOW RIGHT

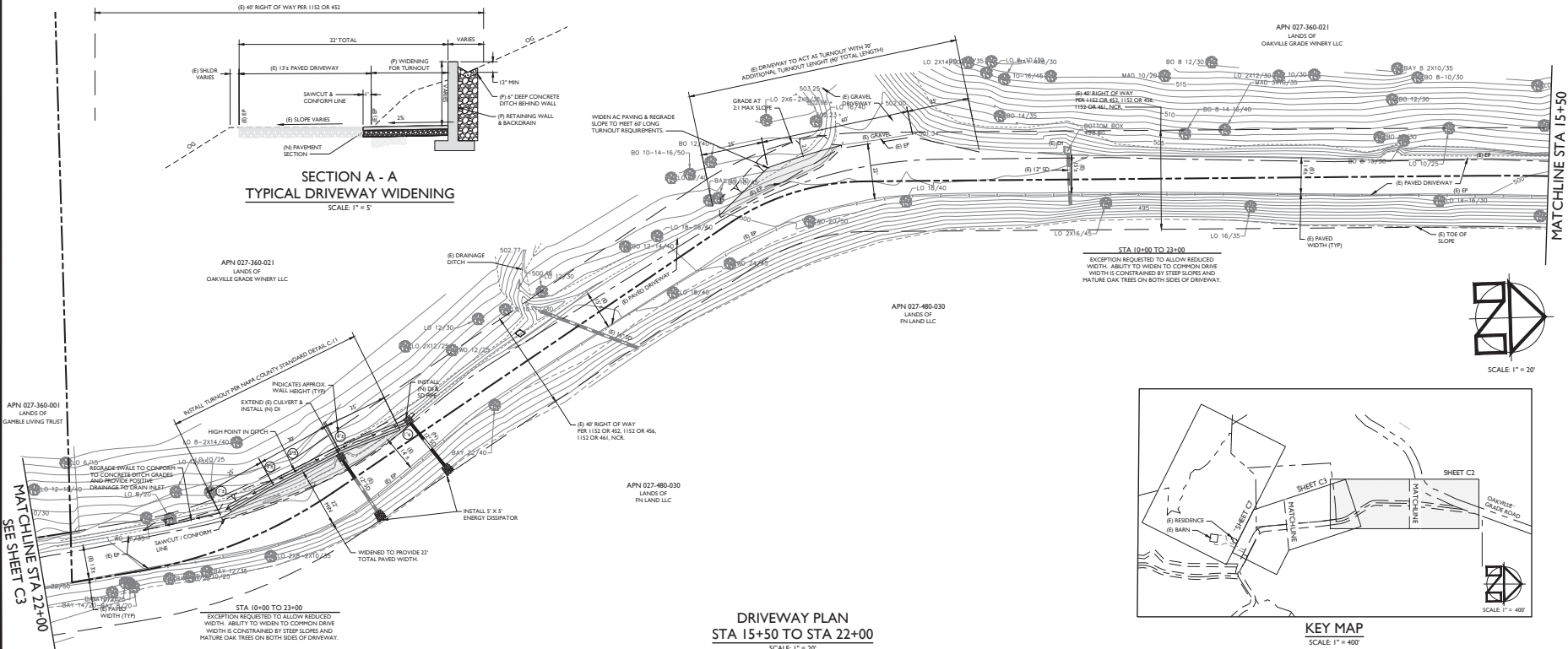


DRIVEWAY PLAN  
STA 10+00 TO STA 15+50  
SCALE: 1" = 20'

SECTION A - A  
TYPICAL DRIVEWAY WIDENING  
SCALE: 1" = 5'

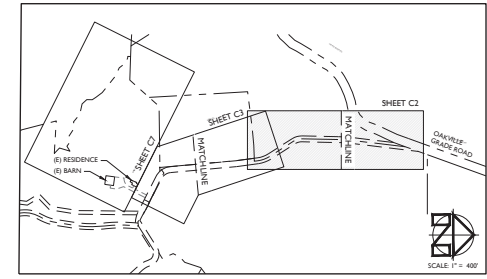


MATCHLINE STA 22+00  
SEE SHEET C3



DRIVEWAY PLAN  
STA 15+50 TO STA 22+00  
SCALE: 1" = 20'

MATCHLINE STA 15+50  
SEE ABOVE LEFT



KEY MAP  
SCALE: 1" = 400'

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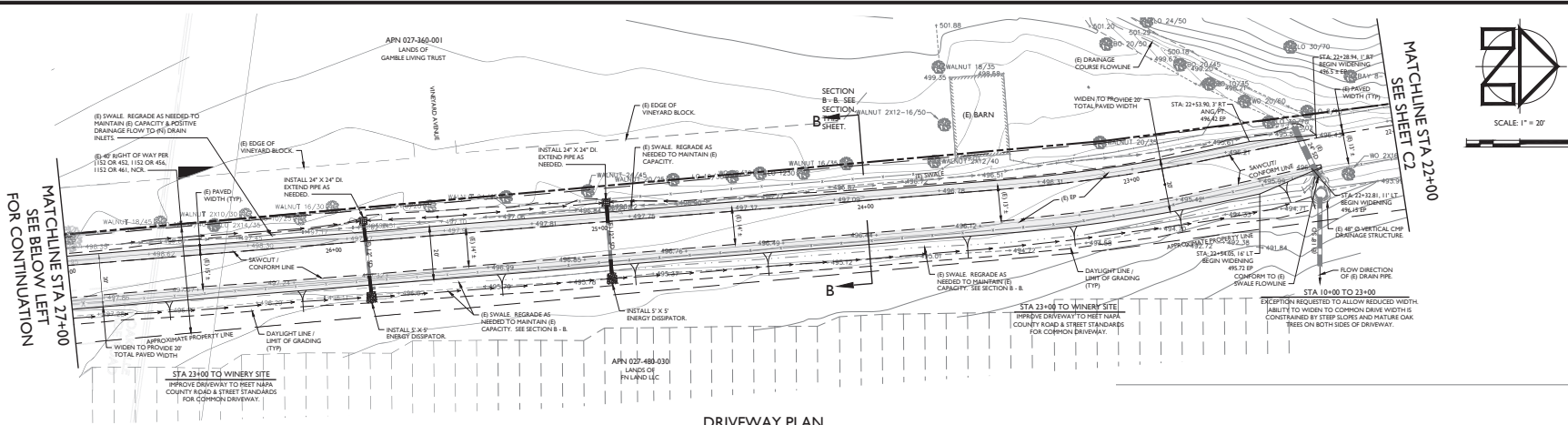
THE VINEYARD HOUSE WINERY  
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS  
DRIVEWAY PLAN STA 10+00 TO STA 22+00



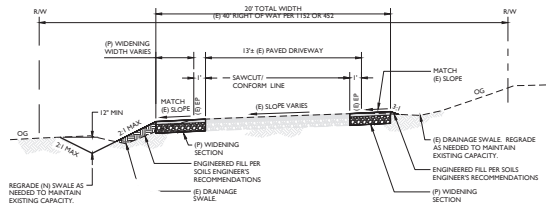
DRAWN BY:	SPH
CHECKED BY:	MRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SPH
RESPONSE TO	
COMMENTS	
5/15/2021	SPH
PROJECT REVISIONS	
11/29/2021	SPH
PROJECT REVISIONS	
6/29/2022	SPH
PROJECT REVISIONS	

JOB NUMBER:  
16-130  
FILE:  
10-130CONC\_DWY.DWG  
ORIGINAL SIZE:  
24" X 36"  
SHEET NUMBER:

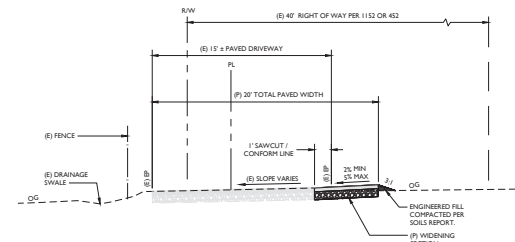
**C2**  
OF  
11



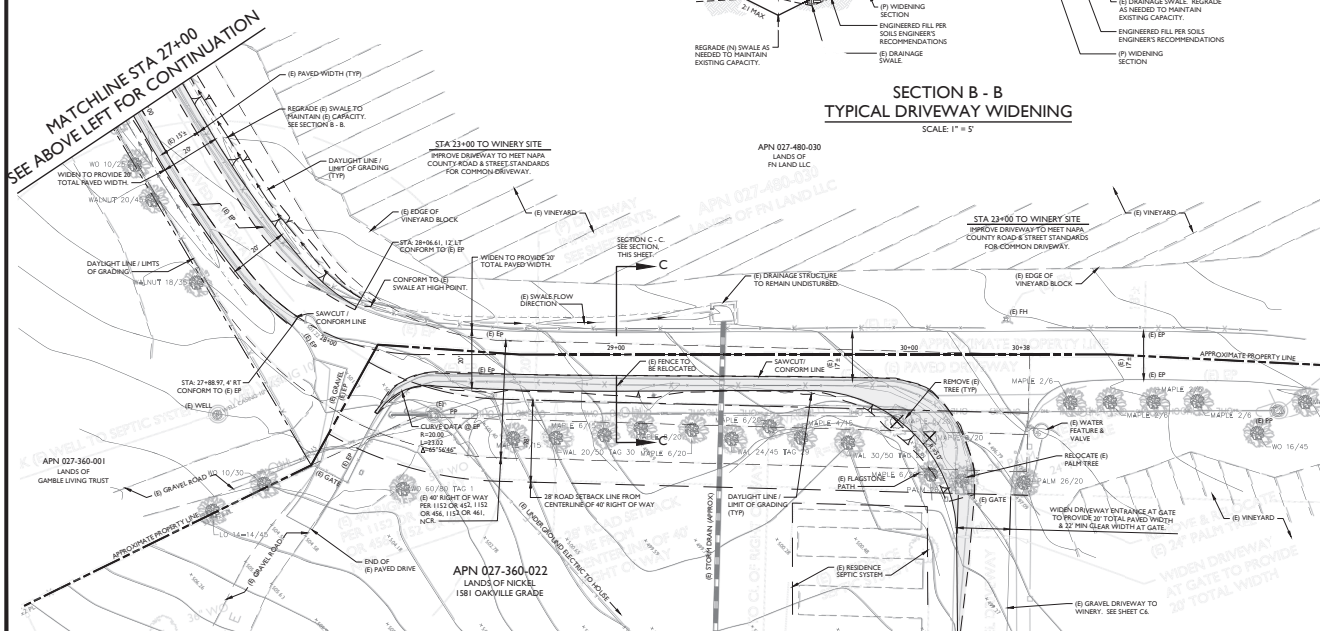
DRIVEWAY PLAN  
STA 22+00 TO STA 27+00  
SCALE: 1" = 20'



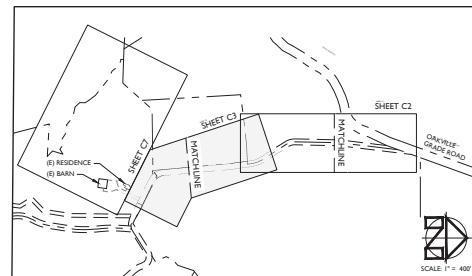
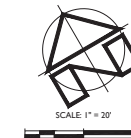
SECTION B - B  
TYPICAL DRIVEWAY WIDENING  
SCALE: 1" = 5'



SECTION C - C  
TYPICAL DRIVEWAY WIDENING  
SCALE: 1" = 5'



DRIVEWAY PLAN  
STA 27+00 TO STA 30+25 ±  
SCALE: 1" = 20'



KEY MAP  
SCALE: 1" = 400'

**APPLIED**

2024 West Lincoln Avenue  
Napa, CA 94558  
707.251.2200 FAX 707.251.2201  
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THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS  
DRIVEWAY PLAN STA 22+00 TO STA 30+25 ±

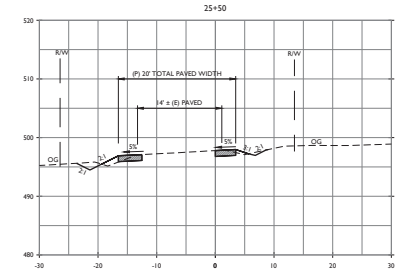
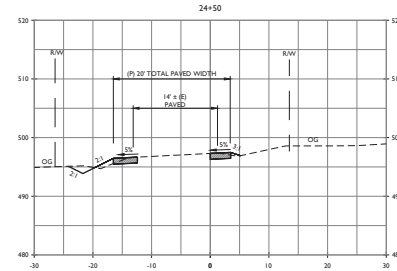
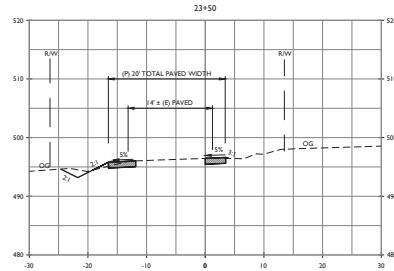
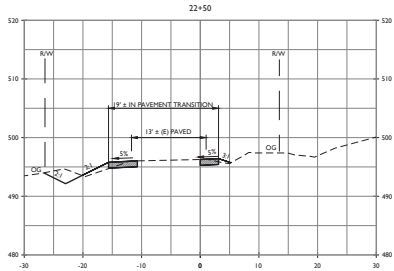
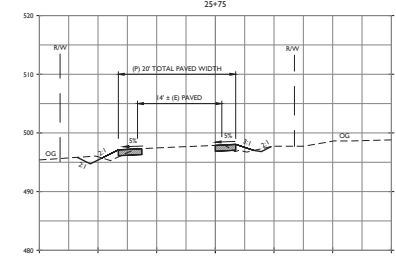
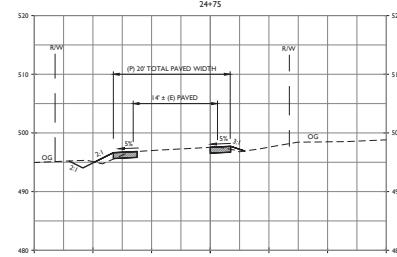
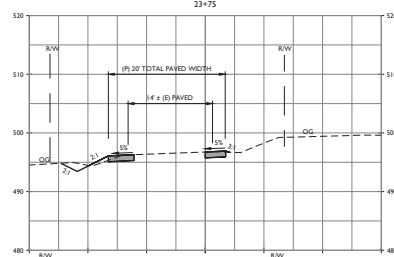
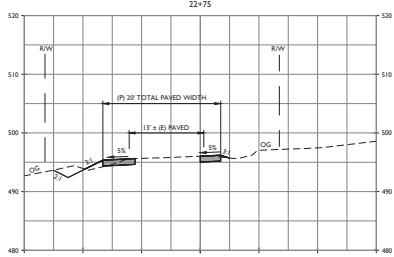
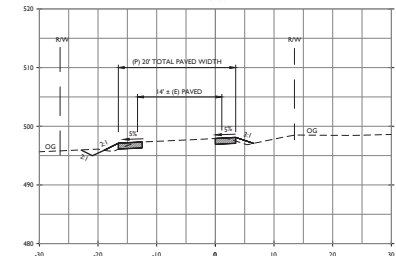
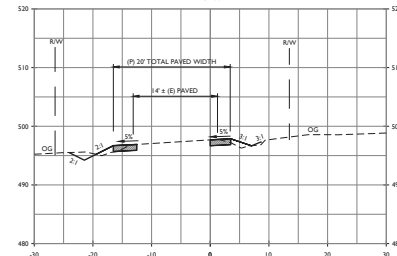
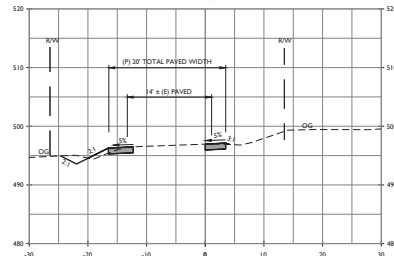
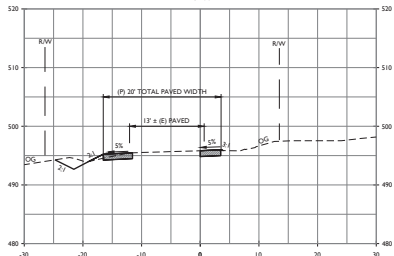
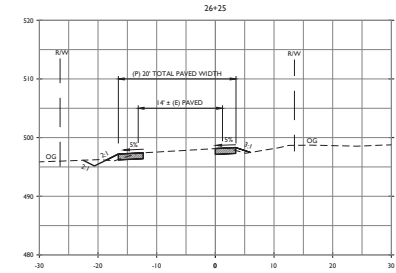
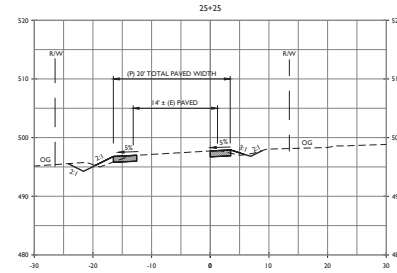
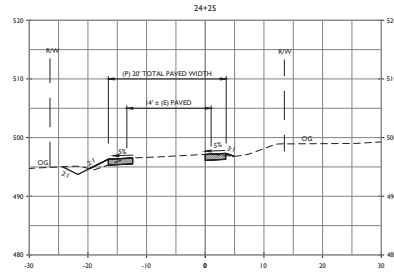
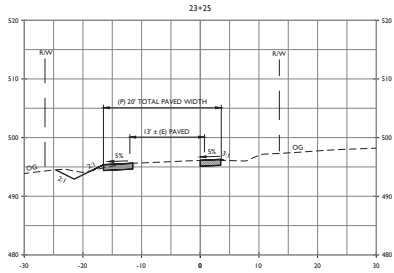
PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY:	SPH
CHECKED BY:	MRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SPH
RESPONSE TO	
COMMENTS	
5/15/2021	SPH
PROJECT REVISIONS	
11/29/2021	SPH
PROJECT REVISIONS	
6/29/2022	SPH
PROJECT REVISIONS	

JOB NUMBER:	16-130
FILE:	10-130CONC_DWY.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	

**C3**



DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 10'

**APPLIED**  
CIVIL ENGINEERING

2074 West Lincoln Avenue  
Hayward, CA 94543  
Tel: (925) 320-2398 Fax: (925) 320-2398  
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THE VINEYARD HOUSE WINERY  
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS  
DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY: SMH

CHECKED BY: MBM

DATE: JUNE 29, 2022

REVISIONS	BY:
8/30/2019	SMH
5/15/2021	SMH
11/29/2021	SMH
6/29/2022	SMH

JOB NUMBER: 16-130

FILE: 01160CONC\_SECTIONS.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

**C4**

OF

11



THE VINEYARD HOUSE WINERY  
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS  
DRIVEWAY SECTIONS STA 26+50 TO STA 29+75

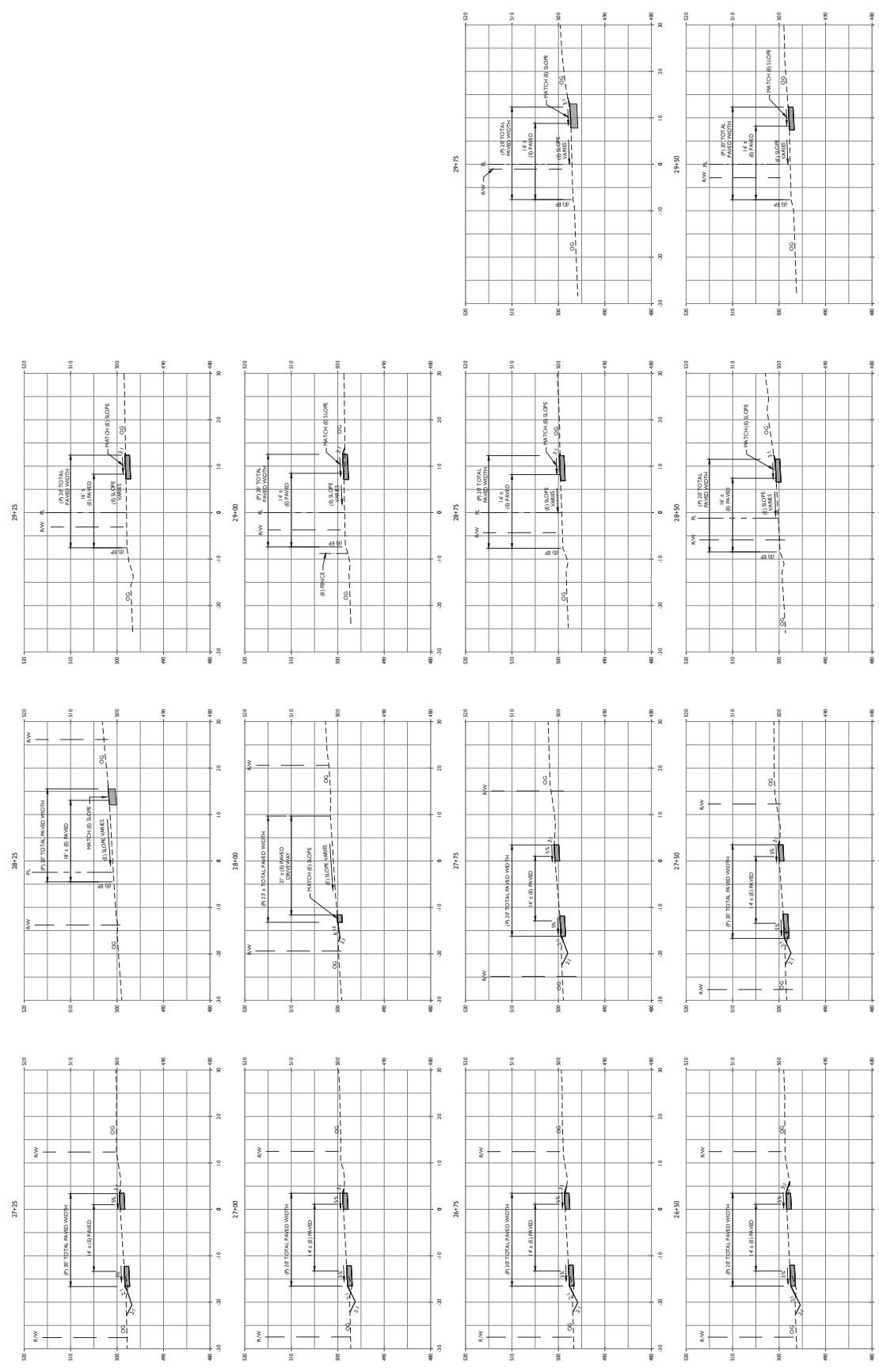
PREPARED UNDER THE  
DIRECTION OF



DRAWN BY:	SM
CHECKED BY:	MM
DATE:	JUNE 23, 2022
REVISIONS:	
BY:	SM
DATE:	5/15/2021
COMMENTS:	PROJECT REVISIONS
BY:	SM
DATE:	11/27/2021
COMMENTS:	PROJECT REVISIONS
BY:	SM
DATE:	6/29/2022
COMMENTS:	PROJECT REVISIONS
BY:	SM
DATE:	10/10
COMMENTS:	PROJECT REVISIONS
PROJECT NUMBER:	10-100
PROJECT NAME:	THE VINEYARD HOUSE WINERY
PROJECT LOCATION:	24" X 36"
PROJECT SCALE:	2" = 1'
PROJECT SHEET NUMBER:	C5

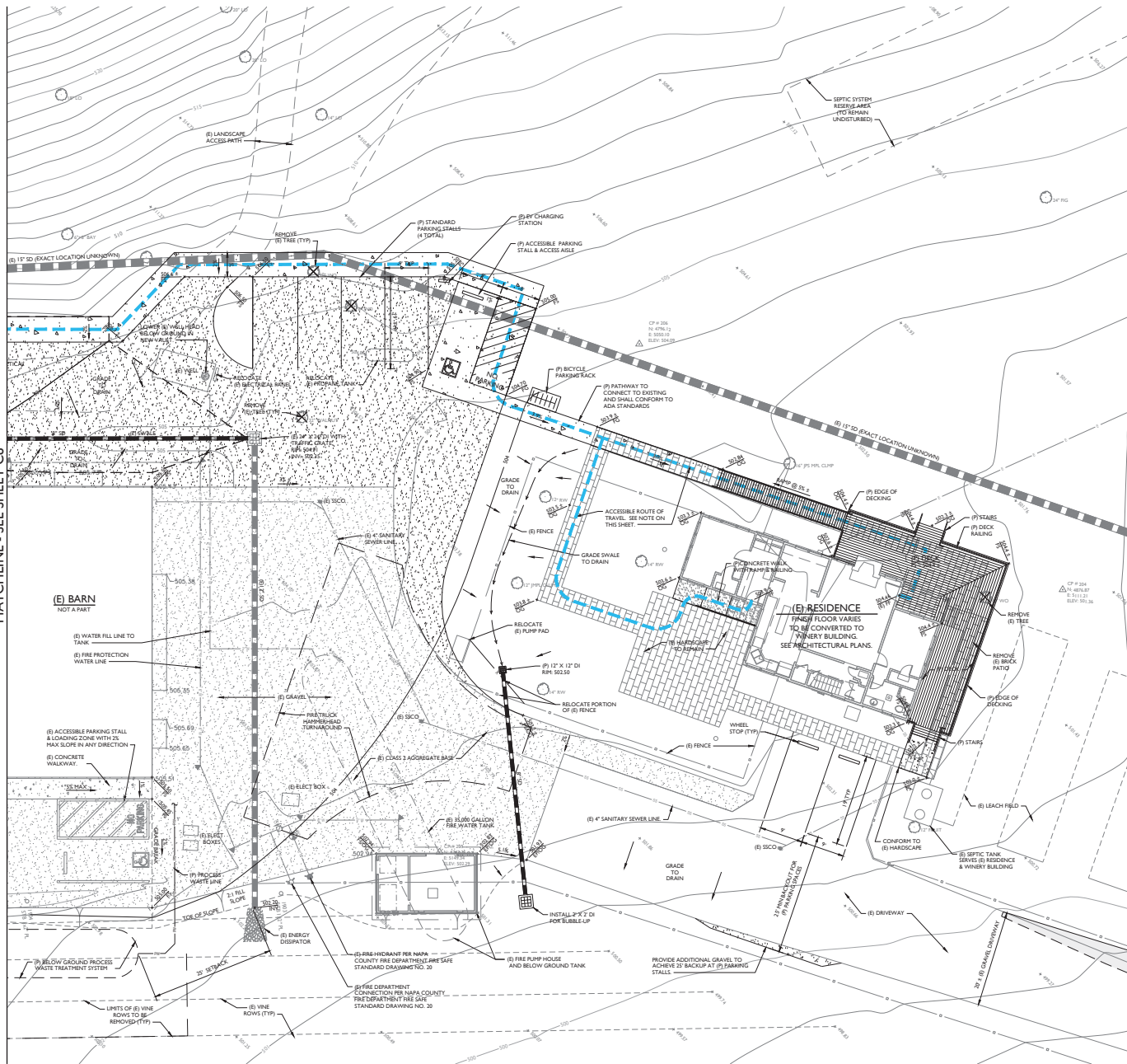
OF  
11

DRIVEWAY SECTIONS STA 26+50 TO STA 29+75  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 10'

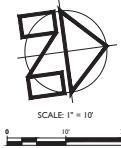




MATCHLINE - SEE SHEET C8



WINERY SITE IMPROVEMENT - NORTH  
SCALE: 1" = 10'



### GRADING QUANTITIES\*

DESCRIPTION	FILL	CUT
DRIVEWAY FROM OAKVILLE GRADE TO ENTRY	120 ± CY	180 ± CY
ENTRY DRIVEWAY TO CAVE SITE	70 ± CY	290 ± CY
CAVE SPOILS	0 ± CY	9,900 ± CY
NET**	190 ± CY	10,370 ± CY
TOTAL TO SPOILS AREA		10,180 ± CY

\*\* ALL EXCESS SOIL TO BE DISPOSED OF ON EXISTING VINEYARD ROWS AND ROADS AND/OR IN THE PROPOSED SPOILS DISPOSAL AREA AS SHOWN ON SHEET C9.

### ACCESSIBLE ROUTE OF TRAVEL NOTE:

ALL ACCESSIBLE ROUTES OF TRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF CBC 11B. THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 5% (1:20)
- RUNNING SLOPE OF RAMPS SHALL NOT EXCEED 8.33% (1:12)
- CROSS SLOPE OF WALKS AND RAMPS NOT TO EXCEED 2.083% (1:48)
- LANDING AND LEVEL AREA SLOPES NOT TO EXCEED 2.083% (1:48)
- VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4 INCH. ALL LEVEL CHANGES BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2 (V:H). ANY LEVEL CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED AND COMPLY WITH CBC 11B-405.
- OPENINGS IN DRAINS AND GRATING SHALL NOT EXCEED 1/2 INCH IN PREDOMINANT DIRECTION OF TRAVEL.

THE VINEYARD HOUSE WINERY  
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS  
WINERY SITE IMPROVEMENT - NORTH

PREPARED UNDER THE DIRECTION OF:



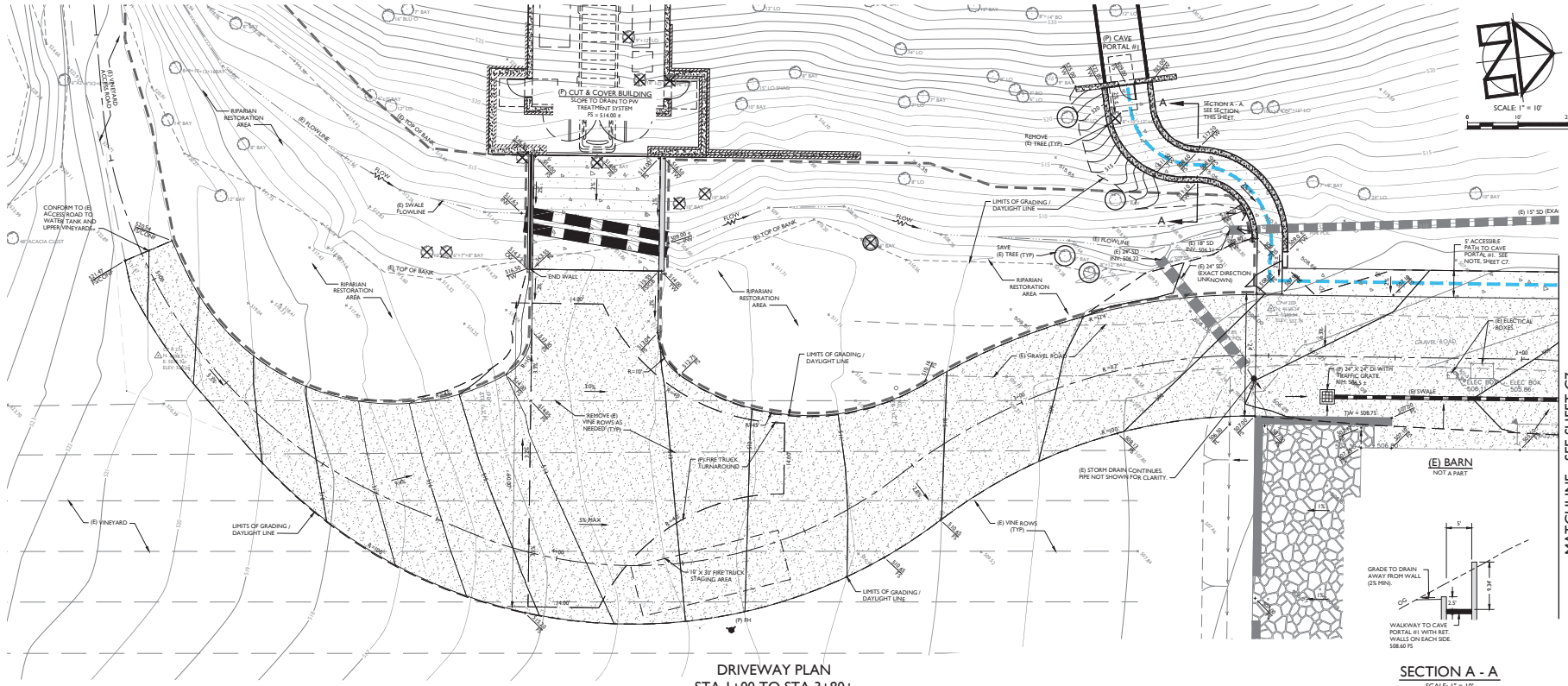
DRAWN BY:	SM
CHECKED BY:	MBM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SM
RESPONSE TO COMMENTS	
5/15/2021	SM
PROJECT REVISIONS	
11/29/2021	SM
PROJECT REVISIONS	
6/29/2022	SM
PROJECT REVISIONS	

JOB NUMBER:	16-130
FILE:	10-130CONC_GRAO.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	C7

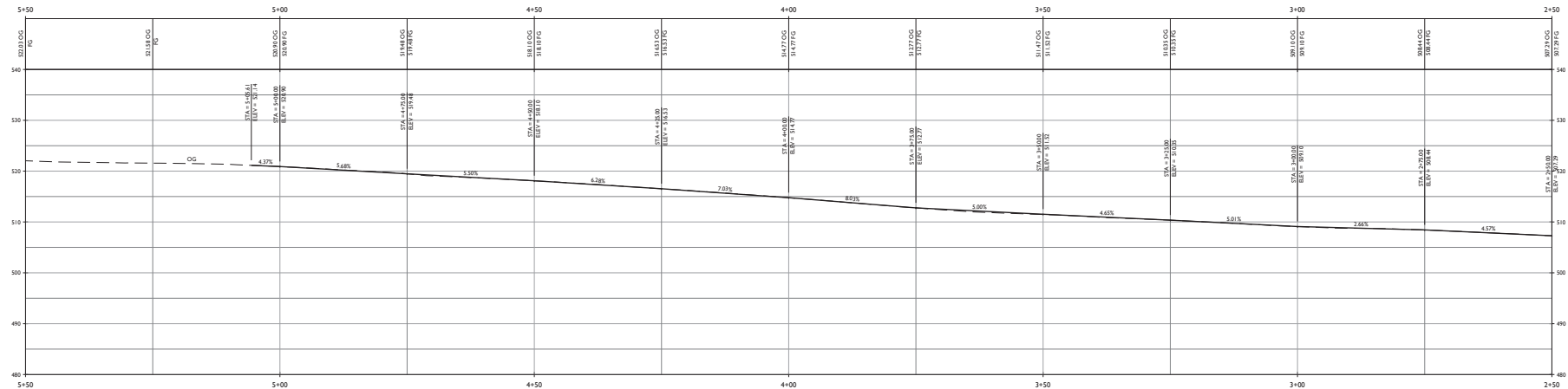
OF

11





DRIVEWAY PLAN  
STA 1+00 TO STA 3+80±  
SCALE: 1" = 10'



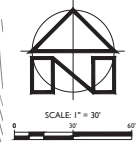
DRIVEWAY PROFILE  
STA 1+00 TO STA 3+80±  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 10'

SECTION A - A  
SCALE: 1" = 10'

MATCHLINE - SEE SHEET C7



PREPARED UNDER THE DIRECTION OF:	BY: SMH
CHECKED BY:	MRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SMH
RESPONSE TO COMMENTS	
5/15/2021	SMH
PROJECT REVISIONS	
11/29/2021	SMH
PROJECT REVISIONS	
6/29/2022	SMH
PROJECT REVISIONS	
JOB NUMBER:	10-130
FILE:	10-130CONC_GRADE.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



The diagram illustrates a vertical curve for a road project. The horizontal axis shows stationing from 0+00 to 4+25. The vertical axis shows elevation in feet from 0 to 390. The original ground (OG) is shown as a dashed line, and the proposed road grade (FG) is shown as a solid line. A vertical curve is defined by a 100-foot parabolic segment. Key points include the start of the curve at station 0+50, the point of vertical intersection (PVI) at station 1+00, and the end of the curve at station 1+50. The road is labeled 'VINEYARD AVENUE' at both ends. The diagram also shows the 'FINISH GRADE (FG)' and 'ORIGINAL GRADE (OG)' lines, and a 'CONFORMITY AT (E) VINEYARD AVENUE' point.

APPLIED

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS  
SPOILS DISPOSAL AREA

PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY:

CHECKED BY:

DATE: \_\_\_\_\_

REVISIONS:

8/30/2019

RESPONSE  
COMMENT

5/15/2021

PROJECT 1

11/29/2021

PROJECT I

6/29/2022

PROJECT I

[illegible]

111

100

---

1000

---

JOB NUMBER: 18-1

---

FILE:  
10-130CONC 5

ORIGINAL SIZE

24" X

SHEET NUMBER

22

C9

5.

