

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, June 18, 2025

9:00 AM

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

Planning Commission

District 1, Kara Brunzell (Vice-Chair)

District 2, Walter Brooks

District 3, Molly Moran Williams

District 4, Pete Richmond

District 5, Megan Dameron (Chair)

Brian D. Bordona, Director

Laura Anderson, County Counsel

Michael Parker, Planning Manager

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez-Vega, Meeting Clerk

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

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

<https://www.countyofnapa.org/DocumentCenter/View/35930/2025-Planning-Commission-Meeting-Calendar?bidId=>

The Napa County Planning Commission 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:
June 4, 2025 (All Commissioners present)

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

A. YOUNTVILLE VINEYARDS LLC / PIAZZA DEL DOTTO WINERY / [25-1125](#)
USE PERMIT MAJOR MODIFICATION P18-00143

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program (MMRP) (SCH #2025050553). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with incorporation of mitigation measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Major Modification to increase production, number of employees, and number of visitors. The project would add additional events to the existing marketing plan, permit on-premises consumption in additional areas on site, and allow outdoor speakers for background music. Physical changes on site include construction of an approximately 45,500 s.f. winery building with a 700 s.f. lounge building, increase the existing cave from 16,000 s.f. to 24,600 s.f., cabanas on the hospitality building patio, and additional parking spaces. The project site is located on a 21.7-acre parcel at 7466 St. Helena Highway/State Route 29, Yountville, CA 94558. The General Plan designation is Agricultural Resource (AR) and the Zoning is Agricultural Preserve (AP). APN 031-120-040. [Formerly APN 031-120-038 (SFAP) and 031-130-032 (SFAP) - Revised per Lot Line Adjustment LLA 2106 (Recorded December 26, 2024), referred to as “LLA 2106 Adjusted Parcel A” in the public hearing notice and Mitigated Negative Declaration].

STAFF RECOMMENDATION: Continue the item to a date certain. Staff and the applicant will provide the proposed date at the June 18, 2025, hearing.

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

APPLICANT REPRESENTATIVE CONTACT: Bill Dodd, Dodd and Chaaban Strategies LLC.; 707-287-7249; bill@doddchaaban.com

TO BE CONTINUED TO A FUTURE PLANNING COMMISSION MEETING. DATE TO BE DETERMINED AT THE JUNE 18, 2025, MEETING.

- B. WILLIS BLAKEWELL / VINE CLIFF WINERY ALTERATION / USE PERMIT FOR EXCEPTION TO CONSERVATION REGULATIONS NO. P25-00161 AND USE PERMIT MINOR MODIFICATION NO. P24-00191**

[25-1096](#)

CEQA status: Based on the proposed project as described further below, the project meets the criteria for eligibility as Categorically Exempt from the California Environmental Quality Act (CEQA) and will not have a significant impact on the environment. [See Class 1 (“Existing Facilities”), Class 2 (“Replacement or Reconstruction”), Class 3 (“New Construction or Conversion of Small Structures”), Class 4 (“Minor Alterations to Land”), and Class 11 (“Accessory Structures”), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15302, §15303, §15304, and §15311; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

Request: Approval of a Use Permit for an Exception to the Conservation Regulations for development activity on slopes over 30 percent, and approval of a Use Permit Minor Modification to remodel and expand a winery cave for Type III occupancy with the addition of a fire water storage area and fire pump room, relocate production to the second cave portal, add a covered crush pad, remodel and relocate expanded guest restrooms, add a commercial high-risk kitchen, remodel and relocate offices, laboratory, breakroom and other accessory uses, create a garden plaza by removing 10,000 square feet of impervious surface, and widen access roads to meet county standards.

The winery is on an approximately 99.59-acre parcel located at 7400 Silverado Trail, Napa. The parcel is within the AW (Agricultural Watershed) zoning district, with a General Plan designation AWOS (Agriculture, Watershed and Open Space). APN: 032-030-027-000.

Staff Recommendation: Find the project categorically exempt from CEQA, approve an Exception to Conservation Regulations No. P25-00161 and approve Use Permit Minor Modification No. P24-00191 as conditioned.

Staff Contact: Andrew Amelung, Planner II, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4307; andrew.amelung@countyofnapa.org

Applicant Contact: Willis Blakewell, 7400 Silverado Trail, Napa, CA 94558; (707) 480-9250; willis@blakewellconsulting.com

Applicant Agent: Kirsten Shinnamon Baker, Signum Architecture, 1675
2nd Street, Napa, CA 94559, (707) 337-5986;
kirsten@signumarchitecture.com

Attachments: [A - Recommended Findings](#)
[B - Recommended Conditions of Approval and Final Agency Memos](#)
[C - Previous Project Conditions](#)
[D - Categorical Exemption Memorandum](#)
[E - Application Packet](#)
[F - Graphics](#)
[G - Biological Survey Report and Memorandum](#)
[H - Water Availability Analysis](#)
[I - Wastewater Feasibility Study](#)
[J - Water Availability Analysis Clarification Memorandum](#)
[K - Preliminary Stormwater Control Plan](#)
[L - Public Comment \(added after initial agenda posting\)](#)
[M - Public Comment \(added after initial agenda posting\)](#)
[N - Change Memorandum \(added after initial agenda posting\)](#)

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JULY 2, 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 6/6/2025 BY 4: 00P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

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



Napa County

Board Agenda Letter

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

Planning Commission

Agenda Date: 6/18/2025

File ID #: 25-1125

TO: Napa County Planning Commission
FROM: Brian D. Bordona, Director of Planning, Building and Environmental Services
REPORT BY: Emily Hedge, Planner III - (707) 259-8226
SUBJECT: Piazza del Dotto Winery Use Permit Major Modification Application P18-00143
-MOD

RECOMMENDATION

YOUNTVILLE VINEYARDS LLC / PIAZZA DEL DOTTO WINERY / USE PERMIT MAJOR MODIFICATION P18-00143

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program (MMRP) (SCH #2025050553). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with incorporation of mitigation measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Major Modification to increase production, number of employees, and number of visitors. The project would add additional events to the existing marketing plan, permit on-premises consumption in additional areas on site, and allow outdoor speakers for background music. Physical changes on site include construction of an approximately 45,500 s.f. winery building with a 700 s.f. lounge building, increase the existing cave from 16,000 s.f. to 24,600 s.f., cabanas on the hospitality building patio, and additional parking spaces. The project site is located on a 21.7-acre parcel at 7466 St. Helena Highway/State Route 29, Yountville, CA 94558. The General Plan designation is Agricultural Resource (AR) and the Zoning is Agricultural Preserve (AP). APN 031-120-040. [Formerly APN 031-120-038 (SFAP) and 031-130-032 (SFAP) - Revised per Lot Line Adjustment LLA 2106 (Recorded December 26, 2024), referred to as "LLA 2106 Adjusted Parcel A" in the public hearing notice and Mitigated Negative Declaration].

STAFF RECOMMENDATION: Continue the item to a date certain. Staff and the applicant will provide the

proposed date at the June 18, 2025, hearing.

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

APPLICANT REPRESENTATIVE CONTACT: Bill Dodd, Dodd and Chaaban Strategies LLC.; 707-287-7249; bill@doddchaaban.com

TO BE CONTINUED TO A FUTURE PLANNING COMMISSION MEETING. DATE TO BE DETERMINED AT THE JUNE 18, 2025, MEETING.

EXECUTIVE SUMMARY

PROPOSED ACTIONS

That the Planning Commission:

1. Continue the item to a date certain. The meeting date will be determined at the June 18, 2025, meeting.

DISCUSSION

Staff recommends the item be continued to a date certain. The applicant is reviewing their availability for upcoming meetings. The meeting date will be determined at the June 18, 2025. Staff will not present the project at the June 18, 2025, meeting.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Not applicable.

BACKGROUND AND DISCUSSION

Staff recommends the item be continued to a date certain. The applicant is reviewing their availability for upcoming meetings. The meeting date will be determined at the June 18, 2025, meeting.



Napa County

Board Agenda Letter

1195 THIRD STREET
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Planning Commission

Agenda Date: 6/18/2025

File ID #: 25-1096

TO: Napa County Planning Commission
FROM: Brian D. Bordona - Director of Planning, Building and Environmental Services
REPORT BY: Andrew Amelung - Planner II
SUBJECT: Vine Cliff Winery Alteration - Use Permit Conservation Regulations Exception P25-00161-UP & Use Permit Minor Modification P24-00191-MM

RECOMMENDATION

WILLIS BLAKEWELL / VINE CLIFF WINERY ALTERATION / USE PERMIT FOR EXCEPTION TO CONSERVATION REGULATIONS NO. P25-00161 AND USE PERMIT MINOR MODIFICATION NO. P24-00191

CEQA status: Based on the proposed project as described further below, the project meets the criteria for eligibility as Categorically Exempt from the California Environmental Quality Act (CEQA) and will not have a significant impact on the environment. [See Class 1 ("Existing Facilities"), Class 2 ("Replacement or Reconstruction"), Class 3 ("New Construction or Conversion of Small Structures"), Class 4 ("Minor Alterations to Land"), and Class 11 ("Accessory Structures"), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15302, §15303, §15304, and §15311; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

Request: Approval of a Use Permit for an Exception to the Conservation Regulations for development activity on slopes over 30 percent, and approval of a Use Permit Minor Modification to remodel and expand a winery cave for Type III occupancy with the addition of a fire water storage area and fire pump room, relocate production to the second cave portal, add a covered crush pad, remodel and relocate expanded guest restrooms, add a commercial high-risk kitchen, remodel and relocate offices, laboratory, breakroom and other accessory uses, create a garden plaza by removing 10,000 square feet of impervious surface, and widen access roads to meet county standards.

The winery is on an approximately 99.59-acre parcel located at 7400 Silverado Trail, Napa. The parcel is within

the AW (Agricultural Watershed) zoning district, with a General Plan designation AWOS (Agriculture, Watershed and Open Space). APN: 032-030-027-000.

Staff Recommendation: Find the project categorically exempt from CEQA, approve an Exception to Conservation Regulations No. P25-00161 and approve Use Permit Minor Modification No. P24-00191 as conditioned.

Staff Contact: Andrew Amelung, Planner II, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4307; andrew.amelung@countyofnapa.org

Applicant Contact: Willis Blakewell, 7400 Silverado Trail, Napa, CA 94558; (707) 480-9250; willis@blakewellconsulting.com

Applicant Agent: Kirsten Shinnamon Baker, Signum Architecture, 1675 2nd Street, Napa, CA 94559, (707) 337-5986; kirsten@signumarchitecture.com

EXECUTIVE SUMMARY

PROPOSED ACTIONS:

That the Planning Commission:

1. Find the project Categorically Exempt from CEQA based on recommended Findings 1-3 of Attachment A;
2. Approve Use Permit Application No. P25-00161 for an Exception to Conservation Regulation based on recommended Findings 4-9 of Attachment A; and
3. Approve Use Permit Minor Modification Application No. P24-00191, based on recommended Findings 10-14 of Attachment A and subject to the recommended Conditions of Approval in Attachment B.

Discussion:

Vine Cliff Winery is an existing winery located on a 99.59-acre parcel at 7400 Silverado Trail, between Oakville Cross Rd to the north and Yountville Cross Rd to the south, just northwest of Rector Reservoir. The

site is accessed from a private driveway on the east side of Silverado Trail. The winery was originally recognized through a Small Winery Exemption in 1989 and a Use Permit in 1996, with several subsequent modifications to the entitlement.

The purpose of this Minor Modification is to remodel portions of the winery's existing caves and hospitality building, remodel and relocate various accessory uses such a laboratory, restrooms, and breakroom, install a commercial high-risk kitchen, remove an impervious driveway and parking area to install a garden plaza, add a second portal to the cave and install sprinklers and other improvements such as a fire water storage area and fire pump room in order to achieve Type III occupancy for hospitality, and to make further improvements to the driveways to meet the Napa County Road and Street Standards.

Four locations where development activities will take place - the new cave portal and covered crush pad location as well as the parking area near the proposed courtyard - are on slopes over 30 percent, which requires approval of a Use Permit for an Exception to the Conservation Regulations. The applicant intends to restore the natural slope of these locations to the furthest extent possible. The proposal does not include any changes to wine production, number of employees, visitation or marketing events.

Staff has reviewed the proposed project and recommend that the Planning Commission find the project categorically exempt from CEQA and approve the Use Permit requests, subject to the recommended Conditions of Approval in Attachment B. Findings in support of the CEQA Categorical Exemptions and the Use Permit have been prepared in Attachment A. A Memorandum on the CEQA Categorical Exemptions has been prepared in Attachment D.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Based on the proposed project as described further below, the project meets the criteria for eligibility as Categorically Exempt from the California Environmental Quality Act (CEQA) and will not have a significant impact on the environment. Consideration and possible adoption of the following exemptions: [See Class 1 ("Existing Facilities"), Class 2 ("Replacement or Reconstruction"), Class 3 ("New Construction or Conversion of Small Structures"), Class 4 ("Minor Alterations to Land"), and Class 11 ("Accessory Structures"), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15302, §15303, §15304, and §15311; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

Owner: Vine Cliff 1871, 7400 Silverado Trail, Napa, CA 94558

Applicant: Willis Blakewell, 7400 Silverado Trail, Napa, CA 94558; (707) 480-9250;
willis@blakewellconsulting.com <<mailto:willis@blakewellconsulting.com>>

Applicant Agent: Kirsten Shinnamon Baker, Signum Architecture, 1675 2nd Street, Napa, CA 94559, (707)

337-5986; kirsten@signumarchitecture.com <<mailto:kirsten@signumarchitecture.com>>

Zoning: Agricultural Watershed (AW)

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

Filed: July 15, 2024

Complete: March 21, 2025

Property Area: 99.59 Acres

Existing Development: The parcel is developed with the winery production and hospitality building, two wells, a production wine cave, an historic barrel storage cave not in use, a solar array, a primary dwelling unit, an accessory dwelling unit, a farm labor dwelling unit, accessory structures, 26 acres of vineyard, and landscaping with an ornamental pond.

Proposed Structural Development: Alteration of and addition to the existing winery structure; the expansion of the existing cave for improvements and the addition of a second portal; the introduction of winery use in an existing historic barrel storage cave, the addition of a garden plaza area and entry courtyard for guests, and the relocation of production and hospitality uses.

Signage: No changes

Adjacent General Plan Designation / Zoning / Land Use:

North: Agriculture, Watershed and Open Space / Agricultural Watershed / Vineyards & Rural Residences

East: Agriculture, Watershed and Open Space / Agricultural Watershed / Vineyards & Rural Residences

South: Agriculture, Watershed and Open Space / Agricultural Preserve / Vineyards & Public Lands

West: Agriculture, Watershed and Open Space / Agricultural Watershed / Vineyards & Rural Residences

Parcel History: Wine production at the Vine Cliff site has occurred for over 100 years. Napa County recognized these activities and issued a Small Winery Exemption (SWE) in 1989 (#SW-17889). Under the SWE, Vine Cliff was authorized to produce a maximum of 10,000 gallons of wine per year, subject to the following limitations: 1) no public tours or tasting; 2) no more than one visitor per day and seven visitors per week; and 3) no more than two full-time and two part-time employees. In 1995, Napa County approved a modification to the SWE (#94180-MOD) which allowed for a redesign of the winery floor plan, reduction in production space to 4,424 square feet, and use of a 2,271 square-foot outdoor concrete slab for grape receiving and crushing.

In 1996, Napa County approved Use Permit #96095-UP, which allowed 1) wine production up to 30,000 gallons per year; 2) the construction of an approximately 840 square-foot mezzanine within the existing 1,498 square-foot winery barrel room structure; 3) construction of a single-story 3,835 square-foot structure for offices, a conference room, a kitchen, and a tasting/reception area; 4) use of the existing 2,072 square-foot cave and the addition of 10,255 square feet of new cave area for wine barrel storage; 5) custom production of wine for three new producers utilizing 5,000 gallons per year of the 30,000 gallons per year production capacity; 5) the use of 2,800 square feet of production area for custom production activities; 6) retail wine sales; 7) private tours and tastings for up to four persons, with an average of three persons, 100 times per year; 8) marketing events that included tours and tasting, luncheons, and private promotional dinners; 9) the addition of 12 parking spaces; and 10) the construction of a left turn lane from Silverado Trail.

The 3,835 square-foot structure was never constructed, and in 1998, Napa County approved a modification (#98041-MOD) to the unbuilt structure to add 123 square feet for hospitality and administrative activities, for a total of 3,598 square feet.

The foundation and a cave tunnel from the original 1871 winery structure remains on the property (an unpermitted but legal historic structure that pre-dates County zoning regulations), however it was not part of these first two entitlements nor subsequent entitlements and has not been in use since the original winery ceased operations in 1901 due to phylloxera. This foundation and cave tunnel are part of the current project proposal and described as the historic wine barrel storage cave, in addition to the primary wine production cave that was authorized for use and expansion through Use Permit #96095-UP.

In 1999, Napa County approved Use Permit #98323-UP which authorized 1) an increase in production from

30,000 gallons per year to 48,000 gallons per year; 2) the expansion of the winery production cave from 12,327 square feet to 15,000 square feet for barrel and library wine storage; 3) marketing events between 11:00am and 11:00pm that allowed tours and tastings twice a week for up to four visitors, luncheons twice a month for up to 50 visitors, and private promotional dinners six times per year for up to 50 visitors; 4) closure of retail sales when over 40 persons are in attendance of a marketing event; 5) marketing events that cannot be scheduled to begin or end between 4:00pm and 6:00pm; and 7) an increase in the maximum number of off street parking from 12 to 21 spaces. In 2008, a Very Minor Modification to Use Permit (P08-00159-VMM) to redesign the unbuilt 3,598 square-foot hospitality and administrative building to a 2,393 square-foot structure within the same footprint, and to remove custom crush, was approved.

In 2017, the County authorized modifications to the entitlement through Major Modification to Use Permit P17-00129-MOD, which involved revisions to the marketing program and recognition of changes to the site and floor plan. The modification included 1) visitation, tours, and tastings seven days a week from 11:00am to 11:00pm with up to 50 visitors per day or up to 350 per week, which may include food pairings by a licensed caterer or food service provider and can take place in the existing winery building, patio, pond and garden area, vineyards and within the cave; 2) on-premise consumption of wine in accordance with “Assembly Bill 2004” and the sale of wine for consumption on premise; 3) up to ten full-time employees and six part-time employees; the construction of driveway and access road improvements as required by Napa County Road and Street Standards; 4) the removal of custom crush from the entitlement; 5) utilization of the existing 2,338 square-foot winery building for winemaking, retail sales, tastings, marketing events and offices (including the 840 square-foot mezzanine), with a total accessory use area of 2,338 square feet and production area of 21,696 square feet; and 6) utilization of the 15,000 square foot cave to also include marketing events for up to 50 persons, which requires a Type III occupancy permit to be in place prior to any public use.

Code Compliance History: Two Code Enforcement cases were opened for the project parcel APN: 032-030-027. The first, Code Enforcement Case CE11-00023, was opened on February 10, 2011, to address possible vineyard replanting and grading, and was closed under “no violation” as staff determined no activity was taking place on the parcel. The second, Code Enforcement Case CE15-00359, was opened on October 14, 2015, to address tours and tastings that were exceeding their entitlement at that time, and the case was resolved on March 11, 2016, through a letter of clarification provided by County Staff, with the property owner returning to operations under the current entitlement with consideration for a Modification to Use Permit in the near future. The following year the County approved P17-00129-MOD which involved revisions to the marketing plan.

Discussion Points:

Setting

The approximately 99.59-acre parcel includes the winery development, cave, 26 acres of vineyard, and solar array, with approximately 55 acres of undeveloped grassland, shrubland, oak woodland and coniferous woodland. Properties in the vicinity of the project site include vineyards, grasslands, forest land, and residences. The winery is located approximately 1,000 feet from the Silverado Trail, and all applicable setbacks, including stream setbacks for an ephemeral watercourse, have been met. The nearest offsite residence is approximately 1,250 feet to the north, and the 349.57-acre parcel to the southeast is owned by the State of California as part of the Rector Reservoir Wildlife Area. The closest significant stream is Rector Creek where it is released from Rector Reservoir, which is approximately 2,470 feet away, and the closest neighboring well is 1,275 feet to the north.

Winery Use Permit Modification Proposal

The applicant is requesting an Exception to the Conservation Regulations for development activity on slopes over 30 percent and approval of a Minor Modification for the conversion of an existing winery structure with 4,424 square feet of production area and 2,338 square feet of accessory area (for a total of 6,762 square-foot) into a new winery structure with 1,064 square feet of production area and 3,579 square feet of accessory area (for a total of 4,643 square-foot); the conversion and expansion of an existing 15,000 square-foot winery

production cave currently authorized and in use and the conversion of an existing 2,751 square-foot historic barrel storage cave not authorized and not currently in use; the remodeling and relocation of an existing covered crush pad, production area, tasting area, laboratory, employee offices, restrooms, and an employee break room; the addition of a guest elevator between building levels; the addition of a high-risk kitchen for on-site food preparation; the addition of an entry courtyard for guests; the conversion of the existing crush pad into an entry courtyard for guests; the addition of a second hospitality cave portal to the primary production cave; the installation of fire sprinklers and insulation that meet Type III Occupancy standards; and the conversion of approximately 10,000 square feet of asphalt driveway and parking area into a garden plaza.

The remodel and expansion of approximately 17,751 square feet of existing wine cave area will include the addition of wine production, a winemaker laboratory, an employee breakroom and restroom, a fire water storage area and fire pump room, storage of wine equipment, barrel storage and hospitality. The remodel of the existing 6,762 square-foot hospitality structure includes the relocation of all production activities from the existing building to the expanded winery cave. A second cave portal will be installed to the primary production cave, in addition to fire sprinklers and insulation in order to meet Type III Occupancy. A covered crush pad will be incorporated into the second cave portal, along with the expansion of one existing cave tunnel to accommodate fermentation tanks. Approximately 3,300 square feet of the existing cave will be utilized for guest tasting and marketing events, as approved through a previous entitlement (P17-00129-MOD) under the condition that the cave meets Type III Occupancy standards. The 2,751 square-foot historic barrel storage cave that was not part of previous entitlements and not in use with current operations is also included in the proposal, with 500 square-foot hospitality area and a tunnel connection to the proposed hospitality structure.

Cave spoils are estimated to be 14,000 cubic yards. Excess soils will be hauled to an approved offsite location. The project also proposes the removal of approximately 10,000 square feet of impervious asphalt currently used for driveway and parking area with the installation of a garden plaza made up of pervious surface. The plaza will incorporate hydroseeding that will not require a permanent irrigation system.

Under P17-00129-MOD, tours and tastings that include food pairings are allowed to be furnished by a licensed caterer or food service provider. This application seeks to improve the existing low-risk breakroom to a high-risk kitchen to allow onsite food preparation. The proposed structure will be 4,643 square feet, with 1,064 square feet of production area and 3,579 square feet of accessory area. The footprint of the proposed structure will extend into an area of impervious asphalt and will have no significant impacts on the environment as it will be located on a previously disturbed area.

The total amount of cave area will increase from 17,751 square feet to 20,174 square feet, and the total amount of winery structure area will decrease from 6,762 square feet to 4,643 square feet. Overall, the total amount of winery area will increase from 26,785 square feet to 27,563 square feet (an increase of 778 square feet). Of the 27,563 square feet being proposed, 63 percent (20,138 square feet) will be dedicated to production use while 37 percent (7,425 square feet) will be dedicated to accessory use. Further details on winery square footage can be found on Sheet G0.02 of the plan set in Attachment F - Graphics.

Conservation Regulations

The overall development area consists of mild to steep slopes, with four sections in areas with slopes over 30 percent. These sections include 1) a 3,408 square-foot development area with an average slope of 41.02 percent near one of the cave hospitality areas; 2) a 1,295 square-foot development area with an average slope of 42.69 percent near the entry courtyard for guests; 3) a 1,177 square-foot development area with an average slope of 42.96 percent near the tunnel that connects the winery structure to the historic barrel storage cave; and 4) a 2,805 square-foot development area with an average slope of 48.25 percent where the new covered crush pad and production cave portal will be located. Development on these slopes will require the granting of a Use Permit for an Exception to Conservation Regulations, as described in NCC § 18.108.060(A). Grading activities in these areas will allow for some hillside restoration back to the original slope where feasible, with the use of retaining walls in other locations to minimize the amount grading activities. According to the Biological

Resources Assessment prepared by Salix Consulting, Inc. in July 2024, these development activities make up a small expansion of the existing winery with very little new native ground disturbance. No special-status species were identified on site. One native oak tree will be removed at the location of a cave hospitality area and will be replaced at a 3:1 replanting ratio, and the applicant intends to have a biologist survey the tree for bats or nesting birds prior to removal. Recommended Findings 4 through 9 in Attachment A address the requirements needed for the granting of an Exception to Conservation Regulations for structural/road development projects as described in NCC § 18.108.040(A). Staff has determined that the required findings can be met and supports the approval of an Exception to Conservation Regulations.

Water Availability and Wastewater Feasibility

According to the submitted Water Availability Analysis prepared by O'Connor Environmental, Inc. dated September 18, 2024, the project is not proposing any changes to existing water use over the most recent existing approved entitlement (P17-00129-MOD) and the associated February 27, 2017, Water Availability Analysis, also prepared by O'Connor Environmental, Inc. The submitted Water Availability Analysis and Wastewater Feasibility Study both demonstrate that the proposed project will not cause significant adverse well interference or substantial reductions in groundwater discharge to surface waters, however it was noted that the addition of a high-risk kitchen for on-site food preparation for marketing events was likely to account for some additional water use. An addendum prepared by Matthew O'Connor, PhD (CEG #2449) dated May 9, 2025, which opined that the 2017 Water Availability Analysis assumed that the marketing events were catered on-site and accounted for a 15 gallon per guest rate of domestic water use. The addendum also pointed out that the more recent September 2024 WAA estimated that on-site catering would add 5 gallons per guest, or the equivalent of approximately 0.032 acre-feet per year based on the permitted 2,100 marketing event guests per year. This means that the proposed estimated 0.10 acre-feet per year for on-site catered events listed in Table 3 of the September 2024 WAA is 0.068 acre-feet higher than what is to be expected with on-site catering and food preparation. With this clarification in the addendum, staff concluded that no adverse effects on groundwater use or wastewater discharge are to be expected. The Environmental Health Division has reviewed and approved the proposed septic system with conditions. The proposed project did not require a Tier 2 or Tier 3 WAA as the well is not within 500 feet of a neighboring well or 1,500 feet from a significant stream or body of water.

Napa County Road and Street Standards

The winery currently utilizes two existing parallel driveways that each provide access to the winery structure. Currently the northernmost driveway primarily accommodates hospitality activities, and the southernmost driveway accommodates production activities. The project proposes the relocation of production and hospitality activities, and with the relocation the primary function of each driveway will shift. The northern driveway that was primarily used for hospitality will now be primarily serving production activities and vice versa. The driveway design meets the Napa County Road and Street Standards. It has been reviewed by the Engineering Division and Fire Marshal's Office and has been approved for driveway improvements with conditions.

Staff Recommendation:

Consistency with Standards:

1. Zoning: The project is consistent with the AW zoning district which allows for Winery Activities as described in NCC §18.20. 030 and for Minor Modifications to Winery Use Permits NCC §18.124.130 (C). The project does not propose any increase in the number of full-time employees, will not result in an increase in the total number of vehicle trips per day, does not propose any increase in wine production, does not increase the number of marketing events or daily tours and tastings. The project proposes an increase in aggregate building footprint (including caves) that does not exceed 10,000 square feet, and includes the addition of a new high-risk commercial kitchen where existing off-site

catering is entitled and has taken place, and therefore can be categorized as a Minor Modification to Winery Use Permit according NCC §18.124.130(C) Subsections 5, and 6. The other components of the project such as landscaping, interior remodeling and change in parking fall under the types of activities that may be approved under the winery administrative permit process (NCC §18.126,065 A, B, G, K, L, M, Q, R, S, T, and U). Recommended Findings 10 through 14 in Attachment A address the requirements needed for approval of a Use Permit as described in NCC §18.124.070.

2. Building: The Napa County Building Division has reviewed the project submittal documents and approved the proposed Minor Modification to Use Permit on August 6, 2024. The applicant has submitted Building Permit applications (BC25-00129-RPL, BC25-00130-ADD, and BC25-00132-ALT) which are under concurrent review and must be approved prior to any development activities, pending the approval of P24-00191-MM and P25-00161 by the Planning Commission.
3. Fire: The Napa County Fire Marshal has reviewed the project submittal documents and approved the proposed Minor Modification to Use Permit with Conditions of Approval dated March 25, 2025, which can be found in Attachment B.
4. Environmental Health: The Napa County Environmental Health Division has reviewed the project submittal documents and approved the proposed Minor Modification to Use Permit with Conditions of Approval dated January 16, 2025, which can be found in Attachment B.
5. Public Works: The Napa County Department of Public Works has reviewed the project submittal documents and approved the proposed Minor Modification to Use Permit with Conditions of Approval dated October 10, 2024, which can be found in Attachment B.
6. Engineering Division: The Napa County Engineering Division has reviewed the project submittal documents and approved the proposed Minor Modification to Use Permit with Conditions of Approval dated March 14, 2025, which can be found in Attachment B.

Public Comments

At the time this staff report was completed no public comments had been received.

Decision Making Options:

As noted in the Executive Summary Section above, staff is recommending approval of the Minor Modification to the Use Permit and Approval of the Exception to the Conservation Regulations with conditions of approval as described in Option 1, below. Decision making options include the following:

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

Disposition - This action would result in the adoption of the Categorical Exemption, approval of the Exception to Conservation Regulations, and approval of the Minor Modification to Use Permit. Staff recommends this option as the request is consistent with the Zoning Ordinance, applicable General Plan policies, and other County regulations as presented in the Recommended Findings (Attachment A).

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

Option 2 - Modify the Applicant's Proposal

Disposition - This option would result in modification to the Conservation Regulations Exception Use Permit and the Minor Modification to Use Permit to address concerns of the Planning Commission and/or public comments if solicited.

Action Required - Follow proposed actions listed in the Executive Summary and recommend amended scope and applicable conditions of approval. The item may need to be continued to a future date if significant revisions to the recommended plans and conditions of approval are desired.

Option 3 - Deny Proposed Project

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

Action Required - Commission would make a motion to deny the project, based upon the Commission's statements.

Option 4 - Continuance Option

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

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval and Final Agency Memos
- C. Previous Project Conditions
- D. Categorical Exemption Memorandum
- E. Application Packet
- F. Graphics
- G. Biological Survey Report and Memorandum
- H. Water Availability Analysis
- I. Wastewater Feasibility Study

- J. Water Availability Analysis Clarification Memorandum
- K. Preliminary Stormwater Control Plan

“A”

Recommended Findings

**PLANNING COMMISSION HEARING – JUNE 18, 2025
RECOMMENDED FINDINGS**

**VINE CLIFF WINERY ALTERATION
USE PERMIT CONSERVATION
REGULATIONS EXCEPTION P25-00161 & USE PERMIT
MINOR MODIFICATION P24-00191
7400 SILVERADO TRAIL, NAPA
APN: 032-030-027-000**

ENVIRONMENTAL:

The Planning Commission (Commission) has received and reviewed the proposed Categorical Exemption pursuant to the provisions of the California Environmental Quality Act (CEQA), the CEQA Memorandum and Napa County's Local Procedures for Implementing CEQA, and finds that:

1. Because the project involves minor alterations to an existing winery, the project is categorically exempt from CEQA under Class 1 ("Existing Facilities"), Class 2 ("Replacement or Reconstruction"), Class 3 ("New Construction or Conversion of Small Structures"), Class 4 ("Minor Alterations to Land"), and Class 11 ("Accessory Structures") according to the guidelines for implementation of the California Environmental Quality Act.
2. 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.
3. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. The Records are located at the Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

EXCEPTION TO CONSERVATION REGULATIONS:

The Planning Commission has reviewed the Use Permit request in accordance with the requirements of Napa County Code (NCC) Section 18.108.040(A) and makes the following findings:

For structural/road development projects, all of the following are true:

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

Analysis: The overall development area consists of mild to steep slopes, with four sections in areas with slopes over 30 percent. These sections include 1) a 3,408 square-foot development area with an average slope of 41.02 percent near one of the cave hospitality areas; 2) a 1,295 square-foot development area with an average slope of 42.69 percent near the entry courtyard for guests; 3) a 1,177 square-foot development area with an average slope of 42.96 percent near the tunnel that connects the winery structure to the historic barrel storage cave; and 4) a 2,805 square-foot development area with an average slope of 48.25 percent where the new covered crush pad and production cave portal will be located. Areas of the project site to be developed that are at or above 30 percent slope have been designed to use the development areas in ways that predominately fall parallel to natural contours, with the use of proposed

retaining walls to avoid excessive grading and to maintain the surrounding hillside.

5. 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; and c) fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it;

Analysis: The structures were designed to fit into the natural topography to reduce earthwork and surface ground disturbance. Retaining walls have been stepped where necessary to minimize earthwork. Through the utilization, expansion, and improvement of an existing onsite cave, the project has been designed in manor that minimizes grading and earthmoving activities by maintain the smallest footprint possible, and where the footprint is expanded, it is taking place in an area of previously disturbed, impervious surface, with much of it replaced by a garden plaza with pervious surface for better surface-to-groundwater flow across the project.

6. 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 removal of sections of concrete production area and retaining walls where slopes are over 30 percent, which will allow for hillside restoration back to the original slope, as well as additional area for natural vegetation regrowth. One live oak will be removed due to its proximity to the proposed cave portal, and it will be replaced at a 2:1 replanting ratio. The remainder of the trees to be removed are non-native ornamental species, and landscaped areas along the existing watercourse will be preserved. The removal of the existing impervious driveway and parking area at the entrance of both the cave and the hospitality structure and the installation of a garden plaza in its place will result in an overall enhancement in both the quality and quantity of vegetation on site.

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

Analysis: The project proposes improvements to the existing driveway to meet Napa County Road and Street standards. The project also proposes two new fire hydrants and a 18,000-gallon fire water storage cistern in an existing tunnel of the cave, while proposed improvements to the cave include the addition of fire sprinklers that will bring it into Type III Occupancy compliance. The Napa County Fire Marshall has reviewed, approved and conditioned the project.

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

Analysis: The proposed project does not include any disturbances to streams or watercourse, and the development does not encroach upon the 35-foot setback in place for the existing, onsite ephemeral watercourse. At the project site, the ephemeral watercourse can be avoided as it works through existing culverts and closed conduits through the project site.

9. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies or identified as special status species, sensitive biotic

communities or habitats of limited distribution in the county's Baseline Data Report (2005 or as amended) or Environmental Resources Mapping System;

Analysis: The applicants submitted a biological survey report completed by Salix Consulting, Inc. dated July 2024, which concluded that there were no on-site occurrences of threatened or endangered plant or animal habitats, special status species, or sensitive biotic communities or habitats based on a California Natural Diversity Database query. A subsequent addendum was submitted to further address the identification of vegetation layers, wildlife corridors, and some discrepancies between the submitted report and Napa County Environmental Resources Mapping of special status species habitat and the submitted report. Both the Biological Survey Report and the subsequent addendum conclude that there will not be any adverse impacts on biological resources.

USE PERMIT:

The Planning Commission has reviewed the Use Permit request in accordance with the requirements of Napa County Code (NCC) Section 18.124.070 and makes the following findings:

10. The Planning 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 the Agricultural Watershed (AW) zoning district regulations. A winery (as defined in Napa County Code (NCC) §18.08.640) and uses in connection with a winery (see Napa County Code Section 18.20.030) are permitted in the AW zoning district with an approved Use Permit. Minor modifications to Use Permits for wineries located in the AW zoning district allowed under NCC §18.124.130 that involve an exception to Conservation Regulations found in NCC §18.108 require Planning Commission approval.

Wine production on the parcel has occurred for over 100 years, and in 1989 the County recognized these activities through the issuance of a Small Winery Exemption (SWE) permit (#SW-178889). A modification to the SWE followed in 1995 (#94180-MOD), and in 1996 the winery was recognized through the approval of a Use Permit (#96095-UP) that encompassed production and custom production, retail sales, visitation, parking, and the construction of a left turn lane from Silverado Trail. This Use Permit, along with three subsequent modifications (#98041-MOD, #80323-UP, and P08-00159), have been subject to the requirements of the Winery Definition Ordinance. A further modification was approved in 2017 (P17-00129-MOD), which increased tours and tastings and marketing events and recognized changes to the site and floor plan. The currently proposed project, as conditioned, complies with the requirements of the Winery Definition Ordinance and the Napa County Zoning Ordinance (Title 18, Napa County Code) as applicable.

11. The procedural requirements for a Use Permit Minor Modification set forth in Chapter 18.124 of the Napa County Code have been met.

Analysis: The use permit application has been appropriately filed, noticed, and public hearing requirements have been met. Under NCC §18.124.010, a Use Permit may be granted by the Planning Commission provided that a companion action is not required by the Board of Supervisors. The appropriate applications, fees, and public hearing requirements have been met. The hearing notice and intent to find the project categorically exempt from CEQA was posted and published in the Napa Valley Register on June 6, 2025, and copies of the notice

were forwarded to property owners within 1,000 feet of all project parcels. In addition to the requirements, the notice of public hearing was sent to interested parties requesting such notice.

With an existing Use Permit in place, the proposed project meets the criteria for an Administrative Permit that can be approved by the Zoning Administrator, as described in NCC §18.126.065 A, B, G, K, L, M, Q, R, S, T, and U. However, due to the applicant's request for an Exception to the Napa County Conservation Regulations, under NCC §18.108.040, an exception in the form of a use permit may be granted to any of the conservation requirements for structural/road development projects if, after a public hearing, Findings 4-13 (NCC §18.108.040(A)(1-8)) can be made.

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

Analysis: The requested modification to Use Permit to remodel the existing cave to achieve Type III occupancy for production and hospitality, relocate production activities to the second cave portal and add a covered crush pad, remodel the existing hospitality building to expand guest restrooms, upgrade to a new high-risk kitchen for on-site food preparation, relocate administrative offices, remove 10,000 square feet of impervious surface for a garden plaza, and widen the roads to meet the Napa County Road and Street Standards will not adversely affect the public health, safety or welfare. The continuation of existing levels of operation in both production and hospitality will not impact neighboring properties. Environmental Health has verified that the applicant has demonstrated through supporting reports and analyses prepared by qualified professionals that modifications to the wastewater infrastructure can accommodate the proposed development. The Water Availability Analysis (WAA) prepared by O'Connor Environmental, Inc., dated September 18, 2024, estimates the parcel groundwater demand of 17.1 acre-feet per year. This is less than the parcel-specific groundwater recharge analysis included in the WAA, which estimated an annual recharge of 51.8 acre-feet per year. The project would not negatively impact groundwater resources. The physical improvements are primarily taking place within existing developed or disturbed areas within the winery buildings or vineyards and would not have an impact on the environment, as demonstrated in the CEQA Categorical Exemption Memorandum. Various County divisions and departments have also reviewed the project and commented regarding the existing and proposed cave development, existing site access, road and street standards, conservation regulations, wastewater treatment and food services, and fire and life safety. Conditions are identified that will incorporate these comments, along with other project-specific and standard County conditions pertaining to noise, lighting, and water monitoring, into the project approval to assure the protection of the public health, safety, and welfare. Conditions of Approval have been provided from the Engineering Division, the Fire Marshal's Office, and the Department of Public Works.

According to the submitted Water Availability Analysis prepared by O'Connor Environmental, Inc. dated September 18, 2024, the project is not proposing any changes to existing water use over the most recent existing approved entitlement (P17-00129-MOD) and the associated February 27, 2017, Water Availability Analysis, also prepared by O'Connor Environmental, Inc. The submitted Water Availability Analysis and Wastewater Feasibility Study both demonstrate that the proposed project will not cause significant adverse well interference or substantial reductions in groundwater discharge to surface waters, however it was noted that the addition of a high-risk kitchen for on-site food preparation for marketing events was likely to account for some additional water use. An addendum prepared by Matthew O'Connor, PhD (CEG #2449) dated May 9, 2025, stated that the 2017 Water Availability Analysis assumed that marketing

events were catered on-site and accounted for a 15 gallon per guest rate of domestic water use. The addendum also pointed out that the more recent September 2024 WAA estimated that on-site catering would add 5 gallons per guest, or the equivalent of approximately 0.032 acre-feet per year based on the permitted 2,100 marketing event guests per year. This means that the proposed estimated 0.10 acre-feet per year for on-site catered events listed in Table 3 of the September 2024 WAA is 0.068 acre-feet higher than what is to be expected with on-site catering and food preparation. With this clarification in the addendum, staff concluded that no adverse effects on groundwater use or wastewater discharge are to be expected. The Environmental Health Division has reviewed and approved the proposed septic system with conditions. The proposed project did not require a Tier 2 or Tier 3 WAA as the winery and well are not within 500 feet of a neighboring well or 1,500 feet from a significant stream or body of water.

13. The proposed Use Permit complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

Analysis: Compliance with the Zoning Ordinance

The subject parcel is located in the AW zoning district where wineries with accessory uses are conditionally permitted. The proposed project is compliant with minimum winery building setbacks, as well as maximum winery lot coverage and maximum accessory to production ratio requirements specified in the Napa County Code. In compliance with County Code Section 18.104.200, which establishes a maximum allowable building area for accessory uses at 40 percent, the increased accessory use square footage associated with the requested permit modification is approximately 37 percent of the indoor and outdoor areas dedicated to wine production.

The project site consists of mild to steep slopes, with hillside grading and the covered crush pad proposed on slopes greater than thirty percent and the removal of an existing concrete production area that has a retaining wall. This will involve hillside grading to conform to the existing hillside contours. Under NCC §18.108.040, a Use Permit for an exception to the Conservation Regulations must be approved by the Planning Commission prior to development. The applicant has submitted an application for an exception to the Conservation Regulations and provided the appropriate information to address the requirements for issuance of an exception.

The project intends to minimize grading activity on slopes greater than thirty percent given the proposed improvements and limited site availability. Development areas where slopes are over 30 percent are limited to sections around the cave portals and a section of where the proposed parking area is sited, as well as some sections where driveway improvements will take place. In order to improve the existing driveway and maintain access to the caves, the proposed improvements will impact steep slopes and there are no alternatives that do not have greater environmental impacts. The proposed covered crush pad has been designed to use the available area between the existing cave footprint and access road. Retaining walls are proposed in this area to avoid excessive grading and maintain the surrounding hillside. The structures are designed to fit into the natural topography to reduce earthwork. The overall project will result in less post-project impervious area than pre-project impervious area. As such, the project meets the requirements of the Napa County Code and Zoning Ordinance with the approval of an exception to the Conservation Regulations.

Analysis: Compliance with the General Plan

The General Plan land use designation for the parcel is Agriculture, Watershed and Open Space (AWOS). The intent of the AWOS land use designation is to provide areas where the predominant use is agriculturally orientated and where watersheds are protected and enhanced (Policy AG/LU-20). General uses in the designation include agriculture, processing of agricultural products, and single-family dwellings, and the proposed project is compatible with the intended land use.

Applicable General Plan Policies include:

Policy AG/LU-2: "Agriculture" is defined as the raising of crops, trees, and livestock; the production and processing of agricultural products; and related marketing, sales and other accessory uses. Agriculture also includes farm management businesses and farm worker housing.

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.

Analysis: The proposed project will assist with the continued production and processing of agricultural projects, and their related marketing and sales. Wine production will be enhanced through the alterations and increased production efficiency, and the redevelopment of the cave and winery structure will play a role in both improved production, marketing and sales.

Policy AG/LU-10: New wineries and other agricultural processing facilities as well as expansions of existing wineries and facilities in agricultural areas should be designed to convey their permanence and attractiveness.

Policy CC-2: New wineries and other uses requiring the issuance of a Use Permit should be designed to convey their permanence and attractiveness.

Analysis: The improvements and expansion of this existing winery and facilities have been designed to ensure the long-term viability of the winery operation, and they support its permanence and attractiveness. The improved structure and garden plaza will enhance its aesthetic value while also reducing impervious surface.

Policy CC-6: The grading of building sites, vineyards, and other uses shall incorporate techniques to retain as much as possible the natural landform appearance. Examples include: The overall shape, height, and grade of any cut or fill slope shall be designed to simulate the existing natural contours and scale of the natural terrain of the site.

Analysis: A portion of the grading that is proposed and will require an exemption to the Conservation Regulations will be restoring the natural slope of the surrounding hillside that was altered when the site was originally developed.

Policy CC-10: Consistent with the County's Viewshed Protection Program, new developments in hillside areas should be designed to minimize their visibility from the County's scenic roadways and discourage new encroachments on natural ridgelines. The County shall continue implementation of the Viewshed Protection Program and shall apply the protective provisions of the program to all public projects.

Analysis: The proposed project will be maintaining the existence of a stand of approximately

five non-native pine trees in order to meet the visibility determination described in NCC §18.106.040(B), so that the project cannot be viewed from a designated public road due to surrounding topography and existing vegetation. Both the topography and the existing vegetation, primarily the non-native pine species that were originally marked for removal, provide adequate screening from Silverado Trail, a designated Napa County Viewshed Road, and in terms of visibility, the project can be cleared for further processing pursuant to the code. As part of the requirements of §18.106.040(B) and further described in the Conditions of Approval, the property owner shall be required to execute and record in the county recorder's office a use restriction requiring the existing covering vegetation to be maintained, or replaced with equivalent vegetation so to prevent the project from being viewed from any designated public road.

Policy CON-20: The County shall monitor biodiversity and habitat connectivity throughout the County and apply appropriate adaptive management practices as necessary to achieve applicable Natural Resources Goals. Changing conditions may include external forces such as changing state or federal requirements, or changes in species diversity, distribution, etc.

Analysis: The applicant submitted a Biological Resources Assessment prepared by Salix Consulting, Inc. dated July 2024 (See Attachment G). Findings included sections on soils, climate, biological communities, aquatic resources, wildlife occurrences and use, and special-status species. The study identified 33 regionally occurring special status plants that were considered for this project. Twenty-three of them could be eliminated by elevation or substrate and the remaining ten were considered based on micro habitat and probability of occurrence and each one was ruled out primarily based on visual observation of the habitat and the very small footprint of the study area. A formal rare plant survey was not recommended as needed, however an addendum to the Biological Resource Assessment was submitted in the form of a Biologist Memorandum to address further identification of all proposed tree removal (one oak tree to be removed) and the location of plant communities on maps prepared by the biologist, discrepancies on the location of a sensitive plant species (*Penstemon newberryi* var. *sonomensis* – Sonoma Beardtongue), and the identification of the project site as a wildlife corridor or conservation planning linkage (See Attachment G). The memorandum concluded that no adverse impacts will occur from the project on these species and the greater wildlife corridor.

Policy CON-24: Maintain and improve oak woodland habitat to provide for slope stabilization, soil protection, species diversity, and wildlife habitat through appropriate measures including one or more of the following: c) Provide replacement of lost oak woodlands or preservation of like habitat at a 2:1 ratio when retention of existing vegetation is found to be infeasible. Removal of oak species limited in distribution shall be avoided to the maximum extent feasible.

Analysis: The original project proposal included the removal of two oak trees, however through revised plans and resubmittals the applicants reduced this to the removal of one oak tree with plans for replanting at a 3:1 ratio. The Biologist Memorandum identified the one oak tree to be removed as being located near the wine cave, smaller than the adjacent oak trees be preserved, and on the edge of the woodland habitat. The applicant has included as part of their project description plans to have the tree surveyed for bats or nesting birds prior to removal. As such, with a 3:1 replacement as part of the proposal, the project supports Policy CON-24 and the maintenance and improvement of oak woodland habitat.

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.

Analysis: According to the submitted Water Availability Analysis prepared by O'Connor Environmental, Inc. dated September 18, 2024, the project is not proposing any changes to existing water use based on the approval of P17-00129-MOD and the associated February 27, 2017 Water Availability Analysis, also prepared by O'Connor Environmental, Inc. Upon staff review, comments and conditions received from the Engineering Division and Conservation Team, the submitted Water Availability Analysis and Wastewater Feasibility Study both demonstrate that the proposed project will not cause significant adverse well interference or substantial reductions in groundwater discharge to surface waters, however it was pointed out that the addition of a high-risk kitchen for on-site food preparation for marketing events was likely to account for some additional water use. An addendum prepared by Matthew O'Connor, PhD (CEG #2449) dated May 9, 2025 was submitted which highlighted the fact that the 2017 Water Availability Analysis implicitly assumed that the marketing events were catered on-site and accounted for a 15 gallon per guest rate of domestic water use. The addendum also pointed out that the September 2024 study estimated that on-site catering would add 5 gallons per guest, or the equivalent of approximately 0.032 acre-feet per year based on the permitted 2,100 marketing event guests per year. This essentially means that the proposed estimated 0.10 acre-feet per year for on-site catered events listed in Table 3 of the September 2024 WAA is actually 0.068 acre-feet higher than what is to be expected with on-site catering and food preparation. With this clarification, staff has concluded that no adverse effects on groundwater use and discharge are to be expected. The Environmental Health Division has reviewed and approved the proposed septic system with conditions.

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

Analysis: General Plan Goal E-1 is intended to support the maintenance and enhancement of the economic viability of agriculture through a handful of policy measures. Of these measures, aspects such as economic agriculture viability through tourism and the generation of jobs and local spending are supported by the proposed project. Other aspects such as the marketing of Napa County goods, services, and lifestyle are also supported by the project.

14. The proposed Use Permit would not require a new water system or improvements 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 County Code.

Analysis: As discussed in Finding 12 and under General Plan CON-55, the project will not cause significant adverse effects, either individually or cumulatively, on an affected groundwater basin in Napa County. The project does not present an increase in overall water use, and any changes in wastewater generated are addressed through the improvements and updates to the existing wastewater system, and that the project proposal will be able to adequately treat and disperse onsite all production and domestic wastewater generated.

“B”

Recommended Conditions of Approval and Final Agency Memos

Vine Cliff Winery Alteration Use Permit and Minor Modification
P25-00161-UP & P24-00191-MM
Planning Commission Hearing – June 18, 2025

**PLANNING COMMISSION HEARING – JUNE 18, 2025
RECOMMENDED CONDITIONS OF APPROVAL**

**VINE CLIFF WINERY ALTERATION
USE PERMIT FOR A CONSERVATION
REGULATIONS EXCEPTION NO. P25-00161-UP & USE PERMIT
MINOR MODIFICATION NO. P24-00191-MM
7400 SILVERADO TRAIL, NAPA, 94558
(APN: 032-030-027-000)**

This Permit encompasses and shall be limited to the project commonly known as **Vine Cliff Winery Alteration, located at 7400 Silverado Trail, Napa, CA**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved.

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

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

PART I

1.0 PROJECT SCOPE

This Permit encompasses and shall be limited to:

- 1.1 Approval of a Use Permit for an Exception to the Conservation Regulations to allow development on slopes over 30 percent at four areas with slopes over 30 percent. These sections include:
 - a. One 3,408 square-foot development area with an average slope of 41.02 percent near the cave hospitality areas;
 - b. One 1,295 square-foot development area with an average slope of 42.69 percent near the entry courtyard for guests;
 - c. One 1,177 square-foot development area with an average slope of 42.96 percent near the tunnel that connects the winery structure to the historic barrel storage cave;
 - d. One 2,805 square-foot development area with an average slope of 48.25 percent where the new covered crush pad and production cave portal will be located.
- 1.2 Approval of the following modifications and alterations:

- a. The conversion of an existing 6,762 square-foot winery structure with 4,424 square feet of production area and 2,338 square feet of accessory area into a 4,643 square-foot winery structure with 1,064 square feet of production area and 3,579 square feet of accessory area;
- b. The conversion and expansion of an existing 15,000 square-foot winery production cave and the additional use of an existing 2,751 square-foot historic barrel storage cave into a total of 20,174 square feet of winery cave area with 16,328 square feet of production area and 3,846 square feet of accessory area;
- c. The remodeling and relocation of existing covered crush pad, production area, tasting area, laboratory, employee offices, guest restrooms, employee break room, and expanded ADA compliant restrooms;
- d. The addition of a guest elevator between building levels;
- e. The addition of a high-risk kitchen for on-site food preparation;
- f. The conversion of the existing crush pad into an entry courtyard for guests;
- g. The addition of a second cave portal to the primary production cave;
- h. The installation of a fire water storage area, fire pump room, and fire sprinklers and insulation that meet Type III Occupancy standards for the cave; and
- i. The conversion of approximately 10,000 square feet of asphalt driveway and parking area into a garden plaza.

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

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the 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 [RESERVED]

4.3 MARKETING [RESERVED]

4.4 ON-PREMISES CONSUMPTION [RESERVED]

4.5 RESIDENCE OR NON-WINERY STRUCTURES

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

4.6 GRAPE SOURCE [RESERVED]

4.7 COMPLIANCE REVIEW

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

tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

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

4.8 RENTAL/LEASING

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

4.9 GROUND WATER MANAGEMENT - WELLS

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

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

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

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be

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.

authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.10 AMPLIFIED MUSIC

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

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (3:15 pm – 4:15 pm weekdays; 3:30 pm – 4:30 pm Saturdays and Sundays). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

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

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

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

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

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

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

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

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

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

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

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

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

4.17 NO TEMPORARY SIGNS

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

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

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

- a. Engineering Services Division operational conditions as stated in their Memorandum dated March 14, 2025.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated January 16, 2025.
- c. Department of Public Works operational conditions as stated in their Memorandum dated October 10, 2024.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated March 25, 2025.

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

- 4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**
- 4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT **[RESERVED]**
- 4.21 PREVIOUS CONDITIONS **[RESERVED]**

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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

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

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

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

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

- a. Engineering Services Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated March 14, 2025.
- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated January 16, 2025.
- c. Department of Public Works plan review/construction/ preoccupancy conditions as stated in their Memorandum dated October 10, 2024.
- d. Fire Department plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated March 25, 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.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division’s review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County’s Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at

the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

- b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

6.5 COLORS

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

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

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

6.7 TRASH ENCLOSURES

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

6.8 ADDRESSING

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

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES

- a. Final demolition plans of the existing winery structure, cave floors, and ancillary structures shall be submitted for building permit issuance. A site plan prepared by a qualified professional shall denote streams, stream setbacks, existing and proposed improvements and slopes. No new construction or earthmoving activities are allowed within established stream setbacks unless specifically approved as part of this permit in COA No. 1.0 (Scope) above. As determined by the PBES Director or designee, temporary construction fencing shall be placed at the stream setback line to prevent unauthorized encroachments.
- b. A landscape plan or restoration plan for the demolition area (existing residential and accessory structures) shall be submitted showing how the area will be restored to its natural vegetation state to the extent feasible. The landscape plan shall be approved by the PBES Director or designee prior to installation.

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

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

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

6.15.1 NESTING BIRDS & RAPTORS

The owner/permittee shall implement the following project environmental commitments proposed as part of the project to minimize impacts associated with the potential loss and disturbance 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 in 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 days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven 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 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 Conservation Division and the USFWS and/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.
- e. 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.

6.15.2 SPECIAL-STATUS BAT SPECIES

The owner/permittee shall implement the following project environmental commitments proposed as part of the project to avoid impacts to special-status bat

species and identify roosting habitat, a preconstruction bat survey shall be conducted by a qualified biologist prior to initiation of project activities including tree removal and ground disturbance. The survey shall be conducted within the Project site during appropriate weather conditions per the biologist's recommendations. If bats are identified, the qualified biologist shall identify the bats to the species level and evaluate the colony to determine its size and significance, and presence of a maternal colony. If any evidence of bat occupation is identified during the survey, the qualified biologist shall then provide additional measures to avoid impacts to roosting bats, and if the observed species has special status, as recommended by the California Department of Fish and Wildlife (CDFW). Measures provided shall be specific to the individual roost species present, and proposed construction activities, and shall include:

- a. Postponement of Project activities within a no-work buffer specified by the biologist to outside of the bat maternity season (typically, maternity season is April 1 through August 31) if a maternity colony is identified to be present and;
- b. Monitoring of Project activities by a qualified biologist. Project activities that do not produce noise or vibrations substantially higher than ambient conditions may be conducted if a nonmaternal roosting colony is present at the qualified biologist's discretion. If the qualified biologist determines that nonmaternal colony roosting bats are disturbed by construction activities, construction activities shall cease immediately and additional avoidance measures (e.g., installation of a noise shroud or sound curtain) shall be required before activities resume. If a maternity colony is present, tree removal and/or modification shall occur outside the bat maternity season (typically April 1 through August 31) in the fall (after flightless young have become volant as determined by the qualified biologist) and under the supervision of a qualified biologist.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

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

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

c. AIR QUALITY

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

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

d. STORM WATER CONTROL

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

7.2 ARCHEOLOGICAL FINDING

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

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

7.3 CONSTRUCTION NOISE

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

7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]

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

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

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 [RESERVED]

9.6 DEMOLITION ACTIVITIES

All demolition activities associated with the existing winery structure, cave floors, and ancillary structures shall be completed, landscaping installed, and debris cleared from the subject parcel.

9.7 GRADING SPOILS

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

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



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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: Andrew Amelung Planning Division	From: Alexei Belov, PE, CFM Engineering Division
Date: March 14, 2025	Re: P24-00191 Vine Cliff Technical Adequacy Conditions of Approval APN: 032-030-027-000

The Engineering Division ("Engineering") has reviewed the Use Permit Minor Modification, P24-00191, for Vine Cliff Winery located on assessor's parcel number 032-032-027. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following:

TECHNICAL ADEQUACY

1. The Engineering Division has reviewed the Water Availability Analysis (WAA) dated September, 2024, prepared by Matthew O'Connor, PhD, CEG, of O'Connor Environmental, Inc. The analysis has been evaluated based on information provided by the applicant, project location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, and groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

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

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 and Street Standards for Commercial development at the time of Building Permit Submittal. The property owner shall obtain a grading permit for all proposed roadway improvements.

SITE IMPROVEMENTS

3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, and parking and driveways, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the grading permit documents at the time of permit application. A plan check fee will apply.
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. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
6. **Prior to issuance of a development permit** (i.e. building permit and/or grading permit) the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance document, dated December 2014.
7. **Prior to issuance of a development permit**, as determined by the area of new or replaced impervious surfaces, the owner shall prepare and/or update a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
8. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of Regional Water Quality Control Board (RWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

9. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Ordinance 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
10. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
11. All trash enclosures must be covered and protected from rain, roof, and graded to preclude surface runoff.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

12. Refuse areas shall be covered, graded, and paved to prevent run-on and runoff. Drains within a refuse area shall be connected to the sanitary waste system.
13. All roofs, gutters, and/or downspouts shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.
14. Processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, shall be paved and performed indoors or under approved cover.

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

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

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Alexei Belov from Napa County PBES Department Engineering Division at (707) 299.2177 or via e-mail at Alexei.Belov@countyofnapa.org.



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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: Andrew Amelung, Project Planner	From: Maureen S. Bown, Senior Environmental Health Specialist
Date: January 16, 2025	Re: Vine Cliff 7400 Silverado Trail, Napa, CA Assessor Parcel # 032-030-027-000 Permit # P24-00191

This Division has reviewed an application requesting approval for a minor modification and related improvements, as described and depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Immediately:

1. The owner/operator shall hire an approved Service Provider and continue to regularly monitor the alternative wastewater treatment system as required by this Division and submit monitoring reports electronically.

Prior to issuance of building permits:

1. Plans for the proposed changes to the combined sanitary and process wastewater treatment system, as described in the Onsite Wastewater Disposal Feasibility Study, dated July 1, 2024, shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and submitted for review accompanied by complete design criteria based upon local conditions and plan check fee. Note any changes to the wastewater system must comply with the State General Waste Discharge Requirements and Napa County Code, including Napa County Code section 13.28.040. No building clearance for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
2. Permits to replace the existing septic tanks, install new tanks and any modification to the existing combined sanitary and process wastewater system, must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by these systems.
3. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. The technical report must be completed by a licensed engineer with experience in designing water systems. The preliminary technical report must be submitted to

the Regional Water Quality Control Board staff a minimum of six (6) months prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.

4. The existing combined sanitary and process wastewater system has a capacity of 2,570 gallons per day design, therefore, the winery, associated buildings, and residence will be limited to 2570 gallons per day.
5. This winery does not have a food facility permit. Therefore, complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to issuance of any building permits for said areas. An annual food permit will be required.
6. Because the proposed facility will have a food facility that will be used for food preparation for distribution at retail, this kitchen must be regulated under the California Retail Food Code and permitted by this Division. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to approval of any building permit for said areas. Additionally, as a condition of approval and permitting of this food facility, the owner will have to comply with water system sampling and reporting as required. Owner shall apply for and obtain an annual food permit prior to issuance of a final on this project.
7. Prior to drilling any wells, a well permit must be obtained by a licensed well driller, from this Division
8. Requirements of the Alternative Sewage Treatment System Annual monitoring permits must be maintained.
9. General Waste Discharge Requirements for Winery Process Water were adopted by the State water Quality Control Board in January 2021, as such the applicant will be required to comply with the requirements of the State Waterboard General Order.

During construction and/or prior to final occupancy being granted:

1. An annual permit to operate a water system must be obtained.
2. The use of the absorption field/drain field 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 include equipment storage, traffic, parking, pavement, livestock, etc.

Upon final occupancy and thereafter:

1. If any food service will be catered, 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.

2. The applicant shall provide portable toilet facilities for guest use during events of 15 persons or more as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
3. Please be advised-requirements for process wastewater treatment systems in Napa County must comply with Regional Water Quality Control Board (RWQCB) minimum standards. The owner will have to comply with process wastewater system requirements in place at the time the application for a building permit is filed and the sewage installation permit is secured.
4. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
5. The use of the absorption field/drain field 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 include equipment storage, traffic, parking, pavement, livestock, etc.
6. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.



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Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

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

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Ahsan Kazmi, P.E. Senior Traffic Engineering
Date: October 10, 2024	Re: Vine Cliff Minor Modification Permit Conditions of Approval (P24-00191)

This memorandum on the Condition of Approval is prepared at the request of Planning, Building, and Environmental Services (PBES) staff regarding the Use Permit Application # P24-00191, for the Vine Cliff Winery (APN 032-030-027) located at 7400 Silverado Trail, Napa, California.

In preparation of this memorandum, we have reviewed the following documents related to proposed project:

- Use Permit Minor Modification Application dated July 11, 2024.
- Winery Trip Generation Worksheet dated N/A.
- Project Description dated July 11, 2024.
- Project Description dated September 13, 2024.
- Vine Cliff Winery Alteration Plan dated 13, 2024.

After a thorough review of the submitted documents, we have determined that a Traffic Impact Study (TIS) is not necessary, as a left turn lane from Silverado Trail into the project's driveway is already in place. The provided materials offer adequate information to assess the conditions for the proposed project. The Department of Public Works has established the following conditions of approval for Use Permit Application Number P24-00217:

1. **Previous Conditions**

There shall be no changes to the number of approved employees (full-time or part-time), daily tours/tastings, production volume (in gallons), number of marketing events, or guest capacity, as previously approved. The permittee must continue to comply with all conditions of approval for the winery use as outlined in Use Permit Application P17-00129.

2. **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 that are 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.

3. **On Street Parking**

Parking within the public right-of-way will be prohibited during large marketing and/or temporary events.

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 including installation of left turn lane within public right of way. Please contact the Roads Division 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/>

Please contact Ahsan Kazmi, P.E. at Ahsan.Kazmi@countyofnapa.org or call (707) 259-8370 if you have questions or need additional information.



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

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

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	3/25/2025
FROM:	Jason Downs, Fire Marshal	PERMIT #	P24-00191
SUBJECT:	Vine Cliff Winery – Minor Modification	APN:	032-030-027-000

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. 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.
6. 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.



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

7. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
8. Turnarounds are required on driveways and dead-end roadways.
9. 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.
10. 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.
11. 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.
12. 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.
13. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.
14. 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.
15. 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



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

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

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

16. 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.
17. 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.
18. Provide and maintain a 100-foot defensible space around all structures in accordance with the Napa County Defensible Space Guidelines.
19. Provide and maintain a 10-foot defensible space on both sides of all roadways leading to the facility, in accordance with the Napa County Defensible Space Guidelines.
20. Emergency responder radio coverage in new buildings: All new buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

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

“C”

Previous Project Conditions

Planning

Cover Sheet

APN	032-030-027 - 000
Permit #	32-030-27
Program	USE
DocType	DD
Street #	
Street Name	
Year	





NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

Date: September 14, 1988

Applicant: Chuck and Nel Sweeny
7400 Silverado Trail
Oakville, California 94562

Small Winery Name: Sweeny Vineyards Winery
Application Number: SW - 178889
Location: 7400 Silverado Trail
Oakville, CA
Assessor's Parcel #: 32-030-27

Dear Mr. and Mrs. Sweeny:

Your application for a Small Winery Use Permit Exemption has been approved by the Napa County Conservation, Development and Planning Department.

Approval Date: **September 14, 1988** This approval will expire on **September 14, 1989**, if not activated. Annual Production Capacity is limited to **10,000 gallons**. Any increase in annual production capacity must be approved in advance by the Conservation, Development and Planning or the Planning Commission and appropriate County departments.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey Redding".

JEFFREY REDDING
Deputy Planning Director

JR:jcc2

cc: James H. Hickey, Director
John Tuteur, County Assessor
Bill Hall, Building Codes Administrator
Tim Smellings, Department of Environmental Management
Ron Childress, Napa County Fire Department
Patrick Mervin, 320-A Tesconi, Santa Rosa CA 95401

RECEIVED

JUL 24 1989

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

2. Building Features: (Wood, stucco or rock facing required on any non-historic structures).

FLOOR AREA: EXISTING STRUCTURES 0 SQ. FT. NEW CONSTRUCTION 4428 SQ. FT.

TYPE OF CONSTRUCTION: STONE, CONC, WOOD, SLATE

TYPE OF EXTERIOR WALL FACING: STONE & WOOD

TYPE OF ROOF: SLATE

MAX. HEIGHT (FT.): EXISTING STRUCTURES _____ PROPOSED STRUCTURES _____
(Height 35')

COMPLIANCE WITH THE U.S. SECRETARY OF INTERIOR'S
"STANDARDS FOR REHABILITATION" AND ASSOCIATED
"GUIDELINES FOR REHABILITATING HISTORIC STRUCTURES" NA YES NO

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: NONE

TYPE OF SHIELDS TO BE INSTALLED
ON EXTERIOR LIGHTS: COPPER

WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED:
(Not less than 100 ft. is located with County designated high fire risk
area). 100 FT.

METHOD OF DOMESTIC WASTE DISPOSAL: SEPTIC SYSTEM

METHOD OF INDUSTRIAL WASTE DISPOSAL: SEPTIC SYSTEM

3. Site Characteristics:

PARCEL ACREAGE: (Not less than 4 AC.) 99.59 ACRES

ZONING DISTRICT INVOLVED: (AW, AND AP ONLY) AW

WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD:
(Not less than 400 ft. Silverado Trail and State Highways for new
structures; 200 ft. in all other cases). 1200 FT.

ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY:
(Not less than 2,000 ft. with 1,000 ft. corridor). 4000 FT. N/A

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE:
(Not less than 500 ft. unless a waiver is granted by 1400 FT. DIC
property owner).

MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY COMPLEX INCLUDING
SEWAGE SYSTEM AND ACCESS ROAD AND THE TOP OF THE BANK OF THE
ORDINARY HIGH WATER CHANNEL OF THE NEAREST RIVER OR STREAM
NOT COVERED BY COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE.
(Not less than 50 ft.) 60+ FT.

NAME OF NEAREST RIVER OR STREAM: NAPA RIVER

4. Access and Parking:PUBLIC ROAD FOR ACCESS TO WINERY: SILVERADO TRAIL

(Small wineries requiring access by means of the following roadways shall not be eligible for use permit exemption.

- (1) State Highway Route 29 between Yountville and St. Helena (Lodi Lane) and all dead-end roads extending from that section of highway;
- (2) State Highway 121 west of the City of Napa;
- (3) American Canyon Road west of Flosden Road;
- (4) Flosden Road).

PARKING SPACES: EXISTING SPACES: 3PROPOSED SPACES: 45. Building Site Requirements:

MONTH DURING WHICH WINERY CONSTRUCTION RELATED
GROUND DISTURBING ACTIVITIES WILL OCCUR:

(April through October ONLY unless catch
basin installed).

APRIL

NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED:

1 IF REQ'D

TYPE OF EROSION CONTROL MEASURES INSTALLED TO
DISCHARGE ALL CONCENTRATED RUN-OFF AT NON-EROSIVE
VELOCITIES:

CULVERTS & BERMS

TYPE OF GRASS MIXTURE TO BE USED IN AREAS
DISTURBED BY WINERY CONSTRUCTION:

RYE

DATE BY WHICH DISTURBED AREAS WILL BE RESEED:

1 MONTH PRIOR TO RAINY SEASON6. Landscaping Requirements:

- a. INDICATE ON THE PLOT PLAN THE NAMES AND LOCATIONS OF THE PLANT MATERIALS TO BE PLANTED TO SCREEN WINERY STRUCTURES, PARKING LOTS, AND OUTDOOR WORK AND STORAGE AREAS FROM VIEW FROM SURROUNDING PROPERTIES AND ROADWAYS.

- b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: EXISTING FARM LABOR,
WATER USE BY WELL, DRIP SYSTEM, & TIME CLOCK

File No.: SW-178889

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1195 Third Street, Room 210 . Napa, California 94559 . (707) 253-4416

APPLICATION FOR
SMALL WINERY USE PERMIT EXEMPTION
Please fill in all appropriate information
Items in () are County Requirements for Use Permit Exemption

Proposed Winery Name: SWEENEY WINERY Assessor's Parcel No.: 32-030-27

Applicant's Name: PATRICK HERVIN Telephone No.: (707) 579-1926

Address: 320-A TERCONI CIRCLE NANTA ROSA CA 95401
No. Street City State Zip Code

Status of Applicant's Interest in Property: ARCHITECT

Property Owner's Name: CHUCK & NEL SWEENEY

Address: 7400 Silverado Trail Oakville Telephone No.: 579-1926
No. Street City State 963-1565

I. Operating Features: (Check the appropriate spaces)

☒ CRUSHING ☒ FERMENTATION ☒ STORAGE/AGING ☒ BOTTLING/PACKING

☒ SHIPPING VIA: TRUCK; ☒ ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING

OTHER: _____

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION N/A GAL/YEAR
(NOT TO EXCEED 20,000 GAL.)

ULTIMATE PRODUCTION CAPACITY 10,000 GAL/YEAR

HOURS OF OPERATION 9 A.M. TO 4 P.M. DAYS OF OPERATION 7

NUMBER OF SHIFTS: N/A EMPLOYEES PER SHIFT: N/A FULL TIME N/A PART TIME N/A
(Currently) (Currently)

NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 2 FULL TIME 2 PART TIME
(Proposed) (Proposed)

NO. VISITORS ANTICIPATED: PER DAY 1 PER WEEK 7

RECEIVED

AUG 8 1988

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

FOR COUNTY
USE ONLY

YES NO

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): _____

THIS APPLICATION _____ QUALIFY FOR A SMALL WINERY USE PERMIT EXEMPTION
does/does not

BY: _____
Conservation, Development and
Department

DATE: _____

☐ *Failure to activate this application within one year of the Planning Department determination shall invalidate this application and a new application will be required.*

cc: BUILDING INSPECTION DEPARTMENT
ENVIRONMENTAL HEALTH
ASSESSOR

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1195 Third Street, Room 210
Napa, California 94559
(707) 253-4416

YES NO

7. Environmental Considerations:

1. DOES THE PROPOSED SMALL WINERY BUILDING OR RELATED FACILITIES LIE WITHIN AN "ENVIRONMENTALLY SENSITIVE AREA":

NO a. A DESIGNATED FLOODWAY

NO b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE

NO c. AN AREA THREATENED BY LANDSLIDES

NO d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT

NO e. AN ARCHAEOLOGICALLY SENSITIVE AREA

NO f. THE HABITAT AREA OF A RARE AND/OR ENDANGERED PLANT OR ANIMAL

2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

NO a. A HIGH FIRE RISK HAZARD AREA

NO b. A RECOGNIZED HISTORIC STRUCTURE

William L. Sallak 13 Sep '88

I CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT AND THAT THE PLANS SUBMITTED ARE ACCURATE:

[Signature]
SIGNATURE OF APPLICANT
PATRICK HERWIN AIA

[Signature]
SIGNATURE OF PROPERTY OWNER
(if different from applicant)

8.8.88 198__
DATE

8-2 198__
DATE

FOR COUNTY USE ONLY

DATE FILED: *Aug 8, 1988* ACCEPTABLE PLOT PLAN SUBMITTED: *X* YES NO

FILE NO: TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: *X* YES NO

RECEIVED BY: *Barbara Abate*

Receipt # 000286 \$150.00

Planning

Cover Sheet

APN	032-030-027-000
Permit #	94180
Program	USE
DocType	DD
Street #	7400
Street Name	Silverado Tr
Year	





NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

February 21, 1995

Charles M. Sweeney
7400 Silverado Trail
Napa, CA 94558

RE: Modification of Small Winery Exemption #SW-178889
File # 94180-MOD (APN 32-030-27)

Dear Mr. Sweeney:

At the meeting of February 17, 1995, the Napa County Zoning Administrator **APPROVED** your request to modify previously-issued Small Winery Exemption #SW-178889 to allow redesign of the winery floor plan, reduction of production space to 4,424 sq.ft. (including a trellis-covered tank pad), construction and use of a 2,271.5 ft outdoor slab for grape receiving and crushing, located on a 99.59 acre parcel on the east side of Silverado Trail in the Oakville area, within an AW (Agricultural Watershed) Zoning District.

The modification is subject to the attached conditions of approval.

Notice of this approval will be published on Friday, February 24, 1995 in the Napa County Record. Pursuant to Section 18.124.130(C) of the Napa County Code, this determination may be appealed to the Board of Supervisors within ten working days of the date of publication.

If you have any further questions, please call.

Very truly yours,

A handwritten signature in cursive script, reading "Michael Miller".

MICHAEL MILLER
Zoning Administrator

attachment

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Kay Doughty, Eberlin Construction

minormod.za

CONDITIONS OF APPROVAL

Small Winery Modification #94180-MOD (Sweeney/Vine Cliff Winery)

1. The permit is limited to the modification of Small Winery Use Permit Exemption #SW-178889 to redesign the winery floor plan, which includes with an existing 1498 square foot barrel room; the construction of a 2926 square foot raised tank pad; and the construction of a 2271.5 square foot slab for use to receive grapes and grape crushing. The location of all construction shall occur as shown on the attached approved floor plan.

Any expansion or changes in use shall be by separate Use Permit submitted for consideration.
2. The applicant shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
3. All conditions and requirements of the Small Winery Use Permit Exemption #SW-178889 shall remain in force, including, but not limited to: a maximum of 10,000 gallons/year production capacity; no public tours or tasting; no more than 1 visitor/day, 7/week; and no more than 2 full-time and 2 part-time employees.
4. The cave located adjacent to the winery shall not be included as part of the winery operations, except by approval of a separate Use Permit submitted for consideration.
5. The applicant shall comply with all applicable design standards and conditions included in the Small Winery Use Permit Exemption criteria. Any conditions that are in conflict with the requirements of this permit shall be null and void.
6. Compliance with all current applicable building codes, zoning standards, and requirements of County Departments and agencies.
7. Compliance with the requirements of the Department of Environmental Management as stated in their letter of January 25, 1995.
8. All facilities of the winery, including caves, offices, and storage buildings, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself.
9. Prior to any use in reliance on this modification (including but not limited to "use" as defined in Napa County Code Sec. 18.124.080), the trailer shall be fully permitted or removed from the parcel.



NAPA COUNTY

DIVISION OF
ENVIRONMENTAL HEALTH

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

1195 THIRD STREET, ROOM 101 • NAPA, CALIFORNIA 94559-3082
AREA CODE 707/253-4471 • FAX 707/253-4545

RECEIVED

JAN 26 1995

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

MEMORANDUM

TO: Napa County Planning Dept. - Jeffrey Redding, Director

FROM: Department of Environmental Management-Christine Secheli, REHS *CMS*

SUBJECT: Use Permit Application for Charles Sweeney

DATE: January 25, 1995

APN 32-030-27

FILE # 94180-MOD

Located at 7400 Silverado Tr.

We are in receipt of the January 24, 1995 memo from Wyntress Chatman Balcher regarding the issue of production capacity for the subject use permit. Because there will be no increase in production capacity, our comments will be limited to the following:

1. That all wastewater from the proposed crush pad be connected to the approved sewage disposal system. If this connection will be outside of the pad ie., via a new sewer line to the septic tank, a sewer line permit must be secured from this department.
2. Within 60 (sixty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.

cc: Vinecliff Winery, 7400 Silverado Tr., Oakville, CA

planning/COUNTY/8927.1

Planning

Cover Sheet

APN	032-030-027-000
Permit #	96095
Program	USE
DocType	STR
Street #	7400
Street Name	Silverado Tr
Year	



**PROPOSED
CONDITIONS OF APPROVAL**

Agenda Item #12

**CDPC Meeting Date: December 18, 1996
Use Permit #96095-UP/ Vine Cliff Winery**

1. The permit is limited to:
 - a. Increase the production capacity of the existing winery from 10,000 to 30,000 gallons per year.
 - b. The construction of an 840 sq. ft. mezzanine within the existing 1498 sq. ft. barrel room building..
 - c. The construction of a single-story, 3,835 sq. ft. structure for those uses outlined on the building floor plan: offices, conference room, kitchen and tasting/reception room.
 - d. The use of the existing 2,072 sq. ft. cave and the use of new 10,255 sq. ft. caves for wine barrel storage only.
 - e. Custom production for 3 custom producers utilizing 5,000 gallons of the 30,000 gallon/year production capacity and 2800 sq. ft of the winery for production activities, including crush, fermentation, and ageing, but no marketing, sales or tasting.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. Provide 12 off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department.
3. Plans for any outdoor signs shall be submitted to the Department for review.
4. All outdoor storage of equipment shall be screened from view of Silverado Highway and adjacent properties by a visual barrier consisting of fencing and/or dense landscaping. No open storage is to exceed the height of the screening.
5. Comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
6. Comply with the requirements of the Department of Public Works as stated in their letter of September 17, 1996.
7. Comply with the requirements of the Department of Environmental Management stated in their letter of September 13, 1996.

