

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, September 3, 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

Aime Ramos, Meeting Clerk

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

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

<https://www.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.

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

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

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

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

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

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

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

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

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA

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

ON A MATTER NOT ON THE AGENDA

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

1. **CALL TO ORDER; ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **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: August 20, 2025. Commissioner Pete Richmond 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

[25-1471](#)

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 is requested from 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 (RSS).

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: [Attachment A - Vineyard House Winery IS-MND_MMRP](#)
[Attachment B - Recommended Findings](#)
[Attachment C - Recommended Conditions of Approval](#)
[Attachment D - CEQA Memorandum](#)
[Attachment E - Vineyard House Response](#)
[Item 7A- Correction Memo \(added after initial agenda posting\).pdf](#)
[Item 7A- Public Comment\(added after initial agenda posting\).pdf](#)
[Item 7A -Comment letter \(added after meeting\).pdf](#)
[Item 7A - Presentation \(added after meeting\).pdf](#)

8. ADMINISTRATIVE ITEMS - NONE.

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE SEPTEMBER 17, 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 8/22/2025 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH (By e-signature)
Alexandria Quackenbush, 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: 9/3/2025

File ID #: 25-1471

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 is requested from 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 (RSS).

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.

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 A and the supplemental CEQA Memorandum in Attachment D;
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.

Discussion:

The project was last heard at the July 16, 2025, Planning Commission meeting. At the hearing members of the public and Commissioners provided comments and raised questions regarding topics such as access, water use, and cave spoils. The Commission requested that the hearing be continued to September 3rd. The prior staff report and attachments are available via the following link:

<https://napa.legistar.com/LegislationDetail.aspx?ID=7455427&GUID=7C7A8E62-C6F9-46E4-A75C-CFCB83D57847&Options=&Search=>

Since the last hearing, there have been no changes to the applicant's request for approval of a Use Permit to allow for the establishment of a 20,000 gallon per year winery; however, the applicant has updated their proposed cave spoils plan.

The proposed winery facility includes 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 is requested from 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 (RSS).

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**Discussion Points:**

The project was last heard at the July 16, 2025, Planning Commission meeting. At the hearing, members of the public and Commissioners provided comments and raised questions regarding topics such as access, water use, and cave spoils. The Commission requested that the hearing be continued to September 3rd so the applicant and neighbors could discuss these issues.

Access - The applicant and neighbors have met to discuss access improvements. The proposed Left Turn Lane travels through Acacia Drive and would be shared with Far Niente Winery. The applicant and neighbor met and came to a solution regarding private contracting services to conduct the improvements, to save resources. This is a private decision, and no changes are required to staff's recommended hearing documents to implement this solution.

Water Analysis - No additional information has been provided, and no changes are proposed.

Cave Spoils - The proposed project requires approximately 10,370 cubic yards of cut and proposes placing approximately 190 cubic yards of fill to make driveway improvements and to construct a driveway to the proposed cave entrance. The applicant has updated the proposed cave spoil location, to disperse the remaining approximately 10,180 cubic yards of cave spoils on the parcel across two vineyard blocks, one at the northeastern portion of the parcel and the other at the southern most portion of the parcel.

The Engineering division has reviewed the updated spoils proposal and supports the updated approach.

Environmental Analysis - Staff prepared an Initial Study and Mitigated Negative Declaration (SCH# 2025060497) that evaluated the environmental impacts of the project and did not identify any potentially significant effects with the incorporation of mitigation measures.

Sol Ecology, provided an August 3, 2025, Biological Report memorandum that reviews the updated spoils proposal and concludes:

“In summary our biological assessment and the county’s initial study/mitigated negative declaration collectively address all project impacts associated with the project as currently proposed. Public comments relating to potential biological impacts are addressed in our report as well as the County-prepared initial study. We conclude that county conditions of approval, provisions of the zoning ordinance as well as mitigation measures proposed in our report and by County staff will reduce all potential impacts on biological resources to less than significant levels.”

California Environmental Quality Act (CEQA) guideline §15073.5(c)(4) outlines that recirculation of a Mitigated Negative Declaration is not required with the addition of new information which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration. With no significant environmental effects anticipated, and with the project’s consistency with adopted County policies and regulations, staff believes that the necessary findings for the project can be made and recommends approval of the Use Permit as proposed and subject to the conditions.

Public Comments - At the time of staff report preparation, no public comments have been received since the July 16th Planning Commission hearing.

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.

“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 September 3, 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. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. ¹ 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

¹ "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.	AIR QUALITY. 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:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	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 PM2.5, 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 PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 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 PM2.5 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 (NOx and ROG), carbon monoxide (CO), nitrogen dioxide (NO2), and suspended particulate matter (PM10 and PM2.5). Other criteria pollutants, such as lead and sulfur dioxide (SO2), 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 NOX (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/perpfact_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.

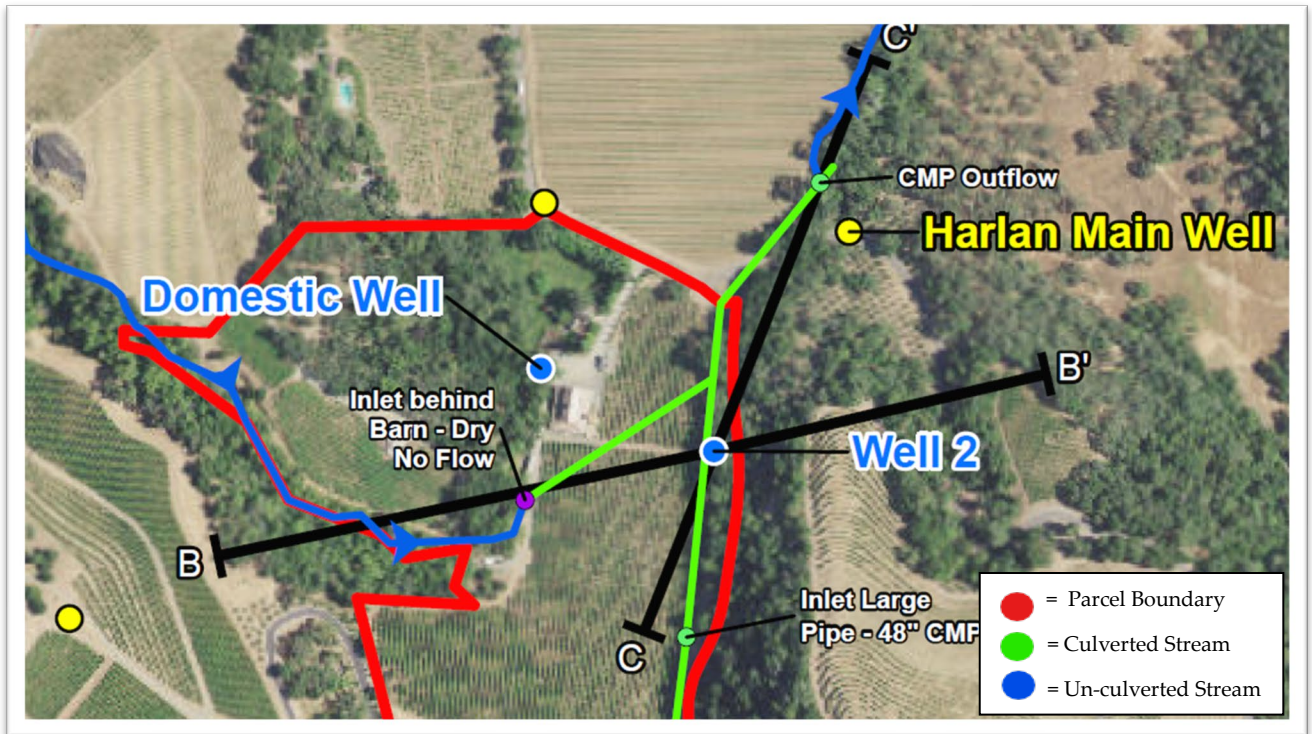
Furthermore, the project will not create any barrier to dispersing or significant impacts to foraging for wildlife in the area. Specific to migratory birds and raptors, while the Biological Report did not identify suitable habitat for special-status bird species in the project area, they have the potential 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.

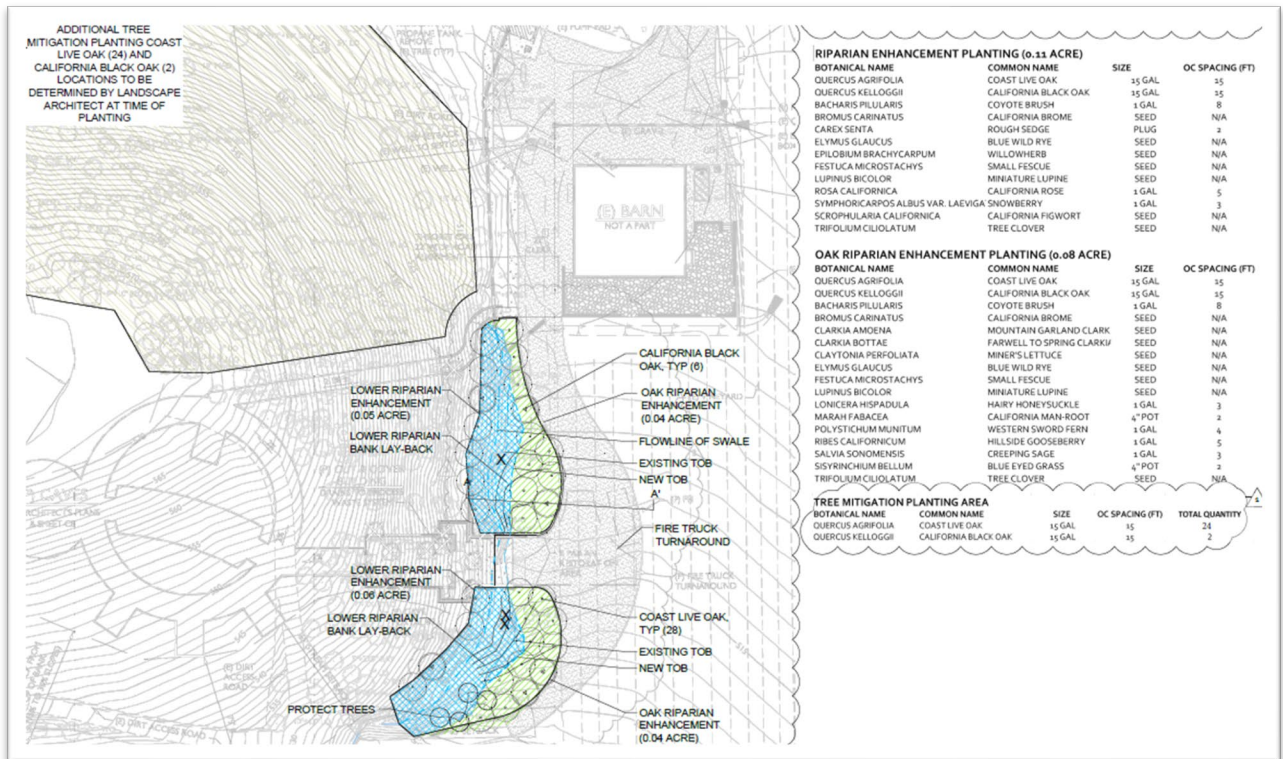
b/c. The National Wetlands Inventory (NWI) identifies Lincoln Creek as a Riverine habitat. All portions of Lincoln Creek within proximity of the project site are currently and have historically been culverted. The culverted portion of Lincoln Creek runs off-site, where the stream transitions to a natural 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 Incorporation	Less Than Significant Impact	No Impact
	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)². 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

² <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 (CO₂), methane, ozone, and the fluorocarbons, which contribute to climate change. CO₂ 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."³

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

³ Refer to Figure 1: Significant Streams for Tier 3, located at 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 ⁴	0.75	0.75	0
Lawn	4.360	2.799	-1.561
Landscaping	0.455	1.185	+0.73
Vineyard ⁵	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
Total	11.765	15.952	+4.187

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.*

⁴ 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.

⁵ 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 evidence⁶ 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)
Total	42.7			17.7	11.765	15.952

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.

⁶ 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.

XVIII. TRIBAL CULTURAL RESOURCES. 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, rescapes, 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.