OF

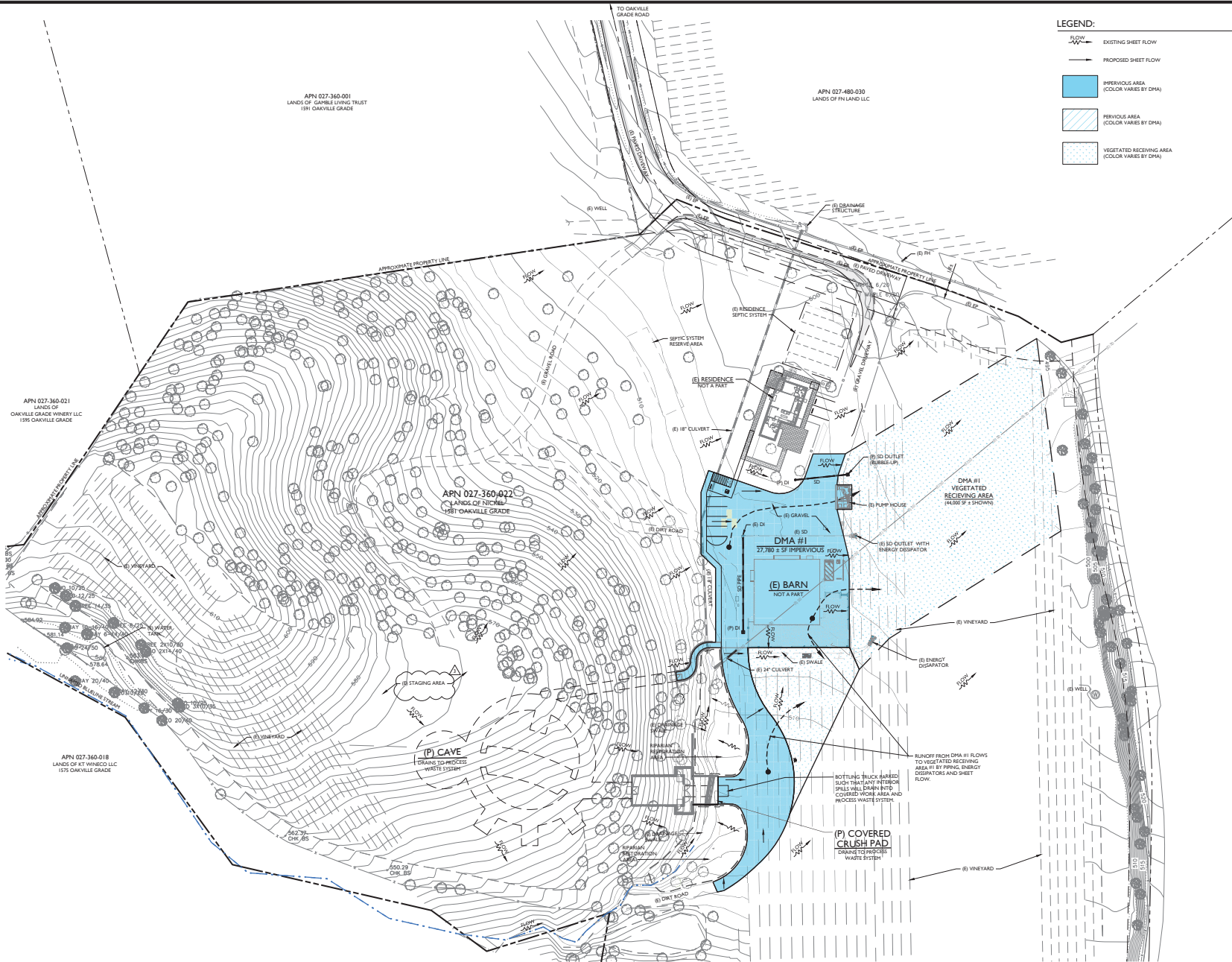
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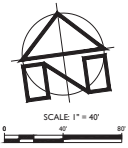




**STORMWATER CONTROL PLAN**  
SCALE: 1" = 40'

**LEGEND:**

- EXISTING SHEET FLOW
- PROPOSED SHEET FLOW
- IMPERVIOUS AREA (COLOR VARIES BY DMA)
- PERVIOUS AREA (COLOR VARIES BY DMA)
- VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)



**APPLIED**  
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**THE VINEYARD HOUSE WINERY**  
**USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS**  
**STORMWATER CONTROL PLAN**

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	SMH
CHECKED BY:	MRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SMH
RESPONSE TO COMMENTS	
5/15/2021	SMH
PROJECT REVISIONS	
11/29/2021	SMH
PROJECT REVISIONS	
6/29/2022	SMH
PROJECT REVISIONS	

JOB NUMBER:  
10-130

FILE:  
10-130CONC\_SCP.DWG

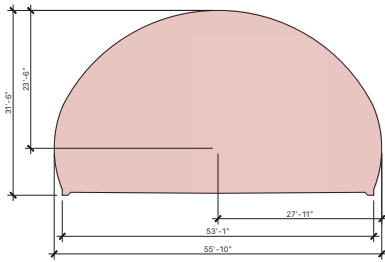
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24" X 36"

SHEET NUMBER:

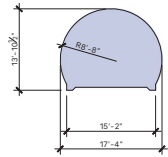
**CII**  
OF  
**11**



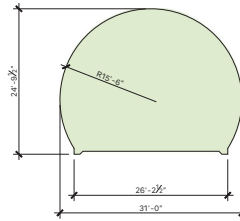




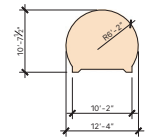
ROTUNDA SECTION



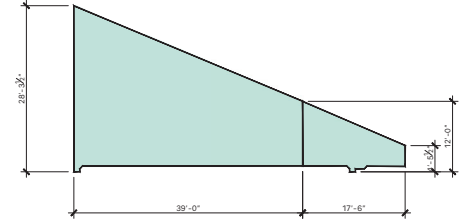
TUNNEL SECTION  
197 SQ. FT. EXCAVATED FACE AREA



TUNNEL SECTION  
636 SQ. FT. EXCAVATED FACE AREA

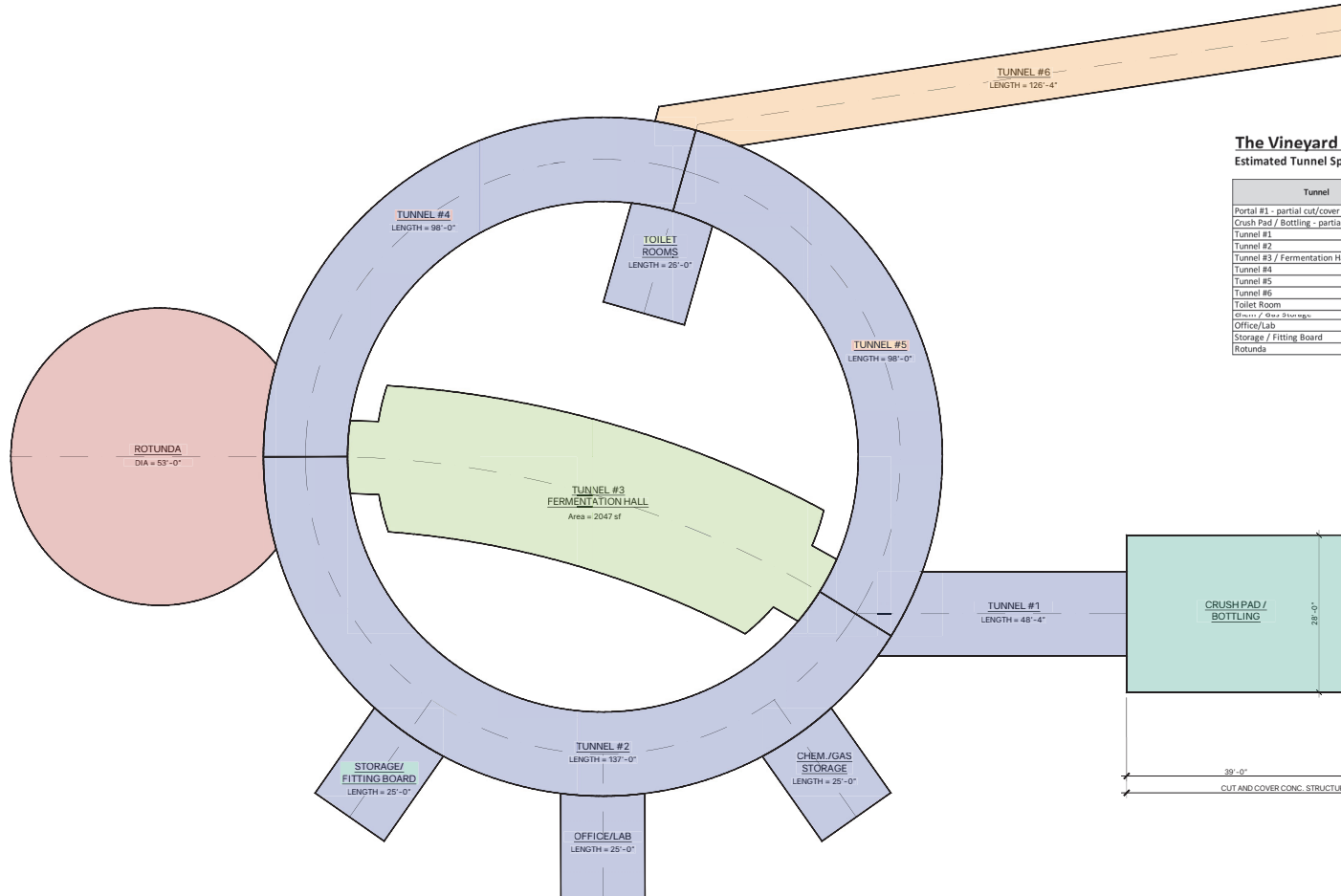


TUNNEL SECTION  
106 SQ. FT. EXCAVATED FACE AREA



CUT/COVER SECTION  
749 SQ. FT.  
EXCAVATED FACE AREA

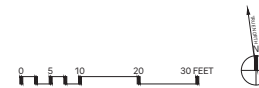
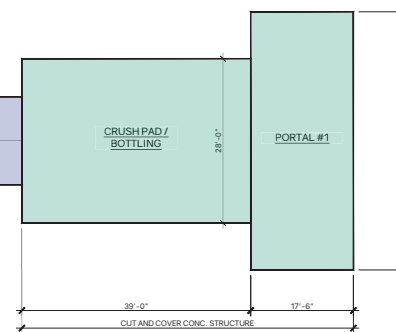
CUT/COVER SECTION  
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EXCAVATED FACE AREA

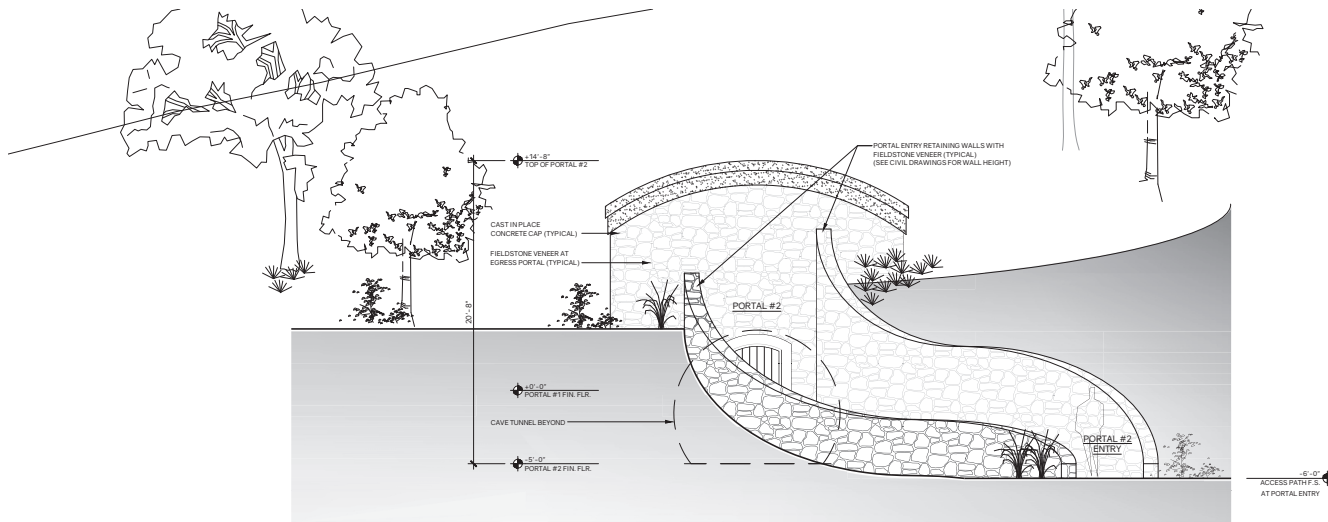


### The Vineyard House Winery Estimated Tunnel Spoils Calculations

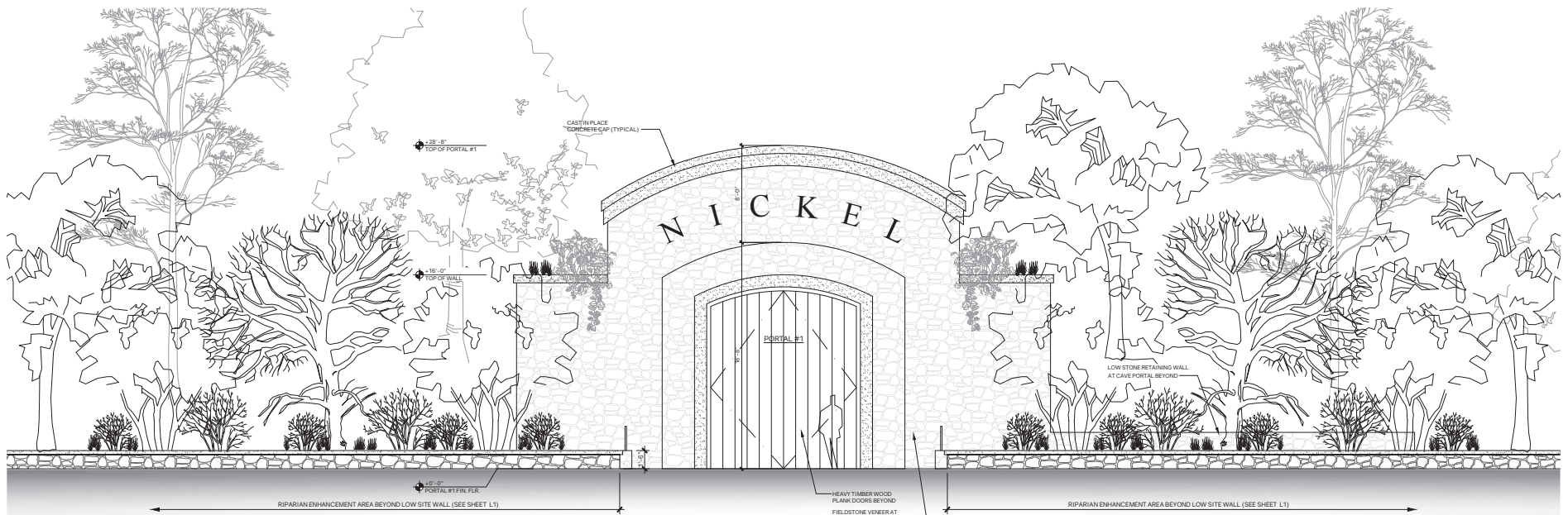
05/09/22

Tunnel	Approx. Width (ft)	Approx. Length (ft)	Excavated Face Area (sf)	Base Radius	Approx. Height	Cubic Feet	Cubic Yards
Portal #1 - partial cut/cover	17.5	44.0	253	7.9	varies	11,132	412
Crush Pad / Bottling - partial cut/cover	28.0	39.0	624	n/a	varies	24,386	901
Tunnel #1	17.3	48.3	197	8.7	14.0	9,521	353
Tunnel #2	17.3	137.0	197	8.7	14.0	26,989	1,000
Tunnel #3 / Fermentation Hall	31.0	103.5	636	15.5	24.8	65,826	2,438
Tunnel #4	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #5	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #6	12.3	126.3	106	6.2	10.6	13,391	496
Toilet Room	17.3	26.0	197	8.7	14.0	5,122	190
Office / Gas Storage	17.3	25.0	197	8.7	14.0	4,925	182
Office/Lab	17.3	25.0	197	8.7	14.0	4,925	182
Storage / Fitting Board	17.3	25.0	197	8.7	14.0	4,925	182
Rotunda	53.0	53.0	n/a	27.9	31.5	57,530	2,131
Total Cubic Yards						9,898	
Raw Spoils Volume (cy)						9,898	
Bulking Factor (%)						40%	
Bulking Factor (cy)						3,959	
Estimated Spoils Volume (cy)						13,857	



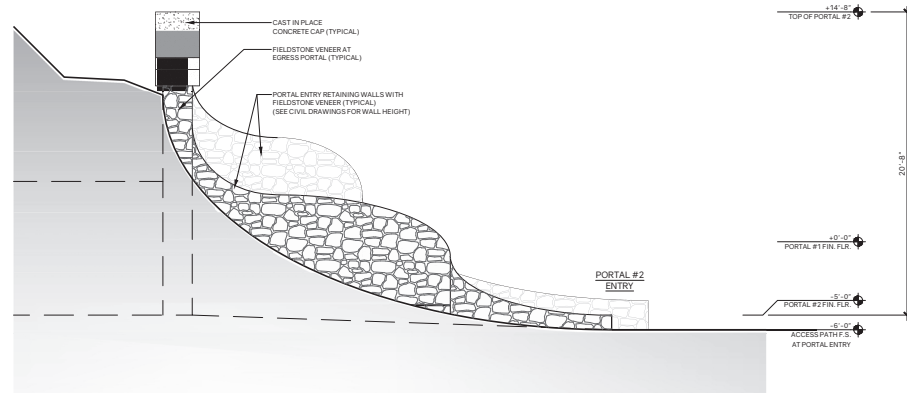


PORTAL #2 - FRONT ELEVATION

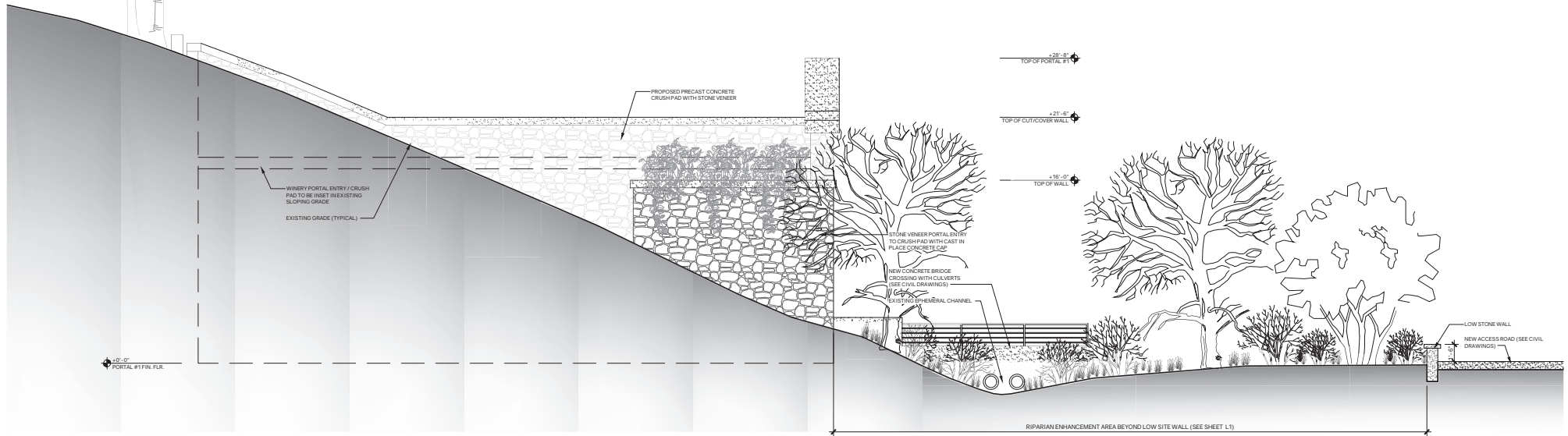


PORTAL #1 - FRONT ELEVATION

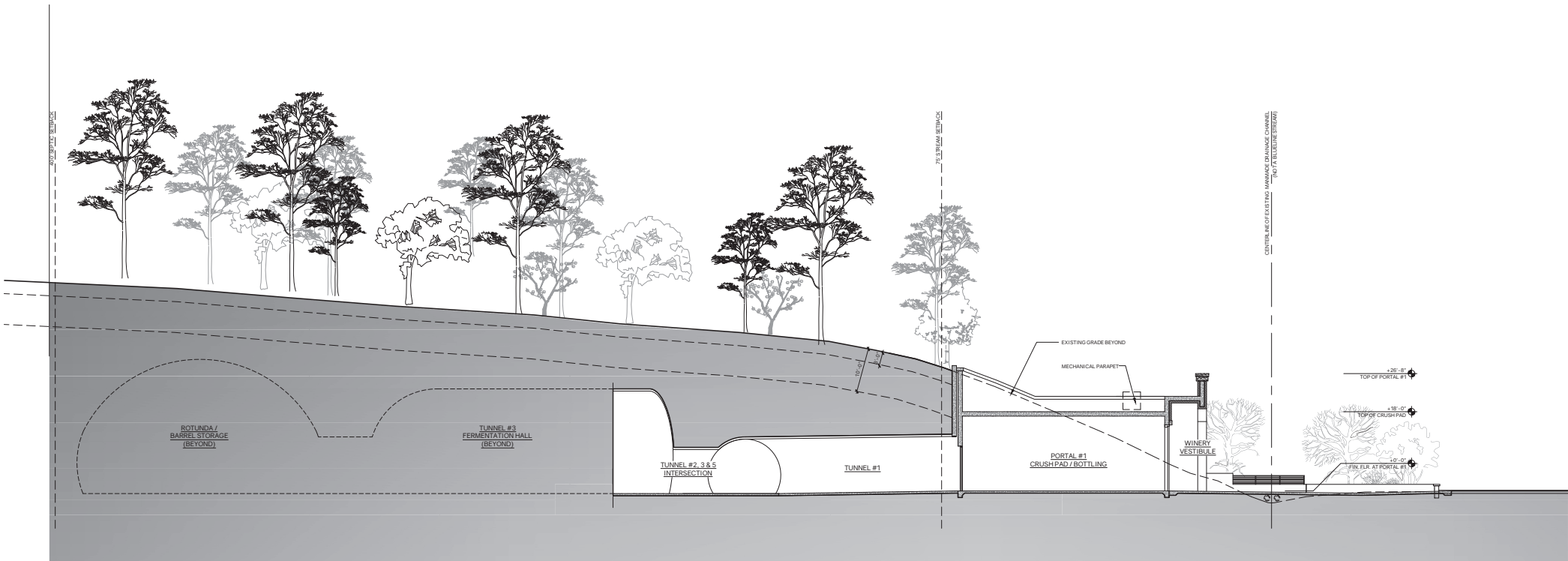


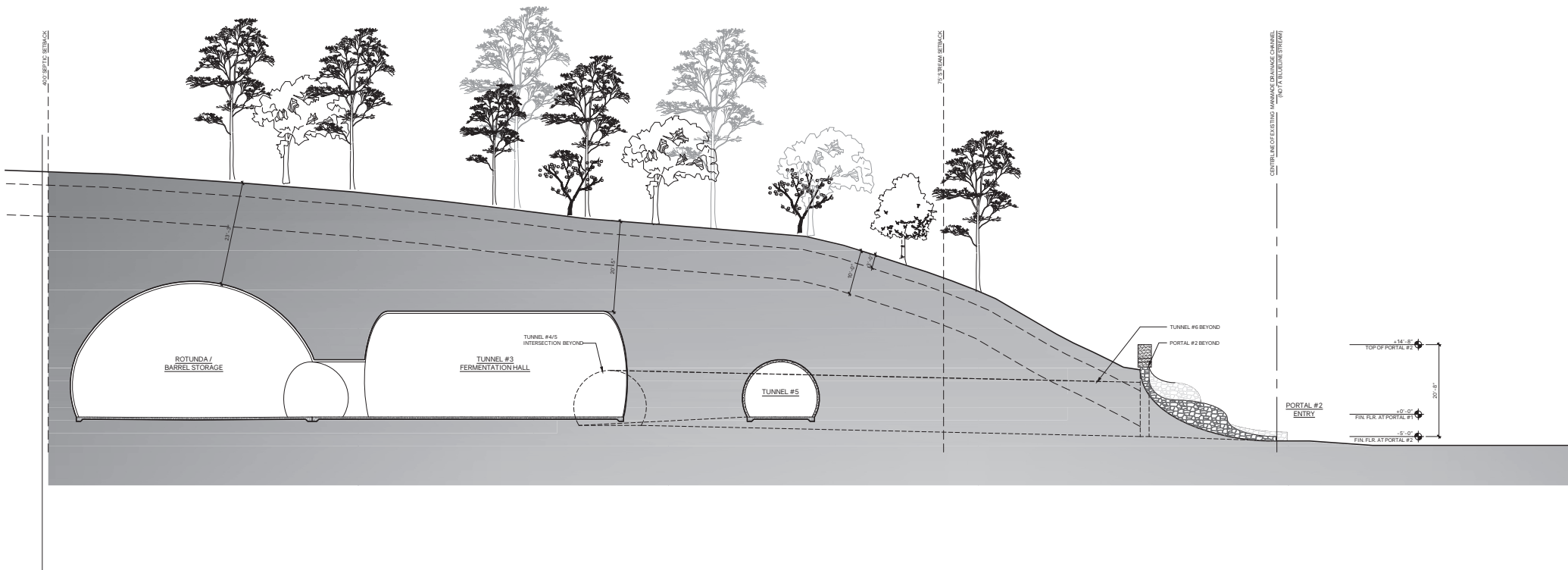


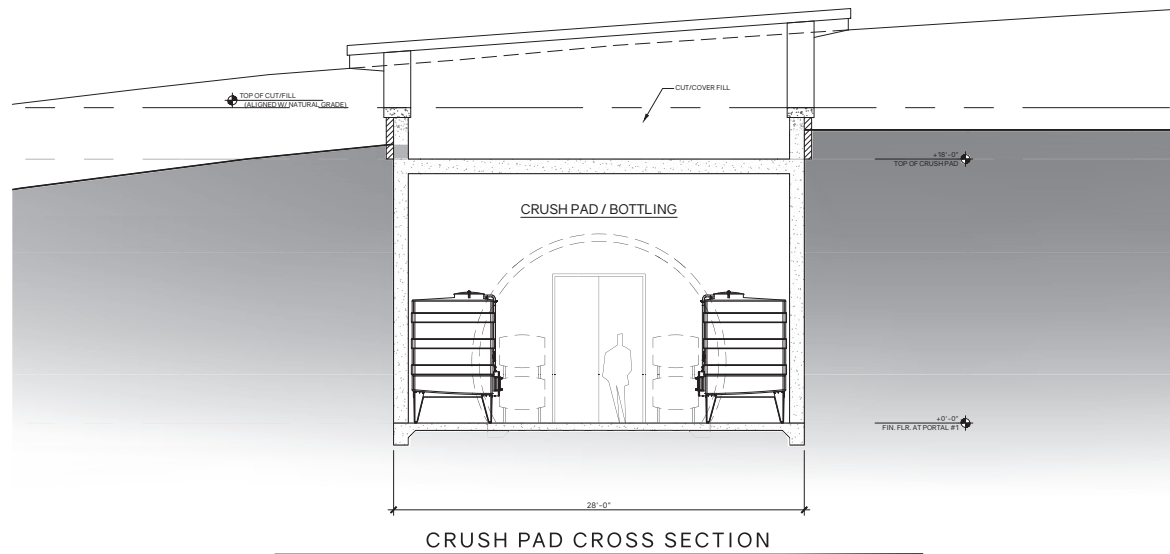
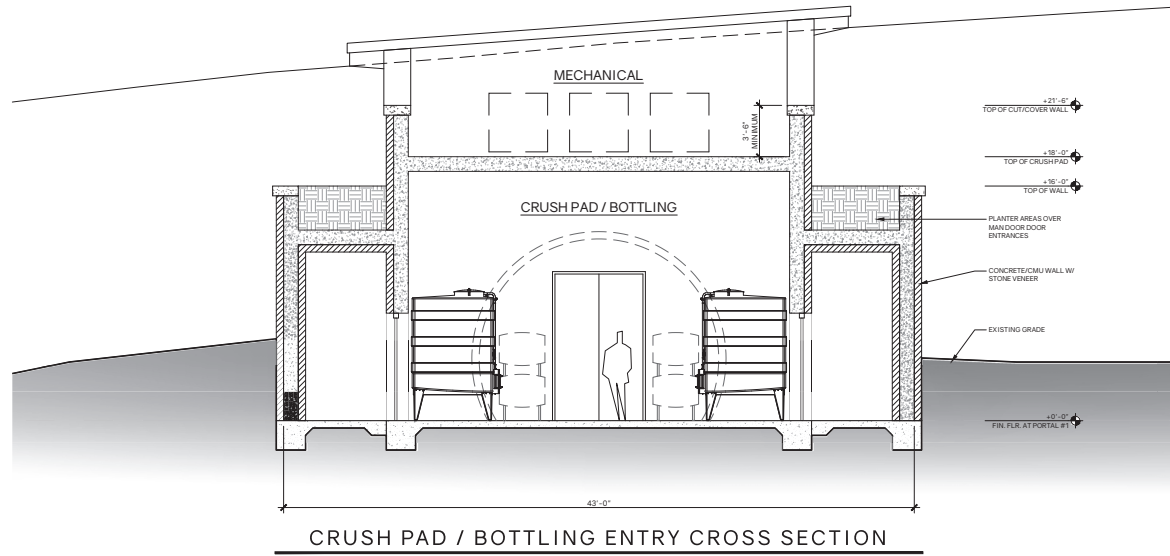
PORTAL #2 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)

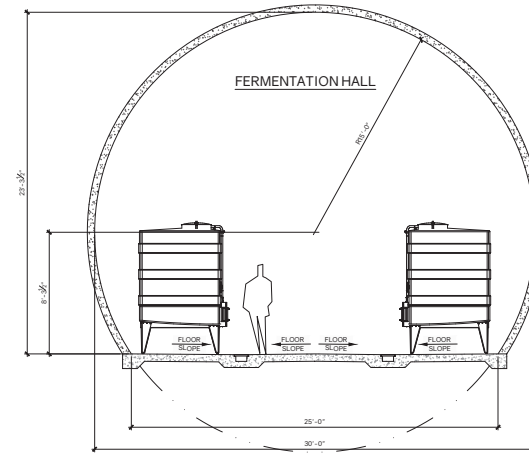


PORTAL #1 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)

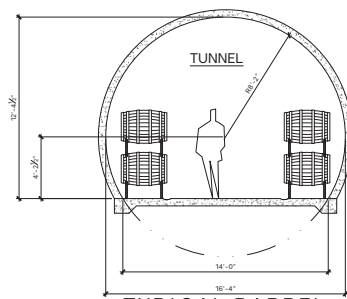




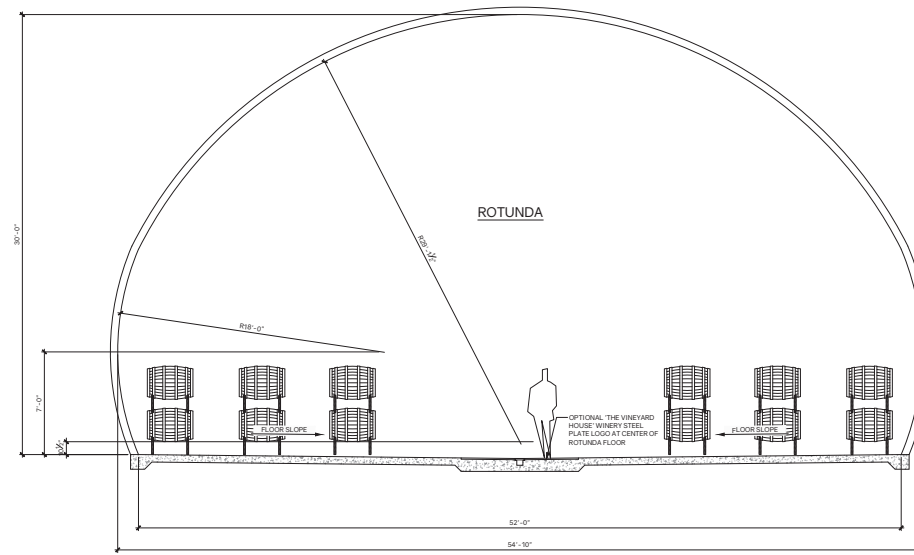




FERMENTATION HALL CROSS SECTION



TYPICAL BARREL  
STORAGE TUNNEL CROSS SECTION



ROTUNDA / BARREL ROOM CROSS SECTION

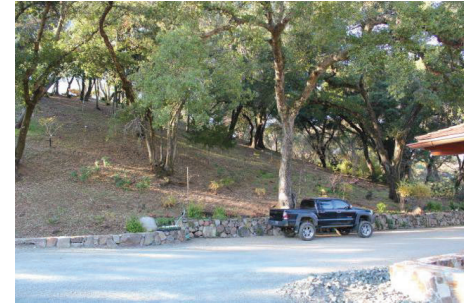




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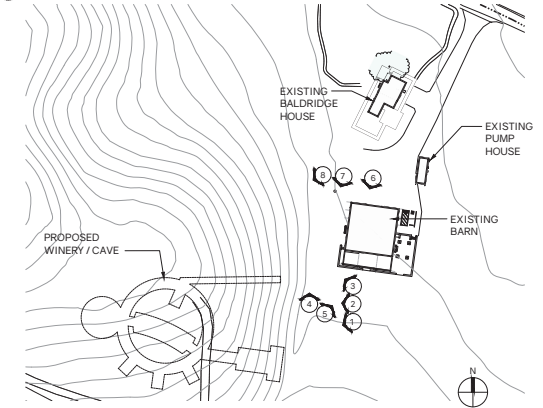
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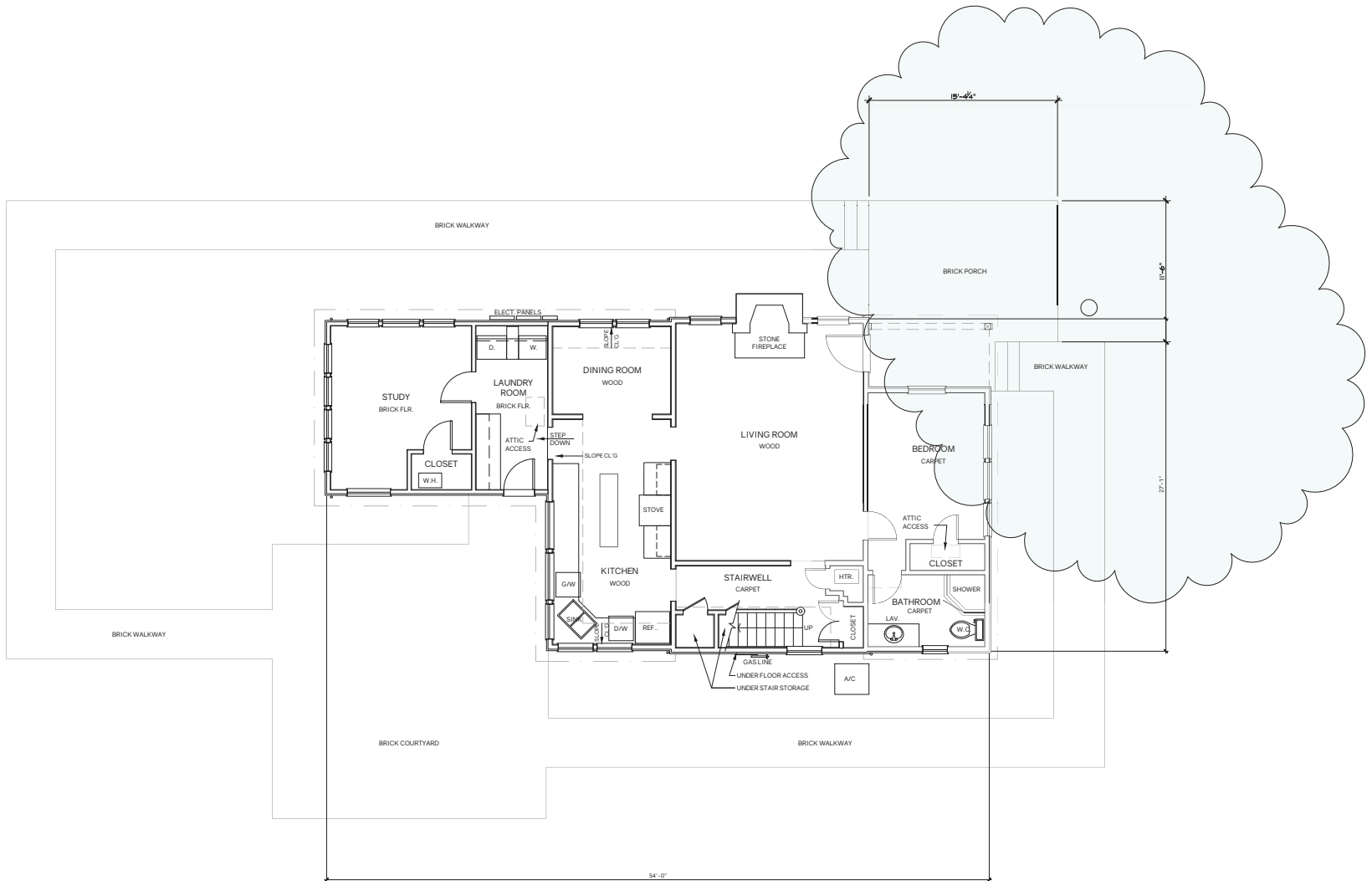


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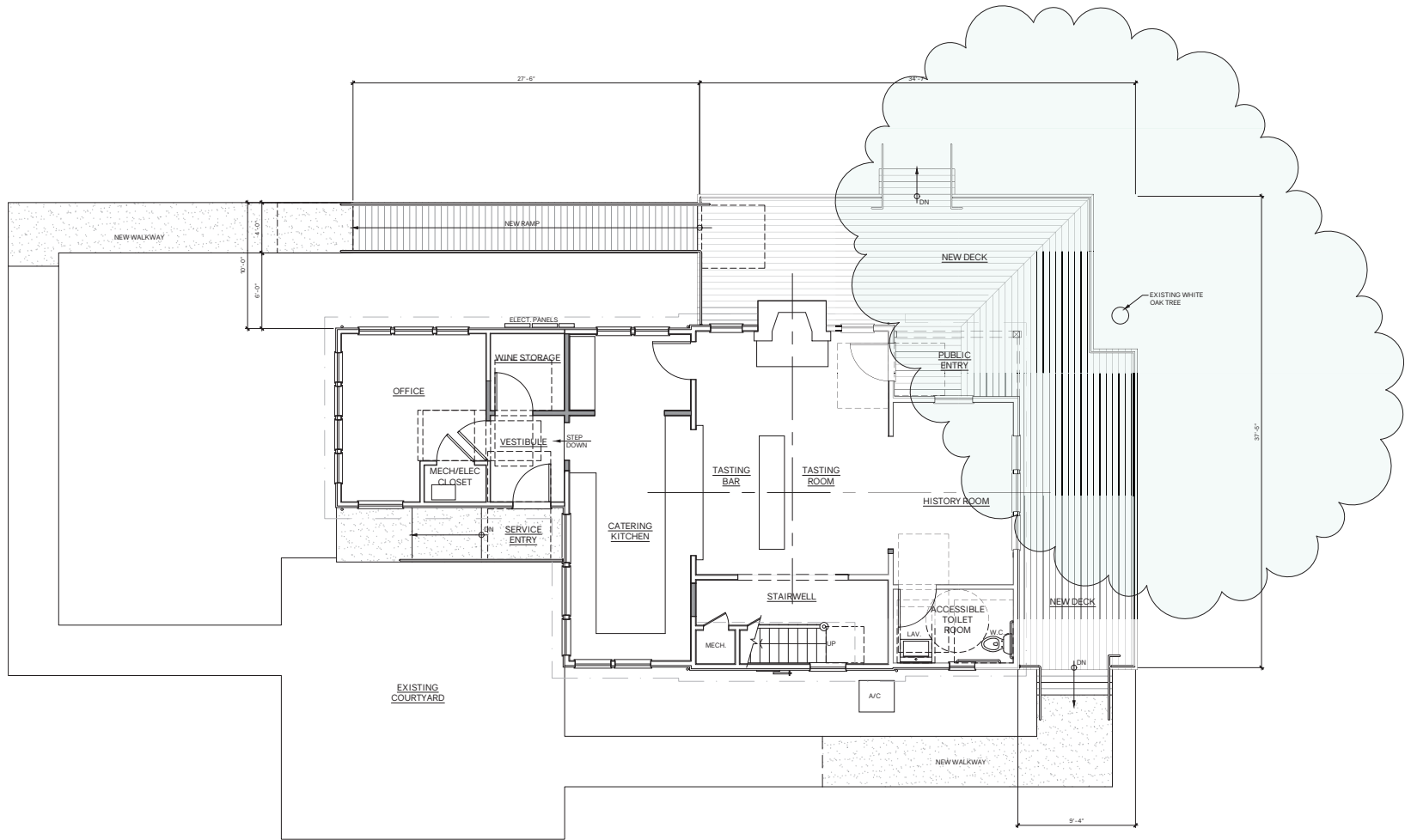