**PROPOSED
CONDITIONS OF APPROVAL**

Agenda Item #12

**CDPC Meeting Date: December 18, 1996
Use Permit #96095-UP/ Vine Cliff Winery**

8. Marketing activities are limited to the following and in conformance with Section 18.08.370 of the Napa County Code:
- a. Private tours and tasting: invited persons who have pre-established business or personal relationships with the winery or its owners and persons who have made unsolicited prior appointments.
Frequency: 100 per year
Number of persons: 2 to 4 Average: 3
 - b. Tours and tasting for wine trade only
Frequency: 2 times per week
Number of persons: 2 to 4 Average: 3
 - c. Luncheons for wine trade only
Frequency: 2 times per month
Number of persons: 5 to 10 Average: 7
 - d. Private promotional dinners for persons who have pre-established business or personal relationships with the winery or its owners:
Frequency: 6 times per year
Number of persons: 8 - 12 Average: 10
9. The applicant shall report to the Department on an annual basis the source of his grapes, verifying that 75% of the annual production is from Napa County grapes. The report shall include the grape tonnage and the Assessor's Parcel Number(s) where grown. Such report shall be proprietary and not available to the public.
10. For the public record, the applicant shall annually submit to the Department a statement certifying compliance with the source requirement and indicating the percentage of Napa County grapes utilized.
11. The production capacity of the winery shall not exceed 30, 000 gallons/year as averaged over any consecutive three (3) year period. In any given year production shall not exceed 37,500 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons produced during the year.

**PROPOSED
CONDITIONS OF APPROVAL**

Agenda Item #12

**CDPC Meeting Date: December 18, 1996
Use Permit #96095-UP/ Vine Cliff Winery**

12. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself, except as authorized through the Temporary Events License.
13. Comply with 2 Mitigation Measures described in the Project Revision Statement signed by the applicant dated December which includes the construction of a left turn lane from Silverado Trail to the expanded facility.
14. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
15. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit #94180-MOD. Any conditions that are in conflict with the requirements of this permit shall be null and void.

Planning

Cover Sheet

APN	032-030-027-000
Permit #	98323
Program	USE
DocType	DD
Street #	7400
Street Name	Silverado Tr
Year	





NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Secretary-Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

May 20, 1999

Mr. and Mrs. Charles Sweeney
Vine Cliff Winery, Inc.
7400 Silverado Trail
Napa CA 94558

Corrected Copy

RE: Request for Use Permit #98323-UP(APN 32-030-27)

Dear Mr. and Mrs. Sweeney::

Please be advised that **Use Permit Application #98323-UP** has been **APPROVED** by the Napa County, **Conservation, Development and Planning Commission** on May 5, 1999 based on the attached conditions.

The permit becomes effective ten (10) working days from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by another, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void.

EXPIRATION DATE: May 17, 2000

An extension of time in which to activate the use permit may be granted for a maximum of 12 months, upon application at least 30 days prior to expiration, and payment of fees in effect at the time of application, **and** provided that any approved modification of the permit has become final. This letter is your only notice regarding expiration and procedures for extension of this permit.

You are hereby further notified, pursuant to Government Code Sec.66020(d)(1), that the 90-day period in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jeffrey Redding".

Jeffrey R. Redding
Director

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Michael Miller, Deputy Planning Director

CONDITIONS OF APPROVAL
Use Permit Application # 98323-UP (Vine Cliff Winery)

1. The permit is limited to:

- A. The increase in the production capacity from 30,000 to 48,000 gallons/year.
- B. The increase the area of the caves from 12,327 ft² to 15,000 ft² to use for barrel storage and library wine storage as delineated on the attached site plan, and consistent with the application forms and supplemental winery information sheet.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. Marketing activities are modified and limited to the following and in conformance with Section 18.08.370 of the Napa County Code :

a. Tours and tasting for wine trade only

Frequency: 2 times per week
Number of persons: maximum 4 persons
Time of Day: Between 11:00 AM to 11:00 PM ~~Between 11:00 AM to 4:00 PM or 6:00 PM to 11:00 PM~~

b. Luncheons for wine trade only:

Frequency: 2 times per month
Number of persons: maximum 50 ~~25~~ persons
Time of Day: Between 11:00 AM to 11:00 PM ~~Between 11:00 AM to 4:00 PM or 6:00 PM to 11:00 PM~~

c. Private promotional dinners for persons who have pre-established business or personal relation ship with the winery or its owners:

Frequency: 6 times per year
Number of persons: maximum 50 ~~25~~ persons
Time of Day: Between 11:00 AM to 11:00 PM ~~Between 11:00 AM to 4:00 PM or 6:00 PM to 11:00 PM~~

The winery will be closed for retail sales during the periods when there will be over 40 persons attending any of the above- indicated events. Events will not be scheduled to begin or end between 4:00 to 6:00 PM.

3. All parking shall be provided on-site. A maximum 21 parking off-street parking spaces shall be provided on a dust-free all-weather surface approved by the Public Works Department and in conformance with the regulations outlined in the Road and Street Standards.

CONDITIONS OF APPROVAL
Use Permit # 98323-UP Vine Cliff Winery

4. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:

The Department of Environmental Management as stated in their letter of April 6, 1999.

The Department of Public Works as stated in their Memorandums of January 26, 1999 and April 9, 1999

The County Fire Department as stated in their letter of April 15, 1999.

The Building Division as state in their memo of January 21, 1999.

5. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
6. The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #96095-UP (and modifications #98041-MOD and #94180-MOD). Any conditions that are in conflict with the requirements of this permit shall be null and void.
7. During winery construction, all construction equipment muffling and hours of operation shall be in compliance with the County Code section regarding noise, Chapter 8.16.
8. All exterior lighting shall be shielded and directed downward, and shall be the minimum necessary for security or operations.



NAPA COUNTY RECEIVED

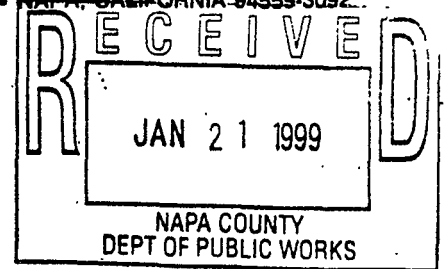
JEFFREY R. REDDING
Director

JAN 26 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416



TO:

Public Works

APPLICATION TITLE: Vine Cliff Winery Use Permit FILE #: 98323-UP

RESPONSE REQUEST DATE: 1.21.99

RESPONSE RETURN DATE: 2.4.99

FINAL REQUEST DATE: _____

FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project ☒ Yes ☐ No
If yes, indicate required permits: Grading Permit

2. Indicate areas of environmental concern and availability of appropriate technical data: NONE

3. Do you recommend: ☐ Negative Declaration ☐ Environmental Impact Report
4. If the project is approved, recommend conditions-of-approval (use additional page if needed):

APPLICANT SHALL APPLY AND OBTAIN A GRADING PERMIT FOR ON-SITE PLACEMENT OF EARTH SOILS FROM THE EXCAVATION OF THE CAVES.

5. Have you previously reviewed an application on any portion of this project?

☐ Yes ☒ No

6. Name of contact person: RUSS BERGHOLZ Telephone: 253-4351

Response Prepared by: RUSS BERGHOLZ

Title: ASSISTANT ENGINEER

Date: 1/26/99



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Secretary-Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

May 19, 1999

Mr. and Mrs. Charles Sweeney
Vine Cliff Winery, Inc.
7400 Silverado Trail
Napa CA 94558

RE: Request for Use Permit #98323-UP(APN 32-030-27)

Dear Mr. and Mrs. Sweeney::

Please be advised that **Use Permit Application #98323-UP** has been **APPROVED** by the Napa County, Zoning Administrator on May 5, 1999 based on the attached conditions.

The permit becomes effective ten (10) working days from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by another, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void.

EXPIRATION DATE: May 17, 2000

An extension of time in which to activate the use permit may be granted for a maximum of 12 months, upon application at least 30 days prior to expiration, and payment of fees in effect at the time of application, **and** provided that any approved modification of the permit has become final. This letter is your only notice regarding expiration and procedures for extension of this permit.

You are hereby further notified, pursuant to Government Code Sec.66020(d)(1), that the 90-day period in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jeffrey R. Redding".
Jeffrey R. Redding
Director

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Michael Miller, Deputy Planning Director

H/shared/sweeney up approval ltr 5/5/99

CONDITIONS OF APPROVAL
Use Permit Application # 98323-UP (Vine Cliff Winery)

1. The permit is limited to:
 - A. The increase in the production capacity from 30,000 to 48,000 gallons/year.
 - B. The increase the area of the caves from 12,327 ft² to 15,000 ft² to use for barrel storage and library wine storage as delineated on the attached site plan, and consistent with the application forms and supplemental winery information sheet.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. Marketing activities are modified and limited to the following and in conformance with Section 18.08.370 of the Napa County Code :
 - a. Tours and tasting for wine trade only
Frequency: 2 times per week
Number of persons: maximum 4 persons
Time of Day: Between 11:00 AM to 11:00 PM ~~Between 11:00 AM to 4:00 PM or 6:00 PM to 11:00 PM~~
 - b. Luncheons for wine trade only:
Frequency: 2 times per month
Number of persons: maximum 50 ~~25~~ persons
Time of Day: Between 11:00 AM to 11:00 PM ~~Between 11:00 AM to 4:00 PM or 6:00 PM to 11:00 PM~~
 - c. Private promotional dinners for persons who have pre-established business or personal relation ship with the winery or its owners:
Frequency: 6 times per year
Number of persons: maximum 50 ~~25~~ persons
Time of Day: Between 11:00 AM to 11:00 PM ~~Between 11:00 AM to 4:00 PM or 6:00 PM to 11:00 PM~~

The winery will be closed for retail sales during the periods when there will be over 40 persons attending any of the above- indicated events. Events will not be scheduled to begin or end between 4:00 to 6:00 PM.

3. All parking shall be provided on-site. A maximum 21 parking off-street parking spaces shall be provided on a dust-free all-weather surface approved by the Public Works Department and in conformance with the regulations outlined in the Road and Street Standards.

CONDITIONS OF APPROVAL
Use Permit # 98323-UP Vine Cliff Winery

4. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:

The Department of Environmental Management as stated in their letter of April 6, 1999.

The Department of Public Works as stated in their Memorandums of January 26, 1999 and April 9, 1999

The County Fire Department as stated in their letter of April 15, 1999.

The Building Division as state in their memo of January 21, 1999.

5. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
6. The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #96095-UP (and modifications #98041-MOD and #94180-MOD). Any conditions that are in conflict with the requirements of this permit shall be null and void.
7. During winery construction, all construction equipment muffling and hours of operation shall be in compliance with the County Code section regarding noise, Chapter 8.16.
8. All exterior lighting shall be shielded and directed downward, and shall be the minimum necessary for security or operations.



NAPA COUNTY

RECEIVED

JEFFREY R. REDDING
Director

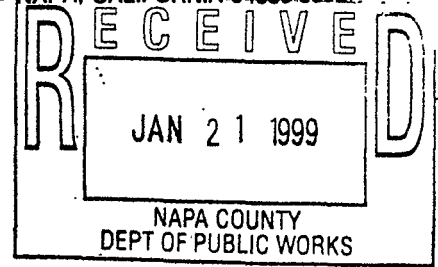
JAN 26 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS



TO: Public Works

APPLICATION TITLE: Vine Cliff Winery Use Permit FILE #: 98323-UP

RESPONSE REQUEST DATE: 1.21.99 RESPONSE RETURN DATE: 2.4.99
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project ☒ Yes ☐ No
If yes, indicate required permits: Grading Permit

2. Indicate areas of environmental concern and availability of appropriate technical data: NONE

3. Do you recommend: ☐ Negative Declaration ☐ Environmental Impact Report
4. If the project is approved, recommend conditions-of-approval (use additional page if needed): _____

APPLICANT SHALL APPLY AND OBTAIN A GRADING PERMIT FOR ON-SITE PLACEMENT OF EARTH SPOILS FROM THE EXCAVATIONS OF THE CAVES.

5. Have you previously reviewed an application on any portion of this project?
☐ Yes ☒ No

6. Name of contact person: RUSS BERGHOLZ Telephone: 253-4351

Response Prepared by: RUSS BERGHOLZ

Title: ASSISTANT ENGINEER

Date: 1/26/99



MEMORANDUM

April 6, 1999

TO: Napa County Planning Department, Jeff Redding, Director

FROM: Napa County Environmental Management Department, *AMS*
Christine Secheli, R.E.H.S., Senior Environmental Health Specialist

SUBJECT: Application for Vine Cliff Winery
Located at 7400 Silverado Trail, Napa
Assessor Parcel # 32-030-27
File # 98323-UP

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. That an annual sewage (operating) permit for the pressure distribution sewage disposal system be obtained and that the septic system monitoring requirements be fully complied with as required.

cc: Vine cliff winery, Inc., 7400 Silverado Trail, Napa

- d. Access to the building for the purpose of firefighting shall be provided. Construction material shall not block access to buildings, hydrants or fire appliances.
3. Fire department access shall be provide by compliance with County FPS section IV.9, State FSR Article 2, California Fire Code section 902 and specifically:
 - a. Installation of fire department/sheriff office "Rapid Entry System" key switches or padlocks for access through locked gates.
 - b. Fire apparatus access roads shall be provided in accordance with section 901 and 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet form fire apparatus access as measured by an approved route around the exterior of the building or facility.
 - c. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
4. Water supplies and hydrants for fire protection shall be in accordance with County FPS section IV and the California Fire Code section 903 and specifically:
 - a. Required fire flow in accordance with County FPS section IV .3-6 is estimated.
 - b. number and spacing of fire hydrants in accordance with CFC appendix III-B (County FPS section IV.5)
 - c. Water storage capacity for fire protection in accordance with County FPS section IV .3-6.
 - d. Or comply with the fire flow requirements set forth in the CFC appendix III-A.
 - e. If a fire pump is required to pressurize the fire protection system it shall be installed and maintained to appropriate NFPA standards.
5. Built-in fire protection shall consist of that required by applicable codes and the following:
 - a. An automatic sprinkler system with alarm supervision by an approved central, or remote station installed and maintained to appropriate NFPA standards;
 - b. An automatic fire alarm system with alarm supervision by an approved central or remote station installed an maintained to appropriate NFPA standards.
6. Fire, Panic, and Life-Safety in the proposed caves shall be provided by:
 - a. Compliance with applicable sections of Titles 19 & 24 of the California Code of Regulations (California Fire and Building Codes) to provide a reasonable level of safety for the subterranean occupancy and specifically the 1997 CFC Article 41 "Winery Caves."
 - b. Design, materials, or methods of construction alternate to that prescribed by the above codes may be approved in writing by the appropriated authority having jurisdiction. A

- c. Copy of the documentation with details for granting such approval shall be provided to the Fire Department.
 - d. Construction plans shall be reviewed for compliance with the above codes and approved by the appropriate authority having jurisdiction prior to cave construction.
 - e. A copy of the construction plans shall be provided to the Fire Department prior to cave construction.
 - f. A Fire Department/Sheriff Office "Rapid Entry System" storage cabinet shall be installed prior to construction for emergency and rescue information storage.
 - g. Detailed as-built floor plans shall be provided to the Fire Department prior to occupancy.
 - h. Cave contents shall be limited to storage of wine-filled barrels, metal tanks, and other non-combustible materials.
 - i. "Assembly occupancy" use of the caves shall be limited to that specifically approved for in the above plan review documentation.
7. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly to the NCFD shall be provided by the applicant at no charge to the County (CFC section 103.1.1) upon request from the County Fire Marshal for the following circumstances:
8. If the project is designed without direct compliance to the applicable constructions requirements, alternate methods proposals (CFC 103.1.2) will be required from the applicant and technical assistance may be requested for review and compliance inspection.
9. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Fire Department and appropriate authorities having jurisdiction (e.g. State Fire Marshal) for review and approval prior to building permit issuance and /or as described above.
10. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

Discussion

The above item on cave safety is necessary because construction of subterranean structures can be done in Napa County without a building permit and without the associated construction plan review for Fire, Panic and Life-Safety.

The only public agency oversight for structural stability of winery caves is the Cal-OSHA, Mining and Tunneling Division, who enforces regulations for the safety of cave construction workers. Structural and seismic safety issues pertaining to the use of underground occupancies is not within the scope of our Department's ability to comments



Note: revision to parking layout to Add spaces -
 Wyntress Balcher

NAPA COUNTY RECEIVED

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

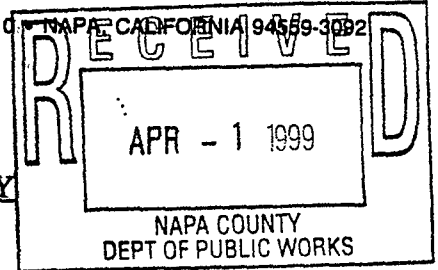
JEFFREY R. REDDING
Director

APR 9 - 1999

1195 THIRD STREET, ROOM 210 NAPA, CALIFORNIA 94559-3092
 AREA CODE 707/253-4416

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS



TO: Public Works

APPLICATION TITLE: Vine Crag Winery Modification FILE #: 98323-410

RESPONSE REQUEST DATE: 4/1/99 RESPONSE RETURN DATE: 4/14/99

FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project ☒ Yes ☐ No
 If yes, indicate required permits: NONE

2. Indicate areas of environmental concern and availability of appropriate technical data: NONE

3. Do you recommend: ☐ Negative Declaration ☐ Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
Parking lot striping to be reviewed in the field for conformance to county parking standards

5. Have you previously reviewed an application on any portion of this project?
☐ Yes ☒ No

6. Name of contact person: Russ Berghak Telephone: 253-4351

Response Prepared by: Russ Berghak

Title: ASSISTANT ENGINEER

Date: 4-9-99

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APR 15 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

INTER-OFFICE MEMO



TO: Jeffery Redding, Director
Conservation – Development and Planning Department

FROM: Barbara Easter, Fire Department

DATE: April 15, 1999

SUBJECT: Vine Cliff Winery Use Permit Apn: 032-030-027 98323-UP

7660 Recommended Fire Safety Standards
9200 Fire Protection Engineer
7400 Silverado Trail, Napa

The Fire Department (NCFD) has reviewed the Vine Cliff Winery use permit application to modify an existing winery with an expansion of annual production from 30,000 gallons to 48,000 gallons a year. Use existing caves for additional barrel and bottle storage along with marketing activities in the cave. The following items to be incorporated as project conditions or mitigation measures if the commission approves the project.

1. All construction and use of the facility shall comply with applicable standards, regulations, and codes in effect at the time of building permit issuance including (as a minimum): Napa County Fire Protection Standards (County FPS); Napa County Road and Street Standards (R&SS); California Fire Code (CFC with State amendments); and appropriate fire protection system standards (e.g. NFPA 13, 20, 24, 72, etc.).
2. All buildings undergoing construction, alteration or demolition shall be in accordance with California Fire Code article 87 and specifically:
 - a. Fire department access roads shall be established and maintained in accordance with CFC section 902.
 - b. Water mains and hydrants shall be installed and operational in accordance with CFC section 903.
 - c. Combustible debris shall not be accumulated within buildings. Combustible debris, rubbish and waste material shall be removed from buildings as often as practical.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

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JAN 21 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection

APPLICATION TITLE: Vine Cliff Winery Use Permit FILE #: 98323-UP

RESPONSE REQUEST DATE: 1.21.99 RESPONSE RETURN DATE: 2.4.99
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project ☒ Yes ☐ No
If yes, indicate required permits: PLUMBING, ELECTRICAL

2. Indicate areas of environmental concern and availability of appropriate technical data: NONE

3. Do you recommend: ☒ Negative Declaration ☐ Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. CAVES MUST COMPLY WITH STATE FIRE MARSHAL REQUIREMENTS.
2. SECURE PERMITS AS NECESSARY.

5. Have you previously reviewed an application on any portion of this project?
☒ Yes ☐ No

6. Name of contact person: [Signature] Telephone: 253-4416

Response Prepared by: GARY W. BRENNEN
Title: BUILDING CODES ADMIN.
Date: 1-21-99

Large facilities such as proposed in this project can have emergency incidents which would significantly impact fire fighter safety and the ability of the Fire Department to provide emergency services. Incorporation of the above condition of approval in the use permit will reduce the maximum extent reasonable labor, time and resources required for the Fire Department to manage emergency incidents at the facility. A building expansion is an appropriate time to ensure that fire and life safety requirements are clear and implemented.

If there are any question please do not hesitate to contact Barbara Easter at Napa County Fire Department Headquarters (707) 963-3601 ext. 129.

Byron J. Carniglia
Fire Chief

By: *Barbara A. Easter*

Barbara Easter
County Fire Inspector

BJC/BE/be

CC: Applicant, D1404-Loveless, B1421- Shew
B1414 - Barclay, NCFD/CFM File, Chron

Planning

Cover Sheet

APN	032-030-027-000
Permit #	P08-00159
Program	USE
DocType	DD
Street #	7400
Street Name	silverado tr
Year	





HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

April 3, 2008

Vine Cliff Winery
Rob Sweeney, General Manager
7400 Silverado Trail
Napa, CA. 94558

Re: **Vine Cliff Winery Very Minor Modification**
Very Minor Modification #P08-00159-VMM
Assessor's Parcel Number 032-030-027

Dear Mr. Sweeney:

Please be advised that your request for a Very Minor Modification to Use Permit #96095-UP to redesign and reduce the previously approved 3,835 sq. ft. hospitality and administration building to 2,393 sq. ft., with the building to remain in the same location as the previously approved building, and removing custom crush from the previous permit, consistent with the change of County policy, has been approved by the Director of Conservation, Development on April 3, 2008.

Be advised that all previous Use Permit conditions, not in conflict with this modification, still apply. In addition, the following comments are now conditions:

1. Environmental Management memo dated March 19, 2008.
2. Napa County Fire memo dated March 31, 2008.
3. Building Inspection Division memo dated March 28, 2008
4. Public Works memo dated March 31, 2008

EXPIRATION DATE: April 3, 2010

Pursuant to Section 18.124.080 of the Napa County Code, this minor modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your very minor modification permit. In addition, approval of this very minor modification has no effect on the time limits in which to activate the original project use permit.

Please be advised that the Director of Conservation, Development and Planning has determined that this very minor modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15301, Class 1, Existing Facilities, and Appendix B, Class 1, Existing Facilities of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of a minor alteration to a previously approved project involving no expansion in production or marketing activities and it is not located in an environmentally sensitive area.

The modification is effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Should you have any questions, please contact Terri Abraham, Project Planner at (707)299-1331 or e-mail at tabraham@co.napa.ca.us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Hillary Gitelman", with a small mark below it.

Hillary Gitelman
Director

By: Terri Abraham
Planning Technician

cc: file
John Tuteur

CONDITIONS OF APPROVAL

Vine Cliff Winery

File #P08-00159-VMM

APN: #032-030-027

1. **SCOPE:** The permit shall be limited to improvements described in the Project Statement submitted as part of the application for this modification changing the size of the previously 3,835 sq. ft., permitted hospitality and administration building to 2,393 sq. ft. but leaving it on the same footprint as the original plans, and removing custom crush from the previous permit, consistent with the change of County Policy.

2. PREVIOUS CONDITIONS

The permittee shall comply with all previous conditions of approval for Use Permit # 96095-UP and subsequent modifications, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede all earlier ones.

3. 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 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. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring (\$134.00/hour). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies 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 it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.



COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

HILLARY GITELMAN
Director

1195 Third Street, Suite 210, Napa CA 94559
Phone: 707/253-4417 Fax: 707/253-4336
www.co.napa.ca.us

RECEIPT THIS IS NOT A PERMIT

Application Type: PL Permits-Use Permit-Use Permit Very Minor Mod

Permit Number: P08-00159

Parcel Number: 032-030-027-000

Situs Address: 7400 SILVERADO TR, NAPA, CA

Applied Date: 03/06/2008

Applicant: Tom Carey

Phone: 252-7122

Owner: SWEENEY CHARLES M AND NELL M H/W

Phone:

DEPOSIT/PAYMENT LIST:

Receipt No.	Payor	Method	Date	Reference No.	Comments	Cashier	Payment Amount
67496	SWEENEY CHARLES M AND NELL M H/W	Check	03/06/2008	11775	Vine Cliff Winery, Inc. 7400 Silverado Trail Napa CA 94558 944-1364	RLEDERER	\$1,303.00

FEES:


Fee	Invoice Number	Account	Fee Amount	Payment	Balance Due
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INDEMNIFICATION AGREEMENT

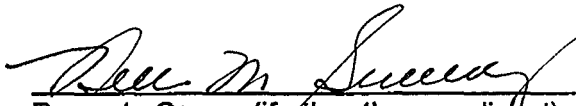
Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless the Napa County, its agents, officers, attorneys, employees, departments, boards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

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

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


Applicant

3-4-08
Date


Property Owner (if other than applicant)

Project Identification



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

January 22, 2018

Michael Sweeney
Vine Cliff Winery
7400 Silverado Trail
Napa, CA 94558

Re: Vine Cliff Winery Major Modification #P17-00129-MOD
7400 Silverado Trail Napa, CA 94558
APN: 031-070-039

Dear Michael Sweeney,

Please be advised that **Use Permit Major Modification #P17-00129-MOD** was approved by the Napa County Planning Commission (hereafter "Commission") on **January 17, 2018**, subject to the attached final conditions of approval, Napa County Department comments, and all applicable Napa County regulations. In approving the above application, the Commission adopted the Negative Declaration on file with the Planning, Building, & Environmental Services Department.

The permit becomes effective immediately unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by anyone, you will be notified.

You are hereby further notified that the ninety day period, established by California Government Code §66020(d)(1), in which to protest the imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval has commenced. Please note that additional fees will be assessed if a landscaped plan, erosion control plan, or a mitigation monitoring program is required by this approval.

EXPIRATION DATE: January 17, 2020

Pursuant to Napa County Code §18.124.080, the approved use permit must be activated within two years of the approval date, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration of your permit.

Vine Cliff Major Modification
P17-00129-MOD
January 22, 2018
Page 2

If you have any questions about this letter, please feel free to contact me at 707.299-1351 or via email at wyntress.balcher@countyofnapa.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wyntress Balcher', with a long horizontal flourish extending to the right.

Wyntress Balcher
Planner II

Enclosures

cc: George H. Monteverdi, Monteverdi Consulting LLC, PO Box 6079, Napa, CA 94581
Napa County Dept. – Engineering Services, Environmental Health, Building, Fire,
J. Tuteur (Assessor), Matt Lamborn
Project Files
chron

**PLANNING COMMISSION HEARING – JANUARY 17, 2018
CONDITIONS OF APPROVAL**

**VINE CLIFF WINERY USE PERMIT MAJOR MODIFICATION
P17-00129-MOD
7400 SILVERADO TRAIL, NAPA 94558
APN 032-030-027**

This permit encompasses and shall be limited to the project commonly known as **Vine Cliff Winery Use Permit Modification**, located at **7400 Silverado Trail, Napa**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

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

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

PART I

1.0 PROJECT SCOPE

This permit shall be limited to:

- 1.1 Approval to modify an existing 48,000 gallon per year winery, previously approved under Use Permits #96095-UP and #98323-UP and Use permit modifications #94180-MOD, #98041-MOD, and #P08-00159-VMM to allow the following:
 - a. Visitation, tours and tasting, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
 - b. On-premises consumption of wine as set forth in COA No. 4.4 below;
 - c. Maximum number of employees: 10 full-time and six (6) part-time employees;
 - d. Construction of driveway/access road improvements as required by County Road and Street Standards;
 - e. Removal of Use Permit #96095 Condition #1(e) regarding custom production;
 - f. Utilization of the existing $\pm 2,338$ ft² winery building for winemaking, retail sales, tastings, marketing events and offices, including the ± 840 ft² mezzanine. Of the 21,696 ft² production area (including caves), the total accessory use area is $\pm 2,338$ ft²; and,

- g. Utilization of the 15,000 ft² caves to also include marketing events for up to 50 persons. A Type III occupancy permit must be in place prior to use of the cave for public use.

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: 50
- c. Maximum number of persons per week: 350
- d. Hours of visitation: 11:00 am to 11:00 pm
- e. Tours and tastings may include food pairing, to be furnished by a licensed caterer or food service provider.
- f. Tours and tasting activities may take place in the existing winery building, patio, pond and garden area, vineyards and within the caves.

“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 3:15 – 4:15 PM weekdays; 3:30pm -4:30 pm on weekends.

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

4.3 MARKETING

Marketing events shall be limited to the following:

- a. **Event 1-Wine Trade Tours and Tasting**
 1. Frequency: Two (2) times per week
 2. Maximum number of persons: 4
 3. Time of Day: 11:00 am to 11:00 pm
- b. **Event 2 - Wine Trade Luncheons**
 1. Frequency: Two (2) times per month
 2. Maximum number of persons: 50
 3. Time of Day: 11:00 am to 11:00 pm
- c. **Event 3- Private promotional dinners**
 1. Frequency: Six (6) times per year
 2. Maximum number of persons: 50
 3. Time of Day: 11:00 am to 11:00 pm

- d. **Event 4**
 - 1. Frequency: 6 times per year
 - 2. Maximum number of persons: 100
 - 3. Time of Day: 11:00 am to 11:00 pm
- e. The winery shall be closed for retail sales and daily tours and tasting on days when any marketing events occur.
- f. Events shall not be scheduled to begin or end between the hours of 4:00 pm to 6:00 pm.
- g. Portable toilets shall be provided for all marketing events.
- h. Food for all marketing events shall be prepared by a licensed caterer.
- i. Marketing events shall take place in the existing winery building, caves, and its immediate environs (patio, gardens and vineyards).

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

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

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

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

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

4.4 ON-PREMISES CONSUMPTION

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 winery building, by the pond and the garden area, vineyards and caves. 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

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

4.6 GRAPE SOURCE

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 provided that the winery's **10,000** gallons of production are not subject to the County's 75% grape source rule. However, if the winery expands beyond its winery development area, at least 75% of the grapes used to make the winery's still wine or sparkling wine that is produced as a result of the expansion 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 log books, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 RENTAL/LEASING

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

4.9 GROUND WATER MANAGEMENT - WELLS

This condition is implemented jointly by the Public Works and PBES Departments:

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

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

In the event that changed circumstances or significant new information provide substantial evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.10 AMPLIFIED MUSIC

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

1

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

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (3:15 – 4:15 PM weekdays; 3:30pm - 4:30 pm on Saturday and Sunday). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

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

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

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

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

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

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

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

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

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

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

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

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.
- b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
- d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

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

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

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

- a. Engineering Services Division operational conditions as stated in their Memorandum dated April 27, 2017.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated August 18, 2017.
- c. Building Division operational conditions as stated in their Memorandum dated May 11, 2017.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated September 16, 2017.

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

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

- a. Prior to commencement of operational changes of this major modification, including increasing visitation levels or number of employees, or holding modified marketing activities, the applicant shall submit evidence to the Planning Division that all site and/or operational improvements required by County Divisions are complete. Site or operational improvements include: vegetation maintenance, signage at driveway for directing drivers, compliance with Napa County Roads and Streets Standards, use of equalization tank to hold wastewater generated by larger events.

4.21 PREVIOUS CONDITIONS

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

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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

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

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

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

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

- a. Engineering Services Division operational conditions as stated in their Memorandum dated April 27, 2017.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated August 18, 2017.
- c. Building Division operational conditions as stated in their Memorandum dated May 11, 2017.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated September 16, 2017.

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. **[RESERVED].**
- b. **[RESERVED]**

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

6.5 COLORS **[RESERVED]**

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

6.7 TRASH ENCLOSURES

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

6.8 ADDRESSING **[RESERVED]**

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

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

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

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS **[RESERVED]**

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

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

b. DUST CONTROL

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

c. AIR QUALITY

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

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

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

7.2 **ARCHEOLOGICAL FINDING**

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

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

7.3 **CONSTRUCTION NOISE**

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use.

Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES **[RESERVED]**

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

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

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

9.1 FINAL OCCUPANCY

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

9.2 SIGNS **[RESERVED]**

9.3 GATES/ENTRY STRUCTURES

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 **[RESERVED]**

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

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

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

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

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL
CERTIFICATE OF OCCUPANCY **[RESERVED]**

Exhibit A

**VINE CLIFF WINERY USE PERMIT MAJOR MODIFICATION
P17-00129-MOD
7400 SILVERADO TRAIL, NAPA 94558
APN 032-030-027**

PREVIOUS CONDITIONS

4.21 PREVIOUS CONDITIONS

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

USE PERMIT NO. 98323-UP

COA NO. 1

1. The permit is limited to:
 - A. The increase in production capacity from 30,000 to 48,000 gallons/yr.
 - B. The increase in the area of the caves from 12, 327 ft² to 15,000 ft² to use for barrel storage and library wine storage as delineated on the attached site plan, and consistent with the application forms and supplemental winery information sheet.

COA NO. 3

3. All parking shall be provided on-site. A maximum of 21 parking off-street parking spaces shall be provided on a dust-free all weather surface approved by the Public Works Department and in conformance with the regulations outlined in the Road and Street Standards.

USE PERMIT MODIFICATION NO. P08-00159-VMM)

COA NO 1.

1. **Scope:** The permit shall be limited to improvements described in the Project Statement submitted as part of the application for this modification changing the size of the previously 3,835 sq. ft. permitted hospitality and administration building to 2,393 sq. ft. but leaving it on the same footprint as the original plans, and removing custom crush from the previous permit, consistent with the change of County Policy.



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Wyntress Balcher, Planning	From: Jeannette Doss, Engineering <i>JD</i>
Date: April 27, 2017	Re: Vine Cliff Winery Use Permit Modification 7400 Silverado Trail, Napa, CA P17-00129 APN: 032-030-027

The Engineering and Conservation Division (Engineering) has reviewed the submittal package for the above proposed project, generally requesting the following:

To request approval to increase winery daily tours and tasting visitation and changes to the marketing plan.

After careful review of the submittal package the Engineering Division has determined that several items were either missing or not sufficiently detailed. The comments listed below outline the outstanding issues or additional information that we need to complete our review:

- **Use Permit Application, Various Information Sheets, Project Description and Supporting Reports:**
 1. Please provide a copy of the Project Guidance for Stormwater Compliance checklist listing the total area of disturbance and new impervious surface areas for this project. A copy is attached for your use.
 2. Please provide a copy of the Stormwater Control Plan (SCP) prepared for your project in accordance with the Bay Area Stormwater Management Agencies (BASMAA) manual titled - "Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties". A copy of this manual is available on the PBES Department website for your use and information.
- **Conceptual Site Plan and Grading Plan:**
 3. The project description states that "the application proposes no earthmoving, new construction or expansion of existing infrastructure", however, there are several items on the plans that indicate that there will be some site improvements.

4. The scope of work for this project triggers the application of the Napa County Road and Street Standards. Please include the dimensions and centerline slopes of all existing and proposed access drives on the plans from the County Right of Way to the project site. Please note that the requirement for a commercial driveway is to provide two ten-foot travel lanes with one foot of shoulder on either side. Please note that the travel lanes should be a homogenous surface.
5. Please include the dimensions and slopes of all existing and proposed access drives on the plans from the State Right of Way to the project site.
6. Please show a larger scale parking lot detail with the dimensions of a typical proposed parking space and ensure it meets current Napa County Road and Street Standards (19' long, 9' wide, with 25' backup clearance for 90 degree parking spaces, 14' backup clearance for 45 degree parking spaces, and 18' backup clearance for 60 degree spaces).
7. The civil drawing shows a proposed cave portal. Is this part of the project or was this approved in a previous mod? If newly proposed then please provide anticipated cut/fill amounts and stockpile information on the plans.

- **Other Information as Required**

Please be advised that once we receive the above information issues may arise requiring further submittal items that have not yet been identified or specified above.

If you have any questions or need additional information, please contact Jeannette Doss at (707) 259-8179 or jeannette.doss@countyofnapa.org



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www.countyofnapa.org

David Morrison
Director

113

MEMORANDUM

To: Wyntress Balcher, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: August 18, 2017	Re: Vine Cliff Winery APN 032-030-027 File #P17-00129

Environmental Health staff has reviewed an application requesting approval to increase daily tours and tasting and modify marketing events as described in application materials. This Division has no objection to approval of the application with the following conditions:

Prior to building permit issuance, if required, or within 60 days of use permit approval:

1. An inspection of the existing wastewater treatment system shall be conducted by a licensed sewage contractor and report of findings submitted to this Division for review. Any deficiencies noted during the inspection must be corrected under permit from this office, if required.
2. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /private sewage disposal system. The septic system monitoring, as required by this permit, must be fully complied with. Additionally, a service provider must be hired to monitor the wastewater treatment system.
3. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits or within 60 days of use permit approval. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
4. Prior to drilling any wells, a well permit must be obtained by a licensed well driller, from this Division.

During construction and/or prior to final occupancy being granted:

5. An annual permit to operate a water system must be obtained.

Upon final occupancy and thereafter:

6. 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.
7. The applicant shall provide portable toilet facilities for guest use during events of 15 persons or more as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
8. Please be advised-requirements for process wastewater treatment systems in Napa County are being reviewed and may be modified to comply with Regional Water Quality Control Board (RWQCB) minimum standards. The owner will have to comply with process wastewater system requirements in place at the time the application for a building permit is filed and the sewage installation permit is secured.
9. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
10. The use of the absorption field/drain field 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 include equipment storage, traffic, parking, pavement, livestock, etc.
11. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
12. 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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1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To:	Wyntress Balcher	From:	Kevin Ruybal
Date:	May 11, 2017	Re:	Vine Cliff Winery Use Permit Modification P17-00129

Building Inspection Division Planning Use Permit Review Comments

Address: 7400 Silverado Trail, Napa CA 94558

APN: 032-030-027-000

Project: Vine Cliff Winery Use Permit Modification

Owner: Charles M. & Nell M. Sweeney TR

Contact: George Monteverdi

Description: Request approval of increase of daily tours and tasting to a maximum 50 persons; request for change to marketing events, and to add AB 204 (Evans Bill) on-premise consumption to winery.

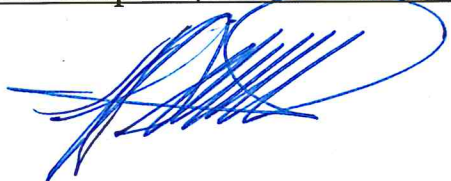
Comments: The Building Division is not reviewing this project for compliance with the California Building Standards Codes at this time; the Building Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit P17-00129; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

1. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, "only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit". The codes adopted at this time are 2016 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire, and part 11 Green Buildings.

2. Path of travel. An identifiable accessible route within an existing site, building or facility by means of which a particular area may be approached, entered and exited, and which connects a particular area with an exterior approach (including sidewalks, streets and parking areas), an entrance to the facility, and other parts of the facility. When alterations, structural repairs or additions are made to existing buildings or facilities, the term "path of travel" also includes the toilet and bathing facilities, telephones, drinking fountains and signs serving the area of work. Reference Sec. 202 & 11B-202
3. The occupant load is being increased and a change of occupancy classification is proposed. An occupant load that exceeds 49 in a hospitality area is an A2 occupancy. A detailed means of egress plan with dimensions shall be provided to indicate compliance with Chapter 10 for all exiting and egress requirements.
4. Please be sure to provide plumbing fixture calculations the for increase occupant loads, be sure to justify the number of fixtures required for any proposed change in occupancy use. The plans submitted do appear to show the location of restrooms, please be sure indicate location of restrooms on plans. Chapter 4 CA Plumbing Code.
5. In accordance with the California Building Code no change shall be made in the use or occupancy of an existing building unless the building is made to comply with the requirements of the California Building Code as for a new building.
6. Projects that propose a change in occupancy shall provide a breakdown of the new occupant load based on the new proposed use and occupancy. The new occupant load shall be used to determine the required plumbing fixtures per Chapter 4 of the CPC. The amount of plumbing fixtures may need to be increased based on the new occupant load. This shall be incorporated into the project plans prior to submittal for building permit and plan review.

Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707)259-8122.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.



Kevin Ruybal
 Chief Building Official
 Napa County Building Division
 1195 Third St.
 Napa Ca. 94559
 (707)259-8230
kevin.ruybal@countyofnapa.org



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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1461

Garrett Veyna
Fire Marshal

MEMORANDUM

TO: Planning Division	DATE: September 6, 2017
FROM: Garrett Veyna Fire Department	
SUBJECT: P17-00129	APN: 032-030-027

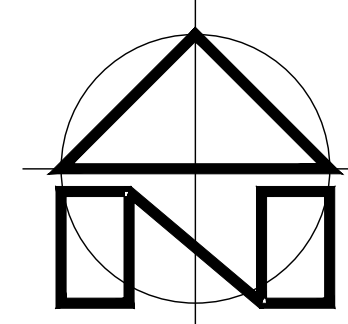
The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves as submitted and requires the following conditions to be incorporated as part of permit issuance.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at 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. 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.
4. All cave development shall comply with CBC Section 436 as well as the Napa County Fire Marshal's Office Cave Development Guidelines.

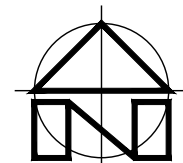
Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any questions of me, contact me at (707)299-1461 or email at garrett.veyna@fire.ca.gov

VINE CLIFF WINERY

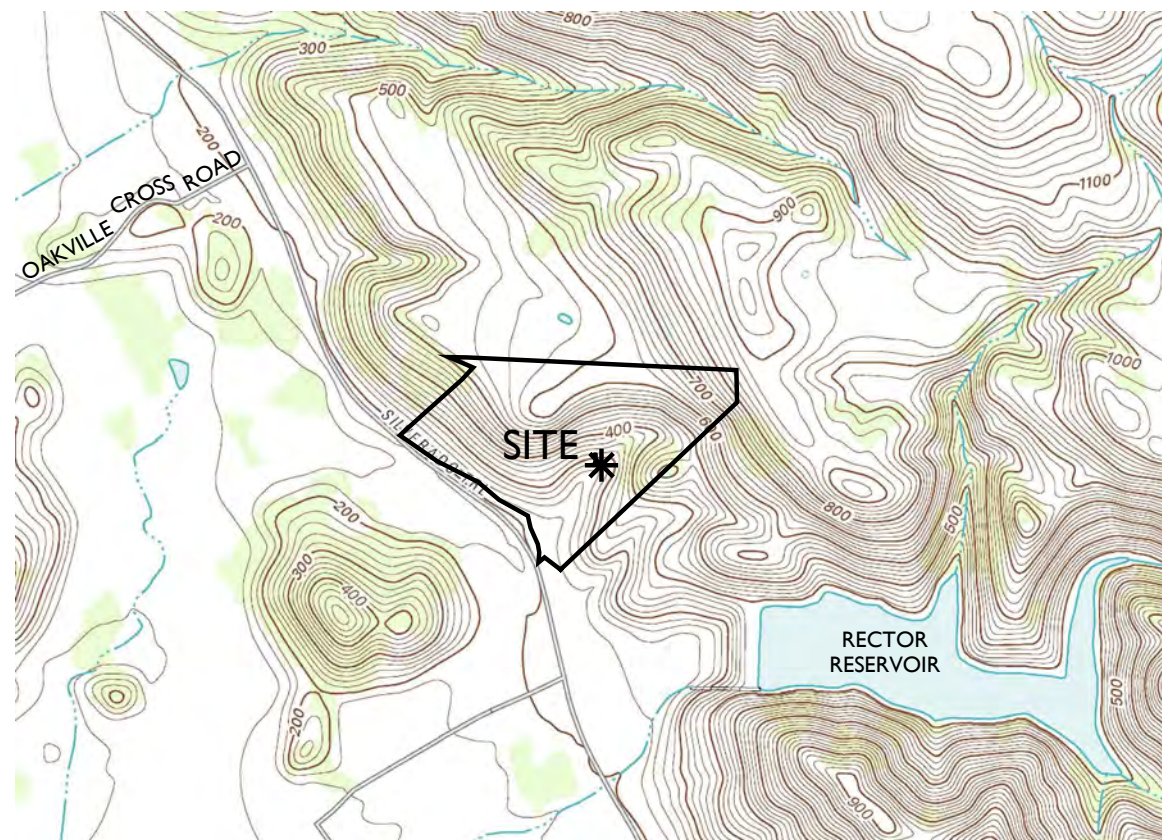
USE PERMIT CONCEPTUAL SITE PLANS



SCALE: 1" = 150'



SCALE: 1" = 2,000'



LOCATION MAP

SCALE: 1" = 2,000'

PROJECT INFORMATION

PROPERTY OWNER & APPLICANT:

VINE CLIFF WINERY
C/O CHARLES SWEENEY
7400 SILVERADO TRAIL
NAPA, CA 94558
(707) 944-2388

SITE ADDRESS:

7400 SILVERADO TRAIL
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:

032-030-027

PARCEL SIZE:

99.6 ± ACRES

ZONING:

AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:

PRIVATE ONSITE WELLS

WASTEWATER DISPOSAL:

ONSITE TREATMENT AND DISPOSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	WINERY AREA SITE PLAN
C3	PROFILE STA 9+00 TO STA 21+00
C4	PROFILE STA 500+00 TO STA 506+50

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0405E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
4. BENCHMARK: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. PERPENDICULAR PARKING STALLS ARE SHOWN 9' WIDE BY 19' LONG. PARALLEL PARKING STALLS ARE SHOWN 8' WIDE BY 22' LONG. ACCESSIBLE PARKING LOADING ZONE IS 19' LONG BY 8' WIDE. SEE SHEET C2 FOR PARKING DETAILS.

66,000± SF	WINERY COVERAGE AREA
17,000± SF	WINERY DEVELOPMENT AREA
24,269± SF	AB2004 AREA

OVERALL SITE PLAN

SCALE: 1" = 150'

VINE CLIFF WINERY

USE PERMIT CONCEPTUAL SITE PLANS
OVERALL SITE PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE:
JUNE 9, 2017

REVISIONS: BY:

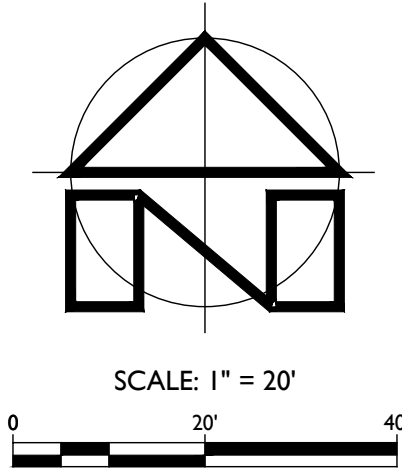
JOB NUMBER:
08-139

FILE:
08-139CONC.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

CI
OF



PARKING LAYOUT PLAN

SCALE: 1" = 20'

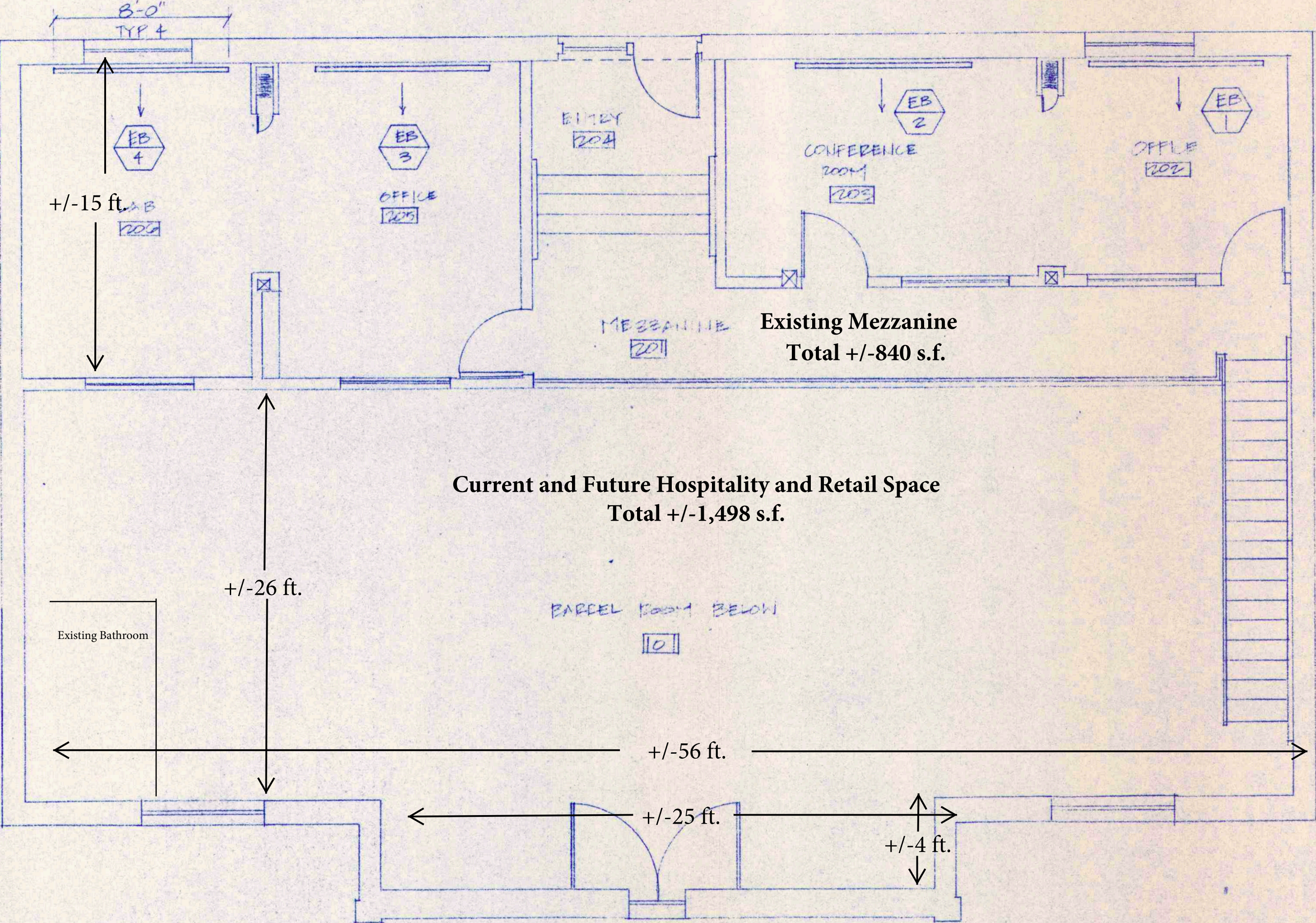
VINE CLIFF WINERY
USE PERMIT CONCEPTUAL SITE PLANS
PARKING LAYOUT PLAN



DRAWN BY: BT DRAFTING
CHECKED BY: MRM
DATE: JUNE 9, 2017
REVISIONS: BY:

JOB NUMBER: 08-139
FILE: 08-139CONC_LOP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

Vine Cliff Winery Building: Existing Interior Floor Plan



“D”

Categorical Exemption Memorandum

Vine Cliff Winery Alteration Use Permit and Minor Modification
P25-00161-UP & P24-00191-MM
Planning Commission Hearing – June 18, 2025



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

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

Brian D. Bordona
Director

To: Brian D. Bordona, PBES Director	From: Andrew Amelung, Planner II
Date: June 18, 2025	Re: P25-00161-UP & P24-00191-MM Vine Cliff Winery Alteration Categorical Exemptions Determination 7400 Silverado Trail, Napa, CA APN: 032-030-027-000

Background:

On July 15, 2024, the applicant submitted a request for approval of a Use Permit for an Exception to the Conservation Regulations for development activity on slopes over 30 percent, and approval of a Use Permit Minor Modification for 1) the conversion of an existing 6,762 square-foot winery structure with 4,424 square feet of production area and 2,338 square feet of accessory area into a 4,643 square-foot winery structure with 1,064 square feet of production area and 3,579 square feet of accessory area; 2) the conversion and expansion of an existing 15,000 square-foot winery production cave and an existing 2,751 square-foot historic barrel storage cave into 20,174 square feet of winery cave area with 16,328 square feet of production area and 3,846 square feet of accessory area; 3) the remodeling and relocation of existing covered crush pad, production area, tasting area, laboratory, employee offices, guest restrooms, employee break room, and restrooms; 4) the addition of a guest elevator between building levels; 5) the addition of a high-risk kitchen for on-site food preparation; 6) the conversion of the existing crush pad into an entry courtyard for guests; 7) the addition of a second cave portal to the primary production cave; 8) the installation a fire water storage area, fire pump room and fire sprinklers and insulation that meet Type III Occupancy standards for the cave; and 9) the conversion of approximately 10,000 square feet of asphalt driveway and parking area into a garden plaza. The winery is on a 99.59-acre parcel on the east side of Silverado Trail between Oakville Cross Rd to the north and Yountville Cross Rd to the south, just northwest of Rector Reservoir, within the Agricultural Watershed (AW) zoning district and Agriculture, Watershed and Open Space (AWOS) General Plan designation, located at 7400 Silverado Trail, Napa, CA 94558. APN: 032-030-027-000.

Existing Conditions and Environment Setting:

The approximately 99.59-acre parcel includes the winery development, cave, vineyards, primary residence, a secondary dwelling unit, a farm labor dwelling unit, and a solar array, with approximately 55 acres of undeveloped grassland, shrubland, oak woodland and coniferous woodland. Land uses in the vicinity of the project site include vineyards, grasslands, forest land, and residences. The winery is

located approximately 1,000 feet from the Silverado Trail, and all applicable setbacks, including stream setbacks for an ephemeral watercourse, have been met. The nearest offsite residence is approximately 1,250 feet to the north. The 349.57-acre parcel to the southeast is owned by the State of California as part of the Rector Reservoir Wildlife Area. The closest significant stream is Rector Creek where it is released from Rector Reservoir, which is approximately 2,470 feet away, and the closest neighboring well is 1,275 feet to the north.

The applicants submitted a biological survey report completed by Salix Consulting, Inc., dated July 2024, which concluded that there were no on-site occurrences of threatened or endangered plant or animal habitats, special status species, or sensitive biotic communities or habitats based on a California Natural Diversity Database query. A subsequent addendum was submitted to further address the identification of vegetation layers, wildlife corridors, and some discrepancies between the submitted report and Napa County Environmental Resources Mapping of special status species habitat and the submitted report. Both the Biological Survey Report and the subsequent addendum conclude that there will not be any adverse impacts on biological resources. As part of their project description, the applicant plans to have the one oak tree marked for removal surveyed for bats and nesting birds prior to removal.

The majority of development will occur on previously disturbed areas consisting of the winery building footprint, the existing cave, and an impervious asphalt surface. The new covered crush pad and cave portal entrance, as well as an area with an existing parking area and retaining wall will require development on land over that is over 30 percent sloped. Development on slopes over 30 percent require an Exception to Napa County Conservation Regulations through the issuance of a Use Permit, as described in Napa County Code (NCC) § 18.108.060(A).

The proposed covered crush pad, and driveway leading up to it, as well as other structures on the property, have been designed to use the available area, primarily the area between the existing cave footprint and the access road, in a way that predominately falls parallel to natural contours, with the use of proposed retaining walls to avoid excessive grading and maintain the surrounding hillside. The structures were designed to fit into the natural topography to reduce earthwork and surface ground disturbance. Retaining walls have been stepped where necessary to minimize earthwork. Through the utilization, expansion, and improvement of an existing onsite cave, the project has been designed in a manner that minimizes grading and earthmoving activities by maintaining the smallest footprint possible, and where the footprint is expanded it is taking place primarily in an area of previously disturbed impervious surface, with much of it replaced by a garden plaza with pervious surface for better surface-to-groundwater flow across the project.

The overall development area consists of mild to steep slopes, with four sections in areas with slopes over 30 percent. These sections include 1) a 3,408 square-foot development area with an average slope of 41.02 percent near one of the cave hospitality areas; 2) a 1,295 square-foot development area with an average slope of 42.69 percent near the entry courtyard for guests; 3) a 1,177 square-foot development area with an average slope of 42.96 percent near the tunnel that connects the winery structure to the historic barrel storage cave; and 4) a 2,805 square-foot development area with an average slope of 48.25 percent where the new covered crush pad and production cave portal will be located. Development on areas with an average slope over 30 percent will require the granting of a Use Permit for an Exception to Conservation Regulations, as described in NCC § 18.108.060(A). Grading activities in these areas will

allow for some hillside restoration back to the original slope where feasible, with the use of retaining walls in other locations to minimize the amount grading activities. One live oak will be removed due to its proximity to the proposed cave portal, and it will be replaced at a 3:1 replanting ratio. The oak tree being removed is not fully mature, is not considered scenic, and the applicants plan to have the tree surveyed by a biologist for bats or nesting birds prior to removal. Some non-native ornamental species will be removed to allow for new landscaping, and landscaped areas along the existing watercourse will be preserved. The removal of a section of the existing impervious driveway and parking area at the entrance of both the cave and the hospitality structure, and the installation of a garden plaza in its place, will result in an overall enhancement in both the quality and quantity of vegetation on site.

The proposed project does not include any disturbances to streams or watercourse, and the development does not encroach upon the 35-foot setback in place for the existing, onsite ephemeral watercourse. At the project site, the ephemeral watercourse can be avoided as it works through existing culverts and closed conduits through the project site, which are considered man-made and not biologically sensitive. The project proposes improvements to the existing driveway to meet Napa County Road and Street standards. The project also proposes a fire water storage area and fire pump room as part of the cave improvements, with the addition of fire sprinklers that will bring it into Type III Occupancy compliance.

Entitlement History:

Wine production on the parcel has occurred for over 100 years, and in 1989 the County recognized these activities through the issuance of a Small Winery Exemption (SWE) permit (#SW-178889). A modification to the SWE followed in 1995 (#94180-MOD), and in 1996 the winery was recognized through the approval of a Use Permit (#96095-UP) that encompassed production and custom production, retail sales, visitation, parking, and the construction of a left turn lane from Silverado Trail. This Use Permit, along with two subsequent modifications (#98041-MOD and P08-00159), have been subject to the requirements of the Winery Definition Ordinance. A further modification was approved in 2017 (P17-00129-MOD), which increased tours and tastings and marketing events and recognized changes to the site and floor plan. The currently proposed project, as conditioned, complies with the requirements of the Winery Definition Ordinance and the Napa County Zoning Ordinance (Title 18, Napa County Code) as applicable.

CEQA Exemption Criteria and Analysis:

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. This project qualifies as an exempt activity under one section of Article 19:

Class 1: Existing Facilities [California Code of Regulations (CCR) §15301]

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. The key consideration is whether the project involves negligible or no expansion of use, and examples include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project proposal does not include any changes to winery production, tours, tastings, and marketing events allowed through their current entitlement, and therefore the project involves negligible or no expansion of use. The existing 17,751 square feet of winery caves and 6,762 square feet of hospitality structure area make up a total of 24,513 square feet of winery space. The proposed project will result in 20,174 square feet of winery caves and 4,643 square feet of hospitality structure area, for a

total of 24,817 square feet of winery space. This presents a total increase of 304 square feet, or 1.24 percent, and as such can be Categorically Exempt under Class 1: Existing Facilities.

Class 2: Replacement or Reconstruction [California Code of Regulations (CCR) §15302]

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The proposed project primarily falls within the same footprint as the existing structures and site development, and while a section of the proposed hospitality structure footprint extends north towards the wine cave, it extends onto existing impervious asphalt that can be considered part of the overall site and previously disturbed area. Due to this, the project can be considered Categorically Exempt under Class 2: Replacement or Reconstruction.

Class 3: New Construction or Conversion of Small Structures [California Code of Regulations (CCR) §15303]

Class 3 consists of construction and location of limited numbers of new facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples include commercial structures not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet. The upgrade to a 296 square-foot high-risk commercial kitchen can be considered new construction under 2,500 square feet and is Categorically Exempt under Class 3: New Construction or Conversion of Small Structures.

Class 4: Minor Alterations to Land [California Code of Regulations (CCR) §15304]

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The removal of approximately 10,000 square feet of impervious asphalt surface to create a pervious garden plaza, and the addition of a second cave portal near the proposed crush pad, can be considered a private alteration in the condition of land. A healthy, but not mature and not scenic, oak tree will be removed at the site of the proposed second cave portal and will be replaced at a 2:1 replanting ratio as identified on the submitted site plans. The proposed project as conditioned does not significantly change the existing baseline conditions or trigger exceptions described in CEQA Section 15300.2, as it does not present any potential for cumulative impacts, significant effects, impacts on scenic highways, development on hazardous waste sites, or impacts on historical resources. Therefore, the project can be Categorically Exempt under Class 4: Minor Alterations to Land.

Class 11: Accessory Structures [California Code of Regulations (CCR) §15311]

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including small parking lots. With the removal of approximately 10,000 square feet of impervious asphalt surface, the current parking area will be removed, with a new parking area installed near the existing crush pad. The proposed project as conditioned does not significantly change the existing baseline conditions or trigger exceptions described in CEQA Section 15300.2, as it does not present any potential for cumulative impacts, significant effects, impacts on scenic highways, development on hazardous waste sites, or impacts on

historical resources. This construction and replacement can be Categorically Exempt under Class 11: Accessory Structures.

Conclusion:

The project is Categorically Exempt from CEQA under CCR §15301, §15302, §15303, §15304 and §15311. The project is not located in a particularly sensitive environment. It is adequately distanced from neighboring wells and significant streams so as not to present any cumulative impacts on groundwater aquifers. It will not be making any changes to operations and will have no impacts on noise or traffic, and there are not any unusual circumstances that would cause any other significant effect. The proposed project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. The project parcel has not been identified as a hazardous waste site, and the project will not cause substantial adverse change in the significance of a historic resource.

“E”

Application Packet

Vine Cliff Winery Alteration Use Permit and Minor Modification
P25-00161-UP & P24-00191-MM
Planning Commission Hearing – June 18, 2025

Use Permit Minor Modification Application
Vine Cliff Winery
 Project Description
 7400 Silverado Trail, Napa

May 12, 2025
 Plan Check Response #2

Applicant:

Vine Cliff 1871
 Attn: Willis Blakewell
 7400 Silverado Trail
 Napa, CA 94559

Applicant's Representative:

Signum Architecture
 Attn: Kirsten Shinnamon Baker
 1675 2nd Street
 Napa, CA 94558
 707.963.8831

APN: 032-030-027

Acreage: ± 99.6 acres

General Plan & Zoning Designation: Agriculture, Watershed & Open Space (AWOS)
 Agricultural Watershed (AW)

General Project Description

The purpose of this Application is to amend Use Permit #P17-00129-MOD for Vine Cliff Winery (Vine Cliff) to remodel portions of the winery's existing caves and hospitality building. The existing use permit authorizes wine production, retail wine sales, tours and tastings, marketing events and other accessory activities within a ±2,338 SF structure and ±15,000 SF cave.

This Application proposes to:

- Remodel the existing wine caves by adding a second portal; expanding a portion of an existing cave tunnel to accommodate fermentation tanks; installing fire sprinklers throughout the cave to achieve Type III occupancy
- Relocate production activities to the second cave portal and add a covered crush pad
- Remodel the existing hospitality building to expand guest restrooms; upgrade an existing low-risk kitchen to a high-risk kitchen; relocate admin. offices
- See following section "Requested Modifications and Clarifications" for details.

Winery Use Permit History

(Source: P17-00129 Project Description, Monteverdi Consulting)

Major Modification P17-00129-MOD: In 2017 the County authorized revisions to the Use Permit to modify elements of the winery's marketing program and to recognize changes in the site and floor plan that have occurred over time. Approvals included:

- Visitation, tours and tasting, and a marketing plan as set forth below:
 - a. Frequency: 7 days per week, Monday through Sunday
 - b. Maximum number of persons per day: 50
 - c. Maximum number of persons per week: 350
 - d. Hours of visitation: 11:00 am to 11:00 pm

- e. Tours and tastings may include food pairing, to be furnished by a licensed caterer or food service provider.
 - f. Tours and tasting activities may take place in the existing winery building, patio, pond and garden area, vineyards and within the caves.
- On-premises consumption of wine as set forth in COA No. 4.4 and in accordance with "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises";
 - Maximum number of employees: 10 full-time and six (6) part-time employees;
 - Construction of driveway/access road improvements as required by County Road and Street Standards;
 - Removal of Use Permit #96095 Condition #1 (e) regarding custom production;
 - Utilization of the existing $\pm 2,338$ ft² winery building for winemaking, retail sales, tastings, marketing events and offices, including the ± 840 ft² mezzanine. Of the 21,696 ft² production area (including caves), the total accessory use area is $\pm 2,338$ ft²; and,
 - Utilization of the 15,000 ft² caves to also include marketing events for up to 50 persons. A Type III occupancy permit must be in place prior to use of the cave for public use.

Small Winery Exemption #178889: Wine production at the Vine Cliff site has occurred for over 100 years. In 1989, Napa County recognized these activities and issued Small Winery Exemption (SWE) #SW-178889. Under the SWE, Vine Cliff was authorized to produce a maximum of 10,000 gallons of wine per year, subject to the following limitations: (1) no public tours or tasting; (2) no more than 1 visitor per day and 7 visitors per week; and (3) no more than 2 full-time and 2 part-time employees. Visitation and administrative activities occurred in the existing winery building, where both continue today.

Modification to #SW-17889: In 1995, Napa County granted a modification #94180-MOD which allowed for a redesign of the winery floor plan, reduction in production space to 4,424 s.f. (including a trellis-covered tank pad) and use of a 2,271.5 s.f. outdoor concrete slab for grape receiving and crushing. These areas continue to be used for wine production activities.

Use Permit #96095-UP: In 1996, Napa County approved the first formal Use Permit for Vine Cliff (#96095-UP), to authorize the following:

- Wine production up to 30,000 gallons per year.;
- Construction of an ± 840 s.f. mezzanine within the existing $\pm 1,498$ s.f. winery barrel room building (total $\pm 2,338$ s.f.);
- Construction of a single-story 3,835 s.f. structure to house offices, conference room, kitchen and tasting/reception (this structure was never built);
- Use of the existing $\pm 2,072$ s.f. cave and 10,255 s.f. of new caves for wine barrel storage;
- Custom production of wine for 3 new producers utilizing 5,000 gallons per year of the 30,000 gallons per year production capacity and 2,800 s.f. of the winery for production activities;
- Retail wine sales;
- Private tours and tasting for up to 4 persons (average 3 persons) 100 times per year;
- Marketing events as follows:
 - wine trade tours and tasting (twice per week; 4 persons maximum; 3 persons average);
 - wine trade luncheons (twice per month; 10 persons maximum; 7 persons average)
 - private promotional dinners (6 times per year; 12 persons maximum; 10 persons average)
- Provision of 12 off-street parking spaces.
- Construction of a left turn lane from Silverado Trail.

Use Permit Modification #98041-MOD: In 1998, Napa County approved a minor modification to the unbuilt 3,835 s.f. hospitality and administrative building approved by #96095-UP.

Use Permit #98323-UP: In 1999, Napa County approved #98323-UP, which modified #96095-UP to authorize the following:

- Increase wine production from 30,000 gallons per year to 48,000 gallons per year;
- Expand the area of the winery caves from 12,327 s.f. to 15,000 s.f. for barrel and library wine storage;
- Marketing events as follows (see also, original Use Permit Application Supplemental Information Sheet for Winery Uses, Vine Cliff Winery, attached):
 - wine trade tours & tasting (twice per week; 4 persons maximum; between 11:00 am and 11:00 pm);
 - wine trade luncheons (twice per month; 50 persons maximum; between 11:00 am and 11:00 pm)
 - private promotional dinners (6 times per year; 50 persons maximum; between 11:00 am and 11:00 pm)
- Winery to be closed for retail wine sales during period when there are over 40 persons attending a marketing event;
- Marketing events cannot be scheduled to begin or end between 4:00 pm and 6:00 pm.
- Increase in maximum number of off-street parking spaces from 12 spaces to 21 spaces.

Use Permit Very Minor Modification #P08-00159-VMM: In 2008, Napa County approved a request to redesign the previously-approved, unbuilt 3,835 s.f. hospitality and administrative building to 2,393 s.f., with the building remaining in the same location as the previously approved building.

Requested Modifications & Clarifications

Vine Cliff requests the following revisions to Use Permit #P17-00129-MOD:

1. Remodel & Expand Existing Wine Caves
The site currently houses a non-sprinklered ±15,000 SF wine cave with a single access portal.
 - Expand existing cave to include wine production; winemaker lab; employee breakroom & restroom; wine equipment storage
 - Add a second cave access portal with covered crush pad
 - Expand a portion of one existing cave tunnel to accommodate fermentation tanks
 - Add insulation and fire sprinklers throughout the cave to meet Type III occupancy requirements
 - Utilize ±3,300 SF of the existing cave for guest tasting and marketing events, as previously entitled in earlier use permits
 - Remodel existing guest restrooms to meet current accessibility standards
 - Cave spoils are estimated to be 14,000 cubic yards
2. Remodel Existing Hospitality Building
 - Relocate all production activities from existing building to expanded wine cave, as noted above
 - Remodel existing crush pad into entry courtyard for guests
 - Remodel/relocate existing employee offices
 - Upgrade existing low-risk breakroom into high-risk commercial kitchen
 - P17-00129-MOD approved tours and tastings to include food pairings, to be furnished by a licensed caterer or food service provider. This Application seeks to improve an existing low-risk breakroom to a high-risk commercial kitchen, such that food pairings may be prepared on site.

- Add guest elevator between building levels
- Remodel/relocate existing guest restrooms to meet current accessibility standards
- 3. Add Garden 'Plaza'
 - Remove ±10,000 SF of impervious asphalt and replace with garden 'plaza' between hospitality building and cave portal
- 4. Improve/Widen Roads
 - Improve existing access road to new cave portal to accommodate firetruck turnaround and employee ADA parking
 - Widen existing driveway to new guest entry courtyard and existing upper parking area
- 5. Daily Tours & Tastings / Marketing / Employees
 - No changes proposed.
- 6. Wine Production
 - No changes proposed.

Existing Infrastructure Analysis

The property is supplied with potable domestic, process, and irrigation water from two existing wells. These on-site wells will continue to meet the site-wide water demand. Water assessments are being done by a hydrogeologist as part of the use permit modification application to illustrate that the on-site wells are expected to meet the project's needs.

Wastewater Treatment & Disposal

Wastewater generated by the winery and 5-bedroom residence is discharged to the existing combined Sanitary Sewer (SS) and Process Water (PW) leachfield. The Applicant proposes to install a commercial kitchen to prepare food onsite for events that occur during non-harvest periods. A 1,250-gallon grease tank is proposed for flow from the kitchen. There are no proposed changes to the number or frequency of events.

The existing SS treatment and disposal system has the capacity to accommodate the proposed food preparation on-site during non-harvest periods. The Applicant proposes to continue to use portable toilet facilities for events with 15 or more guests and for food to be prepared off-site during harvest periods. The harvest period is estimated between September 1 and October 15 of each year.

PW generated by the winery is discharged to the existing combined SS and PW pressure distribution (PD) leachfield. There are no proposed changes to the existing 48,000 gallon per year wine production.

Water Availability Analysis

A Tier 1 Water Availability Analysis (WAA) was completed in 2017 by O'Connor Environmental Inc (OEI). The property owner has retained OEI to provide an updated report to ensure that the proposed project is consistent with current County policy for groundwater resources. A Tier 1 WAA to evaluate groundwater resources for the property in terms of the balance between the average annual groundwater recharge and proposed groundwater use will be updated to new County standards adopted in 2022 for estimating recharge and to incorporate updated OEI modeling of recharge.

There are no County-identified "significant streams" within 1,500 ft of the project well; therefore, a Tier 3 analysis is not required.

The proposed landscaped 'plaza' will consist of hydroseed not requiring permanent irrigation, and is therefore exempt from Napa County §18.118.

Fire Protection

The project site is accessed readily from Silverado Trail. An existing entry gate will be replaced and widened to meet commercial standards as required by the Napa County Rodas & Streets Standards (NCRSS). An existing paved driveway to the new secondary cave portal will accommodate two-way traffic and be improved to include a firetruck turnaround. An existing paved driveway to the proposed guest parking area will be improved and widened to accommodate one-way traffic with one turnout. The Applicant will maintain a 10-foot-wide defensible space zone on each side of the access roadway from Silverado Trail to the winery.

A new firewater storage cistern is proposed in a new tunnel extension of the existing cave. The cistern will supply water to fire sprinklers and hydrants on property. The cistern is sized to hold approx.. 180,000 gallons; the size will be confirmed by a fire sprinkler consultant during the building permit process.

In past years, Napa County Fire / Cal Fire have used the pond on the property as a resource for firefighting activities. It may continue to serve as a firefighting resource.

Traffic

There is no proposed change to visitation or employee count, and therefore no impact to existing trip counts.

Viewshed Protection

The proposed alterations are not visible from designated public roads per Napa County Code §18.106.

The proposed addition of a secondary cave portal is sited on a portion of hillside that is over fifteen percent (15%). Therefore, this Application requests an exception to the Viewshed Protection Program.

Conservation Regulations

The proposed addition of a secondary cave portal is sited on a portion of hillside that is over thirty percent (30%). Therefore, this Application requests an Exception to the Conservation Regulations.

Environmental Issues

The environmental sensitivity maps on file in the Napa County PBES Department have been reviewed to determine if this project will raise any environmental issues. These maps are used by the Department to determine whether any environmental conditions exist on a particular site, the development of which would warrant special studies or mitigation measures to avoid damage to environmental resources.

The proposed alterations to the property will involve earthmoving and expansion of existing structures. A biosurvey report has been prepared by Salix Consulting, Inc., and finds that the project has no adverse impacts. One tree is slated for removal as part of the planned project. A survey of the tree will be conducted to ensure nesting birds or roosting bats are not present before tree removal.

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT - MINOR MODIFICATION
APPLICATION WINERY USES

Before you file an application...

Before you submit your application materials, and generally as early in the process as possible, applicants should schedule a Pre-Application review meeting with a member of the Planning Department staff as well as staff from other applicable Divisions in PBES.

Pre-Application meetings are an opportunity to meet with staff from all Divisions and receive valuable feedback on your project. In particular, staff can identify the type of application and related permits that may be necessary, permit processing steps and timelines, and pertinent information and technical studies that will be required to submit a complete application.

To schedule a Pre-Application meeting, please visit the Planning Division website at: <https://www.countyofnapa.org/1709/Planning-Division> and follow the steps provided to use our Online Permit Center system.

Contents

X	General Application Form
X	Use Permit Minor Modification Procedures
X	Use Permit Minor Modification Checklist of Required Application Materials
X	Signed Indemnification Form
X	Signed Hourly Fee Agreement
X	Supplemental Application for Winery Uses
X	Voluntary Best Management Practices Checklist for Development Projects Form
X	Adjoining Property Owner List Requirements

Complete TH



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A Commitment to Service

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

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact Name: _____ Mailing Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ E-Mail Address: _____	Property Owner Contact Name: VINE CLIFF 1871 Mailing Address: 7400 SILVERADO TRAIL City: NAPA State: CA Zip: 94558 Phone: _____ E-Mail Address: _____
---	---

Agent Contact Name: Willis Blakewell, Blakewell Consulting Mailing Address: _____ City: _____ State: _____ Zip: _____ Phone: 707-480-9250 E-Mail Address: willis@blakewellconsulting.com	Other Representative Contact <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Agent Name: Kirsten Shinnamon Baker, Signum Architecture Mailing Address: 1675 2nd Street City: Napa State: CA Zip: 94559 Phone: 707-337-5986 E-Mail Address: kirsten@signumarchitecture.com
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Property Information

Project Name: VINE CLIFF WINERY ALTERATION
 Project Address: 7400 SILVERADO TRAIL, NAPA, CA 94558
 Assessor's Parcel Number(s): 032-030-027
 Size of site (acreage and/or square footage): 99.59 acres
 General Plan Designation: RURAL LANDS Zoning: AW

Application Type¹

File No(s)

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

¹: Include corresponding submittal requirements for each application type.


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

Conditions of Application

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

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

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



2025-04-03

Property Owner’s Signature and Date
SCW Fund Corp.

Property Owner’s Signature and Date

Applicant/Agent Statement

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

DocuSigned by:



7/11/2024

6D8541B031D84FF

Applicant’s Signature and Date

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

MINOR MODIFICATION PROCEDURES WINERY USES ONLY

CHAPTER 18.10 ZONING ADMINISTRATOR

Sections:

18.10.010 General powers and duties.

18.10.020 Duties—Specific subjects.

The zoning administrator shall hear and decide all applications for the following unless, in the zoning administrator's sole discretion, the zoning administrator determines that the matter (1) is of a size, importance, or unique nature such that it is judged not to be a routine matter; (2) involves potentially significant environmental impacts; or (3) is such that the public interest would be furthered by having a particular application heard and decided by the planning commission:

- M. Minor modifications to use permits as described in subsection (B) of Section 18.124.130 and modifications to winery use permits as described in subsections (C)(1) through (C)(7) of Section 18.124.130, after making the findings required by Section 18.124.130;

CHAPTER 18.124 USE PERMITS

Section:

18.124.130 Use permit modifications—Procedure—Categories.

- A. Except as otherwise provided in subsections (B), (C) and (D) of this section, modifications to an approved use permit shall be processed in the same manner and in compliance with the procedures set forth herein for use permits and appeals, including notice and the payment of applicable permit application fees.
- B. Upon receipt of a written request from the holder of a use permit, other than a winery use permit which shall be processed as set forth in subsection (C) below, the zoning administrator may approve minor non-controversial modifications to approved use permits after giving notice of intent to approve or deny, but without a public hearing in regard to project design or permit conditions which do not affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation measure for the project. Consistent with the foregoing, the zoning administrator may approve changes in location and/or size of approved structures or portions thereof, provided that, the zoning administrator shall not consider or approve a minor modification if the

result of the approval of the requested minor modification would result in any structure or the aggregate of all approved structures being increased more than twenty-five percent in size or one story in height based on the size allowed under the approved use permit. Equipment enclosures whose permanent installation outdoors was approved by use permit are not subject to this size limitation.