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
MM BIO-1: Minimize potential indirect impacts to nesting birds	<p>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:</p> <ol style="list-style-type: none"> For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development 	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>				
MM BIO-2: Minimize potential indirect impacts to Northern Spotted Owls	<p>BIO-2: Minimize potential indirect impacts to Northern Spotted Owls</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.				
MM BIO-3: Minimize potential indirect impacts to bats	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.	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 _/_/_
MM BIO-4: Agency Permitting	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.	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
MM TCR-1: Tribal Monitoring	<p>TCR-1:</p> <ul style="list-style-type: none"> 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, 	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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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>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 September 3, 2025

**PLANNING COMMISSION HEARING – SEPTEMBER 3, 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

Page 1 of 9

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 and a supplemental memorandum, dated August 3, 2025. 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 and Final Agency Approval Memos

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 September 3, 2025

**PLANNING COMMISSION HEARING – SEPTEMBER 3, 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 northeastern and southern portions 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.
- e. 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 evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

- 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

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

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 lot 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 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 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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Planning, Building & Environmental Services

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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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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 Conditions of Approval (P18-00448)

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 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

TO:	Planning Department	DATE:	2/28/2024
FROM:	Jason Downs, Fire Marshal	PERMIT #	P18-00448
SUBJECT:	The Vineyard House	APN:	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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Jason Downs
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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Jason Downs
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. Should you have any further questions please contact me at (707) 299-1467 or email me at jason.downs@countyofnapa.org



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Planning, Building & Environmental Services

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

Brian D Bordona
Director

MEMORANDUM

To: Matthew Ringel, Planning	From: Raulton Haye, Engineering
Date: April 23, 2025	Re: P18-00448 The Vineyard House Winery: WAA Technical Adequacy & Conditions of Approval 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

“D”

CEQA Memorandum

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 September 3, 2025



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
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www.countyofnapa.org

Main: (707) 253-4417
Fax: (707) 253-4336

Brian D. Bordona
Director

To:	Planning Commissioners	From:	Matt Ringel, Project Planner
Date:	September 3, 2025	Re:	CEQA Memo Vineyard House Winery/Exception to the Conservation Regulations/Exceptions to the NCRSS 1581 and 1583 Oakville Grade, Napa, CA 94562 Assessor's Parcel Number 027-360-022-000

On July 16, 2025, The Vineyard House Winery was heard by the Planning Commission meeting. At the hearing members of the public and Commissioners provided comments and raised questions regarding cave spoils. The proposed project requires approximately 10,370 cubic yards of cut and proposes placing approximately 190 cubic yards of fill to make driveway improvements and to construct a driveway to the proposed cave entrance. The applicant has updated the proposed cave spoil location, to disperse the remaining approximately 10,180 cubic yards of cave spoils on the parcel across two vineyard blocks, one at the northeastern portion of the parcel and the other at the southern most portion of the parcel.

Sol Ecology, provided an August 3, 2025, Biological Report memorandum that reviews the updated spoils location and concludes:

In summary our biological assessment and the county's initial study/mitigated negative declaration collectively address all project impacts associated with the project as currently proposed. Public comments relating to potential biological impacts are addressed in our report as well as the County-prepared initial study. We conclude that county conditions of approval, provisions of the zoning ordinance as well as mitigation measures proposed in our report and by County staff will reduce all potential impacts on biological resources to less than significant levels.

The following changes are proposed to the project's Initial Study/Mitigated Negative Declaration (SCH# 2025060497) to incorporate the project's updated cave spoils plan:

In Part - Section IV. Biological Resources:

- 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 northwestern and southern portions 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) and supplemental memo (Sol Ecology, August 3, 2025) 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.

California Environmental Quality Act (CEQA) guideline §15073.5(c)(4) outlines that recirculation of a Mitigated Negative Declaration is not required with the addition of new information which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration. With no significant environmental effects anticipated, and with the project's consistency with adopted County policies and regulations, staff believes that the necessary findings for the project can be made and recommends approval of the Use Permit as proposed and subject to the conditions.

“E”

Applicant's Response



Transmittal

Date: August 3, 2025

To: Matt Ringel, Planner III
Napa County Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

Project: Use Permit #'s P18-00448-UP & P21-00241-UP; Exception to County Road and Street Standards
1581 Oakville Grade, Oakville, California 027-360-022

Via the Napa County Online Planning website upload we are electronically transmitting the following:

1. Response Letter
2. Letter from Cave Engineer
3. Letter from Geologist
4. Spoils Pile Renderings
5. Cave spoils – Civil Drawings

541 Jefferson Street
Napa, CA 94559
707.257.1148
paulkelleyarchitecture.com



Vineyard House Winery
1581 Oakville Grade
Oakville, California 94562

August 3, 2025

Matt Ringel
Planner III
Planning, Building & Environmental Services Department
County of Napa
1195 Third Street, ste 210
Napa, California 94559

Re: Use Permit #'s P18-00448-UP & P21-00241-UP; Exception to County Road and
Street Standards 1581 Oakville Grade, Oakville, California 027-360-022

Dear Mr. Ringel:

The purpose of this letter is to respond to issues raised by the Commission during the recent public hearing. These issues were summarized in the email dated July 21, 2025:

1. Obtain data on groundwater use of the 'Harlan' well
2. Engage in additional discussions with neighbors on cave spoil and access improvements

Harlan Well

Members of my Winery Entitlements Project Team (my Team) met with the attorney representing Harlan following the July 16th hearing to formally request information on water withdrawal from the Harlan well. The Team first requested information on the Harlan well when the water availability analysis was initiated in 2017. Then as now, no information from the Harlan team providing water draw or refuting our estimates of groundwater withdrawal from the Harlan well has been provided to my Team.

Neighborhood Coordination

As indicated at the July 16th hearing, my Team reached out and has been working with neighbors going back to 2017. Most recently we sent letters to our neighbors, utilizing the county's approved mailing list, inviting them to reach out to us for any questions or concerns about the project. We held an open house where neighbors were invited, and plans and color renderings displayed. We received no comments from neighbors as a result of these outreach efforts until the July 16th hearing.

At the direction of the Commission my Team met with or heard from representatives of our immediate neighbors: Tom Futo, the Harlan properties and Far Niente properties, to discuss general neighborhood and specific project concerns. As expressed in the letter to the commission, Harlan remains principally concerned with the dispensation of cave spoils. Specific concerns are still not clear to me. Tree protection and maintenance of trees on the collective driveway improvements was also discussed. The Harlan



representative was invited to provide my Team with any other project specific concerns. No response has been received to date. My Team also met with a representative from Far Niente. We discussed the advantages of working together on the full engineering and installation of a shared left turn lane. No other project related issues were discussed or concerns raised.

Response to Neighbor Outreach—Disposition of Cave Spoils

Following discussions with neighbors, considering the written input and direction from the commission, my Team agreed to evaluate alternative potential dispersal sites, that were analyzed in the county's CEQA document. Vineyard block 4D (Area B) located at the northeast portion of the property, where existing vineyards have been removed since the original filing, would be a logical place to place a portion of the cave spoils.

We continue to propose the majority of the estimated cave spoils be spread on the southern portion of the property as currently proposed, and will also use the fallow, former vineyard block 4D (Area B) to dispose of approximately 2,000 cu. yds of cave spoils, as analyzed in the current CEQA document prepared by county staff. Spreading of approximately 2' of fill on this location will even out the minor topographic condition and will be imperceptible visually. A site plan showing the alternate disposal site (Area B) will be uploaded to the county website.

Area B, a 1.5 +/- acre site, located within the boundaries of the subject property, is less than 5% slope, devoid of vegetation and other biological or topographic features. Disposal of a portion of the cave spoils in this area will reduce the height and scale of the current disposal site.

Disposition of the spoils on the southern portion of the property was evaluated by the initial study and subsequent MND. Staff concluded that no significant impact would occur as a result of soil placement. Our project biologist supports this conclusion and in their expert opinion, impacts remain less than significant.

We now propose to place a portion of the cave spoils in Area B, within the project boundary, evaluated in the MND. Use of this area will have even less impact, than that previously found insignificant. Subsequent planting of this portion of the property requires erosion control planning and grading permits including an evaluation of the suitability of the disposal site for vineyard cultivation.

Commission Oral Questions

The commission posed some general as well as project-related questions during the hearing. We will address any remaining questions at the upcoming, September 3rd hearing.

Summary and Conclusions

Following the July hearing my Team continues its efforts to coordinate and discuss our project with our neighbors. These discussions identified both project and neighbor related concerns. Project related comments focused on cave spoils and tree protection. As discussed previously in this correspondence, the Team identified an appropriate site Area B within the project boundary that was analyzed as part of the CEQA document, where some of the cave spoils could be placed. Use of the alternate site Area B will reduce the effective height and scale of the cave spoils as originally proposed. It should be noted that the CEQA



document prepared by staff concluded that the siting and scale of the cave spoil as proposed would have less than significant impact with no mitigation required.

Neither representatives of Harlan or Far Niente expressed any specific project concerns beyond the comments made at the commission meeting, and in letters submitted at or prior to the hearing. Unfortunately, despite our ongoing and current efforts to provide information on the Harlan well, that information has not been provided to us to by Harlan. We stand by our estimate of groundwater withdrawal from the Harlan well s outlined in the approved WAA.

In summary, siting of the small winery in an on-site cave represents the appropriate way to develop the site for winery use, given the steep topographic contours, extensive site vegetation and acres of existing mature vineyard. The project reinforces and supports the historic agricultural use of the property, it's historic setting and the Baldrige House, the site's historic resource. Completion of the project also fulfills a life-long dream of mine to produce wines from the Halter Valley on site in my own small facility.

Disposal of cave spoils on the project site eliminates hundreds of truck trips on the collective driveway and hauling/disposal to an alternate site. Dispensation of the majority portion of the cave spoils will still require county approval of an erosion control plan. The two spoils areas have been evaluated for potential impacts to biological resources, and both have been evaluated in the initial study and background biological report with no significant impact.

Extensive background study revealed less than significant impacts to all historic resources, rare and endangered plants and animals and their habitat; blue-line or ephemeral streams includes the restoration of an on-site ephemeral stream. Finally, the project reduces total water use to below current baseline conditions, while ensuring retention and planting of site vegetation beyond that required by Napa County codes.

The proposed project conforms to the county's winery development standards, requests no variance, involves the restoration of an on-site watercourse, and retains the rural character of the collective private driveway, while making measured improvements. Traffic safety on the collective driveway will be vastly improved for neighborhood use and will further benefit as a consequence of reduction in grape deliveries from the property; strategic widening of the driveway and required turnouts with proposed and related improvements is our goal. A left turn lane is also proposed to be coordinated with Far Niente as a further traffic safety enhancement. In total this project respects the bucolic site conditions in which it is proposed, reduces all potential environmental impacts to less than significant levels and ensures neighborhood compatibility with added safety measures.

I thank you for your attention and continued support of our project.

Sincerely,

Jeremy Nickel, proprietor

Enclosure

PROVOST & PRITCHARD CONSULTING GROUP

1194 Hwy 49, Ste B, Sonora, CA 95370 • (866) 776-6200
www.provostandpritchard.com

P&P Project No. 4075-25-001

July 29, 2025

Jeremy Nickel
The Vineyard House Winery
PO Box 422
Oakville, CA 94562

RE: The Vineyard House Winery – Use Permit
Response to Comments

Dear Mr. Nickel:

Provost & Pritchard Consulting Group (P&P) has prepared this letter in response to the Napa County Planning Commission meeting that took place on July 16, 2025.

We are responding specifically to the Cave Safety discussion that occurred during the meeting. Our team has worked with hundreds of winery cave clients over the past 35 years. To the best of our knowledge, each of our projects is designed to meet the California Building Code in effect at the time the design is prepared and constructed. We have worked with other consultants who ensure that all other governing ordinances (i.e. fire sprinklers, egress, life-safety, ventilation, etc.) are addressed to the building code at the time of design and construction.

We understand that a specific question came up regarding potential CO2 hazards within the cave associated with the fermentation area of the cave. We have worked on many caves with underground fermentation areas, which are typically isolated from other areas of the cave using doors, and dedicated ventilation shafts designed by qualified mechanical engineers from other firms. While not shown on the current schematic design drawings, doors and ventilation features will be added as necessary for Building Permit submittal.

Please contact us if there are any additional questions or you need further explanation.

Sincerely,
Provost & Pritchard Consulting Group



Scott Lewis, PG, CEG
Principal Tunneling Consultant



Andy Kositsky, PE, GE
Principal Geotechnical Engineer

G:\The Vineyard House-4075\0407525001-The Vineyard House\100 Correspo\L 20250729 TVH Response to Comments.docx

August 3, 2025

Katharine Falace
Buchalter, Inc.
1230 Pine St.
St. Helena, CA 94574-1106
kfalace@buchalter.com

RE: Vineyard House Winery Use Permit (P18-00448) – Response to Comments Relative to Biological Resources

Dear Ms. Falace,

This letter serves to provide additional information and responds to public and commission comments on the Vineyard House Winery Use Permit on July 16, 2025. Specifically, this memo addresses comments we understand were raised regarding potential impacts to biological resources relative to placement of cave spoils and tree removal. These comments and our responses are addressed below.

We understand a comment was raised regarding the potential for significant impacts to existing biological resources from the planned disposal of 14,000 cu. yds. of cave spoils in an area “... located over a natural and altered drainage area that potentially includes streams identified in the water availability analysis.” The commenter indicates there is no discussion or mitigation related to hydrological impacts to underground and natural creeks in the spoils location. We also understand a comment was raised regarding the adequacy of analysis with regards to tree removal, including 34 trees including some County-protected species of oaks and an additional 14 trees to accommodate the proposed road widening.

The Biological Report prepared by Sol Ecology on which the county-prepared MND is based on focuses on incremental changes to land use and the impacts of those proposed changes to biological resources relative to baseline conditions. Biological resources addressed in the report include sensitive and non-sensitive plant communities, special status plants and wildlife, essential habitat elements for special status plants or wildlife, and wetlands and non-wetland waters, as described in Section 1.3 and include the cave spoils disposal area, and 34 oak trees and an unspecified number of trees associated with the proposed driveway wide; both the oak woodland habitat associated with the new cave and the proposed driveway widening area are depicted in Appendix A, Figure 1.