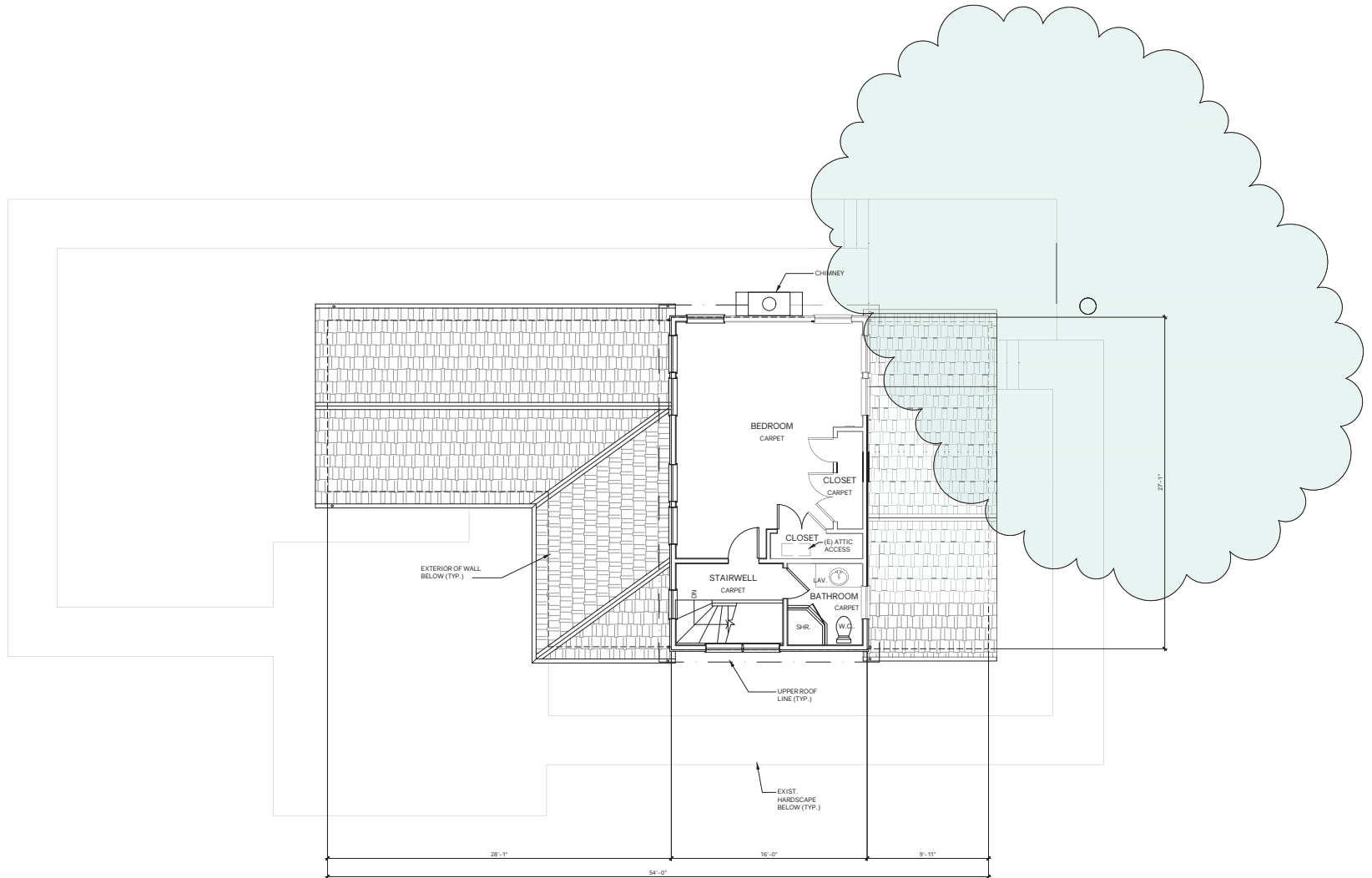
Key  
SCALE: NONE

0 5 10 20 30 FEET

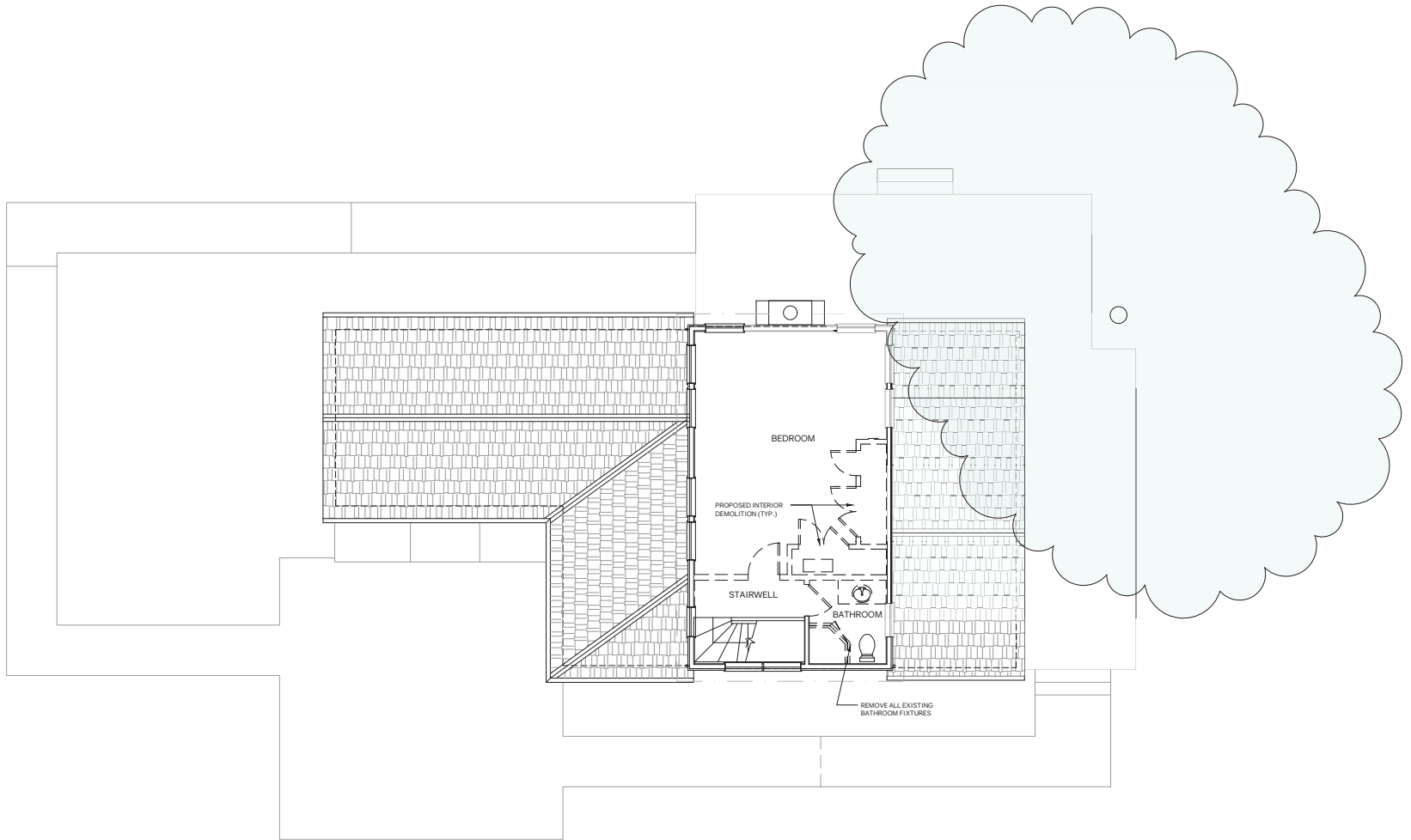


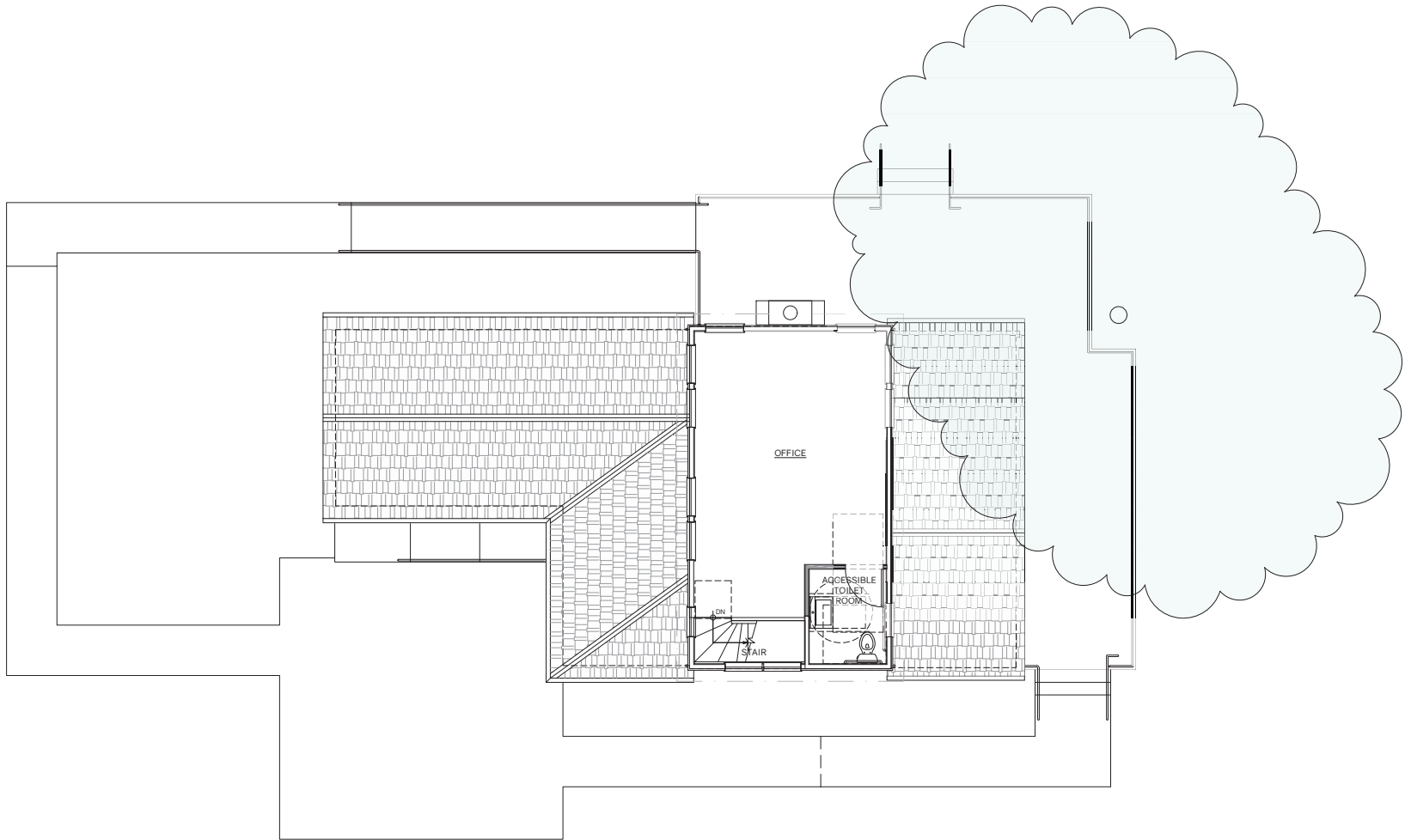
















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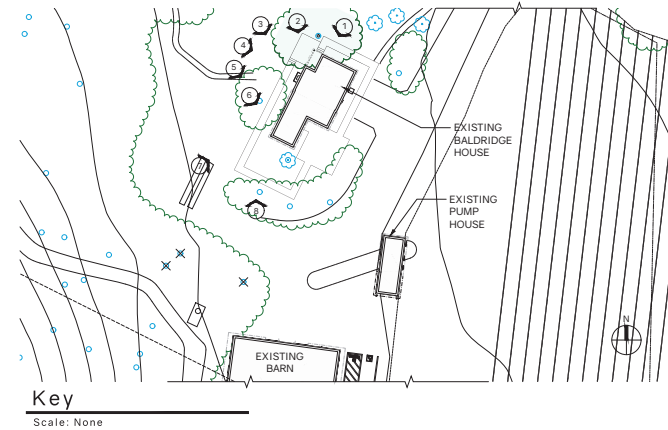
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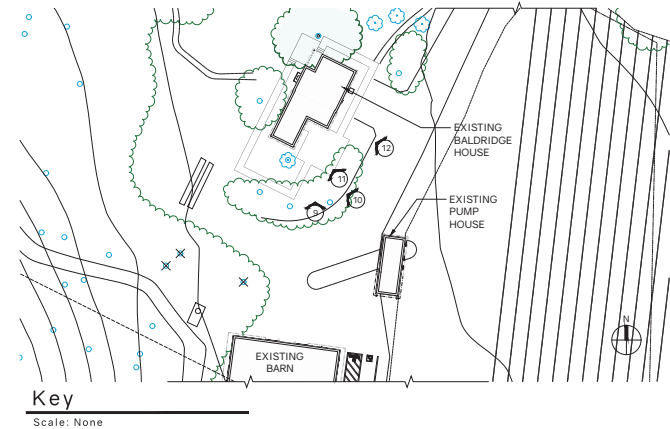
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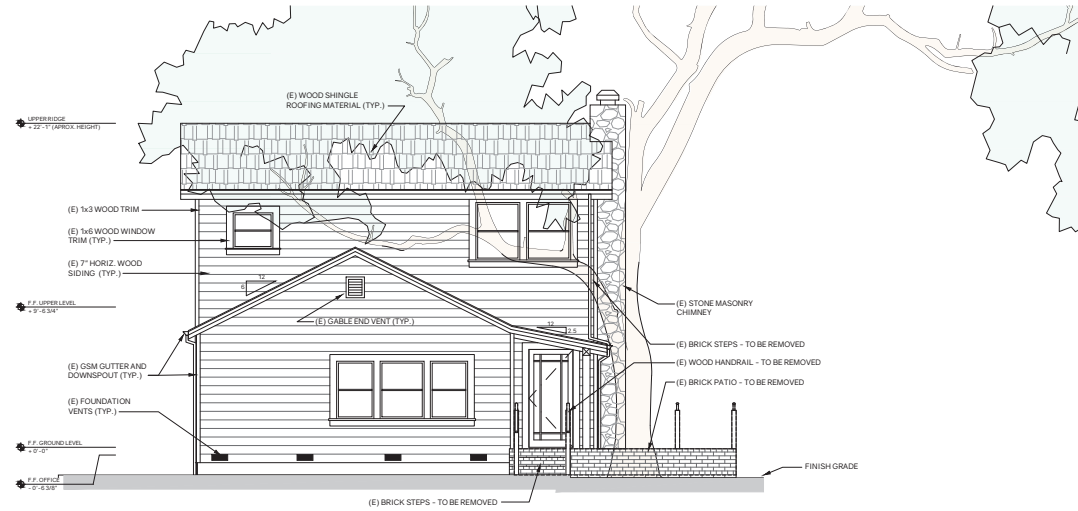
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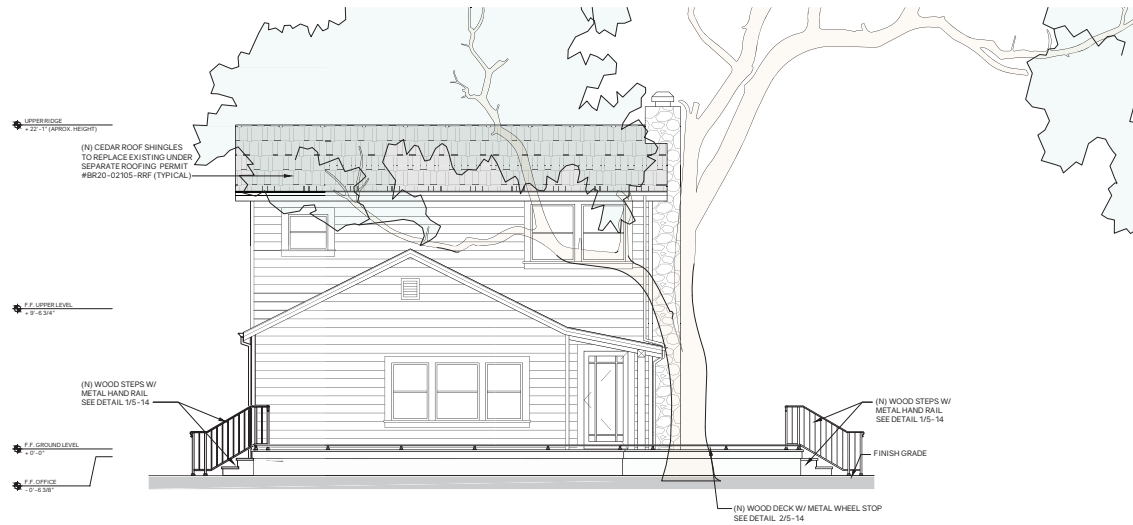
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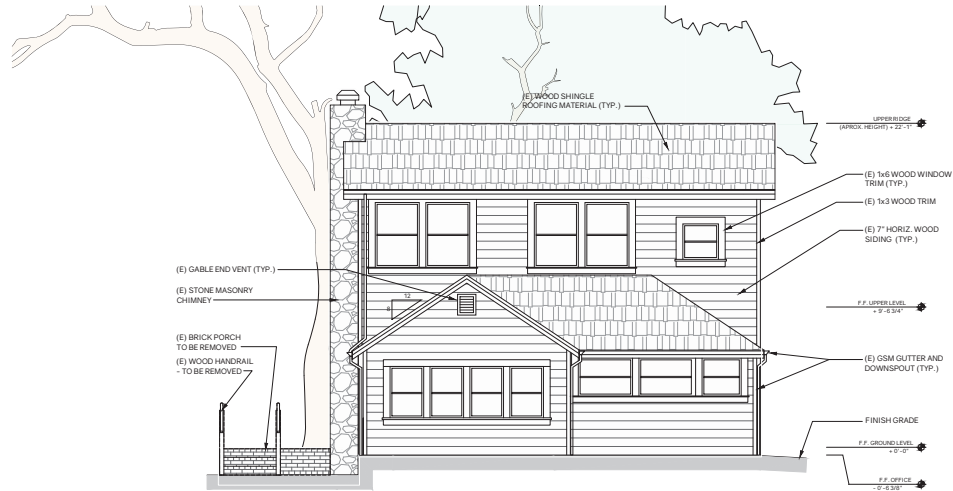




EXISTING EXTERIOR - FRONT VIEW (NORTH)



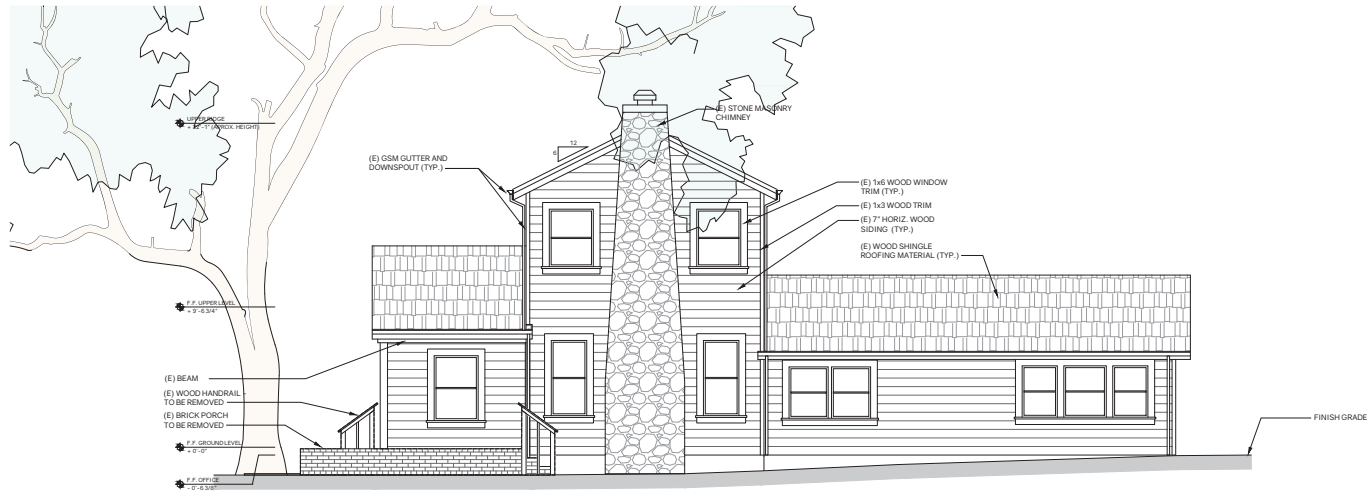
PROPOSED EXTERIOR - FRONT VIEW (NORTH)



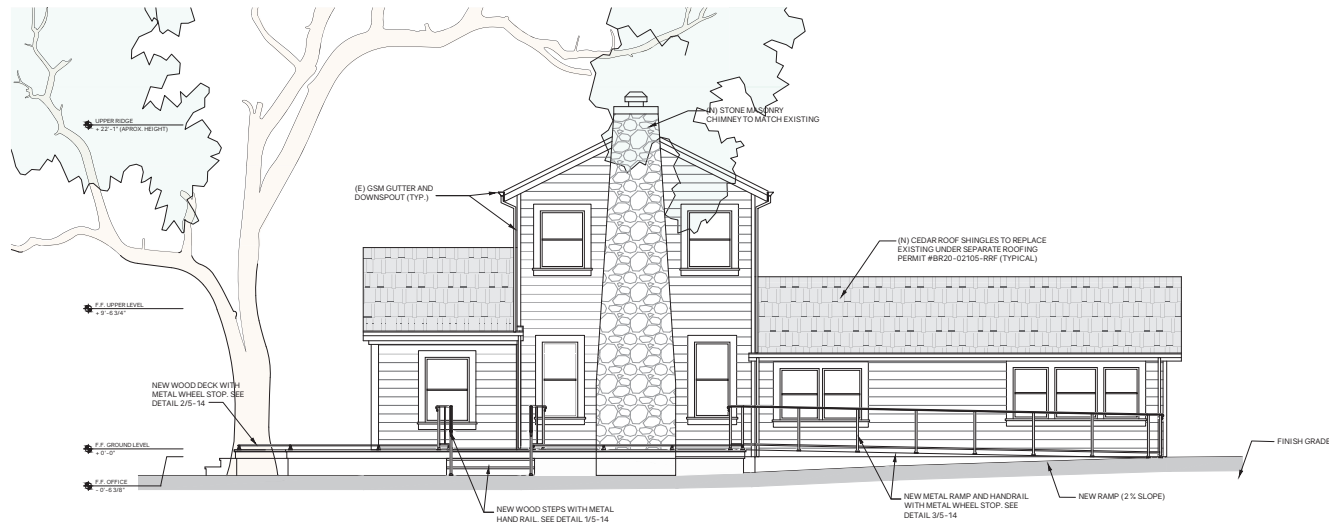
EXISTING EXTERIOR - REAR VIEW (SOUTH)



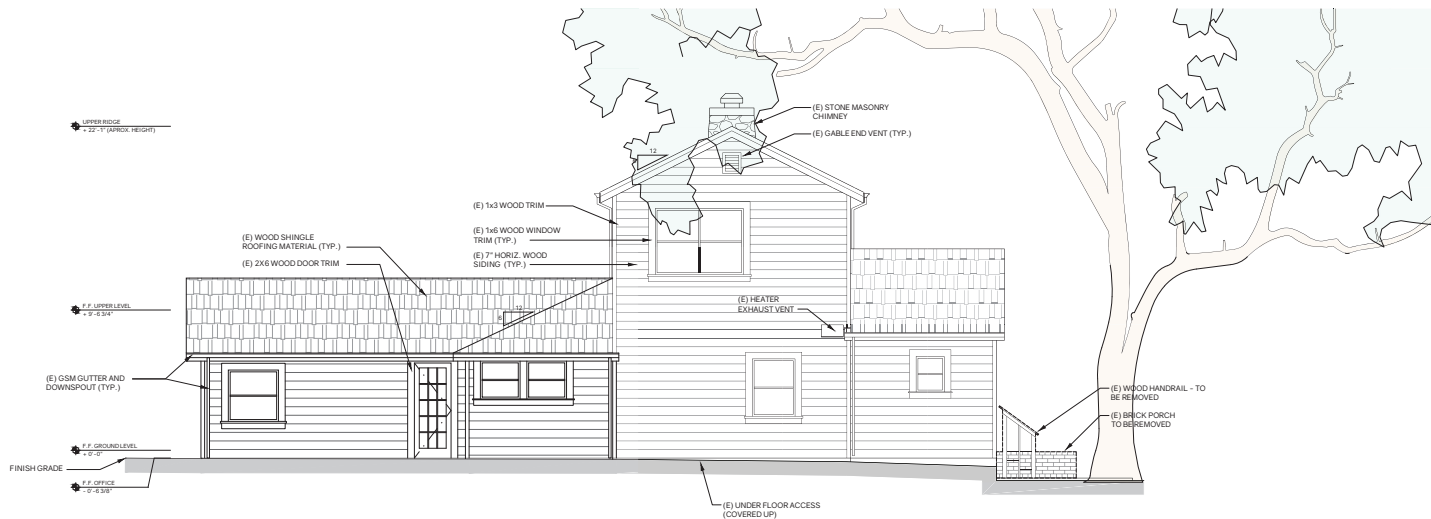
PROPOSED EXTERIOR - REAR VIEW (SOUTH)



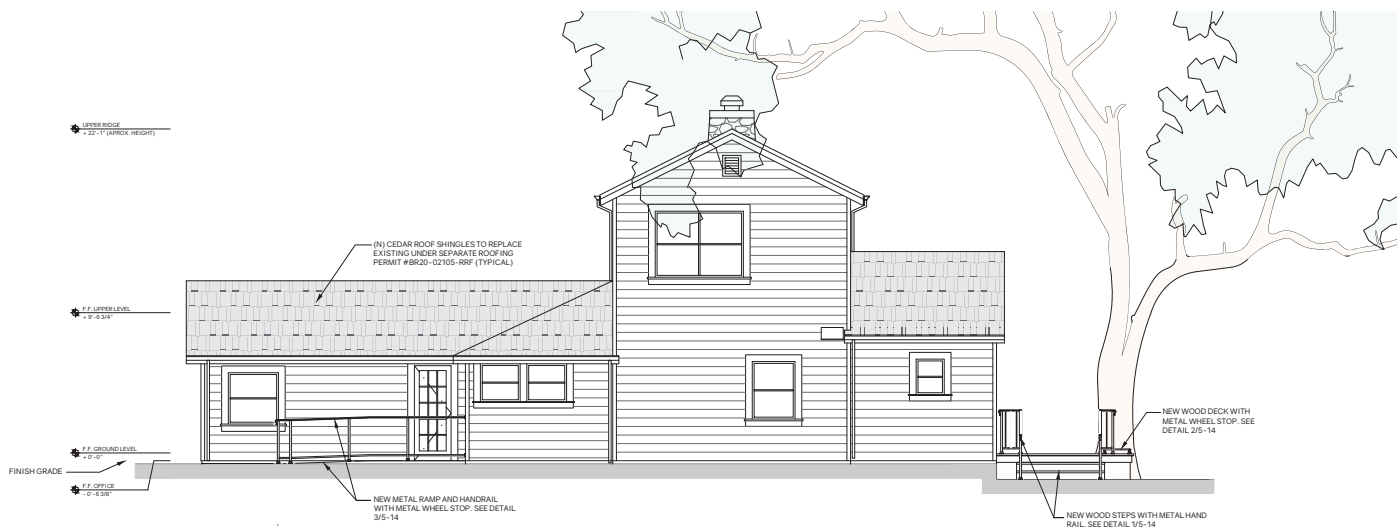
EXISTING EXTERIOR - SIDE VIEW (WEST)



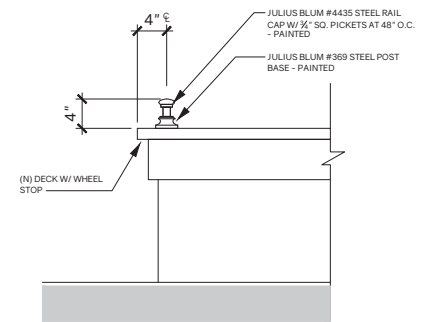
PROPOSED EXTERIOR - SIDE VIEW (WEST)



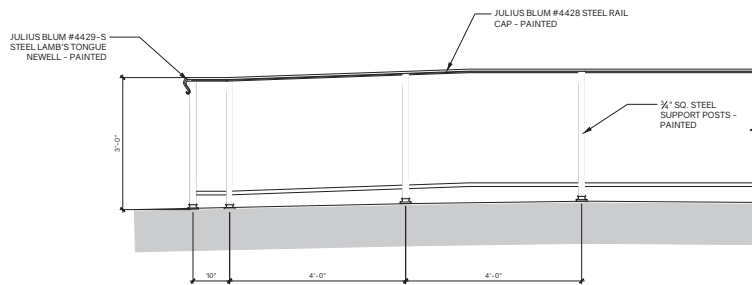
EXISTING EXTERIOR - SIDE VIEW (EAST)



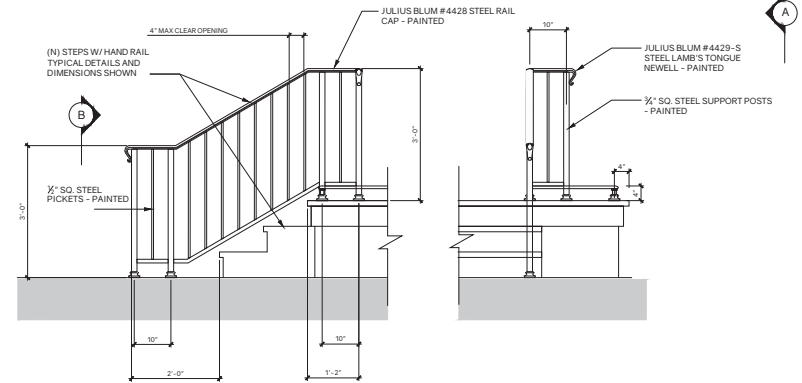
PROPOSED EXTERIOR - SIDE VIEW (EAST)



2 DECK WHEEL STOP  
SCALE: 1 1/2" = 1'-0"



3 RAMP DETAIL  
SCALE: 3/4" = 1'-0"



A SIDE VIEW

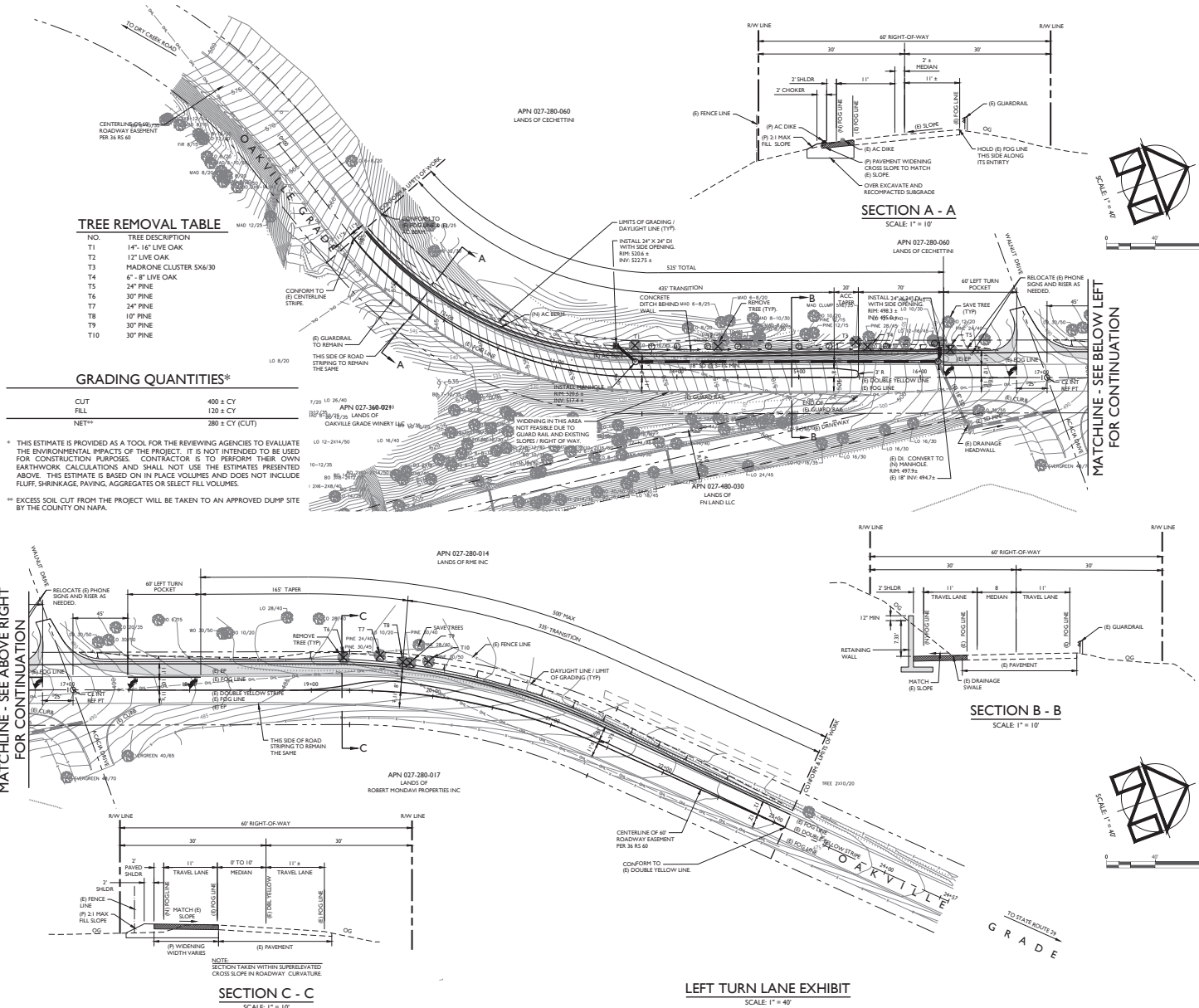
B FRONT VIEW

1 STAIR HANDRAIL  
SCALE: 3/4" = 1'-0"



# THE VINEYARD HOUSE WINERY

## LEFT TURN LANE EXHIBIT - MODIFIED VERSION



**LOCATION MAP**  
SCALE: 1" = 2,000'

**PROJECT INFORMATION:**  
PROPERTY OWNER & APPLICANT:  
JEREMY J. NICKEL  
1581 OAKVILLE GRADE  
NAPA, CA 94558  
SITE ADDRESS:  
1581 OAKVILLE GRADE  
NAPA, CA 94558

**SHEET INDEX:**  
C1 LEFT TURN LANE EXHIBIT  
C2 STRIPING PLAN EXHIBIT

- NOTES:**
- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF NICKEL'S" PREPARED BY ALBION SURVEYS, INC., DATED JUNE, 2015. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
  - CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
  - VERTICAL DATUM: ASSUMED
  - THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
  - CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY AT-RISK MONUMENTS SHALL BE IDENTIFIED BY A PRE-CONSTRUCTION CORNER RECORD SUBMITTED TO THE COUNTY SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRE AND POST CONSTRUCTION CORNER RECORDS SHALL BE PREPARED AS NEEDED TO PERPETUATE LOCATIONS THAT ARE AT RISK DUE TO PROJECT ACTIVITIES. ALL WORK TO BE PERFORMED BY A LICENSED SURVEYOR. MONUMENTS AND MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED SUBJECT TO THE PROVISIONS OUTLINED ABOVE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.

**ABBREVIATIONS:**

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	OC	ON CENTER
AP	ANGLE POINT	OD	OUTSIDE DIAMETER
BTH	BOTTOM	OG	ORIGINAL GRADE
CONF	CONFORM	(P)	PROPOSED
CP	CONTROL POINT	PC	POINT OF CURVATURE
DCV	DOUBLE CHECK VALVE	PCC	PORTLAND CEMENT CONCRETE
DI	DROP INLET	PL	PROPERTY LINE
DS	DOWN SPOUT	PT	POINT OF TANGENCY
EXIST	EXISTING	PVC	POLYVINYL CHLORIDE
ELEV	ELEVATION	PW	PROCESS WASTE
EP	EDGE OF PAVEMENT	PWCO	PROCESS WASTE CLEANOUT
EOC	EDGE OF CONC RETE	RSV	RECYCLING PLUTTER VALVE
FUTURE	FUTURE	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SDCH	STORM DRAIN CLEANOUT
FF	FINISH FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SF	SQUARE FEET
FL	FLOW LINE	SHLDR	SHOULDER
FS	FINISH SURFACE	SS	SANITARY SEWER
FSR	FIRE SPRINKLER RISER	SSCO	SANITARY SEWER CLEANOUT
GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
GM	GAS METER	TC	TOP FACE OF CURB
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TM	TYPICAL
IPS	IRON PIPE SIZE	WM	WATER METER
IRR	IRRIGATION	WV	WATER VALVE
		XTMB	TRANSFORMER

**APPLIED**  
INCORPORATED  
2140 Jefferson Street, Suite 120  
Napa, CA 94558  
(707) 230-1988 | www.appliedcivil.com

THE VINEYARD HOUSE WINERY  
LEFT TURN LANE EXHIBIT

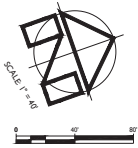
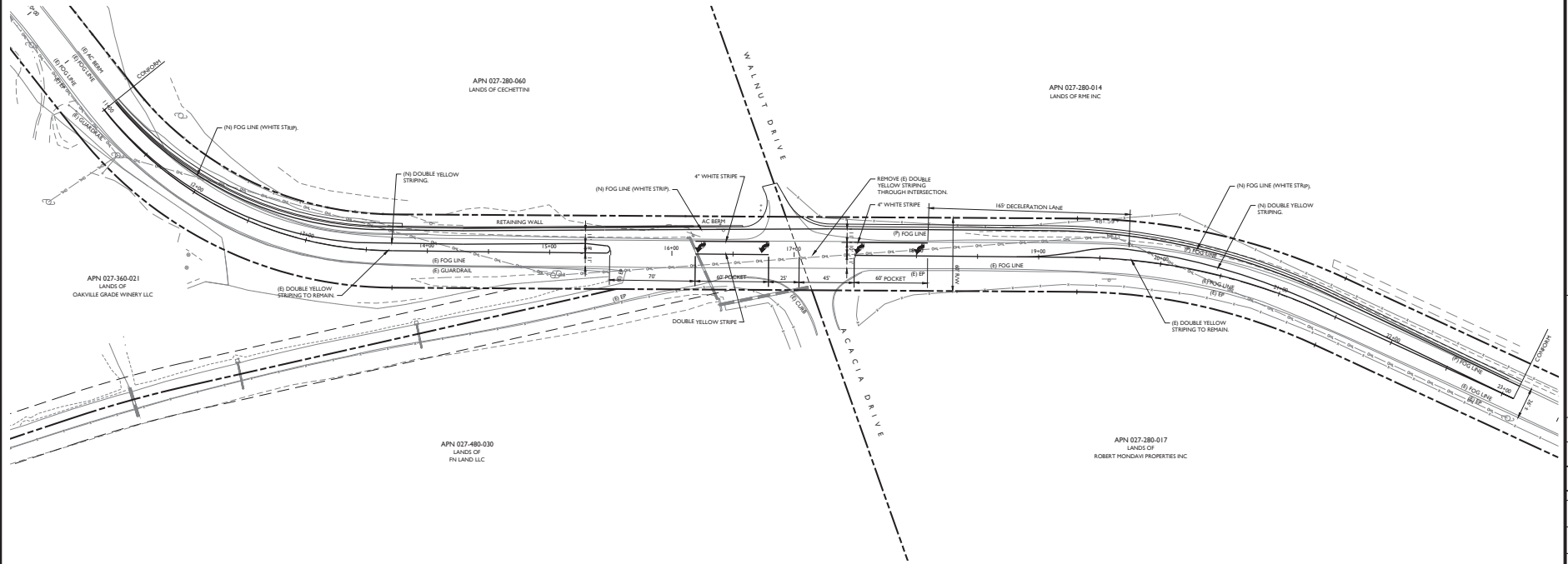
PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY: SH  
CHECKED BY: HBM  
DATE: OCTOBER 4, 2024  
REVISIONS: BY:

JOB NUMBER: 16-130  
FILE: 16-130CONC\_LTL.DWG  
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C1  
OF 2



STRIPING PLAN EXHIBIT  
SCALE: 1" = 40'

**APPLIED**  
10/04/2024 10:48:00 AM  
2140 Jefferson Street, Suite 210  
Napa, CA 94559  
(707) 226-4968 | www.appliedcivil.com

THE VINEYARD HOUSE WINERY  
STRIPING PLAN EXHIBIT

PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY: SM

CHECKED BY: MBM

DATE: OCTOBER 4, 2024

REVISIONS: BY:

JOB NUMBER: 16-130

FILE: 10-130EXH.LTLSTRIPING.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C2  
OF

2

“M”

## Public Comment

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
Exception to the Conservation Regulations P21-00341-UP, and  
Exemptions to the Road and Street Standards  
Planning Commission Hearing Date July 16, 2025

**From:** [Magnuson, Nicholas@Wildlife](mailto:Magnuson, Nicholas@Wildlife)  
**To:** [Ringel, Matthew](#)  
**Cc:** [Parker, Michael](#); [Hawkes, Trevor](#)  
**Subject:** RE: CDFW Review of Vineyard House Winery  
**Date:** Thursday, July 3, 2025 2:15:15 PM  
**Attachments:** [image001.png](#)

---

[External Email - Use Caution]

Hi Matt,

Thanks for your response. CDFW will not be submitting comments for this project.