1. Notice of intent to approve or deny, for purposes of this subsection, shall include a general explanation of the matter to be considered, a general description, in text or by diagram, of the location of the subject real property, and a statement that the zoning administrator intends to approve or deny the requested modification on a certain date not less than ten calendar days after the date of mailing of the notice unless a member of the public requests a public hearing prior to that date.
 2. Notice of intent, for purposes of this subsection, shall be mailed or delivered as follows:
 - a. To the owner of the subject real property or the owner's duly authorized agent and to the project applicant if the project applicant is neither the owner of the property nor the owner's duly authorized agent; and
 - b. To all owners of real property, including businesses, corporations or other public or private entities, as shown on the latest equalized assessment roll within one thousand (1000) feet of the real property that is the subject of the proposed zoning change. In lieu of utilizing the assessment roll, the records of the county assessor or tax collector which contain more recent information than the assessment roll may be used.
 3. If any member of the public requests a public hearing during the comment period, then the zoning administrator will provide public notice in accordance with Section 18.136.040 and conduct a public hearing.
- C. Upon receipt of a written request from the holder of a winery use permit, the zoning administrator may approve minor modifications to winery use permits in accordance with the procedures set forth in subsection (D) below. There will be no public hearing for such minor modifications. Such minor modifications will not trigger application of the Napa County Road and Street Standards unless the total ADT from all uses exceeds forty (40) ADT or the inspection authority determines that improvements are required to comply with the State Fire Code, State Responsibility Area Fire Safe Regulations, or adopted left-turn lane warrants required for all projects. Modifications to winery use permits are considered minor modifications under this subsection if the change in operations consists of any of the following:

1. Any increase in the number of full-time equivalent existing permitted employees up to a total of ten employees or by up to ten percent, whichever is greater;
 2. Any increase in (1) the number of full-time equivalent existing permitted employees, including seasonal employees, (2) tours and tastings, or (3) deliveries, such that the total number of vehicle trips for all such uses on the property does not exceed forty (40) ADT or twenty (20) daily round trips;
 3. An increase in wine production up to a maximum of 30,000 gallons annually, or an increase of ten percent over the existing approved amount;
 4. An addition or increase in the number of marketing events, up to a total of eleven (11) marketing events per year. Ten (10) such events may allow attendees for each event up to a total that does not exceed twenty-four (24) ADT (twelve (12) daily round trips,) and one (1) such event may allow attendees for such event up to a total that does not exceed forty (40) ADT (twenty (20) daily round trips). The ADT for all winery uses on days when a marketing event occurs shall not exceed forty (40) ADT. The approval of marketing events under this subsection may include the change in hours of operation during which such events may occur to include times after 6:00 pm, provided the project applicants cease all operations by 11:00 pm;
 5. Any change in days of operation provided there is no increase in visitation, except pursuant to this section;
 6. Any change in aggregate building footprint (including caves) by a maximum of ten thousand (10,000) square feet or twenty-five percent of the total footprint, whichever is greater, where there is no cumulative increase in paved or impervious ground surface area beyond twenty-five percent of the subject parcel or fifteen acres, whichever is less; and/or
 7. Addition of a new high-risk commercial kitchen where there is an existing medium- or low-risk kitchen on the property.
- D. Notice of intent to approve or deny, for purposes of subsection (C) above, shall include a general explanation of the matter to be considered, a general description, in text or by diagram, of the location of the subject real property, and a statement that the zoning administrator intends to approve or deny the requested modification on a certain date not less than ten calendar days after the date of mailing of the notice. Notice of intent, for purposes of this subsection, shall be given as follows:

1. To the owner of the subject real property or the owner's duly authorized agent and to the project applicant if the project applicant is neither the owner of the property nor the owner's duly authorized agent;
 2. To all owners of real property, including businesses, corporations or other public or private entities, as shown on the latest equalized assessment roll within one thousand feet of the real property that is the subject of the proposed project. In lieu of utilizing the assessment roll, the records of the county assessor or tax collector which contain more recent information than the assessment roll may be used; and
 3. By posting the notice on the county's website for the PBES Department.
- G. Any modification to a use permit that exceeds the thresholds listed above in this section will be considered a major modification subject to consideration and a decision by the Planning Commission.

California Environmental Quality Act (CEQA) Review:

Depending on the site-specific circumstances associated with a particular winery, the project under this Minor Modification Procedure will be subject to CEQA, however, could be treated as exempt under Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B: Additional Categorically Exempt Projects in Napa County.

Checklist of Required Application Materials

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

☒ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.

☒ **Application Fee:**

Use Permit/Major Modification (All Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.

Small Winery Exemption (Winery Uses): Total fees are based on actual time and materials and flat fees. A deposit in the amount of \$5,000. Check made payable to County of Napa.

Minor Modification (Winery Uses): Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials over 3 hours for Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

Administrative Permit (Winery Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$1,500. Check made payable to County of Napa.

Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

Very Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

☒ **Read and Sign the Hourly Fee Agreement**

☒ **Detailed Project Description:** The Project Description should address all of the applicable items listed below:

1. Existing site conditions and uses.
2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
3. Days of the week and hours of operation.
4. Maximum number of employees per shift and hours of shifts.
5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
6. What is your water supply? How/where is liquid/solid waste disposed?

☒ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**

Submit three (3) 24" X 36" and one 11" x 17" copies of plans consistent with information contained in the *Building Division – Design Information - Sample Site Plan Handout*: <https://www.countyofnapa.org/1890/Building-Documents>.

☒ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:

1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
2. Use of each area within each structure/building.
3. Location of emergency exists.

☒ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:

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



Technical Information and Reports

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

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. Traffic Study consistent with Traffic Impact Study Preparation Requirements. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study.
3. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
- ✓ 5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
- ✓ 6. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015). Please refer to the following link: <https://www.countyofnapa.org/876/Water-Availability-Analysis>.
- ✓ 7. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

Tree canopy coverage:

Tree canopy cover (1993): _____ acres

Tree canopy cover to be removed: _____ acres _____ %

Tree canopy cover to be retained: _____ acres _____ %

(2) live oaks are proposed to be removed and replaced per County standard.

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

Understory cover (1993): _____ acres

Understory to be removed: _____ acres _____ %

Understory to be retained: _____ acres _____ %

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

<https://www.countyofnapa.org/DocumentCenter/View/12882/WOTPO-implementation-guide?bidId=>

8. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)
 - ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
 - ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
 - ☐ Visual Impacts Study (Photographic simulations)
 - ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
 - ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
 - ✓ ☒ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
 - ☐ Other: _____
 - ☐ Other: _____



Additional Information Required by the Environmental Health Department:

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

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



Additional Information Required by the Engineering Services:

2020 Napa County Road & Street Standards

<https://www.countyofnapa.org/DocumentCenter/View/3787/Napa-County-Road-and-Street-Standards---2020-PDF>

Project Guidance for Stormwater Compliance

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

BASMAA Post-Construction Stormwater Management Manual

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

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

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



Please Note

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



Plans and Studies provided electronically via file share (coordinated at intake).

TH

Certification and Indemnification

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

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

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

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

Stephan Crétier / SCW Fund Corp.

Print Name of Property Owner



Signature of Property Owner

2025-04-03

Date

Willis Blakewell

Print Name Signature of Applicant (if different)

DocuSigned by:
Willis Blakewell
6D8541B031B04FF...

Signature of Applicant

7/11/2024

Date

Hourly Fee Agreement

PROJECT File: _____; request for _____, I, Willis Blakewell

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

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

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

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

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

Willis Blakewell

Stephan Crétier / SCW Fund Corp.

Mailing Address of the Applicant responsible for paying processing fees:

Vine Cliff Winery, 7400 Silverado Trail

Napa, CA 94558

DocuSigned by:

Signature:* 
808541B031D84EE
willis@blakewellconsulting.com

Email Address: _____

Date: _____

Phone Number: _____

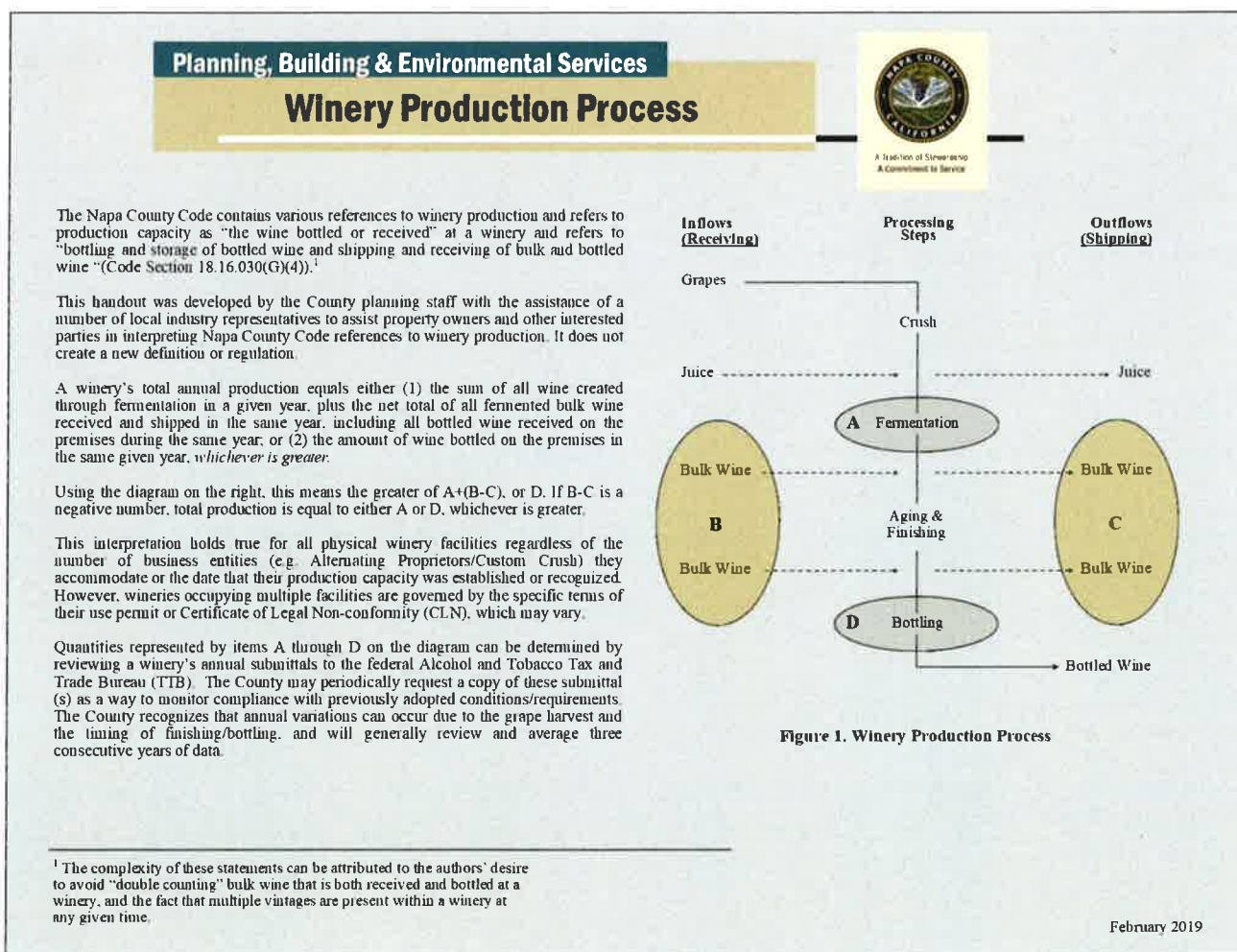
*ATTENTION - The applicant will be held responsible for all charges.

Supplemental Application for Winery Uses

Definitions

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

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



WINERY OPERATIONS

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

Retail Wine Sales	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...	<input checked="" type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?		
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Wine Sales/Consumption – AB 2004	<input checked="" type="checkbox"/> Existing		<input type="checkbox"/> Proposed	<input type="checkbox"/> None

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

Production Capacity *

Please identify the winery's...

Existing permitted production capacity: 48,000 gal/y Per permit : #P17-00129 Permit date: Jan 17 2018
#98323-UP

Current maximum actual production: 9,800 gal/y For what year? 2022

Average 3 year production: 15,000 gal/y

Proposed production capacity: 48,000 (no change)

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

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation: 50 existing No change proposed

Maximum weekly tours/tastings visitation: 350 existing No change proposed

Visitation hours (e.g. M-Sa, 10am-4pm): M-Su, 11am-11pm existing No change proposed

Production days and hours¹: M-Su, 9am-6pm existing No change proposed

*Employee work schedules may be adjusted on days of Marketing Events, which are permitted to occur until 11pm by Use Permit #98323-UP

¹ It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

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

No change to grape source or production amount.

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, hours, location/facilities to be used, food service details, etc. Provide a site plan showing where the marketing event activities will occur, including overflow/off-site parking. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

No change to the previously-approved marketing events authorized in P17-00129-MOD.

On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur.

No change to the previously-approved On-Site Consumption authorized in P17-00129-MOD.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service and existing type of commercial kitchen (low, medium or high risk) and/or food preparation areas authorized by the County Environmental Health Division. (Attach additional sheets as necessary.)

P17-00129-MOD approved tours and tastings to include food pairings, to be furnished by a licensed caterer or food service provider. This new Application seeks to improve an existing low-risk breakroom to a high-risk commercial kitchen, such that some food pairings may be prepared on site.

Winery Coverage and Accessory/Production Ratio

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

Existing	<u>2,460</u>	sq. ft.	<u>0.06</u>	acres
Proposed	<u>9,705</u>	sq. ft.	<u>0.22</u>	acres

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

<u>58,760</u>	sq. ft.	<u>1.35</u>	acres	<u>1.5</u>	% of parcel
---------------	---------	-------------	-------	------------	-------------

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

Existing	<u>24,447</u>	sq. ft.	Proposed	<u>20,138</u>	sq. ft.
----------	---------------	---------	----------	---------------	---------

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

Existing	<u>2,338</u>	sq. ft.	<u>10</u>	% of production facility
Proposed	<u>7,425</u>	sq. ft.	<u>37</u>	% of production facility

Caves and Crush pads

If new or expanded caves are proposed, please indicate which of the following best describes the public accessibility of the proposed and existing cave space: Please denote on cave floor plans the location of existing and proposed cave type/activities and identify location of on-site cave spoils on a site plan.

Existing Cave:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> None – no visitors/tours/events (Class I) | <input type="checkbox"/> Guided Tours Only (Class II) | <input type="checkbox"/> Public Access (Class III) |
| <input type="checkbox"/> Marketing Events and/or Temporary Events (Class III) | | |

Expanded or New Cave:

- | | | |
|--|---|---|
| <input type="checkbox"/> None – no visitors/tours/events (Class I) | <input type="checkbox"/> Guided Tours Only (Class II) | <input checked="" type="checkbox"/> Public Access (Class III) |
| <input checked="" type="checkbox"/> Marketing Events and/or Temporary Events (Class III) | | |

Please identify the winery's...

Cave area (total)	Existing: <u>17,751</u>	sq. ft.	Proposed: <u>20,174</u>	sq. ft.
Cave area (Production)	Existing: <u>17,751</u>	sq. ft.	Proposed: <u>16,328</u>	sq. ft.
Cave area (Accessory)	Existing: <u>0</u>	sq. ft.	Proposed: <u>3,846</u>	sq. ft.
Covered crush pad area	Existing: <u>2,272</u>	sq. ft.	Proposed: <u>2,074</u>	sq. ft.
Uncovered crush pad area	Existing: <u>0</u>	sq. ft.	Proposed: <u>0</u>	sq. ft.
Cave Spoils total:			Proposed: <u>14,000</u>	cy.

Cave Spoils Use:

- | | |
|---------------------------------|---|
| <input type="checkbox"/> Onsite | <input checked="" type="checkbox"/> Offsite |
|---------------------------------|---|

Initial Statement of Grape Source

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



2025-04-03

DocuSigned by:
Willis Blakewell
6D8541B031D84FF

7/11/2024

Owner's Signature

Date

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



A Tradition of Stewardship
A Commitment to Service

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services

1195 Third Street, Suite 210

Napa, CA 94559-3082

(707) 253-4417

PROJECT DESCRIPTION

Clear Form

Winery Name: _____ Date Prepared: _____

Existing Entitled Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	10	10
	Weekend	10	10
Number of Part Time Employees*	Weekday	6	6
	Weekend	6	6
Maximum Daily Visitation	Weekday	50	50
	Weekend	50	50
Annual Gallons of Production		48,000	48,000
Annual Tons of Grape Haul		300.0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	50	50
	Weekend	50	50

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	10	10
	Weekend	10	10
Number of Part Time Employees*	Weekday	6	6
	Weekend	6	6
Maximum Daily Visitation	Weekday	50	50
	Weekend	50	50
Annual Gallons of Production		48,000	48,000
Annual Tons of Grape Haul		300.0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	50	50
	Weekend	50	50

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

TRIP GENERATION

Existing Winery					Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	10	10	3.05 one way trips/employee	FT Employee Daily Trips	30.5	30.5
PT Employees	6	6	1.9 one way trips/employee	PT Employee Daily Trips	11.4	11.4
Max Visitors	50	50	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	38.5	38.5
Max Event	50	50	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	38.5	38.5
Gallons of Production	48,000		0.000018 truck trips	Production Daily Trips	0.9	0.9
Tons of Grape Haul#	300.0		0.013889 truck trips	Grape Haul Daily Trips	4.2	0.0
					Total Weekday Daily Trips	124
					Total Weekday Peak Hour Trips*	30
<u>Maximum Daily Weekend Traffic (Saturday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	10	10	3.05 one way trips/employee	FT Employee Daily Trips	30.5	30.5
PT Employees	6	6	1.9 one way trips/employee	PT Employee Daily Trips	11.4	11.4
Max Visitors	50	50	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	35.7	35.7
Max Event	50	50	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	35.7	35.7
Gallons of Production	48,000		0.000018 truck trips	Production Daily Trips	0.9	0.9
Tons of Grape Haul#	300.0		0.013889 truck trips	Grape Haul Daily Trips	4.2	0.0
					Total Weekend Daily Trips	119
					Total Weekend Peak Hour Trips*	37
<u>Maximum Annual Traffic</u>						
					Total Annual Trips**	43,588

Proposed Winery					Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	10	10	3.05 one way trips/employee	FT Employee Daily Trips	30.5	30.5
PT Employees	6	6	1.9 one way trips/employee	PT Employee Daily Trips	11.4	11.4
Max Visitors	50	50	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	38.5	38.5
Max Event	50	50	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	38.5	38.5
Gallons of Production	48,000		0.000018 truck trips	Production Daily Trips	0.9	0.9
Tons of Grape Haul#	300.0		0.013889 truck trips	Grape Haul Daily Trips	4.2	0.0
					Total Weekday Daily Trips	124
					Total Weekday Peak Hour Trips*	30
<u>Maximum Daily Weekend Traffic (Saturday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	10	10	3.05 one way trips/employee	FT Employee Daily Trips	30.5	30.5
PT Employees	6	6	1.9 one way trips/employee	PT Employee Daily Trips	11.4	11.4
Max Visitors	50	50	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	35.7	35.7
Max Event	50	50	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	35.7	35.7
Gallons of Production	48,000		0.000018 truck trips	Production Daily Trips	0.9	0.9
Tons of Grape Haul#	300.0		0.013889 truck trips	Grape Haul Daily Trips	4.2	0.0
					Total Weekend Daily Trips	119
					Total Weekend Peak Hour Trips*	37
<u>Maximum Annual Traffic</u>						
					Total Annual Trips**	43,588

Net New Trips		Harvest	Non-Harvest
<u>Maximum Weekday Traffic (Friday)</u>			
If total net new daily trips is greater than 40, a TIS is required			
		Net New Weekday Daily Trips	0
		Net New Weekday Peak Hour Trips*	0
<u>Maximum Weekend Traffic (Saturday)</u>			
If total net new daily trips is greater than 40, a TIS is required			
		Net New Weekend Daily Trips	0
		Net New Weekend Peak Hour Trips*	0
<u>Maximum Annual Traffic</u>			
A Traffic Impact Study is NOT Required			
		Net New Annual Trips**	0

#Trips associated with Grape Haul represent harvest season only.

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

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



A Tradition of Stewardship
A Commitment to Service

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

Project name & APN: VINE CLIFF REMODEL / APN 032-030-027

Project number if known:

Contact person: Kirsten Shinnamon Baker / Signum Architecture

Contact email & phone number: kirsten@signumarchitecture.com

Today's date: 6/28/24

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

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

Already Plan
Doing To Do

ID # BMP Name



BMP-1 Generation of on-site renewable energy

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

Solar panels on-site currently.



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

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

Already Plan
Doing To Do

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

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

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

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

Number of total vehicles

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

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

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

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

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

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

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

Estimated annual VMT

Potential annual VMT saved

% Change

Already
Doing ☐

Plan
To Do ☐

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

See description below under BMP-5.

☐ **BMP-8 Solar hot water heating**

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

☐ **BMP-9 Energy conserving lighting**

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

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

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

☐ **BMP-11 Bicycle Incentives**

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

☐ **BMP-12 Bicycle route improvements**

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

Already Plan
Doing To Do

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

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

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

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

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

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

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

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

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

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

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

Already Plan
Doing To Do

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

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

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

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

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

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

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

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

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

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

Already Plan
Doing To Do

☐ ☐ **BMP-23**

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

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

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

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

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

BMP-25 (a) ☐

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

BMP-25 (b) ☐

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

BMP-25 (c) ☐

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

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

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

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

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

Already Plan
Doing To Do

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

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

☐ ☐ **BMP-29 Local food production**

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

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

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

☐ ☐ **BMP-31 Use 70-80% cover crop**

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

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

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

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

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

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at the Project Level available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

Adjoining Property Owner List Requirements

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

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

Instructions to the Title Company

Please prepare the property owners' list as follows:

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

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

COUNTY OF NAPA
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS

APPLICATION PACKET

1. Checklist
2. Application Review Procedures
3. Application
4. Supplemental Application Form
5. Indemnification Statement
6. Hourly Fee Agreement
7. Adjoining Property Owner Requirements
8. Plan Requirements
9. Sample Graphics

PRE-SUBMISSION REQUIREMENTS

Prior to the submission of your application materials, please call Planning Division Secretary at (707) 253-4417 to schedule a pre-submittal application review meeting (See Completeness Checklist). The purpose of the meeting is to review your application to make sure it is complete for submittal. According to state law, your application will receive a determination of completeness within thirty (30) days after submittal.

USE PERMIT EXCEPTION TO CONSERVATION REGULATIONS

APPLICATION CHECKLIST

1. _____ Completed signed application
2. _____ Completed supplemental application form
3. _____ **Signed** Indemnification statement
4. _____ **Signed** Hourly Fee Agreement
5. _____ Site Location Map (on 7" by 7½" portion of a 7½-minute U.S. Geological survey topographic map)
4. _____ Complete Site Plan with all existing and proposed improvements shown, including structures, parking, roads, driveways, easements and leach field.
5. _____ Title Insurance Co. Certified List of All Property Owners within 1000 feet of the subject parcel specifying name, address, and parcel number.
6. _____ Assessor's pages used in compiling property owners list.
7. _____ Make checks out to the **County of Napa**. (*Amount to be determined at the pre-application meeting*).
8. _____ Pre-Submittal application review meeting with Planning Division Staff (Date: _____)
9. _____ Additional information that may be required by Planning Division.
10. _____ Erosion Control Plan only for agricultural projects (vineyard conversions, etc.)

APPLICATION REVIEW PROCEDURES

USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS

A Use Permit for an exception to the Conservation Regulations must be approved by the Planning Commission prior to development. Development may not begin until all necessary permits have been obtained, including any building or grading permits.

NOTE: The Use Permit application is not complete until all the information listed on the checklist is submitted for review.

The Use Permit applies to the land, not to the property owner. Therefore, once a Use Permit is approved for a given parcel of land, any new owner may operate under the same Use Permit pursuant to the conditions and applicable mitigation measures under which it was approved.

THE INFORMATION THAT YOU PROVIDE IN THE USE PERMIT APPLICATION, INCLUDING THE SUPPLEMENTAL APPLICATION AND EROSION CONTROL PLAN WILL PROVIDE THE BASIS FOR THE EVALUATION OF YOUR APPLICATION, INCLUDING ENVIRONMENTAL REVIEW. THE INFORMATION WILL ALSO BE USED AS A BASIS FOR THE ESTABLISHMENT OF CONDITIONS OF APPROVAL.

Application

1. The attached application and supplemental information forms require that you provide some basic information as well as a detailed erosion control plan for the proposed project. Prior to submittal, the applicant must schedule a pre-application meeting with a representative of the Planning Division to determine whether or not the proposed project can meet the minimum standards and requirements of the Conservation Regulations. When the application is submitted, a filing fee is collected to cover the costs of processing and analysis time, legal advertising, field investigations, and similar matters.
2. Within 30 days of receiving an application, the Planning Division will review the materials submitted to make sure that all the items listed on the application completeness checklist have been provided. Each item submitted will be reviewed for accuracy and completeness. In addition, an initial environmental review of the project will be undertaken. If all pertinent items on the checklist have been provided, each item supplied is complete and accurate, and no additional environmental data is needed, the application will be deemed complete. All applications accepted for processing will be referred to applicable County and public agencies for review, recommendation, and conditions. If the application is incomplete the applicant will be informed as to what additional materials, information and/or studies are needed to make the application complete. Upon submission of **all** the materials requested, the application will be found complete and distributed for review and comment.

Processing Time Limits

3. Use Permit applications are subject to processing time limits pursuant to California Government Code Section 65950. Generally, upon a determination by the County that the application is complete, the County is required to take action on a Use Permit within 180 days unless an environmental impact report (EIR) is required pursuant to the California

Environmental Quality Act of 1970 et seq. If an EIR is required, the permit must be approved or denied within 1 year.

Environmental Assessment

4. After any application has been accepted as complete, an assessment of the project's potential impact(s) on the environment will be conducted. If the Planning Division determines, based on that assessment, that the project is exempt from further environmental review, the project will be scheduled for a noticed public hearing. If the project is located in any recognized environmentally sensitive area or has other potentially significant environmental impacts, one or more detailed studies may be required to determine the extent of these impacts. If it is determined that significant environmental impacts could result from the project, the applicant will be required to prepare an Initial Study/Mitigated Negative Declaration or an Environmental Impact Report (EIR).

Public Hearing

5. Upon completion of the environmental assessment for the project and preparation of the appropriate environmental document (i.e., categorical exemption, negative declaration, or EIR), the project will be scheduled for a noticed public hearing before the Planning Commission. The purpose of the hearing is to receive public testimony, evaluate the appropriateness of the environmental determination made by the Planning Division, determine compliance with County regulations, and either approve or deny the project. A notice of public hearing containing a brief description of the project and the date, time, and location of the hearing will be published and mailed to all property owners within 1000 feet of the project site, 30, 20 or 10 days prior to the scheduled hearing.
6. At the public hearing, the report and recommendation of the Planning Division is presented. The applicant and project proponents are given an opportunity to present testimony in support of the Use Permit. Opponents to the request are given an opportunity to express their reasons why the environmental determination is not appropriate or why the Use Permit should not be granted. At the close of the hearing, the Planning Commission will consider the request, the Planning Division Report, and the testimony received during the public hearing and take formal action to approve, conditionally approve, or deny the Use Permit.

Appeal

7. Following action on the project, there is a 10 working day appeal period before the use permit becomes effective. During this period, the decision of the Planning Commission may be appealed to the Board of Supervisors by a County department, the applicant, or project opponents by filing a written appeal on a form provided by the Department, including payment of an appeal fee that varies with the length of the public hearing that has been held on the project. Once a proper appeal has been filed, a public hearing on the appeal will be set within 90 days. At the conclusion of the public hearing, the Board will either approve, deny, or modify the decision or action being appealed. Reconsideration of the Board's action can be sought if a request for reconsideration is filed within 30 days of the Board's decision.



FILE # _____

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

A Tradition of Stewardship
 A Commitment to Service

APPLICATION FOR USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____
 TYPE OF APPLICATION: _____ Date Published: _____
 REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: VINE CLIFF WINERY ALTERATION

Assessor's Parcel #: 032-030-027 Existing Parcel Size: 99.59 acres

Site Address/Location: 7400 SILVERADO TRAIL, NAPA, CA 94558
 No. Street City State Zip

Property Owner's Name: VINE CLIFF 1871

Mailing Address: SAME AS ABOVE
 No. Street City State Zip

Telephone #: (707) 480 - 9250 Fax #: () - E-Mail: willis@blakewellconsulting.com

Applicant's Name: WILLIS BLAKEWELL, BLAKEWELL CONSULTING

Mailing Address: same as above
 No. Street City State Zip

Telephone #: () - Fax #: () - E-Mail: _____

Status of Applicant's Interest in Property: _____

Representative Name: KIRSTEN SHINNAMON BAKER, SIGNUM ARCHITECTURE

Mailing Address: 1675 2ND STREET, NAPA, CA 94559
 No. Street City State Zip

Telephone #: (707) 963-8831 Fax #: () E-Mail: kirsten@signumarchitecture.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Willis Blakewell

7/11/2024

Signature of Applicant
 Willis Blakewell

Date

Signature of Property Owner

Date

Print Name

Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: \$ _____ Receipt No.: _____ Received by: _____ Date: _____

SUPPLEMENTAL APPLICATION FORM

USE PERMIT EXCEPTION TO CONSERVATION REGULATION

1. Please explain the reason for the exception request.

- This project proposes to remodel portions of the Vine Cliff Winery's existing caves and hospitality building with improvements to the surrounding hardscape, driveway, and the addition of a covered crush pad. The post-project impervious area is proposed to be less than the pre-project impervious area. The project site consists of mild to steep slopes, with hillside grading and the covered crush pad proposed on slopes greater than thirty percent. The project proposes to remove an existing concrete production area that has a retaining wall, which will involve hillside grading to conform to the existing hillside contours. An exception is requested to accommodate these improvements.
- The proposed improvements are intended to meet Napa County Road and Street Standards, improve crush operations and overall facility circulation.

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

No. In order to improve the existing driveway and maintain access to the caves, the proposed improvements will impact steep slopes. The proposed covered crush pad is placed to allow for a second cave access portal between the footprint of the existing cave and the existing driveway. The second cave access portal will allow for a second mode of egress for the improved Type-III cave.

The driveway is also being improved to meet Napa County Fire Road and Street Standards, further limiting the size and location of the covered crush pad.

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

The project intends to minimize grading activity on slopes greater than thirty percent given the proposed improvements and limited site availability.

Section 18.108.040.A. Structural/road development projects

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

The proposed covered crush pad has been designed to use the available area between the existing cave footprint and access road. Retaining walls are proposed in this area to avoid excessive grading and maintain the surrounding hillside.

b. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project, including the following elements:

- i. Multiple-floor levels which follow existing, natural slopes;
- ii. Foundation types such as poles, piles, or stepping level which minimize cut and fill and the need for retaining walls;
- iii. Fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

The structures are designed to fit into the natural topography to reduce earthwork. Retaining walls are stepped where necessary to minimize earthwork.

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

— The overall project will result in less post-project impervious area than pre-project impervious area. The removal of the existing concrete production area and retaining wall will allow for vegetation for the restored hillside. The majority of trees to be removed are non-native ornamental trees. Two live oaks are proposed to be removed and be replaced per County standard.

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

— The project proposes improvements to the existing driveway to meet Napa County Road and Street standards. The project also proposes two new fire hydrants and a fire water storage area. The existing cave and its expansion is proposed to add fire sprinklers.

5. Disturbance to streams and watercourses shall be minimized, and setbacks shall be retained as specified in Section 18.108.025.

- There are no disturbances proposed to streams, watercourses or their associated setbacks.

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

- A biosurvey report was prepared by Salix Consulting, Inc and found that the project has no adverse impacts.

Section 18.108.040.B. Agricultural projects, or Agricultural roads as defined by Planning, Building, and Environmental Services, Engineering Division

Intentionally left blank - not an agricultural project.

7. The erosion rate that results two years from the completion of the proposed agricultural development does not exceed the soil tolerance factor approved by the Natural Resource Conservation Service for the soil type, topography and climatic conditions in which the project is located;

8. Impacts on streams and watercourses are minimized, and adequate setbacks along these drainageways are or will be maintained.

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

INDEMNIFICATION AGREEMENT

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

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

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

DocuSigned by:

Willis Blakewell

6D8544B034D84FF...

Applicant

7/11/2024

Date

Property Owner (if other than Applicant)

VINE CLIFF WINERY ALTERATION

Project Identification

Hourly Fee Agreement

PROJECT File: _____; request for

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

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

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

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


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

WILLIS BLAKEWELL, BLAKEWELL CONSULTING

Mailing Address of the Applicant responsible for paying processing fees:

7400 SILVERADO TRAIL

NAPA, CA 94558

DocuSigned by:

Signature:* 6D8644B034D84FF...
Email Address: willis@blakewellconsulting.com
Date: 7/11/2024
Phone Number: 707-480-9250

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

ADJOINING PROPERTY OWNER LIST REQUIREMENTS

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses and the assessor's parcel numbers of the property owned.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information.

INSTRUCTIONS TO TITLE COMPANY

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers, and mailing addresses on an 8½" by 11" sheet of Avery #5351 Plain Paper Copier Labels so that this information can be readily copied on to new labels for use in mailing by Planning, Building, and Environmental Services.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled, on the pages.

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

PLAN REQUIREMENTS

SITE LOCATION MAP REQUIREMENTS

One (1) copy of a site location map. Said map shall consist of a 7" by 7 1/2" portion of the **7 1/2 minute** U.S. Geological Survey Topographic map that covers the project vicinity or an accurate reproducible copy thereof. This map section shall be pasted or taped (not stapled) in the space provided on the site location map blank contained in this application packet. The following information shall be **accurately** plotted thereon:

- a) The location of the boundary lines of all existing parcels involved and any new parcels to be formed.
- b) The location of all existing improvements to be used including but not limited to existing access roads.
- c) The location of all new improvements proposed including but not limited to buildings and access roads/driveways. For the purpose of this section proposed building sites on parcel/subdivision maps along with all the associated improvements necessary to put a home at the location selected shall be considered as "new improvements".

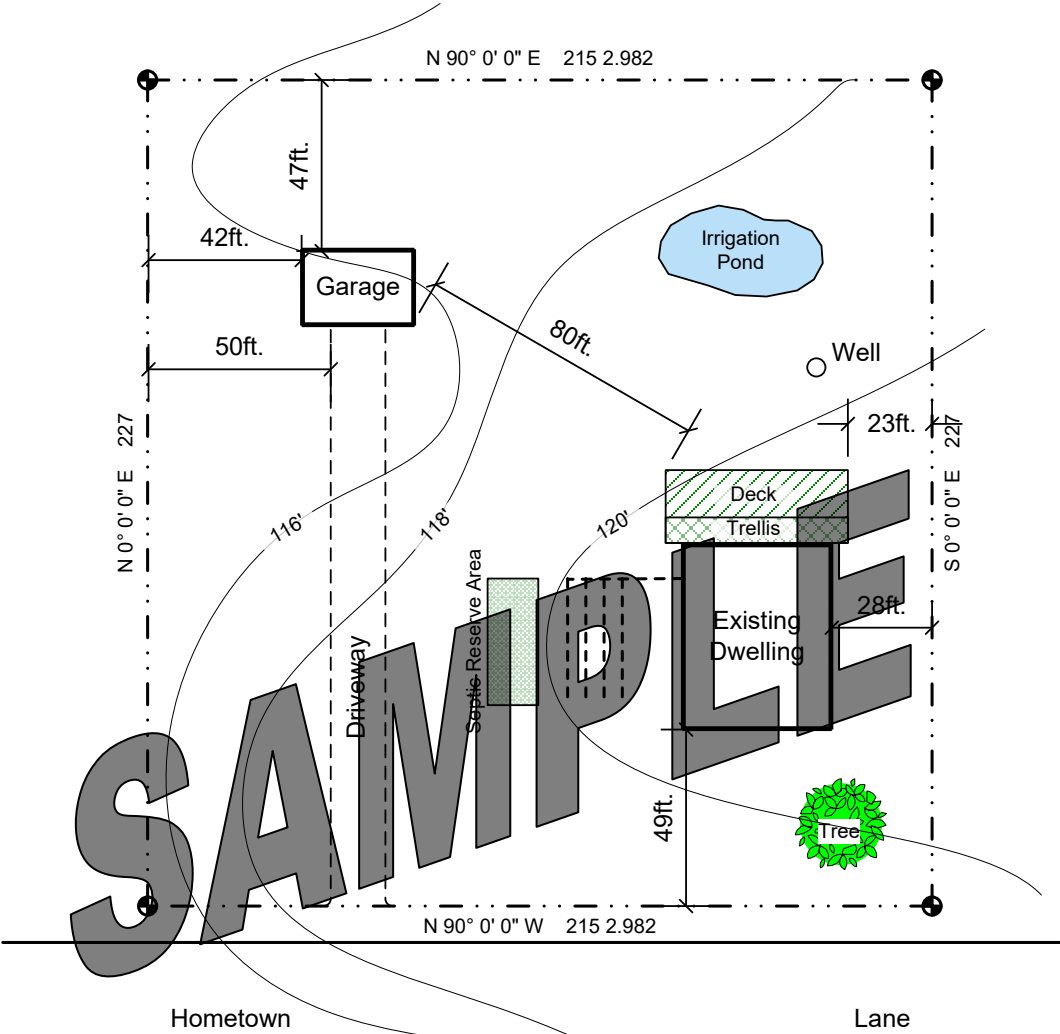
The location of all boundary lines and improvements plotted must be accurate to within 50 feet (i.e., 1/20th of an inch).

The symbols to be used in preparing this location map are specified in the legend on the site location map blank provided.

EROSION CONTROL PLAN REQUIREMENTS

Four (4) additional copies of the erosion control plan and narrative prepared in accordance with Section 18.108 et seq. of the county Code.

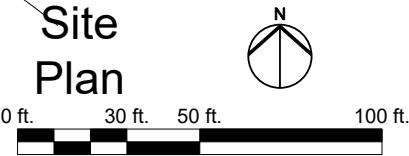
A clear, clean, readable, black-line reduction on 11" X 17" paper may be required to accompany the project. This will be determined at the Pre-application meeting.



Each different plan shall fill a minimum 11" x 17" sheet of paper.
Plans and notes shall be legible.
Provide all of the information requested in the title blocks.
Indicate the scale and show a North Arrow on each site plan.
Did you remember to:

- Show access to property.
- Show all property lines and the distances of all structures to those property lines.
- Show all roads, streets, driveways, rivers, reservoirs, dams, creeks, streams, paths and the distance from centerline of roads, streets and highways.
- Show all buildings and/or structures on the property, existing and proposed and the distances between those buildings and/or structures.
- Show all easements.
- Show all water wells, fire hydrants, water storage tank(s), LP gas tank(s).
- Show all septic system(s) and required 100% expansion area (reserve area). *
- Show stock pile(s) of dirt, soil, rocks and/or earth.

Five copies of the site plan are required for all building permits.



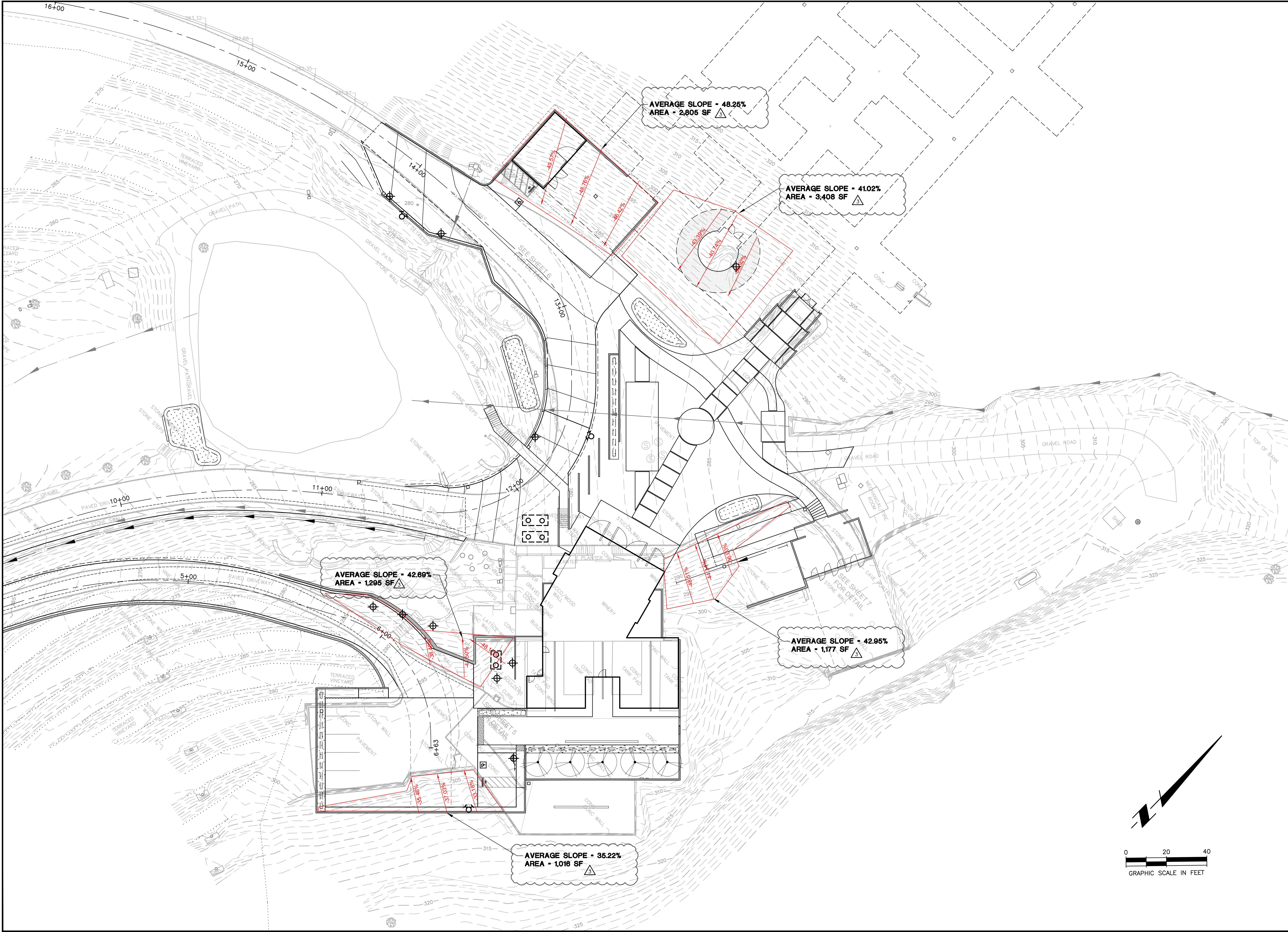
* Reserve area is a County code requirement. You must identify an adequate reserved area on your site plan.
This reserve area will be reviewed on a case by case basis. If you have a very small parcel or a parcel with unusual site constraints you may be required to prove reserve area before a clearance on your building permit may be issued.

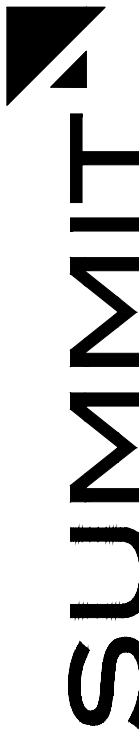
APN:	 <div>COUNTY of NAPA OFFICE OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES <u>Sample Site Plan for Permit Submission</u></div>
Name:	
Address:	
Phone:	

“F”

Graphics

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.





SUMMIT
Engineering, Inc.
575 W College Ave., Suite 201 • Santa Rosa, CA 95401
707-527-0775 • www.summit-sr.com

VINE CLIFF WINERY
7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

USE PERMIT

SLOPE EXHIBIT

#	DATE	DESCRIPTION
	6/28/2024	PERMIT SUBMITTAL
1	9/13/2024	PERMIT RESUBMITTAL
2	2/28/2025	PERMIT RESUBMITTAL
3	5/29/2025	REVISED SLOPE EXHIBIT

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO:	2024040
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	JTG
SHEET	SE1 1 OF 1

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1675 2nd St, Napa, CA 94559

These drawings are the property of Signum
Architecture and have been prepared specifically for
this project. These drawings are not to be used for any
other project, by any other entity or in another location.



VINE CLIFF WINERY
ALTERATION

7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER	2404
DATE	09/13/2024
CHECKED BY	JCF
DRAWN BY	AVH/JP/KS
SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024
MINOR MOD. PC #2	02/28/2025

SHEET NAME

COVER SHEET

SHEET NUMBER

G0.01

MINOR MODIFICATION USE PERMIT

FEBRUARY 28, 2025
MINOR MODIFICATION USE PERMIT - PLAN CHECK #2

VINE CLIFF
WINERY ALTERATION

7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

GENERAL NOTES

1.1 APPLICABLE BUILDING CODES: TITLE 24

PART 1: 2022 BUILDING STANDARDS ADMINISTRATIVE CODE

~~PART 2.5: 2022 CALIFORNIA RESIDENTIAL BUILDING CODE~~

PART 3: 2022 CALIFORNIA ELECTRICAL CODE

PART 4: 2022 CALIFORNIA MECHANICAL CODE

PART 5: 2022 CALIFORNIA PLUMBING CODE

PART 6: 2022 CALIFORNIA ENERGY CODE

PART 7: 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE

PART 8: 2022 CALIFORNIA HISTORICAL BUILDING CODE

PART 9: 2022 CALIFORNIA FIRE CODE

PART 10: 2022 CALIFORNIA EXISTING BUILDING CODE

PART 11: 2022 CALIFORNIA GREEN BUILDING CODE

PART 12: 2022 CALIFORNIA REFERENCED STANDARDS CODE

1.2 THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND IN THE AMOUNT OF THE COST OF CONSTRUCTION.

1.3 THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR. EXCEPTION: ROOF SHALL BE GUARANTEED FROM LEAKAGE FOR A MINIMUM OF TWO YEARS OR AS SPECIFIED.

1.4 THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY SIGNUM ARCHITECTURE OF DISCREPANCIES.

1.5 CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE, TV, AND GAS PRIOR TO STARTING CONSTRUCTION.

1.6 VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ON-SITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.

1.7 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY SIGNUM ARCHITECTURE FOR CLARIFICATION.

1.8 ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE DESIGNER'S INITIAL OR SIGNATURE. SIGNUM ARCHITECTURE SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.

1.9 ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD SIGNUM ARCHITECTURE HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.

1.10 THESE DRAWINGS ARE THE PROPERTY OF SIGNUM ARCHITECTURE AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.

1.11 SIGNUM ARCHITECTURE SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

1.12 SIGNUM ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.

1.13 ITEMS REQUIRED BY TITLE 24 "ENERGY CONSERVATION STANDARDS" SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC). EQUIPMENT REQUIRING SCHEDULED MAINTENANCE FOR EFFICIENT OPERATION IS TO BE FURNISHED WITH COMPLETE PRINTED MAINTENANCE INSTRUCTIONS. (EDITION 2001)

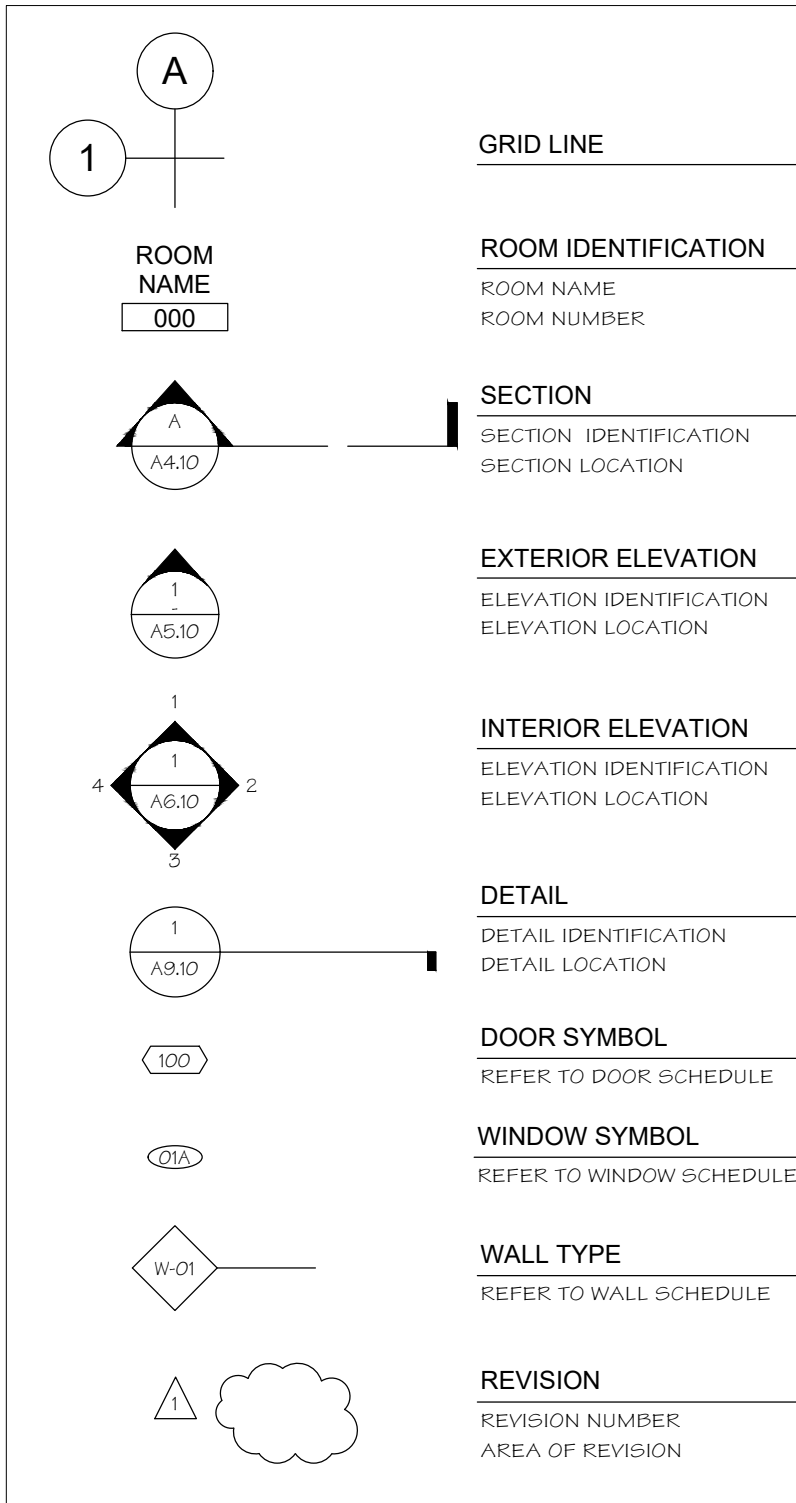
1.14 ~~REFER TO THE PROJECT MANUAL FOR DETAILED SPECIFICATIONS, MASTER CONTROL SYSTEM INTERFACE REQUIREMENTS AND INPUT/OUTPUT LISTS AND REQUIREMENTS.~~

1.15 THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENT AND ACCEPTABLE TRADE PRACTICE.

VICINITY MAP



SYMBOLS



PROJECT DATA

ADDRESS: 7400 SILVERADO TRAIL, NAPA, CA 94559
ASSESSOR PARCEL #: 032-030-027-000
PARCEL SIZE: 99.59 ACRES

FLOOD ZONE: PARCEL NOT IN FEMA FLOOD ZONE.

ZONING DISTRICT: AW (AGRICULTURAL WATERSHED)

MAX. ALLOW. HT: N/A (NO STRUCTURE MAY EXCEED TWO STORIES IN HEIGHT)

FIRE HAZARD: VERY HIGH FIRE HAZARD SEVERITY (SRA). SEVERITY ZONE: COMPLIANCE WITH CHAPTER 7 A OF THE CALIFORNIA BUILDING CODE IS REQUIRED FOR NEW CONSTRUCTION.

OCCUPANCY: A-2 / B / F-2 / S-2 (STORAGE OF BEVERAGES BELOW 16% ALCOHOL)

CONSTRUCTION: TYPE - V-B AND TYPE 3-B CAVE / SPRINKLERED.

STORIES: 2

TOTAL BUILDING HEIGHT: 27'-0"

SCOPE OF WORK:

MINOR MODIFICATION OF EXISTING HOSPITALITY BUILDING AND RENOVATION OF CAVE. ALTER (E) LOW-RISK BREAKROOM TO HIGH-RISK COMMERCIAL KITCHEN.

DIRECTORY

OWNER

VINE CLIFF 1871
7400 SILVERADO TRAIL
NAPA, CA 94559
C/O WILLIS BLAKEWELL, BLAKEWELL CONSULTING
PHONE: (707) 480-9250
EMAIL: WILLIS@BLAKEWELLCONSULTING.COM

ARCHITECT

SIGNUM ARCHITECTURE, LLP
JUANCARLOS FERNANDEZ
1675 SECOND STREET
NAPA, CA 94559
PHONE: (707) 963-8831
E: JUANCARLOS@SIGNUMARCHITECTURE.COM

CIVIL ENGINEER

SUMMIT ENGINEERING
JASPER GEHRING
575 W COLLEGE AVE #201
SANTA ROSA, CA 95401
E: JASPER@SUMMIT-SR.COM

AREA CALCULATIONS

	Existing (per UP P17-00129)		
	Cave	Bldg	Uncond.
Production	17,751	4,424	2,272
Covered crush pad			
Production area		4,424	
Barrel storage within cave	15,000		
Barrel Storage - Existing Historic Cave Portal	2,751		
<i>*(Historic cave not shown in past planning documents)</i>			
Accessory	0	2,338	0
Retail, offices, etc		2,338	
Total Area:	17,751	6,762	2,272
Existing Area:	26,785		

	Proposed (Existing + New)			20,138	Production Area
	Cave	Bldg	Uncond.		
Production	16,328	1,064	2,746		
Entry Tunnel 002	2162				
Storage 004	140				
Storage 005	440				
Barrel Storage 006	948				
Barrel Storage 007	4846				
Portable Tanks 008	513				
Fermentation Tanks 009	3617				
Storage 010	174				
Break Room 015	278				
Storage 017	894				
Restroom 018	65				
Covered Crush Pad 019			2074		
Trash Enclosure 020			138		
Mech. Pad 021			534		
Hallway 202		254			
Priv. Office 203		120			
Offices 204		130			
Mgr. Office 205		120			
Conference 206		149			
Storage 212		70			
Mechanical 213		109			
Storage 210		112			
Barrel Storage 301	1181				
Barrel Storage 303	1070				
Accessory	3,846	3,579	0	7,425	Accessory Area
Restrooms 003	417				37% ratio to production
Tasting 011	2036				
Private Tasting 012	282				
Private Tasting 013	282				
Private Tasting 014	329				
Elevator 000		49			
Hospitality 101		1610			
Restroom 102		62			
Restroom 103		63			
Storage 104		74			
Entry 201		584			
Anteroom 207		43			
Restroom 208		117			
Hallway 209		681			
Kitchen 211		296			
Barrel Tasting 302	500				
Total	20,174	4,643	2,746		

Proposed Area: 27,563

New Winery Area Increase: 3%

< 25% area increase limit for Minor Modification Application

SHEET INDEX

GENERAL

G0.01 TITLE SHEET
G0.02 PROJECT INFORMATION & SHEET INDEX
G0.03 OVERALL SITE PLAN
G0.04 VIEWSHED STUDY

EXISTING ARCHITECTURAL / FUTURE ALTERATION

D1.00 EXISTING AREA PLAN
D1.01 EXISTING CAVES FLOOR PLAN
D2.01 EXISTING HOSPITALITY FIRST FLOOR PLAN
D2.02 EXISTING HOSPITALITY SECOND FLOOR PLAN
D2.03 EXISTING HOSPITALITY ROOF PLAN
D3.01 EXISTING HOSPITALITY ELEVATIONS
D3.02 EXISTING HOSPITALITY ELEVATIONS

ARCHITECTURAL

A1.00 PROPOSED AREA PLAN
A1.11 PROPOSED CAVES FLOOR PLAN
A1.12 PROPOSED PLAZA PLAN
A2.11 PROPOSED HOSPITALITY FIRST FLOOR PLAN
A2.12 PROPOSED HOSPITALITY SECOND FLOOR PLAN
A2.13 PROPOSED HOSPITALITY ROOF PLAN
A3.11 PROPOSED HOSPITALITY CUBE ELEVATIONS
A3.12 PROPOSED HOSPITALITY CUBE ELEVATIONS
A4.01 CAVE LONG SECTIONS
A4.02 CAVE SECTIONS
A4.11 HOSPITALITY SECTIONS
A9.00 CAVES EGRESS PLAN
A9.01 HOSPITALITY FIRST FLOOR & (E) CAVE EGRESS PLAN
A9.02 HOSPITALITY SECOND FLOOR EGRESS PLAN

CIVIL

UP.1 OVERALL SITE PLAN
UP.2 SITE PLAN
UP.3 PRELIM. GRADING & DRAINAGE PLAN - WINERY
UP.4 PRELIM. GRADING & DRAINAGE PLAN - CAVES
UP.5 WINERY COVERAGE & DEVP. AREAS - EXISTING CONDITIONS
UP.6 WINERY COVERAGE & DEVP. AREAS - PROPOSED CONDITIONS

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

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VINE CLIFF WINERY ALTERATION

7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER 2404
DATE 09/13/2024
CHECKED BY JCF
DRAWN BY AVH/JP/KS
SCALE AS NOTED
REVISIONS
SCHEMATIC DESIGN 05/27/2024
PRE-APPLICATION MEETING 05/23/2024
MINOR MODIFICATION USE PERMIT 06/28/2024
MINOR MOD. PC #1 09/13/2024

SHEET NAME

PROJECT INFORMATION

SHEET NUMBER

G0.02

MINOR MODIFICATION USE PERMIT

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NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER	2404
DATE	09/13/2024
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DRAWN BY	AVH/JP/KS
SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

SHEET NAME

OVERALL SITE PLAN

SHEET NUMBER

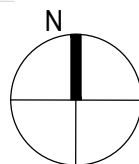
G0.03

MINOR MODIFICATION USE PERMIT

OVERALL SITE PLAN

SCALE: 1/128" = 1'-0"

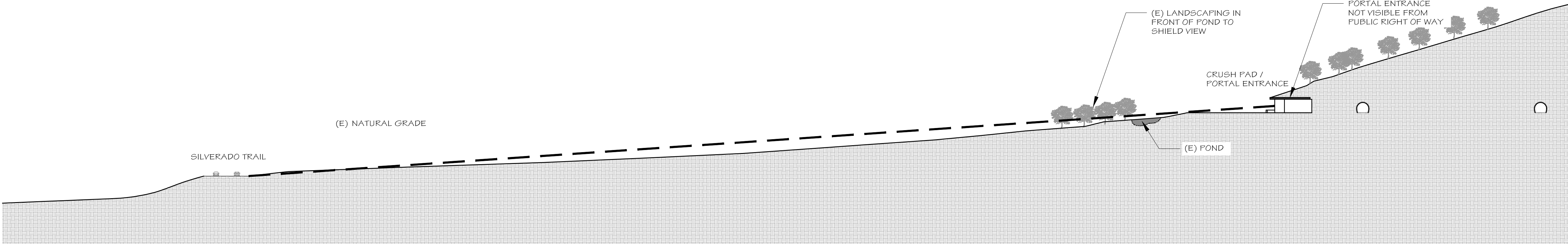
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VIEWSHED STUDY

SCALE: 1/64" = 1'-0"

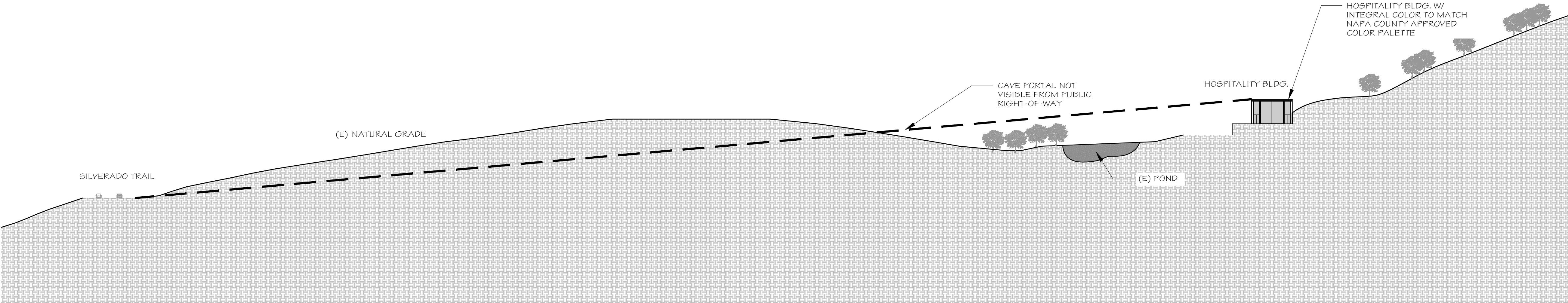
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VINE CLIFF WINERY
ALTERATION

7400 SILVERADO TRAIL
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MINOR MOD. PC #1	09/13/2024



VIEWSHED STUDY

SCALE: 1/64" = 1'-0"

1

G0.04

MINOR MODIFICATION USE PERMIT

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MINOR MOD. PC #1	09/13/2024

SHEET NAME

EXISTING AREA PLAN

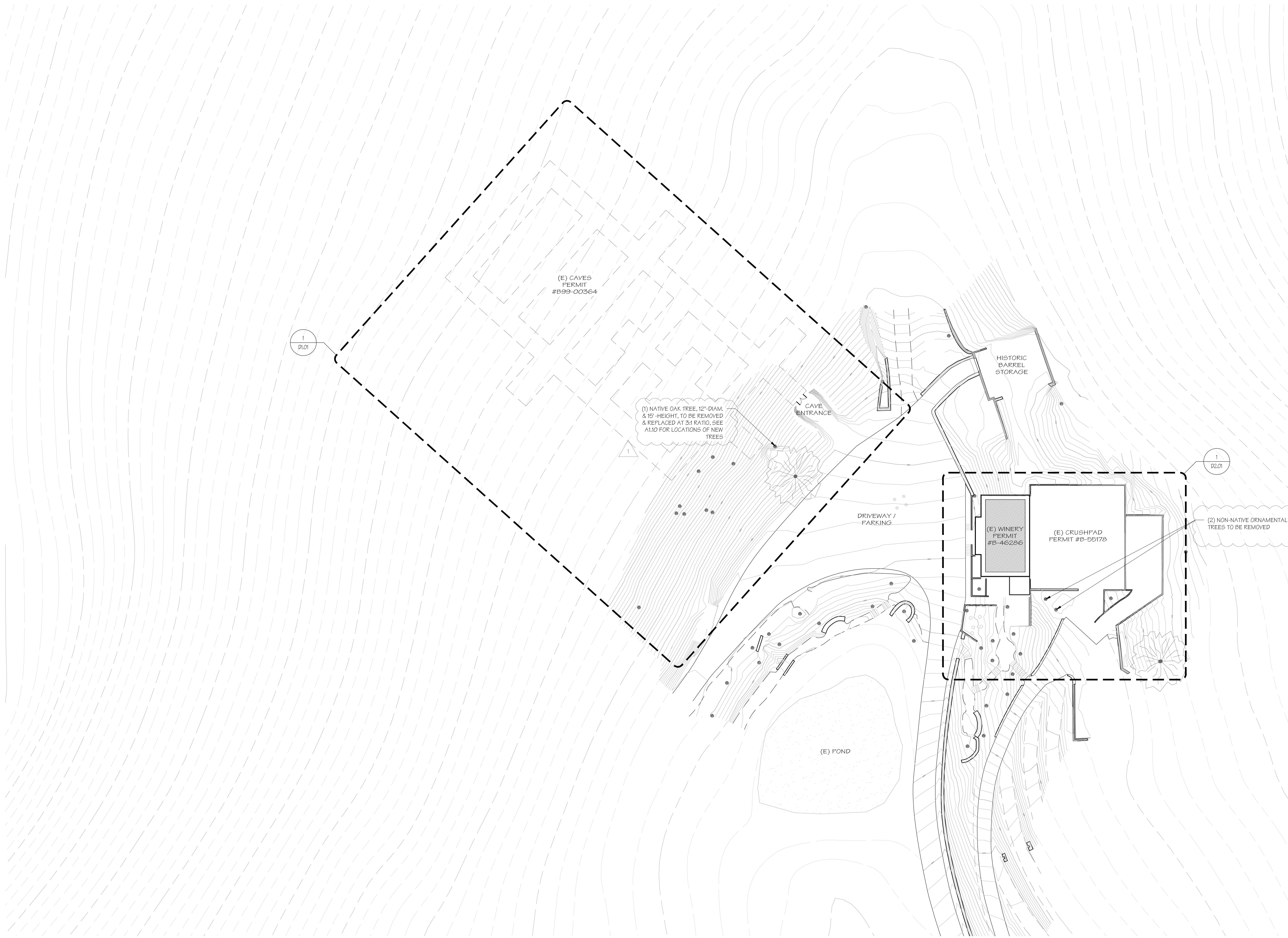
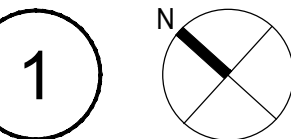
SHEET NUMBER

D1.00

MINOR MODIFICATION USE PERMIT

EXISTING AREA PLAN

SCALE: 1/32" = 1'-0"



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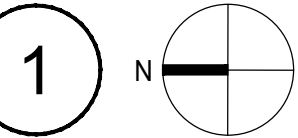
SHEET NAME

EXISTING CAVES
FLOOR PLAN

SHEET NUMBER

EXISTING CAVES FLOOR PLAN

SCALE: 3/32" = 1'-0"



D1.01

MINOR MODIFICATION USE PERMIT

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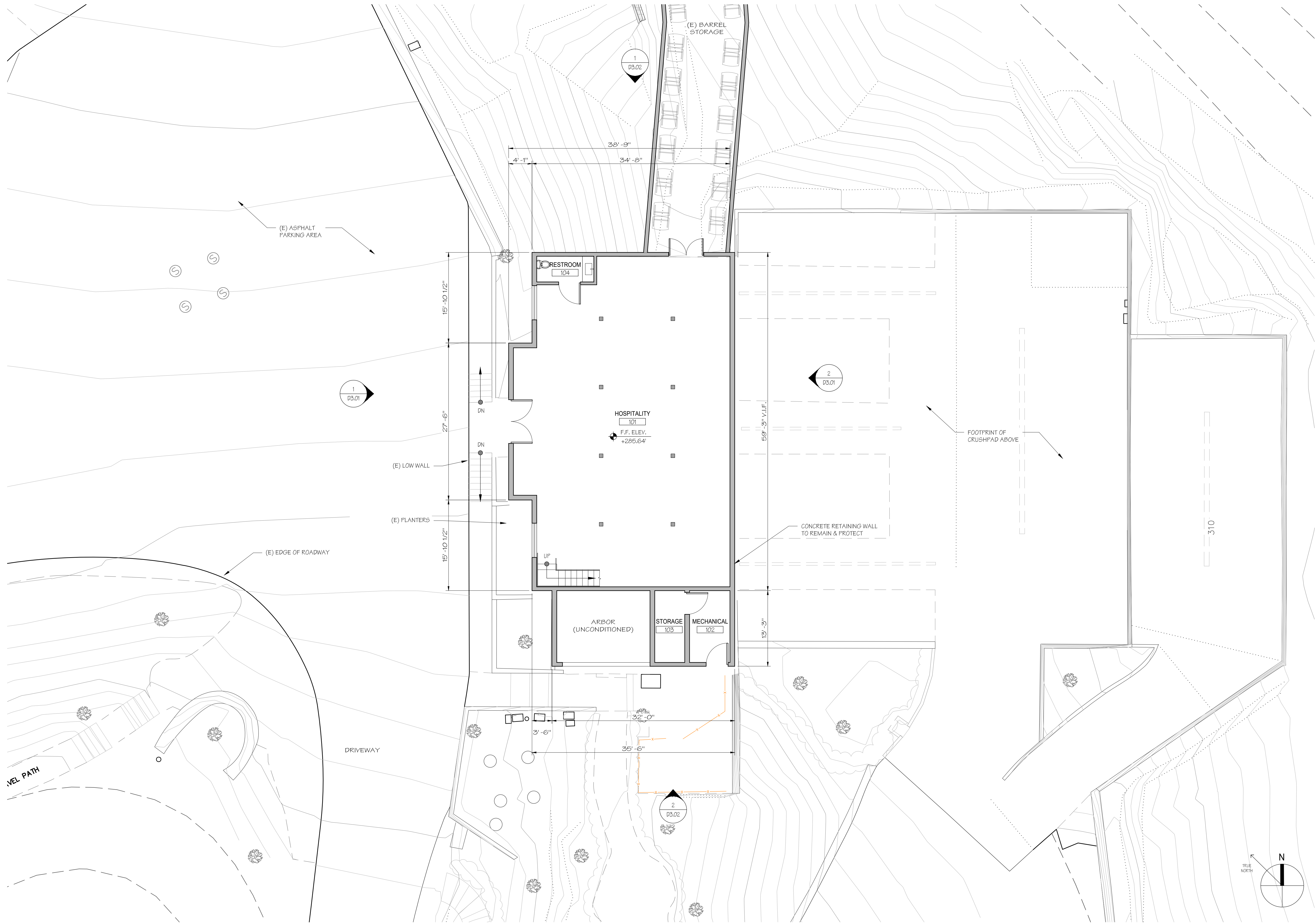
SHEET NAME

EXISTING
HOSPITALITY FIRST
FLOOR PLAN

SHEET NUMBER

D2.01

DESIGN DEVELOPMENT



EXISTING HOSPITALITY FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

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MINOR MOD. PC #1	09/13/2024

SHEET NAME

EXISTING
HOSPITALITY SECOND
FLOOR PLAN

SHEET NUMBER

D2.02

MINOR MODIFICATION USE PERMIT



EXISTING HOSPITALITY SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

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VINE CLIFF WINERY
ALTERATION

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NAPA, CA 94558
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MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

SHEET NAME

EXISTING
HOSPITALITY
ROOF PLAN

SHEET NUMBER

D2.03

MINOR MODIFICATION USE PERMIT



EXISTING HOSPITALITY ROOF PLAN

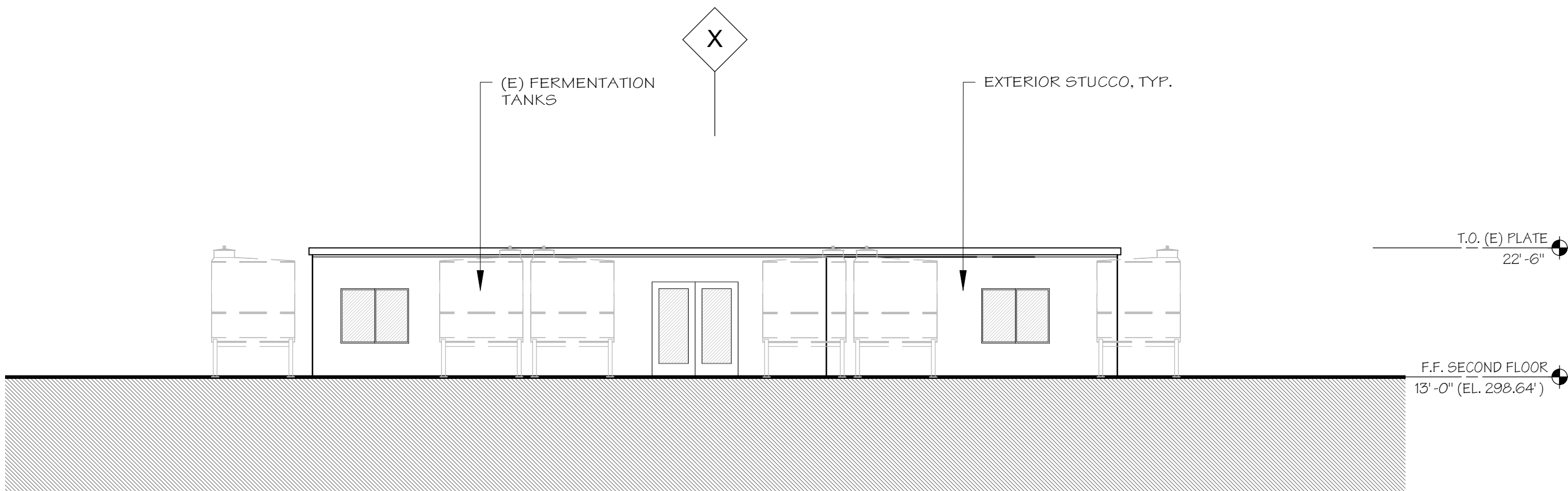
SCALE: 1/8" = 1'-0"

1

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
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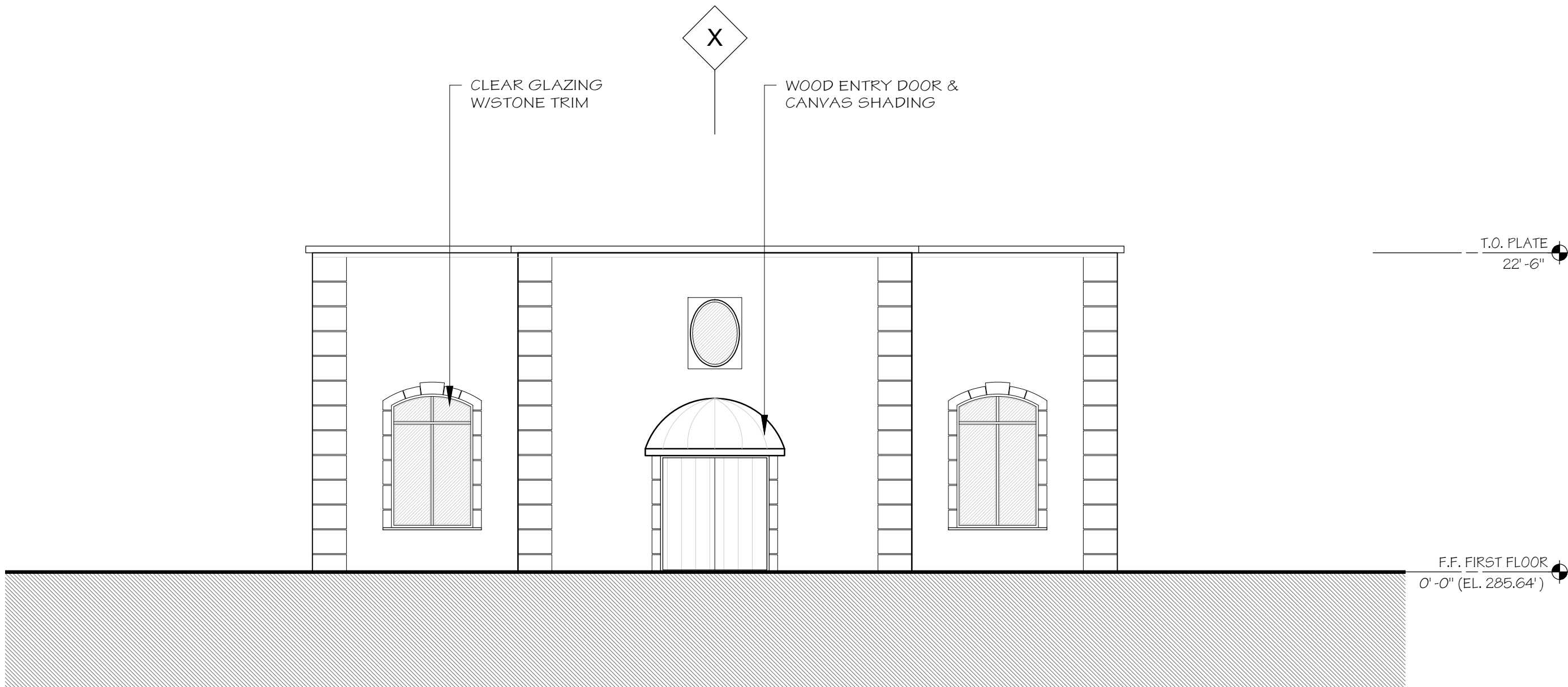
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EXISTING ELEVATIONS - EAST

SCALE: 1/8" = 1'-0"

2



EXISTING ELEVATIONS - WEST

SCALE: 1/8" = 1'-0"

1

7400 SILVERADO TRAIL
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SHEET NAME

EXISTING
HOSPITALITY
ELEVATIONS

SHEET NUMBER

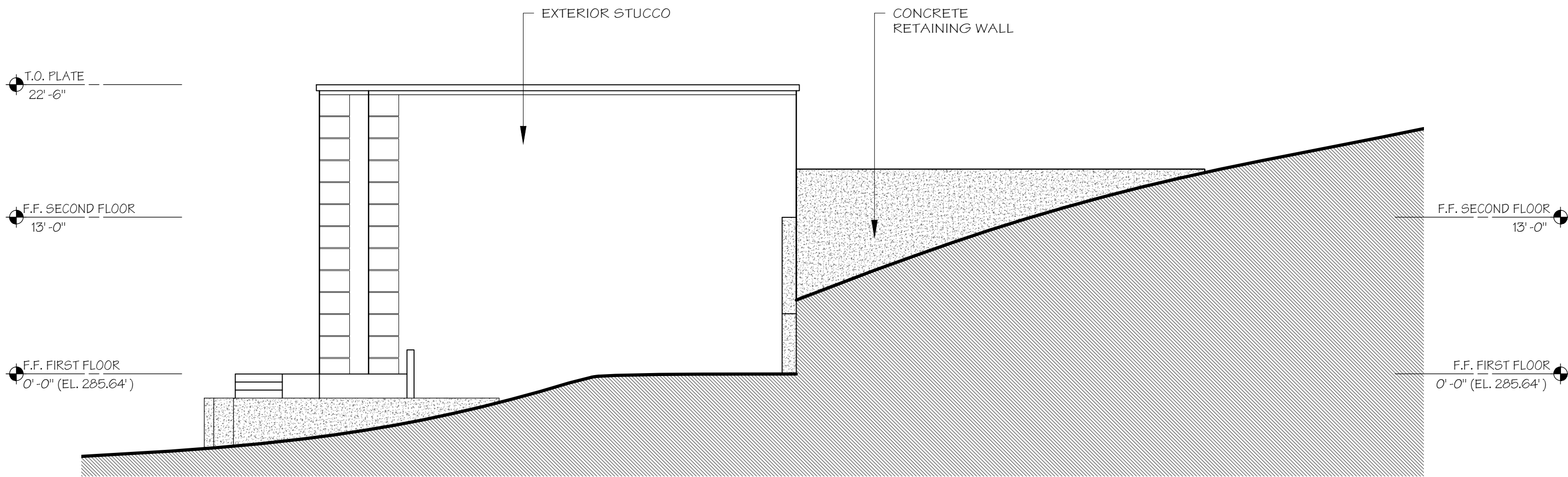
D3.01

MINOR MODIFICATION USE PERMIT

JUANCARLOS FERNANDEZ
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1675 2nd St, Napa, CA 94559