Our biological assessment concluded that no sensitive animal or plant species, aquatic resources (including blue-line or ephemeral streams, wetlands, and other hydrological features)

are present, nor within close enough proximity to be indirectly affected by placement of materials in either of the two disposal areas. With less than significant levels of impact no mitigation measures are required under CEQA.

Our report beginning in Section 1.2, on page 3 where we state, “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.” Further, our report also states in Section 4.0 on page 12, that the project would have a significant impact on biological resources if it would result in a substantial adverse effect on any federally protected wetlands as defined by Section 404 of the Clean Water Act, or any riparian habitat or sensitive natural community.

The comment relating to underground streams is addressed directly in the approved 2024 WAA prepared by Richard Slade Associates. The WAA and comments from the project engineer concluded that the north-south trending valley (aka ‘Halter Valley’) where existing vineyards are located had many small seasonal drainages across it before vineyards, planted over 30 years ago were planted. All were placed underground when the vineyard was cultivated as discussed on pages 33 to 34 and shown on Figures 1 and 2 in the WAA.

Underground streams are not considered wetlands in the Clean Water Act unless they occur within an existing defined channel with bed and bank. Similarly, they would not be considered a sensitive natural community unless the presence of a perched water table or spring lends to formation of hydrophytic vegetation. Since neither expression was observed within the cave spoils disposal area during the field investigation, it is presumed that neither federally protected wetlands nor sensitive natural communities would be significantly impacted (directly or indirectly) by the proposed project, and therefore no mitigation is proposed.

We also understand that the applicant evaluated an additional disposal site where a portion of the cave spoils could be spread. This alternative site, east of the winery access driveway is essentially flat, contains no rare, endangered or candidate plant or animal species and is well away from any surface watercourse. This area was covered in vines as of the date of the first site visit. Previously existing vineyards have been removed as part of the applicants regular replanting program. There is no creek in the vicinity. What is noted as “Lincoln Creek’ on the National Wetland Inventory and some County maps was culverted many years ago when the vineyards were first planted. Given that this alternate disposal area was formerly covered by vineyards, it is unlikely to support any naturally occurring sensitive communities, nor special status plants or wildlife.

Finally, impacts to oak trees and the woodland community are adequately addressed in the report on page 13 in Section 4.1 in terms of area rather than number of trees. Specifically, the report states, “Oak woodland mitigation will be provided to offset oak removals located in the 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.” Compensatory mitigation for removal of oaks is prescribed at a 3:1 ratio, irrespective of the number of oaks

removed. Similarly, oak trees can serve as habitat for wildlife species including both of the special status avian species identified in the report. Mitigation to ensure special status birds and/or other birds protected under the Migratory Bird Treaty Act is also provided regardless of the number of trees proposed for removal.

Relating to tree preservation and protection, our report also references the existing provisions of Napa County Conservation regulations (at 18.108) which require both preservation of existing trees to remain as well as replacement of any trees removed with or without permission. All trees to be removed within the setback area will also need to be mitigated as required in the state regulatory permits as described in Section 4.1, which includes long-term monitoring typically for a minimum period of at least 5 years or more. Monitoring would be performed to ensure full replacement of all trees removed is accomplished.

In summary our biological assessment and the county's initial study/mitigated negative declaration collectively address all project impacts associated with the project as currently proposed. Public comments relating to potential biological impacts are addressed in our report as well as the County-prepared initial study. We conclude that county conditions of approval, provisions of the zoning ordinance as well as migration measures proposed in our report and by County staff will reduce all potential impacts on biological resources to less than significant levels.

Respectfully,

A handwritten signature in black ink, appearing to read "Dana Riggs", with a stylized, flowing script.

Dana Riggs, CEO and Principal Biologist











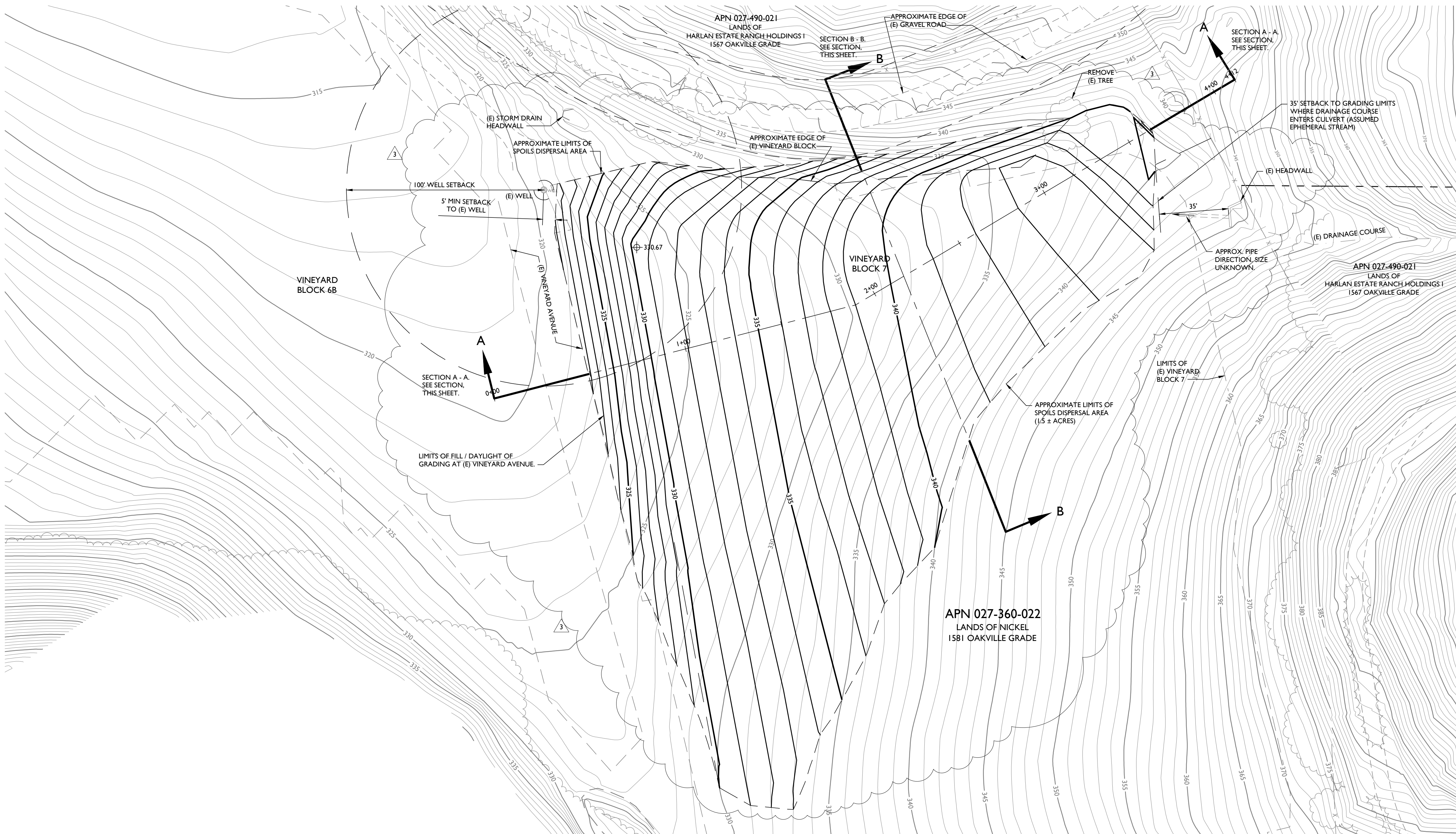




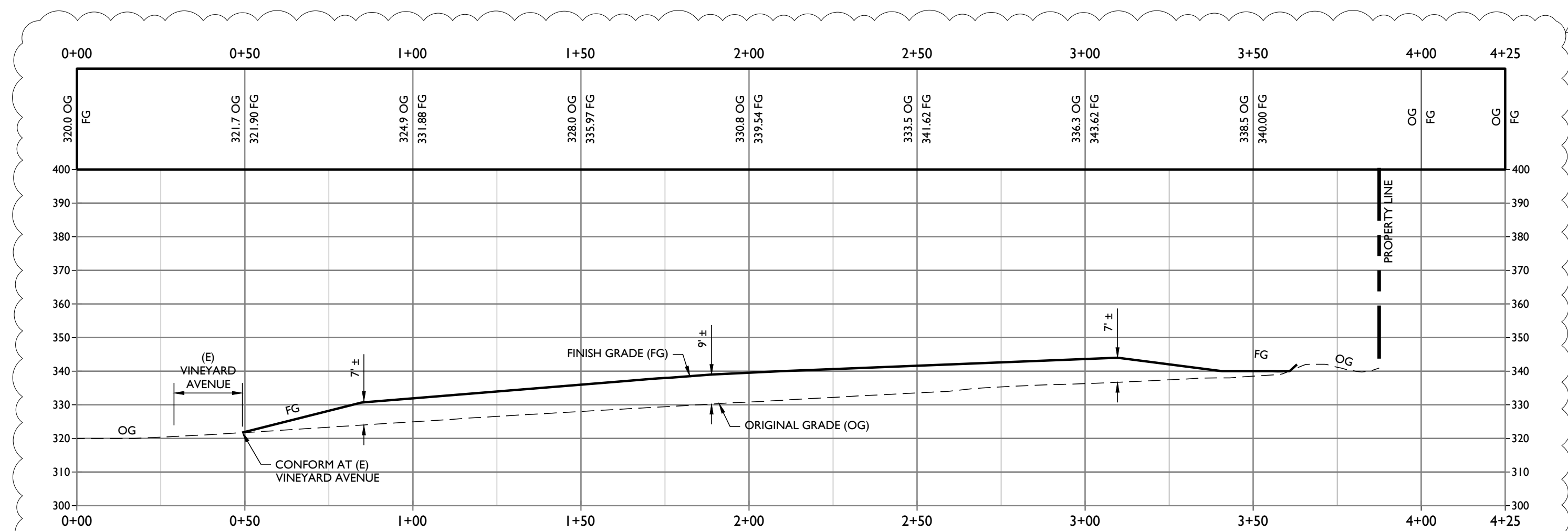




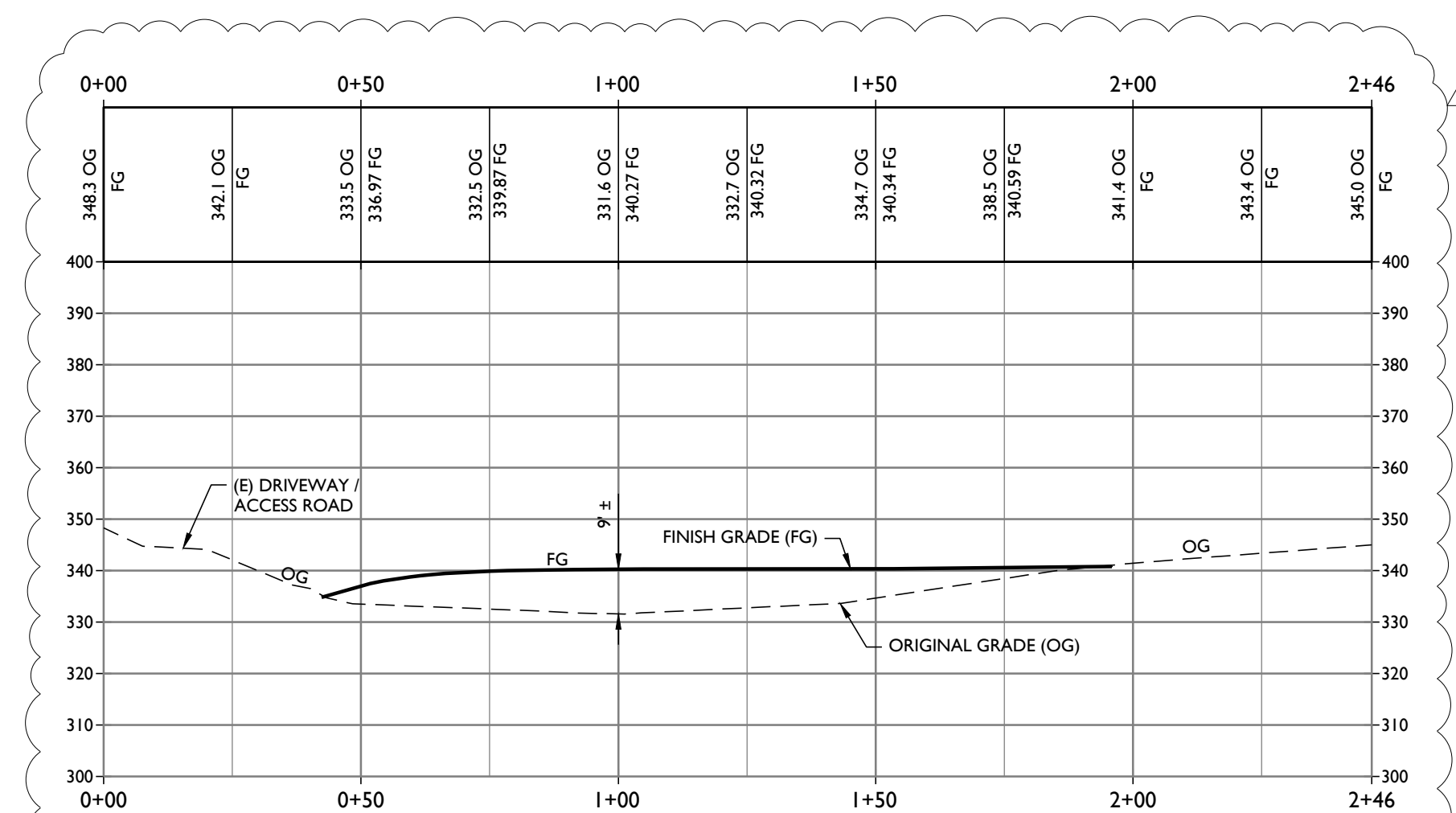




SPOILS DISPERSAL AREA A
SCALE: 1" = 30'