Best,

Nick

**Nicholas Magnuson**

Environmental Scientist

California Department of Fish and Wildlife

Bay Delta Region (R3)

(707) 815-4166

---

**From:** [MeetingClerk](#)  
**To:** [Ringel, Matthew](#)  
**Cc:** [Quackenbush, Alexandria](#)  
**Subject:** FW: Napa County Notice of Planning Commission Hearing & Intent to Adopt a Mitigated Negative Declaration  
**Date:** Thursday, June 12, 2025 4:19:08 PM  
**Attachments:** [image001.png](#)

---

Please see below.

Kind Regards,



**Napa County – Meeting Clerk - AV**  
Planning, Building, & Environmental Services  
Napa County  
**Phone:** 707-253-4417  
**Email:** [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org)  
1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

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---

**From:** RICHARD W SVENDSEN <rsvensen@sbcglobal.net>  
**Sent:** Thursday, June 12, 2025 4:00 PM  
**To:** MeetingClerk <MeetingClerk@countyofnapa.org>  
**Subject:** Re: Napa County Notice of Planning Commission Hearing & Intent to Adopt a Mitigated Negative Declaration

[External Email - Use Caution]

Please vote NO

Sent from my iPhone

On Jun 12, 2025, at 2:57 PM, MeetingClerk  
<[MeetingClerk@countyofnapa.org](mailto:MeetingClerk@countyofnapa.org)> wrote:

***VINEYARD HOUSE WINERY – USE PERMIT (P18-00448), USE PERMIT  
EXCEPTION TO THE CONSERVATION REGULATIONS (P21-00341)***



***AND EXCEPTIONS TO THE ROAD AND STREET STANDARDS***

<image002.png>

**Napa County – Meeting Clerk – AQ**  
**Planning, Building, & Environmental Services**  
**Napa County**  
**Phone: (707) 253-4417**  
**Email: [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org)**  
  
**1195 Third Street, Suite 210**  
**Napa, CA 94559**  
**[www.countyofnapa.org](http://www.countyofnapa.org)**

<P18-00448 , P21-00341 Vineyard House Winery Public Notice.pdf>

“M”

## Public Comment

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit  
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Nick

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Environmental Scientist  
California Department of Fish and Wildlife  
Bay Delta Region (R3)  
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Kind Regards,



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Planning, Building, & Environmental Services  
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**Subject:** Re: Napa County Notice of Planning Commission Hearing & Intent to Adopt a Mitigated Negative Declaration

[External Email - Use Caution]

Please vote NO

Sent from my iPhone

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***VINEYARD HOUSE WINERY – USE PERMIT (P18-00448), USE PERMIT  
EXCEPTION TO THE CONSERVATION REGULATIONS (P21-00341)***

***AND EXCEPTIONS TO THE ROAD AND STREET STANDARDS***

<image002.png>

**Napa County – Meeting Clerk – AQ**  
**Planning, Building, & Environmental Services**  
**Napa County**  
**Phone: (707) 253-4417**  
**Email: [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org)**  
  
**1195 Third Street, Suite 210**  
**Napa, CA 94559**  
**[www.countyofnapa.org](http://www.countyofnapa.org)**

<P18-00448 , P21-00341 Vineyard House Winery Public Notice.pdf>





# Napa County

## Board Agenda Letter

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

---

Planning Commission

**Agenda Date:** 7/16/2025

**File ID #:** 25-1248

---

**TO:** Napa County Planning Commission

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

**REPORT BY:** Dana Morrison, Supervising Planner - (707) 253-4437

**SUBJECT:** Pott's Pool Use Permit Exception to the Conservation Regulations (P23-00318-UPX)

---

### **RECOMMENDATION**

#### **POTTS POOL USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS - #P23-00318-UPX**

CEQA Status: Consideration and possible adoption of Categorical Exemption pursuant to California Environmental Quality Act Guidelines at 14 CCR Section 15301 (Class 1, Minor Alteration to Existing Facilities), Section 15303 (Class 3, New Construction or Conversion of Small Structures), which exempts construction of swimming pools; and Section 15304 (Class 4, Minor Alterations to Land) which exempts minor trenching where the surface is restored. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. The project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request for an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit in order to allow the development of a pool on land located within the required 45-foot setback from a county designated blue-line stream (Soda Creek). The subject parcel was impacted by the 2017 Complex fire, and the house (rebuild is almost completed) has been setback further from the existing stream. During the original building permit submittal two potential pool locations were called out; one location was proposed within the footprint of the former residence (an area that was already disturbed and developed) and another in between the house and well. Both locations lie within the required stream setback from Soda Creek, however, the existing home and improvements were legally established several decades before adoption of the stream setback requirements which came into effect in 1993 and thus said noted uses constitute pre-existing legal nonconformity. The proposed pool is an accessory use to a residence but is considered a new use as it was not existing prior to the 2017 fire. The development potential of the site is constricted due to the small size of the parcel (0.45 acres), narrow width of the parcel (~50 feet at the narrowest and ~150 at the widest), and the required road setback/front yard setback from Soda Canyon Road (55 feet) and the stream setback requirement (45 feet) (see Attachment F: Parcel Buildable Area Map). The exception request

will allow for the owner to develop a pool with the stream setback, a use which other nearby parcels enjoy.

The project is located on an approximately 0.45-acre parcel within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off of Soda Canyon Road. The parcel is approximately 450 feet south of the intersection of Shady Oaks Road and Soda Canyon Road; 1229 Soda Canyon Road, Napa, APN: 039-130-005-000.

Staff Recommendation: Adopt the Categorical Exemption and approve the Use Permit Exception to the Conservation Regulations as conditioned.

Staff Contact: Dana Morrison, Supervising Planner; phone (707) 253-4437; email: [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)

Owner/Applicant: Jeffery Potts, (925) 216-5553, [jpotts@sdgarchitectsinc.com](mailto:jpotts@sdgarchitectsinc.com)

## **EXECUTIVE SUMMARY**

Proposed Actions:

That the Planning Commission:

- 1) Adopt the Categorical Exemption based on Findings 1-4 of Attachment A; and
- 2) Approve an Exception to the Conservation Regulations in the form of a Use Permit (#P23-00318-UPX), based on Findings 5-16 of Attachment A, and subject to the Conditions of Approval (COA) listed in Attachment B.

The Applicant has requested an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit, in order to allow the development of a new pool within what is primarily the footprint of the former residence and an existing disturbed portion of the parcel within a required stream setback. Staff has reviewed the request and determined that the proposed project, as designed, would not result adverse impacts on the site compared to existing conditions, and therefore supports approval of the exception to the Conservation Regulations, as conditioned.

## **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt (Cat Ex) from the provisions of CEQA. A discussion regarding the applicability of the Cat Ex determination is detailed in the CEQA Cat Ex Memo (see Attachment C). This project qualifies as an exempt activity under: Section §15301 (Class 1, Minor Alteration to Existing Facilities) which exempts minor alterations of existing public or private structures; Section §15303 (Class 3, New Construction or Conversion of Small Structures) which, exempts construction of swimming pools; and Section §15304 (Class 4, Minor

Alterations to Land) which exempts minor trenching where the surface is restored.

As the Project qualifies for the identified exemptions, it is consistent with the General Plan, and does have any special circumstances which would result in significant impacts to the environment, no further environmental review is required. PBES staff has reviewed the project submittal materials, consulted with the California Department of Fish and Wildlife (CDFW) and determined the project is categorically exempt, in that there is no reasonable possibility that the project would have a significant effect on the environment, because there will be no changes to the existing site improvements (no new disturbances within the creek setback, merely a new pool within an area which has been previously disturbed during reconstruction of the house), no trees proposed for removal, and minimal excavation of soil is needed to install the pool and its associated infrastructure.

As noted above, County Staff reached out and confirmed with CDFW that the proposed pool's location is outside of the designated riparian zone and they did not raise any concerns with the proposed project but did note that the project should pay extra attention to avoid any indirect or direct impacts to the stream from the pool's construction or operation. As such, staff is recommending various Conditions of Approval (COAs) to help protect Soda Creek during project implementation such as; require the installation of construction fencing 5 feet from the top of bank of Soda Creek inside of which no work shall occur, that all staging and construction will occur outside of the required stream setback, and that all worker parking occurs outside of stream setback (see Attachment G: CDFW Correspondence).

Based on the proposed project as described above and in the associated Categorical Exemption Memorandum (see Attachment C), the Potts Pool Use Permit Exception to Conservation Regulations request meets the criteria for eligibility as Categorically Exempt from CEQA for Class 1, 3 and 4.

## **BACKGROUND AND DISCUSSION**

Owner/Applicant: Jeffery Potts

Zoning: Agricultural Watershed (AW) District

General Plan Designation: Agricultural, Watershed and Open Space (AWOS)

Parcel Size: 0.45-acres

Application Filed: November 6, 2023; Resubmittals: December 20, 2023; March 21, 2024; March 21, 2025

Application Complete: May 7, 2025

Adjacent General Plan Designations, Zoning Districts and Land Uses: Surrounding properties within Napa County to north, south and east are all within the Agriculture Watershed Open Space General Plan land use designation and the Agricultural Watershed zoning designation. Parcels to the east are all within the Agricultural Resource (AR) General Plan land use designation and the Agricultural Preserve (AP) zoning designation. The lots immediately adjacent to the property in Napa County are approximately 0.25, 1.01, 3.24, 4.04, 6.35, and 41.52 acres each, developed with predominantly single family residences to the north, south, east and west, with some parcels containing vineyard; parcels have similar vegetation as compared to the

subject parcel with the vegetation dominated by vegetation canopy cover- many of the surrounding parcels, including the subject parcel were impacted by the 2017 Glass Fire. (See Attachment I- Graphics).

#### Property History:

The project area is located at the eastern edge of the Napa Valley floor where the foothills of the Vacaville Range begin. While the valley floor has been in agricultural use dating from at least the 19th century until the early 2000s, the subject parcel has been utilized as residence since at least prior to 1957. There is little building permit history for the original structures that were lost in the 2017 fire. Historic aerials from 1958 and 1948 are unclear and do not help to demonstrate when the original house was built. However, there is a permit from 1957 for an addition to a dinette (B3382) which confirms there was an existing residence on the parcel prior to that date. Various additions, alterations and remodels were approved to the existing structure throughout the years and are summarized below:

- A remodel/alteration approved in 1986 and 1989 (Permit #39100 and #45564)
- A roof replacement approved in 1986 (Permit #39093)
- A new 512 square foot (sf) deck addition approved in 1988 (Permit #43459)
- A chimney replacement approved in 2003 (Permit #B03-00993)

As the parcel was impacted by the 2017 fire and the existing on-site structure (a residence and a garage) were demolished under permit; a new residence and garage (converted to a pool house) are currently under construction with both structures nearing completion. More recently, post-fire, the following development has been approved:

- Approved replacement residence under BR22-00189 (issued but not yet finalized as house is still under construction).
- Approved replacement of 427 sf garage under BR22-00191 (also issued but not yet finalized)
  - The structure was revised to convert the detached accessory structure from a garage to a pool house (swapping one accessory use to another).
- Proposed pool construction under P23-00318-UPX (still under process and a pool permit will be required if the Exception Request is approved).

#### Code Enforcement Cases:

There are no active code enforcement cases on the subject parcel.

#### Project Description and Setting:

The project involves the installation of an inground pool which will have an approximately 1350 cubic foot footprint (25' long, 12' wide, 3-6' deep pool (~10,000 gallons) and approximately 17' length of trenching, 3" wide and 24" deep (8.5 cubic feet) (see Attachment F - Pool Plan Set and Dimensions). Multiple locations were considered and assessed during the review process, however there is no location on this very limited site for the pool be located without encroaching into either required road, stream, or septic/reserve areas. The current location and orientation were chosen to meet setback requirements from tanks, structures (house and former garage - now a pool house) while taking advantage of areas that were occupied by the former residence and in areas that are already disturbed.

As noted earlier, the site is limited due to the size of the parcel (0.45 acres) and the additional setback requirements from Soda Canyon Road and from Soda Creek (see Attachment E - Parcel Buildable Area Map). The proposed location does not require the removal of any trees, and CDFW confirmed that the proposed location is outside of the riparian corridor for Soda Creek and did not raise any concerns with the project other than ensuring the installation and operation of the pool avoids any indirect or direct impacts to the stream (see Attachment G - CDFW Correspondence).

The parcel is generally level, but the rear yard (facing to the north-west) is located along the south-eastern bank of Soda Creek, with the rear property line extending approximately to the opposite bank of the creek. Approximately 5-25 feet of the lot nearest the rear property line lies within the defined bed and bank of the creek an area which is under the jurisdiction of the CDFW. No work is proposed within the existing stream bed or bank. Within the bank near the low water flow line is an existing retaining wall installed at some point when the property was under prior ownership (likely 20 or more years ago). There is no record of any permits speaking to this feature, however, this would be considered an existing condition and several other properties along Soda Canyon Road contain similar features, which are common on smaller rural parcels abutting stream channels. The proposed pool will be located between the house and stream (approximately 1/3 of which is either outside the required 45 foot setback or within the previous residences footprint) and the rest will be located within the required stream setback in an area adjacent to the former garage (now pool house). The pool will have a setback from the top of bank ranging from as close as 12 feet 7 inches to 23 feet 8 inches.

The riparian corridor within the defined bed and bank does not contain significant tree cover as the existing vegetation was severely impacted by the 2017 Fire. The proposed swimming pool will be located in a portion of the 0.45-acre property that used to contain the former main residence and landscape improvements that were lost in the fire; this area has also since been disturbed during reconstruction of the single-family residence and pool house. All improvements will occur outside of the defined bed and bank within areas which had been previously disturbed during reconstruction and would have contained typical back yard features as part of the previous residence.

The proposed pool has property line setbacks consistent with county code, other than the requested exception to the required stream setback, as the proposed pool location is outside of the required yard setbacks:

- Side yard



- Required: 20'
- Proposed: ~40' (southern property line) + and ~120 (northern property line),
- Front yard + Road setback
  - Required front: 20'; Road setback 30' = 20' + 30' = 50'
  - Proposed ~73':
- Rear yard:
  - Required: normally 20', however, per 18.104.280 (Miscellaneous improvements in yards) a 5' setback is permitted.
  - Proposed: ~17'.

Some minor trenching (approximately 17' in length and 24" deep) will also be needed to accommodate the piping and electrical that will connect to the pool equipment.

#### Discussion Points:

Access to the property exists from Soda Canyon Road, and no additional road is proposed to access the pool construction site. The proposed plans have been reviewed for fire safety and to ensure that the project would not result in a net increase in soil loss or runoff, and were approved by the Napa County Fire and Engineering Division, not subject to any Conditions of Approval. Fire did make a comment that additional details would be needed for the pool building permit (that will be required if this exception is approved) if the pool was intended for use for fire suppression. However, according to the applicant the pool is not planned to be used for fire suppression. The Categorical Exemption found that implementation of the proposed project would not result in significant adverse impacts, due in large part to the project's proposed use as a pool, which is an accessory use to the approved residential use of the parcel and the history of the parcel as a residence since at least 1957.

As noted earlier the pool will contain approximate 14,587 gallons of water. This much water should take approximately 5 truck trips to haul to the site (with each truck holding a total of approximately 3,000 gallons) and this is well below the 110 daily trip threshold for significant impacts in regards to traffic and, as such, the project should not result in undue traffic delays in the surrounding area during initial filling of the pool. The subject parcel is severely constrained in its development potential due to required road/front yard setback and stream setback requirements. The project will also involve the installation of piping and mechanical pool equipment; the mechanical equipment will be located immediately behind the pool house (formerly the garage) at the edge of the 45-foot setback from Soda Creek.

The project is consistent with county property line setback requirements.

The Categorical Exemption also found that implementation of the proposed project would result in less than significant impacts, see Attachment C - Categorical Exemption Memorandum.

Exception to the Conservation Regulations - County Code Section 18.108.040 allows landowners or

leaseholders to request exceptions to the requirements of the County's Conservation Regulations. Such requests are made in the form of a use permit application, which is subject to decision by the Planning Commission. Pursuant to County Code Sections 18.124.070, the Commission's decision to grant or deny a use permit must be based on findings that the granting of the use permit would not adversely affect public health, safety, or welfare of the county, and that the request is consistent with the policies and standards of the County's General Plan. Among the purposes of the Conservation Regulations (County Code Section 18.108.010) are intentions for the County to: 1) minimize the effects of cut, fill, earthmoving, grading operations and similar activities on the natural terrain; 2) minimize soil erosion caused by human modifications to the natural terrain; 3) maintain and improve water quality by regulating stormwater quality and quantity; 4) preserve riparian areas and other natural habitat near streams; and 5) encourage development that minimizes impacts to existing land forms, avoids steep slopes and preserves existing vegetation and unique geologic features.

The project would utilize the existing driveway to access the subject parcel. Submittal of a building permit and grading permit are required for the project, if approval of this Exception to the Conservation Regulations is granted. The final grading plans will be reviewed and approved by the Engineering Division, which imposes construction and post-construction pollution prevention requirements to ensure that there is no potential for significant on- or off-site erosion, impact to siltation, or flooding.

There are no unique geologic features within or near the project site, and while the proposed pool is located within the required 45-foot stream setback from Soda Creek CDFW has reviewed the proposal and found that it is not subject to additional permitting. All work will occur outside of the stream bed and stream bank and within existing disturbed/managed areas.

The proposed project does not propose to remove any trees, consistent with Napa County Code 18.108.020(C).

A site visit and analysis of the County GIS layers was conducted by County Staff. Due to the nature of the development, a new pool within the footprint of, and adjacent to, the former residence, there is little to no potential impact to special-status species as no trees will be removed, and only a limited amount of groundwork will be required to install a pool on a site that is already disturbed and developed, though additional COAs to require construction fencing and staging/parking to occur outside of the required stream setback have been included to help ensure there are no impact to Soda Creek.

Staff has reviewed the proposal and found it to be consistent with the Zoning Ordinance and applicable General Plan policies. Based upon the evidence submitted, Staff believes that the necessary findings can be made to approve the requested exception to the Conservation Regulations.

#### Water Use:

The project is not located within the GSA, the NE Management area, nor the Milliken-Sarco-Tulocay (MST) area, identified areas with known groundwater concerns and deficiencies. Pools are considered a residential use which can be permitted on a parcel upon the approval of a Pool Building Permit, they are an accessory to a main residence and are considered by right, similar to how a main residence, garage or guest house, etc. (provided they meet setbacks and other division requirements). This project is only discretionary due to the size

constraints of the parcel which only contains buildable areas within require stream and yard setbacks. A Condition of Approval has been included to require the initial filling of the pool to come from trucked in potable water (see Attachment B). Water needed to top off the pool from there would be considered negligible and would not result in a significant increase in water use on the parcel. Additionally, as part of the rebuild the property owner has installed low flow fixtures and is proposing to utilize low water use plantings for the new landscaping which will further reduce groundwater demands compared to previous conditions; this has been included as a Condition of Approval. Staff is additionally recommending a Condition of Approval that at least 50% of the replanting that will occur within the required setback contain at least 50% native species, ideally riparian species such California bay, Oregon ash, willows, valley oaks, coast live oaks, as well as understory vegetation such as mulefat, torrent sage, and western azalea.

#### Public Trust:

While no Water Availability Analysis (WAA) was prepared for the project the County is requiring via conditions of approval that ensure the proposed project does not result in potential impacts to groundwater or surface water. With conditions of approval to require the use of trucked in potable water (to initially fill the pool), the installation of low water use landscaping, as well as the applicants existing commitment to install low flow appliances and fixtures within the replacement residence the county has ensured the proposed project requesting installation of a pool, accessory to an existing residence, has been assessed in regards to public trust and will not result in significant impacts.

#### Public Comments:

To date there have been no public comments received regarding this proposal.

#### **Decision-Making Options:**

Upon consideration of additional public comment and close of the public hearing, the Commission may take one of the following actions:

##### Option 1: Approve Applicant's Proposal (Staff Recommendation)

Discussion - This option would allow the development of a pool, an accessory to the existing approved residential use.

Staff supports this option because it meets the findings and is defensible as a Categorical Exemption as this project qualifies as an exempt activity under three sections of Article 19: CCR §15301 (Class 1, Minor Alteration to Existing Facilities), §15303 (Class 3, New Construction or Conversion of Small Structures), which exempts construction of swimming pools; and §15304 (Class 4, Minor Alterations to Land), which exempts minor trenching where the surface is restored.

Action Required - Follow the proposed action listed in the Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at time motion is made. This option was analyzed for its environmental impacts and were found to be less than significant.

##### Option 2: Deny the Requested Use Permit

Discussion - Denial of the requested use permit would deny the property owner the ability to enjoy the use of a pool on their parcel, a use which is enjoyed by other parcels located along Soda Creek. The proposed pool is located within the footprint of the former main residence, so no new distances within the creek setback are requested. For these reasons, Staff does not recommend this option.

In the event the Commission determines that the project with conditions does not or cannot meet the required findings for granting of the use permit exception, the Commissioners should articulate what aspect or aspects of the project are in conflict with the required findings. State law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed use permit exception is not being approved.

Action Required - Commission would adopt a tentative motion to deny the project and remand the matter to staff for preparation of required findings to return to the Commission at a future hearing date.

#### Option 3: Continuance Option

Discussion - The Commission may continue the item to a future hearing date, at its discretion.

#### Supporting Documents:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. CEQA Cat Ex Memo Determination
- D. Application Submittal Materials and Assessors Maps
- E. Parcel Buildable Area Map
- F. Pool Plan Set
- G. CDFW Correspondence
- H. Correspondence
- I. Graphics

“A”

# Findings



PLANNING COMMISSION HEARING – July 16, 2025  
RECOMMENDED FINDINGS

Pott's Pool  
Use Permit Exception to the Conservation Regulations – Stream Setback  
Application Number P23-00318-UPX  
1229 Soda Canyon Road, NAPA, California  
APN 039-130-005-000

ENVIRONMENTAL:

The Planning Commission (Commission) has received and reviewed the proposed Categorical Exemption pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and finds the project:

1. The project is Categorically Exempt from the CEQA pursuant to Section 15301, Class 1, which exempts minor alterations to existing public or private structures.
2. The project is Categorically Exempt from the CEQA pursuant to Section 15303, Class 3, which exempts a project that consists of construction of limited numbers of new, small facilities or structures and installation of small new equipment and facilities such as swimming pools and associated equipment.
3. The project is Categorically Exempt from the CEQA pursuant to Section 15304, Class 4, which exempts minor trenching where the surface is restored.
4. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
5. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

USE PERMIT:

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

6. The Commission has the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.

Analysis: Exceptions to the County's Conservation Regulations are subject to a Use Permit, and Use Permits are subject to review by the Planning Commission (Napa County Code [NCC] Sections 18.108.040 and 18.124.010). There is no companion action necessary for the requested Use Permit that would require action by the Board of Supervisors. The project site is located in the Agricultural Watershed (AW) zoning district. The recognition and retention of existing site improvements and accessory structures, and the proposed additional improvements, as conditioned, are intended for residential uses and are permitted in the AW District. The project, as conditioned, complies with the requirements of the Zoning Code as applicable.

7. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the NCC (zoning regulations) have been met.

Analysis: The application for a Conservation Regulations Use Permit Exception has been appropriately filed, and noticed and public hearing requirements of the NCC Section 18.136.040 have been met. On July 3, 2025, a notice of public hearing and intent to adopt a Categorical Exemption was published in the Napa Valley Register, posted with the Napa County Clerk, mailed via first class mail to owners of property within 1,000 feet of the subject parcel, and mailed via first class mail or electronic mail to the applicant, property owner, and other interested parties who had previously requested such notice.

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

Analysis: Granting the Use Permit Exception for the project, as conditioned, will not adversely affect the health, safety or welfare of the County. The project includes the construction of a swimming pool and associated pool equipment, including trenching for the associated infrastructure connecting the pool to the existing water system and other erosion control measures, to allow an accessory use to an existing established single family residence, which is located within the jurisdiction of the County of Napa. Implementation of the proposed project will not generate substantial increases to ongoing groundwater or wastewater treatment demands beyond levels associated with the existing single family residence. The swimming pool is an accessory use to an existing residence. The project includes no new residential or commercial development that will generate new vehicle trips on the road network in the vicinity of the property. All new improvements will occur in previously developed areas, and have been designed to comply with California Building Code requirements as well as Napa County stormwater pollution prevention requirements, which provide adequate safety and service in the interest of protecting public health and welfare.

9. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan and any applicable specific plan.

Analysis: The proposed project will occur within an existing developed residential back yard on a parcel created in 1950 prior to the enactment of current stream setback regulations. The proposed improvements will replace existing legally established improvements within the stream setback, will result in no native tree removal, and is consistent with Goal CON-6 which encourages the preservation of woodlands for their environmental and open space value. Although the pool and yard improvements will be within the required stream setback, the project has also been designed to minimize earthwork and consists of a small footprint within a previously disturbed area outside of the defined bed and bank for Soda Creek. All improvements are designed to comply with County stormwater quality control regulations intended to minimize sediment and pollutant discharge into the County's streams and waterways. The project will not impact nor cause removal of any vegetation along the stream, which is designated as a critical habitat linkage corridor supporting General Plan Policies CON-45 and CON-47(f). The County's Conservation Regulations (County Code Section 18.108.040) identify the Use Permit as the appropriate mechanism for allowing exceptions to the standard stream setbacks.

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

Analysis: The pool will nominally increase groundwater use associated with the property. However, initial filling of the pool will occur with trucked-in potable water and thus avoid use of groundwater. Water use for the residence, pool and site landscaping will remain within Section 13.15 groundwater conservation 'fair-share' water use limits. The proposed pool project does not directly require a new water system, as the site already contains a single family residence and various accessory structures which are already serviced by an existing water system. Additional COAs have been required by the Environmental Health department to ensure there is adequate septic reserve area in the case of any future failures of the existing system. Further, the project is not located near an affected groundwater basin.

#### **EXCEPTION TO CONSERVATION REGULATIONS:**

11. Roads, driveways, building and other man-made structures have been designed to complement the natural landform and to avoid excessive grading.

Analysis: The proposed project would utilize the existing private driveway to access the development site. Materials will be driven to the site with staging occurring outside of required stream setbacks. The only dirt that would need to be moved would be for the placement of the approximately 25' long, 12' wide, 3-6' deep pool (1350 cubic feet – ~10,000 gallons) and approximately 17' length of trenching, 3" wide and 24" deep (8.5 cubic feet), for connecting the pool to the existing main residence's water system. The disturbed areas (other than the pool itself) will be restored post project with landscaping and natural vegetation per the Conditions of Approval.

12. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project including the following elements: a) multiple-floor levels which follow existing, natural slopes; b) foundation types such as poles, piles, or stepping levels which minimize cut and fill and the need for retaining walls' c) fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

Analysis: The proposed exception is for a swimming pool, which is minor in nature and does not contain multiple-floor levels, a foundation, fence or walls. Slopes surrounding the proposed pool are shallow, ranging from 1 to 3 percent. The proposed pool and improvements result in no changes in grade and require minimal earthwork, and will be at grade with the existing rear yard. No work will occur within the bed and bank of Soda Creek.

13. The development project minimizes removal of existing vegetation, incorporates existing vegetation into the final design plan, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

Analysis: No vegetation removal will occur as part of this project. The area was impacted by fire and much of the vegetation was lost. Additionally, the site is currently disturbed as the residence and accessory structures are in the process of being rebuilt. Implementation of the proposed project would not result in the removal trees. A Condition of Approval includes the requirement for the applicant to revegetate the disturbed areas with a mix of native plants and low-water landscaping vegetation.

14. Adequate fire safety measures have been incorporated into the design of the proposed development.

Analysis: The project has been reviewed and approved with no conditions in the project workflow by the Napa County Fire Marshal's office.

15. Disturbance to streams and watercourses shall be minimized, and the encroachment, if any, is the minimum necessary to implement the project.

Analysis: There is one stream, Soda Creek, that runs along the properties north-western property line. The pool and associated improvements will be located in an area that has previously been developed with residential yard improvements. No encroachments into the watercourse will occur. Although the pool and improvements will be within the required stream setback, the project will not result in any modification of the stream bank or the streamside vegetation.

16. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the County's environmental sensitivity maps.

Analysis: The County Geographic Information System indicates the presence of sensitive species within Soda Creek. However, all proposed improvements will occur within a previously developed area outside of the defined bed and bank, and thus outside of sensitive species habitat. The project will not result in increased discharge or illicit discharge to the creek, and thus will not adversely impacts threatened or endangered plant or animal communities or habitat. County staff conferred with the California Department of Fish and Wildlife, the Trustee Agency for the protection of biological resources and they did not raise any concerns about the proposed project in regard to impacts to endangered plant or animal habitat. However, staff is recommending various COAs to ensure there are no impacts to the existing stream, these include the following: 1) to require the installation of construction fencing 5 feet from the top of bank of Soda Creek inside of which no work shall occur, 2) that all staging and construction will occur outside of the required stream setback, and 3) that all worker parking occurs outside of stream setback.

17. An erosion control plan, or equivalent NPDES stormwater management plan, has been prepared in accordance with NCC Section 18.108.080 and has been approved by the Director or designee.

Analysis: The proposed swimming pool and associated improvements have been reviewed by the Engineering Division and during the building permit phase will need to demonstrate compliance with the requirements of the Napa Countywide Stormwater Pollution Prevention Program and Sediment Control Plan; the project was approved by the Division on December 15, 2023. As such, the project will not result in a net increase in soil loss and run off and will result in negligible changes to impervious surfaces, which will not add to stormwater runoff into Soda Creek.



“B”

# Recommended Conditions of Approval

Pott's Pool Con Regs UPX P23-00318  
Planning Commission Hearing Date July 16, 2025

**PLANNING COMMISSION HEARING – July 16, 2025**  
**CONDITIONS OF APPROVAL**

*Pott's Pool*  
*Conservation Regulations Use Permit Exception*  
*Application P23-00318-UPX*  
*1229 Soda Canyon Road*  
*APN #039-130-005-000*

This Permit encompasses and shall be limited to the project commonly known as the **Pott's Pool at 1229 Soda Canyon Road**. 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 the general public 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**

1.1 This Permit encompasses and shall be limited to the following:

Construction of swimming pool and associated hardscape within the stream setback of Soda Creek. The **swimming pool** 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 the general public to ensure compliance is achieved.

**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 permittee'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 project:

4.1 GROUND WATER MANAGEMENT – WELLS [RESERVED]

4.2 AMPLIFIED MUSIC [RESERVED]

4.3 TRAFFIC [RESERVED]

4.4 PARKING [RESERVED]

4.5 BUILDING DIVISION – USE OR OCCUPANCY CHANGES [RESERVED]

4.6 FIRE DEPARTMENT – TEMPORARY STRUCTURES [RESERVED]

4.7 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

The installation, operation and maintenance of the swimming pool 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.

4.8 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING,  
PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT,  
AND TRASH ENCLOSURE AREAS **[RESERVED]**

4.9 NO TEMPORARY SIGNS **[RESERVED]**

4.10 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. Environmental Health Conditions of Approval dated May 7, 2025

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

4.11 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF  
THE PROJECT

- a. Initial filling of the swimming pool shall be sourced from off-site trucked in water.
- b. Construction fencing shall be installed 5 feet from the top of bank during construction, inside which no work, staging or parking shall occur other than plantings per the landscape plan, that will be submitted and approved with the pool permit. Said replanting work can occur within required setback per 18.108.050.C
- c. No staging, parking or work within stream setback areas other than areas where work is occurring for installation of the approved pool, and pool equipment
  - i. Plantings per the landscape plan, that will be submitted with the pool permit, can occur within required setback per 18.108.050.C
- d. Applicant shall utilize low-water use planting when re-landscaping the parcel.
- e. Applicant shall ensure that replanting within the required stream setback contains at least 50% native species, ideally riparian species such California bay, Oregon ash, willows, valley oaks, coast live oaks, as well as understory vegetation such as mulefat, torrent sage, and western azalea.

- f. The applicant shall submit a landscaping plan with pool permit that detail the replanting plan for the stream setback area in accordance with COA 4.12.b and 4.12.C.
- g. Plant materials shall be purchased locally when practical, and, to the greatest extent feasible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

#### **4.13 PREVIOUS CONDITIONS [RESERVED]**

### **PART III**

## **5.0 PREREQUISITE FOR ISSUANCE OF PERMITS**

### **5.1 PAYMENT OF FEES**

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

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

### **PREREQUISITES**

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

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

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

- a. Environmental Health Division permit requirements as stated in their memo dated May 7, 2025

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



substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

## 6.2 BUILDING DIVISION – GENERAL CONDITIONS

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

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the 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. **[RESERVED]**

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

## 6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Applicant shall utilize low-water use planting when re-landscaping the parcel.
- b. Applicant shall ensure that replanting within the required stream setback contains at least 50% native species, ideally riparian species such California bay, Oregon ask, willows, valley oaks, coast live oaks, as well as understory vegetation such as mulefat, torrent sage, and western azalea.
- c. The applicant shall submit a landscaping plan with pool permit that detail the replanting plan for the stream setback area in accordance with COA 4.12.b and 4.12.C.
- d. Plant materials shall be purchased locally when practical, and, to the greatest extent feasible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner’s office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

## 6.5 COLORS **[RESERVED]**

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

## 6.7 MECHANICAL EQUIPMENT **[RESERVED]**

## 6.8 TRASH ENCLOSURES **[RESERVED]**

## 6.9 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or

re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements

6.10 HISTORIC RESOURCES **[RESERVED]**

6.11 DEMOLITION ACTIVITIES **[RESERVED]**

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

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

6.14 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.15 FINAL MAPS **[RESERVED]**

6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

## **7.0 PROJECT CONSTRUCTION**

Permittee shall comply with the following during project construction:

### **7.1 SITE IMPROVEMENT**

Please contact Engineering Services with any questions regarding the following:

#### **a. GRADING & 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 tracked 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 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/perpfaq\\_04-16-15.pdf](http://www.arb.ca.gov/portable/perp/perpfaq_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 State 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 Conditions of Approval Page 8 of 9 Lamoreaux Family Cemetery Use Permit P24-00327-UP 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 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 only shall occur daily between the hours of 8:00 AM to 5:00 PM.

### 7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]

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

- a. Initial filling of the swimming pool shall be sourced from off-site trucked in water.
- b. Construction fencing shall be installed 5 feet from the top of bank during construction, inside which no work, staging or parking shall occur other than plantings per the landscape plan, that will be submitted and approved with the pool permit. Said replanting work can occur within required setback per 18.108.050.C
- c. No staging, parking or work within stream setback areas other than areas where work is occurring for installation of the approved pool, and pool equipment
  - i. Plantings per the landscape plan, that will be submitted with the pool permit, can occur within required setback per 18.108.050.C
- d. Applicant shall utilize low-water use planting when re-landscaping the parcel.
- e. Applicant shall ensure that replanting within the required stream setback contains at least 50% native species, ideally riparian species such California bay, Oregon ask, willows, valley oaks, coast live oaks, as well as understory vegetation such as mulefat, torrent sage, and western azalea.
- f. The applicant shall submit a landscaping plan with pool permit that detail the replanting plan for the stream setback area in accordance with COA 4.12.b and 4.12.C.
- g. Plant materials shall be purchased locally when practical, and, to the greatest extent feasible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

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

### 9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]



A Tradition of Stewardship  
A Commitment to Service

## MEMORANDUM

Planning, Building & Environmental Services

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

Brian Bordona  
Director

To:	Dana Morrison, Project Planner	From:	Maureen S. Bown, Senior Environmental Health Specialist
Date:	May 7, 2025	Re:	Potts Residence- Use Permit Exception of Conservation Regulations # P23-00318 1229 Soda Canyon Rd., Napa APN: 039-130-005-000

This Division has reviewed an application requesting approval for a Use Permit Exception to Conservation Regulations, as described and depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to the issuance of building permits:

1. Plans for an engineered layout, including design calculations, and a plan for adding fill for a onsite wastewater reserve area shall be designed and submitted by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) will be approved until such plans are approved by this Division and fill is placed.
2. The use of the existing dispersal field or reserve area(s) shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.