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EXISTING ELEVATIONS - SOUTH

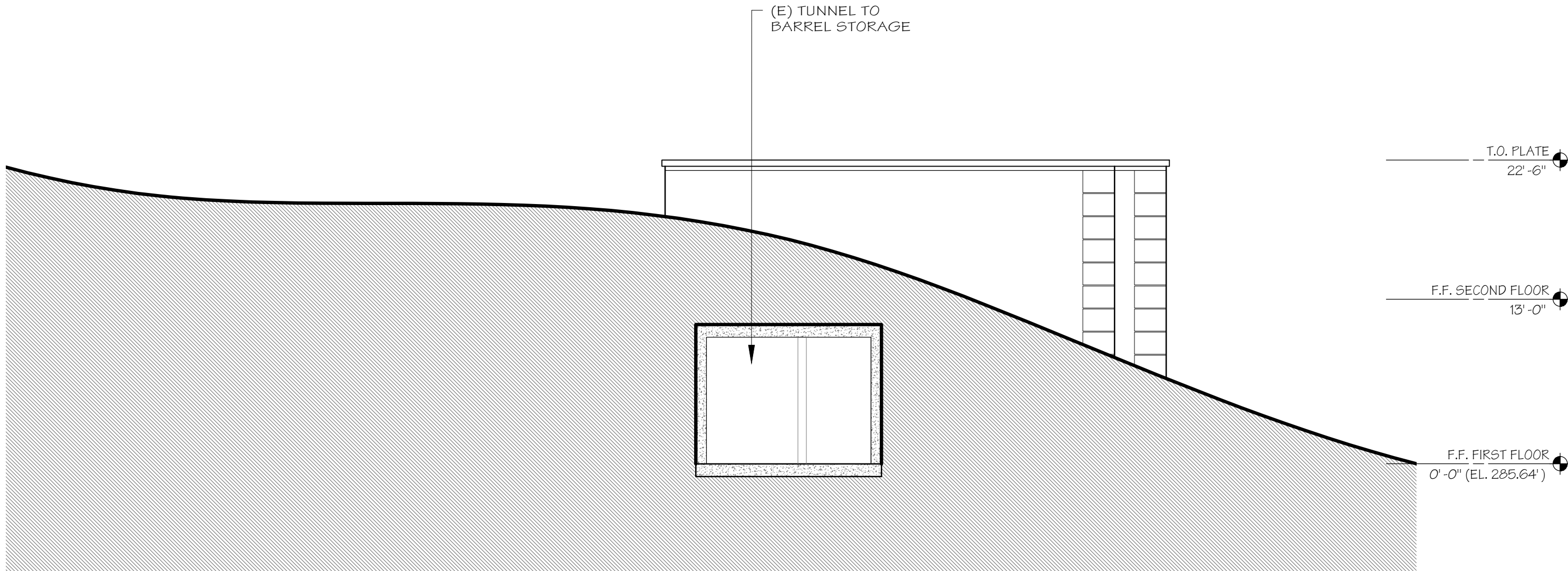
SCALE: 1/8" = 1'-0"

2

7400 SILVERADO TRAIL
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MINOR MOD. PC #1	09/13/2024



EXISTING ELEVATIONS - NORTH

SCALE: 1/8" = 1'-0"

1

EXISTING
HOSPITALITY
ELEVATIONS

D3.02

MINOR MODIFICATION USE PERMIT

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VINE CLIFF WINERY
ALTERATION

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SCALE	AS NOTED

REVISIONS	
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MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

SHEET NAME

PROPOSED
AREA PLAN

SHEET NUMBER

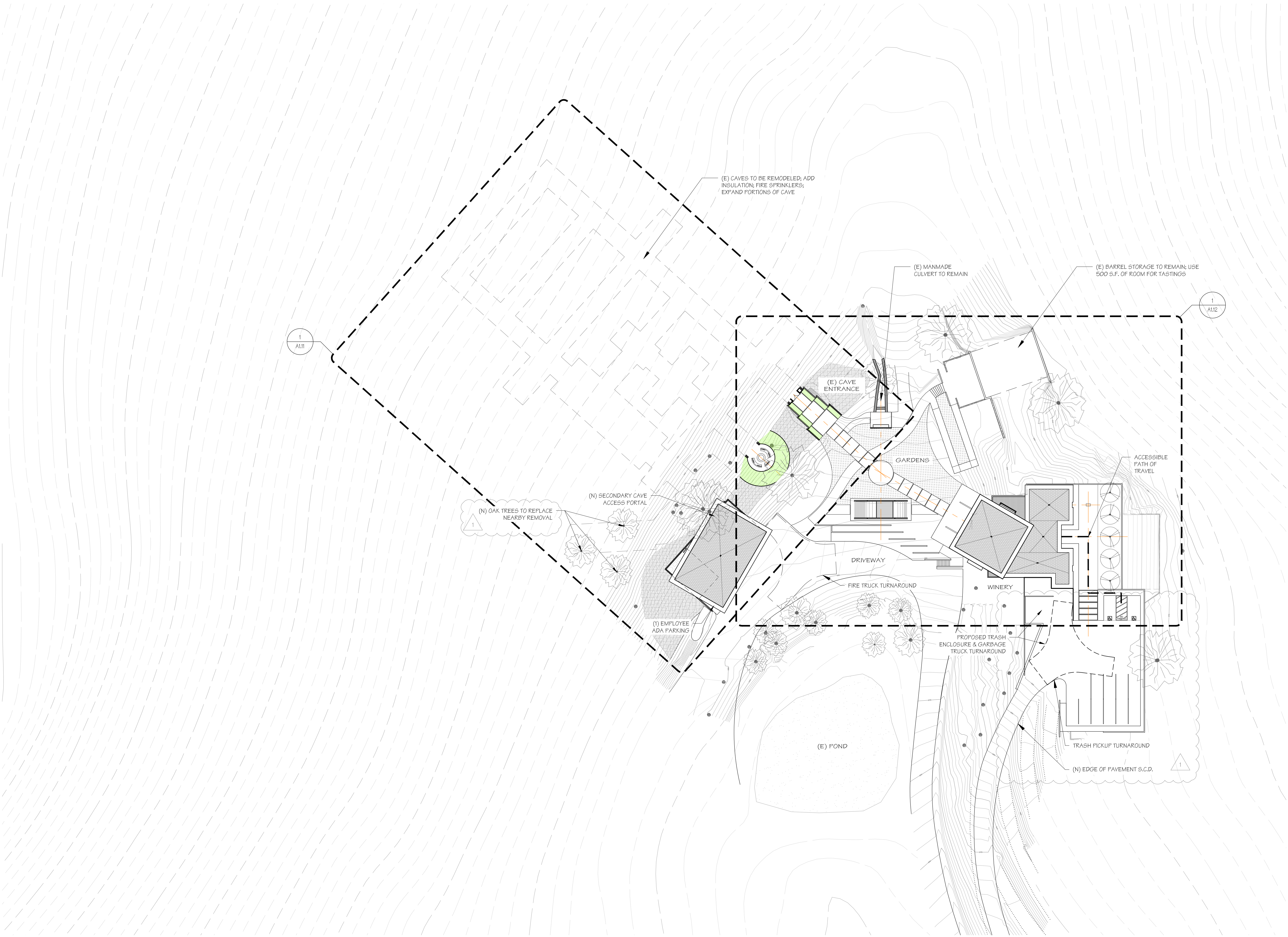
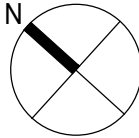
A1.10

MINOR MODIFICATION USE PERMIT

PROPOSED AREA PLAN

SCALE: 1/32" = 1'-0"

1



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VINE CLIFF WINERY ALTERATION

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SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 03/27/2024
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MINOR MOD. PC #1 09/13/2024

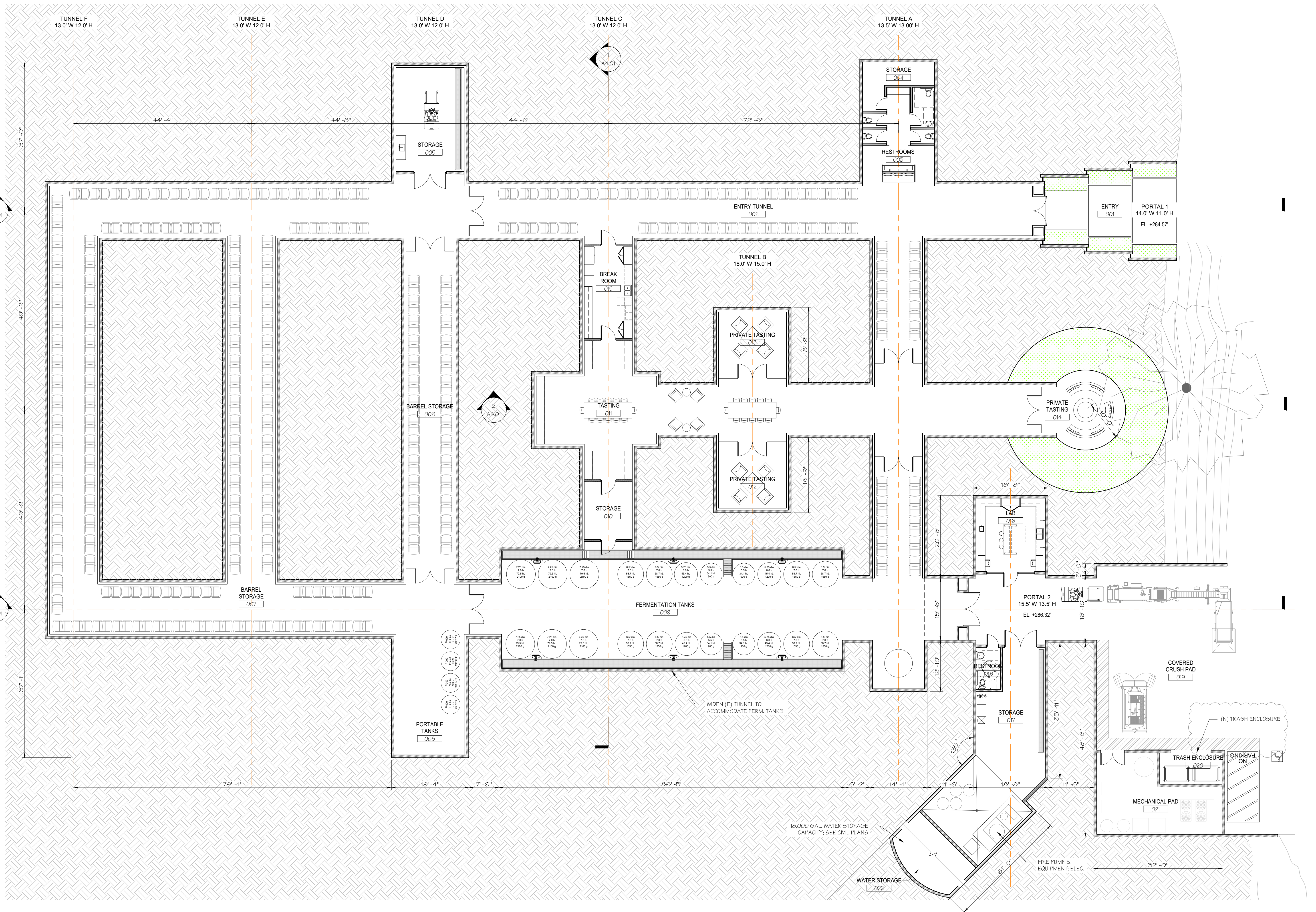
SHEET NAME

PROPOSED CAVES FLOOR PLAN

SHEET NUMBER

A1.11

MINOR MODIFICATION USE PERMIT



PROPOSED CAVES FLOOR PLAN


SCALE: 3/32" = 1'-0"

1

N



7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027-000

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SCALE	AS NOTED
REVISIONS	
<u>SCHEMATIC DESIGN</u>	<u>03/27/2024</u>
<u>PRE-APPLICATION MEETING</u>	<u>05/23/2024</u>
<u>MINOR MODIFICATION USE PERMIT</u>	<u>06/28/2024</u>
<u>MINOR MOD. PC #1</u> 	<u>09/13/2024</u>

SHEET NAME

PROPOSED PLAZA PLAN

SHEET NUMBER

A1.12

MINOR MODIFICATION USE PERMIT

PROPOSED PLAZA PLAN

SCALE: 3/32" = 1'-0"

JUANCARLOS FERNANDEZ
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VINE CLIFF WINERY ALTERATION

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MINOR MODIFICATION USE PERMIT	06/28/2024

SHEET NAME

PROPOSED
HOSPITALITY FIRST
FLOOR PLAN

SHEET NUMBER

A2.11

DESIGN DEVELOPMENT



HOSPITALITY FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

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VINE CLIFF WINERY
ALTERATION

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SHEET NAME

PROPOSED
HOSPITALITY ROOF
PLAN

SHEET NUMBER

A2.13

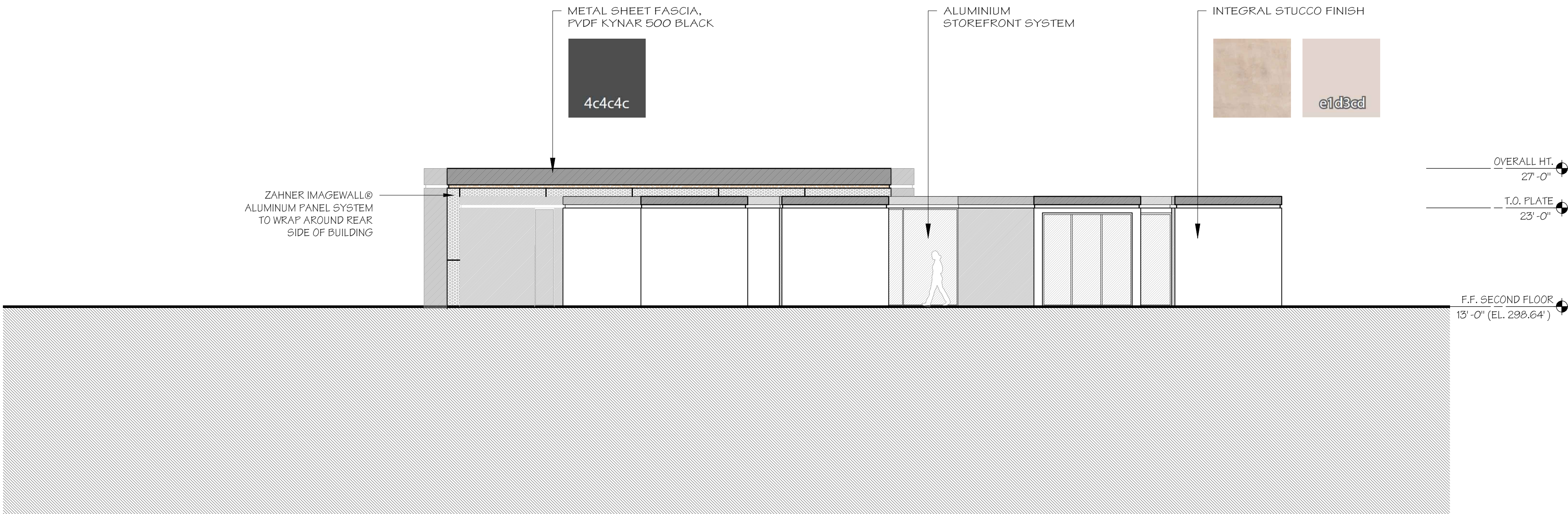
MINOR MODIFICATION USE PERMIT



HOSPITALITY ROOF PLAN

SCALE: 1/8" = 1'-0"

1



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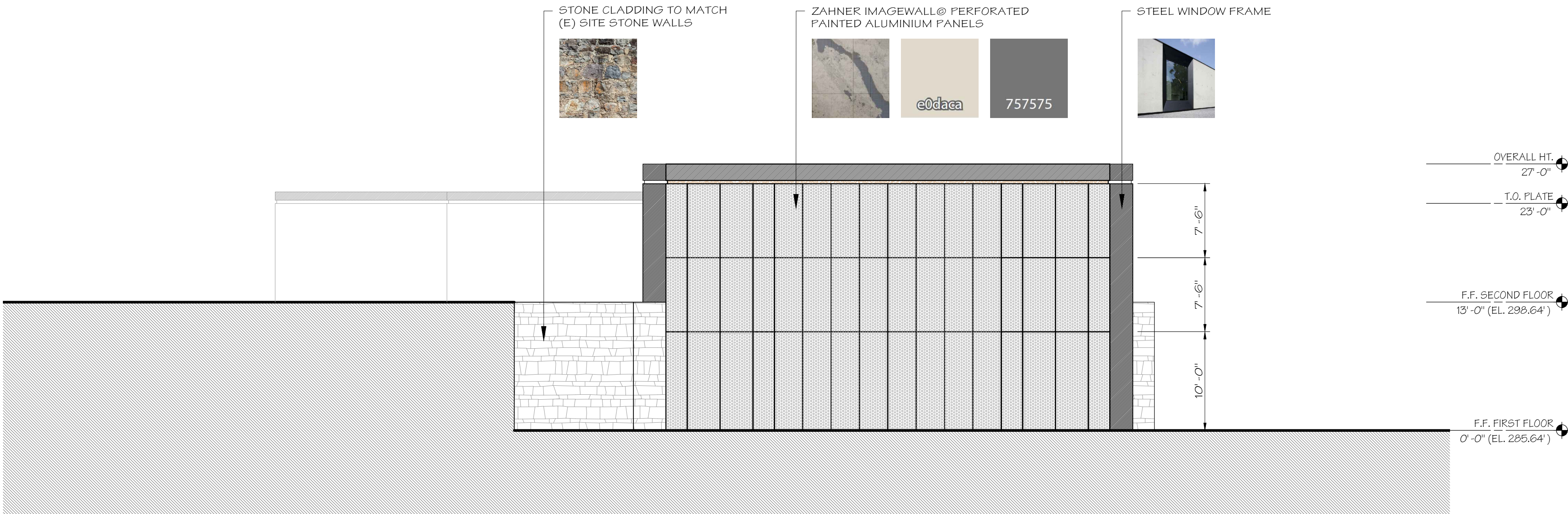
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VINE CLIFF WINERY ALTERATION

PROPOSED CUBE ELEVATIONS - REAR

SCALE: 1/8" = 1'-0"

2



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SCALE	AS NOTED

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PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

SHEET NAME

HOSPITALITY CUBE
ELEVATIONS

SHEET NUMBER

PROPOSED CUBE ELEVATIONS - FRONT

SCALE: 1/8" = 1'-0"

1

A3.11

MINOR MODIFICATION USE PERMIT

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VINE CLIFF WINERY
ALTERATION

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REVISIONS	
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PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
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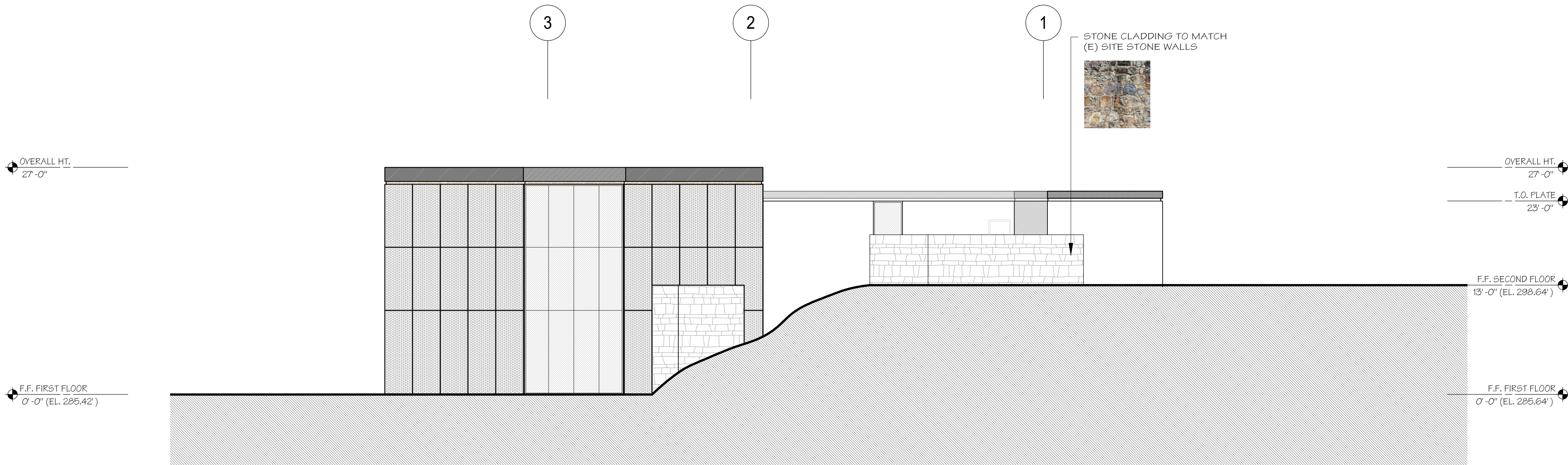
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HOSPITALITY CUBE
ELEVATIONS

SHEET NUMBER

A3.12

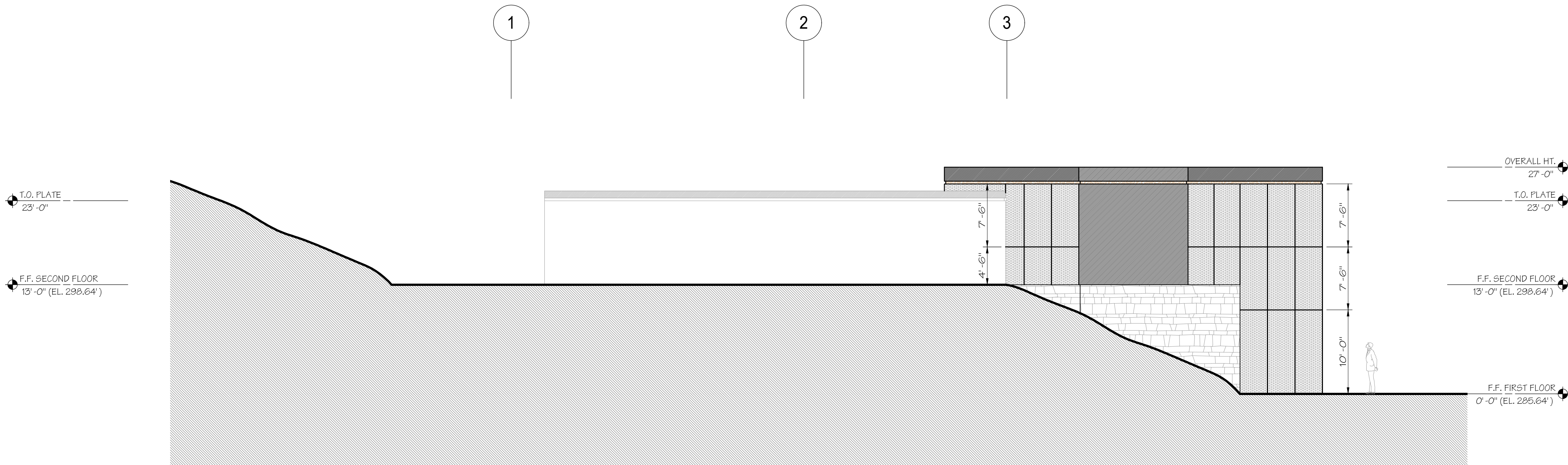
MINOR MODIFICATION USE PERMIT



PROPOSED ELEVATIONS - LEFT

SCALE: 1/8" = 1'-0"

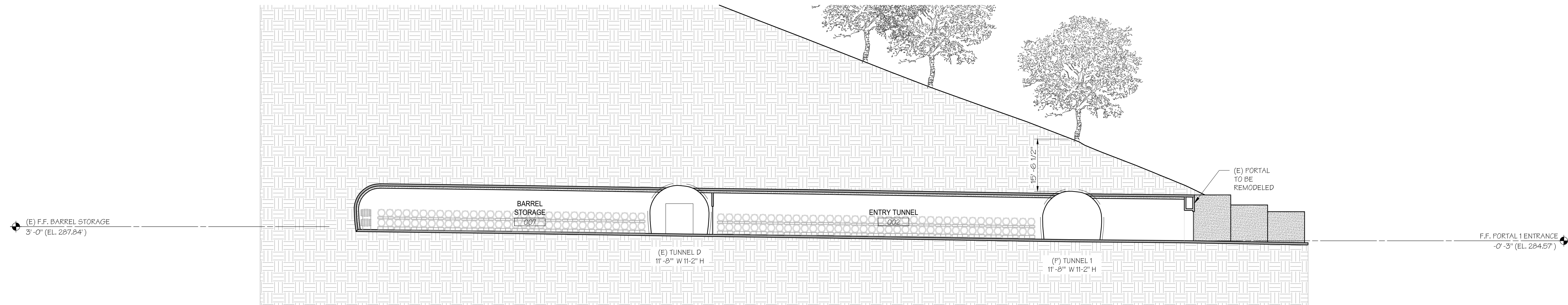
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PROPOSED CUBE ELEVATIONS - RIGHT

SCALE: 1/8" = 1'-0"

1

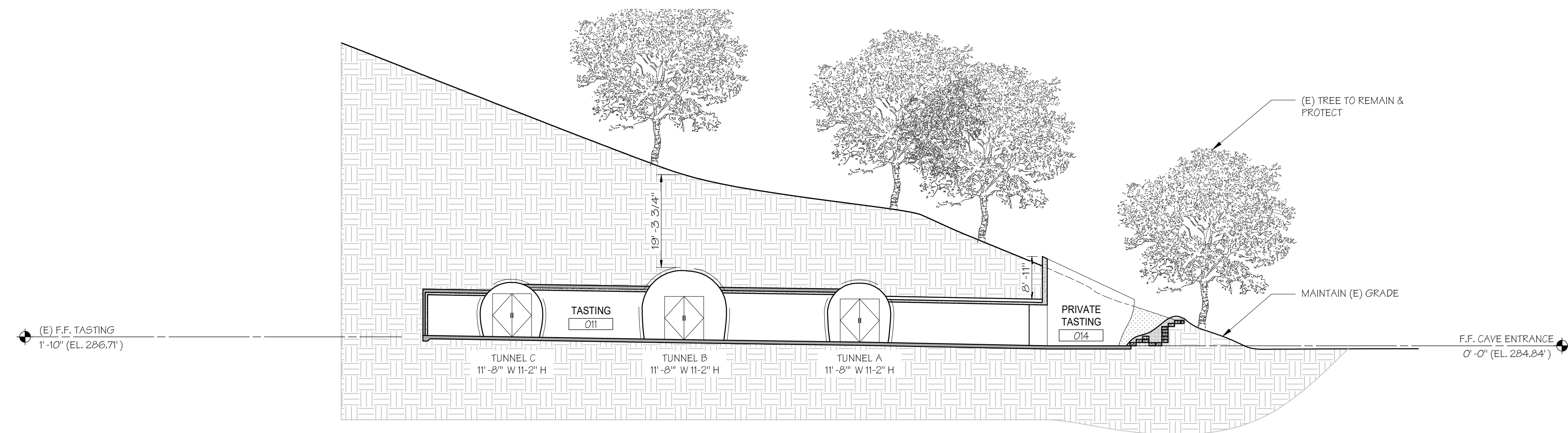


CAVE SECTION - TUNNEL 3
SCALE: 1/16" = 1'-0" 3

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CAVE SECTION - TUNNEL 2
SCALE: 1/16" = 1'-0" 2

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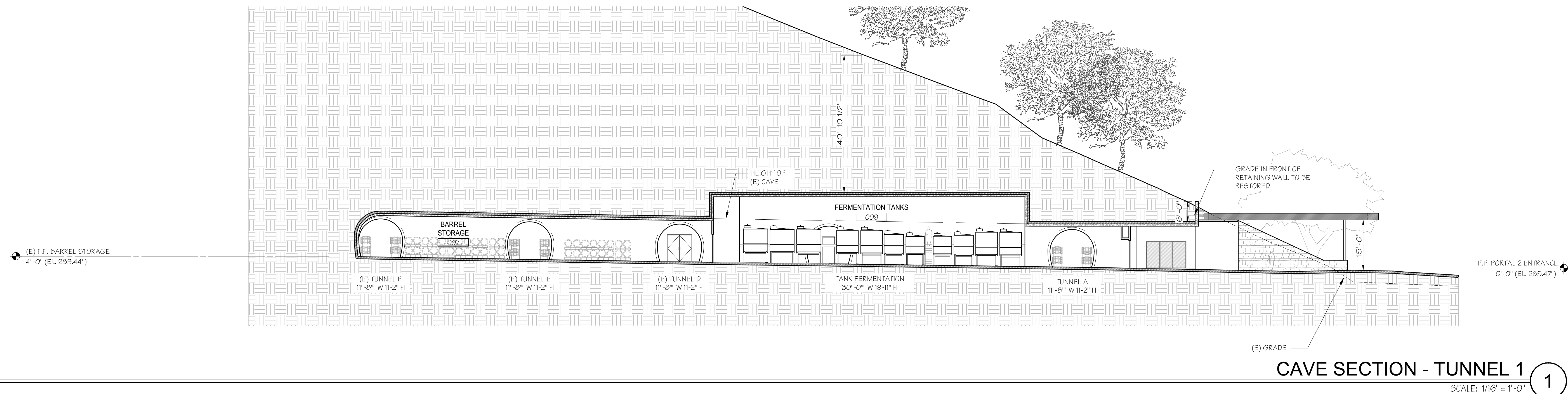
SHEET NAME

PROPOSED CAVE
LONG SECTIONS

SHEET NUMBER

A4.01

MINOR MODIFICATION USE PERMIT



CAVE SECTION - TUNNEL 1
SCALE: 1/16" = 1'-0" 1

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VINE CLIFF WINERY
ALTERATION

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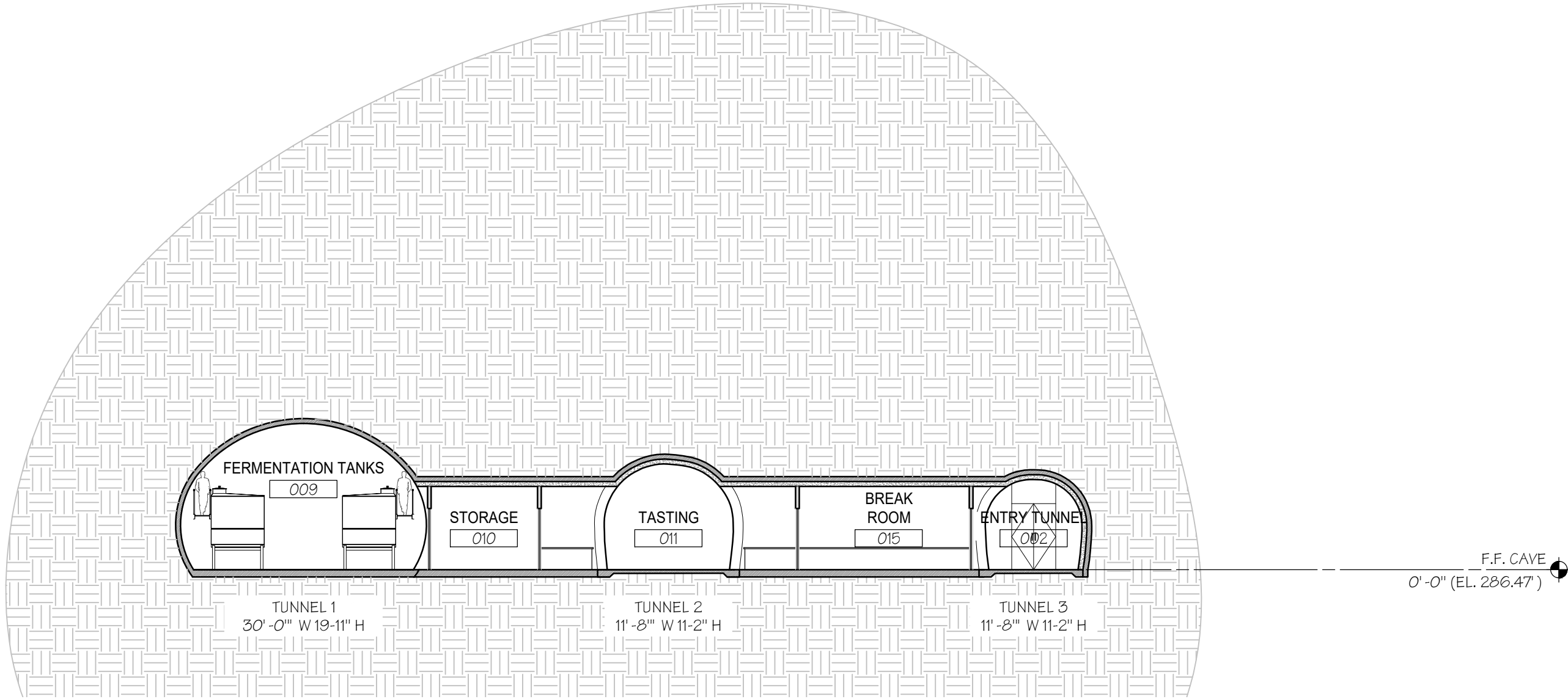
SHEET NAME

PROPOSED CAVE
CROSS SECTIONS

SHEET NUMBER

A4.02

MINOR MODIFICATION USE PERMIT



CAVE SECTION - TUNNEL C

SCALE: 1/16" = 1'-0"

1

GENERAL NOTES

1. This winery cave is identified as a TYPE 3 Winery Cave, per CBC 446.4.
2. Per CBC 446.7.1, the winery cave shall be constructed entirely with noncombustible materials.
3. Per CBC 446.7.2, the walls and ceilings shall not contain hidden or concealed spaces.

LEGEND:

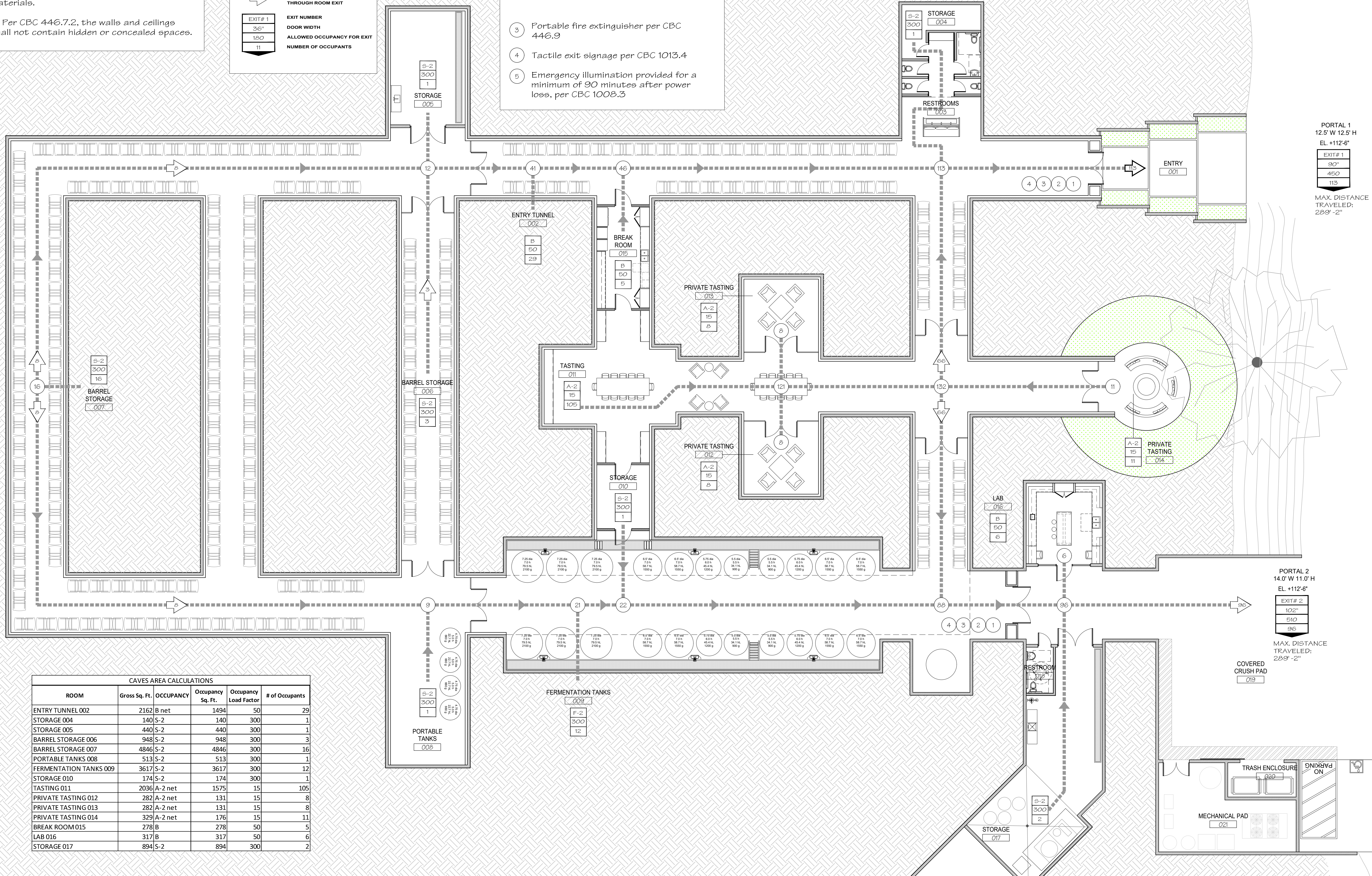
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<div>11</div>	OCCUPANCY LOAD FACTOR
<div>11</div>	NUMBER OF OCCUPANTS
<div>11</div>	TOTAL NUMBER OCCUPANTS IN ROOM
<div>11</div>	TOTAL NUMBER OCCUPANTS CALCULATED TO PASS THROUGH ROOM EXIT
<div>EXIT# 1</div> <div>36"</div> <div>180</div> <div>11</div>	EXIT NUMBER
<div>36"</div> <div>180</div> <div>11</div>	DOOR WIDTH
<div>11</div>	ALLOWED OCCUPANCY FOR EXIT NUMBER OF OCCUPANTS

SHEET NOTES:

- 1 Cave exit. Exits shall be illuminated per CBC 446.12.1 and 446.12.2.
- 2 Exit signage Per CBC 446.13. Power sources for exit signage shall comply with CBC 1013.6.3.
- 3 Portable fire extinguisher per CBC 446.9
- 4 Tactile exit signage per CBC 1013.4
- 5 Emergency illumination provided for a minimum of 90 minutes after power loss, per CBC 1008.3

ACCESSIBLE ROUTES NOTE:

- 6 All cave floors have a 2.0% or less slope and comply with 11B-402.2, see sheet T5.0 for details.



PORTAL 1
12.5' W 12.5' H
EL. +112'-6"

EXIT# 1
30"
450
115

MAX. DISTANCE
TRAVELED:
289' - 2"

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VINE CLIFF WINERY ALTERATION

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PROJECT NUMBER 2404
DATE 09/13/2024
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PRE-APPLICATION MEETING 05/23/2024
MINOR MODIFICATION USE PERMIT 06/28/2024
MINOR MOD. PC #1 09/13/2024

SHEET NAME

CAVES EGRESS PLAN

SHEET NUMBER

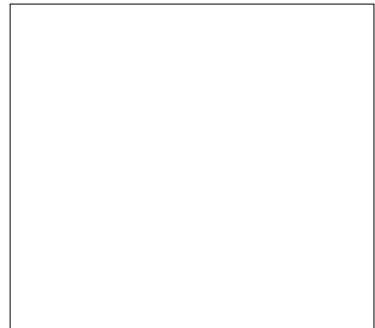
CAVES EGRESS PLAN

SCALE: 3/32" = 1'-0"

1

A9.00

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VINE CLIFF WINERY ALTERATION

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NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER 2404
DATE 05/23/2024
CHECKED BY JCF
DRAWN BY JP/KS/AVH
SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 03/27/2024
PRE-APPLICATION MEETING 05/23/2024
MINOR MODIFICATION USE PERMIT 06/28/2024

SHEET NAME

HOSPITALITY FIRST
FLOOR & (E) CAVE
EGRESS PLAN

SHEET NUMBER

A9.01

DESIGN DEVELOPMENT

EXISTING HISTORIC CAVE & BARREL STORAGE - AREA CALCULATIONS					
ROOM	Gross Sq. Ft.	OCCUPANCY	Occupancy Sq. Ft.	Occupancy Load Factor	# of Occupants
BARREL STORAGE 301	1181	S-2	1181	300	3
BARREL TASTING 302	500	A-2 net	400	15	26
BARREL STORAGE 303	1070	S-2	1070	300	3

HOSPITALITY AREA CALCULATIONS - FIRST FLOOR					
ROOM	Gross Sq. Ft.	OCCUPANCY	Occupancy Sq. Ft.	Occupancy Load Factor	# of Occupants
HOSPITALITY 101	1610	A-3 net	1071	30	36
STORAGE 104	74	S-1	74	300	1

LEGEND:

A-2
100
11

OCCUPANCY TYPE
OCCUPANCY LOAD FACTOR
NUMBER OF OCCUPANTS

11

TOTAL NUMBER
OCCUPANTS IN ROOM

11

TOTAL NUMBER OCCUPANTS
CALCULATED TO PASS
THROUGH ROOM EXIT

EXIT# 1

EXIT NUMBER

36"

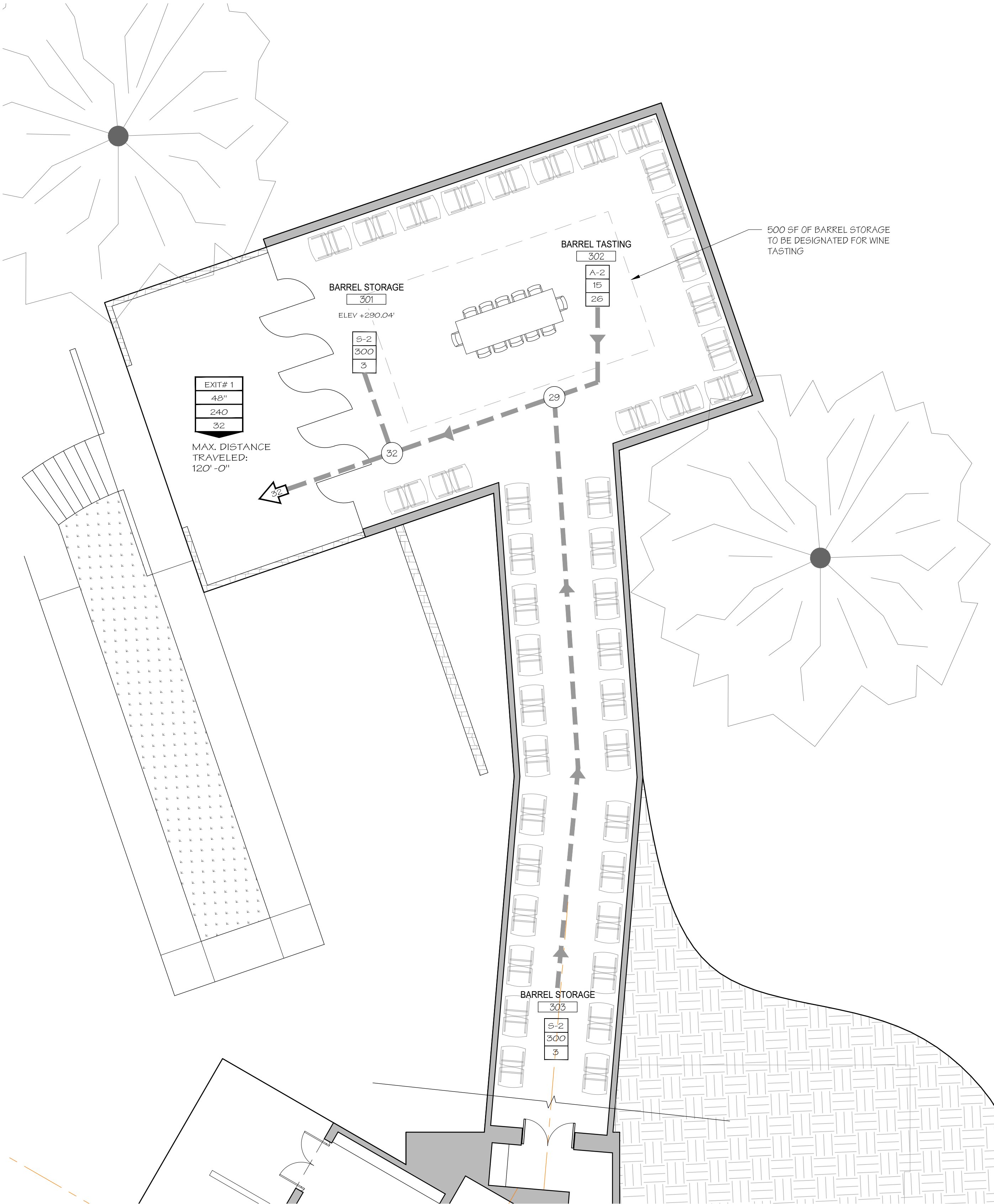
DOOR WIDTH

180

ALLOWED OCCUPANCY FOR EXIT

11

NUMBER OF OCCUPANTS



(E) CAVE & BARREL STORAGE EGRESS PLAN

SCALE: 1/8" = 1'-0"

2



HOSPITALITY FIRST FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"

1

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VINE CLIFF WINERY
ALTERATION

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SHEET NAME

HOSPITALITY SECOND
FLOOR EGRESS PLAN

SHEET NUMBER

A9.02

MINOR MODIFICATION USE PERMIT



LEGEND:

A-2	OCCUPANCY TYPE
100	OCCUPANCY LOAD FACTOR
11	NUMBER OF OCCUPANTS
11	TOTAL NUMBER OCCUPANTS IN ROOM
11	TOTAL NUMBER OCCUPANTS CALCULATED TO PASS THROUGH ROOM EXIT
EXIT# 1	EXIT NUMBER
36"	DOOR WIDTH
180	ALLOWED OCCUPANCY FOR EXIT
11	NUMBER OF OCCUPANTS

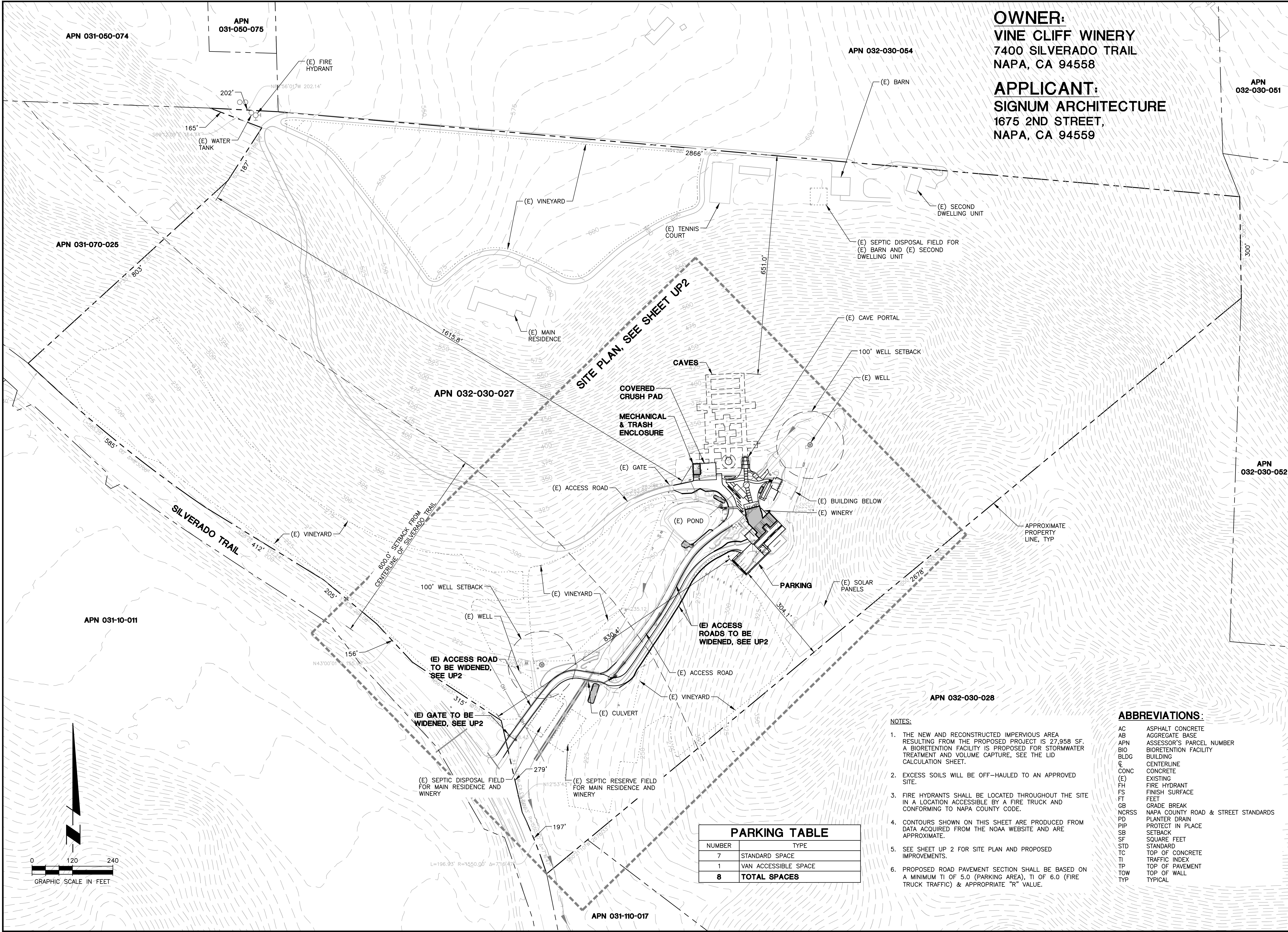
HOSPITALITY AREA CALCULATIONS - SECOND FLOOR					
ROOM	Gross Sq. Ft.	OCCUPANCY	Occupancy Sq. Ft.	Occupancy Load Factor	# of Occupants
ENTRY 201	584	B	584	50	12
PRIV. OFFICE 203	120	B	120	50	3
OFFICES 204	130	B	130	50	3
MGR. OFFICE 205	120	B	120	50	3
CONFERENCE 206	149	B	149	15	10
STORAGE 210	112	S-1	112	300	1
KITCHEN 211	296	B	296	50	6
STORAGE 212	70	S-1	70	300	1

HOSPITALITY SECOND FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"

1

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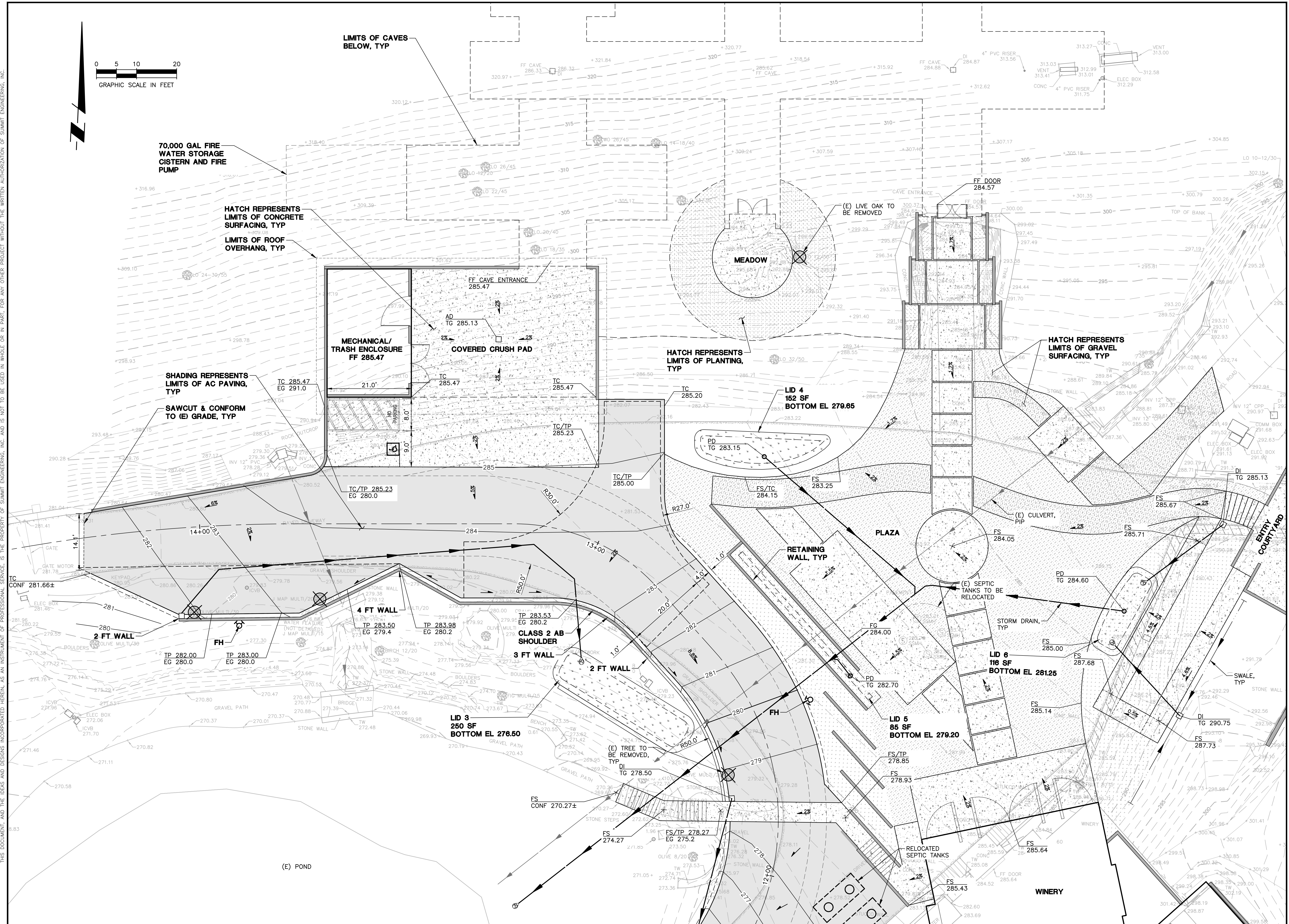
USE PERMIT
OVERALL SITE PLAN

#	DATE	DESCRIPTION
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2	2/28/2025	PERMIT RESUBMITTAL

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JOB NO: 2024040
SCALE: AS SHOWN
DRAWN: TF
CHECKED: JTG
SHEET

UP1
1 OF 6



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2	2/28/2025	PERMIT RESUBMITTAL



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EXISTING CONDITIONS

PARCEL SIZE:

PARCEL SIZE = 93.76 ± ACRES

WINERY COVERAGE AREA:

WINERY COVERAGE AREA
= 61,100 SF (1.41 ACRES)

1.41 ACRES/93.76 ACRES =1.5% < 25%

WINERY COVERAGE AREA – THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA CODE S18.104.220

WINERY DEVELOPEMENT AREA:

WINERY DEVELOPEMENT AREA
= 2,460 SF (0.06 ACRES)

WINERY DEVELOPEMENT AREA – ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE S18.104.210

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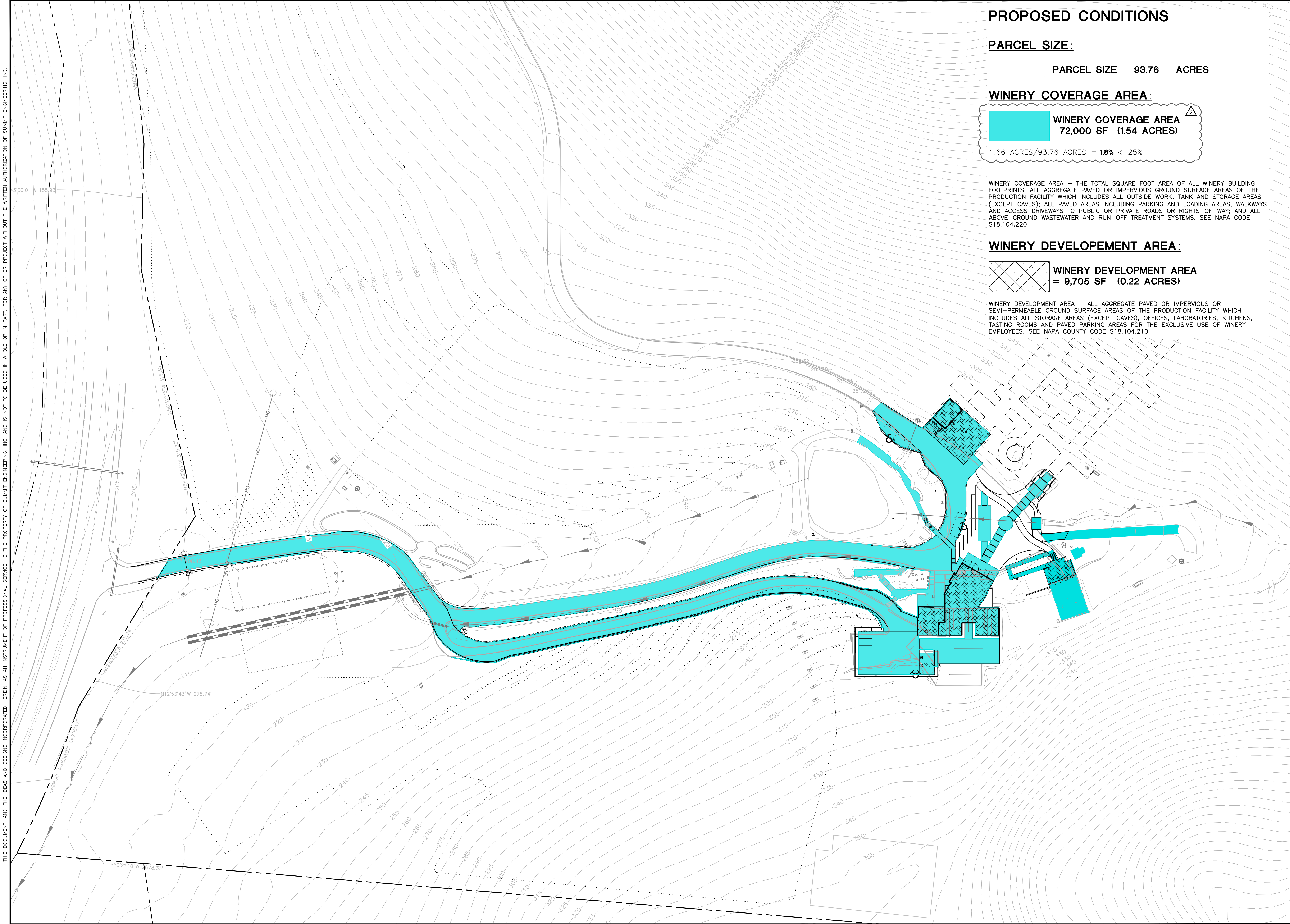
WINERY COVERAGE AND DEVELOPMENT
AREAS - EXISTING CONDITIONS

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1	9/13/2024	PERMIT RESUBMITTAL
2	2/28/2025	PERMIT RESUBMITTAL

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JOB NO: 2024040
SCALE: AS SHOWN
DRAWN: TF
CHECKED: JTG

SHEET **UP5A**
5 OF 6



PROPOSED CONDITIONS

PARCEL SIZE:

PARCEL SIZE = 93.76 ± ACRES

WINERY COVERAGE AREA:

WINERY COVERAGE AREA
=72,000 SF (1.54 ACRES)

1.66 ACRES/93.76 ACRES = **1.8%** < 25%

WINERY COVERAGE AREA – THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA CODE S18.104.220

WINERY DEVELOPEMENT AREA:

WINERY DEVELOPEMENT AREA
= 9,705 SF (0.22 ACRES)

WINERY DEVELOPEMENT AREA – ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE S18.104.210

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APN 032-030-027

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WINERY COVERAGE AND DEVELOPMENT
AREAS - PROPOSED CONDITIONS

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2	2/28/2025	PERMIT RESUBMITTAL

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SHEET 6 OF 6

UP5B

“G”

Biological Survey Report and Memorandum

Vine Cliff Winery Alteration Use Permit and Minor Modification
P25-00161-UP & P24-00191-MM
Planning Commission Hearing – June 18, 2025

**BIOLOGICAL RESOURCES ASSESSMENT
FOR THE ±3-ACRE
VINE CLIFF WINERY ALTERATION STUDY AREA
NAPA COUNTY, CALIFORNIA**



Prepared for:

Blakewell Consulting
c/o Vine Cliff Winery
7400 Silverado Trail
Napa, CA 94558

Prepared by:



2280 Grass Valley Hwy #306
Auburn, California 95603
(530) 888-0130

MAY 2025

TABLE OF CONTENTS

INTRODUCTION	1
Project Location.....	1
Setting.....	1
Objectives of Biological Resources Assessment	1
METHODS	4
Literature Review	4
Special-Status Species Reports.....	4
Field Assessments.....	4
FINDINGS	5
Soils.....	5
Climate	5
Biological Communities.....	5
Aquatic Resources	7
Wildlife Occurrence and Use	8
Special-Status Species	8
Special-Status Plants.....	8
Special-Status Animals.....	15
RECOMMENDATIONS	17
Aquatic Resources	17
Streams, Pond, and Riparian Habitat	17
Trees	17
Special-Status Plants	17
Special-Status Animal	17
Nesting Birds.....	17
REFERENCES AND OTHER RESOURCES.....	19

FIGURES

Figure 1. Site & Vicinity Map	2
Figure 2. Aerial Map	3
Figure 3. Soil Components.....	5
Figure 4a. CNDDDB Plant Species Occurrence Locations.....	10
Figure 4b. CNDDDB Animal Species Occurrence Locations	
Figure 5a-c. Site Photos	11-15

APPENDICES

Appendix A. Plant Species Observed Within the Study Area

Appendix B. California Natural Diversity Database Query of Special-Status Plants for the Vine Cliff Winery Region

Appendix B. California Natural Diversity Database Query of Special-Status Animals for the Vine Cliff Winery Region

Biological Resources Assessment for the ±3-Acre Vine Cliff Winery Alteration Study Area

INTRODUCTION

Project Location

Salix Consulting, Inc. (Salix) conducted a Biological Resources Assessment for the ±3-acre Vine Cliff Winery Alteration Study Area in the unincorporated area of Napa County northeast of the Town of Yountville in Napa County.

The parcel is situated in Section 19, Township 7 North and Range 4 East on the Yountville, California 7.5-minute USGS topographic quadrangle (Figures 1 & 2). The approximate coordinates for the center of study area are 38.447433 and -122.350693. The address of the Study Area is 7400 Silverado Trail, Napa, CA 94558. The winery is in the jurisdiction of Napa County. The study area is a portion of Assessors Parcel Number 032-030-027.

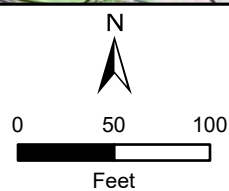
The site is located along the Silverado Trail just northwest of Rector Reservoir. It is a small expansion of the existing winery with very little new native ground disturbance. Much of the project is upgrades to existing facilities. The primary area of new disturbance will be along the frontage of the hill that houses the wine cave. The total area of native ground disturbance will be under one-acre.

Setting

The Study Area is in a hilly region adjacent to the Napa Valley. The existing cave entrance is approximately 285 feet in elevation. Most of the surrounding hilly areas are either vineyards or natural lands with annual grassland, oak woodland or chaparral lancover. Lands of and adjacent to the study area are primarily coast live oak woodland.

Objectives of Biological Resources Assessment

- Identify and describe the biological communities present in the Study Area
- Characterize plant and animal species observed in the Study Area
- Evaluate special-status plant and animal species that could be affected by project activities
- Provide conclusions and recommendations



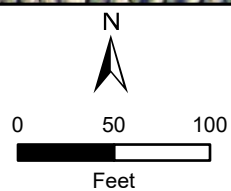
Source Map:
USGS Topographic Map
Yountville Quad 1:24,000
S19 T07N R04W

Figure 1

SITE AND VICINITY MAP

Vine Cliff Winery

Napa County, CA



 Study Area (±3 acres)

Imagery Source:
Google Earth (08/2023)

Figure 2

AERIAL MAP

Vine Cliff Winery

Napa County, CA

METHODS

Literature Review

Salix biologists reviewed recent and historic aerial photographs, USGS maps, preliminary engineering exhibits, and site plans for the study area. Standard publications were reviewed to provide information on life history, habitat requirements, and distribution of regionally occurring animal species. They include published books, peer-reviewed articles, field guides, and the California Wildlife Habitats Relationships Program. Publications utilized in this assessment are included in the References section of this document.

Special-Status Species Reports

Salix biologists queried the California Natural Diversity Data Base (CNDDDB 2024) for location records for special-status species known to occur in the 4-quadrangle region surrounding the Study Area. Quadrangles included in the query were Yountville, Napa, Rutherford and St. Helena. The same four quadrangles were queried for the California Native Plant Society's Rare Plant Index and the results combined. Salix biologists also reviewed the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database (USFWS 2024) for occurrences of special-status fish, wildlife, and plant species in the region surrounding the Study Area.

For the purposes of this report, special-status species are those that fall into one or more of the following categories, including those:

- listed as endangered or threatened under the federal Endangered Species Act (including candidates and species proposed for listing),
- listed as endangered or threatened under the California Endangered Species Act (including candidates and species proposed for listing),
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code,
- designated a Species of Concern by the California Department of Fish and Wildlife (CDFW),
- defined as rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA), or
- designated as Ranks 1, 2, or 3 on lists maintained by the California Native Plant Society.

Field Assessments

A field assessment was conducted on June 29, 2024, by Jeff Glazner to characterize existing conditions, map land cover types and assess the probability of occurrence of special status plant and animal species. Plants observed were recorded and are presented in Appendix A. Wildlife observed are listed in the ***Wildlife Occurrence and Use*** section below.

FINDINGS

Soils

The Study Area has one mapped soil series; *Boomer gravelly loam, volcanic bedrock, 14 to 60 percent slopes*.

This soil is found on ridges and foothills with slopes between 3 to 15 percent. The parent material consists of residuum weathered from grabbrodiorite. Depth to a root restrictive layer, bedrock, paralithic, is 55 to 59 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low to very low. Available water to a depth of 60 inches (or restricted depth) is moderate. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria. These soils are used as annual range and some areas are irrigated and produce pasture and deciduous fruit. Native vegetation is annual and perennial grasses, brush, scattered conifers, and oaks.

Climate


The climate for the study area is moderate, with cool marine influence and fog contributing to cool summer mornings. The strong breezes of San Pablo Bay keep afternoons temperatures moderate. Mid-summer peak temperatures may reach the low 90s°F. Freezing in winter is rare.

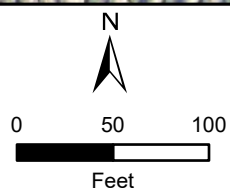
Biological Communities

The undeveloped lands in the foothills adjacent to the Napa Valley are a mix of oak woodland, chaparral and annual grassland. The study area is primarily oak woodland where not developed.

Following the Napa County 2016 Vegetation Mapping (https://gisdata.countyofnapa.org/datasets/61de6c3fbde74c2897f5ba0060d0faf8_0/expand?location=38.447719%2C-122.349615%2C18.45), the Study Area has been mapped with two land cover types including Coast Live Oak-Blue Oak Woodland and Agriculture (see illustration from Napa County Vegetation Mapping below).



 109 - Boomer gravelly loam, volcanic bedrock, 14 to 60 percent slopes, MLRA 15



 Study Area (±3 acres)

Imagery Source: Google Earth (08/2023)
Data Source: Natural Resources
Conservation Service (2024)

Figure 3

SOILS MAP
Vine Cliff Winery
Napa County, CA

Coast Live Oak-Blue Oak Woodland

The undeveloped hills around the Vine Cliff Winery are primarily dotted with coast live oak (*Quercus agrifolia*) and to a much lesser extent, blue oak (*Quercus douglasii*). The density of trees is quite variable. Shrubs are common and include poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), California buckeye (*Aesculus californica*) and sticky monkeyflower (*Diplacus aurantiacus*). Common herbaceous species in the woodland areas include ripgut brome (*Bromus diandrus*), wild oat (*Avena fatua*), Italian thistle (*Carduus pycnocephalus*), blue wildrye (*Elymus glaucus*), hedge parsley (*Torilis arvensis*), hedgehog dogtail (*Cynosurus echinatus*), and yellow star thistle (*Centaurea solstitialis*).

Agriculture

The other Napa County mapped landcover is Agriculture. This landcover represents the vineyards on the property and by extension, the winery development. Plants associated are primarily the crop but also weedy edges and ornamental plantings.

Representative site photos are presented in Figures 5a through 5c.

Aquatic Resources

The study area was evaluated for aquatic resources. One natural feature is located in the study area, an ephemeral stream channel located just east of the cave entrance. This feature flows down the steep hillside in a well-defined natural channel that flows into a culvert and under the primary roadway through the winery. This feature is dry most of the year, flowing only during and shortly after precipitation events. It does not support aquatic vegetation or a riparian corridor. The drainage is shown in Figure 5c.

A second aquatic resource occurs on the property in the form of an ornamental pond. This feature is fully landscaped around the edges and is maintained at full capacity year-round through valves. It is a manmade feature and functions for aesthetics and is therefore, not a water of the U.S. or State.

Wildlife Occurrence and Use

The site is located in an area that is highly influenced by human activities but interfaces with extensive natural habitats. The Study Area provides habitat for many species, particularly ones that are transient and moving through. Trees provide suitable nesting habitat for common bird species. Mid-sized mammals such as opossum and striped skunk may utilize the site to forage and prey on the small mammals. Species observed included western gray squirrel turkey vulture American goldfinch, white-crowned sparrow, Anna's hummingbird, American robin, California towhee, acorn woodpecker, northern flicker western scrub-jay mourning dove and red-tailed hawk.

Special-Status Species

Special-Status Plants

The database queries produced a list of 33 regionally-occurring special-status plant species that are known to occur within study area region. Species occurring within five miles of the property are shown in Figure 4a.

After an examination of each species' distribution and habitat requirements, and evaluation of the property for potential habitat, we have determined that none are likely to occur on the property. Each species was eliminated by either its elevational requirement or its lack of suitable niche habitat. Below are the plant groupings that are improbable to occur in the study area based on habitat.

Of the 35 plants on the list, 13 of these species occur only above 400 feet in elevation or below 35 feet in elevation and have limited or no potential to occur due to the elevational limit. These were dismissed from further consideration:

Species	CNPS/State/Fed*	Low Elev	High Elev
<i>Castilleja ambigua</i> var. <i>meadii</i>	1B.2/None/None	1475'	1560'
<i>Ceanothus divergens</i>	1B.2/None/None	560	3115
<i>Ceanothus purpureus</i>	1B.2/None/None	400	2100
<i>Ceanothus sonomensis</i>	1B.2/None/None	705	2625
<i>Hesperolinon sharsmithiae</i>	1B.2/None/None	885	985
<i>Lathyrus jepsonii</i> var. <i>jepsonii</i>	1B.2/None/None	5	15
<i>Lilaeopsis masonii</i>	1B.1/CR/None	10	35
<i>Lupinus sericatus</i>	1B.2/None/None	900	5005
<i>Navarretia leucocephala</i> ssp. <i>pauciflora</i>	1B.1/CT/FE	1310	2805
<i>Penstemon newberryi</i> var. <i>sonomensis</i>	1B.2/None/None	2295	4495
<i>Sidalcea oregana</i> ssp. <i>hydrophila</i>	1B.2/None/None	3610	7545
<i>Streptanthus hesperidis</i>	1B.2/None/None	425	2495
<i>Symphotrichum lentum</i>	1B.2/None/None	3	10

Five of the species were dismissed because they require specific substrate, such as serpentine, alkaline or sandy substrate. These edaphic features are not present in the study area and the following species were dismissed from further consideration:

Species	CNPS/State/Fed*	Low Elev	High Elev
<i>Allium peninsulare</i> var. <i>franciscanum</i>	1B.2/None/None	170	1000
<i>Astragalus claranus</i>	1B.1/CE/FE	245	900
<i>Erigeron greenei</i>	1B.2/None/None	260	3295
<i>Extriplex joaquinana</i>	1B.2/None/None	5	2740
<i>Trifolium amoenum</i>	1B.1/None/FE	15	1360

Seven species occur in aquatic areas such as vernal pools or alkaline flats and because none of these habitats occur on the property, they are dismissed from further consideration:

Species	CNPS/State/Fed*	Low Elev	High Elev
<i>Astragalus tener</i> var. <i>tener</i>	1B.2/None/None	5	195
<i>Downingia pusilla</i>	2B.2/None/None	5	1460
<i>Eryngium jepsonii</i>	1B.2/None/None	10	985
<i>Limnanthes vinculans</i>	1B.1/CE/FE	50	1000
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i>	1B.1/None/None	15	5710
<i>Sagittaria sanfordii</i>	1B.2/None/None	0	2135
<i>Trifolium hydrophilum</i>	1B.2/None/None	0	985

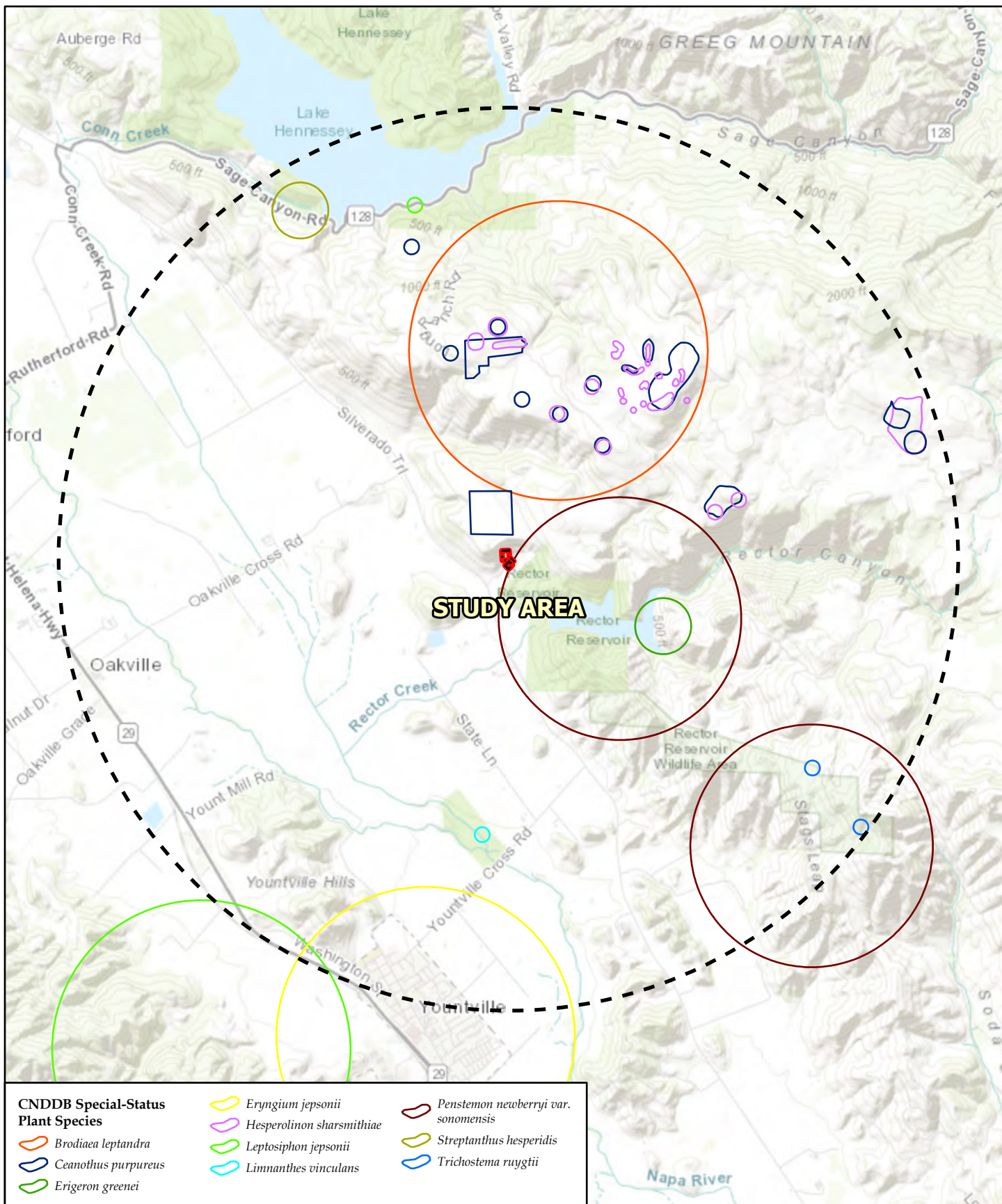
Ten species could not be ruled out based on the factors above and are considered in this analysis. These include:

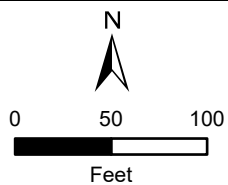
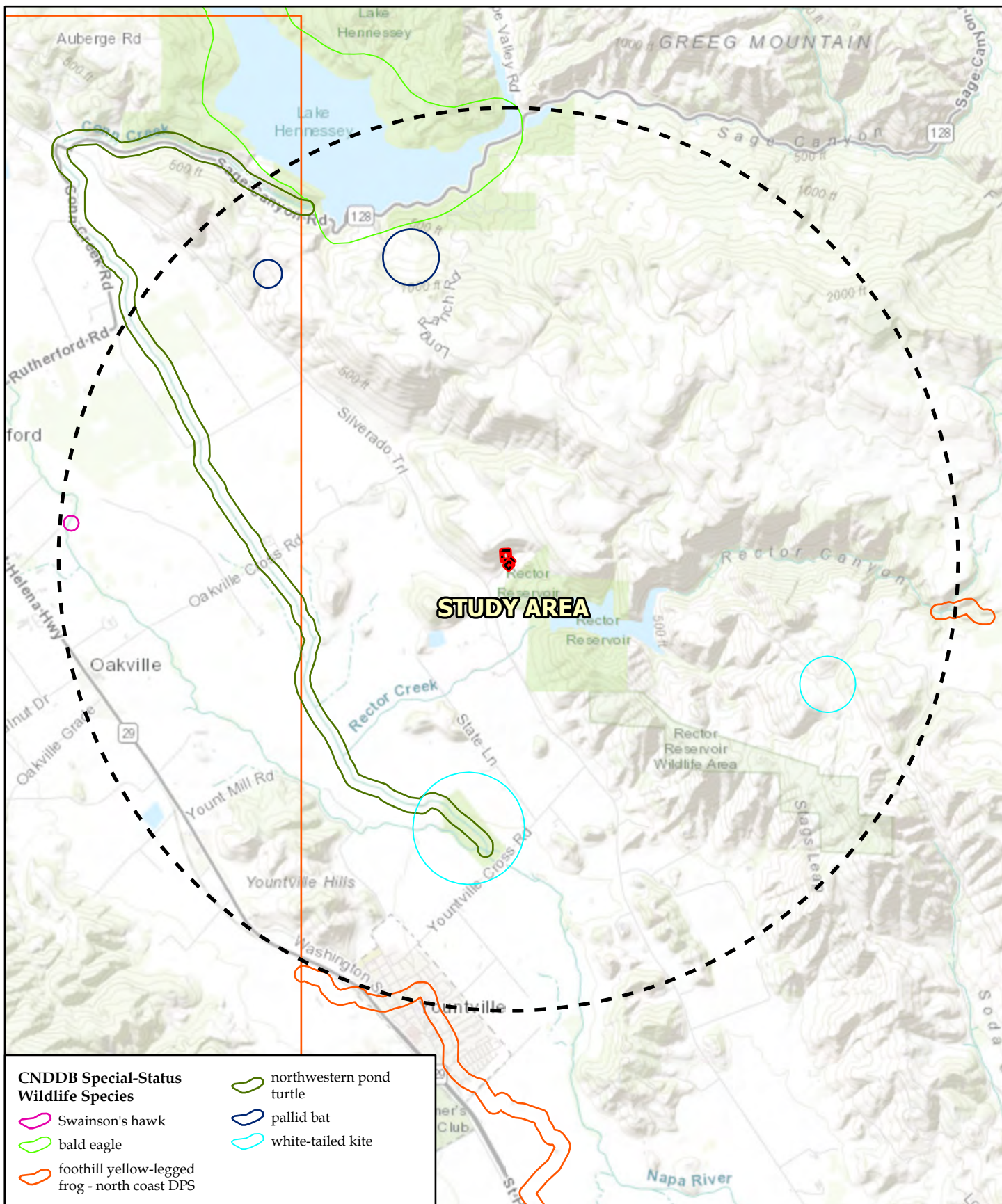
Species	CNPS/State/Fed*	Low Elev	High Elev
<i>Amorpha californica</i> var. <i>napensis</i>	1B.2/None/None	165	6560
<i>Amsinckia lunaris</i>	1B.2/None/None	10	1640
<i>Arctostaphylos stanfordiana</i> ssp. <i>decumbens</i>	1B.1/None/None	245	1215
<i>Brodiaea leptandra</i>	1B.2/None/None	360	3000
<i>Ceanothus confusus</i>	1B.1/None/None	245	3495
<i>Erigeron biolettii</i>	3/None/None	100	3610
<i>Layia septentrionalis</i>	1B.2/None/None	330	3595
<i>Leptosiphon jepsonii</i>	1B.2/None/None	330	1640
<i>Micropus amphibolus</i>	3.2/None/None	150	2705
<i>Trichostema ruygtii</i>	1B.2/None/None	100	2230

***Status Codes**

- 1B** - Plants rare, threatened, or endangered in California and elsewhere
- 2B** - Plants rare, threatened, or endangered in California but more common elsewhere
- 3** - Review List: Plants about which more information is needed
- CE** - California listed as Endangered
- CR** - California listed as Rare
- CT** - California listed at Threatened
- FE** - Federally listed as Endangered

The approximate locations of reported occurrences of special-status plants within a 5-mile radius of the Study Area is shown in Figure 4a, and Figure 4b for special-status animals.