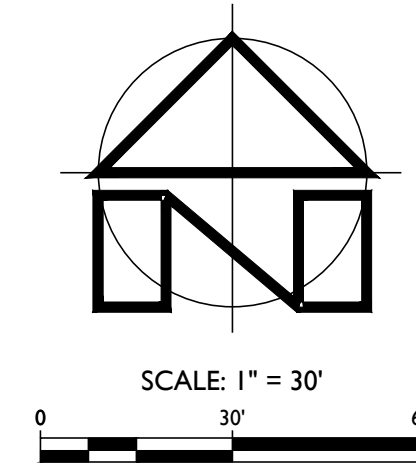


SECTION A - A
SCALE: 1" = 30'

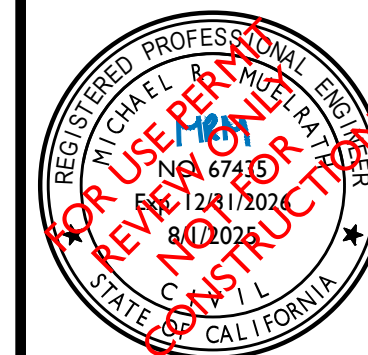


SECTION B - B

SCALE: 1" = 30'



PREPARED UNDER THE
DIRECTION OF:



DRAWN BY: S

CHECKED BY
M

DATE: AUGUST 1, 2025

REVISIONS:	BY:
8/30/2019	SMI

**RESPONSE TO
COMMENTS**

2 PROJECT REVISIONS

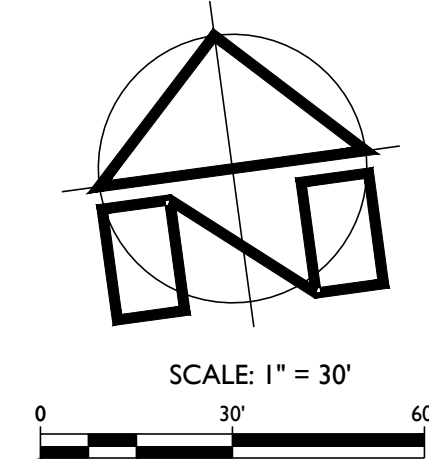
8/1/25 SMI
 3 UPDATED SPOILS
 DISPERSAL AREAS

JOB NUMBER:
10-130

FILE:
10-130CONC_SPOILS.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:



THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
SPOILS DISPERSAL AREA B

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:

CHECKED BY _____
M

DATE: AUGUST 1, 2025

REVISIONS:	BY
------------	----

8/30/2019
RESPONSE TO
COMMENTS

<div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">2</div>	5/15/2021	SM
	PROJECT REVISION	

8/1/25
3 UPDATED SPOILS

DISPERSAL AREAS

Page 10 of 10

JOB NUMBER:
10-130

FILE:
10-130CONC_SPOILS-B.D

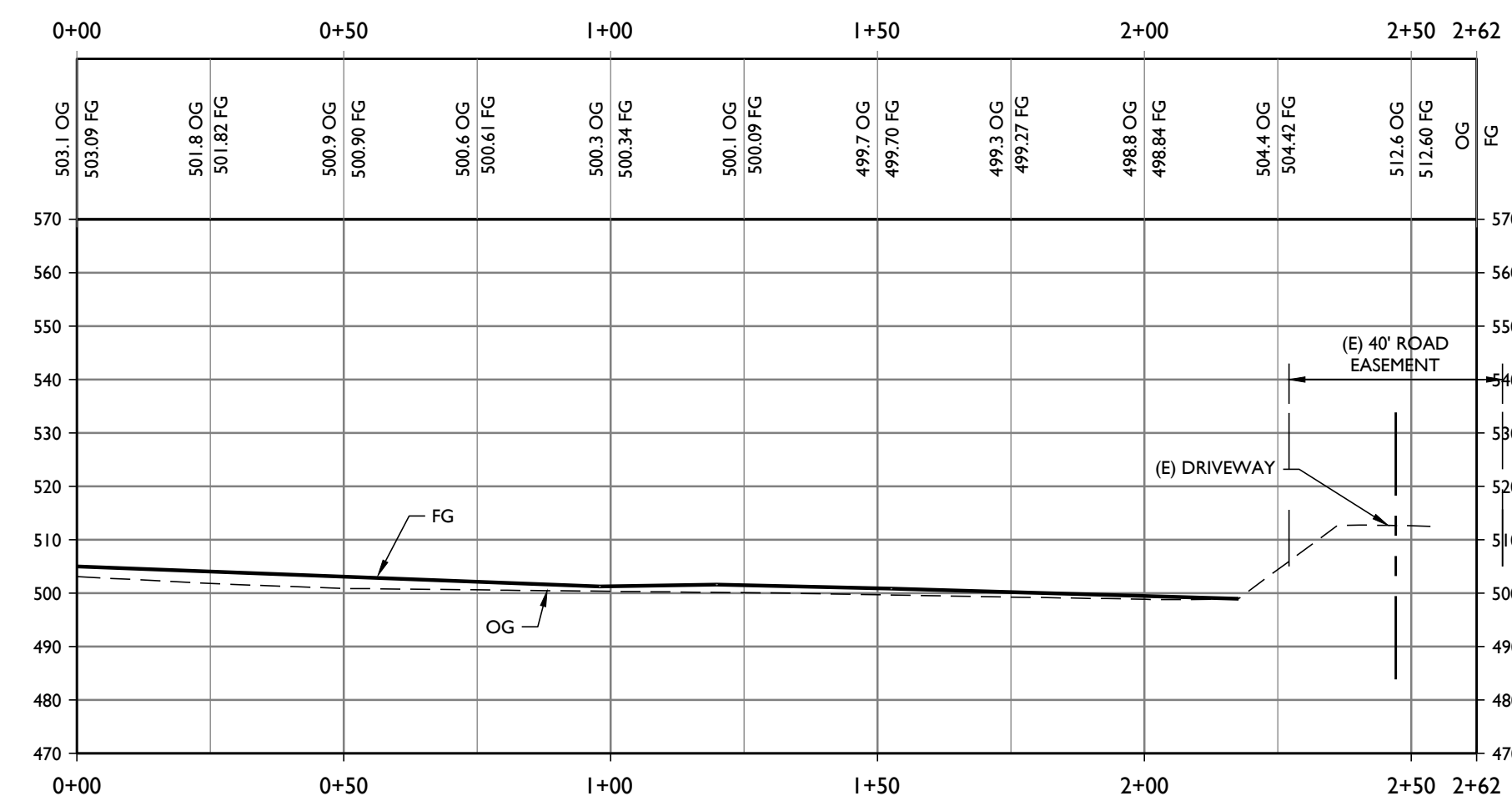
ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C10

OF

12



SECTION A - A
SCALE: 1" = 30'

SPOILS DISPERSAL AREA B

SCALE: 1" = 30'



A Tradition of Stewardship
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:	Planning Commissioners	From:	Matt Ringel, Project Planner
Date:	September 2, 2025	Re:	PC Agenda 9/3/25, Public Hearing Item 7.A. Vineyard House Winery Use Permit P18-00448-UP/P21-00341-UP

Staff Requests the Following Change to the Recommended Conditions of Approval:

Background: As discussed within the July 16, 2025, Planning Commission hearing, the Vineyard House Winery project applicant/property owner does not have legal access to the neighbor's well, located on the project parcel and titled "Harlan Easement Well" within the project's public hearing documents. The neighbor constructed the "Harlan Easement Well" on the Vineyard House parcel and has a legal exculsive easement for the infrasture. The Vineyard House project applicant has no legal ability to install a meter on their neighbor's well. Due to this factor, recommended condition of approval 6.15.e.1. has been updated to remove reference that a meter shall be installed on the "Harlan Easement Well".

REMOVE AND REPLACE:

a. 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 ~~three~~ ~~four~~ wells serving the parcel.

From: [Ryan Gregory](#)
To: [Ringel, Matthew](#)
Cc: [Kevin Teague](#); [Richard Mendelson](#)
Subject: Vineyard House Winery - Public Comment
Date: Wednesday, August 27, 2025 4:03:49 PM
Attachments: [250825 Entry Road REVS.pdf](#)

[External Email - Use Caution]

Hi Matthew. I am writing about some neighbor concerns (I am working for Bill Harlan) on the entry road work for this project. We have some suggestions to minimize environmental impacts per NC 18.108.010 and achieve similar practical effect. These are shown on the attached PDF. We have run these by the Applicant's engineer and he is agreeable to make the changes.

We are hoping this can be presented as a viable alternative to the Planning Commission on Sept 3, and can be recommended as a condition of approval so long as staff determines it to be feasible during building permit/engineering plan check.

Thanks, and let me know if you have any questions.

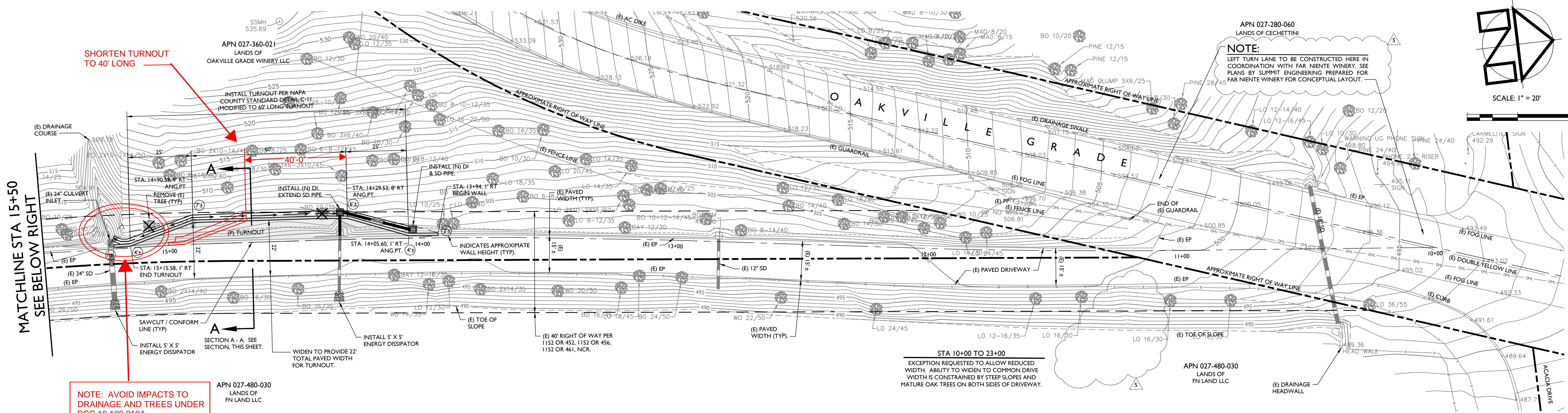
Ryan Gregory, P.E.
Associate Principal

SHERWOOD DESIGN ENGINEERS

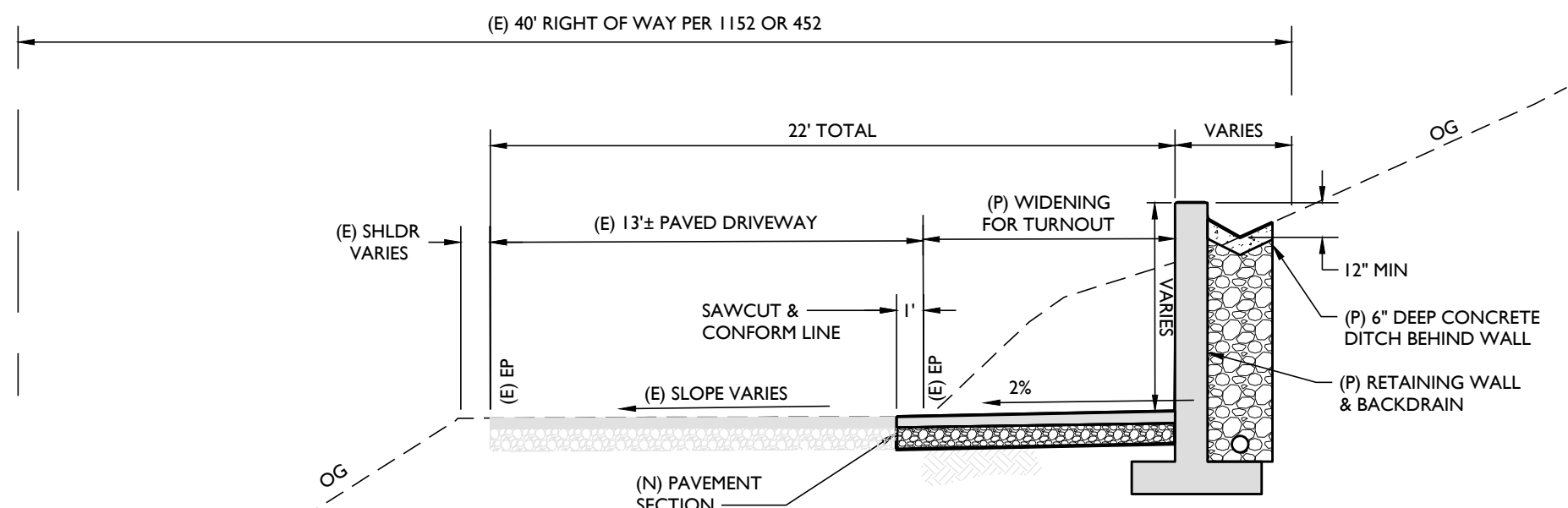
1665 2nd Street, Napa, CA 94559

Main: 415.677.7300 x428 | Direct: 707.722.4987 | Cell: 707.337.4962
rgregory@sherwoodengineers.com | www.sherwoodengineers.com