“C”

# CEQA Cat Ex Memo

Pott's Pool Con Regs UPX P23-00318  
Planning Commission Hearing Date July 16, 2025

## MEMORANDUM

To:	Planning Commission	From:	Dana Morrison, Supervising Planner PBES
Date:	June 30, 2025	Re:	#P23-00318-UPX / Use Permit Exception to Conservation Regulations Potts Pool CEQA Exemption Determination 1229 Soda Canyon Road / APN: 039-130-005-000

### **Background:**

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 Potts Pool Use Permit Exception to the Conservation Regulations request (File #P23-00318).

The Napa County Planning Division has received request for a Use Permit Exception to the Conservation Regulations (NCC 18.108) to allow the development of a new pool proposed to be located within the footprint of the former residence (lost to fire) but which is located within the 45-foot stream setback for Soda Creek on APN 039-130-005-000; 1229 Soda Canyon Road in Napa County, California.

### **Existing Setting:**

The project parcel is located in the central portion of Napa County, on a relatively flat parcel that is located between the valley floor and where the land begins to rise out of the Napa Valley Floor. The project is located within the Agricultural Watershed (AW) zoning district and is accessed via private driveway located off of Soda Canyon Road, which intersects with Silverado Trail approximately 0.75 miles west of the project site. The parcel has a General Plan designation of Agriculture, Watershed and Open Space (AWOS).

The approximate 0.45-acre subject property is a parcel bounded by residential parcels (some developed with vineyards) to the east, west and south, with the parcel immediately north consisting of opens space with parcels further north also consisting of a mix of agriculture and residential. The driveway entrance is located approximately 0.75 miles east of the intersection of Silverado Trail and Soda Canyon Road. The property is currently being redeveloped with a replacement single-family residence, pool house (formerly a garage), driveway and landscaping improvements as the property was severely impacted by the 2017 Complex Fire and all structures, as well as most of the vegetation was lost.

The site is surrounded by predominantly large parcels, though some parcels immediately south are of a comparable size. The nearest residence, not located on the subject property, is approximately 140 feet to the south with additional smaller single-family lots to the southwest and larger holdings to the north, east and west. There are no ephemerals or wetlands identified on the subject property, however Soda Creek does run along the property's western property line and the large portion of the parcel is located within the required stream setbacks from Soda Creek.

The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.

### Project Description

The project involves the installation of an in ground swimming pool which will have be approximately 25' long, 12' wide, 3-6' deep (1350 cubic feet; ~10,000 gallons) and approximately 17' length of trenching, 3" wide and 24" deep (8.5 cubic feet). This much water should take approximately 4 truck trips to haul to the site (with each truck holding a total of approximately 2,500-3,000 gallons) and this is well below the 110 daily trip threshold for significant impacts in regards to traffic and, as such, the project should not result in undue traffic delays in the surrounding area during initial filling of the pool The subject parcel is severely constrained in its development potential due to required road/front yard setback and stream setback requirements. The project will also involve the installation of piping and mechanical pool equipment; the mechanical equipment will be located immediately behind the pool house (formerly the garage) at the edge of the 45-foot setback from Soda Creek. The proposed location of the pool will be located partially within the footprint of the former home, and within areas that were already disturbed/developed for use by the former residents (with patio furniture, landscaping and walking paths); uses which are allowed under the Conservation Regulations under 18.108.050 – Exemptions. The proposed location does not require the removal of any trees and while the parcel did contain trees prior to the fire the specific area proposed for development of the pool did contain trees prior to the 2017 fire. Post-fire the center of the parcel is devoid of vegetation and is currently a construction site in regards to CEQA the existing site conditions are the baseline condition. All improvements will occur outside of the defined bed and bank within areas which had been previously disturbed during reconstruction and would have contained typical back yard features as well as part of the previous residence.

The proposed pool has setbacks consistent with county code, see Staff Report for further details. Some minor trenching (17' in length and 24" deep) to pools infrastructure will be constructed adjacent to the pool behind the pool house (former garage) and will not encroach any further than the pool into the required setback from Soda Creek. As noted in the application the property will be relandscaped after the completion of the pool. Conditions of approval have been included for the landscaping plan to be submitted as part of the pool building permit, that 50% of the plantings consist of native vegetation (ideally riparian species), and that the overall plantings be low-water use species types.

### Property History

The project area is located at the eastern edge of the Napa Valley floor where the foothills of the Vacaville Range begin. While the valley floor has been in agricultural use dating from at least the 19<sup>th</sup> century until the early 2000s, the subject parcel has been utilized as residence since at least prior to 1957. There is little in the way of building permit history for the original structures that were lost in the 2017 fire. Historic aerials from 1958 and 1948 are unclear and do not help to demonstrate when the original house was built. However, there is a permit from 1957 for an addition to a dinette (B3382) which confirms there was an existing residence on the parcel prior to that date. Various additions, alterations and remodels were approved to the existing structure throughout the years and are summarized below:

- A remodel/alteration approved in 1986 and 1989(Permit #39100 and #45564)
- A roof replacement approved in 1986 (Permit #39093)
- A new 512 square foot (sf) deck addition approved in 1988 (Permit #43459)
- A chimney replacement approved in 2003 (Permit #B03-00993)

As the parcel was impacted by the 2017 fire and the existing on-site structure (a residence and a garage) were demolished under a permit; a new residence and garage (converted to a pool house) are currently under construction with both structures nearing completion. More recently, post-fire, the following development has been approved:

- Approved replacement residence under BR22-00189 (issued but not yet finalized as house is still under construction).
- Approved replacement of 427 sf garage under BR22-00191 (also issued but not yet finalized)
  - The structure was revised to convert the detached accessory structure from a garage to a pool house (swapping one accessory use to another).
- Proposed pool construction under P23-00318 (still under process and a pool permit will be required if the Exception Request is approved).

#### Code Enforcement Cases:

There are no active code enforcement cases on the subject parcel.

### **CEQA Exemption Criteria and Analysis**

The proposed swimming pool will be located in a portion of the 0.45 acre property that presently contains a fire rebuilt residence and an accessory structure. All improvements will occur outside of the defined bed and bank within areas that have previously been improved with residential features. Portions of new landscaping, that will be installed once construction of the pool has been completed could extend to the top of bank in areas that were previously developed and managed as part of the previous residential use, but the proposed swimming pool will be approximately 12 ft.- 7 in. to 23 ft.-8in. from the top of bank. No work will occur within the stream bed and banks.

Pursuant to Public Resources Code Section 15125, the 'baseline conditions' (or the environmental setting) that a project's potential effects are compared against are typically the physical environmental conditions present when an application is submitted and the environmental analysis is commenced.

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. This project qualifies as an exempt activity under three sections of Article 19: CCR §15301 (Class 1, Minor Alteration to Existing Facilities), §15303 (Class 3, New Construction or Conversion of Small Structures), which exempts construction of swimming pools; and §15304 (Class 4, Minor Alterations to Land), which exempts minor trenching where the surface is restored. The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.

Under CEQA Guidelines Section 15300.2, Class 3 and 4 Categorical Exemptions cannot be used if the project has a significant effect on mapped or designated environmentally sensitive areas or resources. Class 1 Exemptions are permissible for projects within mapped and designated environmentally sensitive areas. Soda Creek is mapped as an environmentally sensitive resource (source: Napa County Geographic Information System including California Natural Diversity Database layer). It is a substantial water course that feeds into the Napa River a short distance downstream from the project site. The stream corridor contains some native flora and fauna and is designated as a critical linkage riparian corridor. The stream is classified as habitat for steelhead trout, a Federally listed threatened species under the Endangered Species Act.

The project does not result in significant effects to mapped or designated environmentally sensitive areas or resources. No native trees or native vegetation will be removed to construct the project (an in ground pool, an accessory use to an existing residential use). No work will be performed within the defined bed and bank of the creek. However, landscaping will be installed with the stream setback and up to the top of bank in areas that were previously disturbed and developed, a Condition of Approval has been included to require that the

landscaping plan include 50% native species types (ideally riparian species) be planted within the 45-foot setback from Soda Creek. Per 18.108.050.C decorative landscaping is exempt from the Conservation Regulations and the replanting will help to restore the previous vegetation cover that existed prior to the 2017 fire. As noted earlier, all work will occur within an already disturbed area which was previously developed. The proposed pool will be located partially within the footprint of the former residence (lost to fire) and which is being rebuilt with a greater setback to Soda Creek while the rest of the pool will be located in an area that was formerly developed with decorative landscaping features (patio furniture, walking paths and landscaping). While the project was determined to be eligible for a Categorical Exemption, due to the close proximity of Soda Creek to the project, Planning Staff reached out to the California Department of Fish and Wildlife (CDFW) to ensure there were no concerns with the approach proposed by staff. CDFW has reviewed the proposal and did not raise any concerns with the project as proposed; since no work within the stream bed or bank is proposed, nor or will it be permitted as part of the Use Permit Exception to the Conservation Regulations. As such, the project is not subject to any additional permitting requirements from CDFW.

Various Conditions of Approval are required as part of this approval to ensure there are no impacts to Soda Creek as a result of the project. The property will be re-landscaped after the completion of the pool, and staff is recommending a Condition of Approval that replanting within the required stream setback contain at least 50% native species, ideally riparian species such California bay, Oregon ash, willows, valley oaks, coast live oaks, as well as understory vegetation such as mulefat, torrent sage, and western azalea. The applicant shall submit a landscaping plan with pool permit that detail the replanting plan for the stream setback area, and planting shall consist of low-water use plantings. As noted earlier in this memo the Conservation Regulations allows for an exemption under 18.108.050 for the planting and maintenance of decorative landscaping, which is why staff is not recommending that 100% of the replanting's be native species. Plant materials shall be purchased locally when practical, and, to the greatest extent feasible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County. Additionally COAs have been included to require that 1) construction fencing shall be installed 5 feet from the top of bank during construction, inside which no work, staging or parking shall occur other than plantings per the landscape plan, that will be submitted and approved with the pool permit and 2) No staging, parking or work within stream setback areas other than areas where work is occurring for installation of the approved pool, and pool equipment.

There are no cultural or historical resources noted as being mapped on the County GIS system, and as noted earlier the site has been used a residence since at least 1957. A Standard Conditions of Approval is included to require the halting of work if any cultural resources are found during construction (COA 7.2). Groundwater use associated with the project will nominally increase with the addition of the pool, but will remain well within 'fair-share' use levels for the basin. Initial filling of the pool will be from trucked-in potable water, and this has been included as Condition of Approval. The site is located outside of the Milliken-Sarco-Tulocay water deficient basin which is approximately 0.5 miles to the south-east, as well as the Northeast Management Area and the Ground water Sustainability Agency Area.

Based on the proposed project as described above, the Potts Swimming Pool Use Permit Exception to Conservation Regulations request meets the criteria for eligibility as a Class 1, Class 3 and Class 4 Categorical Exemption from CEQA.



“D”

Application  
Submittal  
Materials &  
Assessors Maps

Pott's Pool Con Regs UPX P23-00318  
Planning Commission Hearing Date July 16, 2025

**NAPA COUNTY**  
**PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**  
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**A Tradition of Stewardship  
A Commitment to Service**

**APPLICATION FOR USE PERMIT**  
**EXCEPTION TO CONSERVATION REGULATIONS**

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 11/06/2023  
 TYPE OF APPLICATION: Con Regs Use Permit Exception Date Published: \_\_\_\_\_  
 REQUEST: Con Regs Use Permit Exception - pool Date Complete: 5/07/2025  
required stream setback on developed parcel

**TO BE COMPLETED BY APPLICANT**  
(Please type or print legibly)

PROJECT NAME: POTTS RESIDENCE (Please type or print legibly)

Assessor's Parcel #: 039-130-005-000 Existing Parcel Size: 19,710 SF.

Site Address/Location: 1229 SODA CANYON ROAD NAPA CA 94558  
No. Street City State Zip

Property Owner's Name: JEFFREY + PAMELA POTTS

Mailing Address: 2473 SPYGLASS DR. BRENTWOOD CA 94513  
No. Street City State Zip

Telephone #: (925) 216-5553 Fax #: ( ) - E-Mail: jpotts@sdg  
architectsinc.com

Applicant's Name: SAME AS ABOVE

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone #: ( ) - Fax #: ( ) - E-Mail: \_\_\_\_\_

Status of Applicant's Interest in Property: OWNER

Representative Name: JEFFREY POTTS

Mailing Address: SAME AS ABOVE  
No. Street City State Zip

Telephone # ( ) Fax #: ( ) E-Mail: \_\_\_\_\_

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

involved.

			
<small>Signature of Applicant</small>	<small>Date</small>	<small>Signature of Property Owner</small>	<small>Date</small>
			
<small>Print Name</small>		<small>Print Name</small>	

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: \$ 10,000      Receipt No.:      Received by: Aime Ramos      Date: 11/20/2023

**SUPPLEMENTAL APPLICATION FORM**  
**USE PERMIT EXCEPTION TO CONSERVATION REGULATION**

1. Please explain the reason for the exception request.

The exception is to build a pool on our lot for the enjoyment of our home.

2. Are there any alternatives to the project which would not require an exception? Please explain.

Due to the unusual shape, contours, and ROW encroachment on our lot there are no locations where a pool could be built within all of the setback requirements. The selected location is within the old footprint of the house that previously existed on the lot.



3. Describe how the project can meet the findings described in Section 18.104.040 A (structural or road project), or Section 18.108.040B (agricultural project).

The encroachment is for a pool which is being constructed on a clear flat area of the site.

**Section 18.108.040.A. Structural/road development projects**

- a. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading: (Please describe).

The pool is being placed on a clear flat area of the lot.

- b. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project, including the following elements:

- i. Multiple-floor levels which follow existing, natural slopes;
- ii. Foundation types such as poles, piles, or stepping level which minimize cut and fill and the need for retaining walls;
- iii. Fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

NA

- c. The development project minimizes removal of existing vegetation , incorporates existing vegetation into final design plans, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

The pool is being placed on a clear flat area of the lot. The property will be re-landscaped after the completion of the pool.

4. Adequate fire safety measures have been incorporated into the design of the proposed development.

The pool poses no fire danger

5. Disturbance to streams and watercourses shall be minimized, and setbacks shall be retained as specified in Section 18.108.025.

The location of the pool will not disturb the stream in any way

6. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

The pool is being placed on a clear flat area of the lot.



**Section 18.108.040.B. Agricultural projects, or Agricultural roads as defined by Planning, Building, and Environmental Services, Engineering Division**

7. The erosion rate that results two years from the completion of the proposed agricultural development does not exceed the soil tolerance factor approved by the Natural Resource Conservation Service for the soil type, topography and climatic conditions in which the project is located;

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8. Impacts on streams and watercourses are minimized, and adequate setbacks along these drainageways are or will be maintained.

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9. The project does not adversely impact sensitive, rare, threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

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## INDEMNIFICATION AGREEMENT

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

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

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

  
\_\_\_\_\_  
Applicant

10/30/23  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner (if other than Applicant)

1229 SODA CANYON ROAD  
\_\_\_\_\_  
Project Identification



## Hourly Fee Agreement

PROJECT File: \_\_\_\_\_; request for

EXEMPTION TO CROP SETBACK FOR POOL

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

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

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

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

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

JEFFREY J. POTTS

Mailing Address of the Applicant responsible for paying processing fees:

2473 SPY GLASS DR.

BRENTWOOD CA 94513

Signature:\*



Email Address: j.potts@sdgarchitectsinc.com

Date: 9/23/22

Phone Number: 925-216-5553

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

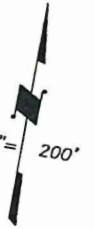


# COUNTY ASSESSOR'S PARCEL MAP

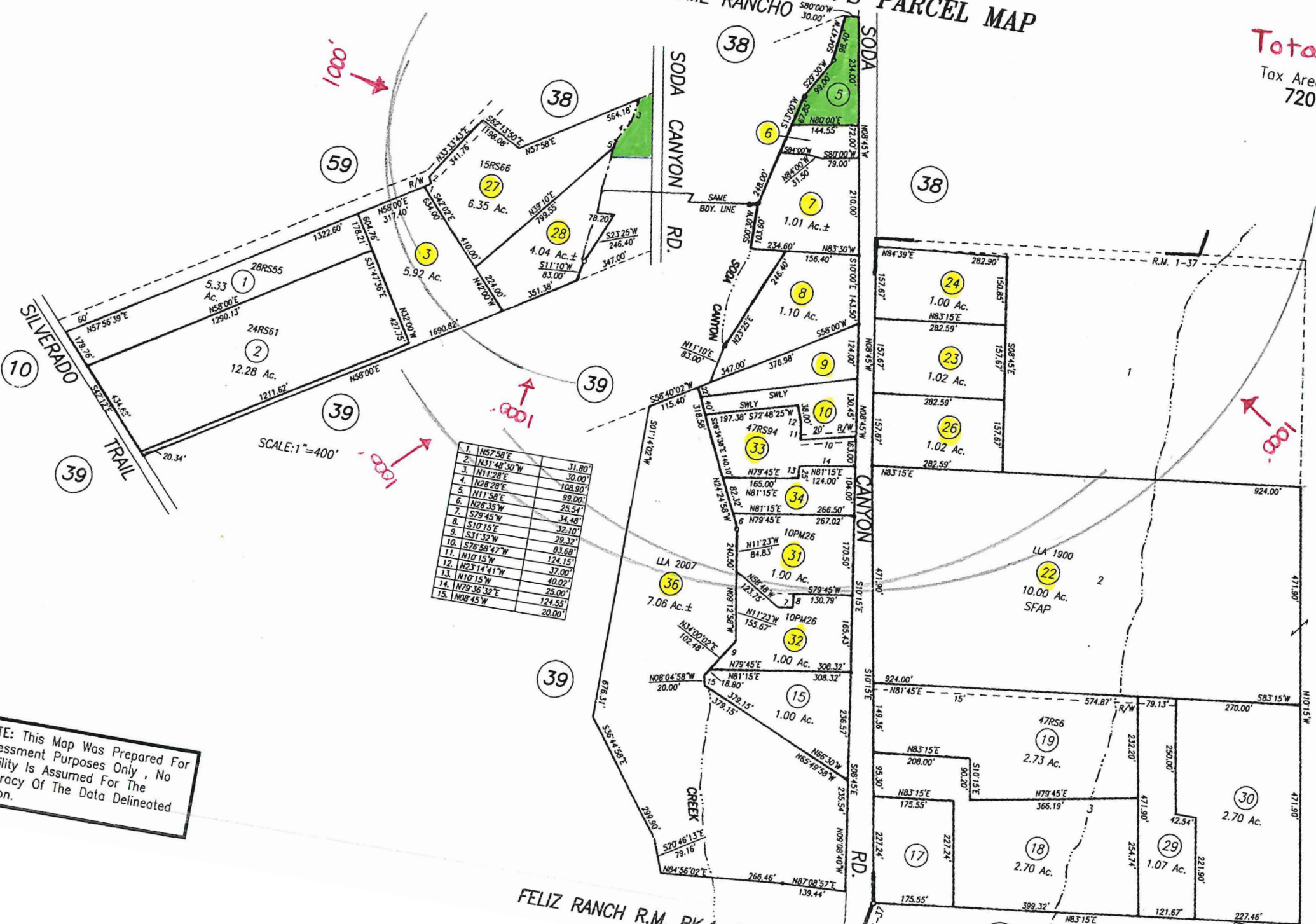
## PTN. YAJOME RANCHO

Total 18  
Tax Area Code  
72076

39-13



473



NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

FELIZ RANCH R.M. BK. 1, PG. 37



Total 4

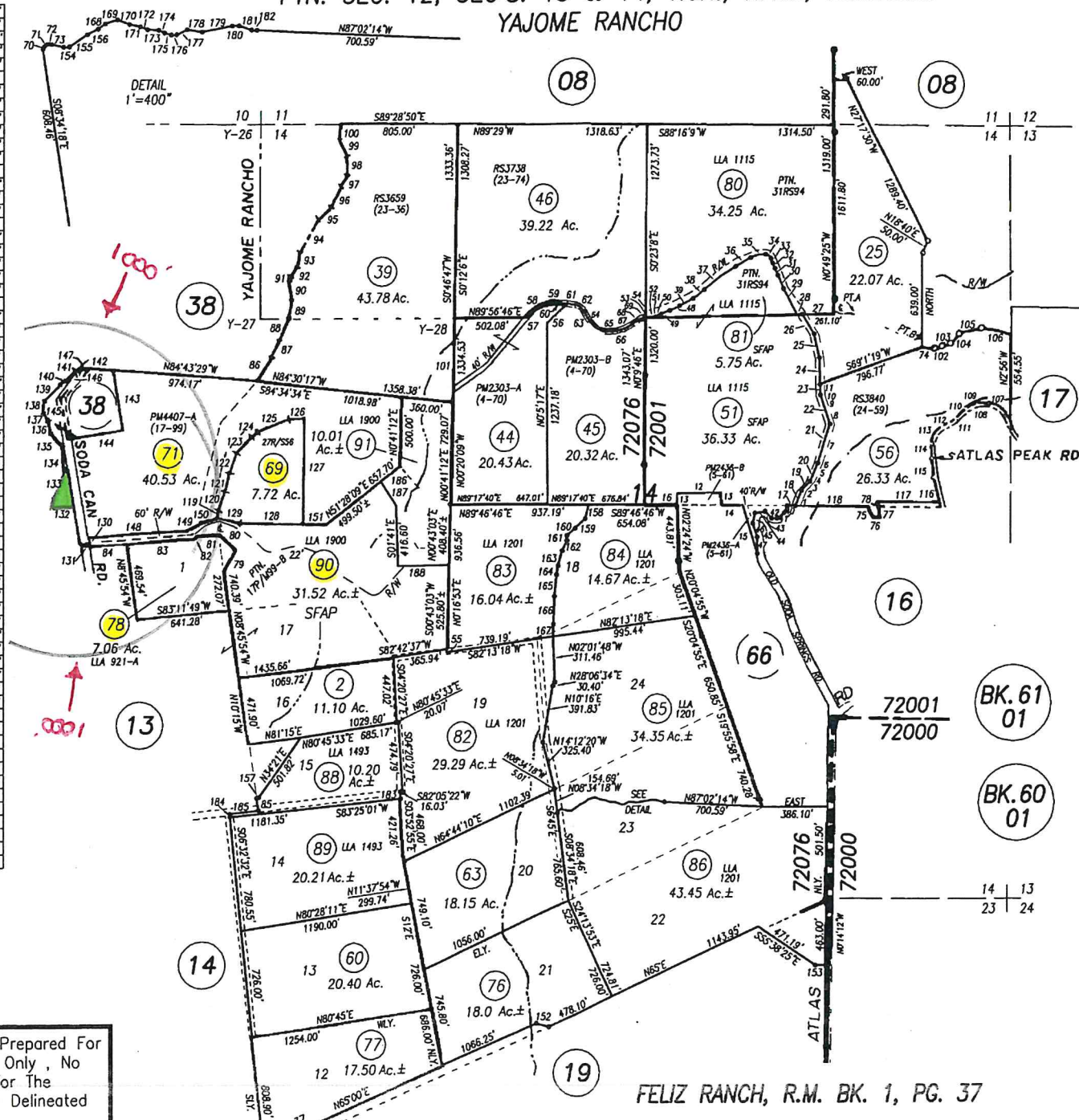
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Tax Area Code  
72001, 72076

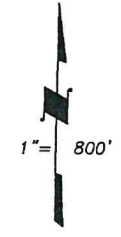
# COUNTY ASSESSOR'S PARCEL MAP

PTN. SEC. 12, SEC'S. 13 & 14, T.6N., R.4W., M.D.B.&M.  
YAJOME RANCHO

1.	S18°20'22"W	72.02'
2.	R=150'	L=67.17'
3.	S43°59'51"W	26.53'
4.	R=150'	L=52.32'
5.	S24°0'54"W	93.02'
6.	R=500'	L=56.19'
7.	S17°34'32"W	218.85'
8.	R=120'	L=86.26'
9.	S23°36'47"E	89.62'
10.	R=300'	L=122.13'
11.	N0°17'16"W	20.60'
12.	N89°17'40"E	296.20'
13.	N0°42'20"W	75.00'
14.	N89°17'40"E	186.03'
15.	N16°37'11"W	334.72'
16.	S89°17'40"W	267.34'
17.	S89°17'40"W	27.45'
18.	N21°15'E	119.00'
19.	N44°07'E	85.00'
20.	N23°15'E	136.00'
21.	N17°15'E	280.00'
22.	N18°25'W	208.00'
23.	N02°04'W	73.00'
24.	N01°10'W	181.80'
25.	N12°39'W	168.70'
26.	N41°36'W	185.70'
27.	N88°47'08"E	261.29'
28.	N88°47'08"E	25.50'
29.	R=155'	L=20.91'
30.	S28°47'03"E	216.32'
31.	R=543'	L=99.38'
32.	R=296.83'	L=52.27'
33.	R=300.68'	L=39.43'
34.	S20°32'30"E	33.12'
35.	R=43'	L=48.96'
36.	R=180'	L=107.65'
37.	N59°37'30"E	118.81'
38.	R=1070'	L=245.27'
39.	N46°29'30"E	21.31'
40.	N23°42'25"E	50.68'
41.	N52°14'09"E	63.19'
42.	S88°39'04"E	34.75'
43.	S45°04'39"E	66.78'
44.	N80°58'56"E	70.31'
45.	N12°32'41"E	73.27'
46.	N18°43'19"W	98.82'
47.	N07°25'16"E	111.21'
48.	R=611'	L=133.66'
49.	R=817'	L=111.22'
50.	N66°49'30"E	127.36'
51.	R=282'	L=64.07'
52.	N79°50'30"E	8.92'
53.	S07°09'46"W	20.33'
54.	N79°50'30"E	13.04'
55.	N01°16'53"E	20.20'
56.	N33°07'E	223.45'
57.	N39°13'40"E	37.39'
58.	R=200'	L=168.80'
59.	N86°43'30"E	15.11'
60.	R=404'	L=94.84'
61.	S79°49'30"E	52.07'
62.	R=68'	L=62.60'
63.	S27°04'30"E	69.86'
64.	R=135'	L=147.22'
65.	S89°33'30"E	44.83'



66.	R=224'	L=154.88'	131.	S83°30'W	516.00'
67.	N50°59'30"E	46.06'	132.	N10°00'W	30.00'
68.	R=116'	L=58.41'	133.	N79°45'E	30.00'
69.	N79°50'30"E	30.46'	134.	S03°03'E	236.93'
70.	S27°30'20"W	11.21'	135.	S35°56'E	123.78'
71.	S55°22'30"W	14.17'	136.	S14°16'E	75.83'
72.	N84°31'52"W	14.68'	137.	S40°16'E	60.92'
73.	N75°47'27"W	40.52'	138.	S04°44'W	72.10'
74.	S85°55'26"W	111.60'	139.	S39°38'W	151.71'
75.	S21°42'20"E	77.68'	140.	S61°32'30'W	53.00'
76.	N89°52'E	61.00'	141.	S44°15'0'W	109.63'
77.	N21°42'20"W	78.33'	142.	S84°38'W	162.34'
78.	NORTH	40.00'	143.	S08°45'E	418.31'
79.	N27°39'39"E	132.07'	144.	S81°15'W	350.00'
80.	N49°22'04'W	120.50'	145.	N08°45'W	284.41'
81.	S84°38'W	162.34'	146.	N37°40'30'E	263.73'
82.	S63°59'15'W	56.72'	147.	N84°31'30'W	37.71'
83.	S84°38'W	425.42'	148.	N84°38'E	700.65'
84.	S83°38'W	282.90'	149.	N63°59'15'E	57.02'
85.	N08°37'W	85.78'	150.	N67°01'11'E	148.70'
86.	N34°29'21'E	262.84'	151.	EAST	180.00'
87.	N23°12'45'E	135.14'	152.	N80°00'W	101.59'
88.	N21°59'34'E	165.37'	153.	N89°45'48'E	72.49'
89.	N08°13'02'E	116.93'	154.	S86°13'37'W	20.25'
90.	N11°24'13'W	130.41'	155.	S55°33'18'W	72.66'
91.	N04°20'09'E	32.56'	156.	S62°33'32'W	42.16'
92.	N32°29'42'E	80.00'	157.	N78°52'06'E	14.57'
93.	N09°51'01'E	100.35'	158.	S13°54'29'W	43.48'
94.	N28°14'49'E	257.95'	159.	S46°20'51'W	95.93'
95.	N45°46'06'E	119.70'	160.	S46°27'48'W	76.81'
96.	N24°42'41'E	158.83'	161.	S01°38'24'E	33.57'
97.	N29°15'13'E	71.06'	162.	S22°11'26'W	76.87'
98.	N01°09'51'W	131.00'	163.	S13°32'01'W	105.12'
99.	N25°30'02'W	131.57'	164.	S08°46'55'W	62.43'
100.	N03°06'03'E	112.73'	165.	S03°45'24'W	149.51'
101.	S04°52'29'W	605.46'	166.	S04°51'7'W	190.76'
102.	N75°15'W	82.00'	167.	S02°16'E	90.61'
103.	S83°30'W	59.00'	168.	S53°52'38'W	29.57'
104.	S38°20'26'W	105.44'	169.	S72°22'13'W	45.42'
105.	S81°12'39'W	186.99'	170.	N67°28'32'W	43.17'
106.	N80°54'19'W	122.84'	171.	N76°20'01'W	38.79'
107.	R=130'	L=143.48'	172.	N69°30'25'W	27.34'
108.	N87°03'01'E	78.71'	173.	N66°52'57'W	37.32'
109.	R=130'	L=90.76'	174.	N64°05'25'W	21.80'
110.	N47°03'01'E	94.93'	175.	N74°05'02'W	24.48'
111.	R=170'	L=53.41'	176.	S88°14'38'W	18.10'
112.	N65°03'01'E	55.98'	177.	S64°23'50'W	38.68'
113.	R=130'	L=149.75'	178.	N81°04'55'W	51.39'
114.	N07°56'59'W	102.24'	179.	S79°11'08'W	107.06'
115.	R=530'	L=120.25'	180.	S87°35'41'W	22.66'
116.	N13°56'59'W	180.84'	181.	N70°56'29'W	45.84'
117.	EAST	421.60'	182.	N87°10'25'W	18.04'
118.	N89°17'40'E	615.00'	183.	S03°52'55'E	46.74'
119.	N19°43'51'E	55.54'	184.	N06°32'32'W	19.26'
120.	N17°27'31'E	140.72'	185.	N82°05'22'E	194.99'
121.	N11°09'39'E	124.50'	186.	S51°28'09'W	158.16'
122.	N18°22'04'E	139.11'	187.	S32°34'15'E	169.89'
123.	N41°49'22'E	153.05'	188.	N89°27'E	359.80'E
124.	N54°26'38'E	56.54'			
125.	N67°02'17'E	231.17'			
126.	S84°34'34'E	100.45'			
127.	SOUTH	726.36'			
128.	WEST	426.80'			
129.	N70°23'48'W	173.04'			
130.	N08°45'W	60.01'			



NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon

150-36 RS	5-19-98
150-51, 80 & 81 LLA	4-5-99
150-82 THRU 86 LLA	12-29-00
150-87 LLA	12-22-05
150-88 & 89 LLA	12-28-06
150-90 & 91 LLA	9-1-17
REVISION	DATE

1956  
Revised 1981



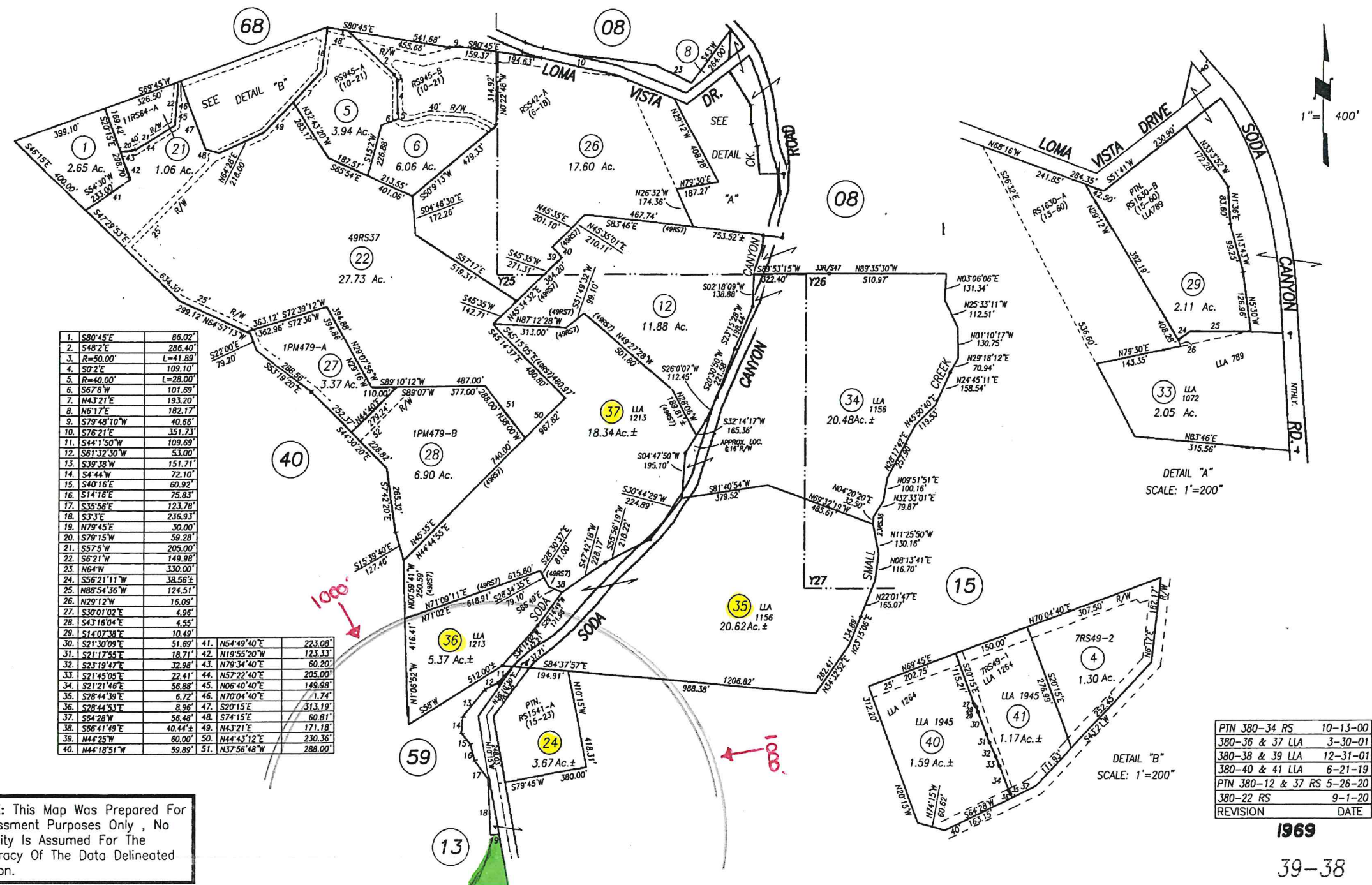
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# COUNTY ASSESSOR'S PARCEL MAP

## YAJOME RANCHO

Tax Area Code  
72076

39-38



NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

PTN 380-34 RS	10-13-00
380-36 & 37 LLA	3-30-01
380-38 & 39 LLA	12-31-01
380-40 & 41 LLA	6-21-19
PTN 380-12 & 37 RS	5-26-20
380-22 RS	9-1-20
REVISION	DATE

1969

39-38

# COUNTY ASSESSOR'S PARCEL MAP

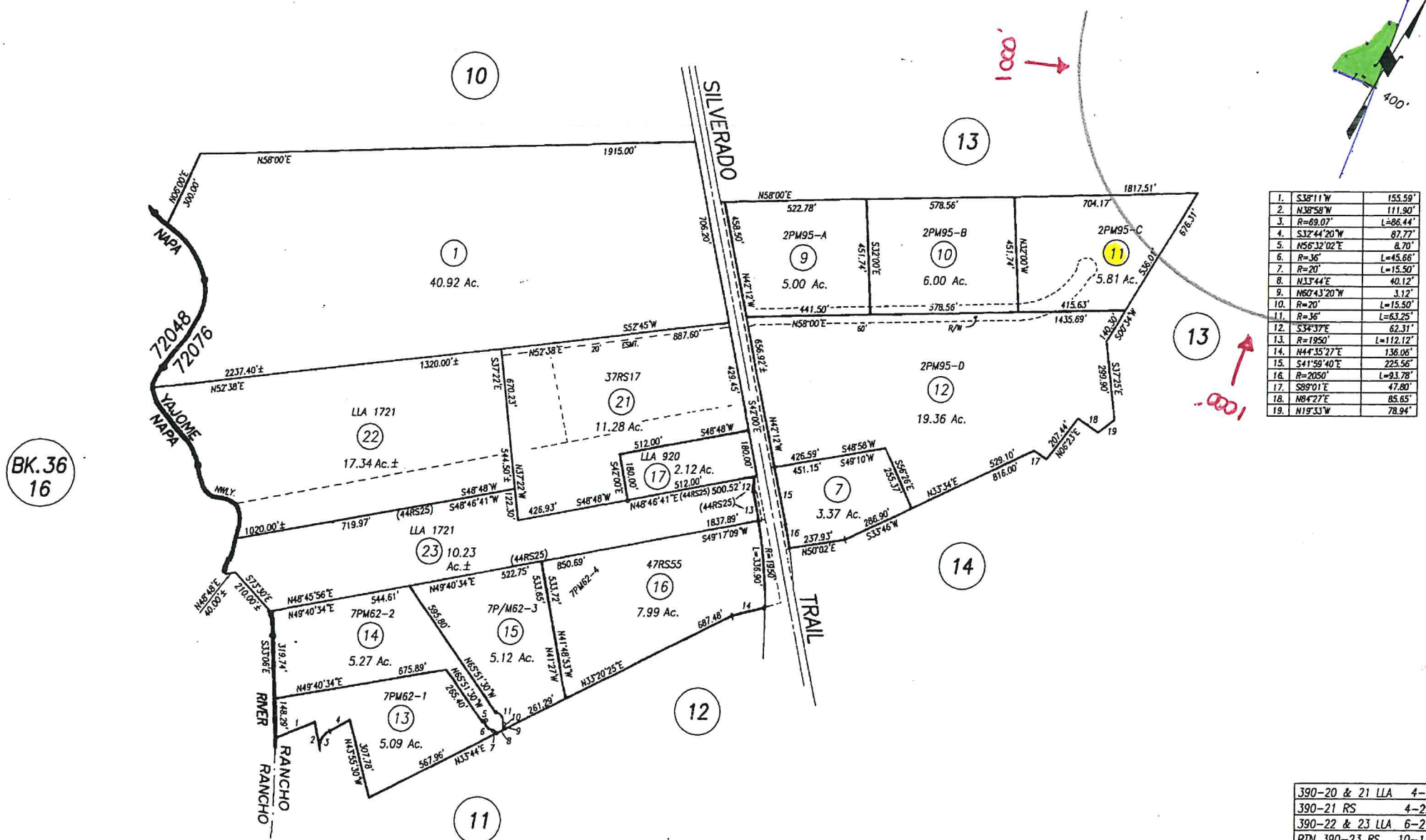
## PTN. YAJOME RANCHO

Total 1

Tax Area Code  
72076

39-39  
PTN. 39-09

476



BK. 36  
16

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

390-20 & 21 LLA	4-6-05
390-21 RS	4-29-05
390-22 & 23 LLA	6-21-12
PTN 390-23 RS	10-14-14
PTN 390-23 RS	11-25-14
390-16 RS	9-7-18
REVISION	DATE

1970

39-39

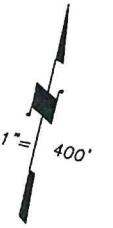


# COUNTY ASSESSOR'S PARCEL MAP PTN. YAJOME RANCHO

Tax Area Code  
72076

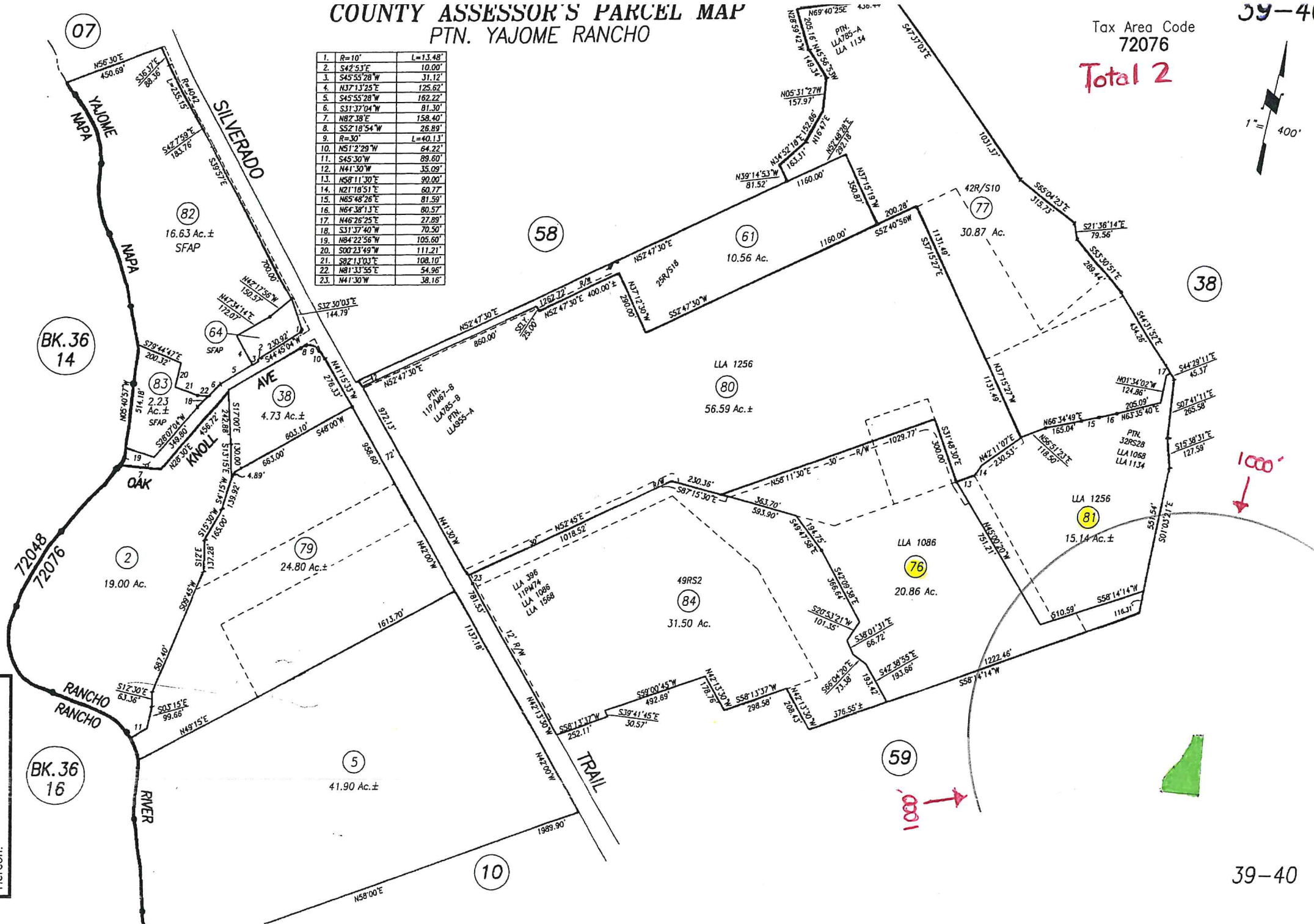
Total 2

39-40  
477



1. R=10'	L=13.48'
2. S42°53'E	10.00'
3. S45°55'28"W	31.12'
4. N37°13'25"E	125.62'
5. S45°55'28"W	162.22'
6. S31°37'04"W	81.30'
7. N82°38'E	158.40'
8. S52°18'54"W	26.89'
9. R=30'	L=40.13'
10. N51°2'29"W	64.22'
11. S45°30"W	89.60'
12. N41°30"W	35.09'
13. N58°11'30"E	90.00'
14. N21°18'51"E	60.77'
15. N65°48'26"E	81.59'
16. N64°38'13"E	80.57'
17. N46°26'25"E	27.89'
18. S31°37'40"W	70.50'
19. N84°22'56"W	105.60'
20. S00°23'49"W	111.21'
21. S82°13'03"E	108.10'
22. N81°33'55"E	54.96'
23. N41°30"W	38.16'

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.