STUDY AREA Study Area (± 3 acres)
 3-Mile Radius

Figure 4b

CNDDDB OCCURRENCES MAP

Vine Cliff Winery
 Napa County, CA



Core area of property looking northeast towards barrel storage area.
Photo date: June 29, 2024



From above wine cave entrance looking south towards winery.
Photo date: June 29, 2024



Figure 5a

SITE PHOTOS

Vine Cliff Winery

Napa County, CA



Looking north toward wine cave entrance and oak woodland on hill above.
Photo date: June 29, 2024



Looking along slope above wine cave and location of proposed crush pad.
Photo date: June 29, 2024



Figure 5b

SITE PHOTOS

Vine Cliff Winery

Napa County, CA



Looking southwest down ephemeral stream in study area.
Photo date: June 29, 2024



Culvert that carries water from ephemeral stream under paved area towards pond.
Photo date: June 29, 2024

Special-Status Animals

Queries of the CNDDDB and IPaC databases resulted in 20 regionally occurring special status animal species. Below are the species and their regulatory status.

Species	State/Fed Status*
<u>Mammals</u>	
American badger / <i>Taxidea taxus</i>	SSC/-
Pallid bat / <i>Antrozous pallidus</i>	SSC/-
Townsend's big-eared bat / <i>Corynorhinus townsendii</i>	SSC/-
<u>Birds</u>	
Bald eagle / <i>Haliaeetus leucocephalus</i>	CE/-
Bank swallow / <i>Riparia riparia</i>	CT/-
Black swift / <i>Cypseloides niger</i>	SSC/-
Northern spotted owl / <i>Strix occidentalis caurina</i>	CT/FT
Purple martin / <i>Progne subis</i>	SSC/-
Saltmarsh common yellowthroat / <i>Geothlypis trichas sinuosa</i>	SSC/-
Swainson's hawk / <i>Buteo swainsoni</i>	CT/-
White-tailed kite / <i>Elanus leucurus</i>	CFP/-
<u>Fish</u>	
Longfin smelt / <i>Spirinchus thaleichthys</i>	CT/PE
Steelhead - central California coast DPS / <i>Oncorhynchus mykiss irideus pop. 8</i>	CT/SSC
<u>Amphibians</u>	
California giant salamander / <i>Dicamptodon ensatus</i>	SSC/-
California red-legged frog / <i>Rana draytonii</i>	CT/SSC
Foothill yellow-legged frog - north coast DPS <i>Rana boylei pop. 1</i>	SSC/-
Western pond turtle / <i>Emys marmorata</i>	SSC/FPT
Red-bellied newt / <i>Taricha rivularis</i>	SSC/-
<u>Invertebrates</u>	
Conservancy fairy / <i>Shrimp Branchinecta conservatio</i>	-/FE
Monarch butterfly / <i>Danaus Plexippus</i>	-/FC
<u>Status Codes*</u>	
SSC - California Species of Special Concern	
CE - California listed as Endangered	
CT - California listed at Threatened	
CFP - California Fully Protected	
FE - Federally listed as Endangered	
FC - Federal Candidate Species	
FPT - Federally Proposed Threatened	

Of the 20 potentially occurring animal species listed in Appendix C, six species were identified as occurring within the surrounding region (generally within a 5-mile radius of the Study Area) (Figure 4b). These six species include the following:

- Swainson's hawk (*Buteo swainsoni*)
- Bald eagle (*Haliaeetus leucocephalus*)
- Pallid bat (*Antrozous pallidus*)
- Western pond turtle (*Emys marmorata*)
- Foothill yellow-legged frog – south Sierra DPS (*Rana boylei*)
- White-tailed kite (*Elanus leucurus*)

Each of these species was evaluated for consideration of occurrence in the study area. Of the three mammals, the badger may pass through the area but the nearest denning area would be well away from the winery in the open lands surrounding the site. The two bat species require specialized habitat for roosting which is not present in the study area. There are no abandon structures and the existing cave has no entrance for regular ingress and egress of the flying mammals.

The site has marginal bird nesting habitat, particularly up above the cave entrance on the undeveloped hillside. Smaller birds such as the purple martin may nest closer to the winery, particularly around the ornamental pond however, the site is regularly occupied by people which would likely preclude nesting in that area. Other more common birds are a much higher possibility of utilizing the study area for nesting but it is highly unlikely that any special status bird species would nest in the study area.

There are no streams and therefore no fish would occur in the study area. The ornamental pond may support frogs but typically, year-round ponds support predatory species such as bullfrogs and therefore, the California red-legged frog would not occupy this type of pond. The foothill yellow-legged frog is a stream species and the ephemeral stream onsite has a very short duration of flow is not frog habitat. Salamanders and newts may occur in the region but would not reside in the study area because of the lack of mesic habitat. The pond and its shoreline provided marginal opportunities for these species. The pond will not be altered by the proposed project.

The conservancy fairy shrimp occurs in vernal pools which are not present in the area. And the Monarch butterfly requires milkweed (*Asclepias* spp.) which, due to the very small area of natural habitat, would not be present in a large enough area to support the species.

RECOMMENDATIONS

Aquatic Resources

One aquatic resource was found on the site, an ephemeral stream. It is recommended that this aquatic resource be avoided in the design of the tentative parcel map. If avoidance is not possible, minimization of impacts to the extent practicable is recommended. If impacts occur, it will be necessary to prepare an aquatic resources delineation for the U.S. Army Corps of Engineers (Corps). If the Corps takes jurisdiction and considers the feature a waters of the U.S., they will require a permit to comply with Section 404 of the Clean Water Act (CWA). A water quality certification will also be required from the State Water Resource Control Board to comply with Section 401 of the CWA.

The ornamental pond is an aquatic resource but is not a natural feature and was constructed as part of the winery and is maintained through human control of valves and therefore, is not regulated by the resource agencies.

Streams, Pond, and Riparian Habitat

The study area contains an ephemeral stream that does not support riparian vegetation. If the bed or bank of this drainage is altered, the California Department of Fish and Wildlife should be consulted to determine if a Lake and Streambed Alteration Agreement (1602) permit would be required. The ornamental pond is a landscape feature and therefore, would not be regulated by the resource agencies.

Trees

Removal of oak trees within the Study Area is subject to the requirements of the Napa County Planning Division.

Special-Status Plants

We have identified 33 regional occurring special status plants that were considered for this project. Twenty-three of them can be eliminated by elevation or substrate and the remaining ten were considered for this site. Each of the ten were considered based on micro habitat and probability of occurrence and each one is ruled out, primarily based on visual observation of the habitat and the very small footprint of the study area. A formal rare plant survey is not recommended.

Special-Status Animal

Twenty regionally-occurring special status animals were identified through the database queries. Most are eliminated from potential occurrence by the small size of the study area and its proximity to active human uses. The oak woodland provided nesting potential for special status bird species and the ornamental pond may support the western pond turtle. In general, the study area does not provide habitat for sensitive animal species.

Nesting Birds

The study area has bird nesting potential in the vegetated areas of the site. Most nesting birds are protected by the Migratory Bird Treaty Act (16 U.S.C. 703-712;

MBTA) administered by the U.S. Fish and Wildlife Service (Division of Migratory Bird Management). The MBTA makes it unlawful, unless expressly authorized by permit pursuant to federal regulations, to “pursue, hunt, take, capture, kill, attempt to take, capture or kill, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export at any time, or in any manner, any migratory bird, or any part, nest, or egg of any such bird.”

The California Fish and Game Code (CFGF) §3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird; §3503.5 prohibits the take, possession, or needless destruction of any nests, eggs or birds in the orders Falconiformes (new world vultures, hawks, eagles, ospreys and falcons, among others) or Strigiformes (owls); §3511 prohibits the take or possession of fully protected birds; and §3513 prohibits the take or possession of any migratory nongame bird or part thereof as designated in the MBTA. Most birds are protected under the MBTA and CFGF except for several nonnative species.

If ground disturbance activities take place during the breeding/nesting season (February through August), disturbance of nesting activities could occur. Thus, a pre-construction survey should be conducted by a qualified biologist no more than 15 days prior to initiation of proposed activities. If active nests are found on or immediately adjacent to the site, a nest avoidance plan shall be implemented with approval from Napa County if the County requests, CDFW. The avoidance plan shall include appropriate buffers to the nest(s), and a qualified biologist should monitor the nest(s) and project activities to ensure no harm or agitation affects the nestlings. Once the birds have fledged, there is no longer a need for the buffer, and project activities could then proceed. If no nesting is found to occur, necessary tree and shrub removal could then proceed.

It is recommended that prior to the planned removal of the oak tree, a biologist will survey the tree to determine if nesting birds or roosting bats are present.

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Appendix A.
Plant Species Observed Within the Vine Cliff Winery Study Area

Appendix A

Plants Observed

Angiosperms - Dicots

Anacardiaceae - Cashew or Sumac Family

Toxicodendron diversilobum

Western poison-oak

Apiaceae (Umbelliferae) - Carrot Family

**Torilis arvensis*

Field hedgeparsley

Asteraceae (Compositae) - Sunflower Family

**Carduus pycnocephalus*

Italian thistle

**Centaurea solstitialis*

Yellow starthistle

**Silybum marianum*

Milk thistle

Wyethia angustifolia

Narrowleaf mule's-ears

Wyethia glabra

Green mules ears

Brassicaceae (Cruciferae) - Mustard Family

**Hirschfeldia incana*

Short-podded mustard

Caprifoliaceae - Honeysuckle Family

Symphoricarpos albus var. *laevigatus*

Common snowberry

Ericaceae - Heath Family

Arbutus menziesii

Madrone

Arctostaphylos manzanita

Common manzanita

Fabaceae (Leguminosae) - Legume Family

**Trifolium hirtum*

Rose clover

Fagaceae - Oak Family

Quercus agrifolia

Coast live oak

Quercus douglasii

Blue oak

Oleaceae - Olive Family

**Olea europaea*

Olive

Phrymaceae - Lopseed Family

Diplacus aurantiacus

Orange bush monkeyflower

Plantaginaceae - Plantain Family

**Plantago lanceolata*

English plantain

Rosaceae - Rose Family

Heteromeles arbutifolia

Toyon

Rubiaceae - Madder Family

Galium sp.

Bedstraw

Sapindaceae - Soapberry Family

Aesculus californica

California buckeye

Angiosperms - Monocots

Poaceae (Gramineae) - Grass Family

**Avena fatua*

Wild oat

**Bromus diandrus*

Ripgut grass

* Indicates a non-native species

Page 1 of 2

Elymus glaucus
Stipa pulchra

Blue wildrye
Purple needlegrass

* Indicates a non-native species

Appendix B
California Natural Diversity Database Query of Special-Status Plants for the Vine Cliff
Winery Region



Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Allium peninsulare</i> var. <i>franciscanum</i> Franciscan onion	PMLIL021R1	None	None	G4G5T2	S2	1B.2
<i>Amorpha californica</i> var. <i>napensis</i> Napa false indigo	PDFAB08012	None	None	G4T2	S2	1B.2
<i>Amsinckia lunaris</i> bent-flowered fiddleneck	PDBOR01070	None	None	G3	S3	1B.2
<i>Arctostaphylos stanfordiana</i> ssp. <i>decumbens</i> Rincon Ridge manzanita	PDERI041G4	None	None	G3T1	S1	1B.1
<i>Astragalus claranus</i> Clara Hunt's milk-vetch	PDFAB0F240	Endangered	Endangered	G1	S1	1B.1
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	PDFAB0F8R1	None	None	G2T1	S1	1B.2
<i>Brodiaea leptandra</i> narrow-anthered brodiaea	PMLIL0C022	None	None	G3?	S3?	1B.2
<i>Castilleja ambigua</i> var. <i>meadii</i> Mead's owls-clover	PDSCR0D404	None	None	G4T1	S1	1B.1
<i>Ceanothus confusus</i> Rincon Ridge ceanothus	PDRHA04220	None	None	G1	S1	1B.1
<i>Ceanothus divergens</i> Calistoga ceanothus	PDRHA04240	None	None	G2	S2	1B.2
<i>Ceanothus purpureus</i> holly-leaved ceanothus	PDRHA04160	None	None	G2	S2	1B.2
<i>Ceanothus sonomensis</i> Sonoma ceanothus	PDRHA04420	None	None	G2	S2	1B.2
<i>Downingia pusilla</i> dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
<i>Erigeron greenei</i> Greene's narrow-leaved daisy	PDAST3M5G0	None	None	G2?	S2?	1B.2
<i>Eryngium jepsonii</i> Jepson's coyote-thistle	PDAP10Z130	None	None	G2	S2	1B.2
<i>Extriplex joaquinana</i> San Joaquin spearscale	PDCHE041F3	None	None	G2	S2	1B.2
<i>Hesperolinon sharsmithiae</i> Sharsmith's western flax	PDLIN010E0	None	None	G2Q	S2	1B.2
<i>Lasthenia conjugens</i> Contra Costa goldfields	PDAST5L040	Endangered	None	G1	S1	1B.1



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Lathyrus jepsonii</i> var. <i>jepsonii</i> Delta tule pea	PDFAB250D2	None	None	G5T2	S2	1B.2
<i>Layia septentrionalis</i> Colusa layia	PDAST5N0F0	None	None	G2	S2	1B.2
<i>Leptosiphon jepsonii</i> Jepson's leptosiphon	PDPLM09140	None	None	G2G3	S2S3	1B.2
<i>Lilaeopsis masonii</i> Mason's lilaeopsis	PDAP119030	None	Rare	G2	S2	1B.1
<i>Limnanthes vincularis</i> Sebastopol meadowfoam	PDLIM02090	Endangered	Endangered	G1	S1	1B.1
<i>Lupinus sericatus</i> Cobb Mountain lupine	PDFAB2B3J0	None	None	G2?	S2?	1B.2
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i> Baker's navarretia	PDPLM0C0E1	None	None	G4T2	S2	1B.1
<i>Navarretia leucocephala</i> ssp. <i>pauciflora</i> few-flowered navarretia	PDPLM0C0E4	Endangered	Threatened	G4T1	S1	1B.1
<i>Penstemon newberryi</i> var. <i>sonomensis</i> Sonoma beardtongue	PDSCR1L483	None	None	G4T3	S3	1B.3
<i>Sagittaria sanfordii</i> Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
<i>Sidalcea oregana</i> ssp. <i>hydrophila</i> marsh checkerbloom	PDMAL110K2	None	None	G5T2	S2	1B.2
<i>Streptanthus hesperidis</i> green jewelflower	PDBRA2G510	None	None	G2G3	S2S3	1B.2
<i>Symphyotrichum lentum</i> Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2
<i>Trichostema ruygtii</i> Napa bluecurls	PDLAM220H0	None	None	G1G2	S2	1B.2
<i>Trifolium amoenum</i> two-fork clover	PDFAB40040	Endangered	None	G1	S1	1B.1
<i>Trifolium hydrophilum</i> saline clover	PDFAB400R5	None	None	G2	S2	1B.2

Record Count: 34

Appendix C
California Natural Diversity Database and IPaC Queries of Special-Status Animals for the
Vine Cliff Winery Region



Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
American badger <i>Taxidea taxus</i>	AMAJF04010	None	None	G5	S3	SSC
An isopod <i>Calasellus californicus</i>	ICMAL34010	None	None	G2	S3	
bald eagle <i>Haliaeetus leucocephalus</i>	ABNKC10010	Delisted	Endangered	G5	S3	FP
bank swallow <i>Riparia riparia</i>	ABPAU08010	None	Threatened	G5	S3	
black swift <i>Cypseloides niger</i>	ABNUA01010	None	None	G4	S3	SSC
black-crowned night heron <i>Nycticorax nycticorax</i>	ABNGA11010	None	None	G5	S4	
California freshwater shrimp <i>Syncares pacifica</i>	ICMAL27010	Endangered	Endangered	G2	S2	
California giant salamander <i>Dicamptodon ensatus</i>	AAAAH01020	None	None	G2G3	S2S3	SSC
California red-legged frog <i>Rana draytonii</i>	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Cowan's amphipod <i>Stygobromus cowani</i>	ICMAL05D70	None	None	G1	S1	
double-crested cormorant <i>Nannopterum auritum</i>	ABNFD01020	None	None	G5	S4	WL
foothill yellow-legged frog - north coast DPS <i>Rana boylei pop. 1</i>	AAABH01051	None	None	G3T4	S4	SSC
great blue heron <i>Ardea herodias</i>	ABNGA04010	None	None	G5	S4	
great egret <i>Ardea alba</i>	ABNGA04040	None	None	G5	S4	
longfin smelt <i>Spirinchus thaleichthys</i>	AFCHB03010	Proposed Endangered	Threatened	G5	S1	
North American porcupine <i>Erethizon dorsatum</i>	AMAFJ01010	None	None	G5	S3	
obscure bumble bee <i>Bombus caliginosus</i>	IIHYM24380	None	None	G2G3	S1S2	
pallid bat <i>Antrozous pallidus</i>	AMACC10010	None	None	G4	S3	SSC



Selected Elements by Common Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
purple martin <i>Progne subis</i>	ABPAU01010	None	None	G5	S3	SSC
red-bellied newt <i>Taricha rivularis</i>	AAAAF02020	None	None	G2	S2	SSC
saltmarsh common yellowthroat <i>Geothlypis trichas sinuosa</i>	ABPBX1201A	None	None	G5T3	S3	SSC
San Francisco Bay Area leaf-cutter bee <i>Trachusa gummifera</i>	IIHYM80010	None	None	G1	S1	
steelhead - central California coast DPS <i>Oncorhynchus mykiss irideus pop. 8</i>	AFCHA0209G	Threatened	None	G5T3Q	S3	SSC
Swainson's hawk <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S4	
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	AMACC08010	None	None	G4	S2	SSC
western bumble bee <i>Bombus occidentalis</i>	IIHYM24252	None	Candidate Endangered	G3	S1	
western pond turtle <i>Emys marmorata</i>	ARAAD02030	Proposed Threatened	None	G3G4	S3	SSC
western ridged mussel <i>Gonidea angulata</i>	IMBIV19010	None	None	G3	S2	
white-tailed kite <i>Elanus leucurus</i>	ABNKC06010	None	None	G5	S3S4	FP

Record Count: 29



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

Phone: (916) 414-6600 Fax: (916) 414-6713



In Reply Refer To:

06/26/2024 18:28:56 UTC

Project Code: 2024-0109224

Project Name: Vine Cliff Winery

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see [Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service \(fws.gov\)](#).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

PROJECT SUMMARY

Project Code: 2024-0109224

Project Name: Vine Cliff Winery

Project Type: Commercial Development

Project Description: Wine cave construction

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.4468248,-122.35168239122078,14z>



Counties: Napa County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Northern Spotted Owl <i>Strix occidentalis caurina</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1123	Threatened

REPTILES

NAME	STATUS
Northwestern Pond Turtle <i>Actinemys marmorata</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

AMPHIBIANS

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRUSTACEANS

NAME	STATUS
Conservancy Fairy Shrimp <i>Branchinecta conservatio</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8246	Endangered

FLOWERING PLANTS

NAME	STATUS
Contra Costa Goldfields <i>Lasthenia conjugens</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7058	Endangered
Few-flowered Navarretia <i>Navarretia leucocephala</i> ssp. <i>pauciflora</i> (=N. <i>pauciflora</i>) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8242	Endangered
Sebastopol Meadowfoam <i>Limnanthes vinculans</i>	Endangered

NAME	STATUS
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/404	

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: County of Napa
Name: Loren Clark
Address: 2280 Grass Valley Highway #306
City: Auburn
State: CA
Zip: 95603
Email: lclark@salixinc.com
Phone: 5303680906

LEAD AGENCY CONTACT INFORMATION

Lead Agency: County of Napa



September 16, 2024

Willis Blakewell
Blakewell Consulting
c/o Vine Cliff Winery
7400 Silverado Trail
Napa, CA 94558

Subject: Response to Napa County questions on Biological Resources Assessment for the proposed Vine Cliff Winery Wine Cave, 7400 Silverado Trail, Napa County, P24-00191; Vine Cliff – Minor Mod

Dear Mr. Blakewell:

In response to questions raised by Napa County on our Biological Resources Assessment document submitted in June, 2024, I am providing this additional information to address the Napa County questions.

From the Napa County Application Status letter dated August 23, 2024, the Conservation header requires three points. Each is addressed below.

Conservation

1. Please provide an addendum to the Biological Resources Assessment that includes a vegetation map that identifies plant communities throughout the study area based upon findings from the biological reconnaissance survey to support or correct the designation.

The Study Area as shown in Figure 2 of the Biological Resources Assessment Report is three acres in size. The area above the wine cave is natural ground and nearly all oak woodland. There is a small area of oak woodland in the central area and the remainder is all within the developed winery footprint. The attached Exhibit 1 illustrates the oak woodland areas and the winery areas.

2. The California Natural Diversity Database has identified areas within the southeastern sections of the project site as potential habitat for the Sonoma beardtongue (*penstemon newberryi* var. *sonomensis*). Please address this species in the addendum.

Sonoma beardtongue (*Penstemon newberryi* var. *sonomensis*) was not addressed more specifically because it is not present in the study area. It occurs on rocky outcrops and talus slopes at higher elevations. It blooms from June to August and has showy dark rose-purple flowers and would have been noticeable if present. It was not observed in the study area. Below is a photo of this showy plant.



3. The California Department of Fish and Wildlife has identified the project site as an area of Conservation Planning Linkages. As such, please address wildlife corridors in the addendum to the Biological Resources Assessment.

The project does not modify any existing linkages because of the minimal grading and where that grading occurs associated with this project application. Exhibit 2 shows where the minimal grading will occur and its association with the existing winery. No wildlife corridor or linkage will be affected by these changes.

Oaks to be Removed

One oak tree will be removed for this project (see Exhibit 2 for location). The oak tree is near the wine cave. It is small and adjacent to a few other oaks. This tree would be on the edge of the oak woodland habitat because of the woodland continuity to the larger habitat.



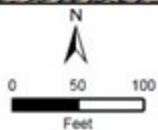
If additional information is needed, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Glazner". The signature is written in a cursive, flowing style.

Jeff Glazner
Principal

cc: Kirsten Shinnamon Baker,

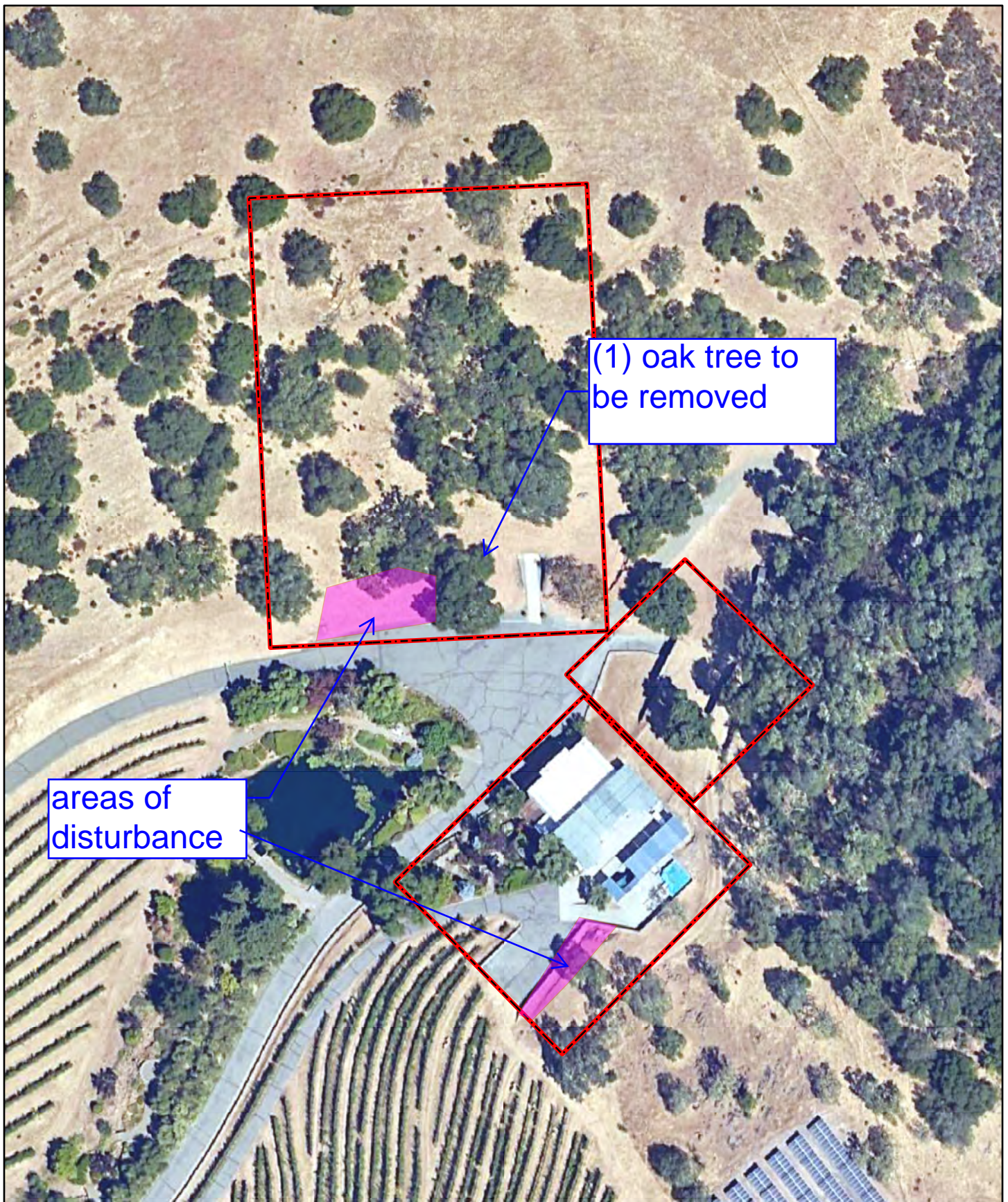


 Study Area (±3 acres)

Imagery Source:
Google Earth (08/2023)





Exhibit 1

Land Cover
Vine Cliff Winery
Napa County, CA



(1) oak tree to be removed

areas of disturbance

	<p>N</p>  <p>0 50 100</p>  <p>Feet</p>	 Study Area (±3 acres) Imagery Source: Google Earth (08/2023)	Figure 2
			<p>AERIAL MAP <i>Vine Cliff Winery</i> Napa County, CA</p>

“H”

Water Availability Analysis

Vine Cliff Winery Alteration Use Permit and Minor Modification
P25-00161-UP & P24-00191-MM
Planning Commission Hearing – June 18, 2025

Water Availability Analysis

Vine Cliff Winery, Napa County APN 032-030-027

(Applicant)

Vine Cliff Winery
7400 Silverado Trail
Napa, California

Prepared by:



O'Connor Environmental, Inc.
P.O. Box 794, 447 Hudson Street
Healdsburg, CA 95448
www.oe-i.com



Matthew O'Connor, PhD, CEG #2449 (Expires 10-31-2025)
President



Katherine Woodworth, BS
Assistant Hydrologist

Jeremy Kobor, MS, CFM
Senior Hydrologist

September 18, 2024

Contents

Introduction	1
Limitations	1
Hydrogeologic Conditions	2
Water Demand.....	5
Groundwater Recharge Analysis.....	7
Results	8
Groundwater Storage.....	9
Comparison of Water Demand and Groundwater Recharge/Storage	9
Well Interference Analysis.....	10
Summary.....	10
References	11

Appendix A – Well Completion Reports

Appendix B – Soil Water Balance Summary Report

Introduction

Vine Cliff Winery is seeking permits from the County of Napa to renovate winery facilities at 7400 Silverado Trail (APN 032-030-027) which is located about 2.8 miles east of Oakville in the hills east of the Napa Valley floor. The subject parcel lies outside of the boundaries of the Napa Valley Groundwater Sub-basin. This Water Availability Analysis (WAA) is an update to the prior approved WAA for the parcel prepared by OEI in December 2017. The update includes a new well search in the project area and vicinity and revisions to the Tier 1 analysis to conform with updated County of Napa Groundwater guidance from Department of Planning, Building, & Environmental Services. No change in water use is expected.

The WAA includes the following elements: estimates of existing and proposed water uses on the project parcel and within the project recharge area, compilation of drillers' logs from the area and characterization of local hydrogeologic conditions, and execution of Tier 1 and Tier 2 screening criteria including estimates of groundwater recharge relative to proposed uses (Tier 1) and the potential for well interference at neighboring wells (Tier 2). No wells are within 500 ft of the project wells; per County guidance, no additional well interference analysis is required. The project well does not lie within 1,500 ft of any County-designated significant stream; hence no additional analysis of potential surface water-groundwater interaction is required (Tier 3).

Limitations

Groundwater systems of Napa County and the Coast Range are typically complex, and available data rarely allows for more than general assessment of groundwater conditions and delineation of aquifers. Hydrogeologic interpretations are based on the drillers' reports made available to us through the California Department of Water Resources, available geologic maps and hydrogeologic studies and professional judgment. This analysis is based on available data and relies significantly on interpretation of data from disparate sources of disparate quality.

Given the significant depths to water in wells near the project parcel (160 to 626-ft), the relationship between groundwater recharge generated on the project parcel and groundwater availability at the project wells is uncertain. It is likely that water flowing to the project wells is supplied by groundwater inflows from surrounding areas as well as from recharge occurring on the overlying landscape comprised by the subject parcel. Analysis of the age and sources of the deeper groundwater occurring beneath the project parcel is beyond the scope of this study.

The water balance approach used to estimate groundwater recharge for this study simulates potential recharge from infiltration of precipitation and does not include verifiable estimates of the capacity of the project aquifer materials to accept recharge. Where bedrock of low permeability and/or fractured bedrock underlies the subject parcel and study area, a significant proportion of the potential recharge may exit the project area as shallow subsurface flow rather than percolating and recharging the local aquifer. Quantifying the proportion of the potential recharge that percolates to underlying bedrock aquifers is beyond the scope of this analysis; we have attempted to characterize aquifer hydraulic parameters from available data. Data

describing subsurface conditions of soil and bedrock, local aquifer hydraulic characteristics, and local processes and pathways of groundwater percolation are rarely available and difficult to obtain in the absence of focused and well-funded hydrogeologic investigations.

Hydrogeologic Conditions

The tier 1 WAA focuses on estimating groundwater recharge for comparison to groundwater use. Groundwater recharge in hillside areas of Napa County results primarily from infiltration of precipitation distributed across the land surface. To accomplish Tier 1 objectives in a manner consistent with hydrogeologic principles and water balance techniques used to estimate groundwater recharge, we define an area of landscape encompassing the project parcel that represents the likely source of infiltration recharge of the aquifer utilized by the project wells. The so-defined project recharge area is also used to estimate existing groundwater use on surrounding parcels so that a more comprehensive assessment of groundwater availability can be performed to assess project groundwater use in the context of the regional project aquifer. The recharge area thus also represents the project groundwater impact area and is sometimes referred to as the project recharge /impact area.

The project parcel is located in the foothills east of the Napa Valley in the northwest portion of a relatively large (~32 square miles) block of andesitic and basaltic lava flows of the Tertiary-aged Sonoma Volcanics. These volcanic rocks comprise much of the mountains east of the Napa Valley from the northern portion of the Milliken-Sarco-Tullocay (MST) basin north to Lake Hennessey (Figure 1). At the east edge of Napa Valley within the lowest-lying portions of the project parcel and immediately west of the parcel, alluvial fan deposits (map units Qf and Qhf) overlie the Sonoma Volcanics, mapped locally to be andesite and basalt flows (map unit Tsa, Figure 1). A project recharge area was developed for this project and is bounded by ridgelines delineating groundwater flow on the east north and south sides and the geologic contact with the alluvium of the Napa Valley floor to the west. This project recharge area is approximately 306.6 acres in size. Geologic cross sections in the vicinity of the project parcel indicate that the Tsa unit extends to the west beneath portions of the alluvium of the Napa Valley and that wells in the area completed to depths as high as 600-ft do not fully penetrate the Tsa unit (see geologic Sections B and C, LSCE, 2013).

The Tsa unit is part of the lower member of the Sonoma Volcanics which was described by Weaver (1949) as comprised of individual lava flows displaying great variability in thickness and texture over short distances. Given this heterogeneity it can be expected that hydrogeologic conditions exhibit similar spatial variability and yields from wells completed anywhere in the Tsa unit, ranging from minimal yield to several hundred gpm (LSCE, 2013).

Driller's logs (Well Completion Reports) for wells around the project parcel were obtained from the California Department of Water Resources and from County files. A subset of these logs was compiled and georeferenced based on parcel and location sketch information available for some wells (Figure 1). The project parcel has two wells. The upper well (Well 1) is in the central-east portion of the parcel and was completed in 1996 to a depth of 385-ft. The lower well (Well 2) is

in the south-east portion of the parcel and was completed in 1996 to a depth of 280-ft (Table 1 & Figure 1). Static water level was not reported in well 1 but was reported at 150 feet bgs in well 2 at the time of construction.

Alluvial fan deposits in the southwest corner of the subject parcel are expected to be highly permeable relative to the underlying volcanic bedrock that comprises the project aquifer. Groundwater recharge processes are likely to be enhanced by the alluvial fan deposits because water may more readily percolate into and saturate the fan deposits and establish a perched water table overlying the bedrock aquifer that could provide for more effective percolation to the bedrock. This phenomena affects only a small portion of the parcel but could have a disproportionate effect on overall recharge occurring on the subject parcel.

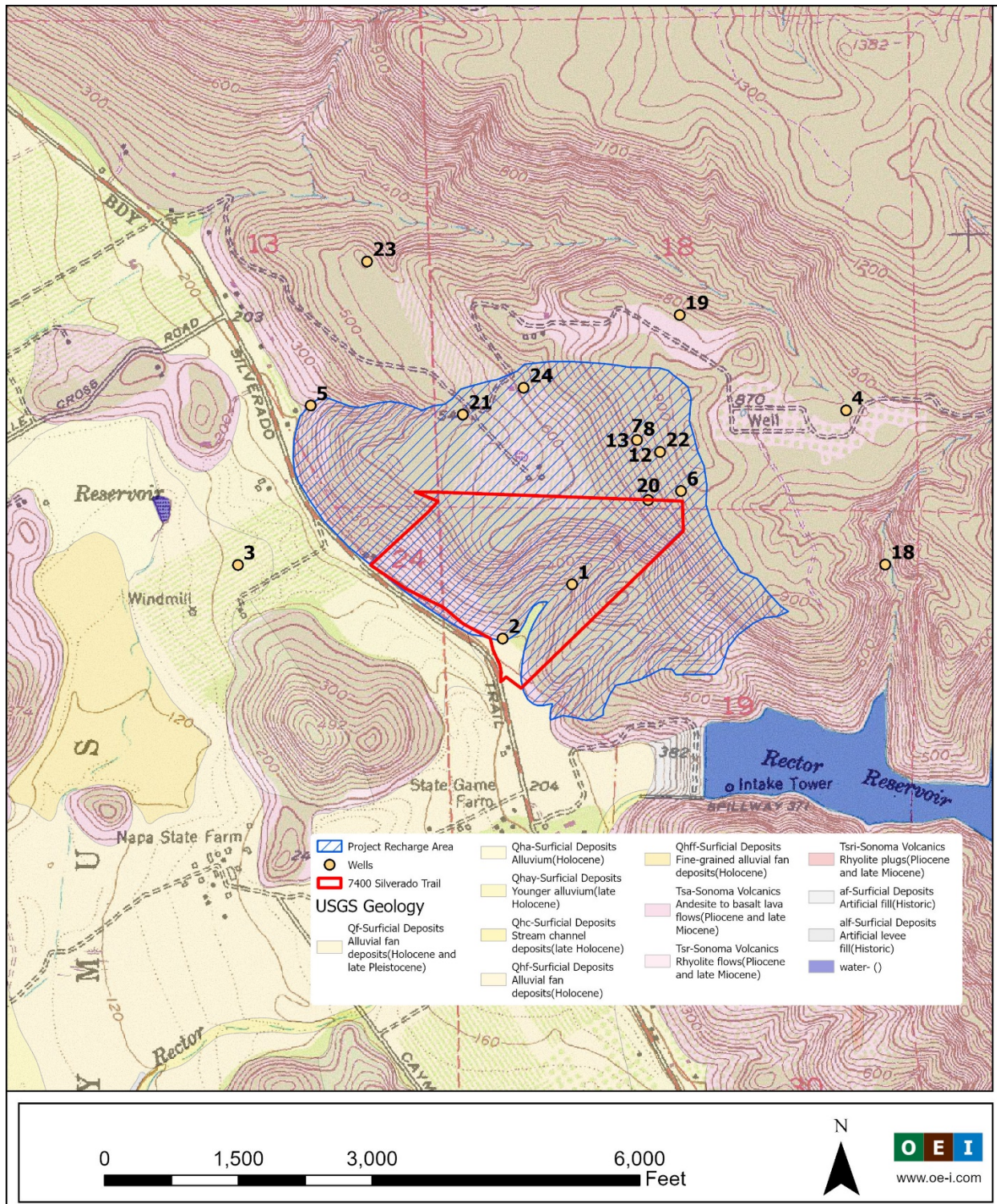


Figure 1: Surficial geology and locations of wells in the vicinity of the project parcel (Graymer et al., 2007). Units are as follows:

Table 1: Well completion details for the upper well (Well 1), lower well (Well 2), and wells on nearby parcels. Wells indicated by * were not included in the 2016 analysis but have been included from improved records and well search in 2024.

Well No.	1	2	3*	4*	5*	6	7*	8*	9*	10*	11*	12*
Year Completed	1996	1986	1977	1995	1998	2007	2004	2004	2004	2004	2004	2004
Depth	385	283	240	800	600	690	300	300	300	300	300	300
Static Water Level	-	150	15	182	350	480	-	-	-	-	-	-
Estimated Yield	120	200	220	30	20	90	-	-	-	-	-	-
Top of Screened Interval	200	183	40	60	80	360	-	-	-	-	-	-
Bottom of Screened Interval	300	283	240	80	600	690	-	-	-	-	-	-
Geologic Unit	Tsa	Tsa	Qhf	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa
WCR No.	547492	119629	103154	547445	324026	1073642	802399	802400	802401	802402	802403	802404

Well No.	13*	14*	15*	16*	17*	18	19*	20	21*	22*	23*	24
Year Completed	2004	2004	2004	2004	2004	1999	1999	1978	1998	1998	1992	2000
Depth	300	300	300	300	300	1125	753	350	595	810	637	590
Static Water Level	-	-	-	-	-	271	393	220	275	375	400	260
Estimated Yield	-	-	-	-	-	300	150	20	60	100	60	60
Top of Screened Interval	-	-	-	-	-	385	433	150	245	440	397	130
Bottom of Screened Interval	-	-	-	-	-	585	753	350	545	810	637	590
Geologic Unit	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa	Tsa
WCR No.	802405	802406	802407	802408	802409	e0177367	778357	-	528419	528473	482234	710238

Water Demand

Existing groundwater uses within the project recharge area (described below in the Groundwater Recharge Analysis section) consist of Residential Use for eight residences, Winery Use for the 48,000 gallon per year Vine Cliff Winery, and Irrigation Use for 121 acres of vineyard of which 26 acres are on the project parcel.

The existing Residential Use is estimated to total 7.15 ac-ft/yr. The existing Winery Use (Vine Cliff Winery) is estimated to total 2.41 ac-ft/yr, and the existing Irrigation Use is estimated to total 60.57 ac-ft/yr for a Total Existing Use of 70.11 ac-ft/yr. Approximately 17.06 ac-ft/yr or 24% of the existing use is associated with the project parcel with the remainder associated with neighboring parcels (Tables 2-4). These values vary slightly from water use estimates associated with the 2017 WAA due to updated water use calculations and changes in land use on surrounding parcels. The proposed project actions include the addition of a commercial kitchen. However, water use on the project parcel will not change as a result of this as precious water demand estimates assume water demand based on the annual number of attendees at catered events which will not change between existing and proposed conditions as a result of this project. No change in water use is expected as part of this project. Water for the project parcel is supplied by wells 1 and 2 (Table 1 and Figures 1 & 3)

Table 2: Existing and proposed annual groundwater uses (ac-ft/yr) within the project recharge area.

	Existing Condition (acre-ft/yr)	Proposed Condition (acre-ft/yr)
Project Parcel	17.06	17.06
Residential Use	1.80	1.80
Irrigation Use	12.84	12.84
Winery Use	2.03	2.03
Employee/Guest Use	0.39	0.39
Neighboring Parcels	53.05	53.05
Residential Use	5.35	5.35
Irrigation Use	47.70	47.70
Total	70.11	70.11

Table 3: Existing and proposed water use on the project parcel. Note that landscaping water use was reported as a flat rate rather than a per-acre rate.

	# of Units	Use per Unit	Annual Water Use (AF/yr)
Residential Use			1.80
Residences, Oversized	1 Residence	1.00 AF/Residence	1.00
Residences, Secondary	2 Residences	0.35 AF/Residence	0.70
Pools	1 Pool	0.10 AF/Pool	0.10
Agricultural Use			12.84
Vineyard	25.67 Acres	0.50 AF/acre/yr	12.84
Winery Use			2.03
Process Water	48000 Gallons	2.15 AF/100,000 gal.	1.03
Domestic & Landscaping	- Gallons	0.50 AF/100,000 gal.	1.00
Guest & Employee Use			0.39
Tasting Room Visitations	14600 Guests	3 gal./Guest	0.13
Events w/ On-Site Catering	2100 Guests	15 gal./Guest	0.10
Full-Time Employees	12 Employees	15 gal./shift @ 250 shifts/yr	0.14
Part-Time Employees	4 Employees	15 gal./shift @ 125 shifts/yr	0.02
Total			17.06

Table 4: Existing and proposed groundwater use on neighboring parcels within the groundwater recharge area.

	# of Units	Use per Unit	Annual Water Use (AF/yr)
Residential Use			5.35
Residences, Oversized	1 Residence	1.00 AF/Residence	1.00
Residences, Primary	4 Residences	0.75 AF/Residence	3.00
Pools	3 Pools	0.10 AF/Pool	0.30
Other Landscaping, Addtl.	21000 sq. ft.	0.05 AF/1,000 sq. ft.	1.05
Agricultural Use			47.70
Vineyard	95.4 Acres	0.50 AF/acre/yr	47.70
Total			53.05

Groundwater Recharge Analysis

Groundwater recharge within the project recharge area was estimated using a Soil Water Balance (SWB) of Napa County developed by OEI. This model implements the U.S. Geologic Survey's SWB modeling software and produces a spatially distributed estimate of annual recharge. This model operates on a daily timestep and uses daily values for precipitation and evapotranspiration along with soil hydrologic parameters and vegetation cover. The model calculates runoff based on the Natural Resources Conservation Service (NRCS) curve number approach and Actual Evapotranspiration (AET) and recharge based on a modified Thornthwaite-Mather soil-water-balance approach (Westenbroek et al., 2010). Details of this model and the hydrologic data and simulated water budget outputs are provided in Appendix B.

Groundwater recharge for this project area was previously simulated for Water Year 2010 which was selected because annual precipitation in that year was nearest to the 30-year average for the period 1981-2010. OEI's SWB modeling also estimated recharge for Water Year 2014 to represent drought year conditions. In late-November 2022, the County of Napa instituted a new policy prescribing that for purposes of estimating groundwater recharge, the mean annual precipitation to be used is that mean for Water Years 2012-2021 derived from the newest PRISM data. County of Napa has provided gridded GIS data of the mean precipitation for this period for use by WAA practitioners.

OEI's use of the SWB model is believed to provide more accurate estimates of potential groundwater recharge because it is a physically based distributed model that incorporates information characterizing the water balance in the soil column. 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. Unfortunately, the SWB model structure does not allow

for a groundwater recharge calculation based on a mathematical average because the model is driven by daily climate data. Consequently, OEI has adapted the SWB model estimates for the prior “average year” (WY 2010) and the “drought year” (WY 2014) to provide an estimate for the average annual rainfall for the period 2012-2021 developed by County of Napa.

OEI has utilized SWB models for WY 2010 and WY 2014 for dozens of project sites in the County of Napa. We have observed that potential recharge for WY 2010 is consistently much greater than for WY 2014 across a wide variety of terrain, vegetation, soils and climate. This is most easily characterized by the percentage of annual precipitation available for recharge that we calculate for each project site. Our approach for adapting the SWB model outputs to estimate groundwater recharge for the specified annual average precipitation is to assume that the percentage of annual rainfall available for groundwater recharge is a linear function of annual rainfall and interpolating between the recharge percentage for WY 2010 and WY 2014. The water balance data from the SWB model years is tabulated in Table 5.

Results

Updated WAA guidance from the County of Napa requires the use of the updated 2012-2021 average precipitation dataset provided by County of Napa and produced by PRISM Climate Group at Oregon State University. This dataset provides spatially distributed 10-year average precipitation data at the location of this project. The 10-year average precipitation at the site is approximately 27.7 inches. We assume that a linear relationship exists between precipitation and runoff and use the simulated 2010 and 2014 SWB data to predict average recharge based on the 10-year average precipitation data. This method results in an average recharge estimate of 6.2 inches of 22.5% of average precipitation, slightly less than the 2010 normal year prediction.

Table 5: Summary of water balance results from the SWB model.

	2010 Normal Year		2014 Dry Year		2012 - 2021 Avg.	
	inches	% of precip	inches	% of precip	inches	% of precip
Precipitation	29.4	-	15.1	-	27.7	-
AET		-		-	-	-
Runoff		-		-	-	-
Δ Soil Moisture		-		-	-	-
Recharge	6.8	23.1%	2.1	13.8%	6.2	22.5%

Groundwater Storage

Groundwater storage is estimated as the product of the aquifer surface area (assumed to be equivalent to the project recharge area), the depth of the saturated zone of the aquifer intersected by wells, and the porosity of the fractured bedrock. The surface area is about 306.6 acres. The depth of the saturated zone was defined as the average difference between the static water level and the bottom of the screened interval in the two project wells (Wells 1 and 2 in Table 1 & Figure 1). The estimated depth of the saturated zone is therefore about 100-ft. Note that the depth of the aquifer is defined by well depth, and that the saturated zone of the aquifer probably extends to substantially greater depths. The potential aquifer storage capacity is therefore likely to be underestimated.

The porosity of the fractured bedrock is expected to lie between <1 and 10% (Freeze and Cherry, 1979; Weight and Sonderegger, 2000). Given the relatively low specific capacities (for fractured bedrock) of wells (Table 1) in the project aquifer, we assume a low-end (conservative) porosity of 1%. The estimated groundwater storage in the bedrock aquifer is calculated as 306.6 ac-ft.

Comparison of Water Demand and Groundwater Recharge/Storage

The total proposed water use for the project recharge area is estimated to be 70.1 ac-ft/yr. This represents 44% of the estimated 10-year average annual recharge of 159.4 ac-ft/yr (Table 6). This comparison indicates that the project aquifer has a modest surplus of water in terms of annual use compared to annual recharge, and that the aquifer storage is more than six times the annual recharge. When the comparison is restricted to the footprint of the project parcel, the total proposed water use is a smaller percentage (33%) of the mean annual groundwater recharge (Table 6).

Table 6: Comparison of total annual Water Use and groundwater recharge.

Domain	Total Proposed Demand (ac-ft/yr)	Dry Water Year (2014)		
		Recharge (ac-ft/yr)	Recharge Surplus (ac-ft/yr)	Demand as % of Recharge
Project Recharge Area	70.1	159.4	89.3	44%
Project Parcel	17.1	51.8	34.7	33%

The significant volume of groundwater in storage is expected to moderate the impacts of climatic variations on aquifer conditions. The effects of dry years and wet years are likely balanced out over the period of years or decades required for water to move through the aquifer, such that short-term reductions in groundwater storage associated with periods of reduced groundwater recharge during dry years would be compensated by increases in storage during wetter years.

The use of the 2012-2021 average precipitation as required by County of Napa guidelines implicitly acknowledges this aspect of groundwater resources.

There is no new water use associated with this project at Vine Cliff Winery; the water use estimates in this report incorporate land use changes since about 2016. This updated WAA estimated an increase of 0.45 ac-ft/yr of residential use and 4.04 ac-ft/yr of vineyard irrigation. This WAA concluded that an additional 8.1 acres of vineyard were planted in project recharge area. This updated WAA also incorporated groundwater recharge estimates based on the County-wide SWB model developed by OEI (Appendix B). This iteration of the SWB model predicted a higher rate of groundwater recharge than the limited SWB model developed for OEI's prior WAA. The prior WAA estimated that groundwater use on the project parcel was 52% of mean annual recharge as compared to 33% in the updated WAA (Table 6).

Well Interference Analysis

The closest neighboring well to the two existing wells on the project parcel appears to be located about 1,275 feet northeast of well 1lk on the adjacent parcel to the north (Well 20 in Table 1 & Figure 1). Based on the WAA guidance document, a Tier 2 well interference analysis is not required given that non-project wells are located greater than 500-feet from the project wells.

Summary

Application of the Soil Water Balance (SWB) model and updated 10-year average precipitation data to estimate water available for aquifer recharge in the project area revealed that average recharge is ~6.2 inches/yr or 159.4 ac-ft/yr. No new water use is associated with this project. On the project parcel, groundwater demand is equivalent to 33% of the estimated annual recharge in an average water year; in other words, groundwater recharge is almost double groundwater use on the parcel. The total Water Use for the project recharge area is estimated to be 70.1 ac-ft/yr which represents 44% of the mean annual recharge indicating that the project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time.

The closest neighboring well to the project wells is located more than 500 feet from the project wells, hence it is presumed that significant well interference is unlikely to occur per County guidance. There are no County-designated significant streams within 1,500 ft of the project parcel.

References

Freeze, R., and Cherry, J., 1979. Groundwater. Prentice-Hall, New Jersey, 604 pgs.

Graymer, R.W. et. al., 2007. Geologic Map and Map Database of Eastern Sonoma and Western Napa Counties, California. Pamphlet to accompany Scientific Investigations Map 2956. U.S. Department of the Interior U.S. Geological Survey.

Luhdorff and Scalmanini Consulting Engineers (LSCE) and MBK Engineers, 2013. Updated hydrogeologic conceptualization and characterization of conditions. Prepared for Napa County.

Weaver, C.E., 1949. Geology of the Coast Ranges immediately north of the San Francisco Bay Region, California, California Department of Natural Resources, Division of Mines, Bulletin 149.

Weight, W., and Sonderegger, J., 2000. Manual of Applied Field Hydrogeology. McGraw-Hill, 608 pgs.

Westenbroek, S.M., Kelson, V.A., Dripps, W.R., Hunt R.J., and Bradbury, K.R., 2010. SWB - A Modified Thornthwaite-Mather Soil-Water-Balance Code for Estimating Groundwater Recharge, U.S. Geological Survey Techniques and Methods 6-A31, 60 pgs.

APPENDIX A

WELL COMPLETION REPORTS

QUADRUPPLICATE
For Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

DWR USE ONLY - DO NOT FILL IN

RECEIVED
STATE WELL REGISTRATION NO. _____
OCT 21 1996
LATITUDE _____ LONGITUDE _____
ENVIRONMENTAL MANAGEMENT

Page 1 of 1
Owner's Well No. _____ No. **547492**
Date Work Began 9-19-96, Ended 10-2-96
Local Permit Agency Napa Co. Dept. of Environmental Hgmt
Permit No. 42920 Permit Date 8-27-96

GEOLOGIC LOG				WELL OWNER																																																
ORIENTATION () <input checked="" type="checkbox"/> VERTICAL <input type="checkbox"/> HORIZONTAL <input type="checkbox"/> ANGLE _____ (SPECIFY) DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE DESCRIPTION Describe material, grain size, color, etc.				Name _____ Mailing Address _____ CITY _____ STATE _____ ZIP _____																																																
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">DEPTH FROM SURFACE</th> <th rowspan="2">DESCRIPTION</th> </tr> <tr> <th>Ft.</th> <th>to Ft.</th> </tr> </thead> <tbody> <tr><td>0</td><td>43</td><td>Brown rock</td></tr> <tr><td>43</td><td>65</td><td>Soft brown rock</td></tr> <tr><td>65</td><td>88</td><td>Soft brown shale</td></tr> <tr><td>88</td><td>155</td><td>Black and gray rock</td></tr> <tr><td>155</td><td>192</td><td>Red rock</td></tr> <tr><td>192</td><td>200</td><td>Hard black rock</td></tr> <tr><td>200</td><td>280</td><td>Hard gray rock</td></tr> <tr><td>280</td><td>385</td><td>Hard black rock</td></tr> <tr><td colspan="3">Continued from below</td></tr> <tr> <td>300</td><td>320</td><td>blank screen slot size</td></tr> <tr><td>320</td><td>340</td><td>x .030</td></tr> <tr><td>340</td><td>360</td><td>x .030</td></tr> <tr><td>360</td><td>380</td><td>x .030</td></tr> <tr><td>380</td><td>385</td><td>x .030</td></tr> </tbody> </table>				DEPTH FROM SURFACE		DESCRIPTION	Ft.	to Ft.	0	43	Brown rock	43	65	Soft brown rock	65	88	Soft brown shale	88	155	Black and gray rock	155	192	Red rock	192	200	Hard black rock	200	280	Hard gray rock	280	385	Hard black rock	Continued from below			300	320	blank screen slot size	320	340	x .030	340	360	x .030	360	380	x .030	380	385	x .030	WELL LOCATION Address <u>7400 Silverado Trail</u> City <u>Napa</u> County <u>Napa</u> APN Book <u>32</u> Page <u>030</u> Parcel <u>27</u> Township _____ Range _____ Section _____ Latitude _____ NORTH Longitude _____ WEST DEG. MIN. SEC.	
DEPTH FROM SURFACE		DESCRIPTION																																																		
Ft.	to Ft.																																																			
0	43	Brown rock																																																		
43	65	Soft brown rock																																																		
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340	360	x .030																																																		
360	380	x .030																																																		
380	385	x .030																																																		
LOCATION SKETCH NORTH _____ WEST _____ SOUTH _____ EAST _____ Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc. PLEASE BE ACCURATE & COMPLETE.				ACTIVITY () <input checked="" type="checkbox"/> NEW WELL <input type="checkbox"/> MODIFICATION/REPAIR <input type="checkbox"/> Deepen <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG") PLANNED USE(S) () <input type="checkbox"/> MONITORING WATER SUPPLY <input type="checkbox"/> Domestic <input type="checkbox"/> Public <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> "TEST WELL" <input type="checkbox"/> CATHODIC PROTECTION <input type="checkbox"/> OTHER (Specify) _____																																																
TOTAL DEPTH OF BORING <u>385</u> (Feet) TOTAL DEPTH OF COMPLETED WELL <u>385</u> (Feet)				DRILLING METHOD <u>Rotary-Air</u> FLUID <u>Foam</u> WATER LEVEL & YIELD OF COMPLETED WELL DEPTH OF STATIC WATER LEVEL _____ (Ft.) & DATE MEASURED <u>10-2-96</u> ESTIMATED YIELD* <u>120</u> (GPM) & TEST TYPE <u>Airlift</u> TEST LENGTH <u>4</u> (Hrs.) TOTAL DRAWDOWN <u>Complete</u> * May not be representative of a well's long-term yield.																																																

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING(S)					DEPTH FROM SURFACE			ANNULAR MATERIAL						
				TYPE (✓)				MATERIAL / GRADE				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE			
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Ft.	to	Ft.	CE- MENT (✓)
0	200	13%	x					F-480	8"	cl 200		0	55	x				
200	220			x							.030	55	57		x			
220	240		x									57	385			x	Pea gravel	
240	260			x							.030							
260	280		x															
280	300			x							.030							

ATTACHMENTS () <input type="checkbox"/> Geologic Log <input type="checkbox"/> Well Construction Diagram <input type="checkbox"/> Geophysical Log(s) <input type="checkbox"/> Soil/Water Chemical Analyses <input type="checkbox"/> Other _____ ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.	CERTIFICATION STATEMENT I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief. NAME <u>Doshier-Gregson Inc</u> (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED) <u>5365 Napa-Vallejo Hwy</u> <u>American Canyon, Ca 94509</u> ADDRESS _____ CITY _____ STATE _____ ZIP <u>94509</u> Signed _____ DATE SIGNED _____ WELL DRILLER/AUTHORIZED REPRESENTATIVE
---	---

DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

No. 119629

Notice of Intent No. _____

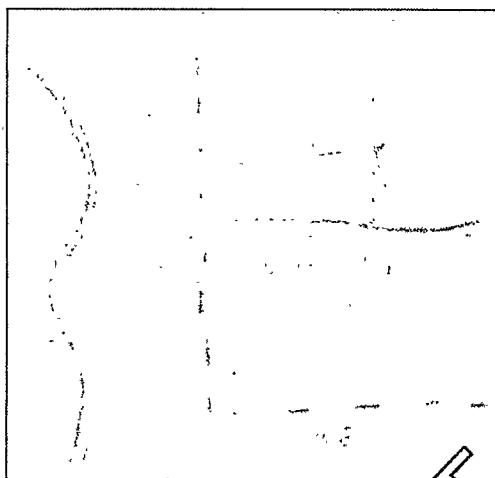
Local Permit No. or Date _____

State Well No. _____

Other Well No. _____

(1) OWNER: Name [REDACTED]
Address [REDACTED]
City [REDACTED] Zip [REDACTED]
(2) LOCATION OF WELL (See instructions):
County Napa Owner's Well Number 32-030-27
Well address if different from above Silv. Tr. below Rector dam
Township _____ Range _____ Section _____
Distance from cities, roads, railroads, fences, etc. _____

(12) WELL LOG: Total depth 283 ft. Depth of completed well 283 ft.
from ft. to ft. Formation (Describe by color, character, size or material)
0 - 3 topsoil & boulders
3 - 25 grey rock
25 - 50 brown & grey rock
50 - 100 grey & lb. brown rock
100 - 125 dk. grey & green rock, hard fractured
125 - 150 grey green rock stringers red rock
150 - 200 dk. & lt grey & green rock hard frac
200 - 283 dk. grey green & red rock brown
rock stringers black hard fractured



(3) TYPE OF WORK:
New Well ☒ Deepening ☐
Reconstruction ☐
Reconditioning ☐
Horizontal Well ☐
Destruction ☐ (Describe destruction materials and procedures in Item 12)
(4) PROPOSED USE:
Domestic ☒
Irrigation ☐
Industrial ☐
Test Well ☐
Stock ☐
Municipal ☐
Other ☐

WELL LOCATION SKETCH

(5) EQUIPMENT:
Rotary ☐ Reverse ☐
Cable ☐ Air ☒
Other ☐ Bucket ☐
(6) GRAVEL PACK:
Yes ☒ No ☐ Size 13 3/4"
Diameter of bore 13 3/4"
Packed from 20 to 283 ft.
(7) CASING INSTALLED:
Steel ☐ Plastic ☒ Concrete ☐
(8) PERFORATIONS:
Type of perforation or size of screen machine
From ft. To ft. Slot size
0 183 8 200 183 283 .040

(9) WELL SEAL:
Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 20 ft.
Were strata sealed against pollution? Yes ☐ No ☒ Interval _____ ft.
Method of sealing grout

(10) WATER LEVELS:
Depth of first water, if known 110 ft.
Standing level after well completion 150 ft.

(11) WELL TESTS:
Was well test made? Yes ☒ No ☐ If yes, by whom? driller
Type of test Pump ☐ Bailer ☐ Air lift ☒
Depth to water at start of test 150 ft. At end of test complete
Discharge 200 gal/min after 1 hours Water temperature _____
Chemical analysis made? Yes ☐ No ☒ If yes, by whom? _____
Was electric log made? Yes ☐ No ☒ If yes, attach copy to this report

Work started 7/14 19 86 Completed 7/23 19 86

WELL DRILLER'S STATEMENT:

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

SIGNED _____ (Well Driller)
NAME Doshier and Gregson Drilling, Inc.
(Person, firm, or corporation) (Typed or printed)
Address 5365 Napa-Vallejo Highway
City Vallejo Zip 94589
License No. 294001 Date of this report 7/23/86

QUADRUPLICATE
Use to comply with
local requirementsSTATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

No. 103154

Notice of Intent No. _____

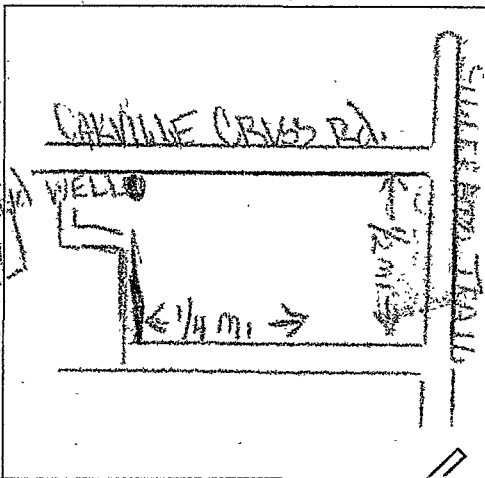
State Well No. _____

Local Permit No. or Date _____

Other Well No. _____

(1) OWNER: Name _____
Address _____
City _____ Zip _____
(2) LOCATION OF WELL (See instructions):
County Napa Owner's Well Number 070-09
Well address if different from above Same
Township _____ Range _____ Section _____
Distance from cities, roads, railroads, fences, etc. _____

(12) WELL LOG: Total depth 240 ft. Depth of completed well 240 ft.
from ft. to ft. Formation (Describe by color, character, size or material)
0 - 2 soil & boulders
2 - 17 cemented gravel
17 - 21 blue clay
21 - 25 blue clay, gravel imb.
25 - 34 brittle hard brown rock
34 - 43 brown tuffa, multi colored hard
rock str



(3) TYPE OF WORK:

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

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

(4) PROPOSED USE:

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

WELL LOCATION SKETCH

(5) EQUIPMENT:

Rotary ☒ Reverse ☐
Cable ☐ Air ☐
Other ☐ Bucket ☐

(6) GRAVEL PACK:

Yes ☒ No ☐ Size 3/4"
Diameter of bore 12 1/2"
Packed from _____ to 20

(7) CASING INSTALLED:

Steel ☒ Plastic ☐ Concrete ☐

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	240	8	188	40	240	
				on top		

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 20 ft.
Were strata sealed against pollution? Yes ☐ No ☒ Interval _____ ft.
Method of sealing Grout

(10) WATER LEVELS:

Depth of first water, if known 43' ft.
Standing level after well completion 15' ft.

(11) WELL TESTS:

Was well test made? Yes ☒ No ☐ If yes, by whom? Drillers
Type of test Pump ☐ Bailer ☐ Air lift ☐
Depth to water at start of test 43' ft. At end of test 10 ft.
Discharge 220 gpm gal/min after _____ hours Water temperature _____
Chemical analysis made? Yes ☐ No ☒ If yes, by whom? _____
Was electric log made? Yes ☐ No ☒ If yes, attach copy to this report

43 - 47 multi colored fractured rock
47 - 67 black & green fractured rock
67 - 74 granular brown fractured rock
74 - 78 red, green & black fractured rock
78 - 79 black & brown fractured rock
79 - 94 hard black large fractured rock
94 - 101 hard black red & green lge. frac.
rock
101 - 110 hard black & brown lge. frac. rock
110 - 113 hard grn. & black lge. frac. rock
113 - 118 hard grn. & brn. rock sm. fractures
118 - 131 semi hard granular grn. grey &
black rock
131 - 133 hard black rock very lge. frac.
133 - 137 hard blk rock, sm. fractures
137 - 141 semi hard blk & grn rock frac.
141 - 146 hard blk rock, sm. fract.
146 - 148 large fract.
148 - 148 hard blk rock no fractures
148 - 149 hard blk very lge. frac. rock
149 - 154 semi hard blk, red & green rock
154 - 159 semi hard blk & grey frac. rock
159 - 161 blk volcanic foam-rock
161 - 167 semi hard blk fractured rock
167 - 171 hard blk fractured rock
171 - 186 blk. volcanic foam rock
186 - 194 hard blk rock fractured
194 - 208 black granular rock
208 - 213 hard black rock fractured
213 - 224 black & red granular rock
224 - 240 hard grey & red rock, soft grey
strs

Work started 12-7 19 77 Completed 12-9 19 77
WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my
knowledge and belief.
SIGNED J.D. Doshier
(Well Driller)
NAME Doshier-Gregson Drilling, Inc.
(Person, firm, or corporation) (Typed or printed)
Address 5365 Napa-Vallejo Hwy
City Vallejo, Ca Zip 94590
License No. 294001 Date of this report 12/20/77

Environmental

Cover Sheet

APN	032-030-052-000
Permit #	
Program	WEU
DocType	WL
Street #	
Street Name	SILVERADO TRL
Year	



QUADRUPLICATE
For Local Requirements

Page 1 of 1

Owner's Well No. 6-19-95 No. 547445

Date Work Began 6-19-95 Ended 7-21-95

Local Permit Agency Napa Co. Dept. of Environmental Mgmt.

Permit No. 39478 Permit Date 6-19-95

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓)			DEPTH TO FIRST WATER <u>370</u> (Ft.) BELOW SURFACE		DESCRIPTION
<input checked="" type="checkbox"/>	VERTICAL	HORIZONTAL	ANGLE	(SPECIFY)	
Ft.	to	Ft.			
0	2		Topsoil		
2	20		Brown Rock Soft		
20	40		Gray & brown med.		
40	70		Gray Rock Hard		
70	100		Gray & brown rock hard		
100	145		Lt. red & gray rock med.		
145	160		Gray & red rock med.		
160	205		Black & gray rock med.		
205	235		Black, gray, rock, stringers red fract.		
235	265		Gray rock med		
265	295		Gray & red rock fract. med		
295	310		red, gray & brown rock		
310	355		Red, black & brown rock, soft		
355	370		Brown, red & black rock, fract.		
370	400		Black, brown & red rock		
400	455		Gray & brown rock, med.		
455	500		Gray rock, hard		
500	530		Gray & Black rock, med.		
530	560		Brown, black & red rock, med.		
560	590		Black, & brown rock, med.		
590	605		Black, brown & red		
605	635		Black & red rock, med.		
635	665		Black & green rock, med!		
665	700		Dk gray & black rock, med.		
700	735		Black, red & brown rock, med.		
735	755		RED, black & brown rock, fract.		
755	775		Black rock, fract. med.		
775	805		Black & gray rock, fract. med.		

TOTAL DEPTH OF BORING 805 (Feet)
TOTAL DEPTH OF COMPLETED WELL 800 (Feet)

WELL OWNER

Name [REDACTED]
Mailing Address [REDACTED]
CITY [REDACTED] STATE [REDACTED] ZIP [REDACTED]

WELL LOCATION

Address 7781 Silverado Trail
City Napa
County Napa
APN Book 32 Page 030 Parcel 07-52
Township [REDACTED] Range [REDACTED] Section [REDACTED]
Latitude [REDACTED] NORTH Longitude [REDACTED] WEST
DEG. MIN. SEC. DEG. MIN. SEC.

LOCATION SKETCH

#5497

ACTIVITY (✓)

☒ NEW WELL
MODIFICATION/REPAIR
— Deepen
— Other (Specify) _____

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

PLANNED USE(S)

☒ MONITORING
WATER SUPPLY
— Domestic
☒ Public
☒ Irrigation
— Industrial
— "TEST WELL"
— CATHODIC PROTECTION
— OTHER (Specify) _____

DRILLING METHOD Mud & Air rotary Water-Bentonite FLUID

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC WATER LEVEL 182 (Ft.) & DATE MEASURED 7-26-95
ESTIMATED YIELD 30 (GPM) & TEST TYPE Pump
TEST LENGTH 8 (Hrs.) TOTAL DRAWDOWN complete (Ft.)

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

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING(S)							DEPTH FROM SURFACE			ANNULAR MATERIAL			
				TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS				SLOT SIZE IF ANY (Inches)	TYPE		
Ft.	to	Ft.		BLANK	SCREEN	CON- DUCTOR	FILL PIPE				CE- MENT (✓)	BEN- TONITE (✓)	FILL (✓)		FILTER PACK (TYPE/SIZE)		
0	60		13"	X				i-c-1	8	F-480		300	22			X	Pea Gravel
60	80			X				i-c-1	8	F-480	.032	22	21		X		
80	800		Perf. & solid					staggered				21	1	X			
2	1		14"		X												

ATTACHMENTS (✓)

- Geologic Log
- Well Construction Diagram
- Geophysical Log(s)
- Soil/Water Chemical Analyses
- Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

Doshier-Gregson, Inc.

NAME 5365 Napa-Vallejo Hwy (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

Vallejo, Ca 94590

ADDRESS [REDACTED]

CITY [REDACTED]

STATE [REDACTED]

ZIP 94590

Signed [REDACTED]

WELL DRILLER/AUTHORIZED REPRESENTATIVE

DATE SIGNED 08-01-95

C-57 LICENSE NUMBER 258826

QUADRUPLICATE
Use to comply with
local requirements

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in
No. 095283

Notice of Intent No. _____

Local Permit No. or Date _____

State Well No. _____

Other Well No. _____

(1) OWNER: Name _____
Address _____
City _____ Zip _____

(2) LOCATION OF WELL (See instructions):
County Napa Owner's Well Number 32-030-07175
Well address if different from above Silverado Trail
Township Napa Range _____ Section _____
Distance from cities, roads, railroads, fences, etc. _____

(12) WELL LOG: Total depth 500 ft. Depth of completed well 500 ft.
from ft. to ft. Formation (Describe by color, character, size or material)
0 - 150 Red clay & soft red rock
150 - 175 Gray rock - hard fract.
175 - 200 Gray, red & green rock, med. hard
200 - 225 Yellow, bl. & br. rock, fract.
225 - 250 Green & Gray rock, soft
250 - 275 Black & brown rock - soft
275 - 325 Brown, green rock, med. hard
325 - 350 Brown, green & black rock - soft
350 - 400 Green, yellow & bl. rock - soft
400 - 500 Red, black, yellow & green rock - hard fract.

(3) TYPE OF WORK:

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

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

(4) PROPOSED USE:

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

WELL LOCATION SKETCH

(5) EQUIPMENT:

Rotary ☐ Reverse ☐
Cable ☐ Air ☒
Other ☐ Bucket ☐

(6) GRAVEL PACK:

Yes ☐ No ☐ Size _____
Diameter of bore _____
Packed from _____ to _____ ft.

(7) CASING INSTALLED:

Steel ☒ Plastic ☐ Concrete ☐

(8) PERFORATIONS: Machine

Type of perforation or size of screen _____

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	500	6"	188	400	500	5x3"

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 20 ft.
Were strata sealed against pollution? Yes ☐ No ☒ Interval _____ ft.
Method of sealing Grout

(10) WATER LEVELS:

Depth of first water, if known 415 ft.
Standing level after well completion 300 ft.

(11) WELL TESTS:

Was well test made? Yes ☒ No ☐ If yes, by whom? driller
Type of test Pump ☐ 300 Bailer ☐ Air lift ☒
Depth to water at start of test _____ ft. At end of test _____ ft.
Discharge 60 gal/min after _____ hours Water temperature _____
Chemical analysis made? Yes ☐ No ☒ If yes, by whom? _____
Was electric log made? Yes ☐ No ☒ If yes, attach copy to this report

Work started 11-5 80 Completed 12-1 80

WELL DRILLER'S STATEMENT:

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

SIGNED _____ (Well Driller)

NAME Doshier-Gregson Drilling, Inc.

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

Address 5365 Napa-Vallejo Hwy.

City Vallejo Zip 94590

License No. 294001 Date of this report 12/4/80

Local

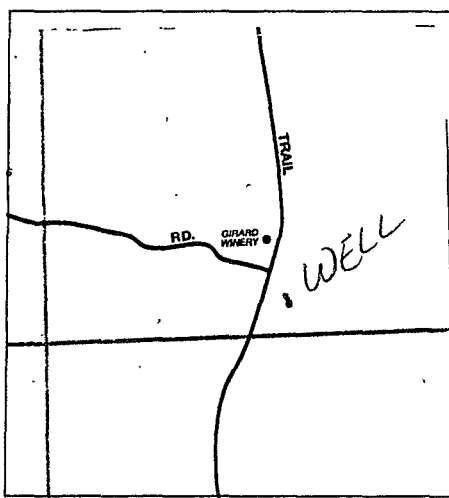
No. 324026

✓ JLL 1/6/99
Do not fill in

State Well No. _____
Other Well No. _____

(12) WELL LOG: Total depth 600 ft. Completed depth 600 ft.
from ft. to ft. Formation (Describe by color, character, size or material)

0	-	55 Boulders & Brown Soil
55	-	70 Red Rock Soft
70	-	90 Dark Gray Rock Hard
90	-	110 Dark Gray & Black Rock Hard Stringers Red
110	-	130 White Light Gray Rock Stringers Red Clay Soft
130	-	150 Brown Red Gray & Black Rock
150	-	170 White Red Black & Brown Rock Soft
170	-	190 White&Brown Rock Stringers Light Gray Clay
190	-	230 White Brown & Black Rock Soft
230	-	250 Reddish Brown Clay Stringers Black&White Rock
250	-	270 Gray Clay
270	-	290 Red Rock Soft
290	-	430 Dark Gray Black Rock Stringers Green Red
	-	Hard Fract
430	-	600 Dark Gray Black Rock Stringers Green Rock
	-	Hard Fract



(3) TYPE OF WORK:

New Well	<input checked="" type="checkbox"/>	Deepening	<input type="checkbox"/>
Reconstruction	<input type="checkbox"/>		<input type="checkbox"/>
Reconditioning	<input type="checkbox"/>		<input type="checkbox"/>
Horizontal Well	<input type="checkbox"/>		<input type="checkbox"/>
Destruction	<input type="checkbox"/>	(Describe destruction materials and procedures in Item 12)	

(4) PROPOSED USE:

Domestic ☒
Irrigation ☒
Industrial ☐
Test Well ☐
Municipal ☐
Other ☒
(Describe)

(5) EQUIPMENT:

Rotary ☒ Reverse ☐
Cable ☐ Air ☐
Other ☐ Bucket ☐

~~(G) GRAVEL PACK:~~

Yes ☒ No ☐ Size 8 3/4" (219 mm)
Diameter of bore 27 to 600 (686 to 1524 mm)
Racked from _____ to _____

(7) CASING INSTALLED:

Steel ☐ Plastic ☒ Concrete ☐

(8) ~~PERFORATIONS:~~

Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	600	3	F480	80	600	factory

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 27 ft

Were strata sealed against pollution? Yes ☐ No ☒ Interval _____ ft

Method of sealing concrete

(10) WATER LEVELS:

Depth of first water, if known _____ ft.