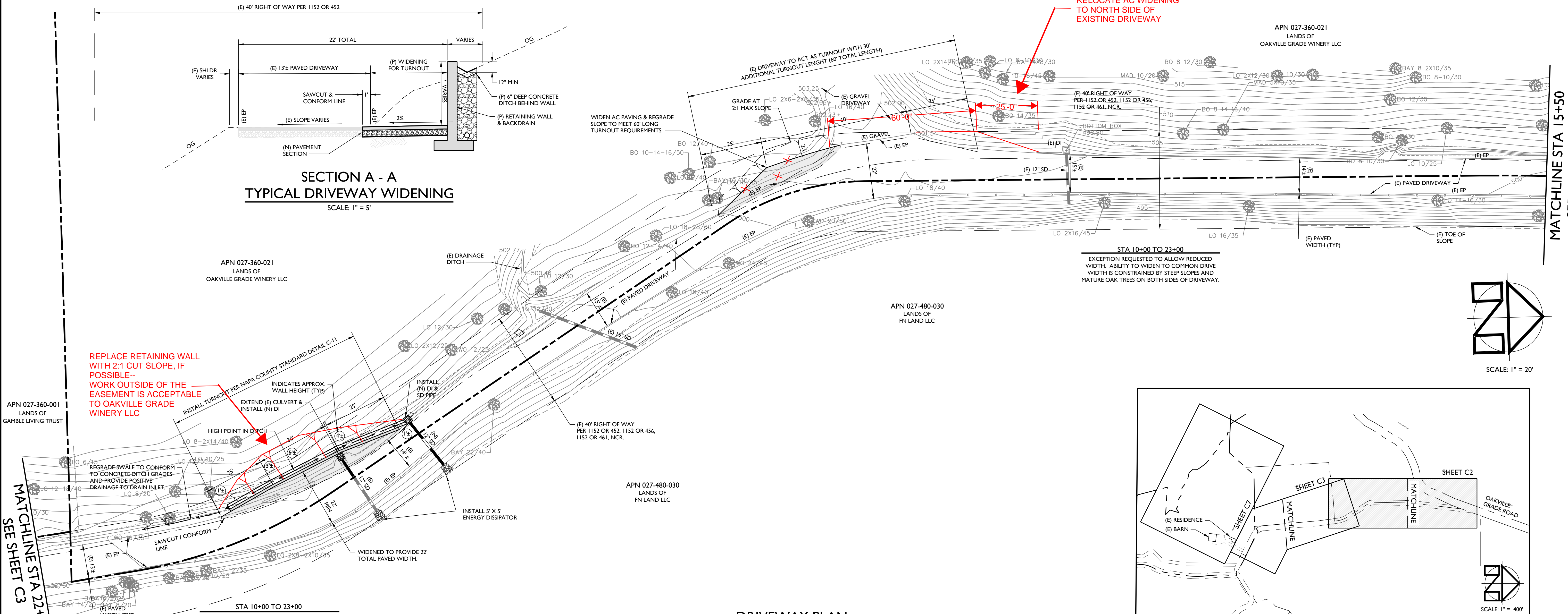
Follow us: [Blog](#) | [Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Instagram](#)



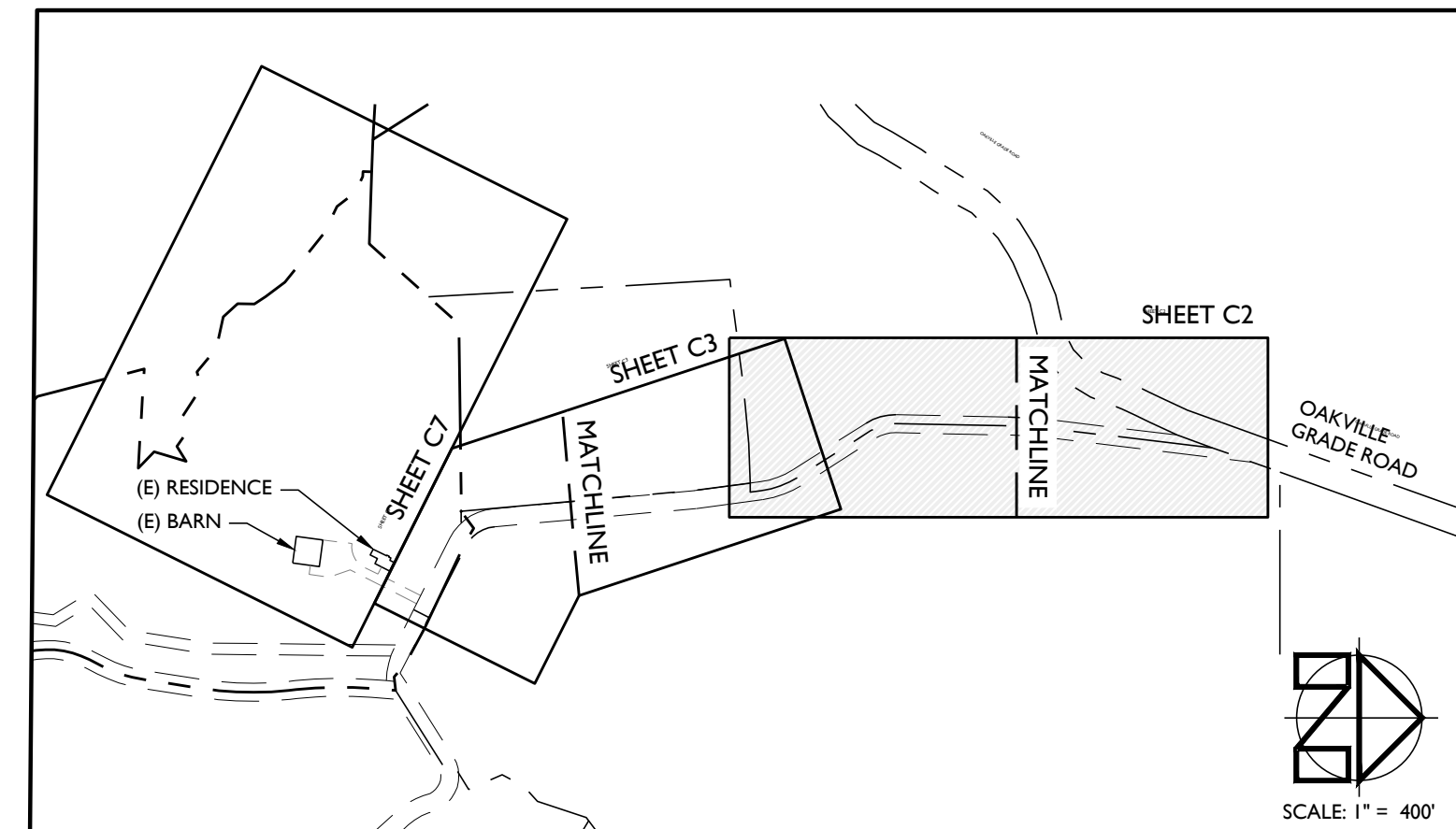
DRIVEWAY PLAN
STA 10+00 TO STA 15+50
SCALE: 1" = 20'



SECTION A - A
TYPICAL DRIVEWAY WIDENING
SCALE: 1" = 5'



DRIVEWAY PLAN
STA 15+50 TO STA 22+00
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 400'

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:	SMI
CHECKED BY:	MRM
DATE:	MAY 31, 2022
REVISIONS:	BY:
1	8/30/2019 SMI
2	5/15/2021 SMI
3	11/29/2021 SMI
4	6/29/2022 SMI
5	5/31/23 SMI

JOB NUMBER:	10-130
FILE:	10-130CONC_DWY.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	

September 2, 2025

Megan Dameron, Chair
Napa County Planning Commission
1195 Third Street, Third Floor
Napa, CA 94559

**RE: County Planning Commission Item # 7A, Wednesday, September 3, 2025
(Continued from July 16, 2025)
P18-00448-UP and P21-0031-UP**

Dear Chair Dameron:

The HTRA law firm represents various Harlan Estate and related entities, which are neighbors to the proposed The Vineyard House Winery (Use Permit P18-00448-UP, Use Permit Exception to the Conservation Regulations P21-00341-UP) project. Based on our previous request, the Commission granted a continuance of The Vineyard House Winery Use Permit application P18-00448 and P21-0031-UP (“Project”) to allow the applicant and neighbors to discuss and address concerns regarding the Project and its neighborhood impacts.

We are happy to report that my client and The Vineyard House Winery team were able to collaborate and resolve the concerns in a manner that improves the Project with straightforward project modifications described below that add no additional delay to the Vineyard House Winery approval process. Based on the parties’ resolution, the items to be incorporated into the County’s Use Permit conditions of approval include the following:

1. **Entry Road/Exceptions to Road and Street Standards.** The parties agree to maintaining the bucolic character of the Halter Valley, including maintaining and preserving the tree canopy/ tree “tunnel” along the entry road and minimizing earthwork while meeting fire safety requirements and allowing for appropriate ingress and egress. Accordingly, the road design in the Use Permit Application will be modified such that the turnouts on the entry road from Oakville Grade will be adjusted to (a) minimize impact to mature oak trees and mitigate at a minimum 4-1 ratio with minimum 24” box trees for any tree loss in the same general location as any impacted trees; and (b) lessen the size and extent of retaining walls to the extent possible to also minimize tree impacts. On the specific road design (item (b)), Ryan Gregory of Sherwood Design Engineers, after collaborating with The Vineyard House Winery project engineer Mike Muelrath, submitted to the County on August 27, 2025 slight modifications to the road design to minimize environmental impacts per NC 18.108.010 and achieve a similar practical effect of the Road and Street Standards requirements.
2. **Relocation of Cave Spoils Stockpile.** The Vineyard House Winery will relocate the proposed stockpile of cave spoils on the Vineyard House Winery site away from the Harlan properties and access easements, which we believe a minimum 100-foot setback from such neighboring property lines and easements is sufficient.

3. **Adjusted Marketing Events.** The timing of the marketing events plan (12 small events, 1 medium event, and 1 large event) will be adjusted such that the marketing events would be spread out throughout the year, with no more than 1 small event per month and that the one medium event and the large event will not occur during the same month, provided that a small event and a medium or a small event and a large event could occur during the same month, but not all three in the same month.

Outside of the Use Permit, we are also happy to report that the parties have agreed to other items to facilitate neighborhood cooperation.

Upon the County's incorporation of the above items into the Use Permit conditions of approval and without any further delay in the Use Permit approval, my clients withdraw their previous objections and express their support of the Vineyard House Winery Use Permit application and request the Commission approve the Use Permit with the above-referenced modifications.

Thank you for providing the time to resolve concerns and for accepting our comments.