39-40

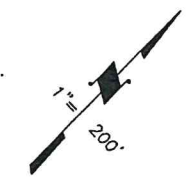
# COUNTY ASSESSOR'S PARCEL MAP

PTN. YAJOME RANCHO

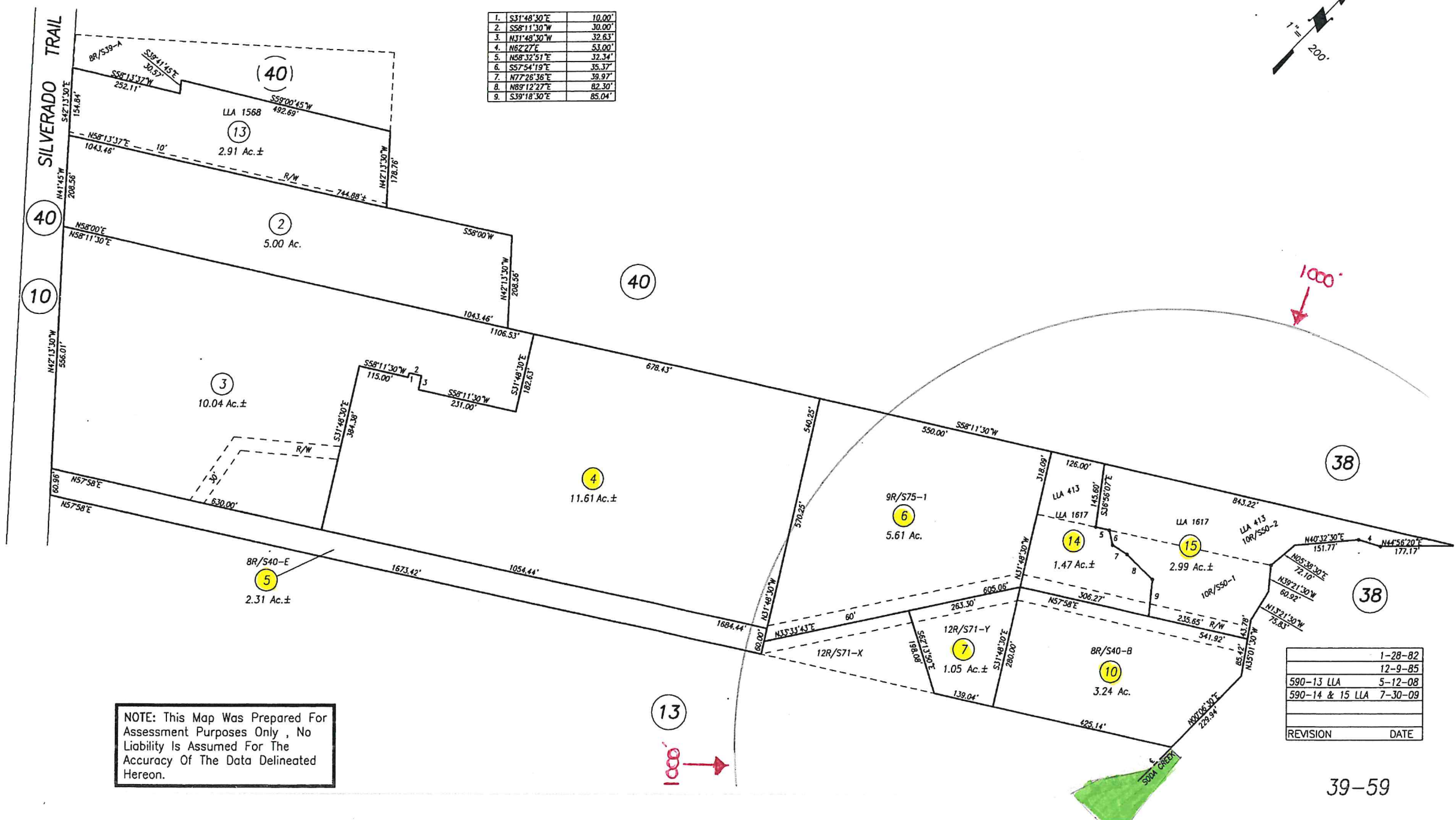
Total 7

Tax Area Code  
72076

39-59  
PTN. 39-40



1.	S31°48'30"E	10.00'
2.	S58°11'30"W	30.00'
3.	N31°48'30"W	32.63'
4.	N62°27'E	53.00'
5.	N58°32'51"E	32.34'
6.	S57°54'19"E	35.37'
7.	N77°28'36"E	39.97'
8.	N89°12'27"E	82.30'
9.	S39°18'30"E	85.04'



NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

1-28-82	
12-9-85	
590-13 LLA	5-12-08
590-14 & 15 LLA	7-30-09
REVISION	DATE

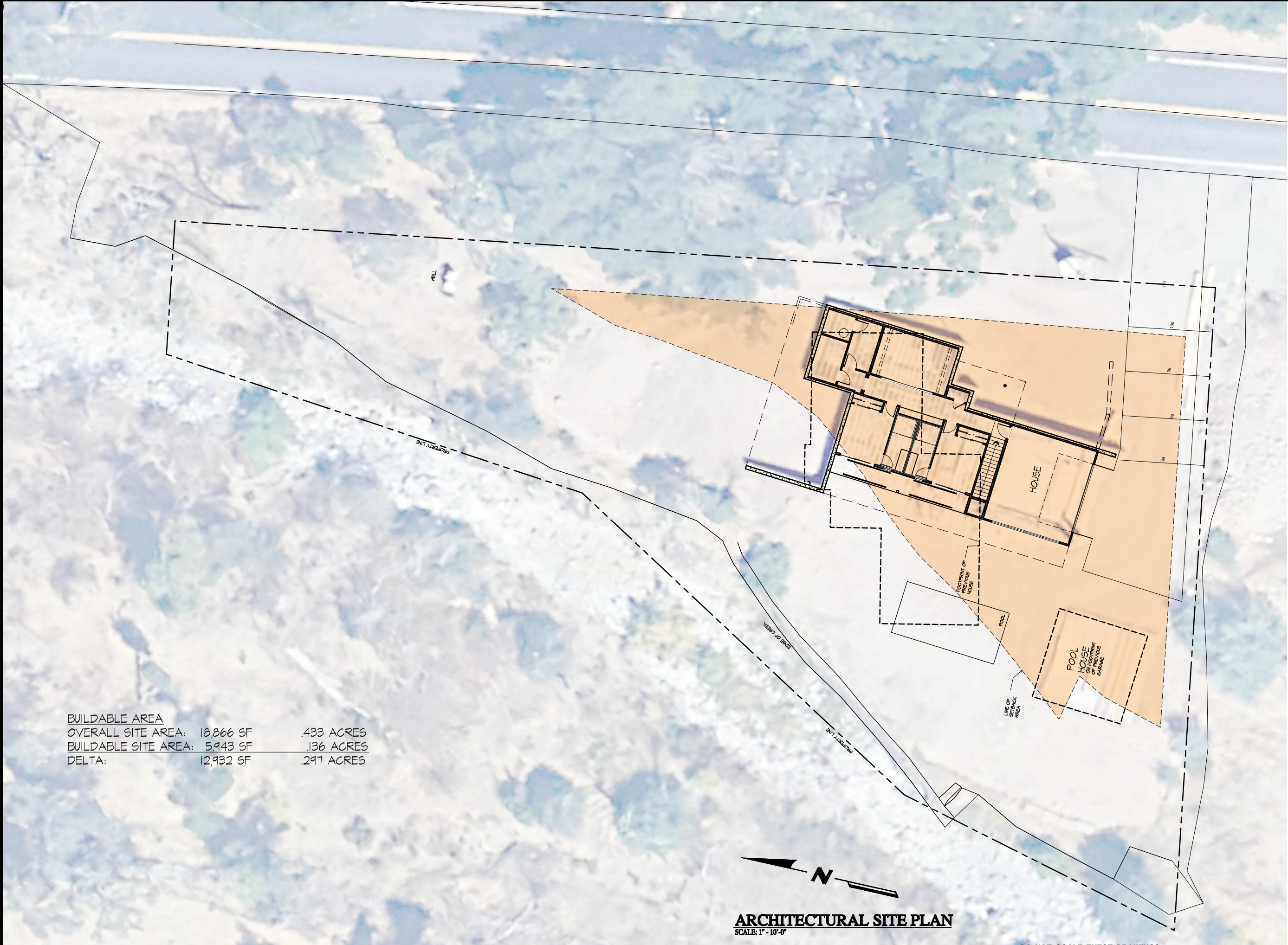
39-59



“E”

# Parcel Buildable Area Map

Pott's Pool Con Regs UPX P23-00318  
Planning Commission Hearing Date July 16, 2025



BUILDABLE AREA		
OVERALL SITE AREA:	18,866 SF	.433 ACRES
BUILDABLE SITE AREA:	5,943 SF	.136 ACRES
DELTA:	12,932 SF	.297 ACRES

**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 10'-0"



3361 Walnut Blvd. Suite 120  
Brentwood, CA 94513  
925.634.7000  
sdgarchitectsinc.com

**SODA CANYON**  
1229 SODA CANYON RD.  
NAPA, CA 94558  
A.P.N. 039-130-005

**COUNTY  
APPROVAL**

**BUILDABLE AREA**

**REVISIONS**  
△ DELTA 1 PLAN CHECK: 04-04-22

SET DATE	02/20/2023
ISSUE DATE	01/11/2022
SCALE	AS NOTED
DRAWN	----
JOB	100.151
PM	GC
OL	JFO

**GENERAL - SHEET**  
**AS3 480**

“F”

# Pool Plan Set

Pott's Pool Con Regs UPX P23-00318  
Planning Commission Hearing Date July 16, 2025





**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 10'-0"



3361 Walnut Blvd. Suite 120  
Brentwood, CA 94513  
925.634.7000  
sdgarchitectsinc.com

**SODA CANYON**  
1229 SODA CANYON RD.  
NAPA, CA 94558  
A.P.N. 039-130-005

**COUNTY  
APPROVAL**

**POOL SITE PLAN**

**REVISIONS**  
△ DELTA | PLAN CHECK: 04-04-22

SET DATE	01/04/2024		
ISSUE DATE	01/11/2022		
SCALE	AS NOTED		
DRAWN	----		
JOB	100.151		
PM	----	QC	----
		OL	JFO

**GENERAL - SHEET**  
**AS2**

“G”

CDFW

Correspondence

Pott's Pool Con Regs UPX P23-00318  
Planning Commission Hearing Date July 16, 2025



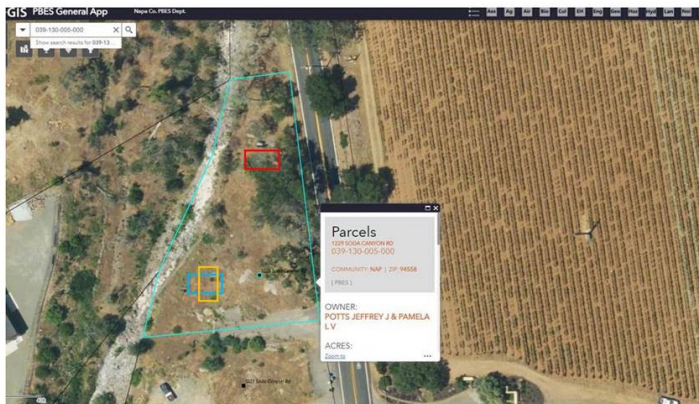
From: Magnuson, Nicholas@Wildlife  
To: Morrison, Dana  
Cc: Day, Melanie@Wildlife  
Subject: RE: CDFW Comments on Proposed Conservation Regulations Use Permit Exception Napa County  
Date: Friday, April 11, 2025 1:11:48 PM  
Attachments: image005.png  
image009.png  
image011.png  
image017.png  
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image051.png  
image052.png  
image056.png  
image010.png  
image013.png

[External Email - Use Caution]

Hi Dana,

Looking at the image I copied below, it looks like the reoriented pool location would be outside the stream and riparian corridor. However, A) it's a close call and B) the new location shown below doesn't appear to include pool infrastructure or accessory structures, so I'll reiterate the obvious: the project should still pay extra attention to avoid any indirect or direct impacts to the stream resulting from the pool's construction and operation.

Thanks,  
Nick

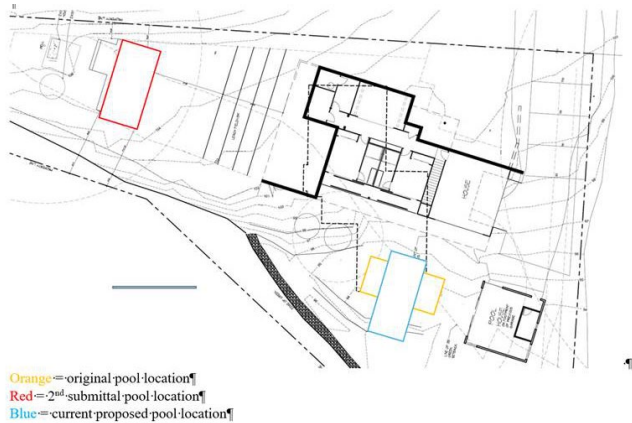


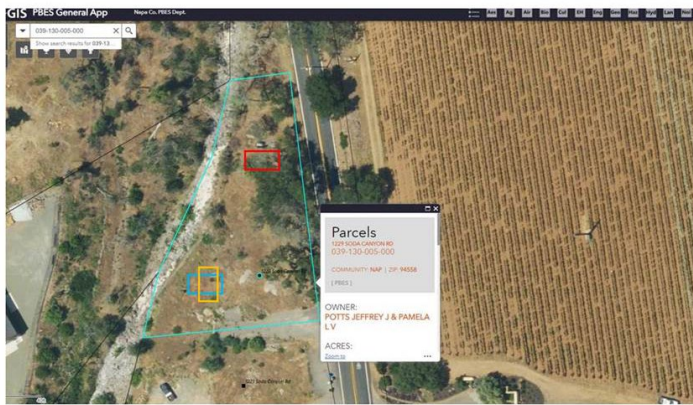
Nicholas Magnuson  
Environmental Scientist  
California Department of Fish and Wildlife  
Bay Delta Region (R3)  
(707) 815-4166

From: Morrison, Dana <dana.morrison@countyofnapa.org>  
Sent: Friday, March 28, 2025 1:54 PM  
To: Day, Melanie@Wildlife <Melanie.Day@wildlife.ca.gov>  
Cc: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>  
Subject: RE: CDFW Comments on Proposed Conservation Regulations Use Permit Exception Napa County

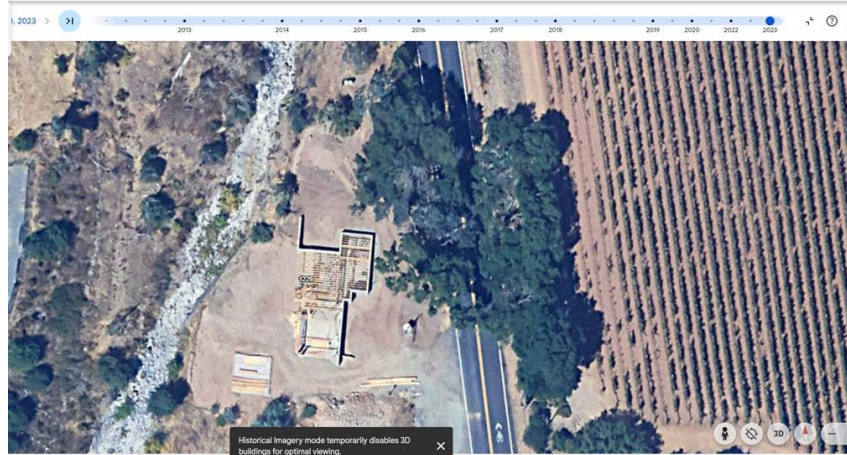
WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Hey Melanie and Nicholas,  
This project has resurfaced with a slight reorientation of the pool. The most recent location that you reviewed back in March of 2024 did not work for our EH team. The applicant has worked with EH to resolve the matter and this has resulted in them putting the back in the originally proposed location but changing the orientation which encroaches further into our require stream setbacks but is still located outside of the stream bank and the riparian corridor. The reorientation was needed to meet septic tank setback requirements. See images below showing the three orientations (blue is the newest) on the site plan and on an aerial image; there is also an aerial image from 2023 showing the site conditions with replacement house (lost in fire) and garage. A site plan for the newest (blue pool orientation) is also attached. We are hoping to utilize a Cat Ex for this project and just want to ensure that this newest orientation is not encroaching into the riparian corridor (a sensitive resource).  
We appreciate your input! Please do not hesitate to reach out if you have any questions.





Site conditions as of 2023



**Dana Morrison** (she | her | hers)  
Supervising Planner - Conservation  
Planning, Building, & Environmental Services  
Napa County

Phone: 707-253-4437

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**From:** Day, Melanie@Wildlife <[Melanie.Day@wildlife.ca.gov](mailto:Melanie.Day@wildlife.ca.gov)>  
**Sent:** Friday, March 29, 2024 9:44 AM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Magnuson, Nicholas@Wildlife <[Nicholas.Magnuson@Wildlife.ca.gov](mailto:Nicholas.Magnuson@Wildlife.ca.gov)>  
**Subject:** RE: CDFW Comments on Proposed Conservation Regulations Use Permit Exception Napa County

[External Email - Use Caution]

Hey Dana,

Thanks for checking in. It appears that the new location is out outside of the stream and riparian corridor. They will need to make sure that the stream and any potentially deleterious runoff from the project site into the stream is fully avoided.

Melanie

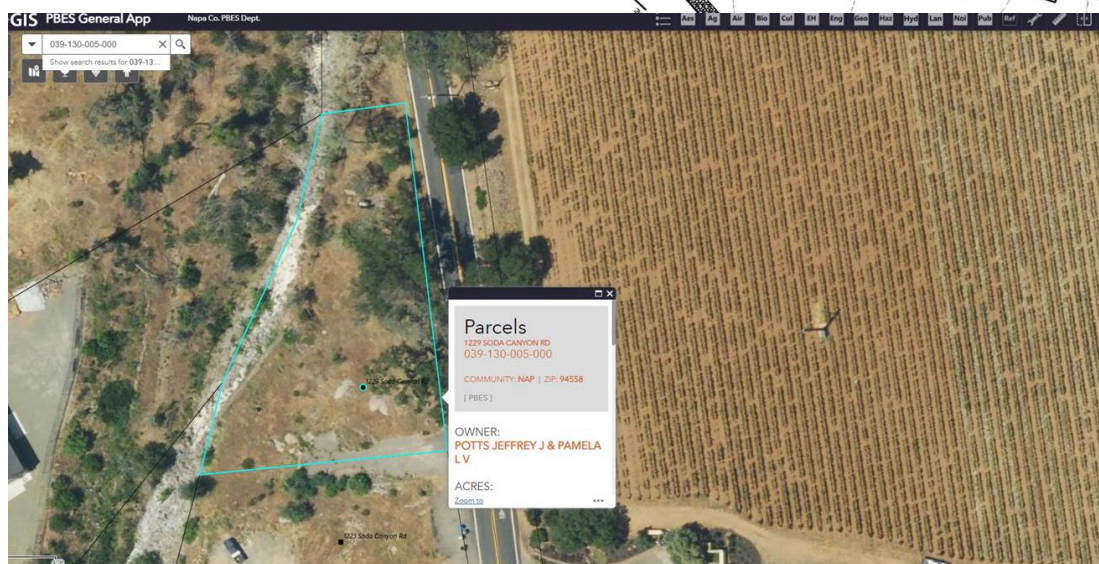
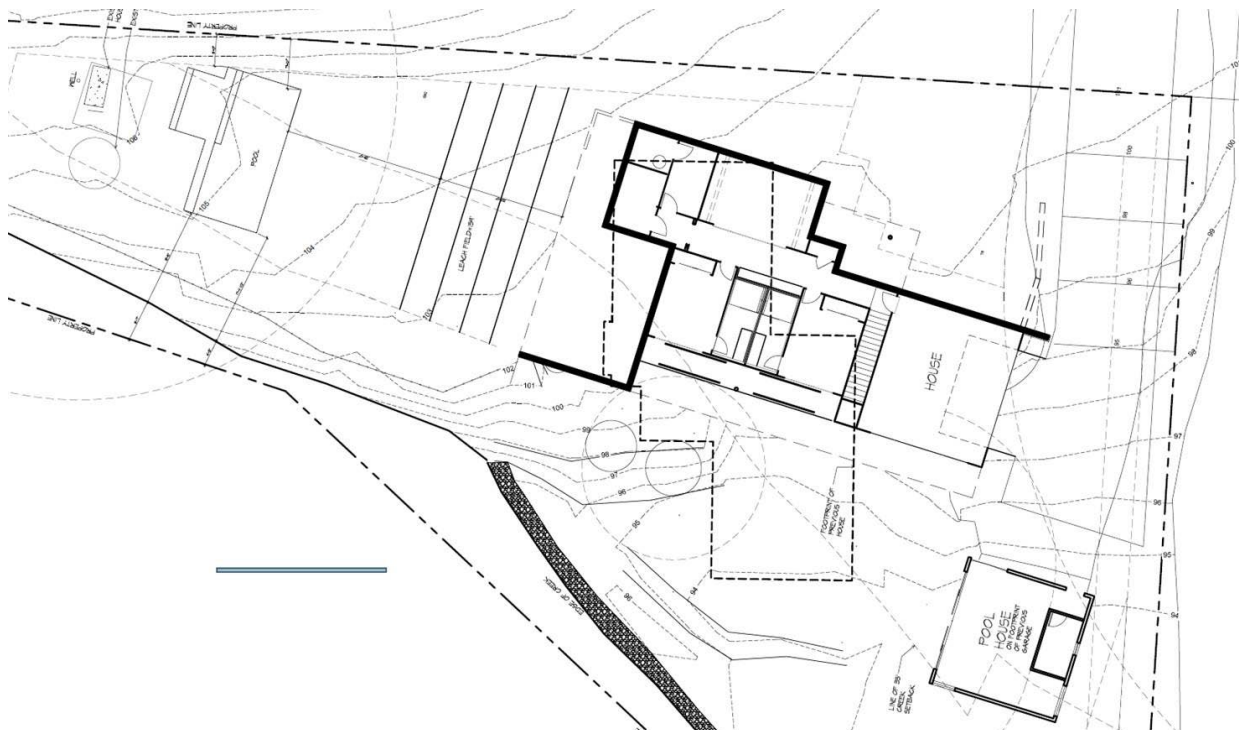
**From:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Sent:** Tuesday, March 26, 2024 10:09 AM  
**To:** Day, Melanie@Wildlife <[Melanie.Day@wildlife.ca.gov](mailto:Melanie.Day@wildlife.ca.gov)>  
**Subject:** RE: CDFW Comments on Proposed Conservation Regulations Use Permit Exception Napa County

You don't often get email from [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org). [Learn why this is important](#)

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Hey Melanie,

The applicant had to relocate the proposed pool (as there were concerns from our Environmental Health that the originally proposed location was the only viable spot for a reserve area). I just wanted to confirm that this new location does not raise as concerns, compared to the original.



Dana E. Morrison (she/her/hers)  
 Supervising Planner, Conservation  
 County of Napa Planning, Building & Environmental Services  
 Engineering and Conservation Division  
 1195 Third Street, 2<sup>nd</sup> Floor  
 Napa, CA 94559  
 707.253.4417 main  
 707.253.4437 direct  
 707.299.4491 fax  
[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)  
<http://www.countyofnapa.org/>



A Tradition of Stewardship  
 A Commitment to Service

From: Morrison, Dana  
 Sent: Thursday, January 4, 2024 9:25 AM  
 To: Day, Melanie <[Melanie.Day@wildlife.ca.gov](mailto:Melanie.Day@wildlife.ca.gov)>  
 Subject: RE: CDFW Comments on Proposed Conservation Regulations Use Permit Exception Napa County

Thank you for confirming Melanie, I appreciate you taking the time.  
 Cheers,



Dana E. Morrison <sup>(she|her|hers)</sup>  
Supervising Planner, Conservation  
County of Napa Planning, Building & Environmental Services  
Engineering and Conservation Division  
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707.253.4417 main  
707.253.4437 direct  
707.299.4491 fax  
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<http://www.countyofnapa.org/>



A Tradition of Stewardship  
A Commitment to Service

---

**From:** Day, Melanie@Wildlife <[Melanie.Day@wildlife.ca.gov](mailto:Melanie.Day@wildlife.ca.gov)>  
**Sent:** Thursday, January 4, 2024 9:24 AM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Subject:** RE: CDFW Comments on Proposed Conservation Regulations Use Permit Exception Napa County

[External Email - Use Caution]

Thanks, it looks like it's just outside the riparian zone.

Melanie

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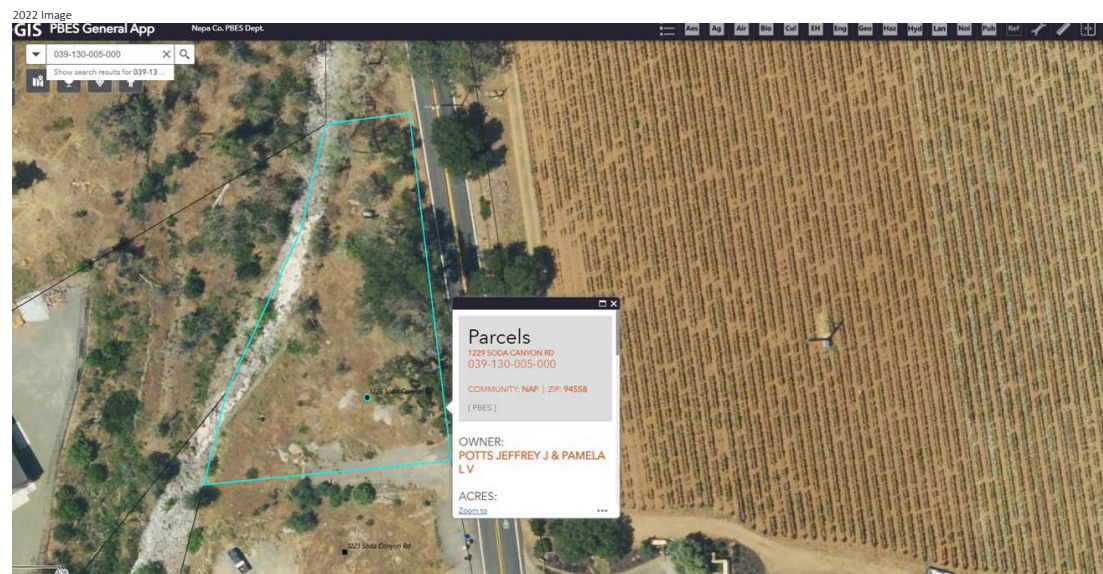
**From:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Sent:** Wednesday, January 3, 2024 8:46 AM  
**To:** Day, Melanie@Wildlife <[Melanie.Day@wildlife.ca.gov](mailto:Melanie.Day@wildlife.ca.gov)>  
**Subject:** RE: CDFW Comments on Proposed Conservation Regulations Use Permit Exception Napa County

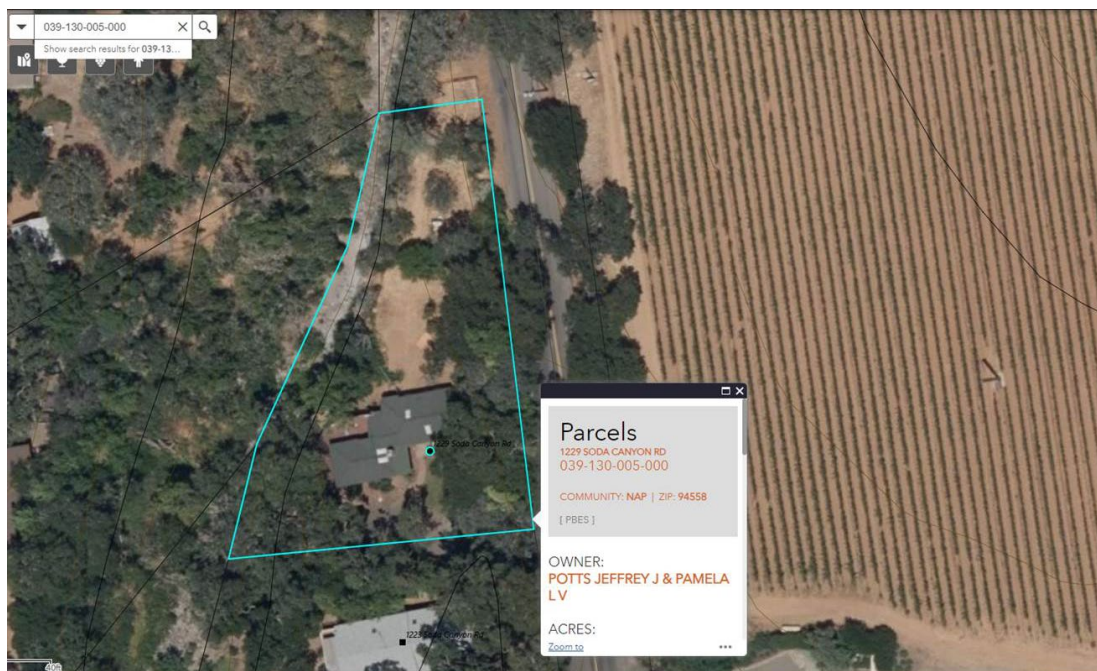
You don't often get email from [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org). [Learn why this is important](#)

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Thank you Melanie,

Here is an aerial image of the parcel in 2022 and 2016 with the *approximate* location of the pool called out. I know that the Napa River has a pretty wide designated riparian zone, I am not sure what the applicable riparian zone for Soda Creek is.





Please let me know if there is anything else I can provide or if you would like to discuss further. Currently we are proposing to Cat Ex project, but want to ensure the an LSA was included as a condition of approval (if required),  
Regards,

Dana E. Morrison [\(she|her|hers\)](#)

Supervising Planner, Conservation  
County of Napa Planning, Building & Environmental Services  
Engineering and Conservation Division  
1195 Third Street, 2<sup>nd</sup> Floor  
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707.253.4437 direct  
707.299.4491 fax  
[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)  
<http://www.countyofnapa.org/>



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---

**From:** Day, Melanie@Wildlife <[Melanie.Day@wildlife.ca.gov](mailto:Melanie.Day@wildlife.ca.gov)>  
**Sent:** Tuesday, January 2, 2024 5:20 PM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Subject:** RE: CDFW Comments on Proposed Conservation Regulations Use Permit Exception Napa County

[External Email - Use Caution]

Hi Dana,

Thanks for reaching out! If the project is not affecting the bed, bank, channel, or riparian zone of the creek then an LSA notification is not required. I can't tell based on the attachments if the project is within the riparian zone, an aerial based image would help.

Melanie

**Melanie Day**  
Senior Environmental Scientist (Supervisory)  
California Department of Fish and Wildlife, Bay Delta Region  
Environmental Review and Permitting  
Solano, Napa, Sonoma, and Marin Counties  
[Melanie.Day@wildlife.ca.gov](mailto:Melanie.Day@wildlife.ca.gov) | (707) 210-4415

---

**From:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Sent:** Thursday, December 28, 2023 1:13 PM  
**To:** Day, Melanie@Wildlife <[Melanie.Day@wildlife.ca.gov](mailto:Melanie.Day@wildlife.ca.gov)>  
**Subject:** CDFW Comments on Proposed Conservation Regulations Use Permit Exception Napa County

You don't often get email from [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org). [Learn why this is important](#)  
**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Good afternoon Melanie,  
My apologies if you are not the correct person to reach out to, please feel free to forward to the appropriate person(s).

I wanted to reach and get confirmation that no CDFW permits will be required for a proposed project I am working on.

It is a request from a resident seeking to building a new pool within the County's required 35' setback from Soda Creek. The parcel was impacted by the 2017 fires and all structures were lost. The application has approved building plans for reconstructing the main residence and a former garage (now proposed to be converted to a pool house); the garage/pool house will be constructed in the former footprint of the original structure while the residence has been sited further away from stream. The applicant has applied for an Exception to the Conservation Regulations to allow for the construction of the new pool which will be, predominantly located, within what was the footprint of the former residence. The pool would be setback 21 1/2 feet from the top of bank of Soda Creek (there is an existing retaining wall that has been on the parcel since the original house was built in the 1950's), and no work is proposed within the streambed itself. A copy of the site plan is attached.



If you have any question about the proposed project, or would like to discuss, please do not hesitate to reach out.  
Regards,

Dana E. Morrison (she|her|hers)

Supervising Planner, Conservation  
County of Napa Planning, Building & Environmental Services  
Engineering and Conservation Division  
1195 Third Street, 2<sup>nd</sup> Floor  
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707.299.4491 fax  
[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)  
<http://www.countyofnapa.org/>



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“H”

# Correspondence

Pott's Pool Con Regs UPX P23-00318  
Planning Commission Hearing Date July 16, 2025

**From:** [Morrison, Dana](#)  
**To:** [Jeff Potts](#)  
**Subject:** RE: 1229 Soda Canyon  
**Date:** Friday, March 28, 2025 1:26:00 PM  
**Attachments:** [image001.png](#)

---

Thanks for clarifying Jeff. That will help support the narrative in the Staff Report regarding the reorientation. I am fairly certain that this will be supportable since CDFW reviewed both the previous orientation/locations and did not find issue, but I will reach out to confirm so we have it for the record.