Standing level after well completion _____ 350 ft.

(11) WELL TESTS:

Was well test made? Yes ☒ No ☐ If yes, by whom? driller

Type of test Pump ☐ 350 Bailer ☐ Air lift ☒ 550

Depth to water at start of test 350 ft. At end of test 350 ft.

Discharge 20 gal/min after 0 hours Water temperature _____

Chemical analysis made? Yes ☐ No ☒ If yes, by whom? _____

Was electric log made Yes ☐ No ☒ If yes, attach copy to this report

Work started 09/16 19 98 Completed 10/16/ 19 98

WELL DRILLER'S STATEMENT:

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

Signed Sherry Salinas
McLean & Willard (Well Driller)

NAME McLean & Williams, Inc.

Address 878 El Centro Ave. (Person, firm, or corporation) (Typed or printed)

Address Napa 94558

City _____ Zip _____
396352 11/20/98

License No. 378882 Date of this report 11/25/98

QUADRUPLICATE
For Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. **1073642**

Page 1 of 1

Owner's Well No.

Date Work Began 2/05/2008, Ended 2/27/2008

Local Permit Agency Napa County

Permit No. W07-00051

Permit Date 12/28/2007

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO. W07-00051

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION (✓)		V ✓ VERTICAL		HORIZONTAL		ANGLE		(SPECIFY)	
DEPTH FROM SURFACE		DRILLING METHOD		Rotary		FLUID		Air	
Ft.		to		Ft.		DESCRIPTION			
						Describe material, grain size, color, etc.			
0		6				Brown Clay & Brown Ash			
6		57				Hard Purple Rock, Some Brown Clay			
57		125				Hard Purple Rock			
125		160				Brown & Red Clay			
160		240				Brown Clay & Hard Gray Rock			
240		330				Hard Black & Gray Rock			
330		360				Red Ash & Hard Gray Rock			
360		400				Hard Fractured Gray Rock			
400		560				Hard Black & Gray Rock			
560		610				Med. Hard Black Ash			
610		630				Med Hard Black & Yellow Ash			
630		690				Med. Hard Black & Gray Ash			

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APR 15 20

Name

Mailing Address

CITY

WELL LOCATION

Address 770 Silverado Trail

City Oakville

County Napa

APN Book 032 Page 030 Parcel 054-000

Township 10 Range 030 Section 054-000

Lat. N Long. W

DEG. MIN. SEC. DEG. MIN. SEC.

LOCATION SKETCH NORTH

ACTIVITY (✓)

NEW WELL

MODIFICATION/REPAIR

Deepen

Other (Specify)

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

USES (✓)

WATER SUPPLY

Domestic Public

Irrigation Industrial

MONITORING

TEST WELL

CATHODIC PROTECTION

HEAT EXCHANGE

DIRECT PUSH

INJECTION

VAPOR EXTRACTION

SPARGING

REMEDICATION

OTHER (SPECIFY)

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 510 (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 480 (Ft.) & DATE MEASURED 2-27-08

ESTIMATED YIELD 490 (GPM) & TEST TYPE AB

TEST LENGTH 3 (Hrs.) TOTAL DRAWDOWN 11.5 (Ft.)

GPM at day

TOTAL DEPTH OF BORING 690 (Feet)

TOTAL DEPTH OF COMPLETED WELL 690 (Feet)

DEPT. OF ENVIRONMENTAL MANAGEMENT

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)		CASING (S)				DEPTH FROM SURFACE		ANNULAR MATERIAL			
Ft. to Ft.				TYPE (✓)				Ft. to Ft.		TYPE			
				BLANK	SCREEN	CON-DUCTOR	FILL PIPE			CE-MENT	BEN-TONITE	FILL	FILTER PACK (TYPE/SIZE)
0	53	14	✓					0	52	✓			
53	360	12 1/4	✓					52	690				Re Gravel
360	690	12 1/4	✓										

ATTACHMENTS (✓)

Geologic Log

Well Construction Diagram

Geophysical Log(s)

Soil/Water Chemical Analyses

Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME Pulliam Well Exploration

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

5110 Highway 128 Napa CA 94558

ADDRESS CITY STATE ZIP

Signed [Signature] DATE SIGNED 2-5-08

C-57 LICENSED WATER WELL CONTRACTOR C-57 LICENSE NUMBER

QUADRUPPLICATE
For Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

Page 1 of 11
Owner's Well No. HE-1
Date Work Began 8-31-04, Ended 9-17-04 No. 802399
Local Permit Agency NAPA COUNTY
Permit No. E04-0364 Permit Date 8-26-04

GEOLOGIC LOG

ORIENTATION () ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE ☐ (SPECIFY)

DEPTH FROM SURFACE

FL to FL

DESCRIPTION

Describe material, grain size, color, etc.

0	100	RED CLAY SOFT W/ COBBLES
100	160	MUDSTONE W/ GRAVEL
160	240	MUDSTONE - HARD BLACK ROCK
240	300	HARD BLACK ROCK

WELL OWNER

Name WDC EXPLORATION & WELLS
Mailing Address 7770 SILVERADO TRAIL
CITY NAPA STATE CA ZIP 94558

WELL LOCATION

Address 7770 SILVERADO TRAIL
City NAPA
County NAPA
APN Book 032 Page 030 Parcel CS4-000
Township 3N Range 4E Section 36
Latitude 38° 15' N Longitude 122° 15' W

LOCATION SKETCH

WEST NORTH SOUTH EAST

ACTIVITY ()

☐ NEW WELL
☐ MODIFICATION/REPAIR
 ☐ Deepen
 ☐ Other (Specify) _____
☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")
PLANNED USES ()
WATER SUPPLY
 ☐ Domestic ☐ Public
 ☐ Irrigation ☐ Industrial
MONITORING ☐
TEST WELL ☐
CATHODIC PROTECTION ☐
HEAT EXCHANGE ☒
DIRECT PUSH ☐
INJECTION ☐
VAPOR EXTRACTION ☐
SPARGING ☐
REMEDATION ☐
OTHER (SPECIFY) _____

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL _____ (Ft.) & DATE MEASURED _____
ESTIMATED YIELD * _____ (GPM) & TEST TYPE _____
TEST LENGTH _____ (Hrs.) TOTAL DRAWDOWN _____ (Ft.)
* May not be representative of a well's long-term yield.

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NOV - 7 2005

DEPT. OF
ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 300 (Feet)
TOTAL DEPTH OF COMPLETED WELL 300 (Feet)

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING (S)					ANNULAR MATERIAL			
Ft.	to Ft.		TYPE ()	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	CE-MENT ()	BEN-TONITE ()	FILL ()	FILTER-PAK (TYPE/SIZE)
0	300	6"	<input checked="" type="checkbox"/>	POLYETHYLENE	1"	SDR-11			<input checked="" type="checkbox"/>		

ATTACHMENTS ()

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

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME WDC EXPLORATION & WELLS
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

PO Box 141

ADDRESS

Signed

WELL DRILLER/AUTHORIZED REPRESENTATIVE

ZAMORA

CITY

CA 94598

STATE

ZIP

DATE SIGNED 11/4/05

C-57 LICENSE NUMBER 283326

QUADRUPPLICATE
For Local Requirements

Page 2 of 11

Owner's Well No. HE-2

Date Work Began 8-31-04, Ended 9-17-04

Local Permit Agency NAPA COUNTY

Permit No. EC4-0364 Permit Date 8-26-04

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 802400

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION () ☐ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DRILLING METHOD ☐ FLUID

DEPTH FROM SURFACE	DESCRIPTION
Ft. to Ft.	Describe material, grain size, color, etc.
0 to 100	RED CLAY SOFT W/ COBBLES
100 to 160	MUDSTONE W/ GRAVEL
160 to 240	MUDSTONE - HARD BLACK ROCK
240 to 300	HARD BLACK ROCK

Name [REDACTED]

Mailing Address [REDACTED]

CITY [REDACTED] STATE [REDACTED] ZIP [REDACTED]

WELL LOCATION

Address 7770 SILVERADO TRAIL

City NAPA

County NAPA

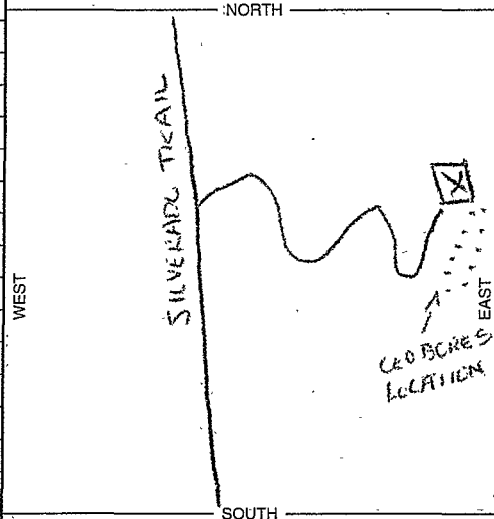
APN Book 632 Page 630 Parcel 054-000

Township Range Section Section

Latitude DEG. MIN. SEC. NORTH Longitude DEG. MIN. SEC. WEST

LOCATION SKETCH

ACTIVITY ()



☐ NEW WELL
MODIFICATION/REPAIR
☐ Deepen
☐ Other (Specify)

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

PLANNED USES ()

WATER SUPPLY
☐ Domestic ☐ Public
☐ Irrigation ☐ Industrial

MONITORING ☐
TEST WELL ☐
CATHODIC PROTECTION ☐
HEAT EXCHANGE ☒
DIRECT PUSH ☐
INJECTION ☐
VAPOR EXTRACTION ☐
SPARGING ☐
REMEDIATION ☐
OTHER (SPECIFY) ☐

RECEIVED

NOV - 7 2005

DEPT. OF ENVIRONMENTAL MANAGEMENT

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL (Ft.) & DATE MEASURED

ESTIMATED YIELD * (GPM) & TEST TYPE

TEST LENGTH (Hrs.) TOTAL DRAWDOWN (Ft.)

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

TOTAL DEPTH OF BORING 300 (Feet)

TOTAL DEPTH OF COMPLETED WELL 300 (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)							DEPTH FROM SURFACE			ANNULAR MATERIAL				
				TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS				SLOT SIZE IF ANY (Inches)	TYPE			
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Ft.	to	Ft.	CE- MENT (✓)
0	300		6"	✓				POLYETHYLENE	1"	SDR-11				0'	300'		✓	

ATTACHMENTS ()

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

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME WDX EXPLORATION & WELLS
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS PO BOX 141 CITY ZAMORA STATE CA ZIP 95698

Signed [Signature] DATE SIGNED 11/4/05 WELL DRILLER/AUTHORIZED REPRESENTATIVE C-57 LICENSE NUMBER 283326

QUADRUPLICATE
For Local Requirements

Page 3 of 11

Owner's Well No. HE-3

Date Work Began 8-31-04, Ended 9-17-04 No. 802401

Local Permit Agency NAPA COUNTY

Permit No. E04-0364 Permit Date 8-26-04

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION () ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DEPTH FROM SURFACE

FL. to FL.

DESCRIPTION

Describe material, grain size, color, etc.

0 100 RED CLAY SOFT W/CUBBLES

100 160 MUDSTONE W/GRAVEL

160 240 MUDSTONE - HARD BLACK ROCK

240 300 HARD BLACK ROCK

RECEIVED

NOV - 7 2005

DEPT. OF ENVIRONMENTAL MANAGEMENT

Name [REDACTED]

Mailing Address [REDACTED]

CITY [REDACTED] STATE [REDACTED] ZIP [REDACTED]

WELL LOCATION

Address 7770 SILVERADO TRAIL

City NAPA

County NAPA

APN Book 032 Page 030 Parcel 054-000

Township [REDACTED] Range [REDACTED] Section [REDACTED]

Latitude [REDACTED] NORTH [REDACTED] Longitude [REDACTED] WEST [REDACTED]

LOCATION SKETCH

NORTH

SOUTH

WEST

EAST

SILVERADO TRAIL

CEOBARS LOCATION

ACTIVITY ()

☐ NEW WELL

MODIFICATION/REPAIR

☐ Deepen

☐ Other (Specify)

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

PLANNED USES ()

WATER SUPPLY

☐ Domestic ☐ Public

☐ Irrigation ☐ Industrial

MONITORING ☐

TEST WELL ☐

CATHODIC PROTECTION ☐

HEAT EXCHANGE ☒

DIRECT PUSH ☐

INJECTION ☐

VAPOR EXTRACTION ☐

SPARGING ☐

REMEDIATION ☐

OTHER (SPECIFY) ☐

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL (Ft.) & DATE MEASURED

ESTIMATED YIELD * (GPM) & TEST TYPE

TEST LENGTH (Hrs.) TOTAL DRAWDOWN (Ft.)

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

DEPTH FROM SURFACE	BORE-HOLE DIA. (Inches)	CASING (S)						DEPTH FROM SURFACE	ANNULAR MATERIAL					
		TYPE ()				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)		GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE			
FL. to FL.		BLANK	SCREEN	CON- DUCTOR	FILL PIPE									CE- MENT ()
0 300	6"	<input checked="" type="checkbox"/>				POLYETHYLENE	1"	SDR-11		0 300		<input checked="" type="checkbox"/>		

ATTACHMENTS ()

☐ Geologic Log

☐ Well Construction Diagram

☐ Geophysical Log(s)

☐ Soil/Water Chemical Analyses

☐ Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME WDC EXPLORATION & WELLS

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

PO BOX 141 ZAMORA CA 95698

ADDRESS [REDACTED] CITY [REDACTED] STATE [REDACTED] ZIP [REDACTED]

Signed [REDACTED] DATE SIGNED 11/4/05 083326

WELL DRILLER/AUTHORIZED REPRESENTATIVE

C-57 LICENSE NUMBER

QUADRUPLICATE
For Local Requirements

Page 4 of 11

Owner's Well No. HE-4

Date Work Began 8-31-04, Ended 9-17-04

Local Permit Agency NAPA COUNTY

Permit No. ED4-0364 Permit Date 8-26-04

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. **802402**

DWR USE ONLY - DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION () ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY) _____
DRILLING METHOD _____ FLUID _____

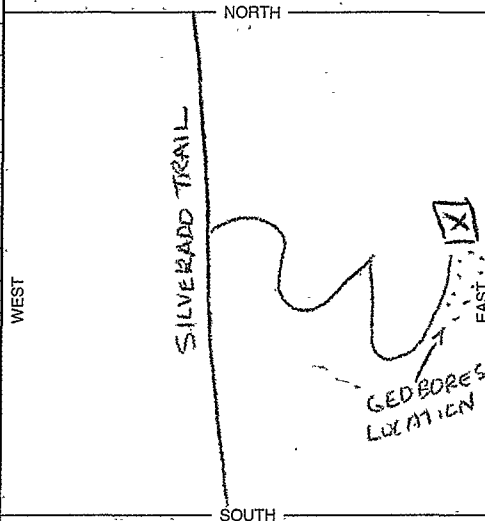
Name _____
Mailing Address _____
City _____ State _____ ZIP _____

DEPTH FROM SURFACE		DESCRIPTION
Ft.	to Ft.	
0	100	RED CLAY SOFT W/ COBBLES
100	160	MUDSTONE W/ GRAVEL
160	240	MUDSTONE - HARD BLACK ROCK
240	300	HARD BLACK ROCK

WELL LOCATION
Address 7770 SILVERADO TRAIL
City NAPA
County NAPA
APN Book 032 Page 030 Parcel 054-000
Township _____ Range _____ Section _____
Latitude _____ NORTH _____ WEST _____
DEG. MIN. SEC. DEG. MIN. SEC.

LOCATION SKETCH

ACTIVITY ()



- ☐ NEW WELL
☐ MODIFICATION/REPAIR
 ☐ Deepen
 ☐ Other (Specify) _____
☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")
PLANNED USES ()
☐ WATER SUPPLY
 ☐ Domestic ☐ Public
 ☐ Irrigation ☐ Industrial
☐ MONITORING
☐ TEST WELL
☐ CATHODIC PROTECTION
☒ HEAT EXCHANGE
☐ DIRECT PUSH
☐ INJECTION
☐ VAPOR EXTRACTION
☐ SPARGING
☐ REMEDIATION
☐ OTHER (SPECIFY) _____

RECEIVED

NOV - 7 2005

DEPT. OF
ENVIRONMENTAL MANAGEMENT

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL _____ (Ft.) & DATE MEASURED _____

ESTIMATED YIELD * _____ (GPM) & TEST TYPE _____

TEST LENGTH _____ (Hrs.) TOTAL DRAWDOWN _____ (Ft.)

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

TOTAL DEPTH OF BORING 300 (Feet)

TOTAL DEPTH OF COMPLETED WELL 300 (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)							DEPTH FROM SURFACE			ANNULAR MATERIAL			
				TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS				SLOT SIZE IF ANY (Inches)	TYPE		
Ft.	to	Ft.		BLANK	SCREEN	CON- DUCTOR	FILL PIPE				CE- MENT (✓)	BEN- TONITE (✓)	FILL (✓)		FILTER PACK (TYPE/SIZE)		
0	300	6"	✓				POLYETHYLENE	1"	SDR-11		0'	300'		✓			

ATTACHMENTS ()

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

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME WDC EXPLORATION & WELLS
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

PO BOX 141 ZAMORA CA 95698
ADDRESS CITY STATE ZIP

Signed [Signature] DATE SIGNED 11/4/04 - 283326
WELL DRILLER/AUTHORIZED REPRESENTATIVE C-57 LICENSE NUM

QUADRUPLICATE
For Local Requirements

Page 5 of 11

Owner's Well No. HE-5

Date Work Began 8-31-04

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 802403

Ended 9-17-04

Local Permit Agency

NAPA COUNTY

Permit No. E04-0364

Permit Date 8-26-04

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE

LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DRILLING METHOD

FLUID

DEPTH FROM SURFACE

Ft. to Ft.

Describe material, grain size, color, etc.

0	100	RED CLAY SOFT W/ COBBLES
100	160	MUD STONE W/ GRAVEL
160	240	MUD STONE - HARD BLACK ROCK
240	300	HARD BLACK ROCK

Name

Mailing Address

CITY

STATE

ZIP

Address

City

County

APN Book 032

Page 030

Parcel 054-000

Township

Range

Section

Latitude

DEG. MIN. SEC.

NORTH

Longitude

DEG. MIN. SEC.

WEST

LOCATION SKETCH

NORTH

ACTIVITY (✓)

NEW WELL

MODIFICATION/REPAIR

Deepen
Other (Specify)

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

PLANNED USES (✓)

WATER SUPPLY

Domestic Public
Irrigation Industrial

MONITORING

TEST WELL

CATHODIC PROTECTION

HEAT EXCHANGE ✓

DIRECT PUSH

INJECTION

VAPOR EXTRACTION

SPARGING

REMEDIATION

OTHER (SPECIFY)

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER (Ft.) BELOW SURFACE

DEPTH OF STATIC

WATER LEVEL (Ft.) & DATE MEASURED

ESTIMATED YIELD * (GPM) & TEST TYPE

TEST LENGTH (Hrs.) TOTAL DRAWDOWN (Ft.)

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

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ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING (Feet)

TOTAL DEPTH OF COMPLETED WELL (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)						DEPTH FROM SURFACE			ANNULAR MATERIAL				
				TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)				GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE		
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Ft.	to	Ft.
0	300	6"	✓				Polyethylene	1"	SDR-11		0'	300'			✓		

ATTACHMENTS (✓)

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

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME WDC EXPLORATION & WELLS

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

P.O. BOX 141

ZAMORA

CA

95698

ADDRESS

CITY

STATE

ZIP

Signed

WELL DRILLER/AUTHORIZED REPRESENTATIVE

DATE SIGNED

11/4/05 283326

C-57 LICENSE NUMBER

QUADRUPLICATE
For Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

Page 6 of 11

Owner's Well No. HE-6

No. 802404

Date Work Began 8-31-04, Ended 9-17-04

Local Permit Agency NAPA COUNTY

Permit No. EC4-0364 Permit Date 8-26-04

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION (°) VERTICAL HORIZONTAL ANGLE (SPECIFY)
DRILLING METHOD FLUID

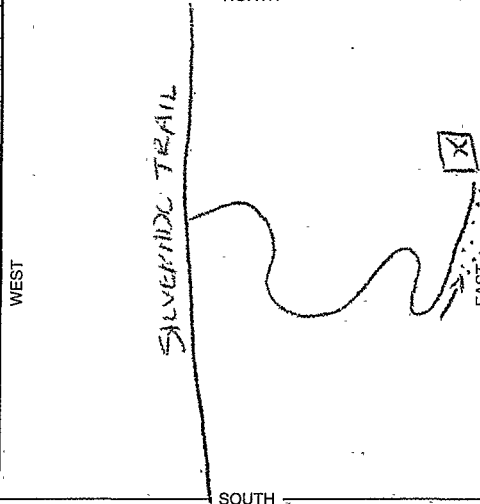
Name [REDACTED]
Mailing Address [REDACTED]
CITY [REDACTED] STATE [REDACTED] ZIP [REDACTED]

DEPTH FROM SURFACE	DESCRIPTION
Ft. to Ft.	Describe material, grain size, color, etc.
0 100	RED CLAY SOFT W/ COBBLES
100 160	MUD STONE W/ GRAVEL
160 240	MALD STONE - HARD BLACK ROCK
240 300	HARD BLACK ROCK

WELL LOCATION
Address 7770 SILVERADO TRAIL
City NAPA
County NAPA
APN Book 032 Page 030 Parcel 054-000
Township Range Section Longitude
Latitude DEG. MIN. SEC. NORTH DEG. MIN. SEC. WEST

LOCATION SKETCH

ACTIVITY (°)



- ☐ NEW WELL
☐ MODIFICATION/REPAIR
 ☐ Deepen
 ☐ Other (Specify)
☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")
PLANNED USES (°)
☐ WATER SUPPLY
 ☐ Domestic ☐ Public
 ☐ Irrigation ☐ Industrial
☐ MONITORING
☐ TEST WELL
☐ CATHODIC PROTECTION
☒ HEAT EXCHANGE
☐ DIRECT PUSH
☐ INJECTION
☐ VAPOR EXTRACTION
☐ SPARGING
☐ REMEDIATION
☐ OTHER (SPECIFY)

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DEPT. OF
ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 300 (Feet)
TOTAL DEPTH OF COMPLETED WELL 300 (Feet)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL (Ft.) & DATE MEASURED
ESTIMATED YIELD * (GPM) & TEST TYPE
TEST LENGTH (Hrs.) TOTAL DRAWDOWN (Ft.)
* May not be representative of a well's long-term yield.

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING (S)							
			TYPE (≤)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
Ft.	to Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE					
0	300	6"	✓				Polyethylene	1"	SDR-11	

ATTACHMENTS (°)

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

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME WDC EXPLORATION & WELLS
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
ADDRESS P.O. BOX 141 CITY ZAMORA STATE CA ZIP 95618
Signed [Signature] DATE SIGNED 1/4/05 283326
WELL DRILLER/AUTHORIZED REPRESENTATIVE C-57 LICENSE NUMBER

QUADRUPLICATE
For Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

Page 7 of 11

Owner's Well No. HE-7

Date Work Began 8-31-04

Ended 9-17-04

No. 802405

Local Permit Agency NAPA COUNTY

Permit No. EOL-0364

Permit Date 8-26-04

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE

LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION () ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DRILLING METHOD

FLUID

DEPTH FROM SURFACE

DESCRIPTION

Describe material, grain size, color, etc.

Fl.	to	Fl.	DESCRIPTION
0	100		RED CLAY SOFT W/ LOBBLES
100	160		MUDSTONE W/ GRAVEL
160	240		MUDSTONE - HARD BLACK ROCK
240	360		HARD BLACK ROCK

Name

Mailing Address

CITY

STATE

ZIP

Address

City

County

APN Book

Page

Parcel

Township

Range

Section

Latitude

DEG. MIN. SEC.

NORTH

Longitude

DEG. MIN. SEC.

WEST

LOCATION SKETCH

NORTH

ACTIVITY ()

☐ NEW WELL

MODIFICATION/REPAIR

☐ Deepen

☐ Other (Specify)

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

PLANNED USES ()

WATER SUPPLY

☐ Domestic ☐ Public

☐ Irrigation ☐ Industrial

MONITORING ☐

TEST WELL ☐

CATHODIC PROTECTION ☐

HEAT EXCHANGE ☒

DIRECT PUSH ☐

INJECTION ☐

VAPOR EXTRACTION ☐

SPARGING ☐

REMEDIATION ☐

OTHER (SPECIFY) ☐

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER (Fl.) BELOW SURFACE

DEPTH OF STATIC

WATER LEVEL (Fl.) & DATE MEASURED

ESTIMATED YIELD * (GPM) & TEST TYPE

TEST LENGTH (Hrs.) TOTAL DRAWDOWN (Fl.)

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

TOTAL DEPTH OF BORING 300 (Feet)

TOTAL DEPTH OF COMPLETED WELL 300 (Feet)

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING (S)						DEPTH FROM SURFACE		ANNULAR MATERIAL				
			TYPE ()				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)			GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE		
Fl.	to Fl.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Fl.	to Fl.
0	300	6"	✓			Polychylene	1"	SDR-11		0'	300'		✓		
				</											

ATTACHMENTS ()

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

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME WDC EXPLORATION & WELLS

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS PO BOX 141

CITY

STATE

ZIP

Signed

WELL DRILLER/AUTHORIZED REPRESENTATIVE

DATE SIGNED

C-57 LICENSE NUMBER

QUADRUPLICATE
For Local Requirements

Page 9 of 11

Owner's Well No. HE-9

Date Work Began 8-31-04

Local Permit Agency NAPA COUNTY

Permit No. E04-0364

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 802407

Ended 9-17-04

Permit Date 8-26-04

DWR USE ONLY - DO NOT FILL IN.

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION () ☐ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY) _____

DRILLING METHOD _____ FLUID _____

Name _____

Mailing Address _____

CITY _____ STATE _____ ZIP _____

DEPTH FROM SURFACE	FL.	to	FL.	DESCRIPTION
				Describe material, grain size, color, etc.
0	100			RED CLAY SOFT W/ COBBLES
100	160			MUDSTONE W/ GRAVEL
160	240			MUDSTONE - HARD BLACK ROCK
240	300			HARD BLACK ROCK

WELL LOCATION

Address 7710 SILVERADO TRAIL

City NAPA

County NAPA

APN Book 032 Page 030 Parcel 054-000

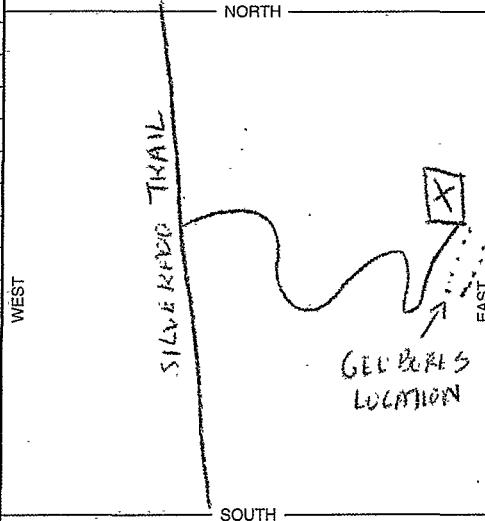
Township _____ Range _____ Section _____

Latitude _____ NORTH _____ WEST _____

DEG. MIN. SEC. DEG. MIN. SEC.

LOCATION SKETCH

ACTIVITY ()



☐ NEW WELL

MODIFICATION/REPAIR

☐ Deepen

☐ Other (Specify) _____

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

PLANNED USES ()

WATER SUPPLY

☐ Domestic ☐ Public

☐ Irrigation ☐ Industrial

MONITORING ☐

TEST WELL ☐

CATHODIC PROTECTION ☒

HEAT EXCHANGE ☒

DIRECT PUSH ☐

INJECTION ☐

VAPOR EXTRACTION ☐

SPARGING ☐

REMEDIATION ☐

OTHER (SPECIFY) _____

RECEIVED

NOV - 7 2005

DEPT. OF
ENVIRONMENTAL MANAGEMENT

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE

DEPTH OF STATIC

WATER LEVEL _____ (Ft.) & DATE MEASURED _____

ESTIMATED YIELD * _____ (GPM) & TEST TYPE _____

TEST LENGTH _____ (Hrs.) TOTAL DRAWDOWN _____ (Ft.)

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

TOTAL DEPTH OF BORING 300 (Feet)

TOTAL DEPTH OF COMPLETED WELL 300 (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)							DEPTH FROM SURFACE			ANNULAR MATERIAL			
				TYPE ()				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS				SLOT SIZE IF ANY (Inches)	TYPE		
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE										CE- MENT ()	BEN- TONITE ()
0	300		6"	✓				Polyethylene	1"	SDR-11		0'	300'		✓		

ATTACHMENTS ()

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

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME WDC EXPLORATION & WELLS

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

P.O. BOX 141

ZAMORA

CA 95698

ADDRESS

CITY

STATE

ZIP

Signed

WELL DRILLER/AUTHORIZED REPRESENTATIVE

DATE SIGNED 11/4/05

C-57 LICENSE NUMBER 283326

QUADRUPLICATE
For Local Requirements

Page 10 of 11

Owner's Well No. HE-10

Date Work Began 8-31-04, Ended 9-17-04

Local Permit Agency NAPA COUNTY

Permit No. E-04-0364

Permit Date 8-26-04

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 802408

DWR USE ONLY — DO NOT FILL IN.

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION (°) _____ VERTICAL _____ HORIZONTAL _____ ANGLE _____ (SPECIFY)
DRILLING METHOD _____ FLUID _____

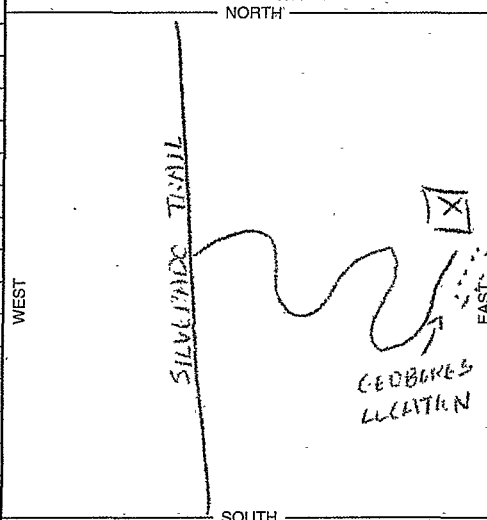
Name _____
Mailing Address _____
CITY _____ STATE _____ ZIP _____

DEPTH FROM SURFACE	DESCRIPTION
Fl. to Fl.	Describe material, grain size, color, etc.
0 100	RED CLAY SFT W/ CLBBLS
100 160	MID STONE W/ GRAVEL
160 240	MID-TONE - HARD BLACK BLK
240 300	HARD BLACK ROCK

WELL LOCATION
Address 7770 SILVERADO TRAIL
City NAPA
County NAPA
APN Book 32 Page 030 Parcel 054-000
Township _____ Range _____ Section _____
Latitude _____ NORTH _____ WEST _____
DEG. MIN. SEC. Longitude DEG. MIN. SEC.

LOCATION SKETCH

ACTIVITY (°)



NEW WELL
MODIFICATION/REPAIR
Deepen
Other (Specify)
DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")
PLANNED USES (°)
WATER SUPPLY
Domestic _____ Public _____
Irrigation _____ Industrial _____
MONITORING _____
TEST WELL _____
CATHODIC PROTECTION
HEAT EXCHANGE ☒
DIRECT PUSH _____
INJECTION _____
VAPOR EXTRACTION _____
SPARGING _____
REMEDIATION _____
OTHER (SPECIFY) _____

RECEIVED

NOV - 7 2005

DEPT. OF
ENVIRONMENTAL MANAGEMENT

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER _____ (Fl.) BELOW SURFACE

DEPTH OF STATIC
WATER LEVEL _____ (Fl.) & DATE MEASURED _____

ESTIMATED YIELD * _____ (GPM) & TEST TYPE _____

TEST LENGTH _____ (Hrs.) TOTAL DRAWDOWN _____ (Fl.)

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

TOTAL DEPTH OF BORING 300 (Feet)

TOTAL DEPTH OF COMPLETED WELL 300 (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)						DEPTH FROM SURFACE			ANNULAR MATERIAL			
				TYPE (\leq)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)				GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE	
Ft.	to	Ft.		BLANK	SCREEN	CON- DUCTOR	FILL PIPE			CE- MENT (\leq)	BEN- TONITE (\leq)	FILL (\leq)			FILTER PACK (TYPE/SIZE)	
0	300	6"	✓				Polyethylene	1"	SDR-11		0'	300'		✓		

ATTACHMENTS (°)

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

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME WDI EXPLORATION & WELLS
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

P.O. BOX 141 ZIMMERA CA 95698
ADDRESS CITY STATE ZIP

Signed [Signature] DATE SIGNED 11/4/05 C-57 LICENSE NUM 283326
WELL DRILLER/AUTHORIZED REPRESENTATIVE

Permit Date 8-26-04

DWR USE ONLY — DO NOT FILL IN											
STATE WELL NO./STATION NO.											
LATITUDE						LONGITUDE					
APN/TRS/OTHER											

WELL OWNER

Name _____
Mailing Address _____
CITY _____ STATE _____ ZIP _____

Address 7770 SILVERADE TRAIL
City NAPA
County NAPA
APN Book 032 Page 030 Parcel 054-000
Township _____ Range _____ Section _____
Latitude _____ NORTH _____ Longitude _____ WEST _____
DEG. MIN. SEC. DEG. MIN. SEC.

WELL LOCATION

ACTIVITY (✓)
____ NEW WELL
MODIFICATION/REPAIR
____ Deepen
____ Other (Specify) _____
____ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (✓)
WATER SUPPLY
____ Domestic ____ Public
____ Irrigation ____ Industrial
MONITORING ____
TEST WELL ____
CATHODIC PROTECTION ____
HEAT EXCHANGE ✓
DIRECT PUSH ____
INJECTION ____
VAPOR EXTRACTION ____
SPARGING ____
REMIEDIATION ____
OTHER (SPECIFY) _____

WELL LOCATION SKETCH

NORTH _____
WEST _____
SOUTH _____
EAST _____

SILVERADE TRAIL

GEO BUREAU LOCATION

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL _____ (Ft.) & DATE MEASURED _____
ESTIMATED YIELD * _____ (GPM) & TEST TYPE _____
TEST LENGTH _____ (Hrs.) TOTAL DRAWDOWN _____ (Ft.)
* May not be representative of a well's long-term yield.

[illegible]

CERTIFICATION STATEMENT

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

NAME WDC EXPLORATION & WELL

NAME _____
(PERSON, FIRM, OR CORPORATION)
PC B.L.X 141

ZAMIRI

CA 95691

ADDRESS _____

Y 11/11/57 STAT

TE ZIP
110730

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

Signed [Signature]
WELL DRILLER/AUTHORIZED REPRESENTATIVE

DATE SIGNED _____

C-57 LICENSE NUMBER

ORIGINAL
File with DWR

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

No. **e0177367**

Page 1 of 1

Owner's Well No. **1-2013**

Date Work Began **5/29/2013**, Ended **7/3/2013**

Local Permit Agency **Napa County Environmental Mgmt**

Permit No. **96-11125** Permit Date **6/23/1999**

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.	
LATITUDE	LONGITUDE
APN/TRS/OTHER	

GEOLOGIC LOG

ORIENTATION (✓) <input checked="" type="checkbox"/> VERTICAL <input type="checkbox"/> HORIZONTAL <input type="checkbox"/> ANGLE (SPECIFY)		DRILLING METHOD ROTARY	FLUID AIR
DEPTH FROM SURFACE		DESCRIPTION	
FL	to FL	Describe material, grain, size, color, etc.	
0	10	BOULDERS	
10	80	HARD BLACK VOLCANICS	
80	160	RED, BLACK VOLCANICS	
160	260	TAN, GRAY VOLCANICS	
260	355	GRAY VOLCANICS	
355	420	GRAY, TAN VOLCANICS	
420	460	BLACK, RED VOLCANICS	
460	645	BLACK VOLCANIC ROCK	
645	680	BROWN, RED VOLCANICS	
680	790	GRAY, TAN VOLCANICS	
790	820	RED VOLCANICS	
820	870	BLACK VOLCANICS	
870	880	RED VOLCANICS	
880	900	GRAY, TAN VOLCANICS	
900	950	GRAY, RED, TAN VOLCANICS	
950	970	RED VOLCANICS	
970	985	BLACK, GREEN VOLCANICS	
985	1000	RED VOLCANICS	
1000	1020	BLACK VOLCANICS	
1020	1035	GRAY VOLCANICS	
1035	1045	RED, BLACK VOLCANICS	
1045	1080	BLACK VOLCANICS	
1080	1140	GRAY, GREEN, RED VOLCANICS	
CONTINUED CASING LAYOUT			
605	685	SCREEN	STEEL 8" .060 SLOT
685	725	BLANK	STEEL 8"
725	865	SCREEN	STEEL 8" .060 SLOT
865	925	BLANK	STEEL 8"
925	1105	SCREEN	STEEL 8" .060 SLOT
1105	1125	BLANK	STEEL 8"

TOTAL DEPTH OF BORING **1140** (Feet)

TOTAL DEPTH OF COMPLETED WELL **1125** (Feet)

RECEIVED
SEP 4 2013

WELL OWNER

Name **Oakville Ranch Vineyards**
Mailing Address **1832 Baker Street**
San Francisco **CA** **94115**
CITY STATE ZIP

WELL LOCATION

Address **7781 Silverado Trail**
City **Napa** **CA**
County **Napa**
APN Book **032** Page **030** Parcel **052**
Township Range Section
Latitude

DEG. MIN. SEC. DEG. MIN. SEC.

LOCATION SKETCH

NORTH

WEST EAST

600'

900'

WELL

SOUTH

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

ACTIVITY (✓)

☒ NEW WELL

MODIFICATION/REPAIR

☐ Deepen

☐ Other (Specify)

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

PLANNED USES (✓)

WATER SUPPLY

☒ Domestic ☐ Public

☒ Irrigation ☐ Industrial

MONITORING ☐

TEST WELL ☐

CATHODIC PROTECTION ☐

HEAT EXCHANGE ☐

DIRECT PUSH ☐

INJECTION ☐

VAPOR EXTRACTION ☐

SPARGING ☐

REMEDICATION ☐

OTHER (SPECIFY) ☐

WATER LEVEL & YIELD OF COMPLETED WELL

DEPT. OF FIRST WATER **280** (FL.) BELOW SURFACE

DEPT. OF STATIC WATER LEVEL **271** (FL.) & DATE MEASURED **7/3/2013**

ESTIMATED YIELD • **300** (GPM) & TEST TYPE **AIR LIFT**

TEST LENGTH **2** (Hrs.) TOTAL DRAWDOWN **N/A** (FL.)

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

DEPTH FROM SURFACE Fl. to Fl.	BORE-HOLE DIA. (Inches)	CASING (S)					
		TYPE (✓)			MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS
		BLANK	SCREEN	CONDUCTOR			
				FILL PIPE			SLOT SIZE IF ANY (Inches)
0	1140						
0	385	✓			STEEL	8	.250
385	465		✓		STEEL	8	.250
465	505		✓		STEEL	8	.250
505	585		✓		STEEL	8	.250
585	605	✓			STEEL	8	.250

DEPTH FROM SURFACE Fl. to Fl.	ANNULAR MATERIAL			
	TYPE			
	CE- MENT (✓)	BEN- TONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	54	✓		10 SK SAND
54	1125		✓	#6 SAND

ATTACHMENTS (✓)

- Geologic Log
- Well Construction Diagram
- Geophysical Log(s)
- Soil/Water Chemical Analysis
- Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME **HUCKFELDT WELL DRILLING, INC.**
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

2110 Penny Lane
ADDRESS

Napa CA 94559
CITY STATE ZIP

Signed *Wm Huckfeldt*
WELL DRILLER/AUTHORIZED REPRESENTATIVE

07/24/13 439-746
DATE SIGNED C-57 LICENSE NUMBER

QUADRUPLICATE
For Local Requirements

Page 1 of 1

Owner's Well No.

Date Work Began 7-31-01

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 778357

Ended 8-13-01

Local Permit Agency

Napa County Environmental Mgmt.

Permit No. 96-11123

Permit Date 6-23-99

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION () ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DEPTH FROM SURFACE

FLUID

DRILLING METHOD rotary

Fl.	to	Fl.	DESCRIPTION
0	12		fractured boulders
12	60		black volcanic rock
60	120		red volcanics
120	280		black volcanics
280	380		red & whitewolcanic ash
380	420		yellow ash
420	500		black volcanics
500	520		red volcanics
520	580		red & black volcanics
580	760		black volcanics
250	5		GPM
460	30		GPM
690	150		GPM

TOTAL DEPTH OF BORING 760 (Feet)

TOTAL DEPTH OF COMPLETED WELL 753 (Feet)

WELL OWNER

Name Oakville Ranch Vineyards

Mailing Address 7781 Silverado Trail

Napa CA 94558

CITY STATE ZIP

WELL LOCATION

Address same

City Napa

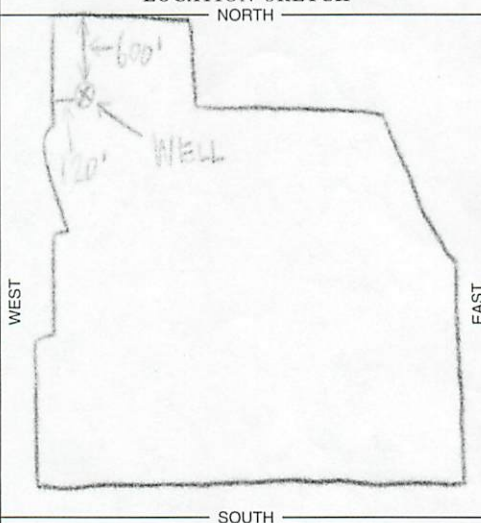
County Napa

APN Book 32 Page 030 Parcel 52

Township Range Section

Latitude Longitude

LOCATION SKETCH



Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

ACTIVITY ()

☒ NEW WELL

MODIFICATION/REPAIR

Deepen

Other (Specify)

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

PLANNED USES ()

WATER SUPPLY

☒ Domestic ☐ Public

☒ Irrigation ☐ Industrial

MONITORING

TEST WELL

CATHODIC PROTECTION

HEAT EXCHANGE

DIRECT PUSH

INJECTION

VAPOR EXTRACTION

SPARGING

REMEDIATION

OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 250 (Ft.) BELOW SURFACE

DEPTH OF STATIC 393

WATER LEVEL (Ft.) & DATE MEASURED 8-13-01

ESTIMATED YIELD 150 (GPM) & TEST TYPE air lift

TEST LENGTH 3 (Hrs.) TOTAL DRAWDOWN N/A (Ft.)

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

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE			ANNULAR MATERIAL				
				TYPE (≦)				MATERIAL / GRADE				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE	
Ft.	to	Ft.	BLANK	SCREEN	CON-DUCTOR	FILL PIPE										CE-MENT (≦)
0	25	13														
25	760	12														
0	433			X			steel	8½	.188							concrete
433	633				X		steel	8½	.188	.090						pea gravel
633	653			X			steel	8½	.188							
653	753				X		steel	8½	.188	.090						

ATTACHMENTS ()

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

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME HUCKFELDT WELL DRILLING

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

2110 Penny Lane

Napa CA 94559

ADDRESS CITY STATE ZIP

Signed 8-20-01 439-746

WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NO.

**QUADRUPLICATE
For Local Requirements**

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

DWR USE ONLY - DO NOT FILL IN

STATE WELL NO./STATION NO. 11-11-99

LATITUDE 34° 11' 11" N LONGITUDE 119° 11' 11" W

APN/TRS/OTHER 11-11-99

Page 1 of 1
Owner's Well No. 528419
Date Work Began 3-11-99 Ended 3-22-99
Local Permit Agency None
Permit No. 70041 Permit Date 11-23-98

GEOLOGIC LOG

ORIENTATION () ☒ VERTICAL ☐ HORIZONTAL ANGLE () (SPECIFY)

DEPTH TO FIRST WATER 290 (Ft.) BELOW SURFACE

DEPTH FROM SURFACE Ft. to Ft.	DESCRIPTION Describe material, grain size, color, etc.
0 18	brown clay
18 140	gray rock with brown ash
140 170	red ash
170 310	gray rock with gray ash
310 380	purple rock
380 465	red ash
465 530	black ash
530 580	black ash
580 610	brown clay

TOTAL DEPTH OF BORING 610 (Feet)
TOTAL DEPTH OF COMPLETED WELL 595 (Feet)

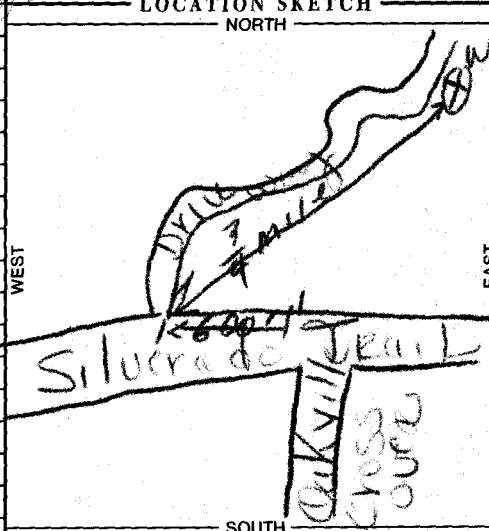
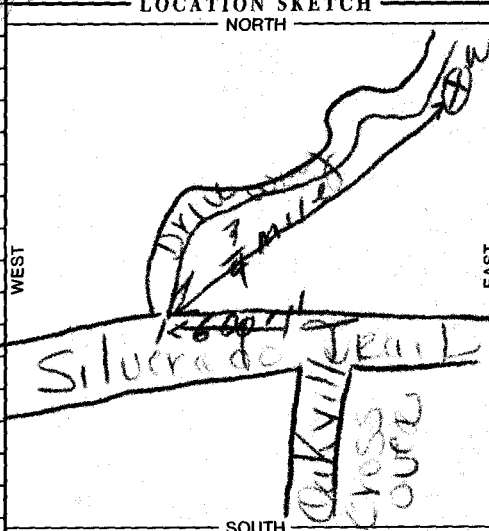
WELL OWNER

Name [REDACTED]
Mailing Address [REDACTED]
CITY [REDACTED] STATE [REDACTED] ZIP [REDACTED]

WELL LOCATION

Address 1770 Silverado Tr
City Novato
County Marin
APN Book 1 Page 1 Parcel 030-45
Township 1 Range 1 Section 1
Latitude 34° 11' 11" N Longitude 119° 11' 11" W

LOCATION SKETCH

WEST  EAST
NORTH  SOUTH

Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc.
PLEASE BE ACCURATE & COMPLETE.

ACTIVITY ()

☒ NEW WELL
☐ MODIFICATION/REPAIR
— Deepen
— Other (Specify)

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

PLANNED USE(S) ()

☒ MONITORING
☐ WATER SUPPLY
— Domestic
— Public
— Irrigation
— Industrial
— "TEST WELL"
— CATHODIC PROTECTION
— OTHER (Specify)

DRILLING METHOD Mud Rotary FLUID mud

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC WATER LEVEL 275 (Ft.) & DATE MEASURED 3-22-99
ESTIMATED YIELD 60 (GPM) & TEST TYPE 1.1 T
TEST LENGTH 5 (Hrs.) TOTAL DRAWDOWN 300 (Ft.)
* May not be representative of a well's long-term yield.

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING(S)						DEPTH FROM SURFACE	ANNULAR MATERIAL						
			TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)		GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE				
Ft.	to Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Ft.	to Ft.	CE- MENT (✓)
0	295	10	✓				Asstic	6	200		0	31	✓	✓		
295	595		✓				"	"	"	Factory	31	595				Per Gravel

ATTACHMENTS ()

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

CERTIFICATION STATEMENT

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

NAME Pulliam Drilling
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
ADDRESS 2877 Piedmont Ave Novato CA 94958 CITY Novato STATE CA ZIP 94958
Signed Jon Pulliam WELL DRILLER/AUTHORIZED REPRESENTATIVE
DATE SIGNED 4-5-99 C-57 LICENSE 248677

QUADRUPPLICATE
For Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

DWR USE ONLY - DO NOT FILL IN

STATE WELL NO. / STATION NO. 158199

LATITUDE _____ LONGITUDE _____

APN/TRS/OTHER _____

Page _____ of _____

Owner's Well No. _____ No. **528473**

Date Work Began 1-4-98, Ended 3-17-98

Local Permit Agency Alameda County

Permit No. 45651 Permit Date 1-5-98

GEOLOGIC LOG

ORIENTATION () ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE _____ (SPECIFY)

DEPTH TO FIRST WATER 410 (Ft.) BELOW SURFACE

DEPTH FROM SURFACE	DESCRIPTION
Ft. to Ft.	Describe material, grain size, color, etc.
0 to 60	hard gray rock
60 to 110	brn ash
110 to 135	hard gray rock
135 to 170	brn ash
170 to 230	hard gray rock
230 to 400	brn ash, black ash
400 to 460	brn ash
460 to 555	brn ash, black ash, gray rock
555 to 620	hard gray rock
620 to 770	brn ash
770 to 810	red, black ash
810 to 810	brn, red ash

RECEIVED

NOV 17 1998

DEPT. OF ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 810 (Feet)

TOTAL DEPTH OF COMPLETED WELL 810 (Feet)

WELL OWNER

Name _____

Mailing Address _____

WELL LOCATION

Address 7770 Shiloh Tr

City San Jose

County San Jose

APN Book _____ Page _____ Parcel _____

Township _____ Range _____ Section _____

Latitude _____ Longitude _____

DEG. MIN. SEC. NORTH _____ WEST _____

LOCATION SKETCH

Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc. PLEASE BE ACCURATE & COMPLETE.

ACTIVITY ()

☒ NEW WELL

☐ MODIFICATION/REPAIR

— Deepen

— Other (Specify) _____

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

PLANNED USE(S) ()

☐ MONITORING

WATER SUPPLY

— Domestic

— Public

☒ Irrigation

— Industrial

— "TEST WELL"

— CATHODIC PROTECTION

— OTHER (Specify) _____

DRILLING METHOD Air **FLUID** Air

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC WATER LEVEL 375 (Ft.) & DATE MEASURED 3-17-98

ESTIMATED YIELD 100 (GPM) & TEST TYPE Air Lift

TEST LENGTH 4 (Hrs.) TOTAL DRAWDOWN 375 (Ft.)

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

DEPTH FROM SURFACE	BORE-HOLE DIA. (Inches)	CASING(S)						DEPTH FROM SURFACE	ANNULAR MATERIAL					
		TYPE ()				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)		GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE			
Ft. to Ft.		BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Ft. to Ft.
0 to 440	10					Plastic	8	200		0 to 25				
440 to 810	"					"	"		Factory 1/32	25 to 810				As 6 m b p

ATTACHMENTS ()

— Geologic Log

— Well Construction Diagram

— Geophysical Log(s)

— Soil/Water Chemical Analyses

— Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME Pullman Well Drilling

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 2577 Piedmont

CITY San Jose STATE CA ZIP 95131

Signed Jon Pullman

WELL DRILLER/AUTHORIZED REPRESENTATIVE

DATE SIGNED 3-31-98

C-57 LICENSE NUMBER 248677

QUADRUPPLICATE
For Local Requirements

Page 1 of 1

Owner's Well No. _____

Date Work Began 11/23/92, Ended 1/11/93

Local Permit Agency Napa County Env. Dept. of Health

Permit No. 32121

Permit Date 11/19/92

STATE OF CALIFORNIA

WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. **482234**

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE

LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION (✓) ☒ VERTICAL _____ HORIZONTAL _____ ANGLE _____ (SPECIFY)

DEPTH TO FIRST WATER 400 (Ft.) BELOW SURFACE

DESCRIPTION

Describe material, grain size, color, etc.

DEPTH FROM SURFACE Ft. to Ft.	DESCRIPTION
0 to 26	Brown & red clay
26 to 40	Brown sand stone
40 to 70	Dk. gray & brown rock med. hard
70 to 145	Brown, gray, black & red rock, hard fracture
145 to 160	Dk. gray rock, hard fracture
160 to 220	Brown, gray rock stringers, red hard fracture
220 to 250	Lt. green, brown & gray rock hard fracture
250 to 265	Gray, brown & red rock hard
265 to 310	Red rock, medium hard
310 to 340	Red & brown rock hard
340 to 370	Black, gray & red rock hard fracture
370 to 400	Black, red, green & brown rock hard
400 to 490	Green, red & black rock med. fracture
490 to 520	Black, red, green & stringers brown rock hard fracture
520 to 600	White, red, black, gray & green rock hard
600 to 630	Green, black rock stringer dk. gray, fracture
630 to 640	Dk. gray rock hard

Name _____
Mailing Address _____
CITY _____ STATE _____ ZIP _____

WELL LOCATION
Address 7776 Silverado Trail
City Oakville
County Napa
APN Book 32 Page 030 Parcel 06
Township _____ Range _____ Section _____
Latitude _____ NORTH Longitude _____ WEST

LOCATION SKETCH

NORTH

ACTIVITY (✓)

☒ NEW WELL
MODIFICATION/REPAIR
____ Deepen
____ Other (Specify) _____

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

PLANNED USE(S)

(✓)
____ MONITORING
WATER SUPPLY
____ Domestic
____ Public
☒ Irrigation
____ Industrial
____ "TEST WELL"
____ CATHODIC PROTECTION
____ OTHER (Specify) _____

Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc.
PLEASE BE ACCURATE & COMPLETE.

DRILLING METHOD Mud & air rotary FLUID water, bentonite foam

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC WATER LEVEL 400 (Ft.) & DATE MEASURED _____

ESTIMATED YIELD 60 (GPM) & TEST TYPE AIR

TEST LENGTH 4 (Hrs.) TOTAL DRAWDOWN complete (Ft.)

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

RECEIVED

JAN 13 1993

DEPT. OF

ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 640 (Feet)

TOTAL DEPTH OF COMPLETED WELL 637 (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING(S)						DEPTH FROM SURFACE			ANNULAR MATERIAL			
				TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)				GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE	
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE										CE- MENT (✓)
0	397		X				1-C-2	8	F-480	032		X				
397	637			X									X			
1	3				X									X	Pea gravel	

ATTACHMENTS (✓)

- ____ Geologic Log
- ____ Well Construction Diagram
- ____ Geophysical Log(s)
- ____ Soil / Water-Chemical Analyses
- ____ Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME Doshier & Gregson, Inc.
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

5365 Napa Vallejo Hwy

ADDRESS

Vallejo

CITY

CA. 94589

STATE

ZIP

Signed _____

WELL DRILLER/AUTHORIZED REPRESENTATIVE

DATE SIGNED 1/12/93

258826

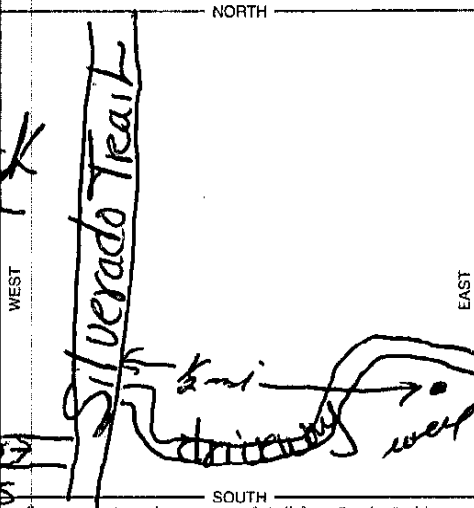
C-57 LICENSE NUMBER

ORIGINAL
File with DWRSTATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

DWR USE ONLY — DO NOT FILL IN	
STATE WELL NO./STATION NO.	
LATITUDE	LONGITUDE
APN/TRS/OTHER	

Page ____ of ____

Owner's Well No. 10-30-00 Filed 11-6-00 No. 710238Date Work Began 10-30-00 Local Permit Agency Napa County
Permit No. 96-11657 Permit Date 9-14-00

GEOLOGIC LOG ORIENTATION () <input checked="" type="checkbox"/> VERTICAL <input type="checkbox"/> HORIZONTAL <input type="checkbox"/> ANGLE (SPECIFY) DRILLING METHOD <u>rotary</u> FLUID <u>Air</u> DEPTH FROM SURFACE Ft. to Ft. DESCRIPTION Describe material, grain size, color, etc. <u>0 20 brown clay & rock</u> <u>20 135 gray ash, black rock</u> <u>135 150 red volcanic rock</u> <u>150 315 gray ash & black rock</u> <u>315 365 red volcanic rock</u> <u>365 570 brown ash, streaks of broken up black rock</u> <u>570 590 gray ash & black rock</u>		WELL OWNER Name <u>Charles Saunders</u> Mailing Address <u>7777 Silverado Tr.</u> <u>Napa</u> <u>Ca. 94558</u> CITY STATE ZIP Address <u>Same</u> WELL LOCATION City <u>Same</u> County <u>Napa</u> APN Book _____ Page _____ Parcel <u>032-030-040</u> Township _____ Range _____ Section _____ Latitude _____ NORTH _____ Longitude _____ DEG. MIN. SEC.	
TOTAL DEPTH OF BORING <u>595</u> (Feet) TOTAL DEPTH OF COMPLETED WELL <u>590</u> (Feet)		LOCATION SKETCH NORTH  SOUTH Illustrate or Describe Distance of Well from Roads, Buildings, fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.	
WATER LEVEL & YIELD OF COMPLETED WELL DEPTH TO FIRST WATER <u>140</u> (Ft.) BELOW SURFACE DEPTH OF STATIC WATER LEVEL <u>260</u> (Ft.) & DATE MEASURED <u>11-3-00</u> ESTIMATED YIELD <u>60</u> (GPM) & TEST TYPE <u>11-3-00</u> TEST LENGTH <u>3</u> (Hrs.) TOTAL DRAWDOWN <u>580</u> (Ft.) * May not be representative of a well's long-term yield.		ACTIVITY () <input checked="" type="checkbox"/> NEW WELL MODIFICATION/REPAIR <input type="checkbox"/> Deepen <input type="checkbox"/> Other (Specify) DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG") PLANNED USES () <input checked="" type="checkbox"/> WATER SUPPLY <input type="checkbox"/> Domestic <input type="checkbox"/> Public <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial MONITORING _____ TEST WELL _____ CATHODIC PROTECTION _____ HEAT EXCHANGE _____ DIRECT PUSH _____ INJECTION _____ VAPOR EXTRACTION _____ SPARGING _____ REMEDIATION _____ OTHER (SPECIFY) _____	

DEPTH FROM SURFACE			BORE-HOLE DIA. (inches)	CASING (S)							DEPTH FROM SURFACE			ANNULAR MATERIAL				
				TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS				SLOT SIZE IF ANY (Inches)	TYPE			
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									CE- MENT (✓)	BEN- TONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	23	10 5/8	X				PLASTIC	5"	200		0	23	X					
23	130	8"	X				"	"	"		23	590		PEA GRAVEL				
130	590	8"	FACT	PREF	"	"	"	"	"	5/32								

ATTACHMENTS () <input type="checkbox"/> Geologic Log <input type="checkbox"/> Well Construction Diagram <input type="checkbox"/> Geophysical Log(s) <input type="checkbox"/> Soil/Water Chemical Analyses <input type="checkbox"/> Other _____ ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.	CERTIFICATION STATEMENT I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief. NAME <u>Pulliam Well Drilling</u> (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED) ADDRESS <u>2877 Piedmont Ave Napa Ca. 94558</u> CITY STATE ZIP Signed <u>Brian Pulliam</u> DATE SIGNED <u>12-2-00</u> WELL DRILLER/AUTHORIZED REPRESENTATIVE C-57 LICENSE NUMBER <u>248677</u>
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APPENDIX B

NAPA COUNTY GROUNDWATER RECHARGE ANALYSIS

Napa County Groundwater Recharge Analysis

Introduction

Developing accurate estimates of the spatial and temporal distribution of groundwater recharge is a key component of sustainable groundwater management. Efforts to quantify recharge are inherently difficult owing to the wide variability of factors controlling hydrologic processes, the wide range of available tools/methods for estimating recharge, and the difficulty in assessing the accuracy of estimates because direct measurement of recharge rates is, for the most part, infeasible (Healy 2010, Seiler and Gat 2007).

Numerical modeling is a common approach for developing recharge estimates. Soil-water-balance modeling is one category of numerical models particularly well-suited for estimating recharge across large areas with modest data requirements. This study describes an application of the U.S. Geological Survey's (USGS) Soil Water Balance Model (SWB) (Westenbroek et al. 2010) to develop spatial and temporal distributions of groundwater recharge across Napa County. This model operates on a daily timestep and calculates surface runoff based on the Natural Resources Conservation Service (NRCS) curve number method and potential evapotranspiration based on the Hargreaves-Samani methods (Hargreaves and Samani 1985). Actual evapotranspiration (AET) and recharge are calculated using a modified Thornthwaite-Mather soil-water-balance approach (Westenbroek et al. 2010).

It is important to note that the SWB model focuses on surface and soil-zone processes and does not simulate the groundwater system or track groundwater storage over time. The model also does not simulate surface water/groundwater interaction or baseflow; thus, the runoff estimates represent only the surface runoff component of streamflow resulting from rainstorms and the recharge estimates represent only the infiltration recharge component (also referred to as diffuse recharge) of total recharge (stream-channel recharge is not simulated).

This modeling work and summary report has been prepared by O'Connor Environmental, Inc., for its private use in relation to Water Availability Analyses (WAA) prepared on behalf of private clients for projects using groundwater in "hillside" areas of Napa County as required by Napa Planning, Building & Environmental Services. The modeling to-date is complete in its current form but remains subject to revision; it is considered a working draft with information suitable for use to support WAA projects. Parties interested in obtaining more information regarding the modeling or who may wish to offer comments should contact O'Connor Environmental, Inc.



Model Development

The model was developed using a 30-meter (98.4 ft) resolution rectangular grid. Water budget calculations were made on a daily time step. Key spatial inputs included a flow direction map developed from the USGS 1 arc-second resolution Digital Elevation Model (DEM), a land cover map derived from the U.S. Forest Service (USFS) CALVEG dataset that was supplemented by a database of agricultural areas maintained by the County of Napa (Figure 1), a distribution of Hydrologic Soil Groups (A through D classification from lowest to highest runoff potential; Figure 2), and a distribution of Available Water Capacity (AWC) developed from the NRCS Soil Survey Geographic Database (SSURGO) (Figure 3).

A series of model parameters were assigned for each land cover type/soil group combination including an infiltration rate, a curve number, dormant and growing season interception storage values, and a rooting depth (Table 1).

Infiltration rates for hydrologic soil groups A through D were applied based on Cronshey et al. (1986) (Table 2) along with default soil-moisture-retention relationships based on Thornthwaite and Mather (1957) (Figure 4). Curve numbers were assigned based on standard NRCS methods. Interception storage values and rooting depths were assigned based on literature values and from previous modeling experience including a SWB model covering Sonoma County and calibrated using runoff volumes from several stream gages (OEI 2017).

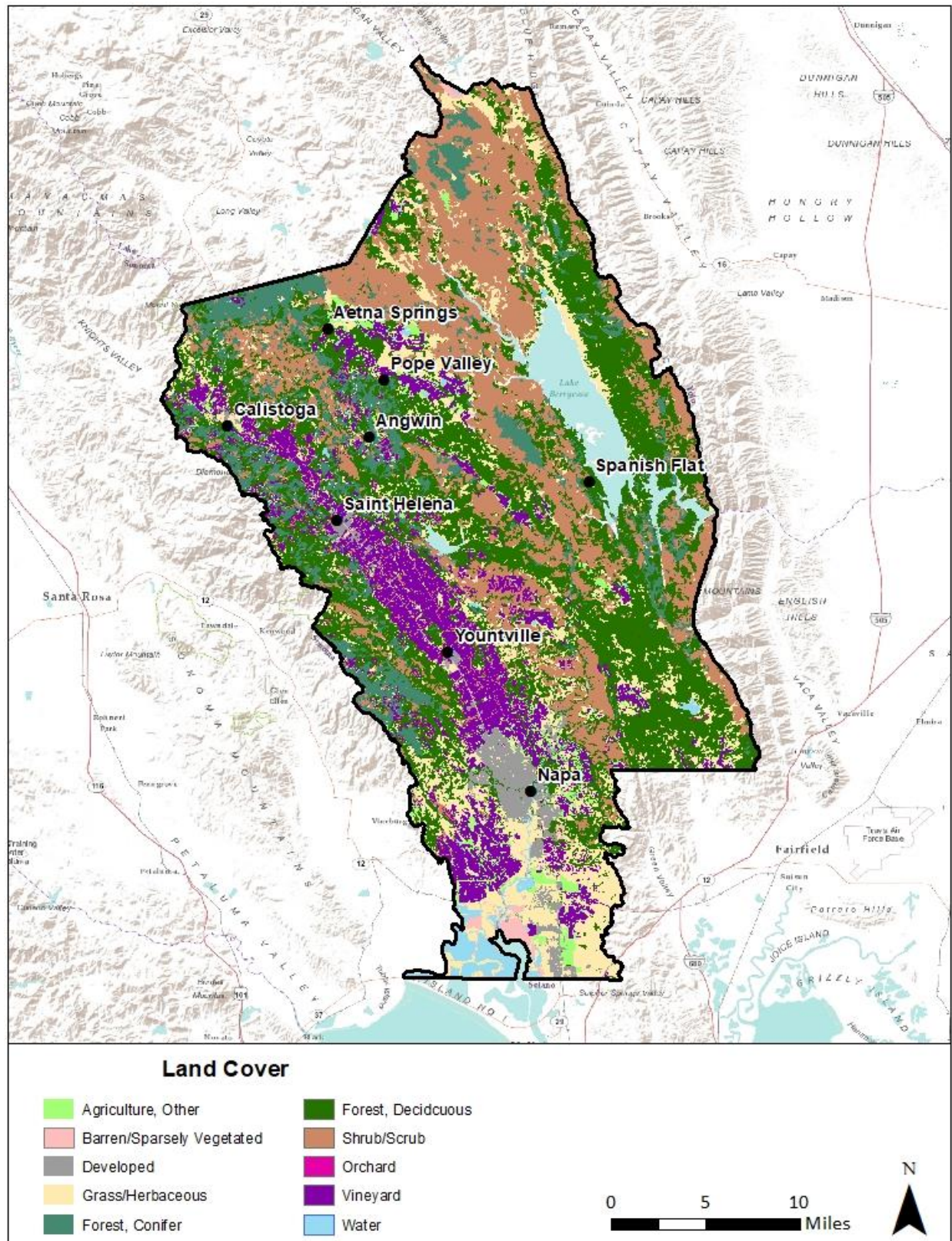


Figure 1: Land cover distribution used in the Napa County SWB model.

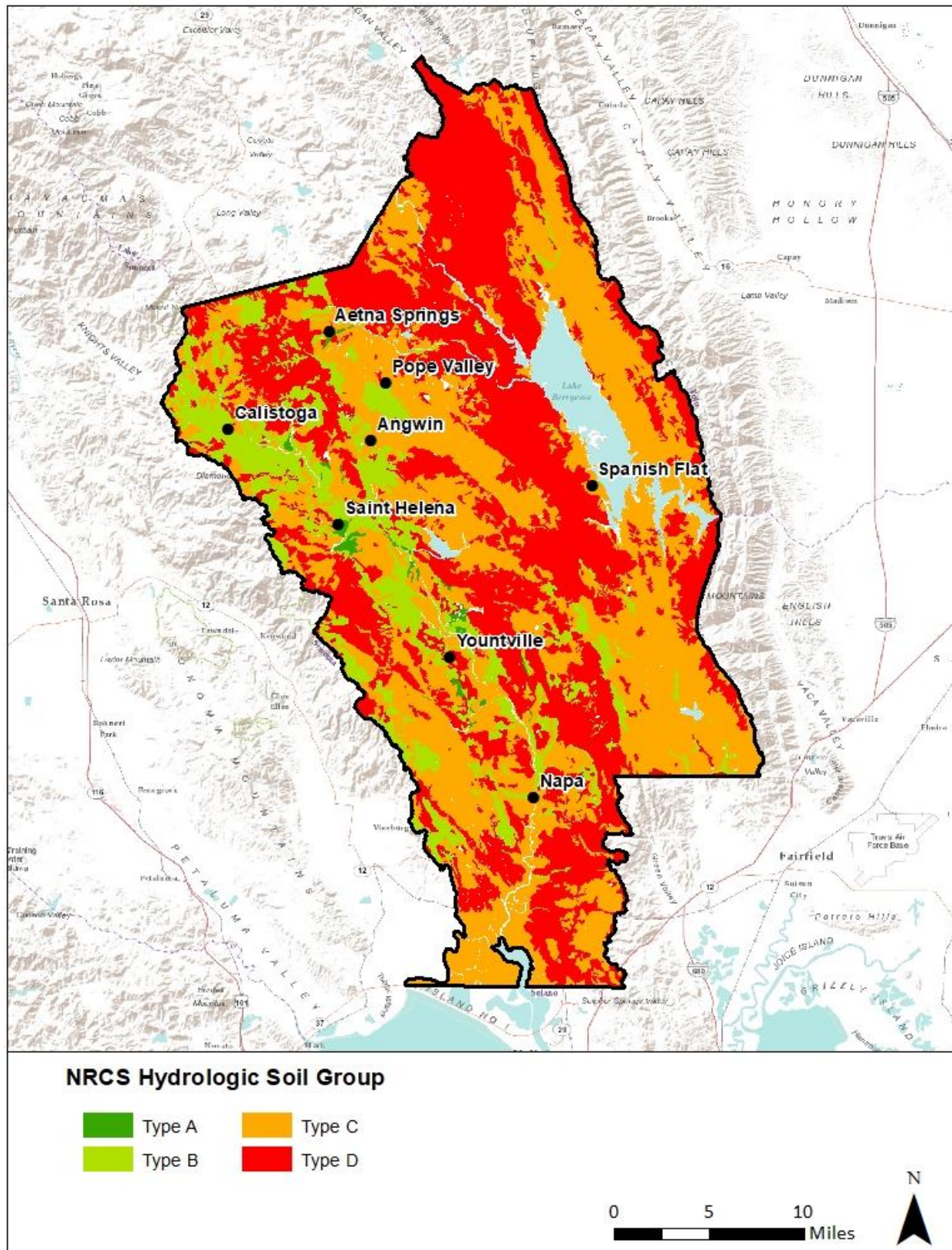


Figure 2: Hydrologic soil group distribution used in the Napa County SWB model.

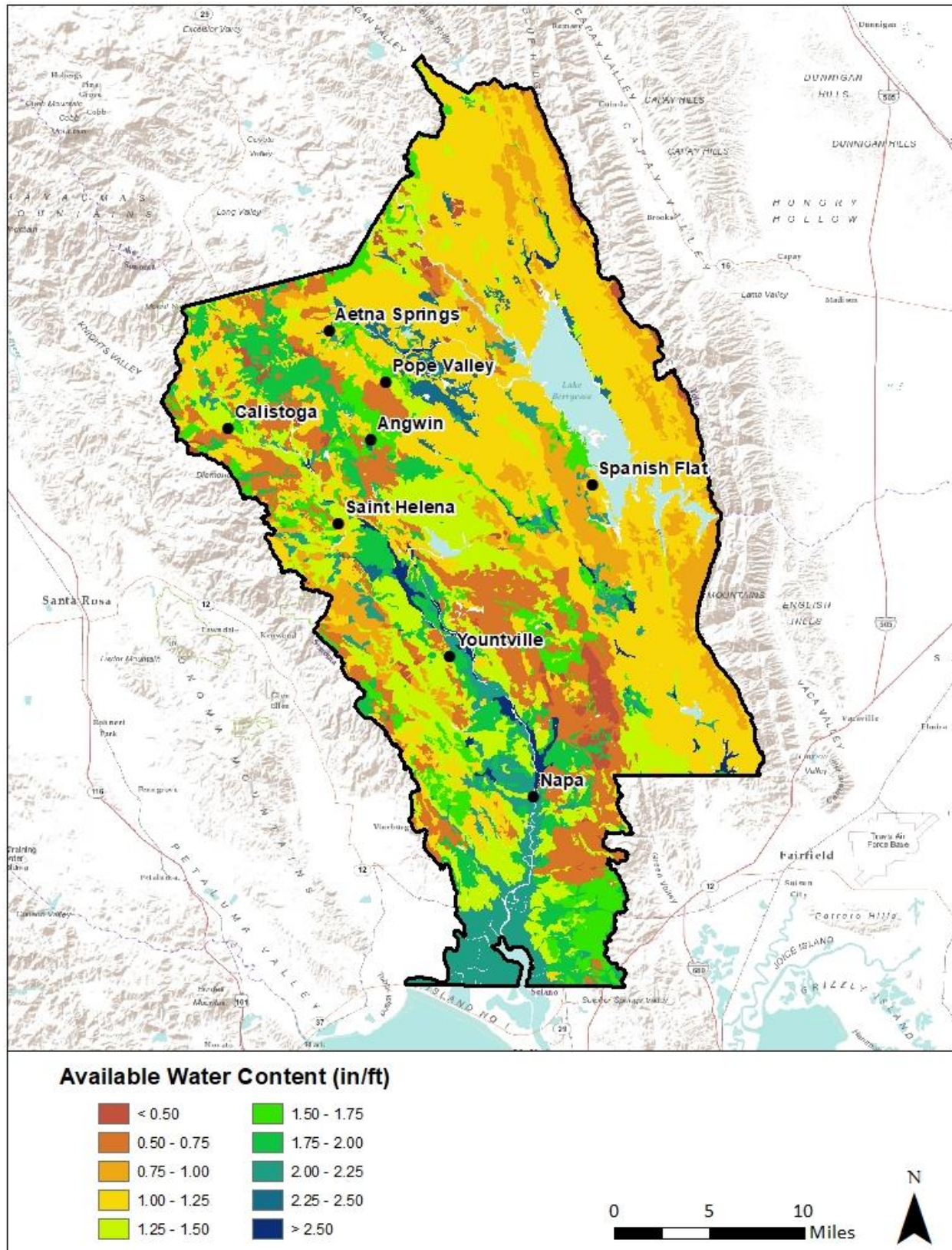


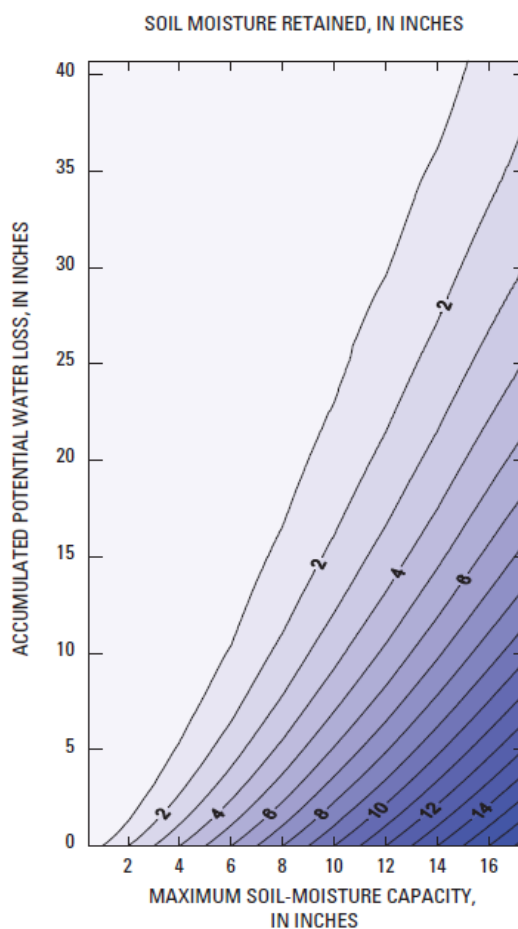
Figure 3: Available water capacity distribution used in the Napa County SWB model.

Table 1: Soil and land cover properties used in the Napa County SWB model.

Land Cover	Interception Storage Values (")		Curve Number by NRCS Soil Type (")				Rooting Depth by NRCS Soil Type (ft)			
	Growing Season	Dormant Season	Type A	Type B	Type C	Type D	Type A	Type B	Type C	Type D
Agriculture, Other	0.080	0.040	38	61	75	81	2.0	1.9	1.8	1.7
Barren	0.000	0.000	77	86	91	94	0.0	0.0	0.0	0.0
Developed	0.005	0.002	61	75	83	87	2.3	2.1	2.0	1.8
Grassland/Herbaceous	0.005	0.004	30	58	71	78	1.3	1.1	1.0	1.0
Forest, Coniferous	0.050	0.050	30	55	70	77	5.9	5.1	4.9	4.7
Forest, Deciduous	0.050	0.020	30	55	70	77	5.9	5.1	4.9	4.7
Shrub/Scrub	0.080	0.015	30	48	65	73	3.2	2.8	2.7	2.6
Orchard	0.050	0.015	38	61	75	81	3.2	2.8	2.7	2.6
Vineyard	0.080	0.015	38	61	75	81	2.2	2.1	2.0	1.9
Water	0.000	0.000	100	100	100	100	0.0	0.0	0.0	0.0

Table 2: Infiltration rates for NRCS hydrologic soil groups (Cronshey et al. 1986).