Sincerely



Kevin Teague
Attorney at Law

C: Client
County Staff
TVH Team

Planning, Building & Environmental Services



Vineyard House Winery

1581 and 1583 Oakville Grade Rd; APN: 027-360-022-000

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS

Presented by Matt Ringel



Presentation Agenda

1. Site Description
2. Permit Request
3. Project Updates
4. Recommendation





1. Site Description

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS



Site Description

APN: 027-360-022-000

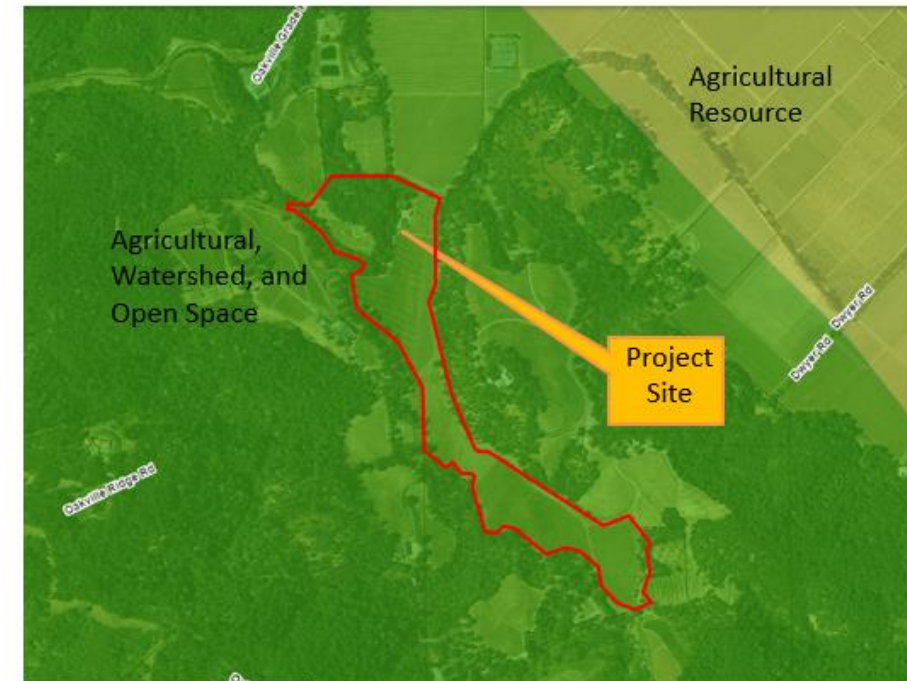
1581 and 1583 Oakville Grade Rd

General Plan Designation:

Agriculture, Watershed, and Open Space (AWOS)



NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

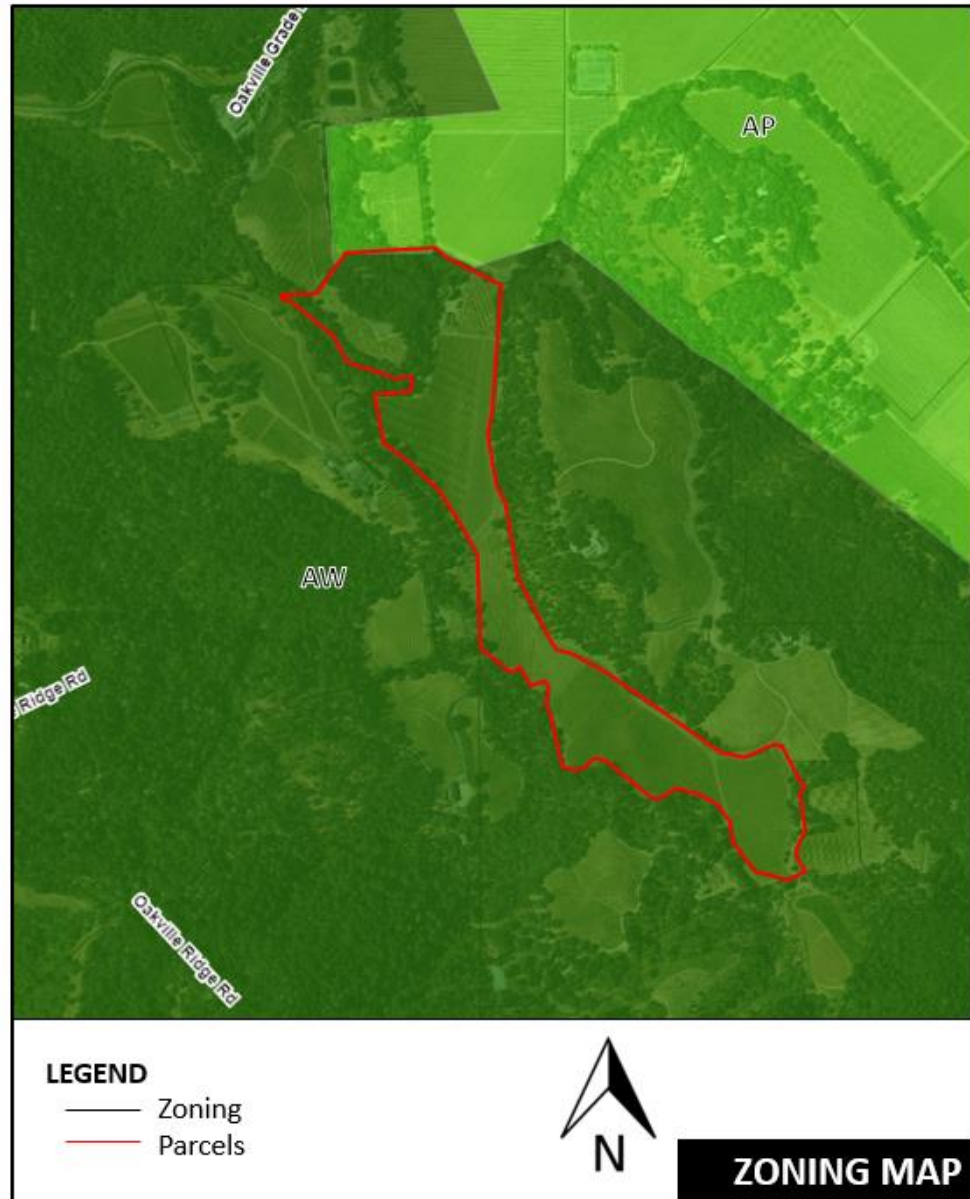
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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

Vineyard House Winery Use Permit, Exception to the Con. Regs.,
Exceptions to the RSS (P18-00488-UP & P21-00341-UP)

Site Description

Zoning District:
Agricultural Watershed (AW)

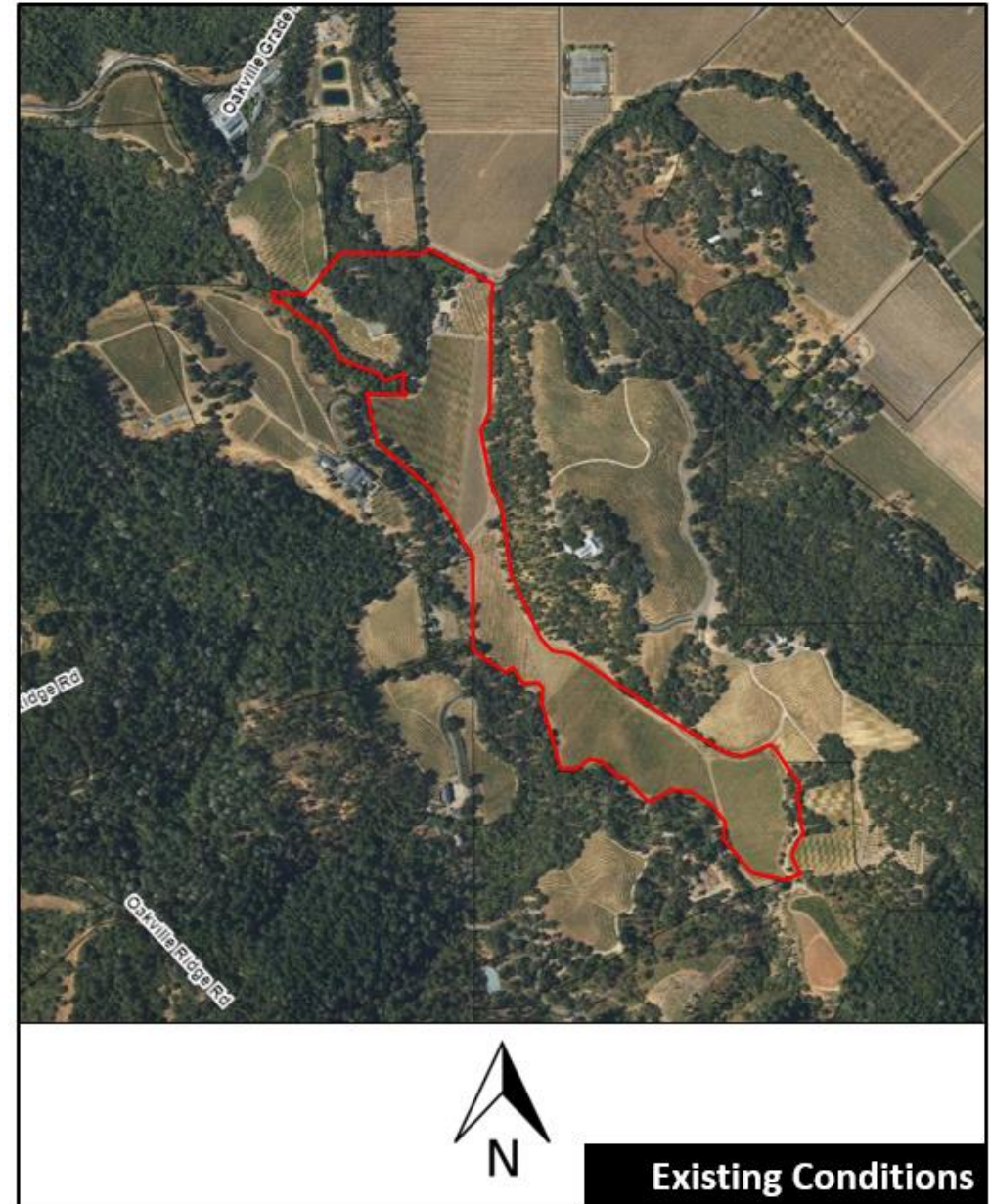


Vineyard House Winery Use Permit, Exception to the Con. Regs.,
Exceptions to the RSS (P18-00488-UP & P21-00341-UP)

Site Description

Existing Uses:

- Single-Family Residence
- Farm Management Barn with office space



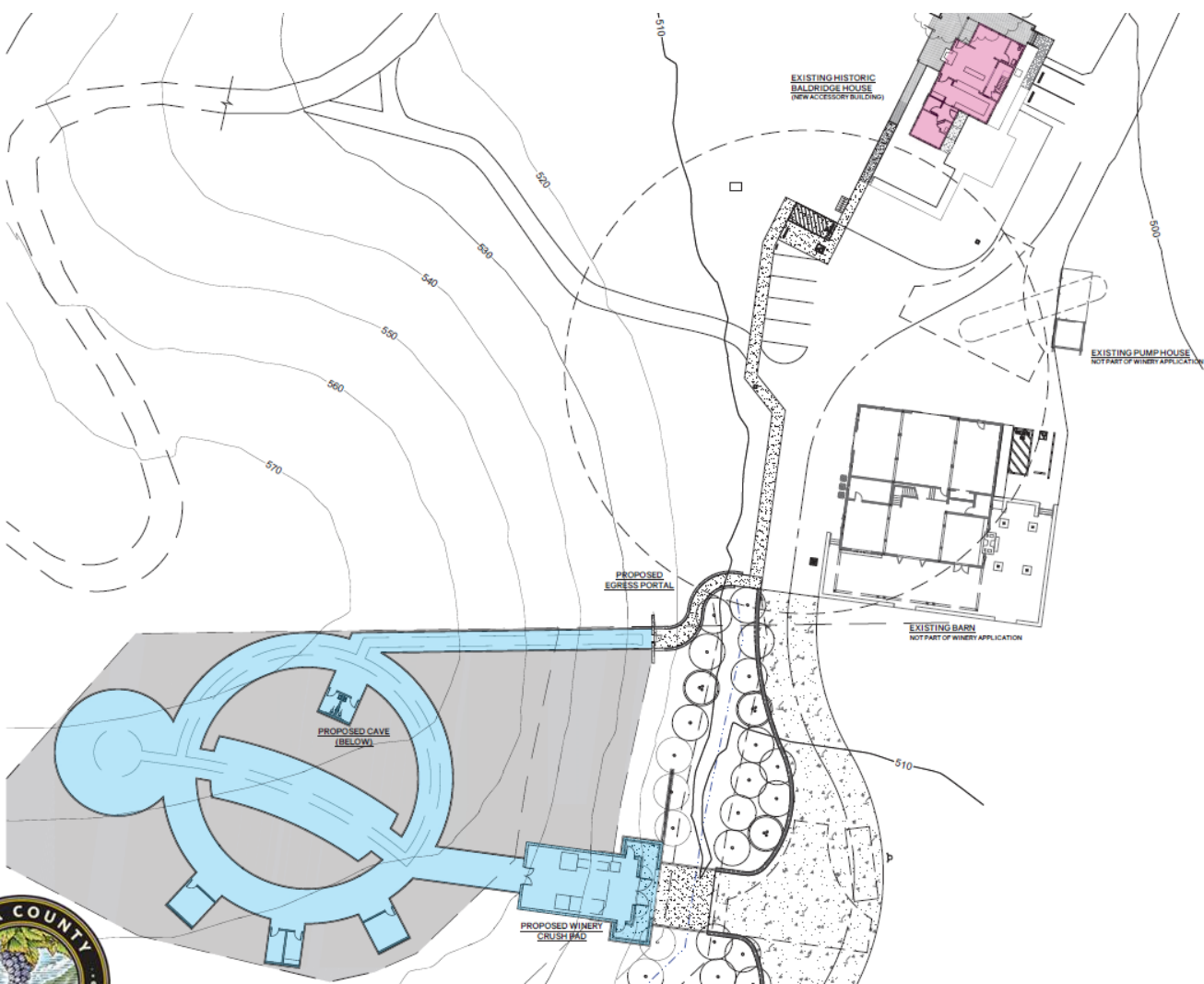
Vineyard House Winery Use Permit, Exception to the Con. Regs.,
Exceptions to the RSS (P18-00488-UP & P21-00341-UP)