Cheers,



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**Dana Morrison** (she | her | hers)  
Supervising Planner - Conservation  
Planning, Building, & Environmental Services  
Napa County

**Phone:** 707-253-4437

1195 Third Street, Suite 210  
Napa, CA 94559

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

---

**From:** Jeff Potts <jpotts@sdgarchitectsinc.com>  
**Sent:** Friday, March 28, 2025 1:23 PM  
**To:** Morrison, Dana <dana.morrison@countyofnapa.org>  
**Subject:** Re: 1229 Soda Canyon

[External Email - Use Caution]

Dana,

Thanks for the response. The Septic tanks ended up closer to the Pool House than we hoped due to some clearances. This orientation was less impactful than trying to keep the previous orientation based on those clearances. I did not think it was a concern as both EH and Planning had indicated I could be closer to the creek on the upper version of the pool.

Thanks,  
Jeff

**Jeffrey J Potts**  
Architect | Senior Principal

**SDG Architects, Inc.**  
3361 Walnut Blvd. Suite 120, Brentwood, CA 94513  
925.634.7000 | [sdgarchitectsinc.com](http://sdgarchitectsinc.com)

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On Fri, Mar 28, 2025 at 12:45 PM Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)> wrote:

Hi Jeff,

My apologies, the EH Manager unexpected retired a week or two ago and it has caused some major slow downs for EH as they scramble to reassign projects and absorb the additional workload. I was able to speak with EH last week and while there is additional work that needs to be done for the soil and reserve area they believe the requirements should be able to be conditions of approval that will need to occur prior to the pool building permit final. I am waiting to hear back on that topic so they can provide their final COAs for the project and close out their workflow.

I did have one question regarding the pool orientation. The original pool location had the pool proposed with an orientation that paralleled the creek, but this most recent plan you sent has the pool perpendicular to the creek and encroaches further into the creek setback (past the existing former garage/pool house). Was this reorientation done to accommodate something in particular? If this was done to accommodate some necessary EH or building requirement I would like to be able to discuss that in the staff report, but ideally the 1<sup>st</sup> submittal orientation would be utilized as this has less square footage occurring within the required stream setback. CDFW did review the original pool location and did not note any issues, but with this orientation change I would want to confirm that the additional encroachment is not impeding their mapped riparian corridor for the creek which is key to the project meeting the Categorical Exemption requirement of not impacting sensitive resources.

Please let me know if you have any questions. I will follow up when I am able to speak with EH next week.

Regards,

**Dana Morrison** (she | her | hers)  
Supervising Planner - Conservation  
Planning, Building, & Environmental Services  
Napa County  
  
**Phone:** 707-253-4437



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---

**From:** Jeff Potts <[jpotts@sdgarchitectsinc.com](mailto:jpotts@sdgarchitectsinc.com)>  
**Sent:** Friday, March 28, 2025 12:12 PM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Subject:** Re: 1229 Soda Canyon

[External Email - Use Caution]

Dana,

I wanted to follow up on this again. 3 or 4 months have passed without any real forward progress. Can you please provide me with status update.

Thanks,  
Jeff

**Jeffrey J Potts**  
Architect | Senior Principal

**SDG Architects, Inc.**  
3361 Walnut Blvd. Suite 120, Brentwood, CA 94513  
925.634.7000 | [sdgarchitectsinc.com](http://sdgarchitectsinc.com)

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On Sun, Mar 2, 2025 at 1:13 PM Jeff Potts <[jpotts@sdgarchitectsinc.com](mailto:jpotts@sdgarchitectsinc.com)> wrote:

Dana,

Attached is the Site Plan with the pool located. Can you tell me how we can get this moving again? I have been waiting for the EH sign off on the Site Evaluation for a couple months.

Thanks,  
Jeff



**Jeffrey J Potts**  
Architect | Senior Principal

**SDG Architects, Inc.**  
3361 Walnut Blvd. Suite 120, Brentwood, CA 94513  
925.634.7000 | [sdgarchitectsinc.com](http://sdgarchitectsinc.com)

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On Wed, Nov 20, 2024 at 10:51 AM Morrison, Dana

<[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)> wrote:

Morning Jeff,

Per section 18.104.280 of the Zoning Code (copied below) water wells and sewage disposal systems can be approved within required yards with Director approval (this would include the required front yard setback). If you can provide me a plan showing updated septic reserve areas, I can arrange a meeting with the Director to get his sign off on the proposed improvements and ensure compliance with this section of code.

Per 18.104.280 - Miscellaneous improvements in yards.

In addition to the structures and improvements permitted in yards pursuant to Sections 18.104.260 and 18.104.270, the following improvements may be made in required yards:

- A. Water wells and sewage disposal systems if approved by the director;
- B. Decks, patios, parking pads, and/or driveways structurally supported entirely by earth at no higher than natural grade;
- C. Storage sheds less than one hundred twenty square feet in size if building permits are not required, but only if located in rear and side yards;
- D. Swimming pools, spas, trellises, arbors and gazebos, but only if located in rear and side yards and more than five feet away from any property line;
- E. (Reserved); and
- F. Ramps for access by handicapped persons from grade to a raised ground floor structural entry.

Please let me know if you have any additional questions at this time.

Regards,

Dana Morrison (she | her | hers)

Supervising Planner - Conservation  
Planning, Building, & Environmental Services  
Napa County

Phone: 707-253-4437

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

-----Original Message-----

From: Jeff Potts <[jpotts@straussdesign.com](mailto:jpotts@straussdesign.com)>

Sent: Tuesday, November 19, 2024 9:35 AM

To: Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>

Subject: 1229 Soda Canyon

[External Email - Use Caution]

Dana,

I wanted to follow up on Stacey's email. How do I get an answer on the septic reserve (not septic at this time and 200% of what I need) extending out to the property line since we have an extra 8' or 9' along that street edge? I would like to get this submitted to EH.

Thanks,  
Jeff



Jeff Potts &lt;jpotts@straussdesign.com&gt;

---

**RE: 1229 Soda Canyon**

1 message

**Gambill, Suzanne** <Suzie.Gambill@countyofnapa.org>

Wed, Mar 23, 2022 at 1:08 PM

To: Jeff Potts &lt;jpotts@sdgarchitectsinc.com&gt;, "Soma, Avi" &lt;Avi.Soma@countyofnapa.org&gt;

Good afternoon,

Napa County has found the footprint change as proposed would be consistent with 18.08-140 – Legal Nonconformities on fire-damaged properties. Therefore the change in footprint is authorized and can move forward in the building permit process.

Cheers,

Suzie Gambill

---

**From:** Jeff Potts <jpotts@sdgarchitectsinc.com>**Sent:** Wednesday, March 23, 2022 11:22 AM**To:** Gambill, Suzanne <Suzie.Gambill@countyofnapa.org>; Soma, Avi <Avi.Soma@countyofnapa.org>**Subject:** 1229 Soda Canyon

[External Email - Use Caution]

Avi,

Thanks again for meeting me out on the site. I have updated the Site Plan to show the 15' setback from the creek to the leach lines, the 5' setback from the property line to the leach lines, and the 100' radius to the neighbor's well. The well is outside the view of the site plan in order to keep it at a readable scale, I can provide a separate drawing if need be. I also went over to the assessor's office and got copies of what they had.

Attached for your review and reference are:

Surveyed Site Plan

Architectural Site Plan with Revisions

Assessor's Parcel Information (two documents)

As-Built Septic Drawings.

Please feel free to contact me at any time at 925-216-5553 with any questions.

Thanks,

Jeff

**Jeffrey Potts**

Architect | Principal

**SDG Architects, Inc.**

3361 Walnut Blvd. Suite 120

Brentwood, CA 94513

925.634.7000 | [sdgarchitectsinc.com](http://sdgarchitectsinc.com)



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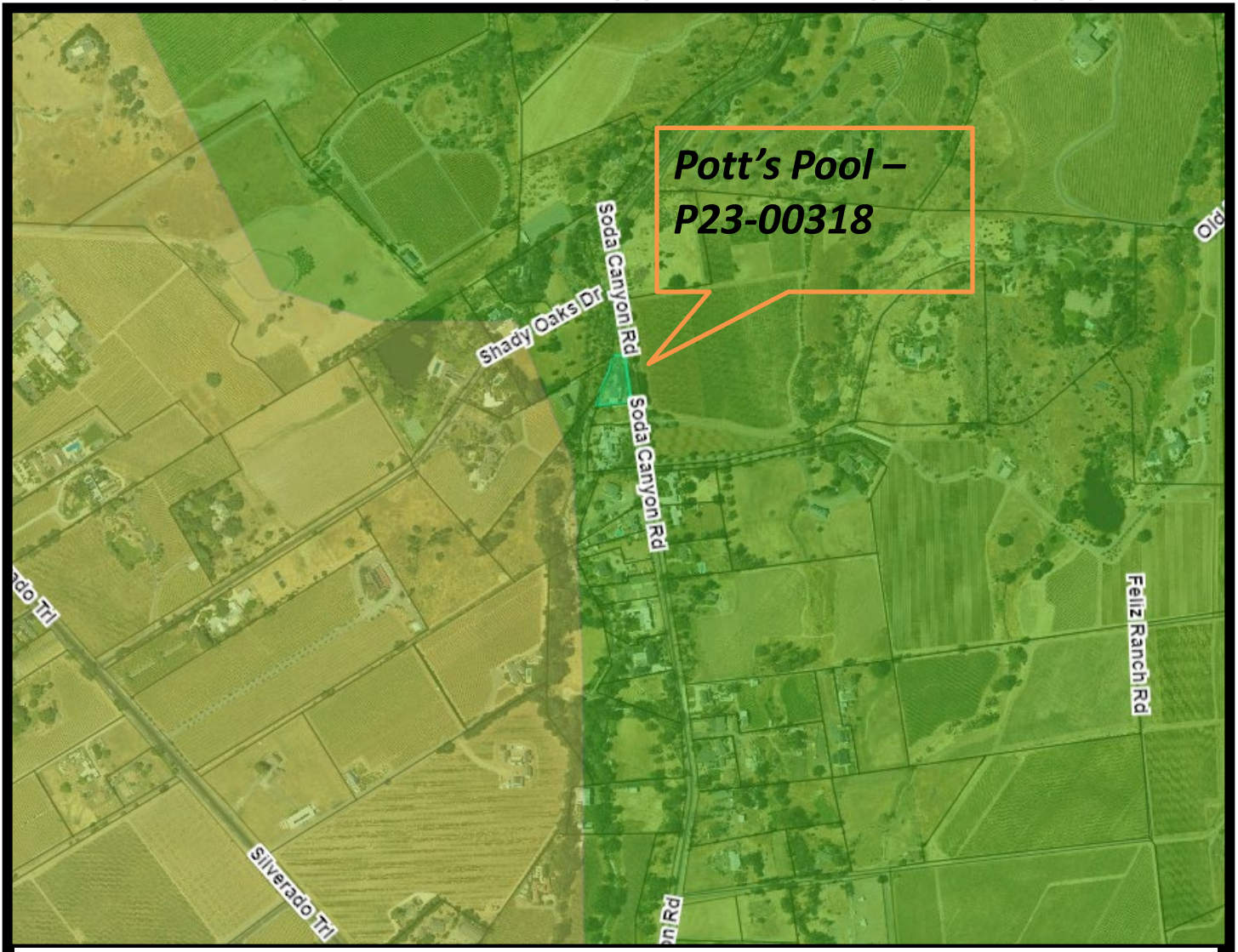
“I”

# Graphics

Pott's Pool Con Regs UPX P23-00318  
Planning Commission Hearing Date July 16, 2025



# NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES  
0 ½ Mile]

## LEGEND



### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

### TRANSPORTATION

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

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





## LEGEND

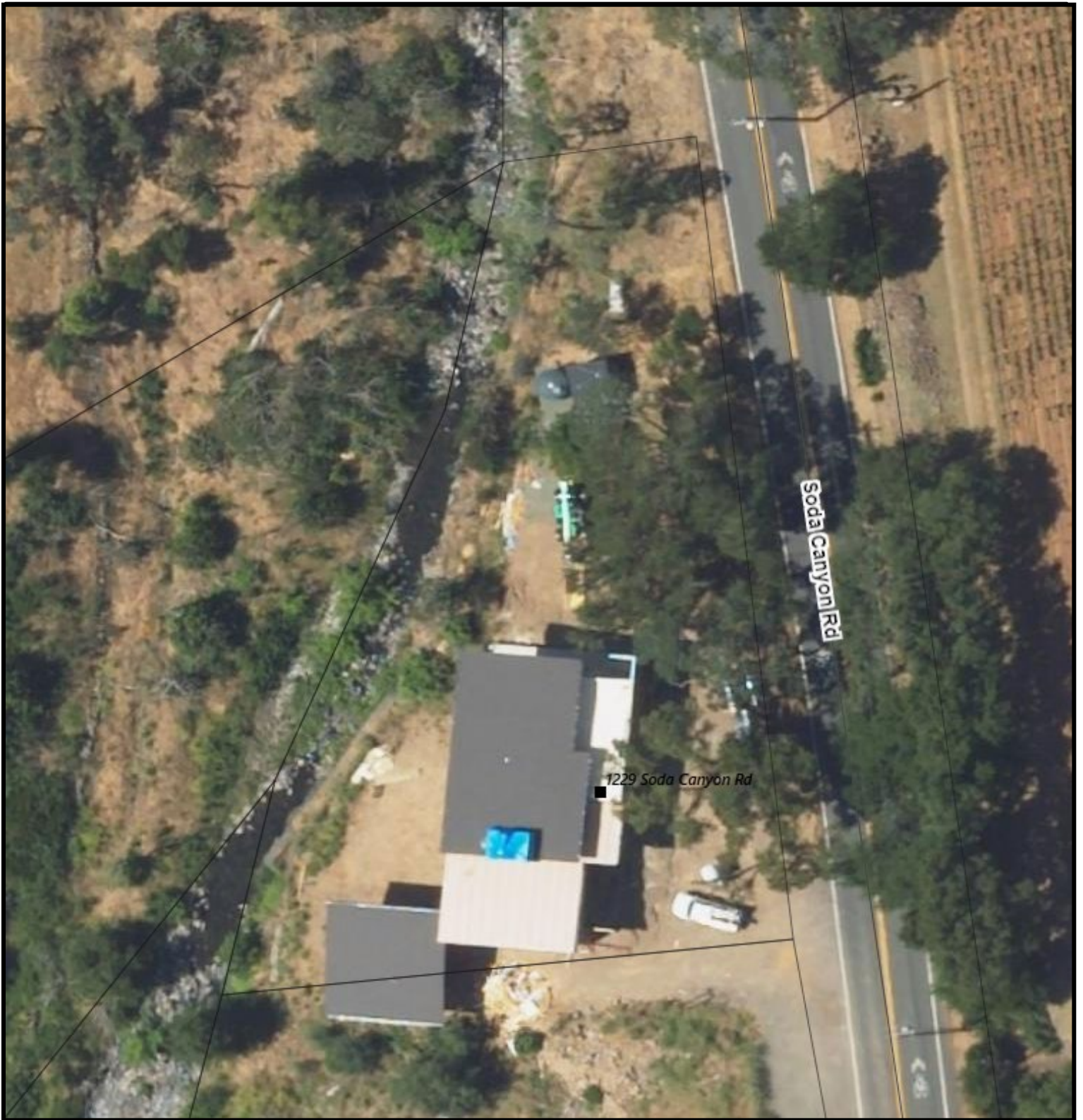
— Zoning  
— Parcels

0 ½ Mile



# ZONING MAP





**Existing Conditions**



# Napa County

## Board Agenda Letter

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

Planning Commission

**Agenda Date:** 7/16/2025

**File ID #:** 25-1241

**TO:** Napa County Planning Commission

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

**REPORT BY:** Michael Parker, Planning Manager - Planning, Building, and Environmental Services

**SUBJECT:** General Plan & Zoning Code Update to achieve consistency with the 2024 updated Airport Land Use Compatibility Plan

### **RECOMMENDATION**

#### GENERAL PLAN AND ZONING CODE UPDATE TO ACHIEVE CONSISTENCY WITH THE 2024 UPDATED AIRPORT LAND USE COMPATIBILITY PLAN P25-00195

CEQA Status: Consideration and recommendation that the Board of Supervisors find that this project implements the programs and policies of the Airport Land Use Compatibility Plan (ALUCP), is within the scope of the activities and impacts identified and analyzed in the ALUCP's Negative Declaration adopted on December 4, 2024 (State Clearinghouse No. 2024060773) and no new environmental effects have been found and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162.

Request: That the Planning Commission make the following recommendations to the Board of Supervisors:

- (1) Adopt a resolution amending the Agricultural Preservation and Land Use Element and Community Character Element of the Napa County General Plan to achieve consistency with the ALUCP adopted by the Napa County Airport Land Use Commission (ALUC) on December 4, 2024; and
- (2) Adopt an ordinance amending Chapter 18.80 (AC Airport Compatibility Combination District) of Title 18 (Zoning) of the Napa County Code to achieve consistency with the ALUCP adopted on December 4, 2024, by the ALUC.

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a

recommendation to the Board of Supervisors on the requested actions.

Staff Contact: Michael Parker, Planning Manager, [michaelparker@countyofnapa.org](mailto:michaelparker@countyofnapa.org)

## **EXECUTIVE SUMMARY**

That the Planning Commission consider and recommend the Napa County Board of Supervisors:

1. Find this project implements the programs and policies of the ALUCP, is within the scope of the activities and impacts identified and analyzed in the ALUCP's Negative Declaration adopted on December 4, 2024 (State Clearinghouse No. 2024060773) and no new environmental effects have been found, and no new mitigation is necessary;
2. Adopt a resolution amending the Agricultural Preservation and Land Use Element and Community Character Element of the Napa County General Plan to achieve consistency with the ALUCP adopted by the Napa County ALUC on December 4, 2024; and
3. Adopt an ordinance amending Chapter 18.80 (AC Airport Compatibility Combination District) Sections 18.80.030 (ALUCP Zone E regulations), 18.80.040 (ALUCP Zone D regulations), 18.80.050 (ALUCP Zone C regulations), 18.80.060 (ALUCP Zone B regulations), 18.80.070 (ALUCP Zone A regulations), 18.80.090 (ALUC referral), 18.80.100 (Filing materials), and 18.80.110 (Findings) of Title 18 (Zoning) of the Napa County Code to achieve consistency with the ALUCP adopted on December 4, 2024 by the ALUC.

## **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed General Plan Amendment and proposed Ordinance implements policies that were previously evaluated and are within the scope of the Negative Declaration prepared for the ALUCP (State Clearinghouse No. 2024060773) adopted on December 4, 2024. No new mitigation measures and no new environmental effects would occur and none of the conditions requiring preparation of a subsequent Negative Declaration or further environmental review under CEQA Guidelines Section 15162 apply. This project is not on any list of hazardous waste sites enumerated under Government Code Section 65962.5.

## **BACKGROUND AND DISCUSSION**

On December 4, 2024, the ALUC adopted the updated ALUCP for Angwin Airport-Parrett Field and Napa County Airport. After adoption of an ALUCP revision, State law gives local jurisdictions 180 calendar days to



amend their general plan, specific plans, zoning ordinances, and facilities master plans, as necessary, to be consistent with the amended ALUCP. Once the General Plan and Zoning Codes are revised and deemed consistent, then only certain more substantive land use actions require ALUC review.

A general plan and zoning code does not need to be identical with the ALUCP in order to be consistent with it. To meet the consistency test, a General Plan must do two things: 1) it must specifically address compatibility planning issues, either directly or through reference to a zoning ordinance or other policy document; and 2) it must avoid direct conflicts with compatibility planning criteria. Napa County has addressed compatibility planning issues by referencing the updated ALUCP. The Zoning Code Airport Compatibility Combination District (Napa County Code Chapter 18.80) was updated to reflect the new compatibility zones and details those uses which can be deemed Compatible, Conditionally Compatible, and Incompatible for development within the Napa County Airport and Angwin Airport- Parrett Field's Airport Influence Areas (AIAs).

The proposed general plan amendment and zoning code amendments do not change the geographical area where Airport Land Use Compatibility Plan policies apply. When both the General Plan and Zoning Code have been amended and deemed compatible, these actions facilitate transfer of authority for ALUCP compliance determination for general discretionary applications within the Airport Influence Area (AIA) from the Napa County Airport Land Use Commission to Napa County. However, all General Plan, Zoning Ordinance, Subdivision Ordinance, Specific Plan and building regulation amendments and other Major Land Use Actions that affect properties within Airport Compatibility zones will still require separate ALUC review and approval.

Public Comment: As of the drafting of this Staff Report, no comments have been received on this topic.

#### Decision Making Options:

**Option 1:** Recommend the Board adopt both the attached Resolution Amending the General Plan and the attached Ordinance amending Chapter 18.80 of the County Code (Staff Recommendation).

Disposition - This option would make the Napa County General Plan and Chapter 18.80 of County Code consistent with the ALUCP adopted by the ALUC on December 4, 2024. The proposed General Plan Amendment and proposed Ordinance amendment implements policies that were previously evaluated and are within the scope of the Negative Declaration prepared for the ALUCP (State Clearinghouse No. 2024060773) adopted on December 4, 2024. No new mitigation measures and no new environmental effects would occur and none of the conditions requiring preparation of a subsequent Negative Declaration or further environmental review.

Action Required - Follow the proposed actions listed in the Executive Summary.

**Option 2:** Revise the Request

Disposition - This option allows the Planning Commission to request the Board modify aspects of the proposed General Plan Amendment and proposed Ordinance amending Chapter 18.80.

Action Required - Follow proposed actions listed in the Executive Summary and recommend amendments to the General Plan and Ordinance. This option may result in the public hearing being continued to a future date if significant revision is required.

**Option 3:** Recommendation to Deny the Proposed General Plan Amendment and Ordinance Update.

Disposition - In the event the Commission does not support the General Plan Amendment and Ordinance Update, the Commission would vote to recommend denial. The Commission should articulate why it does not

recommend amending the General Plan and update to Chapter 18.80 of County Code. A denial recommendation would result in the Napa County's Agricultural Preservation and Land Use Element and Community Character Element of the County's General Plan remaining status quo and the General Plan being inconsistent with and out of compliance with the ALUCP. The County would therefore be out of compliance with California Government Code Section 65302.3, which requires counties to have their general plans, specific plans, and land use regulations be consistent with the Airport Land Use Compatibility Plans.

Action Required - Commission motion, second, and vote to recommend denial of the General Plan Amendment and Ordinance Update.

**Option 4: Continuance Option**

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

**SUPPORTING DOCUMENTS:**

- A. Planning Commission Resolution Recommendation to the Board of Supervisors
- B. Resolution of General Plan Update and Exhibit A
- C. Ordinance Amending Zoning Code Chapter 18.80 - Redlined
- D. Ordinance Amending Zoning Code Chapter 18.80 - Clean

“A”

Planning Commission  
Resolution Recommendation to the  
Board of Supervisors

General Plan & Zoning Code Update to Achieve Consistency with the  
2024 Updated Airport Land Use Compatibility Plan  
Planning Commission July 16, 2025

**RESOLUTION NO. 2025 - \_\_\_\_\_**

**RESOLUTION OF THE NAPA COUNTY PLANNING COMMISSION  
RECOMMENDING THAT THE NAPA COUNTY BOARD OF  
SUPERVISORS AMEND THE AGRICULTURAL PRESERVATION AND  
LAND USE ELEMENT AND COMMUNITY CHARACTER ELEMENT OF  
THE NAPA COUNTY GENERAL PLAN AND AMEND CHAPTER 18.80  
(AC AIRPORT COMPATIBILITY COMBINATION DISTRICT) OF THE  
NAPA COUNTY CODE TO ACHIEVE CONSISTENCY WITH THE  
AIRPORT LAND USE COMPATIBILITY PLAN ADOPTED ON  
DECEMBER 4, 2024, BY THE NAPA COUNTY AIRPORT LAND USE  
COMMISSION**

**WHEREAS**, California Government Code Section 65302.3 requires counties to have their general plans, specific plans, and land use regulations be consistent with the Airport Land Use Compatibility Plans; and

**WHEREAS**, California Government Code Section 65350, et seq. provides for the procedure to amend county general plans at the option of the local legislative bodies; and

**WHEREAS**, Resolution No. 05-173 establishes the County's local procedures for initiating and processing General Plan Amendments and authorizes the Planning Commission to review and make recommendations to the Board of Supervisors on proposed amendments to the Napa County General Plan; and

**WHEREAS**, California Government Code Section 65358 provides that the County may amend all or part of the General Plan if it deems the amendment to be in the public interest; and

**WHEREAS**, the County's General Plan was adopted in 2008. The Napa County Airport Land Use Compatibility Plan was adopted in 2024 (ALUCP) by the Napa County Airport Land Use Commission (ALUC); and

**WHEREAS**, on March 25, 2025, the Board of Supervisors directed Staff to initiate a General Plan Amendment to achieve consistency between the County's General Plan and the ALUCP; and

**WHEREAS**, in order to bring the County's General Plan into compliance with the ALUCP and to maintain internal consistency within the General Plan as a whole, amendments must be made to the Agricultural Preservation and Land Use Element and Community Character Element of the County's General Plan; and

**WHEREAS**, County staff circulated the proposed General Plan Amendment for public and agency review consistent with California Government Code Sections 65352 and 65352.3; and

**WHEREAS**, California Government Code Section 65358 permits a local legislative body to amend a mandatory element of the General Plan no more than four times during a calendar year and this is the first amendment to the County's General Plan for the year 2025; and

**WHEREAS**, California Government Code Section 65103 provides that the Planning Commission, acting as a Planning Agency, is charged with administration of the County General Plan and with making recommendations on amendments to the County's General Plan; and

**WHEREAS**, the ALUC adopted a Negative Declaration (State Clearinghouse No. 2024060773) in connection with the adoption of the ALUCP on December 4, 2024. The proposed General Plan Amendment implements policies that were previously evaluated and are within the scope of the adopted Negative Declaration. No new mitigation measures and no new environmental effects would occur and none of the conditions requiring preparation of a subsequent Negative Declaration or further environmental review under CEQA Guidelines Section 15162; and

**WHEREAS**, pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Resolution is consistent with the following policies and goals of the 2008 General Plan Update: Action Item AG/LU-49.1 and Policies AG/LU-49, AG/LU-66, AG/LU-95, CIR-38, and CIR-40; and

**WHEREAS**, a duly noticed public hearing was held by the Planning Commission on July 16, 2025. The Planning Commission considered all written and oral testimony presented at the public hearing in making its recommendation; and

**WHEREAS**, having considered all of the evidence, the Planning Commission desires to adopt this Resolution recommending that the Board take the required actions to approve the Project.

**NOW, THEREFORE, BE IT RESOLVED** the Napa County Planning Commission recommends the Board of Supervisors approve the Project and take all necessary actions as follows:

A. Find that this project implements the programs and policies of the ALUCP, is within the scope of the activities and impacts identified and analyzed in the ALUCP's Negative Declaration adopted on December 4, 2024 (State Clearinghouse No. 2024060773), and no new environmental effects have been found and no new mitigation is necessary;

B. Adopt a resolution amending the Agricultural Preservation and Land Use Element and Community Character Element of the Napa County General Plan to achieve consistency with the ALUCP adopted by the Napa County ALUC on December 4, 2024; and

C. Adopt an ordinance amending Chapter 18.80 (AC Airport Compatibility Combination District) Sections 18.80.030 (ALUCP Zone E regulations), 18.80.040 (ALUCP Zone D regulations), 18.80.050 (ALUCP Zone C regulations), 18.80.060 (ALUCP Zone B regulations), 18.80.070 (ALUCP Zone A regulations), 18.80.090 (ALUC referral), 18.80.100 (Filing materials), and 18.80.110 (Findings) of Title 18 (Zoning) of the Napa County Code to achieve consistency with the ALUCP adopted on December 4, 2024, by the ALUC.



**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the  
Napa County Planning Commission held on the 16th of July, 2025, by the following vote:

AYES: COMMISSIONERS \_\_\_\_\_

\_\_\_\_\_

NOES: COMMISSIONERS \_\_\_\_\_

ABSTAIN: COMMISSIONERS \_\_\_\_\_

ABSENT: COMMISSIONERS \_\_\_\_\_

\_\_\_\_\_  
Chair  
Napa County Planning Commission

APPROVED AS TO FORM  
Office of County Counsel

By: McKayla McMahon  
Deputy County Counsel

Date: July 1, 2025  
\_\_\_\_\_

\*The following documents are attached separately to the July 16, 2025, Planning Commission Staff Report.

**PROPOSED RESOLUTION:** A resolution amending the Agricultural Preservation and Land Use Element and Community Character Element of the Napa County General Plan to achieve consistency with the Airport Land Use Compatibility Plan (ALUCP) adopted by the Napa County Airport Land Use Commission (ALUC) on December 4, 2024; and

**PROPOSED ORDINANCE:** An ordinance amending Chapter 18.80 (AC Airport Compatibility Combination District) Sections 18.80.030 (ALUCP Zone E regulations), 18.80.040 (ALUCP Zone D regulations), 18.80.050 (ALUCP Zone C regulations), 18.80.060 (ALUCP Zone B regulations), 18.80.070 (ALUCP Zone A regulations), 18.80.090 (ALUC referral), 18.80.100 (Filing materials), and 18.80.110 (Findings) of Title 18 (Zoning) of the Napa County Code to achieve consistency with the ALUCP adopted on December 4, 2024 by the ALUC.

**“B”**

## **Resolution of General Plan Update and Exhibit A**

General Plan & Zoning Code Update to Achieve Consistency with the  
2024 Updated Airport Land Use Compatibility Plan  
Planning Commission July 16, 2025

**RESOLUTION NO. 2025-\_\_\_\_\_**

**RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS,  
STATE OF CALIFORNIA, AMENDING THE AGRICULTURAL  
PRESERVATION AND LAND USE ELEMENT AND COMMUNITY  
CHARACTER ELEMENT OF THE NAPA COUNTY GENERAL PLAN TO  
ACHIEVE CONSISTENCY WITH THE AIRPORT LAND USE  
COMPATIBILITY PLAN ADOPTED ON DECEMBER 4, 2024, BY THE  
NAPA COUNTY AIRPORT LAND USE COMMISSION**

**WHEREAS**, California Government Code Section 65302.3 requires counties to have their general plans, specific plans, and land use regulations be consistent with the Airport Land Use Compatibility Plans; and

**WHEREAS**, California Government Code Section 65350, et seq. provides for the procedure to amend county general plans at the option of the local legislative bodies; and

**WHEREAS**, Resolution No. 05-173 establishes the County's local procedures for initiating and processing General Plan Amendments and authorizes the Planning Commission to review and make recommendations to the Board of Supervisors on proposed amendments to the Napa County General Plan; and

**WHEREAS**, California Government Code Section 65358 provides that the County may amend all or part of the General Plan if it deems the amendment to be in the public interest; and

**WHEREAS**, the County's General Plan was adopted in 2008. The Napa County Airport Land Use Compatibility Plan (ALUCP) was adopted in 2024 by the Napa County Airport Land Use Commission (ALUC); and

**WHEREAS**, on March 25, 2025, the Board of Supervisors directed Staff to initiate a General Plan Amendment to achieve consistency between the County's General Plan and the ALUCP; and

**WHEREAS**, in order to bring the County's General Plan into compliance with the ALUCP and to maintain internal consistency within the General Plan as a whole, amendments must be made to the Agricultural Preservation and Land Use Element and Community Character Element of the County's General Plan; and

**WHEREAS**, County staff circulated the proposed General Plan Amendment for public and agency review consistent with California Government Code Sections 65352 and 65352.3; and

**WHEREAS**, California Government Code Section 65358 permits a local legislative body to amend a mandatory element of the General Plan no more than four times during a calendar year and this is the first amendment to the County's General Plan for the year 2025; and

**WHEREAS**, California Government Code Section 65103 provides that the Planning Commission, acting as a Planning Agency, is charged with administration of the County General Plan and with making recommendations on amendments to the County's General Plan; and

**WHEREAS**, a duly noticed public hearing was held by the Planning Commission on July 16, 2025. The Planning Commission considered all written and oral testimony presented at the public hearing in making its recommendation; and

**WHEREAS**, the Planning Commission forwarded a recommendation to approve the proposed General Plan Amendment to the Board of Supervisors; and

**WHEREAS**, on August 19, 2025, at a duly noticed public hearing, the Board of Supervisors considered the Planning Commission's recommendations, and all written and oral testimony presented at the public hearing; and

**WHEREAS**, the ALUC adopted a Negative Declaration (State Clearinghouse No. 2024060773) in connection with adoption of the ALUCP on December 4, 2024. The proposed General Plan Amendment implements policies that were previously evaluated and are within the scope of the adopted Negative Declaration. No new mitigation measures and no new environmental effects would occur and none of the conditions requiring preparation of a subsequent Negative Declaration or further environmental review under CEQA Guidelines Section 15162; and

**WHEREAS**, pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Resolution is consistent with the following policies and goals of the 2008 General Plan Update: Action Item AG/LU-49.1 and Policies AG/LU-49, AG/LU-66, AG/LU-95, CIR-38, and CIR-40; and

**WHEREAS**, having considered all of the evidence, the Board of Supervisors wishes to adopt the following General Plan Amendment to achieve consistency with the Airport Land Use Compatibility Plan; and

**WHEREAS**, with this Resolution, the Board of Supervisors amends and updates the Napa County General Plan text and maps as contained in Exhibit "A."

**NOW, THEREFORE, BE IT RESOLVED** by the Napa County Board of Supervisors as follows:

A. The Board finds that the proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA). This project implements the programs and policies of the Airport Land Use Compatibility Plan, is within the scope of the activities and impacts identified in Airport Land Use Compatibility Plan's adopted Negative Declaration and no new environmental effects have been found and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162.



B. The Board finds that the proposed amendment is in the public interest, as it will render the General Plan consistent with state law concerning airport compatibility, and county policies and regulations of the Airport Land Use Commission and the Airport Land Use Compatibility Plan.

C. The Board finds that the changes shown as added (by underlining) or deleted (by strikethrough) contained in the proposed General Plan Amendment attached as Exhibit “A” are internally consistent with the Napa County General Plan, both among the elements and within each element. All changes proposed will maintain consistency per California Government Code Section 65300.5.

D. The Board adopts the proposed text amendments and maps to the General Plan as set forth in Exhibit “A” attached and incorporated here by reference. The Board further directs the Planning, Building and Environmental Services Department to integrate the approved changes into the Napa County General Plan.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Napa County Board of Supervisors, State of California, at a regular meeting of the Board held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:	SUPERVISORS	_____
		_____
NOES:	SUPERVISORS	_____
ABSTAIN:	SUPERVISORS	_____
ABSENT:	SUPERVISORS	_____
		_____

ANNE COTTRELL, Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel  By: <u>McKayla McMahon</u> Deputy County Counsel  Date: July 1, 2025	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS  Date: _____ Processed By: _____  Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors  By: _____ _____
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Attachments

- 1) Exhibit A – Proposed Text Amendments and Maps to the General Plan

## Exhibit A

Proposed Amendments to the Napa County General Plan Revising Airport Related Policies of the Agricultural Preservation and Land Use Element and Airport related Maps of the Circulation Element.

*Additions are underlined. Deletions are struck through. Revision markers are noted in left or right margins as vertical lines.*

### Agricultural Preservation and Land Use (AG/LU)

#### Commercial, Industrial, Napa Pipe Mixed Use, and Study Area Land Use Policies (Page AG/LU-25)

Policy AG/LU-49: The County shall use zoning to ensure that land uses in ~~airport approach zones~~ Airport Influence Areas (AIA) comply with applicable Airport Land Use Compatibility policies. If necessary, the County shall acquire development rights in ~~airport approach zones~~ AIAs. This policy shall apply to the Napa County Airport and Angwin Airport (Parrett Field).

Action Item AG/LU 49.1: Refer General Plan land use changes, proposed rezonings, and proposed developments in ~~Airport Approach Zones~~ AIAs to the Napa County Airport Land Use Commission or the ALUCP Executive Officer (or their designee) for review and comment.

#### Issue and Constraints (Page AG/LU-33)

Pacific Union College is the largest land holder in Angwin with the main campus, the airport, campus housing and a large parcel of land used as open space. The college's Planned Development zoning was created in order for the college to provide necessary services to its students and ensure that the college would be able to grow should the student body increase in size.

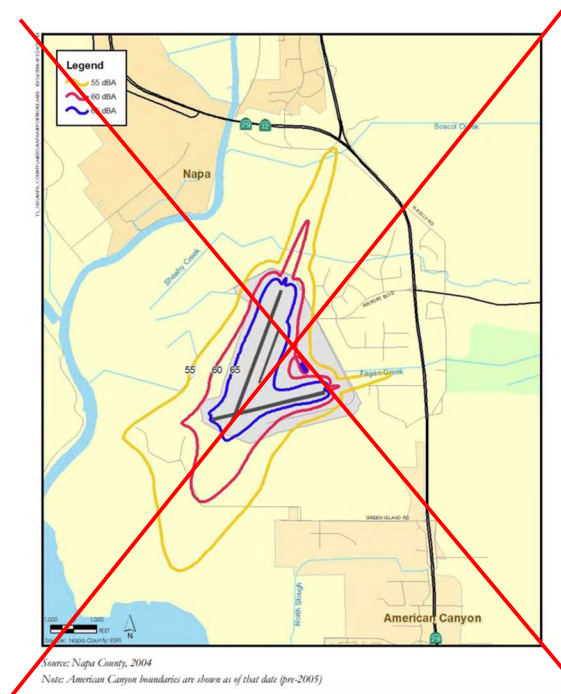
Part of Pacific Union College is the Angwin Airport, second largest in the county and important due to its elevation above the fog that occasionally halts operations at Napa County Airport. The County ~~is currently (2007) investigating purchasing the airport from the College and~~ seeks to preserve the long-term viability of the airport whether it remains in private ownership or not.

In recent years, vineyard development has expanded considerably in Angwin, which lies in the Howell Mountain Appellation area. A number of new vineyards and wineries have been developed, and more are likely, in accordance with the General Plan agricultural land use designations for the Angwin area.

Narrow, winding roads affect travel to and from Angwin, and public concerns have been expressed about water quality and groundwater supplies. Also, Angwin was one of several locations in the county identified in the 2004 Housing Element as having the potential to support the development of affordable housing. Two locations in Angwin were identified, with a potential for up to 191 residential units.