Soil Group	Infiltration Rate (in/hr)
A	> 0.3
B	0.15 - 0.3
C	0.05 - 0.15
D	<0.05

**Figure 4: Soil-moisture-retention table (Thorntwaite and Mather 1957).**

The SWB model utilizes daily precipitation and mean daily temperature data derived from climate stations. To account for the spatial variability of these parameters, daily precipitation and mean daily temperature were input as gridded (spatially-distributed) time-series. The gridded precipitation time-series was created using data from 15 weather stations in Napa County, and the gridded mean temperature time-series was created using data from 8 stations (Table 3). These stations were selected based on completeness of the records and to provide station data representative of the range of climates experienced in the county. Data was obtained from the California Data Exchange Center (CDEC), the National Climatic Data Center (NCDC), and from Napa One Rain.

To create the gridded time-series, the model domain was divided into discrete areas represented by individual weather stations (Figures 5 and 6). This delineation was based on climate variations described by existing gridded mean annual (1981-2010) precipitation and temperature data (PRISM 2010) and local knowledge of climatic variations across the county.

For the precipitation time-series, each area representing a weather station was subdivided into four to twenty-three zones based on 1-inch average annual precipitation contours. Within each zone the raw station data was multiplied by a unique scaling factor. This scaling factor was calculated as the ratio of average annual precipitation within a zone to average annual precipitation at the representative rain gage. In certain locations, typically near the boundary of areas represented by gages located on the valley bottom and at higher elevations, this scaling was unable to smoothly resolve differences in annual and event precipitation totals. To more accurately estimate precipitation near these boundaries, precipitation records from the two gages in question were averaged using weights calculated proportionally to the difference between PRISM mean annual precipitation at a rain gage and within a selected zone. The resulting gridded time-series is comprised of 220 individual time-series based on the scaled station data from 15 stations.

The assignment of temperature stations was based on the understanding that the spatial variability of temperatures across Napa County is relatively homogenous, with elevation being the primary variable. Temperature records were classified either as Mountain, Valley Bottom, or East County and applied within areas the PRISM datasets described as being similar. To smooth the transition from Mountain zones to Valley Bottom and East County zones, Hillside zones were created where the temperature records of the two nearest gages were averaged.

Missing and suspect data was encountered in the raw precipitation and temperature data from the weather stations used by the model. Values that were significantly outside the typical range, and where similar observations were not found at nearby stations, were removed from the datasets. These and missing values were filled using scaled data from other nearby stations. Precipitation data used for gap filling was scaled using the ratio of the 1981 to 2010 mean annual precipitation (PRISM 2010) between the two stations. Temperature data was scaled using the ratio of the 1981 to 2010 mean monthly minimum and maximum temperatures (PRISM 2010) between the two stations.

The current analysis focuses on Water Year 2010 (October 1, 2009 – September 30, 2010) and Water Year 2014 (October 1, 2013 – September 30, 2014). These years were selected because they represent periods with data available from most weather stations in the county and where most stations reported annual precipitation totals close to the long-term average (WY 2010) and significantly below the long term average (WY 2014). Based on a comparison between station data and PRISM average precipitation depths during Water Year 2010, rainfall averaged 101% of long-term average conditions and ranged from 78% at Lake Hennessey to 111% at the Napa County Airport. In Water Year 2014, rainfall averaged 55% of long-term average conditions and ranged from 41% at Lake Hennessey to 73% at the Napa State Hospital (Table 3).

Table 3: Weather stations used in the Napa County SWB model. See Figures 7- 9 for associated timeseries.

Station	Data Used	1981 - 2010 Mean Annual Precip (in)	WY 2010		WY 2014	
			Precip (in)	% Avg	Precip (in)	% Avg
Angwin ¹	Precip & Temp	42.54	44.64	105%	25.04	59%
Atlas Peak ¹	Precip & Temp	41.76	39.04	93%	20.08	48%
Berryessa ¹	Precip & Temp	28.97	28.16	97%	13.97	48%
Calistoga ²	Precip	39.41	41.75	106%	18.18	46%
Knoxville Creek ¹	Temp Only	-	-	-	-	-
Lake Hennessey ³	Precip Only	34.09	26.52	78%	13.92	41%
Mt. George ³	Precip Only	31.15	29.64	95%	18.24	59%
Mt. Veeder ³	Precip Only	44.81	46.44	104%	28.6	64%
Napa County Airport ²	Precip & Temp	21.14	23.56	111%	9.87	47%
Napa River at Yountville Cross Rd ³	Precip Only	31.86	32.72	103%	14.93	47%
Napa State Hospital ²	Precip & Temp	26.81	28.85	108%	19.66	73%
Petrified Forest ³	Precip Only	42.39	46.6	110%	22.84	54%
Redwood Creek At Mt. Veeder Road ³	Precip Only	34.71	37.36	108%	23.48	68%
Saint Helena ²	Precip & Temp	37.43	39.11	104%	19.11	51%
Saint Helena 4WSW ¹	Precip & Temp	45.44	47.88	105%	28.88	64%
Sugarloaf Peak ³	Precip Only	32.20	26.16	81%	17.12	53%

1 – Data accessed from California Data Exchange Center (CDEC)

2 – Data accessed from National Climate Data Center (NCDC)

3 – Data access from Napa One Rain

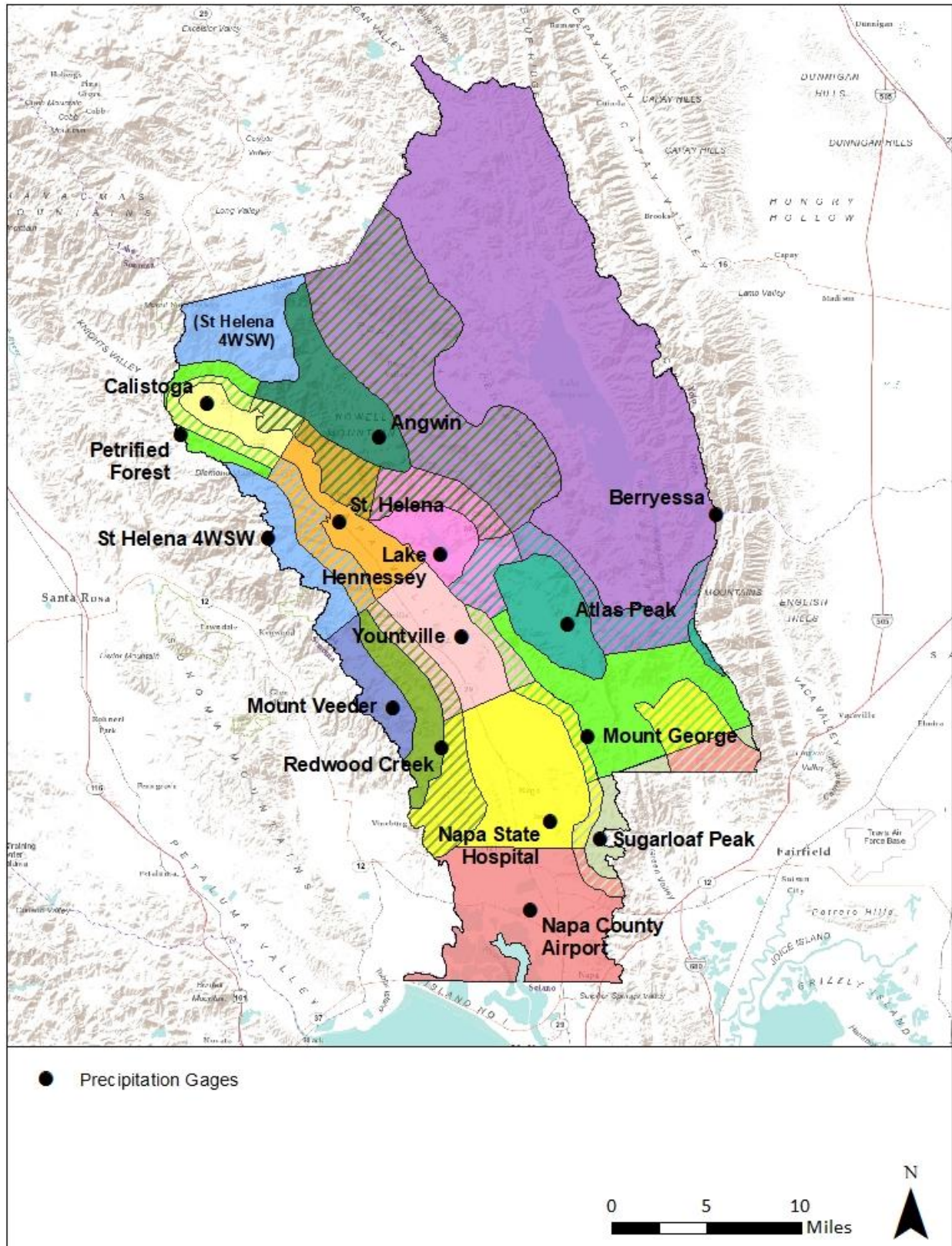


Figure 5: Precipitation zones used in the Napa County SWB model. Hatching indicates areas where two precipitation records were averaged across a zone.

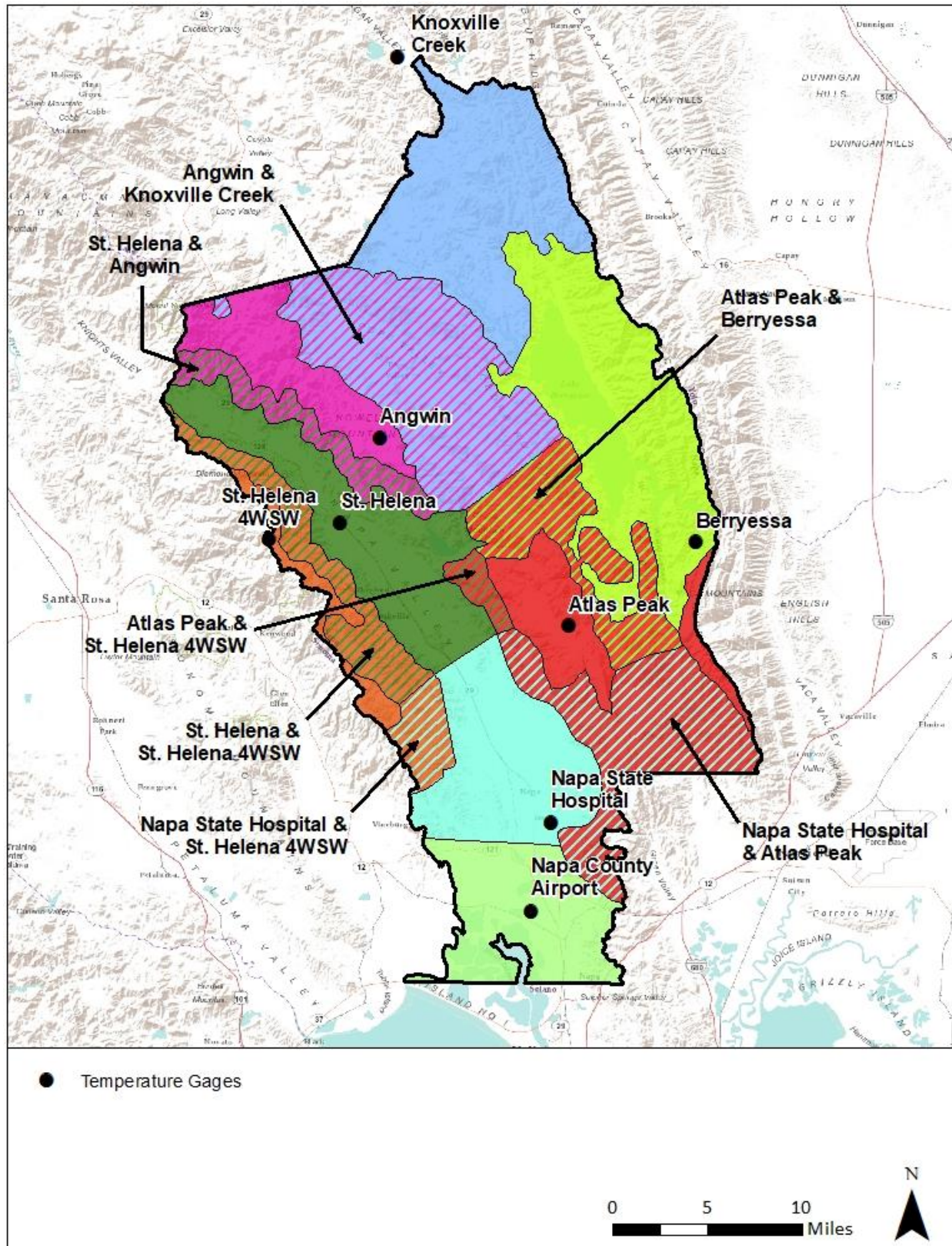


Figure 6: Temperature zones used in the Napa County SWB model. Hatching indicates areas where two temperature records were averaged across a zone.

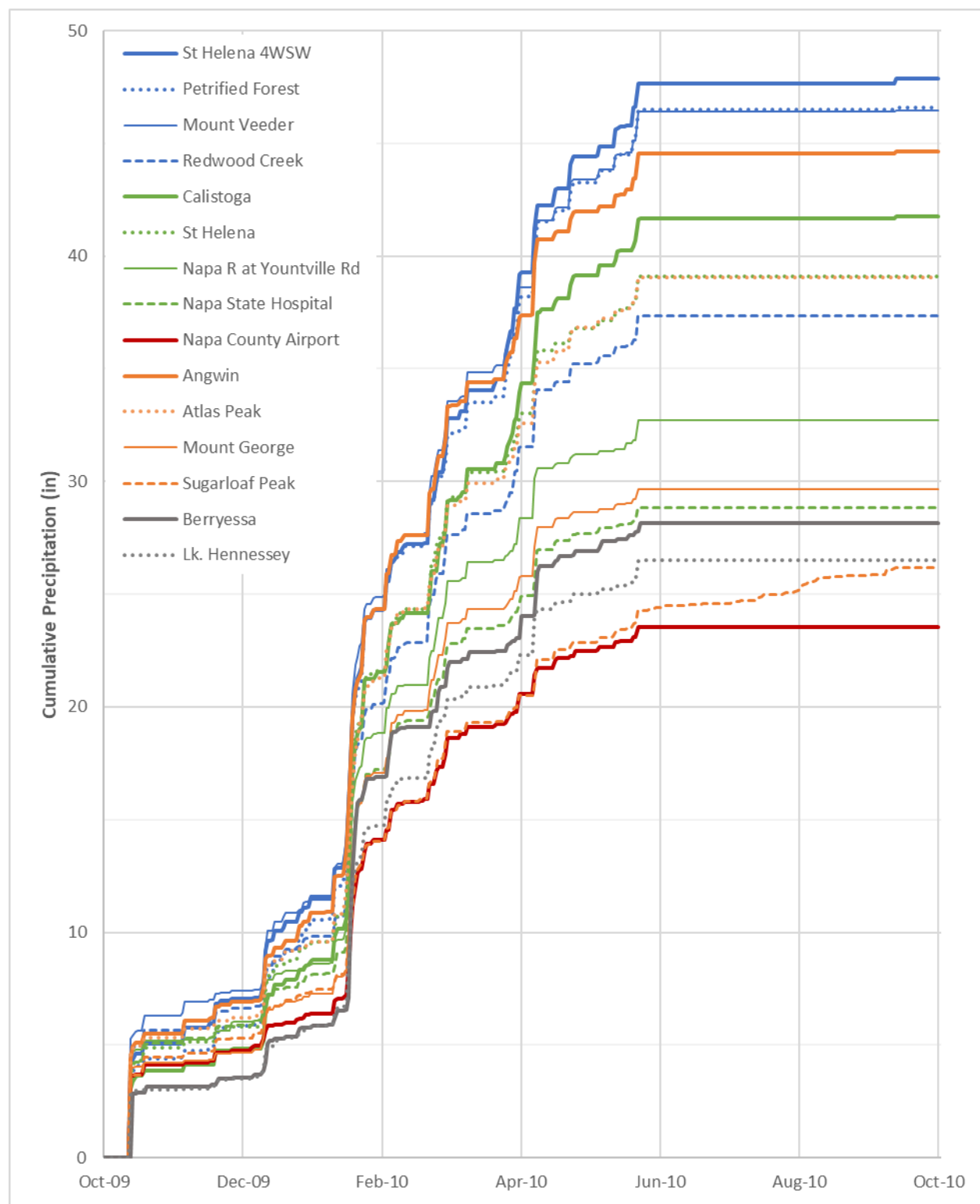


Figure 7a: Daily precipitation data used in the Napa County SWB model for WY 2010.

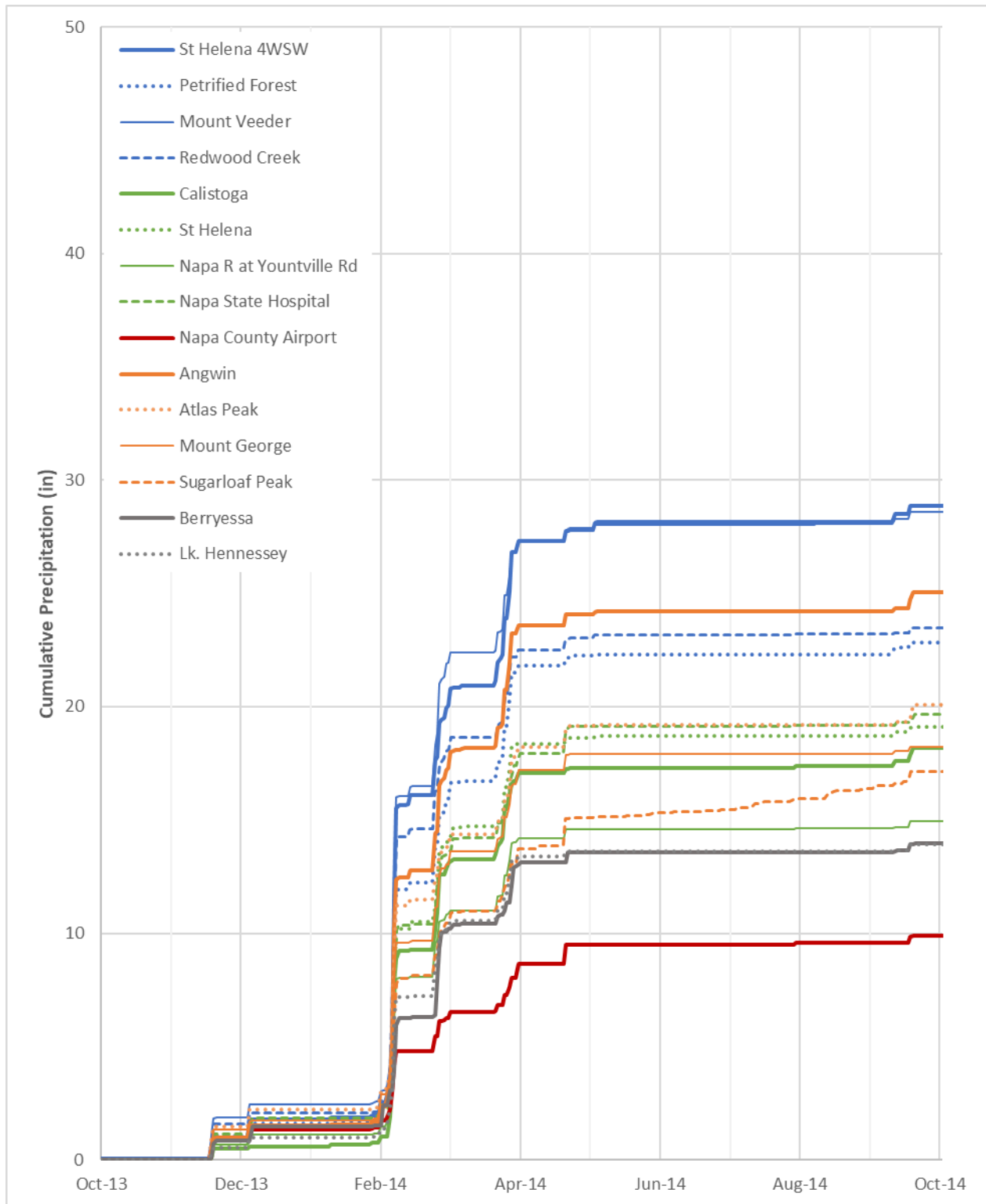


Figure 7b: Daily precipitation data used in the Napa County SWB model for WY 2014.

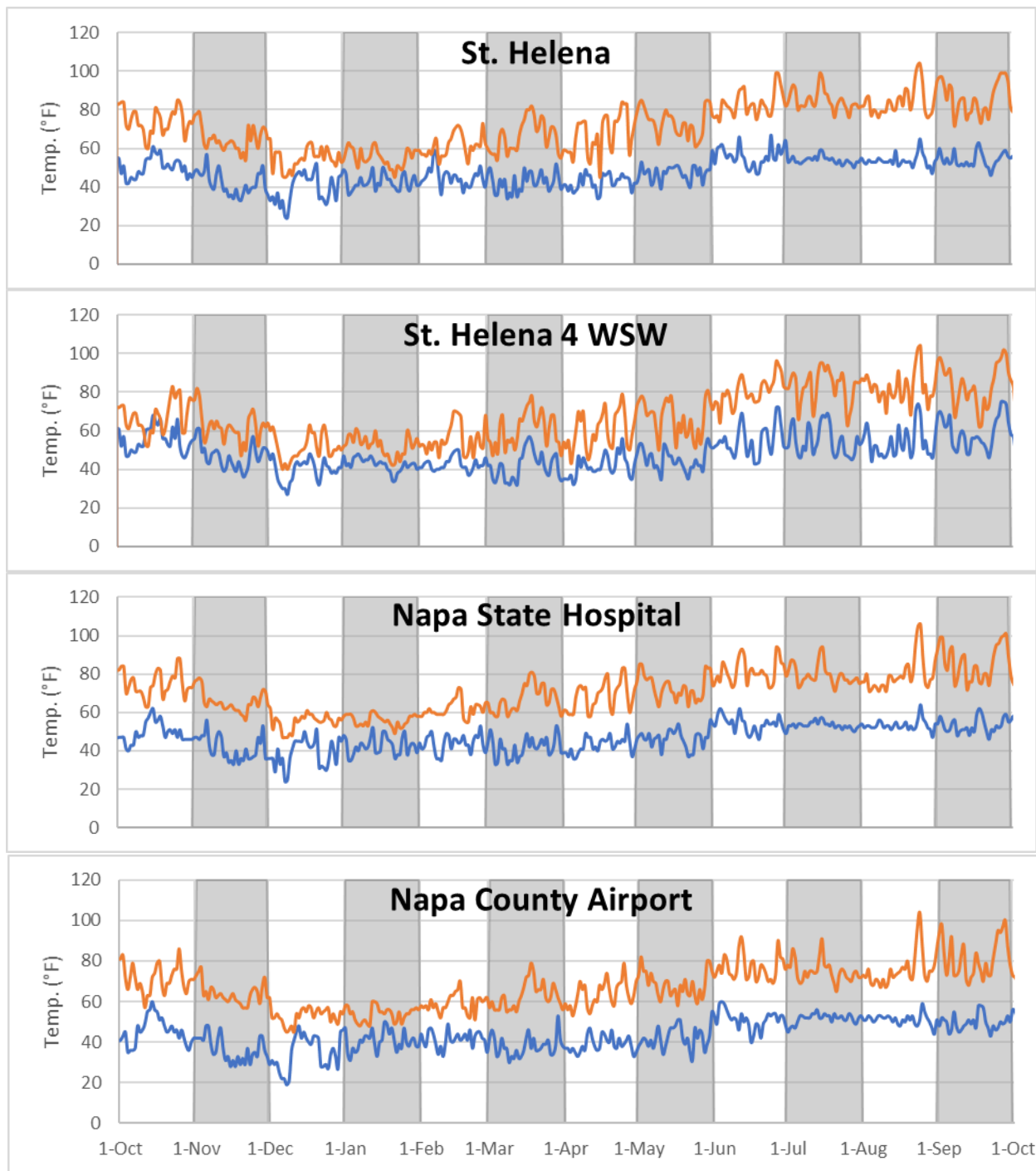


Figure 8: Daily minimum and maximum temperature data used in the Sonoma County SWB model for WY 2010.

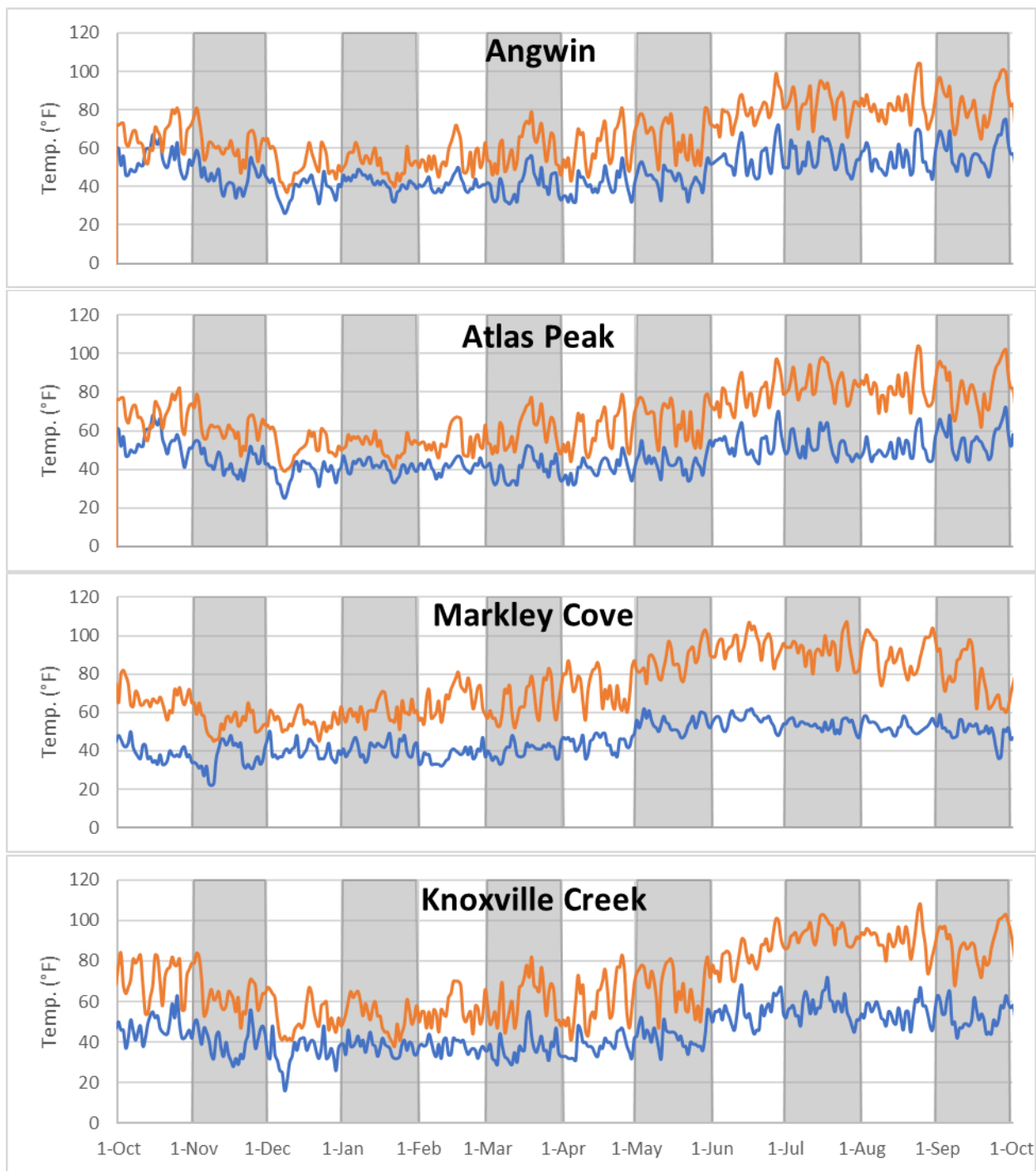


Figure 8 – cont.

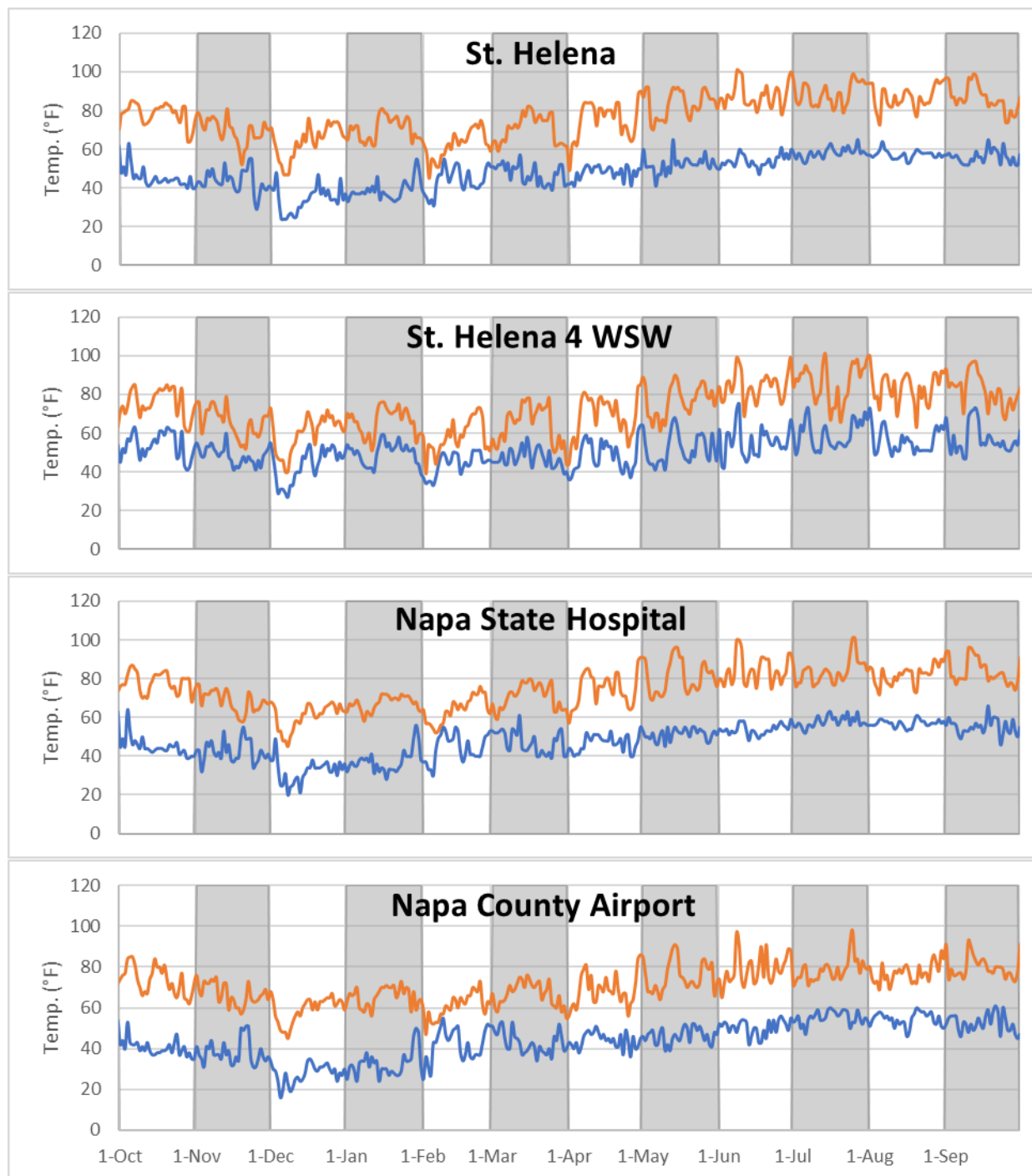


Figure 9: Daily minimum and maximum temperature data used in the Sonoma County SWB model for WY 2010.

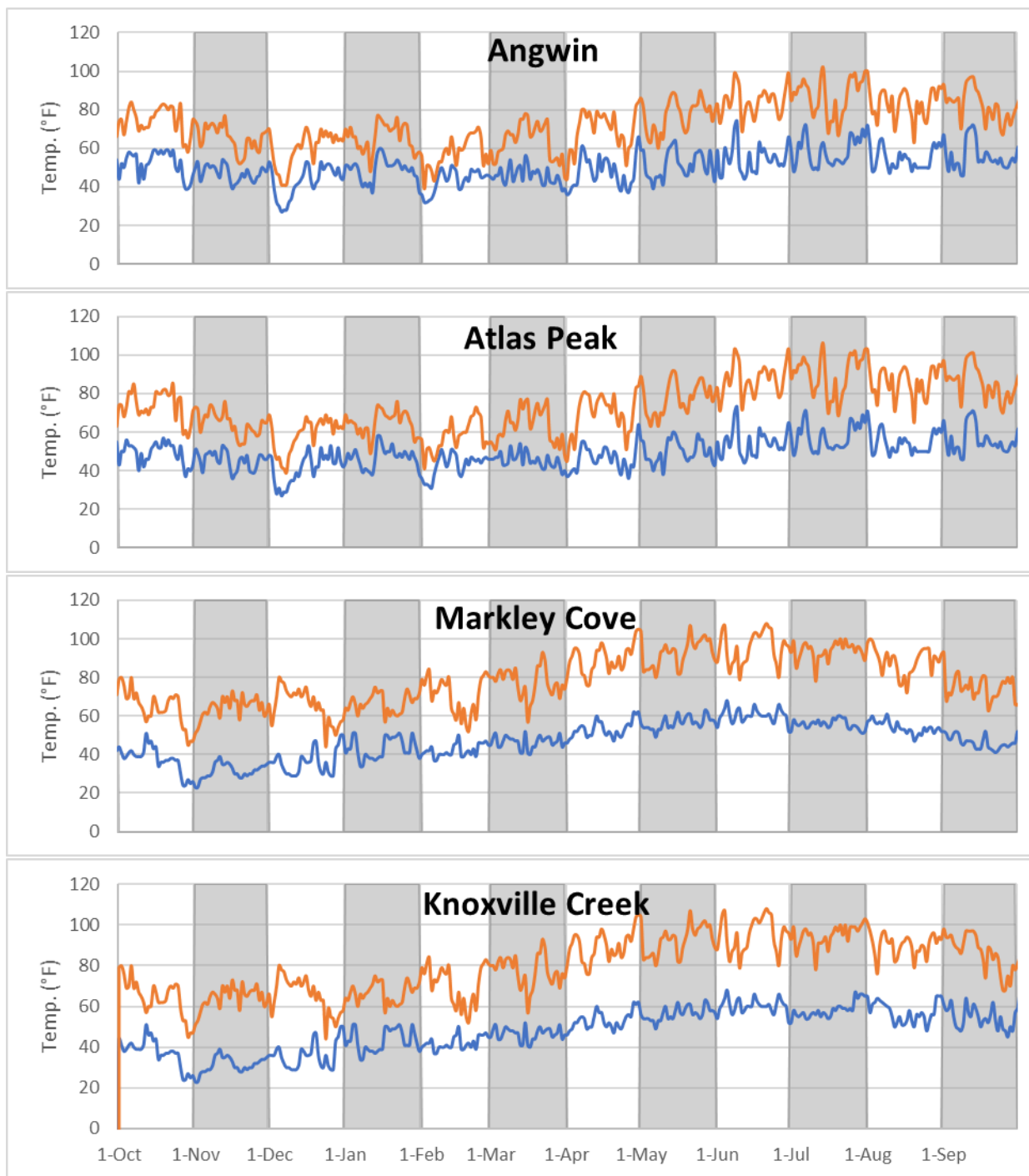


Figure 9 – cont.

Model Calibration

Available data are insufficient to calibrate the Water Year 2010 and 2014 SWB simulations; however, the land cover and soil properties used in the model were obtained from a previously prepared and calibrated SWB model of Sonoma County (OEI 2017). The Sonoma County model was calibrated against total monthly runoff volumes derived using baseflow separation of streamflow data for five watersheds within Sonoma County. Gages were selected because they represented relatively small watersheds (1.2 – 14.3 mi²) without significant urbanization, diversions, groundwater abstraction, reservoir impoundments, or large alluvial bodies where significant exchanges between surface water and groundwater may be expected. These attributes are desirable because the hydrographs can more readily be separated into surface runoff and baseflow components and the surface runoff pattern is more directly comparable to the SWB simulated surface runoff which does not account for water use, reservoir operations, or surface water/groundwater exchange.

SWB utilizes a simplified routing scheme whereby surface runoff is routed to downslope cells or out of the model domain on the same day in which it originates as rainfall, thus it is not capable of accurately estimating streamflow over short time periods. The use of the total monthly surface runoff volumes provided a means of calibrating the Sonoma County SWB model to measured surface runoff data within the limitations of the model's approach to simulating surface runoff.

The SWB model of Sonoma County reproduced seasonal variations in surface runoff in all five calibration watersheds. Monthly Mean Errors (ME) ranged from -0.2 to 0.4 inches with a mean value of 0.1 inches. Annual surface runoff totals ranged from an under-prediction of approximately 10% at Franchini Creek to an over-prediction of approximately 19% at Buckeye Creek, with a mean over-prediction of approximately 6% across the five watersheds. These results indicate that the SWB model was able to reproduce monthly surface runoff volumes with a reasonable degree of accuracy and that the model tends to over-predict surface runoff somewhat, suggesting that the model may generate a low-range estimate of recharge.

Although the climate in Napa County is slightly drier than in Sonoma County, the vegetation, soils, and geology are similar and parameters calibrated using data from Sonoma County should be applicable to Napa County. Calibration of the Napa County SWB model was not performed due to a lack of publicly-available contemporary discharge records in suitable watersheds. Contemporary discharge records exist for USGS gaging stations located along the Napa River near St. Helena and Napa, but the watersheds above these gages are large and contain significant groundwater abstraction, reservoir impoundments, and alluvial bodies. USGS gages on smaller watersheds in Napa County have been inactive since 1983 or earlier. Discharge records exist through Napa One Rain for several streams gaged by the Napa County Resource Conservation District (RCD) but the RCD has cautioned against use of these discharge records for calibration purposes due to incomplete rating curve development.

Estimates of groundwater recharge are also available from an earlier model prepared by Luhdorff and Scalmanini Engineers and MBK Engineers (LSCE 2013). This report provided estimates of average annual recharge as a percentage of average annual precipitation for nine watersheds in Napa County. Averaged across the same nine watersheds, the SWB model predicts significantly higher rates of recharge than the model prepared by LSCE, which predicts slightly lower AET but significantly more runoff (Table 4). Differences in methodology between these two models complicate direct comparisons. The LSCE model calculated infiltration into the soil as the difference between monthly precipitation and discharge volumes within each watershed. Discharge volumes were calculated from USGS stream gages and included both direct runoff and baseflow from groundwater. Inclusion of baseflow with direct runoff in these calculations may inappropriately reduce the estimated volume of water infiltrated into the soil and available for recharge.

Table 4: Comparison of results from SWB model and Luhdorff and Scalmanini model.

USGS Gage	HUC	Mean Precip, 2010 (in)	Mean AET, 2010 (% Precip)		Mean Runoff, 2010 (% Precip)		Mean Recharge, 2010 (% Precip)	
			SWB	LSCE	SWB	LSCE	SWB	LSCE
Conn Ck nr Oakville	11456500	34.8	59%	53%	21%	25%	21%	21%
Dry Ck nr Napa	11457000	41.5	56%	50%	18%	43%	25%	6%
Milliken Ck nr Napa	11458100	32.3	52%	41%	20%	51%	28%	8%
Napa Ck at Napa	11458300	36.6	61%	43%	16%	46%	23%	11%
Napa R nr Napa	11458000	39.5	56%	48%	20%	35%	24%	17%
Napa R nr St Helena	11456000	47.9	46%	45%	23%	42%	30%	14%
Redwood Ck nr Napa	11458200	39.6	53%	49%	26%	40%	22%	10%
Tuluca Ck nr Napa	11458300	27.0	64%	49%	16%	47%	20%	5%

Model Results

The principal elements of the annual water budget simulated with the Napa County SWB model for Water Years 2010 and 2014 are presented in map form in Figures 10 - 19 and in tabular form for 27 major watershed areas in Napa County (Tables 5 - 8). The watersheds are based on USGS HUC-12 watersheds and are named for the stream which comprises the largest proportion of the area; in many cases the areas consist of multiple tributary streams (Figure 20).

In Water Year 2010 (representing “average” hydrologic conditions) precipitation varied from 21.8 inches in the Ledge Creek watershed to 53.3 inches in the Saint Helena Creek watershed (Figure 10, Table 5). Actual evapotranspiration (AET) ranged from 13.4 inches in the Jackson Creek watershed to 25.2 inches in the Saint Helena Creek watershed (Figure 11). Surface runoff ranged from 3.4 inches in the Ledge Creek watershed to 13.5 inches in the Saint Helena Creek watershed (Figure 12). Recharge ranged from 3.3 inches in the Ledge Creek watershed to 14.4 inches in the Saint Helena watershed. (Figure 13). Small decreases in soil moisture storage (up to 1.8 inches) occurred in most watersheds, with changes in most

watersheds being less than an inch (Figure 14). Note that the San Pablo Bay estuaries have been excluded from these comparisons.

Expressed as a percentage of the annual precipitation, AET ranged from 77% in the Ledgewood Creek watershed to 45% in the Jackson Creek watershed (Table 6). Surface runoff ranged from 15% of precipitation in the Ledgewood Creek watershed to 42% in the Jackson Creek watershed. Recharge ranged from 10% of the precipitation in the Jackson Creek watershed to 27% in the Saint Helena watershed.

In Water Year 2014 (representing “dry” hydrologic conditions during the second year of an extreme three-year drought) precipitation varied from 10.1 inches in the American Canyon Creek watershed to 32.2 inches in the Saint Helena Creek watershed (Figure 15, Table 7). Actual evapotranspiration (AET) ranged from 10.3 inches in the Jackson Creek watershed to 17.8 inches in the Saint Helena Creek watershed (Figure 16). Surface runoff ranged from 0.7 inches in the American Canyon Creek watershed to 13.2 inches in the Saint Helena Creek watershed (Figure 17). Recharge ranged from 0.6 inches in the Wragg Canyon watershed to 4.1 inches in the Saint Helena watershed. (Figure 18). Large decreases in soil moisture storage of between 2.3 and 4.3 inches were also simulated (Figure 19).

Expressed as a percentage of the annual precipitation, AET ranged from 55% in the Saint Helena Creek watershed to 121% in the Jackson Creek watershed (Table 8). These very large AET rates caused significant decreases in soil moisture. Decreases in soil moisture ranged from 9% of precipitation in the Saint Helena watershed to 36% in the American Canyon Creek watershed. Surface runoff ranged from 7% of precipitation in the American Canyon Creek watershed to 41% in the Saint Helena Watershed. Recharge ranged from 18% in the Milliken Creek Watershed to 5% in the Jackson Creek and Wragg Canyon watersheds.

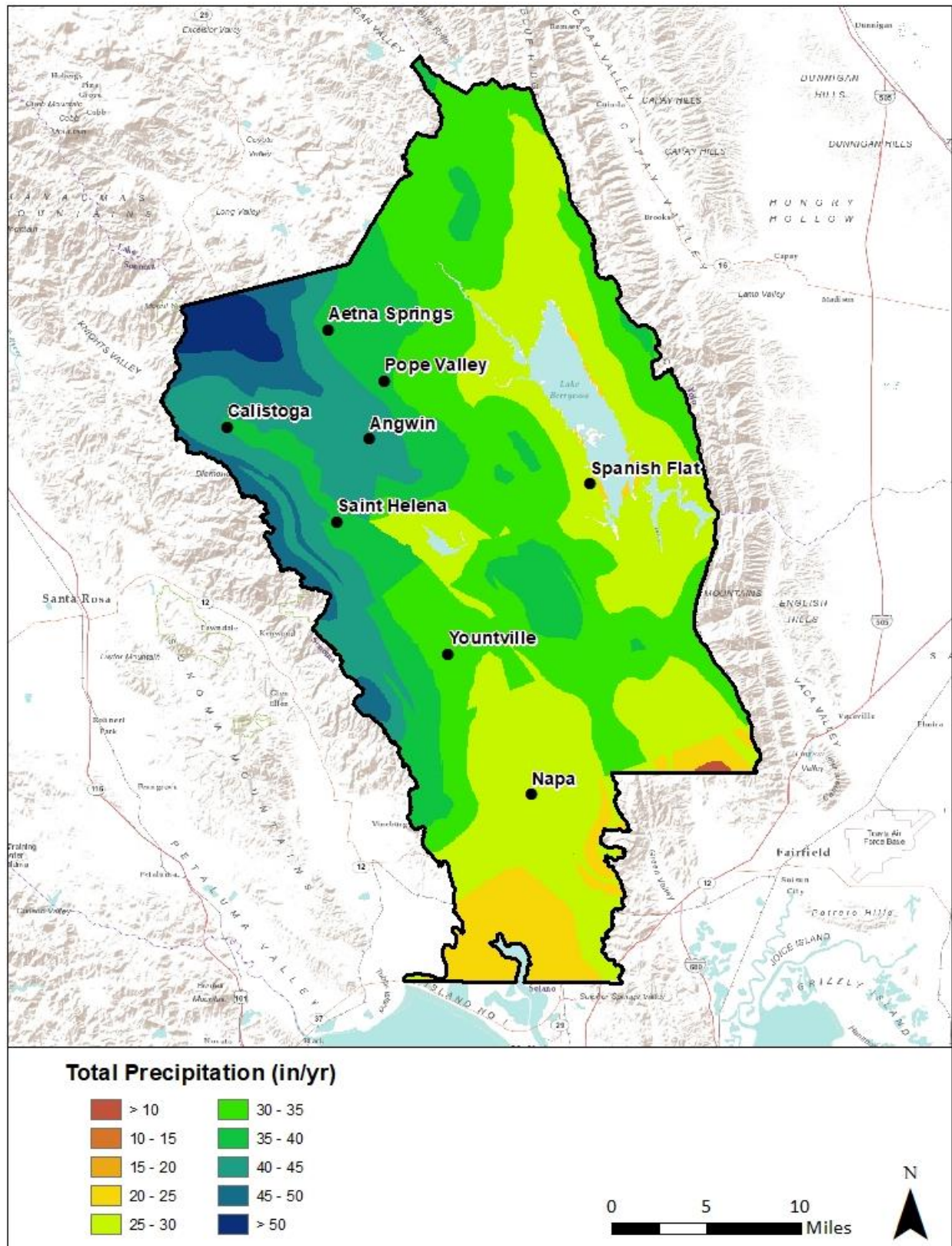


Figure 10: Water Year 2010 precipitation simulated with the Napa County SWB model.

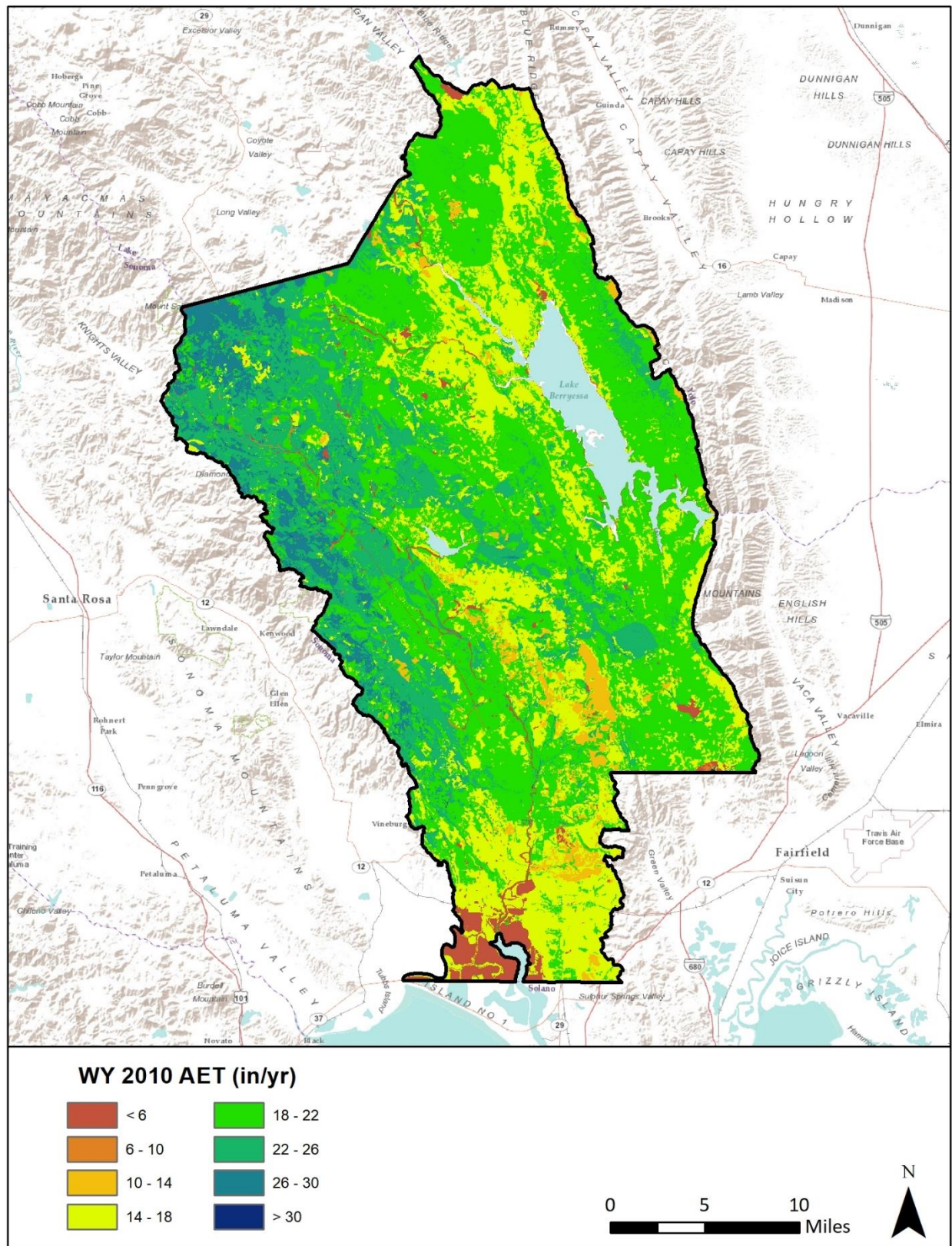


Figure 11: Water Year 2010 AET simulated with the Napa County SWB model.

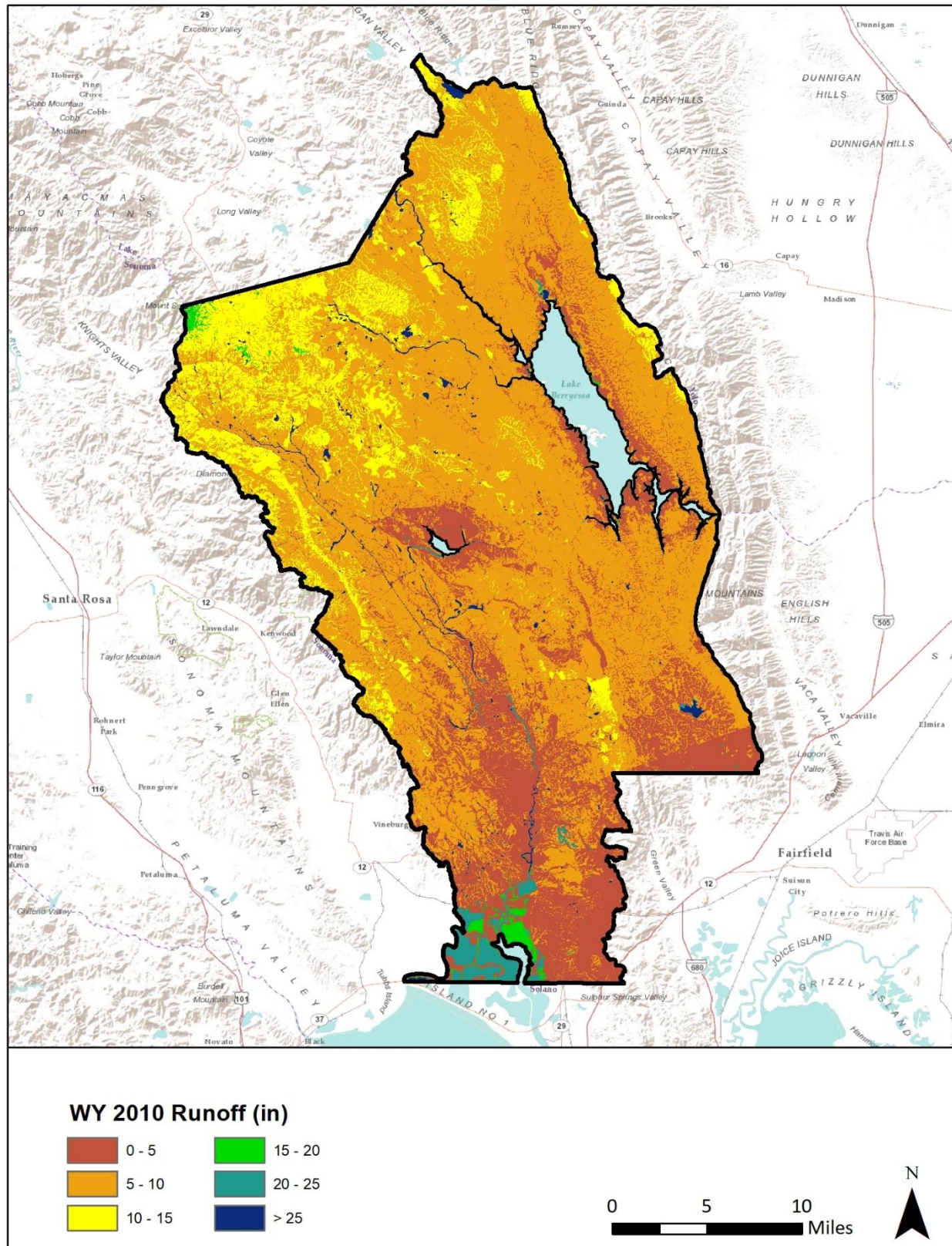


Figure 12: Water Year 2010 runoff simulated with the Napa County SWB model.

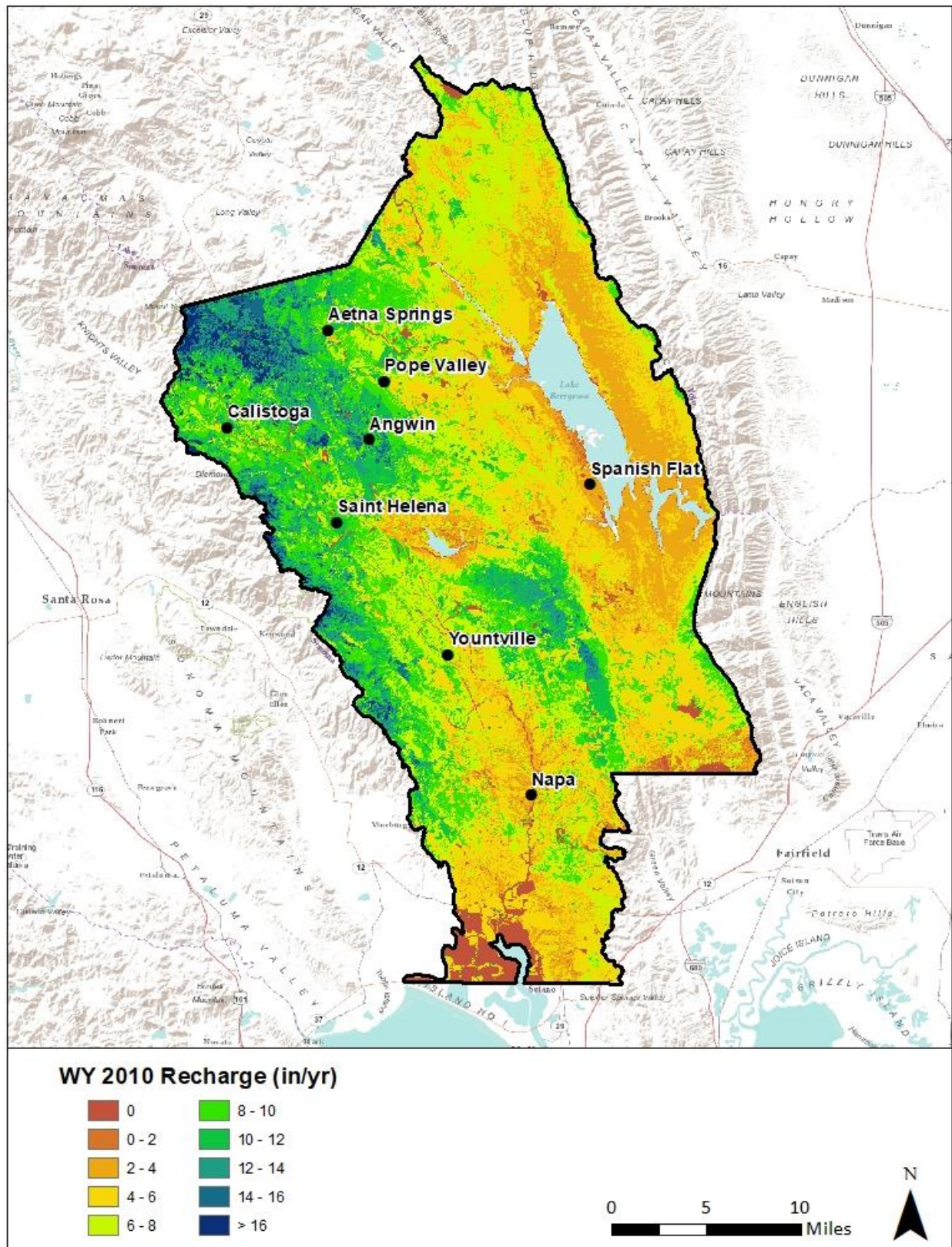


Figure 13: Water Year 2010 recharge simulated with the Napa County SWB model.

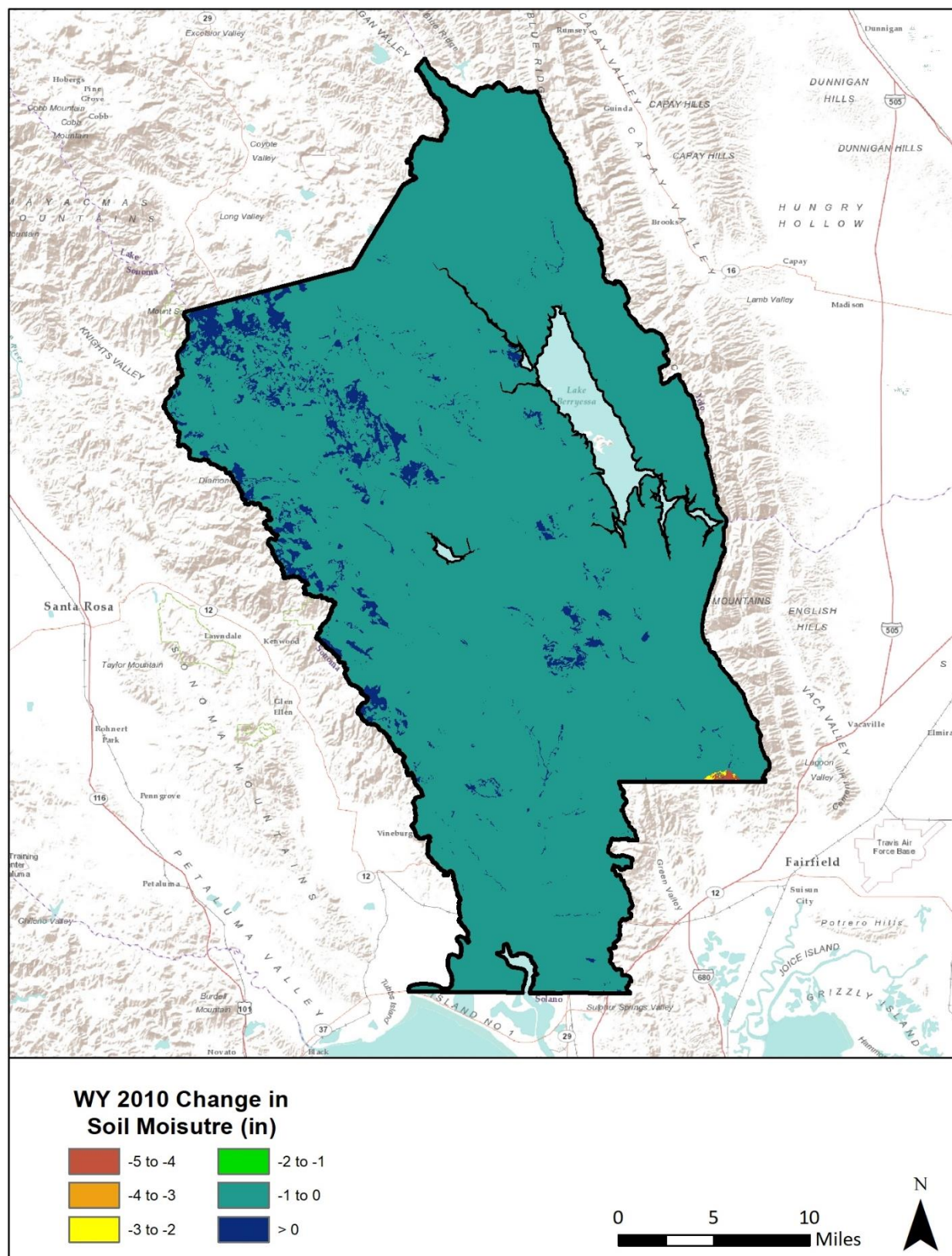


Figure 14: Water Year 2010 change in soil moisture content simulated with the Napa County SWB model.

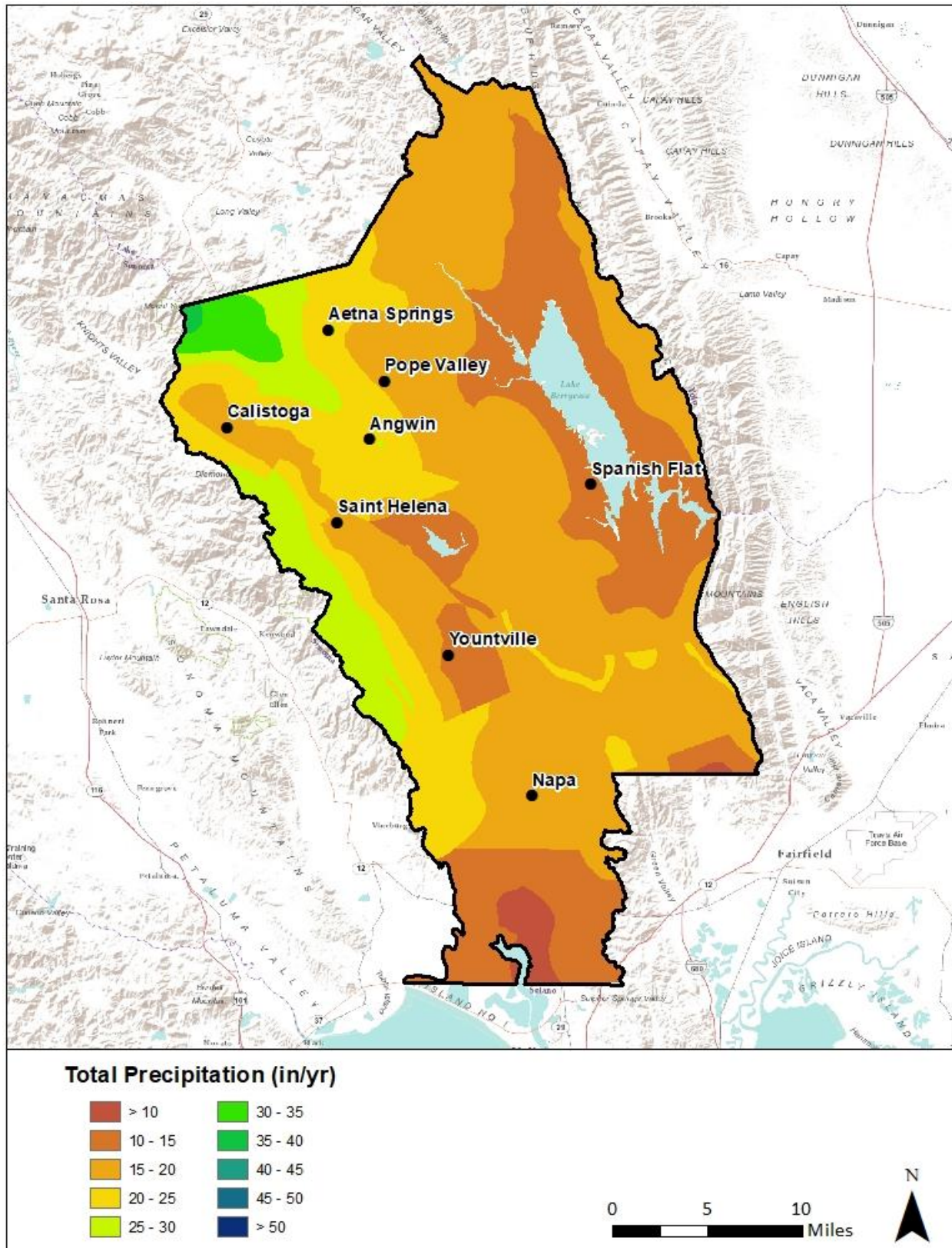


Figure 15: Water Year 2014 precipitation simulated with the Napa County SWB model.

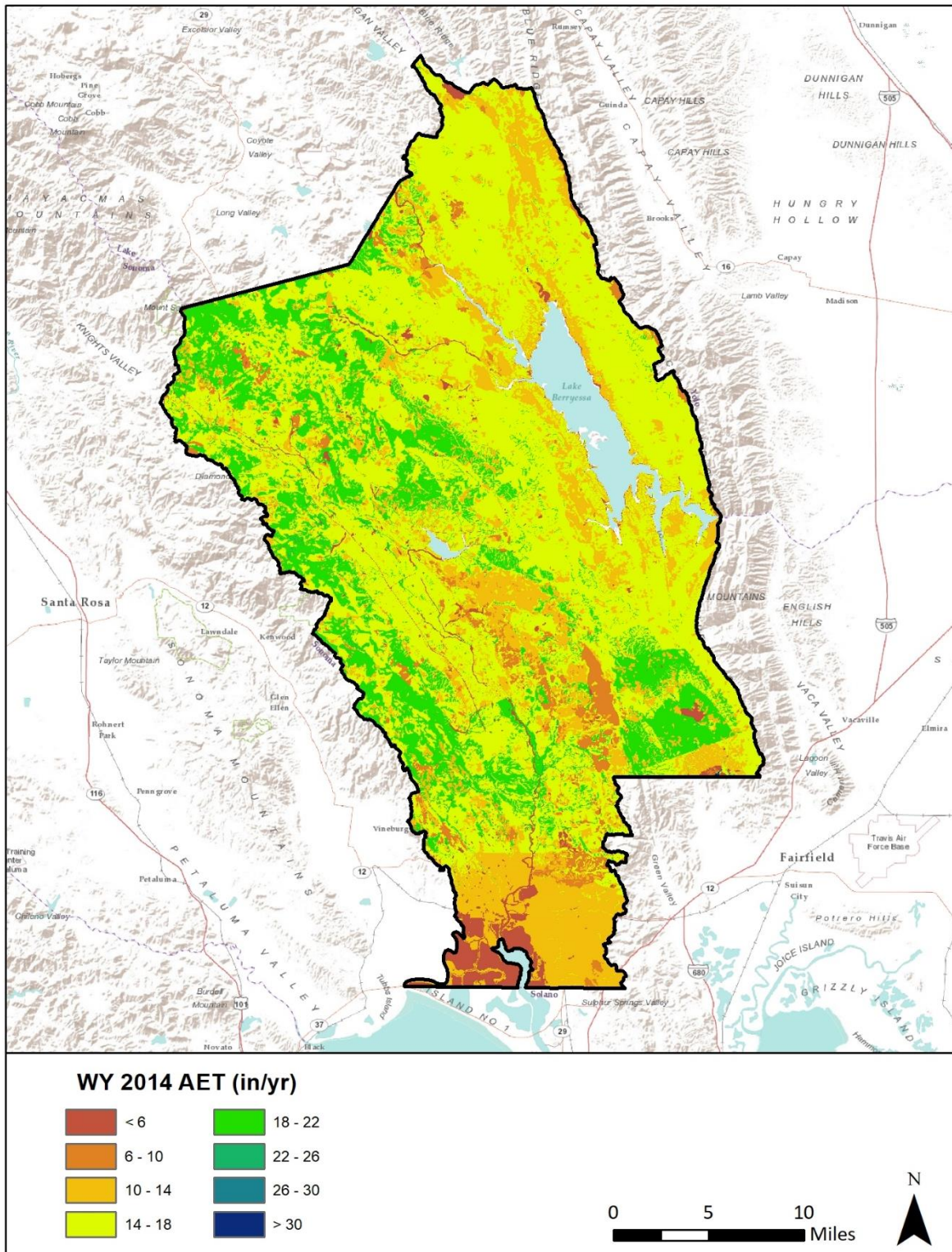


Figure 16: Water Year 2014 AET simulated with the Napa County SWB model.

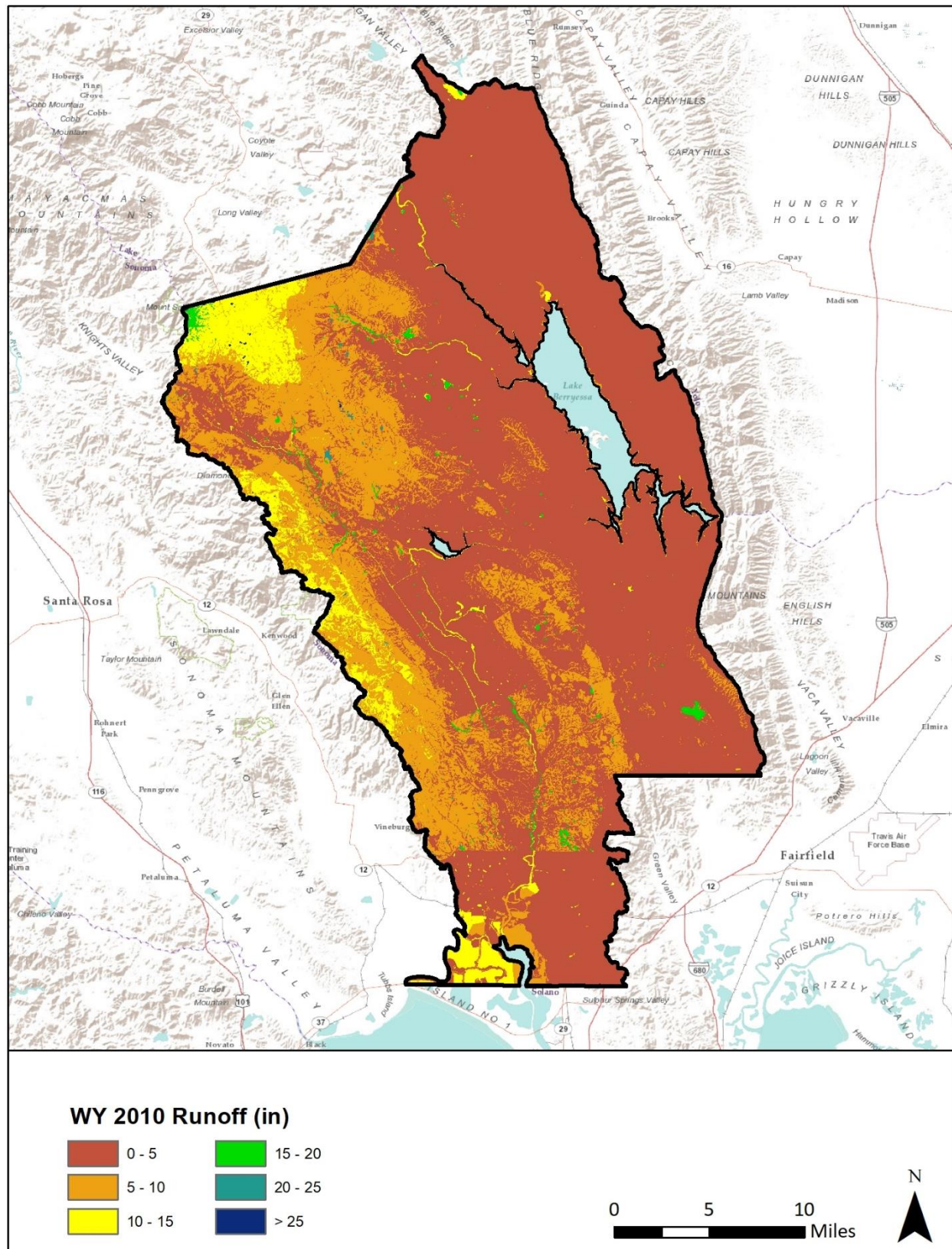


Figure 17: Water Year 2014 recharge simulated with the Napa County SWB model.

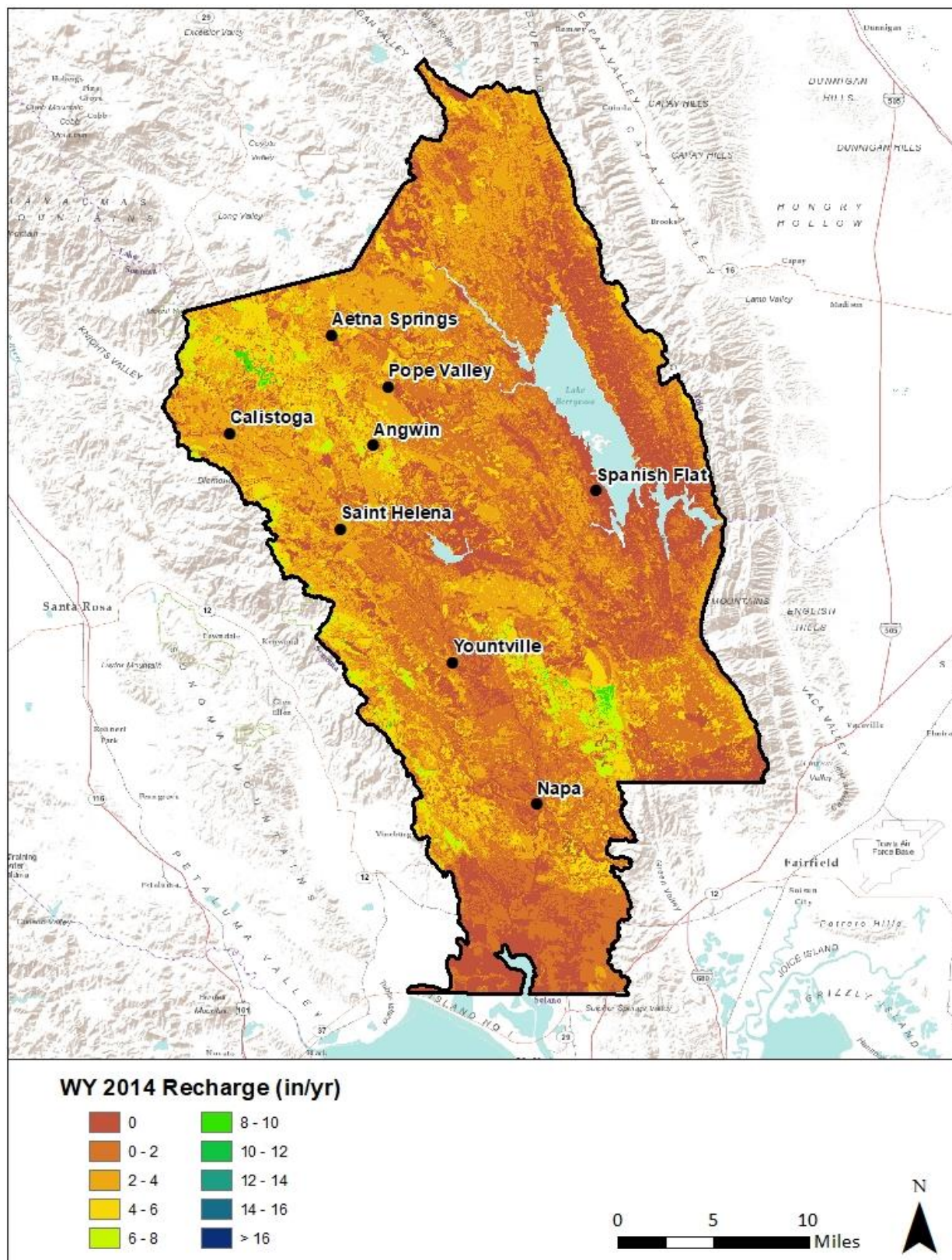


Figure 18: Water Year 2014 recharge simulated with the Napa County SWB model.