2. Permit Request

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS



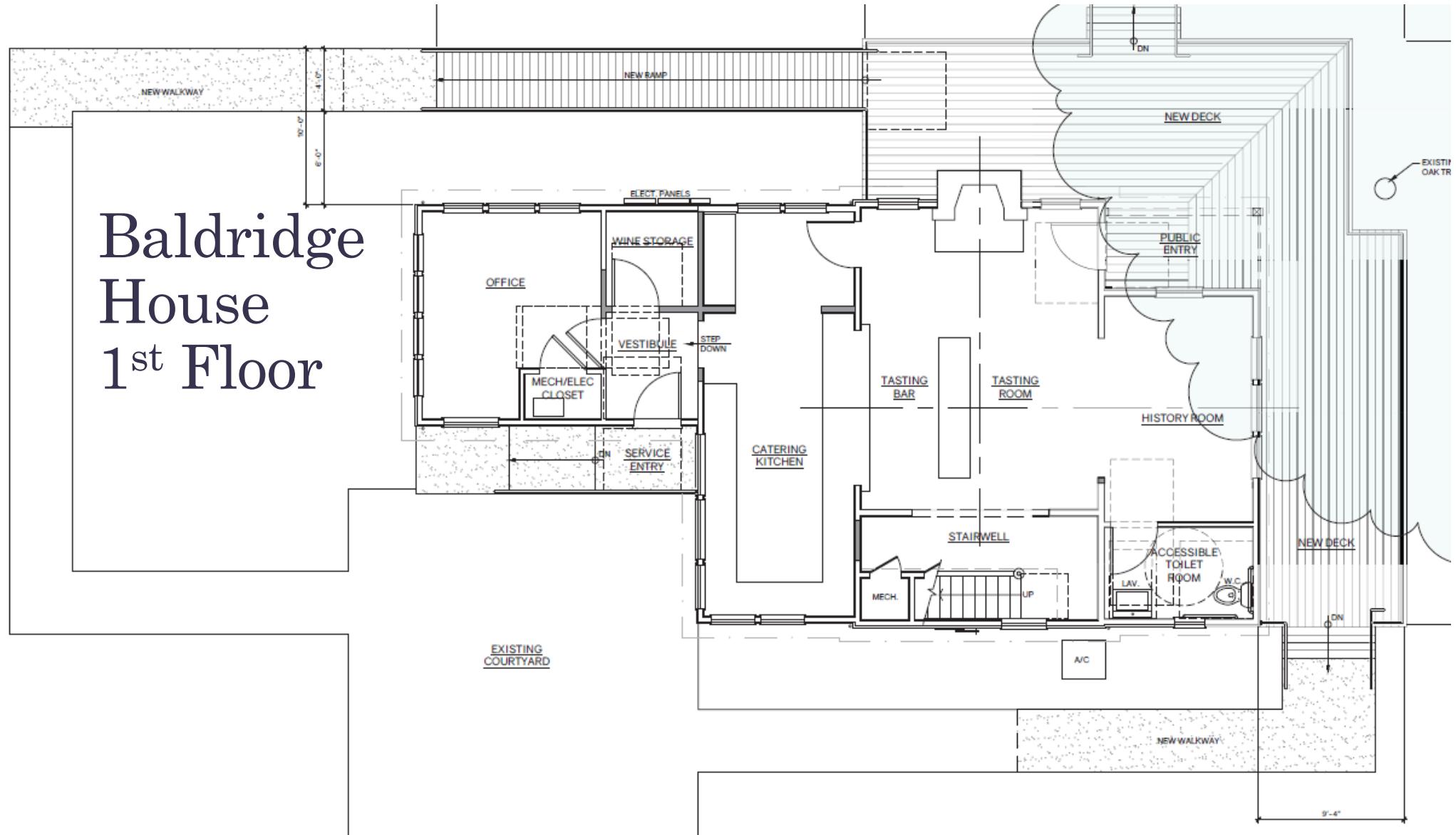


	Proposed Request
Visitation	12 visitors/day 60 visitors/week 3,120 visitors/year 10:00 a.m. – 6:00 p.m.
Marketing Program	12 events/year with 20 guests 1 event/year with 50 guests 1 event/year with 100 guests 10:00 a.m. – 10:00 p.m. (including clean-up)
Employees	FTE: 6
Building Size	Baldrige House – 1,567 sf Cave – 11,241 sf Portal/Crush Pad – 1,816 sf
Parking Spaces	8 (Including 2 ADA)
Production	20,000 gallons 8:00 a.m. – 6:00 p.m.
Operating Hours	7 Days/Week
On-site Consumption	Outdoor Patio, connected to the Baldrige House