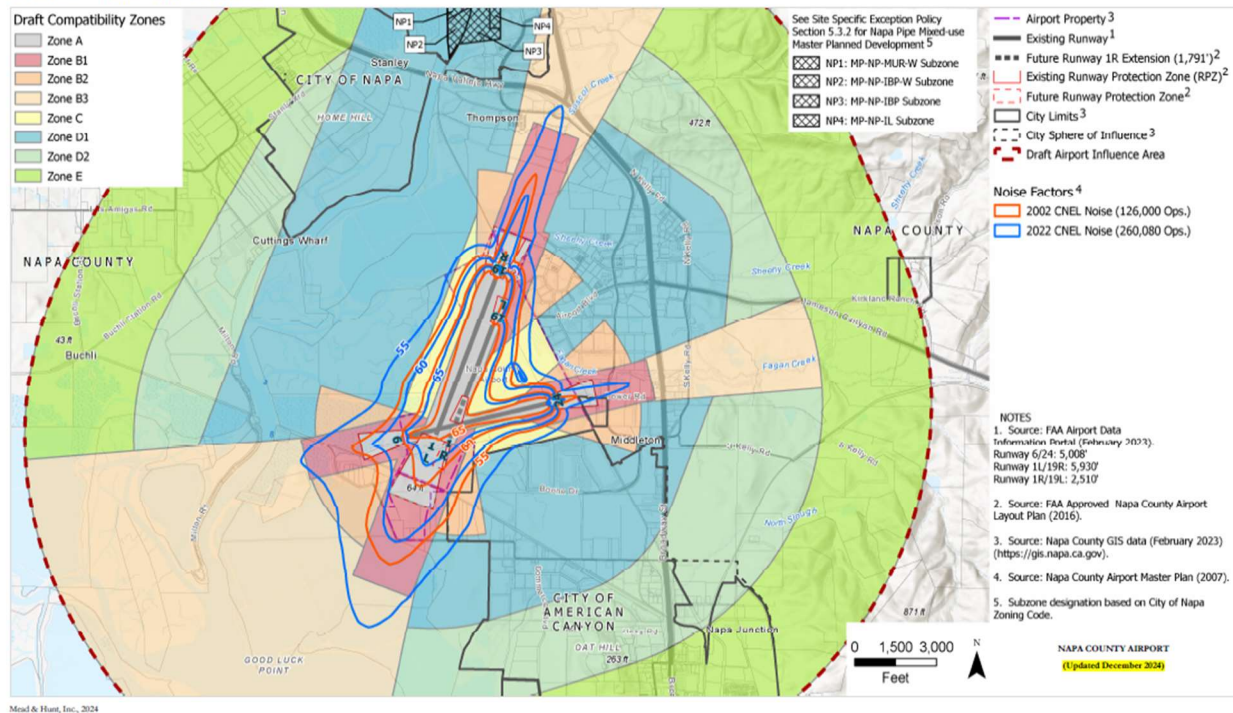
## Community Character (CC)

**Figure CC-1: Napa County Airport Projected Noise Levels (dBA CNEL) (Page CC-13)**

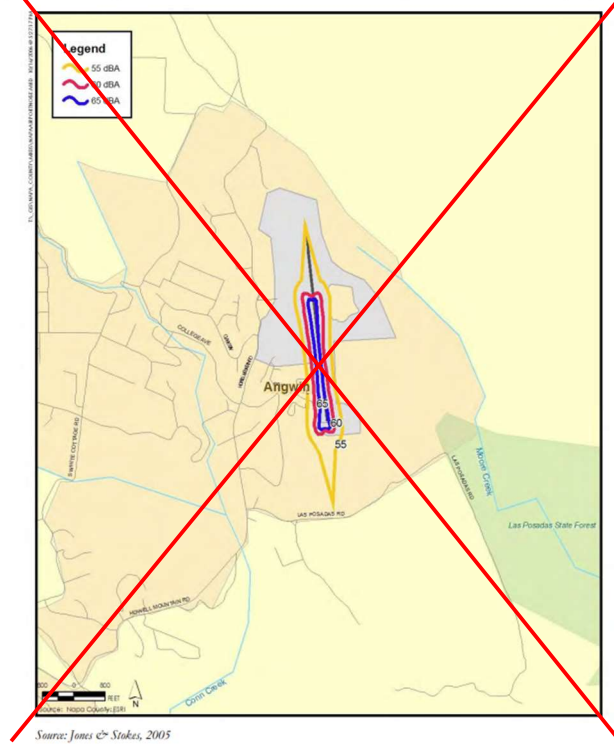


**Replace with:**

**EXHIBIT 7-6: COMPATIBILITY FACTOR – NOISE**

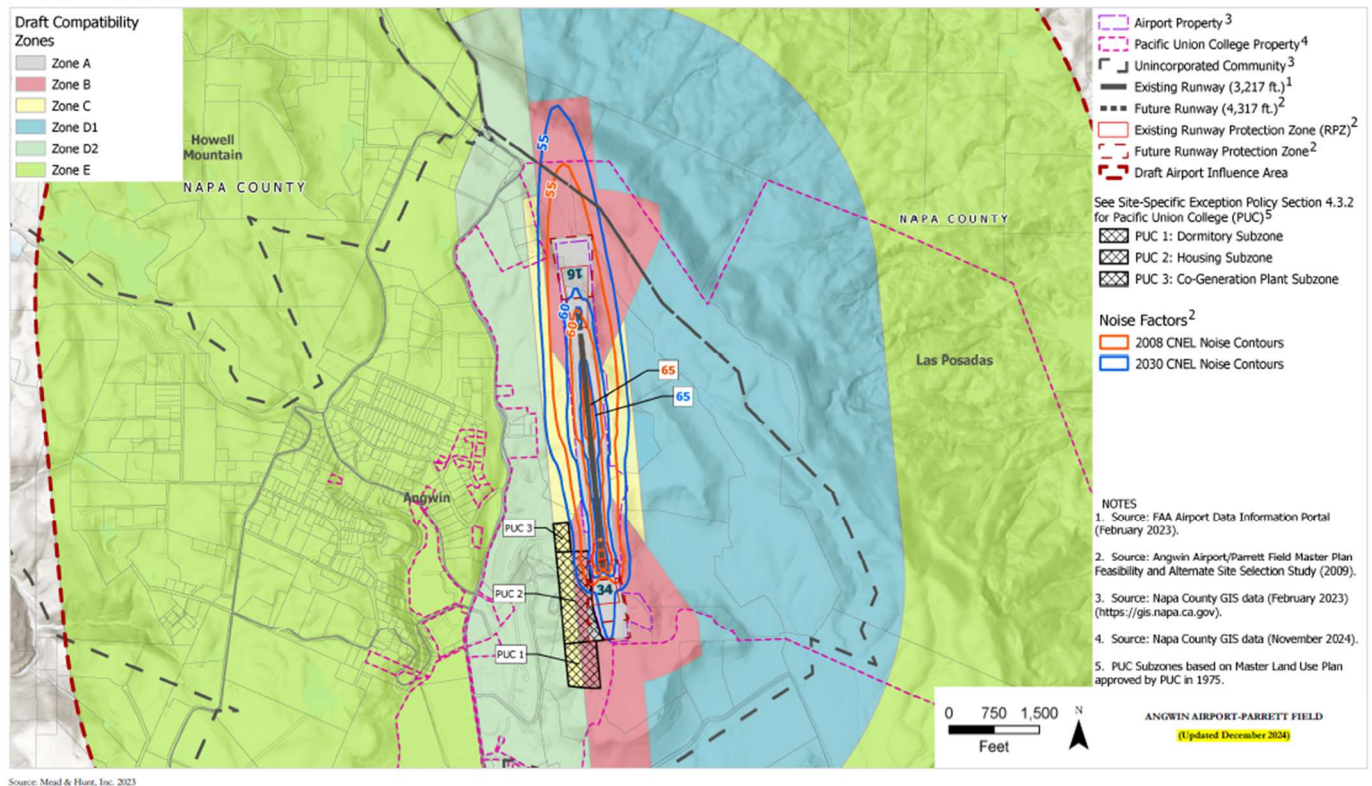


**Figure CC-2: Angwin Airport Projected Notice Levels (dBA CNEL) (Page CC-14)**



**Replace With:**

**EXHIBIT 6-5: COMPATIBILITY FACTORS – NOISE**



“C”

## Ordinance Amending Zoning Code Chapter 18.80 – Redlines

General Plan & Zoning Code Update to Achieve Consistency with the  
2024 Updated Airport Land Use Compatibility Plan  
Planning Commission July 16, 2025



Additions are underlined.  
Deletions are ~~struck through~~.  
Revision markers are noted in left or  
right margins as vertical lines.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS,  
STATE OF CALIFORNIA, AMENDING CHAPTER 18.80 (AC AIRPORT  
COMPATIBILITY COMBINATION DISTRICT) SECTIONS 18.80.030  
(ALUCP ZONE E REGULATIONS), 18.80.040 (ALUCP ZONE D  
REGULATIONS), 18.80.050 (ALUCP ZONE C REGULATIONS), 18.80.060  
(ALUCP ZONE B REGULATIONS), 18.80.070 (ALUCP ZONE A  
REGULATIONS), 18.80.090 (ALUC REFERRAL), 18.80.100 (FILING  
MATERIALS), AND 18.80.110 (FINDINGS) OF TITLE 18 (ZONING) OF  
THE NAPA COUNTY CODE TO ACHIEVE CONSISTENCY WITH THE  
AIRPORT LAND USE COMPATIBILITY PLAN ADOPTED ON  
DECEMBER 4, 2024 BY THE NAPA COUNTY AIRPORT LAND USE  
COMMISSION**

**WHEREAS**, California Government Code Section 65860(a) requires zoning ordinances be consistent with the general plan; and

**WHEREAS**, California Government Code Section 65302.3 requires counties to have their general plans, specific plans, and land use regulations be consistent with the Airport Land Use Compatibility Plans; and

**WHEREAS**, the County's General Plan was adopted in 2008. The Napa County Airport Land Use Compatibility Plan (ALUCP) was adopted in 2024 by the Napa County Airport Land Use Commission (ALUC); and

**WHEREAS**, on March 25, 2025, the Board of Supervisors directed Staff to initiate a General Plan Amendment to achieve consistency between the County's General Plan and the ALUCP; and

**WHEREAS**, to ensure consistency between the County General Plan and the County's zoning ordinance, various amendments to Napa County Code Chapter 18.80 (AC Airport Compatibility Combination District) are required; and

WHEREAS, prior to the consideration and adoption of this ordinance, the noticing requirements of County Code Section 18.136.040 were complied with.

The Napa County Board of Supervisors, State of California, ordains as follows:

**SECTION 1.** Section 18.80.030 (ALUCP Zone E regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read as in full as follows:

**18.80.030 - Basic Compatibility Criteria Angwin Airport – Parrett Field. ALUCP Zone E regulations.**

The Angwin Airport – Parrett Field, has six (6) Airport Compatibility Zones, each with varying Land Use Categories and Intensity Criteria. The Countywide Airport Land Use Compatibility Plan Chapter 4 Exhibit 4-1 Basic Compatibility Criteria, Angwin Airport – Parrett Field, adopted by the Napa County Airport Land Use Commission December 4, 2024, or as may be amended, shall apply in addition to the standards of the principal zoning district.

~~Within ALUCP Zone E most land uses are normally acceptable, however, the following standards shall apply in addition to the standards of the principal zoning district:~~

- ~~A. Overflight easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction, and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map;~~
- ~~B. Prohibited Uses. Highly noise sensitive outdoor uses referenced in the Napa County airport land use compatibility plan, such as meditative retreats;~~
- ~~C. Uses Not Normally Acceptable. The following uses raise concerns related to size, noise sensitivity or their propensity to attract birds that must be addressed if the use is to be approved. Such uses shall require use permits and shall be referred to the Airport Land Use Commission (ALUC) for a compatibility determination prior to final approval:
  - ~~1. Landfills;~~
  - ~~2. New ponds greater than one-half acre in size;~~
  - ~~3. Amphitheaters;~~
  - ~~4. Residential Uses—All. Any proposed residential use shall consider the proximity of flight patterns, frequency of overflights, terrain conditions and type of aircraft in determining acceptable use locations.~~~~
- ~~D. General Design Requirements:
  - ~~1. Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior~~~~

~~lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~

- ~~2. Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, or, if height limits are not specifically assigned by the underlying district, the height limit shall be thirty-five feet. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

**SECTION 2.** Section 18.80.040 (ALUCP Zone D regulations) of Chapter 18.80 (AC

Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.040 - Basic Compatibility Criteria Napa County Airport. ALUCP Zone D regulations.**

The Napa County Airport has eight (8) compatibility zones each with varying Land Use Categories and Intensity Criteria. The Countywide Airport Land Use Compatibility Plan Chapter 5 Exhibit 5-1 Basic Compatibility Criteria, Napa County Airport, adopted by the Napa County Airport Land Use Commission December 4, 2024, or as may be amended, shall apply in addition to the standards of the principal zoning district.

~~Within ALUCP Zone D, most nonresidential uses are normally acceptable. However, the following standards shall apply in addition to the standards of the principal zoning district:~~

- ~~A. Overflight easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction, and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map.~~
- ~~B. Prohibited Uses. The following uses are prohibited:~~
  - ~~1. Landfills;~~
  - ~~2. Residential uses, except for residential uses allowable under agricultural land use and zoning designations.~~
- ~~C. Uses Not Normally Acceptable. The following uses raise concerns related to size, density of use, mobility, noise sensitivity or propensity to attract birds to be addressed for a project to be approved. Such uses shall require use permits and shall be referred to the ALUC for a compatibility determination prior to final approval.~~
  - ~~1. Public or private schools for children under eighteen years of age;~~
  - ~~2. Libraries;~~
  - ~~3. Hospitals, major medical facilities (skilled nursing and similar);~~

- ~~4. Day care centers; except for family day care homes, and ancillary day care centers associated with a business wherein a parent and/or legal guardian of every child present at the daycare is an employee of the primary use or the ancillary daycare center and the daycare does not exceed fifteen children. Furthermore, it is recognized that the provision of day care services are an important countywide goal, and approval of day care centers within compatibility Zone D will not be unreasonably withheld upon demonstration that potential airport land use conflicts have been addressed to the satisfaction of the planning commission and airport land use commission;~~
  - ~~5. Retail buildings and shopping centers, greater than forty thousand square feet; or smaller retail buildings and centers that, when combined with an adjacent retail building and center, would in combination total more than forty thousand square feet;~~
  - ~~6. Amphitheaters;~~
  - ~~7. New ponds.~~
- ~~D. Use Review Criteria. In determining whether proposed uses in subsection (C) of this section have been appropriately designed, decision-making body shall consider the following criteria:~~
- ~~1. Density. Density of use averaged over the entire site (excluding streets) should not exceed one hundred persons per acre in structures, or one hundred fifty persons in and out of structures;~~
  - ~~2. Clustering. Clustering of development within the density parameters is encouraged to protect and provide open land/safety areas (such as requiring building envelopes, contiguous parking and landscape areas, and larger setbacks from certain geographic features such as creeks, roads, etc.);~~
  - ~~3. Noise. Appropriate noise reduction measures have been incorporated for noise sensitive uses (such as schools or libraries) consistent with ALUCP and county general plan standards, whichever is more restrictive.~~
- ~~E. General Design Requirements.~~
- ~~1. Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~
  - ~~2. Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, or, if height limits are not specifically assigned by the underlying district, the height limit shall be thirty five feet. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

**SECTION 3.** Section 18.80.050 (ALUCP Zone C regulations) of Chapter 18.80 (AC

Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.050 – Reserved. ALUCP Zone C regulations.**

~~Within ALUCP Zone C, which is the extended approach/departure zone, most lower intensity non residential uses are normally acceptable. However, the following standards shall apply in addition to the standards of the principal zoning district:~~

- ~~A.—Avigation easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction; and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map.~~
- ~~B.—Prohibited Uses. The following uses are prohibited:~~
  - ~~1.—Residential uses; except for residential uses allowable under agricultural land use and zoning designations;~~
  - ~~2.—Public or private schools for children under eighteen years of age and libraries;~~
  - ~~3.—Hospitals and major medical facilities (skilled nursing and similar);~~
  - ~~4.—Day care centers, except family day care homes within legally established residences;~~
- ~~C.—Uses Not Normally Acceptable. The following uses raise concerns related to size, density of use, mobility, noise sensitivity or propensity to attract birds to be addressed for a project to be approved. Such uses shall require use permits and shall be referred to the ALUC for a compatibility determination prior to final approval:~~
  - ~~1.—Retail buildings and shopping centers larger than forty thousand square feet in size, or smaller retail buildings and centers that, when combined with an adjacent retail building and center, would in combination total more than forty thousand square feet;~~
  - ~~2.—Hotels and motels;~~
  - ~~3.—Health clubs;~~
  - ~~4.—Restaurants or bars seating more than eighty persons;~~
  - ~~5.—Multi-story buildings;~~
  - ~~6.—Theaters, assembly halls, and conference centers;~~
  - ~~7.—New ponds;~~
  - ~~8.—Solar panels.~~



~~D.—Use Review Criteria. In determining whether proposed uses in subsection (C) of this section have been appropriately designed, the decision-making body shall consider the following criteria:~~

- ~~1.—Density. Density of use averaged over the entire site (excluding streets) should not exceed fifty persons per acre in structures, or seventy-five persons in and out of structures; however, density on any one acre should not exceed twice the indicated number of people per acre;~~
- ~~2.—Clustering. Clustering of development within the density parameters is encouraged to protect and provide open land/safety areas (such as requiring building envelopes, contiguous parking and landscape areas, and larger setbacks from certain geographic features such as creeks, roads, etc.);~~
- ~~3.—Noise. Applicable noise reduction measures have been incorporated for noise sensitive uses (such as hotels, motels and offices) consistent with ALUCP and county general plan standards;~~
- ~~4.—Location. Structures have been set back as far as possible from the extended centerline of the runway.~~

~~E.—General Design Requirements.~~

- ~~1.—Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~
- ~~2.—Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, Napa County Airport Ordinance No. 416, and Federal Aviation Administration FAR Part 77 standards. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

**SECTION 4.** Section 18.80.060 (ALUCP Zone B regulations) of Chapter 18.80 (AC

Airport Compatibility Combination District) of the Napa County Code is amended to read as in full as follows:

**18.80.060 – Reserved.ALUCP Zone B regulations.**

~~Within ALUCP Zone B, which is the approach/departure zone, only low intensity uses such as golf courses, nurseries, outdoor storage, and mini-storage are allowable due to substantial risk from low flying aircraft. The following standards shall apply in addition to the standards of the principal zoning district:~~

- ~~A.—Avigation easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction,~~

and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map.

~~B.— Prohibited Uses. The following uses are prohibited:~~

- ~~1.— Residential uses;~~
- ~~2.— Public or private schools;~~
- ~~3.— Hospitals and major medical facilities (skilled nursing and similar);~~
- ~~4.— Day care centers.~~

~~C.— Uses Not Normally Acceptable. The following uses raise concerns related to size, density of use, mobility, noise sensitivity or propensity to attract birds to be addressed for a project to be approved. Such uses shall require use permits and shall be referred to the ALUC for a compatibility determination prior to final approval:~~

- ~~1.— Retail buildings and offices;~~
- ~~2.— Hotels and motels;~~
- ~~3.— Health clubs;~~
- ~~4.— Restaurants or bars;~~
- ~~5.— Multi-story buildings;~~
- ~~6.— Theaters, assembly halls, and conference centers;~~
- ~~7.— New ponds;~~
- ~~8.— Solar panels;~~

~~D.— Use Review Criteria. In determining whether proposed uses in subsection (C) of this section have been appropriately designed, the decision-making body shall consider the following criteria:~~

- ~~1.— Density. Density of use averaged over the entire site (excluding streets) should not exceed ten persons per acre in structures, or twenty-five persons in and out of structures; however, density on any one acre should not exceed twice the indicated number of people per acre;~~
- ~~2.— Clustering. Clustering of development within the density parameters is encouraged to protect and provide open land/safety areas (such as requiring building envelopes, contiguous parking and landscape areas, and larger setbacks from certain geographic features such as creeks, roads, etc.);~~
- ~~3.— Noise. Applicable noise reduction measures have been incorporated for noise sensitive uses (such as hotels, motels and offices) consistent with ALUCP and county general plan standards;~~
- ~~4.— Location. Structures have been set back as far as possible from the extended centerline of the runway.~~

~~E.— General Design Requirements.~~

- ~~1. — Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~
- ~~2. — Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, Napa County Airport Ordinance No. 416, and Federal Aviation Administration FAR Part 77 standards. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

**SECTION 5.** Section 18.80.070 (ALUCP Zone A regulations) of Chapter 18.80 (AC

Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.070 – Reserved.**~~**ALUCP Zone A regulations.**~~

~~Within ALUCP Zone A, which is the runway protection zone, land uses are limited to open space, pasture, auto parking, aircraft tie-down, and agricultural uses which do not cause a hazard to flight. This is an area of high risk from low flying aircraft. The following standards shall apply in addition to the standards of the principal zoning district:~~

- ~~A. — Aviation easements in a form acceptable to the airport proprietor shall be required as a condition of subdivision approval and/or discretionary permits for new construction, and for any project requiring a building permit. Such easements shall be prepared prior to issuance of a building permit or recordation of a final map.~~
- ~~B. — Prohibited Uses. The following uses are prohibited:~~
  - ~~1. — All Residential uses;~~
  - ~~2. — Any assemblage of people;~~
  - ~~3. — Any new structure exceeding county and/or FAA height limitations;~~
  - ~~4. — Noise sensitive uses;~~
- ~~C. — Uses Not Normally Acceptable. The following uses raise concerns related to size, and hazards to flight to be addressed for a project to be approved. Such uses shall require use permits and shall be referred to the ALUC for a compatibility determination prior to final approval:~~
  - ~~1. — Heavy poles;~~
  - ~~2. — Signs;~~
  - ~~3. — Trees;~~

- ~~4. — Lights;~~
  - ~~5. — New ponds;~~
  - ~~6. — Solar panels.~~
- ~~D. — Use Review Criteria. In determining whether proposed uses in subsection (C) of this section have been appropriately designed, the decision-making body shall consider the following criteria:~~
- ~~1. — Density. Total on-site density for uses shall not exceed ten persons per acre. No permanent density is permitted within structures;~~
  - ~~2. — Clustering. Clustering of development within the density parameters is encouraged to protect and provide open land/safety areas (such as requiring building envelopes, contiguous parking and landscape areas, and larger setbacks from certain geographic features such as creeks, roads, etc.);~~
  - ~~3. — Noise. Applicable noise reduction measures have been incorporated for noise sensitive uses (such as hotels, motels and offices) consistent with ALUCP and county general plan standards;~~
  - ~~4. — Location. Structures have been set back as far as possible from the extended centerline of the runway.~~
- ~~E. — General Design Requirements.~~
- ~~1. — Lights, Glare, Electronic Interference. All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.~~
  - ~~2. — Height. All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, Napa County Airport Ordinance No. 416, and Federal Aviation Administration FAR Part 77 standards. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.~~

**SECTION 6.** Section 18.80.090 (ALUC referral) of Chapter 18.80 (AC Airport

Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.090 - ALUC referral.**

A.General. General plan amendments, specific plans, zoning or subdivision ordinance amendments, facility master plans, building regulations, or uses listed as Conditionally Compatible or Incompatibility as noted in the current Napa Countywide Airport Land Use Compatibility Plan,"Not normally acceptable uses," and structure heights over applicable

height limits within ALUCP compatibility zones, and Special Conditions Exception requests shall be referred to and reviewed by the ALUC, or designee(s), for a consistency determination prior to final approval.

B. Process. When projects are referred to the ALUC, the following process shall be followed:

1. The planning commission shall hold a public hearing and make a recommendation on the application and refer the project to the ALUC;
2. The project shall be reviewed by the ALUC and the ALUC shall provide a ALUCP consistency determination. The ALUC may make recommendations to modify the project for consistency with the ALUCP;
3. The county decision-making body shall then hold a public hearing and take final action on the project. If the ALUC finds the project to be inconsistent with the ALUCP, the board of supervisors may override that decision in accordance with state law.

**SECTION 7.** Section 18.80.100 (Filing materials) of Chapter 18.80 (AC Airport

Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.100 - Filing materials.**

In addition to standard application materials, the applicant shall provide the following filing materials:

- A. A completed ALUC Referral Form. ~~Special Requirements In/Near Zone C. Subdivisions and new construction proposed in Zone D within one hundred feet of Zone C, or within Zone C shall provide building envelopes, approach surfaces and the extended runway centerline on the plans.~~
- B. Property location data, including assessor's parcel number, street address, and subdivision lot number. ~~Design Response, All Projects. The applicant shall address how the building or use has been designed so that it does not create smoke, glare, distracting lights, or electrical interference that may constitute a hazard to aircraft flight.~~
- C. An accurately scaled map depicting the project site location in relationship to the airport boundary and runway. Uses Not Normally Acceptable. For projects identified as being not normally acceptable, the applicant shall also address how their use has been appropriately designed to address identified criteria.
- D. A description of the proposed use(s), current general plan designation and zoning district, and the type of Major Land Use Action being sought from the Local Agency (e.g., zoning variance, special use permit, building permit).
- E. A detailed site plan and supporting data showing site boundaries and size; existing uses that will remain; location of existing and proposed structures, rooftop



structures, landscaped areas, open spaces, and water bodies; ground elevations (above mean sea level); and elevations of tops of structures and trees. Additionally:

- a. For residential uses, the number of proposed dwelling units per acre (separately indicating any accessory dwelling units as defined by state law and local regulations).
- b. For nonresidential uses, the total floor area for each type of proposed use, the number of parking spaces, and the maximum number of people (employees, visitors/customers) potentially occupying the total site or portions thereof at any one time.

F. Identification of any features, during or following construction, that would increase the attraction of birds or cause other wildlife hazards to aircraft operations at an airport or in its environs. Such features include, but are not limited to the following:

- a. Open water areas.
- b. Sediment pools, retention basins,
- c. Detention basins that hold water for more than 48 hours.
- d. Artificial wetlands.
- e. Landscaping that provides wildlife shelter and food sources.

G. Identification of any characteristics that could create electrical interference, confusing or bright lights, glare, smoke, or other electrical or visual hazards to aircraft flight.

H. Any environmental document (initial study, draft environmental impact report, etc.) that may have been prepared for the project.

I. Staff Reports regarding the project.

C.J. Other relevant information that the ALUC or ALUC Executive Office determines to be necessary to enable a comprehensive review of the proposed major land use action.

**SECTION 8.** Section 18.80.110 (Findings) of Chapter 18.80 (AC Airport Compatibility

Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.110 - Findings.**

- A. Except as provided in subsection (C) of this section, the county shall make the following findings for a general plan amendment, specific plan, zoning or subdivision ordinance amendment, building regulations, or uses listed as Conditionally Compatible or Incompatible; or use permit for a "not normally acceptable" use:
  - a. The proposed project has been referred to the ALUC for a consistency determination; and
  - b. The ALUC has determined that proposed project is consistent with ALUCP compatibility policies and standards.
- B. Design Review. In approving a design review permit for new development, the decision-

making body must find that the building or structure has been designed to meet ALUC design requirements.

- C. Local Override. To override a determination by the ALUC that a proposed project or use is inconsistent with the ALUCP, the **B**oard of **S**upervisors, by a two-thirds vote, must make specific findings defined by state law (PUC Section 21670) that the action is consistent with the purposes of the ALUC statute.

**SECTION 9.** The Board finds this project implements the programs and policies of the Airport Land Use Compatibility Plan, is within the scope of the activities and impacts identified and analyzed in Airport Land Use Compatibility Plan's Negative Declaration adopted on December 4, 2024 (State Clearinghouse No. 2024060773) and no new environmental effects have been found and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162.

**SECTION 10.** Pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Ordinance is consistent with the following policies and goals of the 2008 General Plan Update: Action Item AG/LU-49.1 and Policies AG/LU-49, AG/LU-66, AG/LU-95, CIR-38, and CIR-40.

**SECTION 11.** If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Napa County Board of Supervisors hereby declares it would have passed and adopted this ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

**SECTION 12.** This ordinance shall be effective thirty (30) days from and after the date of its passage.

**SECTION 13.** A summary of this ordinance shall be published at least once five (5) days before adoption and at least once before the expiration of fifteen (15) days after its passage in the Napa Valley Register, a newspaper of general circulation published in Napa County, together with the names of members voting for and against the same.

The foregoing Ordinance was recommended for adoption and public hearing held thereon before the Napa County Planning Commission on the 16th day of July 2025. The Planning Commission's recommendation was considered by the Board of Supervisors and this Ordinance was introduced and passed at a regular meeting of the Napa County Board of Supervisors ("the Board"), State of California, held on \_\_\_\_\_, 2025, by the following vote:

AYES:	SUPERVISORS	_____
		_____
NOES:	SUPERVISORS	_____
		_____
ABSTAIN:	SUPERVISORS	_____
		_____
ABSENT:	SUPERVISORS	_____
		_____

NAPA COUNTY, a political subdivision of the  
State of California

\_\_\_\_\_  
ANNE COTTRELL, Chair of the  
Board of Supervisors

APPROVED AS TO FORM Office of County Counsel  By: _____ Deputy County Counsel  By: _____ Code Services  Date: _____	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS  Date: _____ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors  By: _____
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I HEREBY CERTIFY THAT THE ORDINANCE ABOVE WAS POSTED IN THE OFFICE OF THE CLERK OF THE BOARD IN THE ADMINISTRATIVE BUILDING, 1195 THIRD STREET ROOM 310, NAPA, CALIFORNIA ON \_\_\_\_\_.

\_\_\_\_\_, DEPUTY  
NEHA HOSKINS, CLERK OF THE BOARD

# “D”

## Ordinance Amending Zoning Code Chapter 18.80 – Clean



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS,  
STATE OF CALIFORNIA, AMENDING CHAPTER 18.80 (AC AIRPORT  
COMPATIBILITY COMBINATION DISTRICT) SECTIONS 18.80.030  
(ALUCP ZONE E REGULATIONS), 18.80.040 (ALUCP ZONE D  
REGULATIONS), 18.80.050 (ALUCP ZONE C REGULATIONS), 18.80.060  
(ALUCP ZONE B REGULATIONS), 18.80.070 (ALUCP ZONE A  
REGULATIONS), 18.80.090 (ALUC REFERRAL), 18.80.100 (FILING  
MATERIALS), AND 18.80.110 (FINDINGS) OF TITLE 18 (ZONING) OF  
THE NAPA COUNTY CODE TO ACHIEVE CONSISTENCY WITH THE  
AIRPORT LAND USE COMPATIBILITY PLAN ADOPTED ON  
DECEMBER 4, 2024 BY THE NAPA COUNTY AIRPORT LAND USE  
COMMISSION**

**WHEREAS**, California Government Code Section 65860(a) requires zoning ordinances be consistent with the general plan; and

**WHEREAS**, California Government Code Section 65302.3 requires counties to have their general plans, specific plans, and land use regulations be consistent with the Airport Land Use Compatibility Plans; and

**WHEREAS**, the County's General Plan was adopted in 2008. The Napa County Airport Land Use Compatibility Plan (ALUCP) was adopted in 2024 by the Napa County Airport Land Use Commission (ALUC); and

**WHEREAS**, on March 25, 2025, the Board of Supervisors directed Staff to initiate a General Plan Amendment to achieve consistency between the County's General Plan and the ALUCP; and

**WHEREAS**, to ensure consistency between the County General Plan and the County's zoning ordinance, various amendments to Napa County Code Chapter 18.80 (AC Airport Compatibility Combination District) are required; and

**WHEREAS**, prior to the consideration and adoption of this ordinance, the noticing requirements of County Code Section 18.136.040 were complied with.

The Napa County Board of Supervisors, State of California, ordains as follows:

**SECTION 1.** Section 18.80.030 (ALUCP Zone E regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read as in full as follows:

**18.80.030 - Basic Compatibility Criteria Angwin Airport – Parrett Field.**

The Angwin Airport – Parrett Field, has six (6) Airport Compatibility Zones, each with varying Land Use Categories and Intensity Criteria. The Countywide Airport Land Use Compatibility Plan Chapter 4 Exhibit 4-1 Basic Compatibility Criteria, Angwin Airport – Parrett Field, adopted by the Napa County Airport Land Use Commission December 4, 2024, or as may be amended, shall apply in addition to the standards of the principal zoning district.

**SECTION 2.** Section 18.80.040 (ALUCP Zone D regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.040 - Basic Compatibility Criteria Napa County Airport.**

The Napa County Airport has eight (8) compatibility zones each with varying Land Use Categories and Intensity Criteria. The Countywide Airport Land Use Compatibility Plan Chapter 5 Exhibit 5-1 Basic Compatibility Criteria, Napa County Airport, adopted by the Napa County Airport Land Use Commission December 4, 2024, or as may be amended, shall apply in addition to the standards of the principal zoning district.

**SECTION 3.** Section 18.80.050 (ALUCP Zone C regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.050 – Reserved.**

**SECTION 4.** Section 18.80.060 (ALUCP Zone B regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read as in full as follows:

**18.80.060 – Reserved.**

**SECTION 5.** Section 18.80.070 (ALUCP Zone A regulations) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.070 – Reserved.**

**SECTION 6.** Section 18.80.090 (ALUC referral) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.090 - ALUC referral.**

A.General. General plan amendments, specific plans, zoning or subdivision ordinance amendments, facility master plans, building regulations, or uses listed as Conditionally Compatible or Incompatibility as noted in the current Napa Countywide Airport Land Use Compatibility Plan, structure heights over applicable height limits within ALUCP compatibility zones, and Special Conditions Exception requests shall be referred to and reviewed by the ALUC, or designee(s), for a consistency determination prior to final approval.

B.Process. When projects are referred to the ALUC, the following process shall be followed:

1. The planning commission shall hold a public hearing and make a recommendation on the application and refer the project to the ALUC;
2. The project shall be reviewed by the ALUC and the ALUC shall provide a ALUCP consistency determination. The ALUC may make recommendations to modify the project for consistency with the ALUCP;
3. The county decision-making body shall then hold a public hearing and take final action on the project. If the ALUC finds the project to be inconsistent with the ALUCP, the board of supervisors may override that decision in accordance with state law.

**SECTION 7.** Section 18.80.100 (Filing materials) of Chapter 18.80 (AC Airport Compatibility Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.100 - Filing materials.**

In addition to standard application materials, the applicant shall provide the following filing materials:

- A. A completed ALUC Referral Form.
- B. Property location data, including assessor's parcel number, street address, and subdivision lot number.
- C. An accurately scaled map depicting the project site location in relationship to the airport boundary and runway. Uses Not Normally Acceptable. For projects identified as being not normally acceptable, the applicant shall also address how their use has been appropriately designed to address identified criteria.
- D. A description of the proposed use(s), current general plan designation and zoning district, and the type of Major Land Use Action being sought from the Local Agency (e.g., zoning variance, special use permit, building permit).
- E. A detailed site plan and supporting data showing site boundaries and size; existing uses that will remain; location of existing and proposed structures, rooftop structures, landscaped areas, open spaces, and water bodies; ground elevations (above mean sea level); and elevations of tops of structures and trees. Additionally:
  - a. For residential uses, the number of proposed dwelling units per acre (separately indicating any accessory dwelling units as defined by state law and local regulations).
  - b. For nonresidential uses, the total floor area for each type of proposed use, the number of parking spaces, and the maximum number of people (employees, visitors/customers) potentially occupying the total site or portions thereof at any one time.
- F. Identification of any features, during or following construction, that would increase the attraction of birds or cause other wildlife hazards to aircraft operations at an airport or in its environs. Such features include, but are not limited to the following:
  - a. Open water areas.
  - b. Sediment pools, retention basins,
  - c. Detention basins that hold water for more than 48 hours.
  - d. Artificial wetlands.
  - e. Landscaping that provides wildlife shelter and food sources.
- G. Identification of any characteristics that could create electrical interference, confusing or bright lights, glare, smoke, or other electrical or visual hazards to aircraft flight.
- H. Any environmental document (initial study, draft environmental impact report, etc.) that may have been prepared for the project.
- I. Staff Reports regarding the project.
- J. Other relevant information that the ALUC or ALUC Executive Office determines to be necessary to enable a comprehensive review of the proposed major land use action.

**SECTION 8.** Section 18.80.110 (Findings) of Chapter 18.80 (AC Airport Compatibility

Combination District) of the Napa County Code is amended to read in full as follows:

**18.80.110 - Findings.**

- A. Except as provided in subsection (C) of this section, the county shall make the following findings for a general plan amendment, specific plan, zoning or subdivision ordinance amendment, building regulations, or uses listed as Conditionally Compatible or Incompatible:
  - a. The proposed project has been referred to the ALUC for a consistency determination; and
  - b. The ALUC has determined that proposed project is consistent with ALUCP compatibility policies and standards.
- B. Design Review. In approving a design review permit for new development, the decision-making body must find that the building or structure has been designed to meet ALUC design requirements.
- C. Local Override. To override a determination by the ALUC that a proposed project or use is inconsistent with the ALUCP, the Board of Supervisors, by a two-thirds vote, must make specific findings defined by state law (PUC Section 21670) that the action is consistent with the purposes of the ALUC statute.

**SECTION 9.** The Board finds this project implements the programs and policies of the Airport Land Use Compatibility Plan, is within the scope of the activities and impacts identified and analyzed in Airport Land Use Compatibility Plan's Negative Declaration adopted on December 4, 2024 (State Clearinghouse No. 2024060773) and no new environmental effects have been found and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162.

**SECTION 10.** Pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Ordinance is consistent with the following policies and goals of the 2008 General Plan Update: Action Item AG/LU-49.1 and Policies AG/LU-49, AG/LU-66, AG/LU-95, CIR-38, and CIR-40.

//



**SECTION 11.** If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Napa County Board of Supervisors hereby declares it would have passed and adopted this ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

**SECTION 12.** This ordinance shall be effective thirty (30) days from and after the date of its passage.

**SECTION 13.** A summary of this ordinance shall be published at least once five (5) days before adoption and at least once before the expiration of fifteen (15) days after its passage in the Napa Valley Register, a newspaper of general circulation published in Napa County, together with the names of members voting for and against the same.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

The foregoing Ordinance was recommended for adoption and public hearing held thereon before the Napa County Planning Commission on the 16th day of July 2025. The Planning Commission's recommendation was considered by the Board of Supervisors and this Ordinance was introduced and passed at a regular meeting of the Napa County Board of Supervisors ("the Board"), State of California, held on \_\_\_\_\_, 2025, by the following vote:

AYES:	SUPERVISORS	_____
		_____
NOES:	SUPERVISORS	_____
ABSTAIN:	SUPERVISORS	_____
ABSENT:	SUPERVISORS	_____

NAPA COUNTY, a political subdivision of the  
State of California

\_\_\_\_\_  
ANNE COTTRELL, Chair of the  
Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>McKayla McMahon</u> Deputy County Counsel</p> <p>By: <u>/S/ Brandon Aguilera</u> Code Services</p> <p>Date: <u>July 1, 2025</u></p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____</p> <p>Processed By: _____</p> <p>Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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I HEREBY CERTIFY THAT THE ORDINANCE ABOVE WAS POSTED IN THE OFFICE OF THE CLERK OF THE BOARD IN THE ADMINISTRATIVE BUILDING, 1195 THIRD STREET ROOM 310, NAPA, CALIFORNIA ON \_\_\_\_\_.

\_\_\_\_\_, DEPUTY  
NEHA HOSKINS, CLERK OF THE BOARD