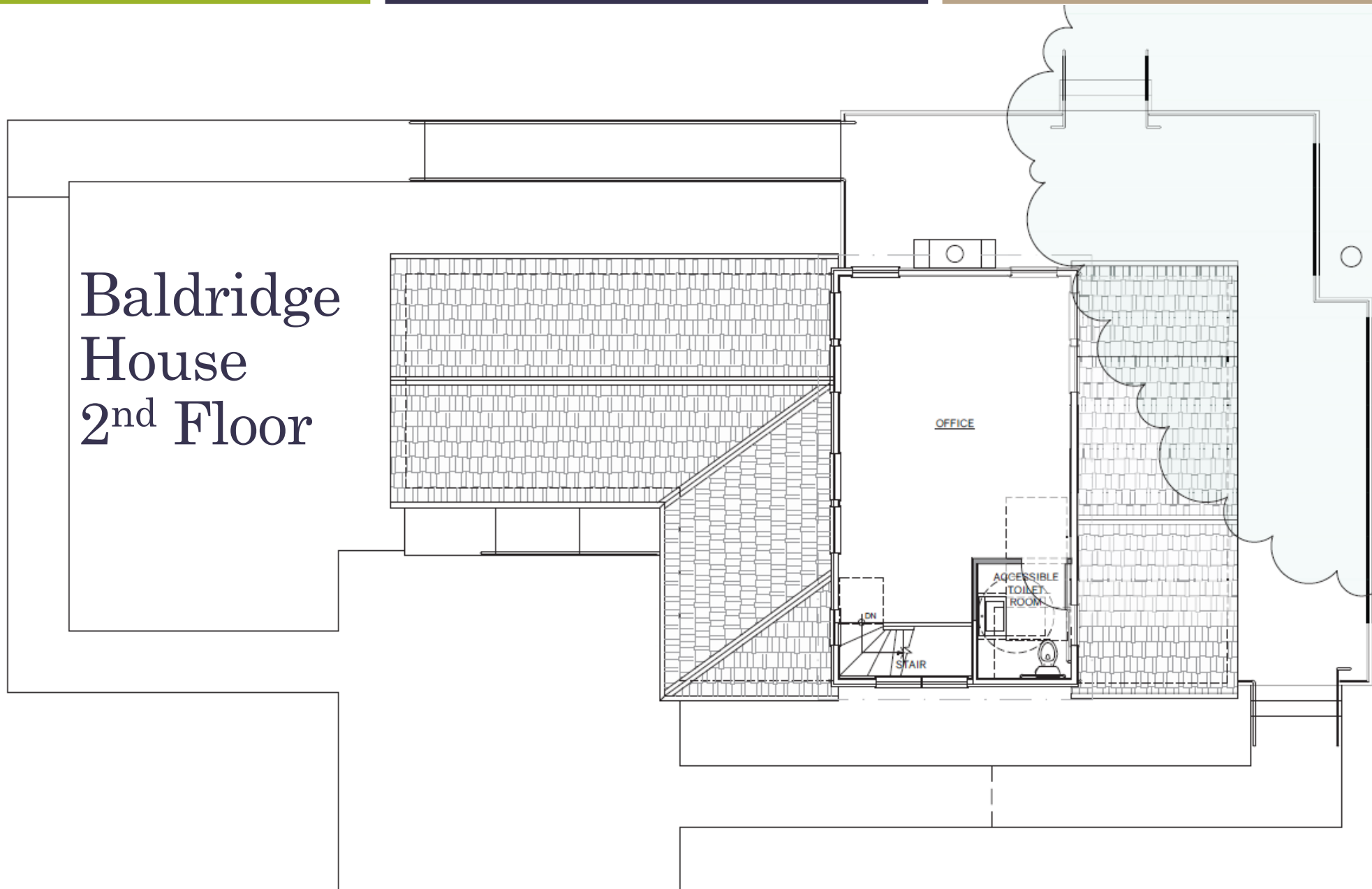
Baldrige House

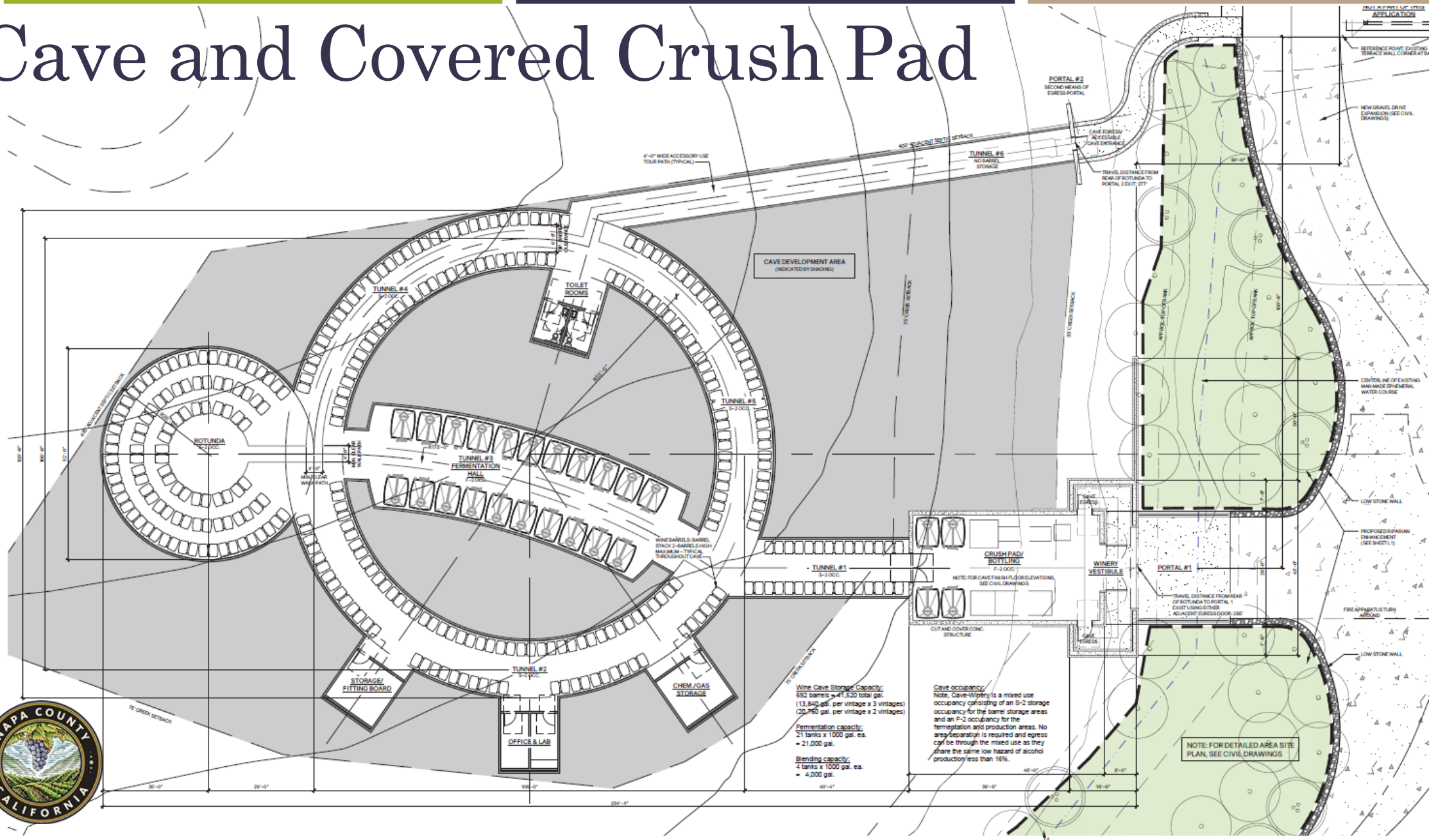


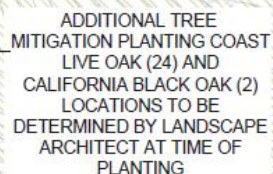
Baldrige House 1st Floor



Baldrige House 2nd Floor







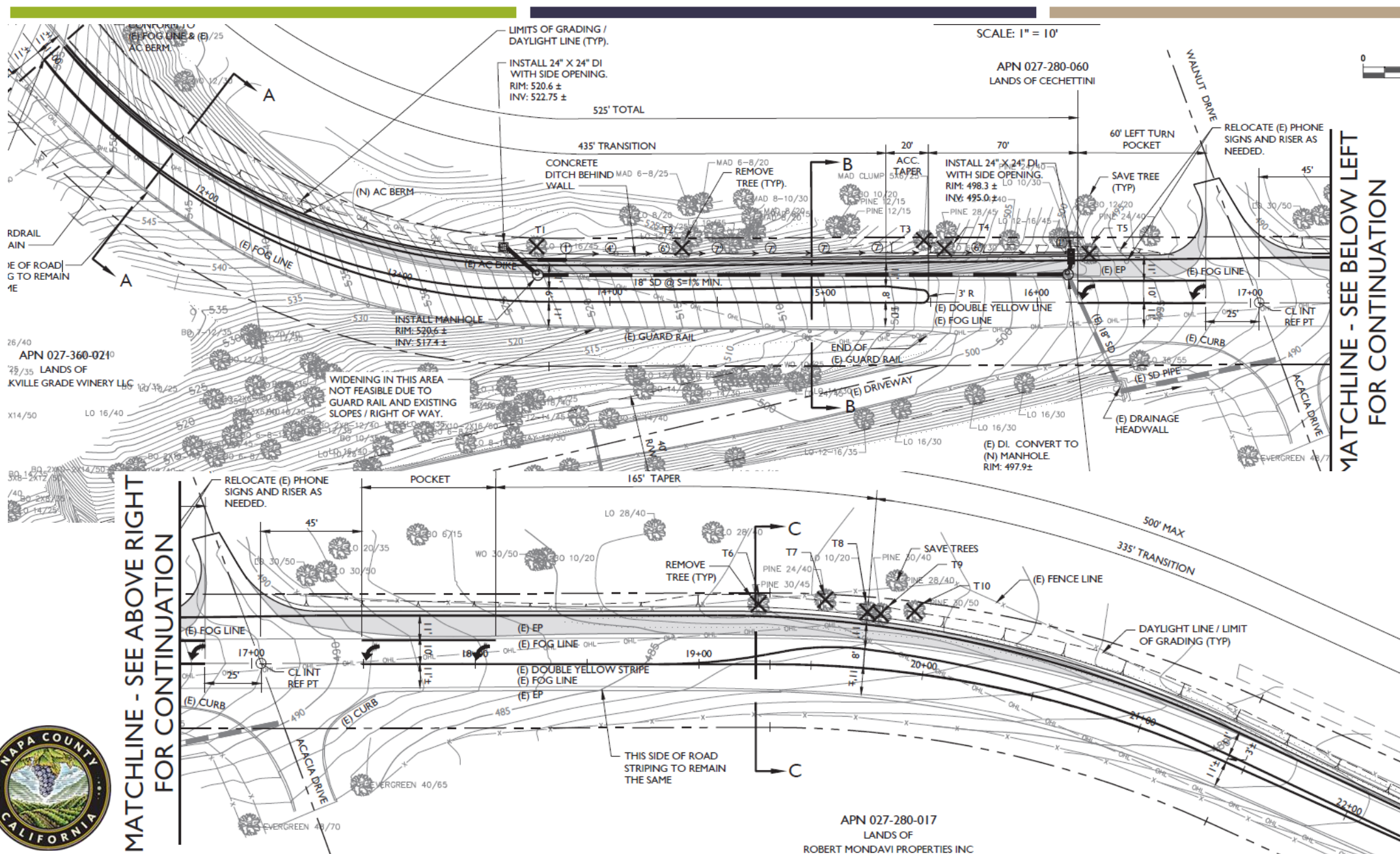
BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	15
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	15
BACHARIS PILLULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CAREX SENTA	ROUGH SEDGE	PLUG	2
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
EPILOBIUM 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. LAEVIGATA	SNOWBERRY	1 GAL	3
SCROPHULARIA CALIFORNICA	CALIFORNIA FIGWORT	SEED	N/A
TRIFOLIUM LILIOLATUM	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 PILLULARIS	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 PEROLIATA	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 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 LILIOLATUM	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



142

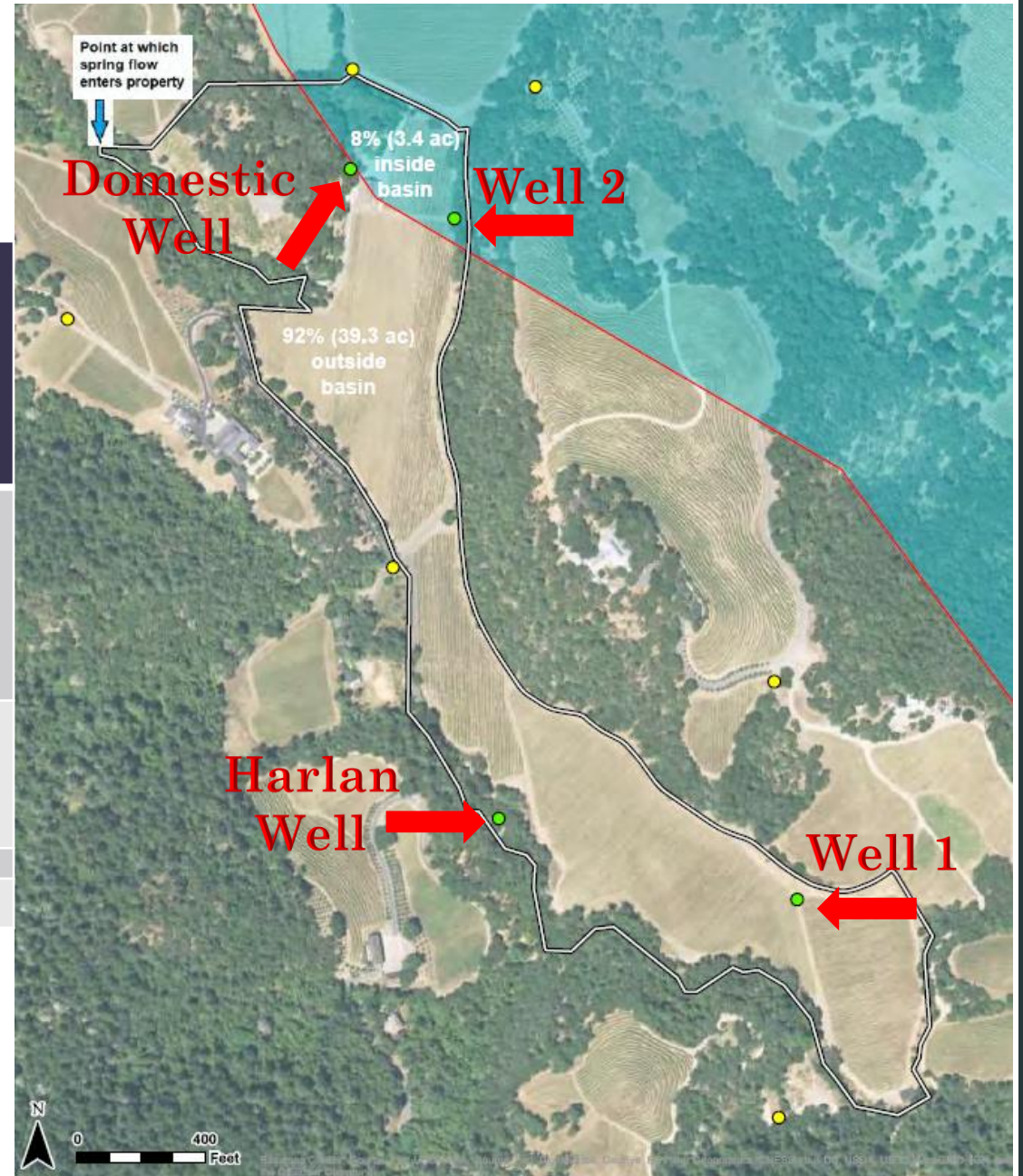
Water Use

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
Harlan Easement Well	6.2	6.2	0
Total	11.765	15.952	+4.187



Water Use

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 Guidelines)		1.0	3.83 (Well 2)	1 (Well 2)
Total	42.7			17.7	11.765	15.952



Water Use

Tier 1:

- 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. The estimated parcel groundwater recharge (inside GSA + outside GSA) is 17.7 AFY, equivalent to 90% of the annual groundwater recharge value.

Tier 2:

- The project wells are located more than 500 feet from neighbor's wells and greater than 1,500 from a spring; therefore, meets the Tier 2 requirements are met.

Tier 3:

- 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.



Project Updates

- The Vineyard House team had discussions with the neighbors and found solutions to:
 - Left turn lane construction planning and coordination
 - Spoils locations



Supplemental Memorandum

Harlan Easement Well

- Updated COA 6.15.e.1 to remove the requirement that the Harlan Easement Well install a well meter, as the Vineyard House property owner has no legal access or ability to install a well meter on the Harlan Easement Well.



NOTE: AVOID IMPACTS TO DRAINAGE AND TREES UNDER BCC 10.108.010A

MATCHLINE STA 15+50
SEE BELOW RIGHT

REPLACE RETAINING WALL
WITH 2:1 CUT SLOPE, IF
POSSIBLE--
WORK OUTSIDE OF THE
EASEMENT IS ACCEPTABLE
TO OAKVILLE GRADE
WINERY LLC

APN 027-480-030
LANDS OF
FN LAND LLC

APN 027-360-021
LANDS OF
OAKVILLE GRAPE WINERY LLC

INSTALL TURNOUT PER N
COUNTY STANDARD DET
(MODIFIED TO 60' LONG TU

—

100

EXTEND (S) CUI
INSTALL (N) DI

MAY 17 1968
10/13

SCALE: 1 = Δ

RELOCATE AC WIDENING
TO NORTH SIDE OF
EXISTING DRIVEWAY

STA 10+00 TO 23+00

EXCEPTION REQUESTED TO ALLOW WIDTH. ABILITY TO WIDEN TO COMFORTABLE WIDTH IS CONSTRAINED BY STEEP SLOPE AND MATURE OAK TREES ON BOTH SIDES OF

APN 027-490-03
LANDS OF
THE STATE OF CALIFORNIA

APN 027-490-031
LANDS OF
ENLAND LLC





3. Recommendation

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS



Staff's Recommendation

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment A;
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-UP) based on recommended Findings 20-24 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C (incorporating staff's change memorandum).



Thank you

Matt Ringel

Matthew.ringel@countyofnapa.org

(707) 299-1351

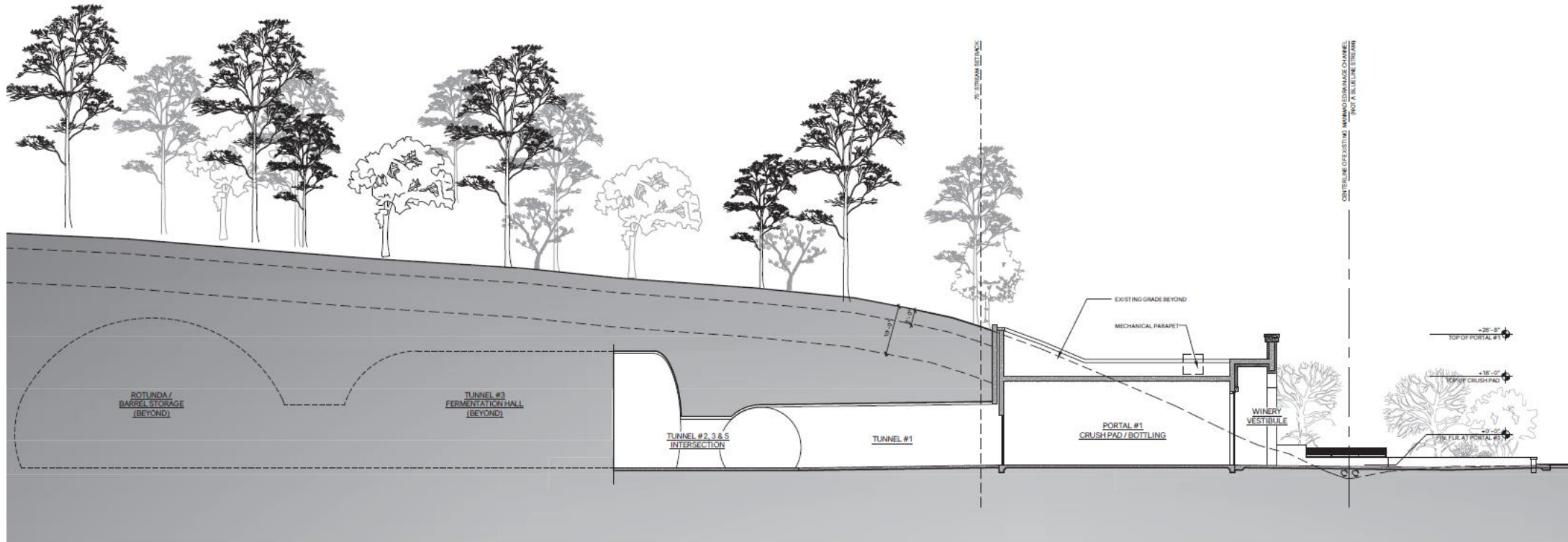
countyofnapa.org



@countyofnapa



Cave Portal/Covered Crush Pad





CAVE ENTRANCE PORTAL





BECOME A MEMB

BALDRIDGE GARDENS





CAVE EXIT PORTAL