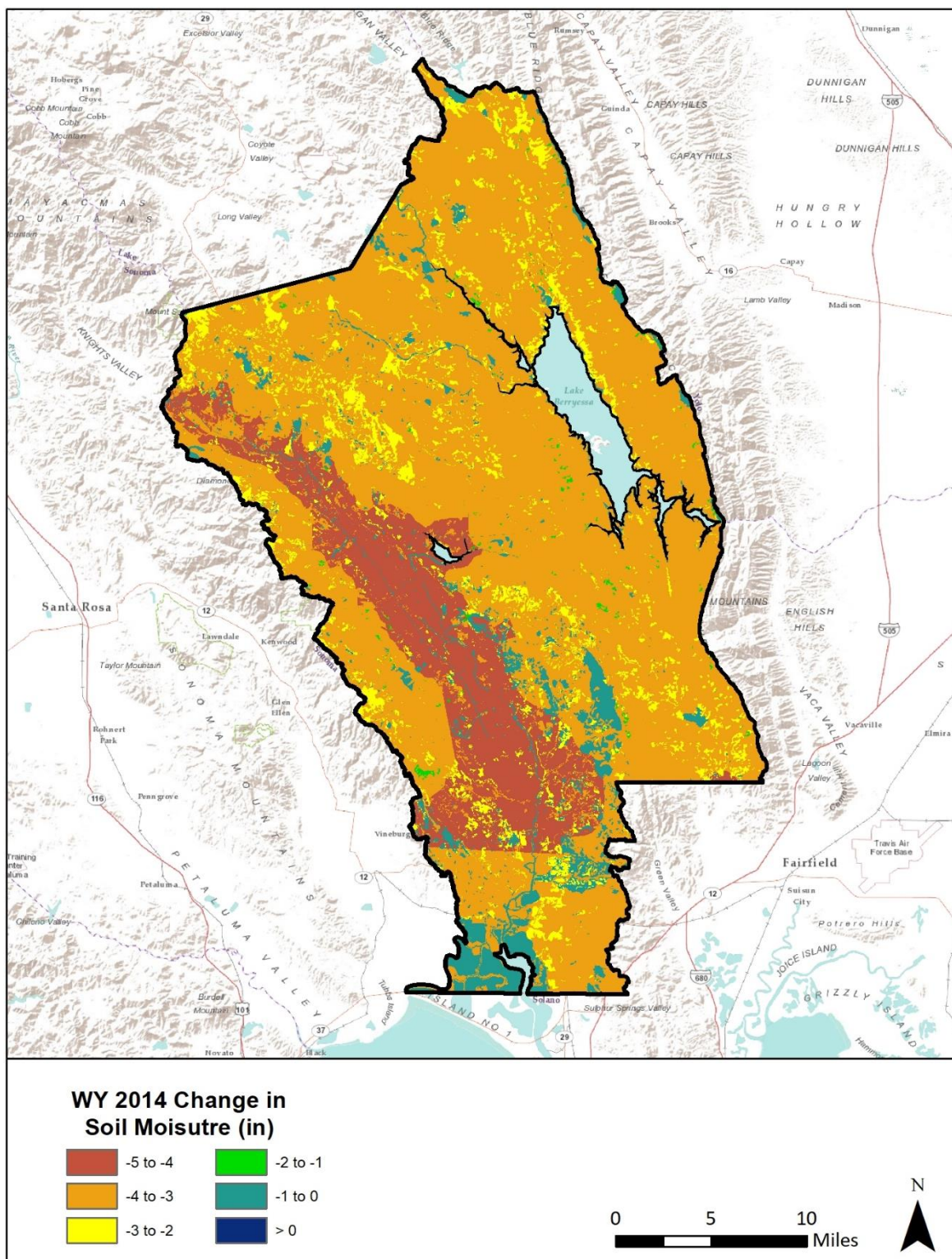


Figure 19: Water Year 2014 change in soil moisture content simulated with the Napa County SWB model.

Table 5: Simulated precipitation and recharge values averaged across HUC-12 watersheds in Napa County for Water Year 2010 expressed as depths. See Figure 20 for watershed locations.

Name	Drainage Area (mi ²)	Precipitation (in)	AET (in)	Surface Runoff (in)	Recharge (in)	Soil Moisture Change (in)
American Canyon Creek	10.8	24.1	16.3	3.7	4.7	-0.6
Bucksnort Creek	1.9	47.9	24.5	12.1	11.1	0.1
Butts Creek-Putah Creek	49.9	33.0	17.4	9.7	6.2	-0.7
Capell Creek	43.0	31.1	19.1	7.4	5.0	-0.6
Carneros Creek	29.7	28.0	18.6	5.2	5.5	-0.6
Chiles Creek	32.0	34.6	21.1	7.1	6.8	-0.5
Dry Creek	28.8	37.0	22.2	7.2	8.4	-0.5
Hunting Creek	12.0	33.7	19.0	9.7	5.7	-0.8
Jackson Creek-Putah Creek	54.5	29.9	13.4	12.6	3.0	-0.5
Lake Curry-Suisun Creek	16.4	30.7	18.9	6.5	5.9	-0.6
Lake Hennessey-Conn Creek	20.0	35.1	19.6	8.5	7.3	-0.4
Ledgewood Creek	6.4	21.8	16.9	3.4	3.3	-1.8
Lower Eticuera Creek	44.0	30.0	17.7	8.1	4.7	-0.7
Lower Napa River	45.0	31.7	19.9	5.6	6.7	-0.6
Lower Pope Creek	31.8	33.9	18.0	9.7	6.5	-0.6
Maxwell Creek	35.1	34.7	19.6	8.7	6.9	-0.6
Middle Napa River	60.3	39.9	22.8	8.5	9.2	-0.5
Milliken Creek	29.7	30.9	16.9	6.6	7.9	-0.6
Rector Creek-Conn Creek	22.3	32.8	18.0	7.1	8.2	-0.7
Saint Helena Creek	7.7	53.3	25.2	13.5	14.4	0.1
San Pablo Bay Estuaries	19.5	23.9	8.1	13.8	2.3	-0.3
Tuluca Creek	34.2	26.1	16.7	4.6	5.4	-0.7
Upper Eticuera Creek	25.6	31.2	17.2	8.6	6.1	-0.8
Upper Napa River	44.6	44.7	23.6	10.6	10.8	-0.4
Upper Pope Creek	21.7	44.5	22.7	10.5	11.5	-0.3
Wooden Valley & Suisun Creeks	23.3	29.0	19.0	5.1	5.5	-0.6
Wragg Canyon-Putah Creek	34.2	28.3	16.3	8.6	3.3	-0.6

Table 6: Simulated precipitation and recharge values averaged across HUC-12 watersheds in Napa County for Water Year 2010 expressed as a percentage of precipitation. See Figure 20 for watershed locations.

Name	Drainage Area (mi ²)	Precipitation (in)	AET (%)	Surface Runoff (%)	Recharge (%)	Soil Moisture Change (%)
American Canyon Creek	10.8	24.1	67%	15%	19%	-3%
Bucksnort Creek	1.9	47.9	51%	25%	23%	0%
Butts Creek-Putah Creek	49.9	33.0	53%	29%	19%	-2%
Capell Creek	43.0	31.2	61%	24%	16%	-2%
Carneros Creek	29.7	29.7	66%	19%	20%	-2%
Chiles Creek	32.0	34.6	61%	21%	20%	-1%
Dry Creek	28.8	37.8	60%	20%	23%	-1%
Hunting Creek	12.0	33.7	56%	29%	17%	-2%
Jackson Creek-Putah Creek	54.5	29.7	45%	42%	10%	-2%
Lake Curry-Suisun Creek	16.4	30.7	61%	21%	19%	-2%
Lake Hennessey-Conn Creek	20.0	36.0	56%	24%	21%	-1%
Ledgewood Creek	6.4	21.8	77%	15%	15%	-8%
Lower Elicuera Creek	44.0	30.0	59%	27%	16%	-2%
Lower Napa River	45.0	31.7	63%	18%	21%	-2%
Lower Pope Creek	31.8	33.9	53%	29%	19%	-2%
Maxwell Creek	35.1	34.7	56%	25%	20%	-2%
Middle Napa River	60.3	40.4	57%	21%	23%	-1%
Milliken Creek	29.7	30.9	55%	21%	26%	-2%
Rector Creek-Conn Creek	22.3	32.8	55%	22%	25%	-2%
Saint Helena Creek	7.7	53.3	47%	25%	27%	0%
San Pablo Bay Estuaries	19.5	23.9	34%	58%	10%	-1%
Tuluca Creek	34.2	26.1	64%	18%	21%	-3%
Upper Elicuera Creek	25.6	31.2	55%	28%	19%	-3%
Upper Napa River	44.6	44.7	53%	24%	24%	-1%
Upper Pope Creek	21.7	44.5	51%	23%	26%	-1%
Wooden Valley & Suisun Creeks	23.3	29.0	65%	18%	19%	-2%
Wragg Canyon-Putah Creek	34.2	28.3	58%	31%	12%	-2%

Table 7: Simulated precipitation and recharge values averaged across HUC-12 watersheds in Napa County for Water Year 2014 expressed as depths. See Figure 20 for watershed locations.

Name	Drainage Area (mi ²)	Precipitation (in)	AET (in)	Surface Runoff (in)	Recharge (in)	Soil Moisture Change (in)
American Canyon Creek	10.8	10.1	12.3	0.7	0.7	-3.6
Bucksnot Creek	1.9	28.8	17.6	11.5	2.6	-3.0
Butts Creek-Putah Creek	49.9	16.9	14.2	3.9	1.9	-3.2
Capell Creek	43.0	15.8	14.8	3.1	1.1	-3.1
Carneros Creek	29.7	15.0	14.7	4.6	2.0	-3.7
Chiles Creek	32.0	18.3	16.5	3.7	1.5	-3.3
Dry Creek	28.8	21.5	16.5	6.8	2.5	-3.7
Hunting Creek	12.0	16.7	15.4	3.1	1.6	-3.4
Jackson Creek-Putah Creek	54.5	14.9	10.3	6.1	0.7	-2.3
Lake Curry-Suisun Creek	16.4	18.4	16.1	3.7	1.9	-3.4
Lake Hennessey-Conn Creek	20.0	19.1	14.8	5.7	2.2	-3.2
Ledgewood Creek	6.4	12.2	13.9	1.7	0.8	-4.3
Lower Elicuera Creek	44.0	14.9	14.0	2.6	1.3	-3.1
Lower Napa River	45.0	19.4	15.9	5.0	2.2	-3.6
Lower Pope Creek	31.8	17.8	14.5	4.5	2.0	-3.2
Maxwell Creek	35.1	18.3	15.9	3.8	2.0	-3.3
Middle Napa River	60.3	21.3	16.5	6.6	2.5	-3.7
Milliken Creek	29.7	18.7	13.7	4.5	3.4	-2.9
Rector Creek-Conn Creek	22.3	16.5	13.6	4.0	2.3	-3.4
Saint Helena Creek	7.7	32.2	17.8	13.2	4.1	-3.0
San Pablo Bay Estuaries	19.5	10.4	6.0	5.6	0.5	-1.6
Tuluca Creek	34.2	14.6	13.5	2.6	1.7	-3.3
Upper Elicuera Creek	25.6	15.5	14.1	2.5	2.1	-3.2
Upper Napa River	44.6	22.9	16.2	6.9	3.3	-3.5
Upper Pope Creek	21.7	25.6	16.8	8.5	3.5	-3.2
Wooden Valley & Suisun Creeks	23.3	17.9	16.4	3.1	2.0	-3.5
Wragg Canyon-Putah Creek	34.2	14.1	12.6	3.6	0.6	-2.8

Table 8: Simulated precipitation and recharge values averaged across HUC-12 watersheds in Napa County for Water Year 2014 expressed as a percentage of precipitation. See Figure 20 for watershed locations.

Name	Drainage Area (mi ²)	Precipitation (in)	AET (%)	Surface Runoff (%)	Recharge (%)	Soil Moisture Change (%)
American Canyon Creek	10.8	10.1	121%	7%	7%	-36%
Bucksnot Creek	1.9	28.8	61%	40%	9%	-10%
Butts Creek-Putah Creek	49.9	16.8	84%	23%	11%	-19%
Capell Creek	43.0	15.8	94%	20%	7%	-20%
Carneros Creek	29.7	17.6	98%	30%	13%	-25%
Chiles Creek	32.0	18.4	90%	20%	8%	-18%
Dry Creek	28.8	22.1	77%	32%	12%	-17%
Hunting Creek	12.0	16.7	92%	18%	10%	-20%
Jackson Creek-Putah Creek	54.5	14.7	69%	41%	5%	-16%
Lake Curry-Suisun Creek	16.4	18.4	88%	20%	10%	-19%
Lake Hennessey-Conn Creek	20.0	19.6	78%	30%	12%	-17%
Ledgewood Creek	6.4	12.2	114%	14%	7%	-35%
Lower Elicuera Creek	44.0	14.9	94%	18%	9%	-21%
Lower Napa River	45.0	19.4	82%	26%	11%	-19%
Lower Pope Creek	31.8	17.8	81%	25%	11%	-18%
Maxwell Creek	35.1	18.3	87%	21%	11%	-18%
Middle Napa River	60.3	21.8	77%	31%	12%	-18%
Milliken Creek	29.7	18.7	74%	24%	18%	-16%
Rector Creek-Conn Creek	22.3	16.5	83%	24%	14%	-21%
Saint Helena Creek	7.7	32.2	55%	41%	13%	-9%
San Pablo Bay Estuaries	19.5	10.4	58%	53%	4%	-16%
Tuluca Creek	34.2	14.6	93%	18%	12%	-23%
Upper Elicuera Creek	25.6	15.5	91%	16%	14%	-21%
Upper Napa River	44.6	22.9	71%	30%	14%	-15%
Upper Pope Creek	21.7	25.6	66%	33%	14%	-12%
Wooden Valley & Suisun Creeks	23.3	17.9	91%	17%	11%	-20%
Wragg Canyon-Putah Creek	34.2	14.1	90%	26%	5%	-20%

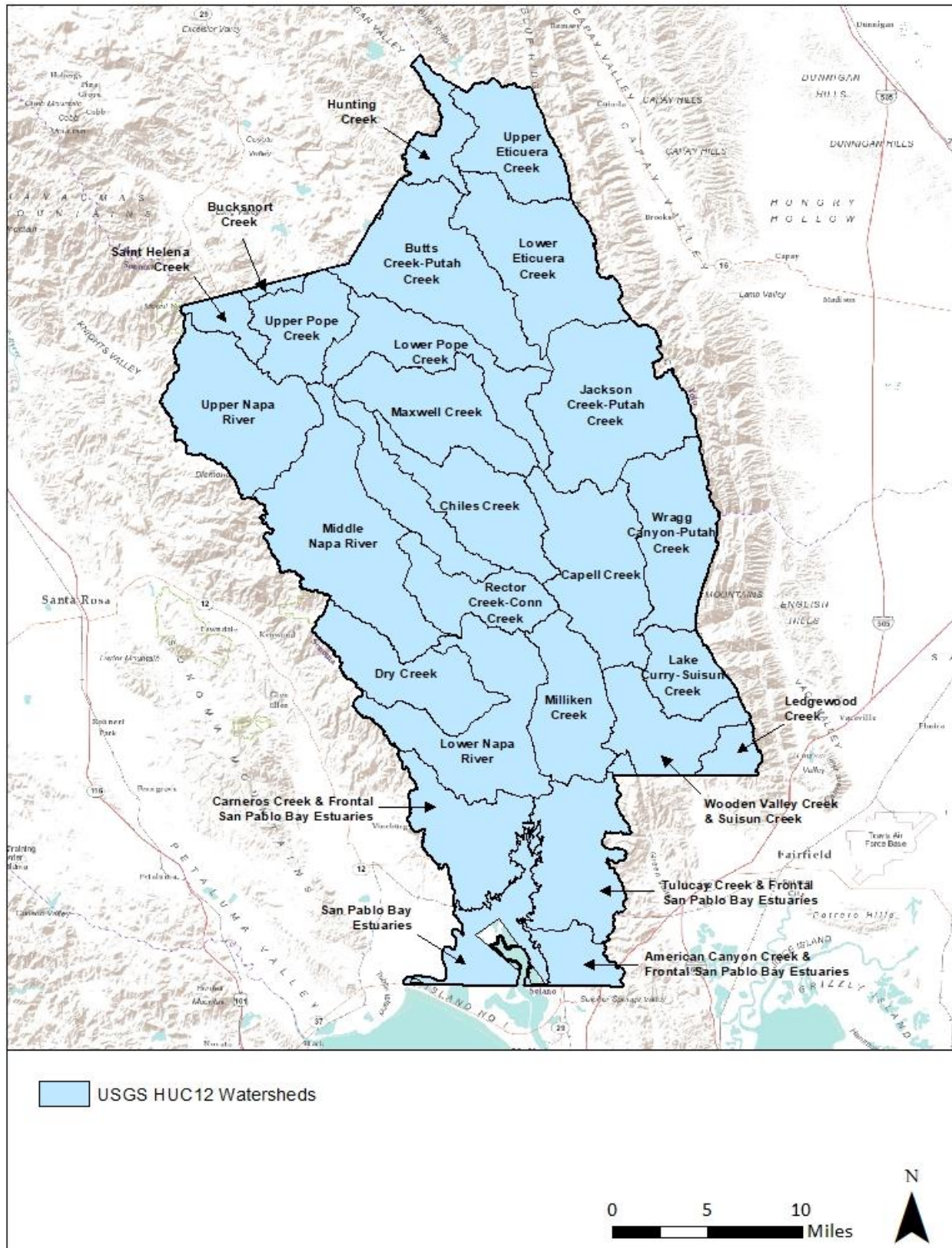


Figure 20: Major watersheds areas used to summarize water budget information in Tables 5 - 8.

Discussion and Conclusion

Numerous previous modeling studies have estimated water budget components in several larger watershed areas in Sonoma and Napa Counties including the Santa Rosa Plain, the Green Valley and Dutch Bill Creek watersheds, and the Sonoma Valley (Farrar et. al., 2006; Kobor and O'Connor, 2016; Woolfenden and Hevesi, 2014). Comparisons to these water budgets are useful for evaluating the SWB results, but one would not expect precise agreement owing to significant variations in climate, land cover, soil types, underlying hydrogeologic conditions, and different spatial scales of modeling studies. These regional analyses estimate that average annual recharge varies from 7% to 19% of the annual precipitation. The equivalent county-wide value from this study is slightly higher at 20%.

Water budgets for the Napa River and selected sub-basins were also estimated in a previous study by Luhdorff and Scalmanini Engineers and MBK Engineers (LSCE 2013). The LSCE study estimated that, as a percentage of annual precipitation, AET comprised slightly less, runoff significantly more, and recharge substantially less of the typical annual water budget. LSCE (2013) calculated infiltration of precipitation based on the difference between total monthly streamflow at selected gaging stations and total monthly precipitation for the gages' drainage area. Streamflow volumes include both direct runoff (overland flow and interflow) and baseflow from groundwater. Inclusion of baseflow with direct runoff in these calculations may inappropriately reduce the estimated volume of water infiltrated into the soil and available for recharge; the LSCE approach therefore tends to underestimate groundwater recharge. Additionally, many of the gauging stations used for the analysis are located in reaches that may be significantly influenced by upstream reservoir releases, surface water diversions, groundwater abstraction, and/or surface water groundwater exchanges, further complicating the interpretation of the LSCE (2013) runoff rates and the interrelated calculations of AET and recharge rates. In contrast, the SWB model presented here is based on calibrated parameter values developed for a similar model in Sonoma County which was calibrated to gauges specifically selected to minimize the effects of reservoir releases, water use, or significant surface water/groundwater interaction, and after separating and removing the baseflow component of streamflow.

The recharge estimates presented here arguably represent the best available county-wide estimates produced at a fine spatial resolution using a consistent and objective data-driven approach. This analysis focused on two Water Years, 2010 and 2014, which represent average and drought conditions respectively. Input parameters were determined based on literature values and values calibrated through prior modeling experience in Sonoma County.

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Wastewater Feasibility Study

Vine Cliff Winery Alteration Use Permit and Minor Modification
P25-00161-UP & P24-00191-MM
Planning Commission Hearing – June 18, 2025

WATER SYSTEM FEASIBILITY

Vine Cliff Winery

7400 Silverado Trail

Napa, CA 94558

APN 032-030-027

TABLE OF CONTENTS

System Description..... 1

Water Demand..... 1

 Proposed Water Uses..... 2

 Winery Process Water Demand 2

 Domestic Water Demand..... 3

Maximum Daily Demand (MDD) 3

Management..... 4

Financial 4

LIST OF ENCLOSURES

- Enclosure A: Overall Site Plan
- Enclosure B: Well Completion Report
 4-hour Well Yield Test
 Water Quality Test Results
- Enclosure C: Water System Schematic

SYSTEM DESCRIPTION

Vine Cliff Winery (“Facility”) is located at 7400 Silverado Trail in Napa, CA (APN 032-030-027). Refer to Enclosure A for the Use Permit Site Plan. The Facility is applying for a use permit modification that will allow for food to be prepared onsite for marketing events during non-harvest. Existing uses on the property include vineyards, wine production, wine caves, and hospitality, as well as a 5-bedroom house, barn, and cottage. The Facility is proposing to operate a Transient Non-Community Public Water System (PWS) due to the proposed changes. The Facility will need to make minor improvements to the existing water system in order to operate as a public PWS. Consolidation with another water system is not feasible as this existing water system will only require minor upgrades to become a PWS.

Napa County Planning, Building, and Environmental Services (PBES) approved Use Permit P17-00129-MOD in 2017 which allows for annual wine production of 48,000 gallons per year, tasting visitation, and events. With this modification, the Facility intends to construct a commercial kitchen to be used for event food preparation during non-harvest periods. There are no proposed changes to the frequency or number of events. There are two existing wells in operation at the site (Table 1), one of which is proposed to be used for the PWS. The residence, barn, cottage, and vineyard irrigation water are served by a separate well that was drilled in 1986 which will not be connected to the PWS. The PWS will be supplied by the well drilled in 1996 (Well 001), located by the existing winery building, and will provide water for the winery domestic and process water demands as well as landscape irrigation. The well log for Well 001 is provided in Enclosure B.

Table 1. Summary of existing well information.

Source Name	Primary Use	Year Drilled	Status	Capacity (gpm)	Annular Seal Depth (ft)
Well 001	Domestic, Process, Landscape	1996	Active	70 ¹	57

1. A 4-hour well test was conducted on June 6, 2023 (Enclosure B).

Water quality results from Well 001 meet the primary drinking water standards for a transient non-community PWS. Water quality testing found arsenic at 3.9 mg/L, which is below the Maximum Contaminant Level (MCL) of 10 mg/L, as well as 1.8 mg/L of iron and 0.27 mg/L of manganese which exceed the secondary standards and are a non-public health concern. Treatment is provided for arsenic, iron, and manganese removal in the potable water source. A precautionary disinfection system is proposed to be added to the system. Well 001 feeds four Amtrol Well-X-Trol WX302 pressure tanks at the well area. The Facility proposes to install a minimum of 4,900 gallons of storage by the well to meet the estimated maximum daily demand (MDD) of the PWS. At the winery building, water is treated in parallel sets of Randomglass FRP polyester filters (total of three) and Kinetico twin tank water softeners (total of three). Treated water goes to the distribution system for winery process, domestic, and irrigation demand. See Enclosure C for a water system schematic.

WATER DEMAND

The proposed use permit modification includes an increase in water demand in the form of kitchen flows for a proposed commercial kitchen. The commercial kitchen will be preparing food for events which occur during

the non-harvest season. The water demand increase is expected to correlate to the estimated wastewater flows for sanitary sewage.

Proposed Water Uses

Peak water use at the Facility for the PWS will be based on the following PBES prescribed values:

- Process needs for production capacity of 48,000 gallons of wine per year,
- Full Time Employees = 10 per day,
- Part Time Employees = 6 per day,
- Tasting Visitors = 50 per day (closed on event days),
- Marketing Events
 - Wine Trade Tours and Tasting: 2 times per week, 4 people
 - Wine Trade Luncheons: 2 times per month, 50 people
 - Private Promotional Dinners: 6 times per year, 50 people
 - Private Food and Wine Events: 6 times per year, 100 people

The 5-bedroom residence, barn, cottage, and vineyard irrigation water demand will not be provided by the proposed PWS, so they are not included in the water demand and MDD calculations.

Daily water demand will fluctuate depending on if there is a marketing event scheduled and/or production activities, but the MDD scenario outlined above represents the anticipated peak demand.

Winery Process Water Demand

Water demand for wine production is expected to correlate to the process wastewater (PW) generated at the Facility. Based on typical flow data from wineries of similar size and characteristics, the projected process wastewater generation for wine production has a peak demand of 1,600 gpd (Table 2).

Table 2. Estimated water use based on PW generation for Vine Cliff Winery.

Parameter	Units
Wine Produced Onsite, gal wine/year	48,000
PW Generation Rate, gal water/gal wine ¹	6.0
Total PW Generation from Wine Production, gal water/year	288,000
Average Daily PW Generation	790
Peak Daily Water Use/PW Generation²	1,600
PBES Peak Day Flow ³	1,600
Peak Non-Harvest Daily PW Generation ⁴	710
Notes:	
1. Industry standard PW generation rate. 2. Assumes that peak harvest PW generation occurs in September, which accounts for 16.4% of total annual production. Monthly percentage of annual flow based on average of PW flow data from similar wineries. 3. PBES Peak Daily Flow is calculated using the Napa County OWTS (Final Draft 2013). A peaking factor of 1.5 is applied to the total wine production volume (gallons). Assume the harvest duration is 45 days based on production volume. 4. Assumes that peak non-harvest PW generation occurs in March, which accounts for 7.6% of total annual production.	

The expected annual water use for the existing 48,000 gallons of wine per year production capacity is 288,000 gallons per year, with an average demand of 790 gpd, a peak harvest demand of 1,600 GPD, and a peak non-harvest demand of 710 gpd. The winery process water demand will continue to be provided by Well 001 and the proposed PWS.

Domestic Water Demand

Domestic water use at the Facility is determined based on the total number of employees, daily visitors, and event guests. Sanitary sewage (SS) generation is expected to be equivalent to the water demand for domestic uses. Water demands for harvest and non-harvest event days for the Facility were estimated using PBES standards for peak domestic SS production. These estimates are presented in Table 3.

Table 3. Estimated SS generation for Vine Cliff Winery.

Peak Non-Harvest Day Event Flows							
Employee (full-time)	10	x	15	gpcd	=	150	gal/day
Employee (part-time)	6	x	15	gpcd	=	90	gal/day
Tasting Visitors ¹	0	x	3	gpcd	=	0	gal/day
Marketing event ²	100	x	5	gpcd	=	500	gal/day
Total					=	740	gal/day
Harvest Peak Day flows (based on 2018 WWFS)							
Employee (full-time)	10	x	15	gpcd	=	150	gal/day
Employee (part-time)	6	x	15	gpcd	=	90	gal/day
Tasting Visitors ³	50	x	3 x 50% utilization factor	gpcd	=	75	gal/day
Marketing event ²	0	x	5	gpcd	=	0	gal/day
Wine Trade Tours and Tasting ⁴	4	x	3	gpcd	=	12	gal/day
Total					=	327	gal/day

Notes:

1. There will be no tasting visitors on event days.
2. Portable toilets will continue to be provided for events with over 15 guests. Assumes kitchen waste only and multi-use utensils for marketing events guests during the non-harvest season.
3. A 50% utilization factor was previously approved as part of the 2018 WWFS prepared by Applied Civil Engineering and has been carried forward for this evaluation.
4. Portable toilets will continue to be provided. During harvest, food for events will be prepared off-site. Therefore, peak harvest day flows will occur on days where the tasting room is open and not on event days.
5. Wine Trade Tours and Tastings twice per week are an approved use per the current Use Permit #P17-00129-MOD but were not included in the 2018 WWFS by Applied Civil Engineering.

The estimated peak harvest day domestic demand is 327 gpd and the estimated peak non-harvest event day demand is 740 gpd. Domestic water demand for the winery will continue to be provided by Well 001 and proposed PWS.

MAXIMUM DAILY DEMAND (MDD)

Based on the proposed Use Permit modifications, it was calculated that a peak water demand of approximately 2,147 gpd will be required for all process, domestic, and landscape needs. Well 001 is

anticipated to be capable of meeting this peak demand over the course of a day. A 2,147 gpd peak flow corresponds to a 4,830 gpd maximum daily demand (MDD) based on a peaking factor of 2.25 (Table 3). The Facility proposes to install a minimum of 4,900 gallons of storage to meet this MDD. The Facility will begin measuring and reporting water use as required for a PWS, and additional storage will be added if metered usage exceeds the MDD.

The system currently has pressure tanks only and additional storage will need to be installed with a minimum volume of 4,900 gallons. Water use monitoring will occur as required and this data will then be used to update the MDD, if required.

Table 2. Estimated MDD for the Facility.

Demand	Flow (gpd)	24-hr Demand(gpm)
Domestic Demand	327	0.23
Process Demand	1,600	1.11
Landscape Demand ¹	220	0.15
TOTAL	2,147	1.49

Note:

- 1. Landscape demand is estimated based on an annual usage of 0.5 acft of landscaping water use per 100,000 gallons of wine produced from the Napa County WAA guidelines and 48,000 gallons of wine produced annually.

MAX DAY DEMAND

Estimated MDD		
2,147 gpd X 2.25	=	4,830 Gallons
Existing Storage Onsite	=	0 Gallons

MANAGEMENT

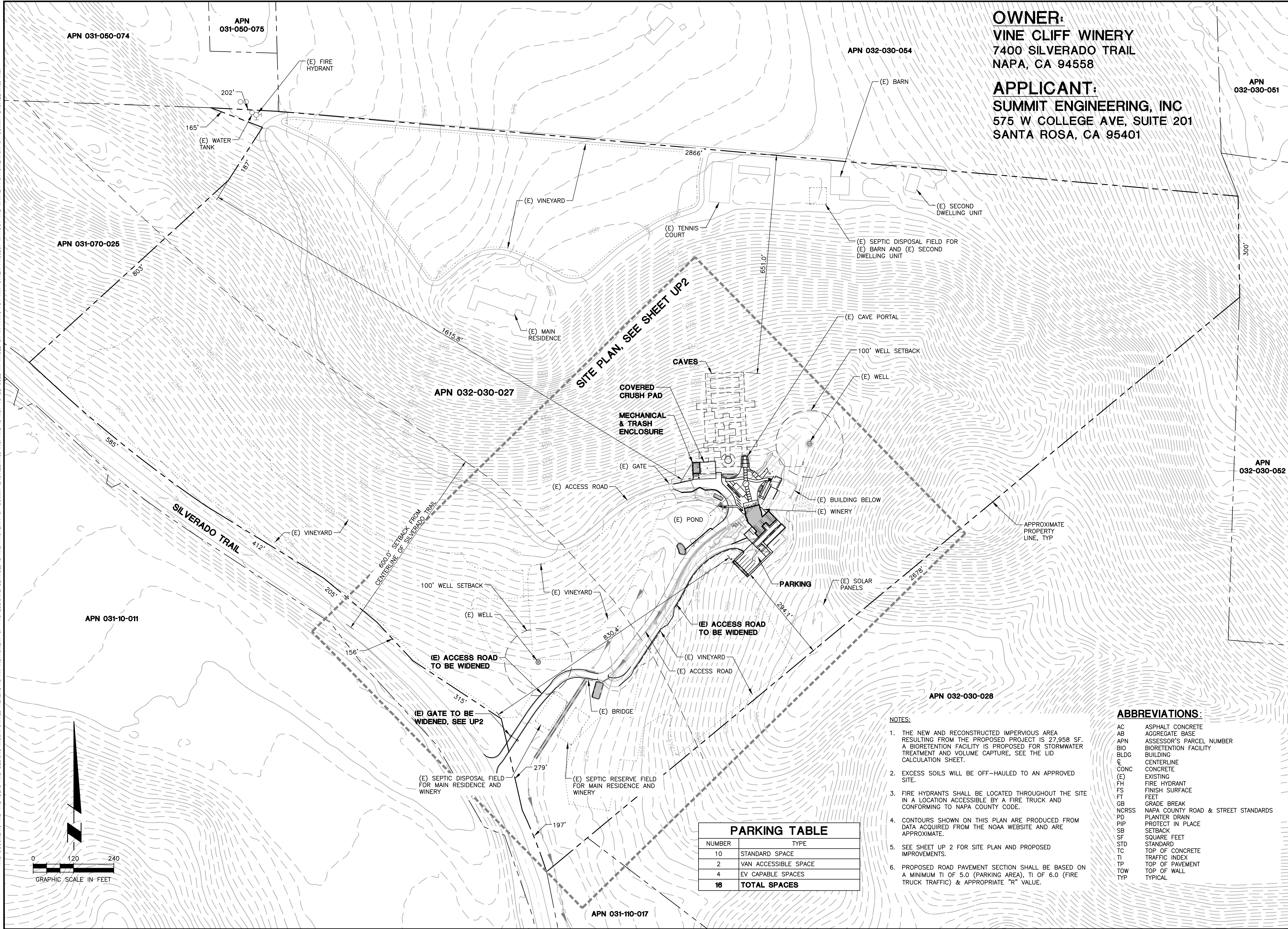
Vine Cliff Winery is an existing facility and is responsible for all finances, operations, compliance requirements, and establishment of policies. The Facility’s existing water system is not currently permitted as a PWS and is managed by employees of the winery. Upon approval of the Use Permit, an application to become a PWS will be submitted. The PWS will require a certified operator due to the level of treatment provided and the Facility will contract with a third-party certified operator. Major repairs, replacements and other engineering and professional services will also be contracted out.

FINANCIAL

Vine Cliff is not currently encumbered by any judgements, liens, or other financial liability that would prevent the operation of the Facility’s water system. The capital, operating, and maintenance costs of the system are covered by the income from retail wine sales.

ENCLOSURE A
OVERALL SITE PLAN

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



VINE CLIFF WINERY
7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

USE PERMIT

OVERALL SITE PLAN

#	DATE	DESCRIPTION
	06/28/2024	PERMIT SUBMITTAL

PRELIMINARY

NOT FOR CONSTRUCTION

JOB NO: 2024040

SCALE: AS SHOWN

DRAWN: TF

CHECKED: JTG

SHEET

UP1
1 OF 4

APN 032-030-027

SILVERADO TRAIL

(E) VINEYARD

NOTES:

- CONTOURS SHOWN OUTSIDE OF GROUND SURVEY LIMITS ARE PRODUCED FROM DATA ACQUIRED FROM THE NOAA WEBSITE AND ARE APPROXIMATE.
- TURNOUTS TO MEET THE MAXIMUM DISTANCE REQUIREMENT OF 400' PER NCRSS.

CAVE LIMITS, TYP

COVERED CRUSH PAD

MECHANICAL & TRASH ENCLOSURE

(E) GATE

TO RESIDENCE

30'x10' FIRE TRUCK STAGING AREA

FH

FIRE WATER STORAGE

CAVE PLAN SEE SHEET UP4

MEADOW

(E) CAVE PORTAL

100' WELL SETBACK

22' WIDE GATE (MIN.) WITH KNOX BOX

(E) GATE

(E) WELL

100' WELL SETBACK

(E) TWO-WAY ACCESS ROAD IS APPROXIMATELY 16' WIDE WITH 2 FT SHOULDERS ON EACH SIDE FOR A TOTAL WIDTH OF 20'. ROAD TO BE WIDENED TO 20' PAVED ROAD AND 2' OF SHOULDER

LID 2 500 SF BOTTOM EL 254.0

(E) SWALE

TURNOUT PER NCRSS (E) DRAFT HYDRANT

FIRE SHUNT TURNAROUND

(E) POND

30'x10' FIRE TRUCK STAGING AREA

PLAZA

FH

(E) WINERY

(E) BUILDING BELOW

WINERY PLAN, SEE SHEET UP3

WINEY BUILDING COURTYARD ENTRY

BACK OF HOUSE/TRASH ENCLOSURE

(E) PRODUCTION AREA TO BE REMOVED AND REGRADED

GUEST PARKING (1 VAN ACCESSIBLE SPACE & 2 EV CAPABLE SPACE)

GUEST PARKING (10 TANDEM SPACES & 2 EV CAPABLE SPACE)

GARBAGE TRUCK TURNAROUND

REFER TO UP3 FOR UTILITIES CONTINUATION

TURNOUT PER NCRSS

(E) TWO-WAY ACCESS ROAD IS APPROXIMATELY 16' WIDE WITH A 4 FT WIDE DRIVABLE SWALE TO THE EAST FOR A TOTAL WIDTH OF 20'

(E) ACCESS ROAD TO BE WIDENED (12 FT WIDE WITH A 2 FT WIDE SHOULDER AND SWALE ON EAST SIDE)

LIMITS OF GROUND SURVEY, TYP, SEE NOTE 1

(E) SEPTIC DISPOSAL FIELD FOR MAIN RESIDENCE AND WINERY

2 (E) 36" SD

(E) BRIDGE ROAD WIDTH = 17'±, TO BE WIDENED TO 20' CLEARANCE = 25'±

LID 1 900 SF BOTTOM EL 219.5

(E) SWALE

112' (GATE SETBACK FROM CENTER OF ROAD)

ACCESS ROAD ENTRANCE PER NCRSS

(E) SOLAR PANELS

APPROXIMATE PROPERTY LINE, TYP

GRAPHIC SCALE IN FEET

0 50 100

APN 031-110-017

APN 032-030-028

Summit Engineering, Inc
575 W College Ave., Suite 201 • Santa Rosa, CA 95401
707-527-0775 • www.summit-sr.com

APN 032-030-027

SITE PLAN

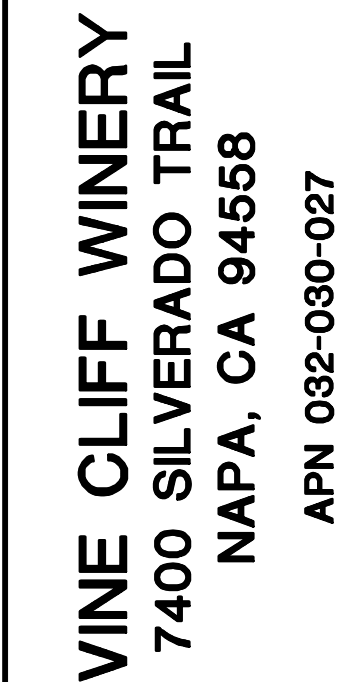
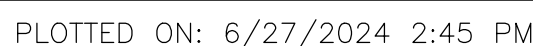
#	DATE	DESCRIPTION
	06/28/2024	PERMIT SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 202404
SCALE: AS SHOWN
DRAWN: T
CHECKED: JT
SHEET

UP2
2 OF

P:\2024\2024040 VINE CLIFF USE PERMIT\DWG\CVL\USE PERMIT\24040-UP1-UP5.DWG

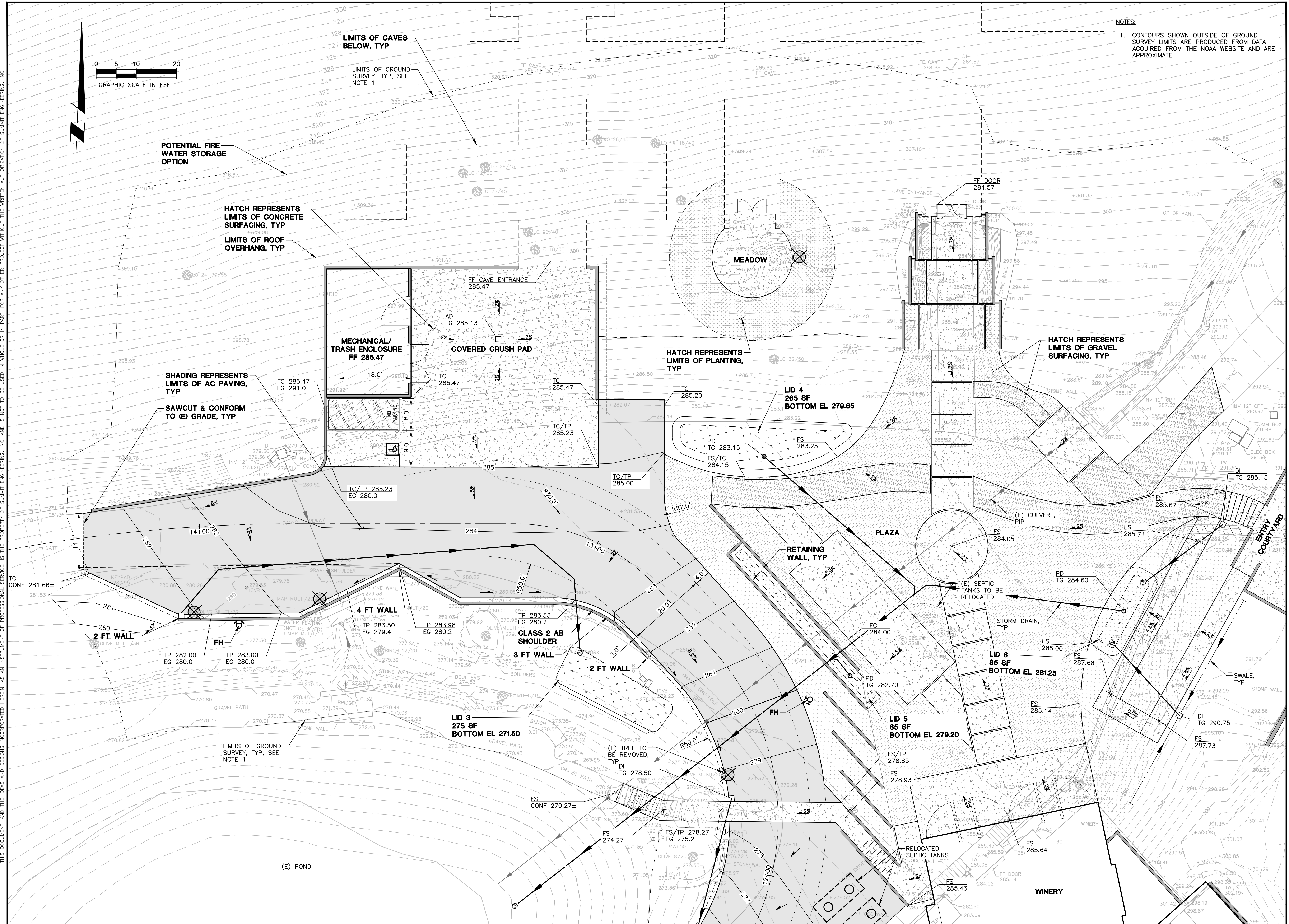


USE PERMIT

**PRELIMINARY GRADING & DRAINAGE
PLAN - WINERY**

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 202404
SCALE: AS SHOWN
DRAWN:
CHECKED: J
SHEET
UP3
3 OF



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VINE CLIFF WINERY
7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

USE PERMIT

**PRELIMINARY GRADING & DRAINAGE
PLAN - CAVES**

#	DATE	DESCRIPTION
	06/28/2024	PERMIT SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO:	202404
SCALE:	AS SHOWN
DRAWN:	T
CHECKED:	JT
SHEET	11

UP4
4 OF

ENCLOSURE B
WELL COMPLETION REPORT
4-HOUR WELL YIELD TEST
WATER QUALITY TEST RESULTS

QUADRUPLICATE
For Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

DWR USE ONLY - DO NOT FILL IN

RECEIVED
STATE WELL REGISTRATION NO. _____
OCT 21 1996
LATITUDE _____ LONGITUDE _____
ENVIRONMENTAL MANAGEMENT

Page 1 of 1
Owner's Well No. _____ No. **547492**
Date Work Began 9-19-96, Ended 10-2-96
Local Permit Agency Napa Co. Dept. of Environmental Hgmt
Permit No. 42920 Permit Date 8-27-96

GEOLOGIC LOG				WELL OWNER																																																		
ORIENTATION () <input checked="" type="checkbox"/> VERTICAL <input type="checkbox"/> HORIZONTAL <input type="checkbox"/> ANGLE _____ (SPECIFY) DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE DESCRIPTION <i>Describe material, grain size, color, etc.</i>				Name _____ Mailing Address _____ CITY _____ STATE _____ ZIP _____																																																		
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">DEPTH FROM SURFACE</th> <th rowspan="2">DESCRIPTION</th> </tr> <tr> <th>Ft.</th> <th>to Ft.</th> </tr> </thead> <tbody> <tr><td>0</td><td>43</td><td>Brown rock</td></tr> <tr><td>43</td><td>65</td><td>Soft brown rock</td></tr> <tr><td>65</td><td>88</td><td>Soft brown shale</td></tr> <tr><td>88</td><td>155</td><td>Black and gray rock</td></tr> <tr><td>155</td><td>192</td><td>Red rock</td></tr> <tr><td>192</td><td>200</td><td>Hard black rock</td></tr> <tr><td>200</td><td>280</td><td>Hard gray rock</td></tr> <tr><td>280</td><td>385</td><td>Hard black rock</td></tr> <tr><td colspan="3">Continued from below</td></tr> <tr> <td>300</td><td>320</td><td>blank screen slot size</td></tr> <tr><td>320</td><td>340</td><td>x .030</td></tr> <tr><td>340</td><td>360</td><td>x .030</td></tr> <tr><td>360</td><td>380</td><td>x .030</td></tr> <tr><td>380</td><td>385</td><td>x .030</td></tr> </tbody> </table>				DEPTH FROM SURFACE		DESCRIPTION	Ft.	to Ft.	0	43	Brown rock	43	65	Soft brown rock	65	88	Soft brown shale	88	155	Black and gray rock	155	192	Red rock	192	200	Hard black rock	200	280	Hard gray rock	280	385	Hard black rock	Continued from below			300	320	blank screen slot size	320	340	x .030	340	360	x .030	360	380	x .030	380	385	x .030	WELL LOCATION Address <u>7400 Silverado Trail</u> City <u>Napa</u> County <u>Napa</u> APN Book <u>32</u> Page <u>030</u> Parcel <u>27</u> Township _____ Range _____ Section _____ Latitude _____ North Longitude _____ West DEG. MIN. SEC.			
DEPTH FROM SURFACE		DESCRIPTION																																																				
Ft.	to Ft.																																																					
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320	340	x .030																																																				
340	360	x .030																																																				
360	380	x .030																																																				
380	385	x .030																																																				
LOCATION SKETCH 				ACTIVITY () <input checked="" type="checkbox"/> NEW WELL <input type="checkbox"/> MODIFICATION/REPAIR <input type="checkbox"/> Deepen <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG") PLANNED USE(S) () <input type="checkbox"/> MONITORING WATER SUPPLY <input type="checkbox"/> Domestic <input type="checkbox"/> Public <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> "TEST WELL" <input type="checkbox"/> CATHODIC PROTECTION <input type="checkbox"/> OTHER (Specify) _____																																																		
DRILLING METHOD <u>Rotary-Air</u> FLUID <u>Foam</u> WATER LEVEL & YIELD OF COMPLETED WELL DEPTH OF STATIC WATER LEVEL _____ (Ft.) & DATE MEASURED <u>10-2-96</u> ESTIMATED YIELD* <u>120</u> (GPM) & TEST TYPE <u>Airlift</u> TEST LENGTH <u>4</u> (Hrs.) TOTAL DRAWDOWN <u>Complete</u> <i>* May not be representative of a well's long-term yield.</i>				Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc. PLEASE BE ACCURATE & COMPLETE. 																																																		
TOTAL DEPTH OF BORING <u>385</u> (Feet) TOTAL DEPTH OF COMPLETED WELL <u>385</u> (Feet)																																																						

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING(S)							DEPTH FROM SURFACE			ANNULAR MATERIAL			
				TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS				SLOT SIZE IF ANY (Inches)	TYPE		
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Ft.	to	Ft.
0	200	13%	x				F-480	8"	cl	200	0	55	x				
200	220			x							55	57		x			
220	240		x								57	385				x	Pea gravel
240	260			x													
260	280		x														
280	300			x													

ATTACHMENTS ()		CERTIFICATION STATEMENT	
<input type="checkbox"/> Geologic Log <input type="checkbox"/> Well Construction Diagram <input type="checkbox"/> Geophysical Log(s) <input type="checkbox"/> Soil/Water Chemical Analyses <input type="checkbox"/> Other _____		I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief. NAME <u>Doshier-Gregson Inc</u> (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED) <u>5365 Napa-Vallejo Hwy</u> <u>American Canyon, Ca 94509</u> ADDRESS CITY STATE ZIP Signed _____ DATE SIGNED _____ WELL DRILLER/AUTHORIZED REPRESENTATIVE	
ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.		C-57 LICENSE NUMBER <u>258826</u>	



Phone: 707 823 3191 **Fax:** 707 317 0057 **Email:** rayswelltesting@gmail.com **Lic#:** 903708

Address: 4853 Vine Hill Rd, Sebastopol Ca 95472

Date: 06/01/23

Report #: 14742-2

Report By: Matt Owens

Subject Property Address: 7400 Silverado Trail, Napa CA 94558

Customer Name: Willis Blakewell

WELL DATA:

Location/Description of well:	Winery Well
Type of Well:	Drilled
Depth of Well:	385 Feet – per provided well log
Diameter of Well Casing:	8" PVC
Sanitary Seal (plate seal at top of well):	Yes
Annular Well Seal (in ground seal of bore hole):	57' Cement/Bentonite Seal

PUMP DATA:

Pump HP and Type:	7.5 HP 460V 3PH Goulds 65GS75 Submersible
Depth of Pump Suction:	Unknown – Please refer to installer records
Size of Tee at Well Head:	2 Inch
Submersible Cable Size:	#12-4
Water Level Control:	N/A
Backpressure Test:	52.7 GPM @ 100 PSI @ 200 Feet, 13.2 amps 70 GPM @ 0 PSI @ 253.1 Feet

WELL PRODUCTION SUMMARY (see next page for pumping log):

Length of Test:	4 Hours		
Type of Test:	Drawdown & Constant Pumping Level		
Static Water Level:	179 Feet	Starting Flow	72 GPM
Water Level Drawdown:	74.1 Feet		
Final Pumping Level:	253.1 Feet	Final Flow	70 GPM

WELL PRODUCTION DATA & PUMPING LOG:

Date	Time	Interval	Water Level	Appearance	Sulfur Odor	Sand	GPM
06/01/23	09:30 AM	0 Minutes	179	Yellow Tint	No	No	72
06/01/23	09:45 AM	15 Minutes	242	Yellow Tint	No	No	71
06/01/23	10:00 AM	15 Minutes	245	Clear	Slight	No	71
06/01/23	10:15 AM	15 Minutes	250	Clear	Slight	No	70
06/01/23	10:30 AM	15 Minutes	253.1	Clear	Slight	No	70
06/01/23	11:00 AM	30 Minutes	253.1	Clear	Slight	No	70
06/01/23	11:30 AM	30 Minutes	253.1	Clear	Slight	No	70
06/01/23	12:00 PM	30 Minutes	253.1	Clear	Slight	No	70
06/01/23	12:30 PM	30 Minutes	253.1	Clear	No	No	70
06/01/23	01:30 PM	1 Hour	253.1	Clear	No	No	70

Final Pumping Level: 253.1 Feet
Final Flow Rate: 70 GPM

Water levels and well depth are measured as feet below top of well casing unless otherwise noted.

DISCLAIMER:

Results of well production are accurate only at time of test. We cannot predict future production or water yield.

WATER QUALITY: (The following samples are being analyzed, please refer to follow up report)

Analysis Choice: Basic Residential/Irrigation **Turnaround:** Rush



Alpha Analytical Laboratories, Inc. email: clientservices@alpha-labs.com
Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

05 June 2023

Ray's Well Testing Service

Attn: Ray's Well Testing Service

4853 Vine Hill Rd.

Sebastopol, CA 95472

RE: Water Quality

7400 Silverado Trail Winery Well

Work Order: 23F0104

Enclosed are the results of analyses for samples received by the laboratory on 06/01/23 13:20. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Stephen F. McWeeney

Project Manager



alpha

Alpha Analytical Laboratories, Inc.

email: clientservices@alpha-labs.com

Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

Bay Area: 262 Rickenbacker Circle | Livermore, CA 94551 | 925-828-6226 | ELAP# 2728

Central Valley: 9090 Union Park Way Suite 113 | Elk Grove, CA 95624 | 916-686-5190 | ELAP# 2922

North Bay: 737 Southpoint Blvd Unit D | Petaluma, CA 94954 | 707-769-3128 | ELAP# 2303

San Diego: 2722 Loker Avenue West Suite A | Carlsbad, CA 92010 | 760-930-2555 | ELAP# 3055

Los Angeles: 1230 E. 223rd Street Suite 205 | Carson, CA 90745 | 424-267-5032 | ELAP# 3091

Ray's Well Testing Service
4853 Vine Hill Rd.
Sebastopol CA, 95472

Project: Water Quality
Project #: 7400 Silverado Trail Winery Well
Project Mgr: Ray's Well Testing Service

Reported:
06/05/23 17:02

Analytical Report for Samples

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Raw Well	23F0104-01	Water	05/31/23 16:00	06/01/23 13:20



Alpha Analytical Laboratories, Inc. email: clientservices@alpha-labs.com
Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

Sample Name: Raw Well
Laboratory ID: 23F0104-01
Notes:

Report Date: 06/05/23 17:02
Sample Date: 05/31/23 16:00
Sample Received: 06/01/23 13:20

Parameter	Result	MCL	Reporting Limit	Units	Test Method	ELAP #	Notes
Total Coliforms	<1.0	1	1.0	MPN/100mL	SM9223B	2303	
E. Coli	<1.0	1	1.0	MPN/100mL	SM9223B	2303	

General Mineral and Physical

Parameter	Result	MCL	Reporting Limit	Units	Test Method	ELAP #	Notes
Total Dissolved Solids	170	*	10	mg/L	Calculation	2303*	
Calcium	16		5.0	mg/L	EPA 200.7	2303	
Magnesium	12		0.60	mg/L	EPA 200.7	2303	
Sodium	16		5.0	mg/L	EPA 200.7	2303	
Sulfate as SO ₄	6.1	TMC	0.50	mg/L	EPA 300.0	2303	
Chloride	5.3	TMC	0.50	mg/L	EPA 300.0	2303	
Total Alkalinity as CaCO ₃	220		5.0	mg/L	SM2320B	2303	
Bicarbonate Alkalinity as CaCO ₃	220		5.0	mg/L	SM2320B	2303	
Carbonate Alkalinity as CaCO ₃	<5.0		5.0	mg/L	SM2320B	2303	
Hydroxide Alkalinity as CaCO ₃	<5.0		5.0	mg/L	SM2320B	2303	
Hardness, Total	89		3	mg/L	SM2340B	2303	

Inorganic Chemicals

Parameter	Result	MCL	Reporting Limit	Units	Test Method	ELAP #	Notes
Arsenic	3.9	10	2.0	ug/L	EPA 200.5	2303*	
Zinc	50	5000	50	ug/L	EPA 200.7	2303	

Inorganic: Additional Analyses

Parameter	Result	MCL	Reporting Limit	Units	Test Method	ELAP #	Notes
Boron	<0.10		0.10	mg/L	EPA 200.7	2303	
Sodium Adsorption Ratio	0.74			NA	SAR	2303*	



Alpha Analytical Laboratories, Inc. email: clientservices@alpha-labs.com
Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

Notes and Definitions

- QM-02 The RPD and/or percent recovery for this QC spike sample cannot be accurately calculated due to the high concentration of analyte inherent in the sample.
- MCL Maximum Contaminant Level, the highest level of a contaminant that is allowed in drinking water regulated by the state of California. If no MCL is listed, the MCL has not been established.
- ND Analyte NOT DETECTED at or above the reporting limit
- * Tiered Maximum Contaminant and/or Action Levels: Sulfate and Chloride 250-500-600 mg/L, Specific Conductance 900-1600-2200 umho/cm, TDS 500-1000-1500 mg/L.

* ELAP does not offer accreditation in this matrix for the requested analyte/method combination.



Phone: (707) 823-3191 **Fax:** (707) 317-0057 **Email:** rayswelltesting@gmail.com

Address: 4853 Vine Hill Rd, Sebastopol Ca 95472 **CA Lic. #:** 903708

Report of Mineral Analysis

DATE: 6/2/23

CUSTOMER NAME: Willis Blakewell

PROPERTY ADDRESS: 7400 Silverado Trail - Winery Well

PARAMETER	RESULT		RECOMMENDED RANGES
	Raw - Well		
PH	6.73		< 7 Increasingly acidic - may be corrosive 6.8 to 8.5 - Recommended Range >7 Increasingly basic
TOTAL HARDNESS	5.2 gpg		< 1 gpg Soft 1 to 3.5 gpg Slightly Hard 3.5 to 7 gpg Moderately Hard 7 to 10.5 gpg Hard > 10.5 gpg Very Hard
TOTAL IRON	1.80 mg/l		0.3 mg/l - SMCL
TOTAL MANGANESE	0.27 mg/l		0.05 mg/l - SMCL
CONDUCTIVITY	261 us/cm		900 us/cm - Recommended Upper Limit 1600 us/cm - SMCL
NITRATES	ND		45 mg/l - MCL (tested as N03)
SILICA	72 mg/l		*There is no EPA recommended Limit

*Silica is increasingly reported as a nuisance at levels above 50 mg/l. 30 mg/l to 70 mg/l is common for the region.

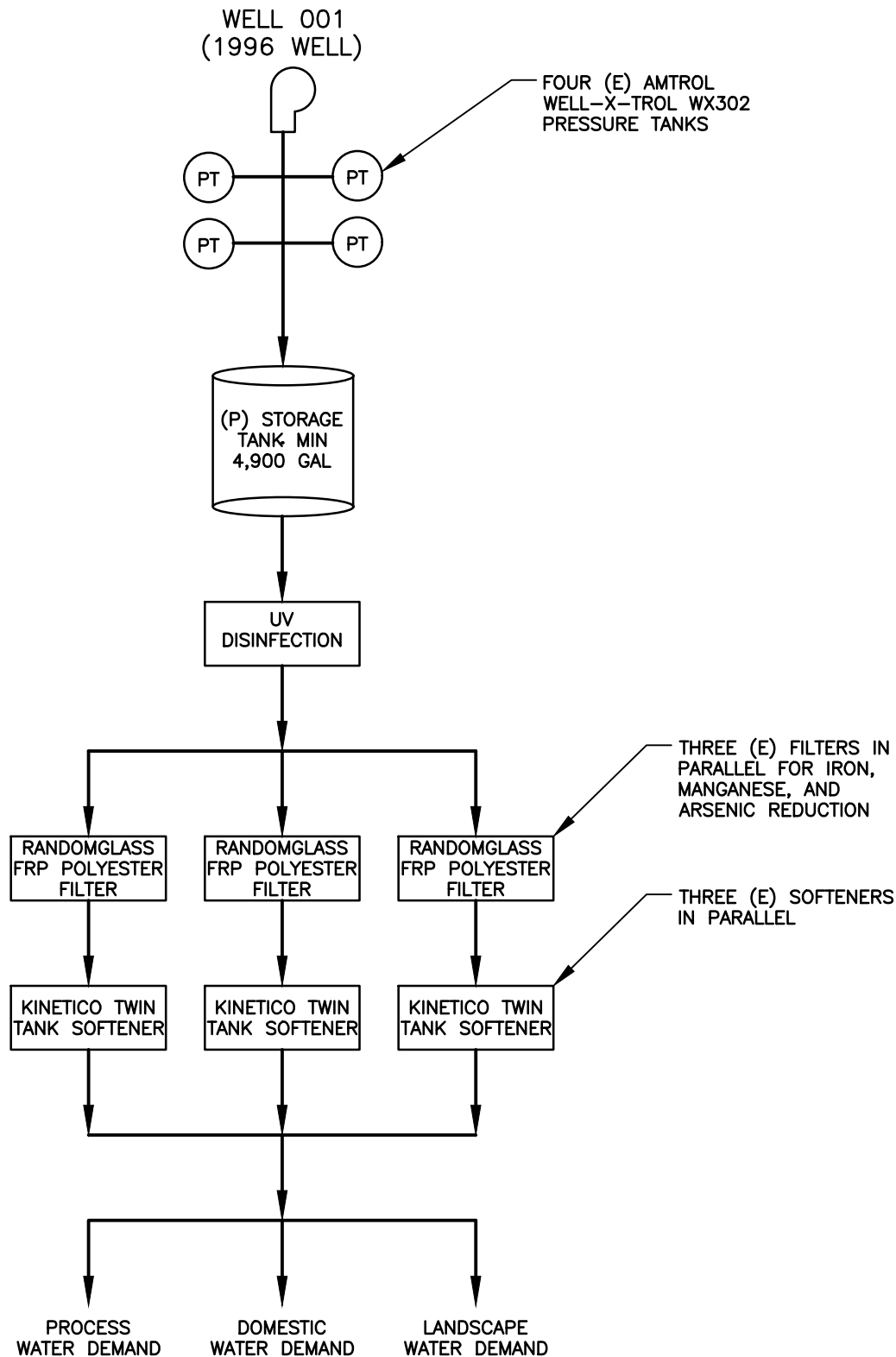
Abbreviations: gpg = grains per gallon
mg/l = milligrams per liter
us/cm = microseimens/centimeter
< = less than
> = greater than

MCL = Primary maximum contaminant level as set by the EPA
SMCL = Secondary maximum contaminant level as set by the EPA
NT = not tested
ND = not detected

IMPORTANT INFORMATION ON THE LIMITATIONS OF THIS REPORT:

The purpose of this report is to provide information regarding the general mineralogical character of a water supply. Unless specifically noted, this report does not include analysis for bacteria or any other health related contaminants. This analysis alone is therefore not suitable for determining the safety of a drinking water supply. This report is intended for the sole and exclusive use of our client named above. Our liability for error or omissions is expressly limited to the amount paid for the analysis.

ENCLOSURE C
WATER SYSTEM SCHEMATIC



PLOTTED ON: 8/21/2024 2:36 PM
P:\2024\2024040 VINE CLIFF USE PERMIT\DWG\WWW\24040-W SCHEMATIC.DWG

Vine Cliff Winery
Water System Feasibility
August 21, 2024

SUMMIT ENGINEERING, INC.
Project No. 2024040

SUMMIT 
SUMMIT ENGINEERING, INC.
575 W. College Ave., Suite 201
Santa Rosa, CA 95401
707 527-0775
sfo@summit-sr.com

“J”

Water Availability Analysis Clarification Memorandum

Vine Cliff Winery Alteration Use Permit and Minor Modification
P25-00161-UP & P24-00191-MM
Planning Commission Hearing – June 18, 2025

May 9, 2025

MEMORANDUM

TO: Andrew Amelung
Napa County Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559



FROM: Matthew O'Connor, PhD, CEG #2449, Exp. 10-31-25
President, O'Connor Environmental, Inc.

SUBJECT: P24-00191 Vine Cliff Winery Alteration-Clarification of Water Use in WAA

This memorandum clarifies the characterization of water use associated with a new kitchen facility in the Water Availability Analysis (WAA) for the subject project. The WAA, dated September 18, 2024, simply states that “[T]he proposed project actions include the addition of a commercial kitchen. However, water use on the project parcel will not change as a result of this as precious (sic) water demand estimates assume water demand based on the annual number of attendees at catered events which will not change between existing and proposed conditions as a result of this project. No change in water use is expected as part of this project” (pg. 5). Note that “precious” is a typographical error; this should read “previous”. Several considerations are taken into account in this memorandum to make plain how this change in water use was estimated and why we characterized it as “no change”.

First, this WAA is updated from a WAA for Vine Cliff Winery completed in 2017. This updated WAA was prepared to disclose the proposed change in water use, to bring the WAA up to date in conformance with County requirements adopted in 2022 for Tier 1 analyses (prescribed use of average annual precipitation for the period 2012 through 2021 for purposes of estimating annual groundwater recharge), to perform an updated well search on adjacent parcels to determine whether there are new wells that could be influenced by project wells within the scope of a Tier 2 WAA, and to review development/water use status on nearby parcels for any significant changes in water demand within the groundwater recharge area used for the Tier 1 analysis.

Second, the 2017 WAA implicitly assumed that the visitor events were catered on-site, consequently the new kitchen used for events catered on-site was already accounted for with respect to water use. In fact, Vine Cliff Winery events used off-site catering and portable toilets for events since 2017 and water use would be expected to be lower than estimated. Use of off-site catering and portable toilets would likely bring the per-guest water use duty of 15 gal/guest to near zero. Summit Engineering, the wastewater system engineer for Vine Cliff Winery, estimated in September 2024 that on-site catering would add 5 gal/guest for use of kitchen



O'Connor Environmental, Inc. www.oe-i.com (707) 431-2810
Hydrology & Hydraulics ▪ Hydrogeology ▪ Geomorphology
P.O. Box 794, Healdsburg, CA 95448

wastewater; this estimate assumes that portable toilets will continue to be used for events with more than 15 guests.

The permitted annual guest count for catered events is 2,100; kitchen wastewater would therefore total 10,500 gallons per year, equivalent to 0.032 acre-feet per year. Table 3 on page 6 of the WAA shows 0.10 acre-feet per year for catered events; a more accurate estimate would be 0.03 acre-feet per year (rounded to the nearest 0.1 acre-feet per year) which is about 0.07 acre-feet per year less than stated in Table 3. The sub-total for Guest & Employee Use in Table 3 could be more realistically reported as 0.32 acre-feet per year rather than 0.39 acre-feet per year.

Finally, the 2017 WAA was developed to permit increases in visitor and employee use at Vine Cliff Winery; the updated 2024 WAA includes the same visitor and employee uses that were incorporated in the 2017 WAA. We utilized standard use duties for guests and visitors as set forth in the Napa County WAA Guidelines (2015). Hence, it could be concluded that there is no proposed change in groundwater use for purposes of the WAA update. Furthermore, since the quantities of groundwater use associated with visitors and employee use are relatively small (0.39 acre-feet/year as reported in Table 3 of the WAA) and comprise only 2.3% of total groundwater use, we judged that the overall change was negligible. Decreasing the water duty for 2,100 guests by 0.07 acre-feet per year represents a change in overall groundwater use of 0.004% for the Vine Cliff Winery parcel as described in the WAA

Additional errata: the third column header in Table 6 on page 9 of the WAA reads “Dry Water Year (2014)”; this should read “Average Water Year 2012-2021”.



“K”

Preliminary Stormwater Control Plan

Vine Cliff Winery Alteration Use Permit and Minor Modification
P25-00161-UP & P24-00191-MM
Planning Commission Hearing – June 18, 2025

PRELIMINARY STORMWATER CONTROL PLAN FOR A REGULATED PROJECT

Vine Cliff Winery Use Permit

Prepared for:

Vine Cliff Winery
7400 Silverado Trail
Napa, CA 94558
APN 032-030-027

Prepared by:

Summit Engineering, Inc.
575 W College Ave, Ste 201
Santa Rosa, CA 95401
Phone: 707-527-0775



CIVIL STRUCTURAL ELECTRICAL WATER|WASTEWATER

575 W COLLEGE AVE | SANTA ROSA, CA | 95401

707.527.0775

Project No. 2024040

June 2024

Update: September 2024

TABLE OF CONTENTS

I. PROJECT DATA..... 1

II. SETTING 1

II.A. Project Location and Description 1

II.B. Site Features and Conditions..... 1

II.C. Opportunities and Constraints for Stormwater Control..... 2

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES 2

III.A. Optimization of Site Layout 2

III.A.1. Limitation of development envelope 2

III.A.2. Preservation of natural drainage features 2

III.A.3. Setbacks from creeks, wetlands, and riparian habitats..... 2

III.A.4. Minimization of imperviousness 2

III.A.5. Use of drainage as a design element..... 2

III.B. Dispersal of Runoff to Pervious Areas..... 3

III.C. Stormwater Control Measures..... 3

IV. DOCUMENTATION OF DRAINAGE DESIGN..... 4

IV.A. Drainage Management Areas..... 4

IV.B. Areas Draining to Self-Retaining Area 4

IV.C. Drainage Management Areas..... 5

SOURCE CONTROL MEASURES..... 7

IV.A. Site activities and potential sources of pollutants..... 7

IV.D. Summary of Maintenance Requirements for Each Stormwater Facility 7

IV.E. Features, Materials, and Methods of Construction of Source Control BMPs..... 9

V. STORMWATER FACILITY MAINTENANCE..... 9

V.A. Ownership and Responsibility for Maintenance in Perpetuity 9

V.B. Summary of Maintenance Requirements for Each Stormwater Facility 9

VI. CERTIFICATIONS 9

TABLES

Table 1. Project Data 1

Table 2. Table of Drainage Management Areas 4

Table 3. Areas Draining to Self-Retaining Area..... 4

Table 4. Table of Areas Draining to Bioretention Facilities 5

Table 5. Source Control Table 8

FIGURES

- Vicinity Map
- Stormwater Control Plan

This Stormwater Control Plan was prepared using the Bay Area Stormwater Management Agencies Association (BASMAA) template dated January 2019.

I. PROJECT DATA

Table 1. Project Data

Project Name/Number	Vine Cliff Winery Use Permit / 2024040
Application Submittal Date	June 2024
Project Location	7400 Silverado Trail Napa, CA 94558 APN 032-030-027
Project Phase No.	N/A
Project Type and Description	Project Type: Regulated – This project involves remodeling the existing hospitality building and adding a commercial kitchen. The existing production area will be removed and replaced with guest arrival parking. The caves will be remodeled, including widening some portions and adding a new portal and roadways. Additionally, a covered crush pad will be installed at the new cave portal.
Total Project Site Area (acres)	99.60 acres
Total New and Replaced Impervious Surface Area	33,700 sq ft (0.77 acres)
Total Pre-Project Impervious Surface Area	61,600 sq ft (1.41 acres)
Total Post-Project Impervious Surface Area	67,100 sq ft (1.54 acres)

II. SETTING

II.A. Project Location and Description

The Vine Cliff project site is approximately 99.60 acres and located at 7400 Silverado Trail, Napa, CA 94558. The project site is located approximately 0.38 miles northwest of Rector Reservoir, and has approximate coordinates of 38°26'49.61"N & 122°21'1.96"W. Refer to the Vicinity Map in Appendix A.

The project improvements will include remodeling production and hospitality infrastructure, including parking and landscaping improvements.

II.B. Site Features and Conditions

Project Description for Vine Cliff Winery

The Vine Cliff Winery project site, located at 7400 Silverado Trail, Napa, CA, encompasses an existing winery that includes production and hospitality buildings, parking areas, and surrounding vineyards. The area within and around the project boundary is primarily characterized by vineyards with similar vegetation density, reflecting the typical landscape of the region.

The project site spans across steep sloping terrain, with slopes ranging from 5% to 40%. This gradient ensures that the site maintains natural drainage patterns, which will be preserved as part of the project's stormwater management strategy.

Stormwater runoff from the site will be efficiently managed by conveying it to designated self-retaining areas or directing it to proposed drainage structures. These drainage structures are designed to connect seamlessly to the existing swale located in the middle of the two-way access road, ensuring proper disposal and preventing any adverse impact on the surrounding environment.

Based on mapping from the National Resources Conservation Service (NRCS) Web Soil Survey, the project site soils are classified as Boomer gravelly loam and Cortina very stony loam (Hydrologic Soil Group C). According to the NRCS, Group C. According to the NRCS, Group C soils have a slow infiltration rate when thoroughly wet. These soils primarily consist of soils with a layer that impedes downward movement of water or soils with moderately fine to fine texture. They generally have a slow rate of water transmission, posing potential challenges for stormwater management and requiring careful planning to prevent runoff and erosion.

II.C. Opportunities and Constraints for Stormwater Control

Opportunities for this project include the open vegetated areas that can be used to construct a bioretention facility.

Constraints of this project include the steep hillside grades that require significant grading to accommodate bioretention facilities.

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

The project is limited to be approximately within the limits of the existing development. Bioretention facilities have been located to limit the development of long storm drain networks and provide infiltration for stormwater runoff. Wherever feasible, existing drainage patterns have been maintained and existing vineyards will be protected.

III.A.2. Preservation of natural drainage features

The existing drainage pattern for the site shall be preserved where feasible.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

The proposed improvements are outside creek setbacks.

III.A.4. Minimization of imperviousness

Impervious surfacing of the site shall be minimized by incorporating landscaping as a prominent feature.

III.A.5. Use of drainage as a design element

Vegetated areas shall be utilized for both treatment and aesthetics.

III.B. Dispersal of Runoff to Pervious Areas

Some of the improved areas will drain to self-retaining areas.

III.C. Stormwater Control Measures

This project will follow the Post Construction Manual, prepared for the Bay Area Stormwater Management Agencies Association (BASMAA). Stormwater will be conveyed to bioretention areas to minimize drainage runs and utilize the large amount of vegetated area for treatment. Level spreaders will be used to dissipate energy and spread stormwater throughout the vegetated areas to prevent erosion. Locations of bioretention areas can be seen in the attached Stormwater Control Plan (SCP). See the following tables for the different drainage areas.

IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. Drainage Management Areas

Table 2. Table of Drainage Management Areas

DMA Region	Surface Type	Area (sf)	Runoff Factor	Weighted Area (SF) Area x Runoff Factor	Region receiving the DMA runoff
DMA-1A	Pavement	20702	1.0	20702	LID 1
DMA-1B	Landscaped area	11605	0.1	1161	LID 1
DMA-2A	Pavement	6594	1.0	6594	LID 2
DMA-2B	Landscaped area	4374	0.1	437	LID 2
DMA-3	Pavement	386	1.0	386	LID 2
DMA-4	Pavement	420	1.0	420	LID 2
DMA-5	Pavement	2756	1.0	2756	LID 3
DMA-6	Pavement	474	1.0	474	LID 3
DMA-7	Roof	2815	1.0	2815	LID 3
DMA-8	Gravel	4812	0.1	481	LID 4
DMA-9	Pavement	2143	1.0	2143	LID 4
DMA-10	Pavement	1166	1.0	1166	LID 5
DMA-11	Pavement	1463	1.0	1463	LID 6
DMA-12	Pavement	1101	1.0	1101	LID 7
DMA-13	Pavement	1269	1.0	1269	LID 8
DMA-14	Pavement	1020	1.0	1020	LID 9
DMA-15	Gravel	4064	0.1	406	LID 9
DMA-16	Pavement	2956	1.0	2956	SRA-1
DMA-17	Pavement	5607	1.0	5607	SRA-2

IV.B. Areas Draining to Self-Retaining Area

Table 3. Areas Draining to Self-Retaining Area

DMA Region	Weighted Area (SF)	Receiving self-retaining DMA	Receiving self-retaining DMA Area (SF)	Ratio of Weighted Area to self-retaining area (min 0.5)
DMA-16	2956	SRA-1	1563	0.5
DMA-17	5607	SRA-2	2915	0.5

Vine Cliff Winery Use Permit

Project No. 2024040

September 2024

IV.C. Drainage Management Areas

SUMMIT ENGINEERING, INC.

Preliminary Stormwater Control Plan

Table 4. Table of Areas Draining to Bioretention Facilities

DMA Region	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor (SF)	Facility Name: LID 1		
DMA-1A	20702	Pavement	1	20702	LID Sizing Factor	Minimum LID Size (SF)	Proposed LID Size (SF)
DMA-1B	11605	Landscaped area	0.1	1160.5			
Total				1160.5	0.04	875	886

DMA Region	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor (SF)	Facility Name: LID 2		
DMA-2A	6594	Pavement	1	6594	LID Sizing Factor	Minimum LID Size (SF)	Proposed LID Size (SF)
DMA-2B	4374	Landscaped area	0.1	437.4			
DMA-3	386	Pavement	1	386			
DMA-4	420	Pavement	1	420			
Total				7837.4	0.04	313	332

DMA Region	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor (SF)	Facility Name: LID 3		
DMA-5	2756	Pavement	1	2756	LID Sizing Factor	Minimum LID Size (SF)	Proposed LID Size (SF)
DMA-6	474	Pavement	1	474			
DMA-7	2815	Roof	1	2815			
Total				6045	0.04	242	249

DMA Region	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor (SF)	Facility Name: LID 4		
DMA-8	4812	Gravel	0.1	481.2	LID Sizing Factor	Minimum LID Size (SF)	Proposed LID Size (SF)
DMA-9	2143	Pavement	1	2143			
Total				2624.2	0.04	105	152

DMA Region	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor (SF)	Facility Name: LID 5		
DMA-10	1166	Pavement	1	1166	LID Sizing Factor	Minimum LID Size (SF)	Proposed LID Size (SF)
Total				1166	0.04	47	64

DMA Region	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor (SF)	Facility Name: LID 6		
DMA-11	1463	Pavement	1	1463	LID Sizing Factor	Minimum LID Size (SF)	Proposed LID Size (SF)
Total				1463	0.04	59	116

DMA Region	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor (SF)	Facility Name: LID 7		
DMA-12	1101	Pavement	1	1101	LID Sizing Factor	Minimum LID Size (SF)	Proposed LID Size (SF)
Total				1101	0.04	44	61

DMA Region	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor (SF)	Facility Name: LID 8		
DMA-13	1269	Pavement	1	1269	LID Sizing Factor	Minimum LID Size (SF)	Proposed LID Size (SF)
Total				1269	0.04	51	72

DMA Region	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor (SF)	Facility Name: LID 9		
DMA-14	1020	Pavement	1	1020	LID Sizing Factor	Minimum LID Size (SF)	Proposed LID Size (SF)
DMA-15	4064	Gravel	0.1	406.4			
Total				1426	0.04	57	58

SOURCE CONTROL MEASURES

IV.A. Site activities and potential sources of pollutants

- On-site Storm Drain Inlets
- Parking Areas
- Landscape Maintenance

IV.D. Summary of Maintenance Requirements for Each Stormwater Facility

- Energy dissipaters constructed of rip rap and level spreaders shall be specified at the outlets of new and replaced storm drains to minimize erosion.
- Parking areas shall be designed to minimize impervious surface areas and graded to direct runoff the storm drain network and outlet at self-retaining areas.
- Existing trees, shrubs and groundcover shall be preserved where feasible.
- Plant species tolerant of saturated soil conditions shall be specified in landscaped areas to be utilized for stormwater infiltration and treatment.
- Gutters tributary are screened with a leaf guard or maximum ½-inch to ¾-inch-minimum corrosion-resistant metallic hardware fabric.
- Water collected will be used for irrigation only.
- Large openings are secured to prevent entry by children.
- Gutters are to be cleaned annually.

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
On-site Storm Drain Inlets	Mark all inlets with the words “No Dumping! Flows to Creek” or similar.	Maintain and periodically replace inlet markings. Provide stormwater pollution prevention information to new site owners, lessees, or operators. See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance”
Landscaping/Pesticide Use/Ground Maintenance	<p>State that final landscaping will accomplish all the following:</p> <ul style="list-style-type: none"> - Preserve existing native trees, shrubs, and ground cover to maximum extent possible - Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. - Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. - Consider using pest-resistant plants, especially adjacent to hardscape. <p>To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.</p>	Maintain landscaping using minimum or no pesticides See applicable operational BMPs in Fact Sheet SC-41, “building and Grounds Maintenance,” in the CASQA Stormwater Quality Handbooks Provide IPM information to new owners, lessees, and operators
Plazas, sidewalks and Parking Areas		Sweep parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

IV.E. Features, Materials, and Methods of Construction of Source Control BMPs

All Source Control BMPs listed in the previous section will be implemented with corresponding and appropriate features, materials, and methods of construction.

V. STORMWATER FACILITY MAINTENANCE

V.A. Ownership and Responsibility for Maintenance in Perpetuity

The applicant accepts responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner. The owner then accepts full responsibility for the proper operation and maintenance of all stormwater facilities.

V.B. Summary of Maintenance Requirements for Each Stormwater Facility

Any maintenance will be financed and implemented by the property owner. All facilities shall be inspected annually and documented. Any necessary repairs to facilities shall also be documented. Updated information, including contact information, must be provided to the municipality if property is sold and whenever designated individuals or contractors change.

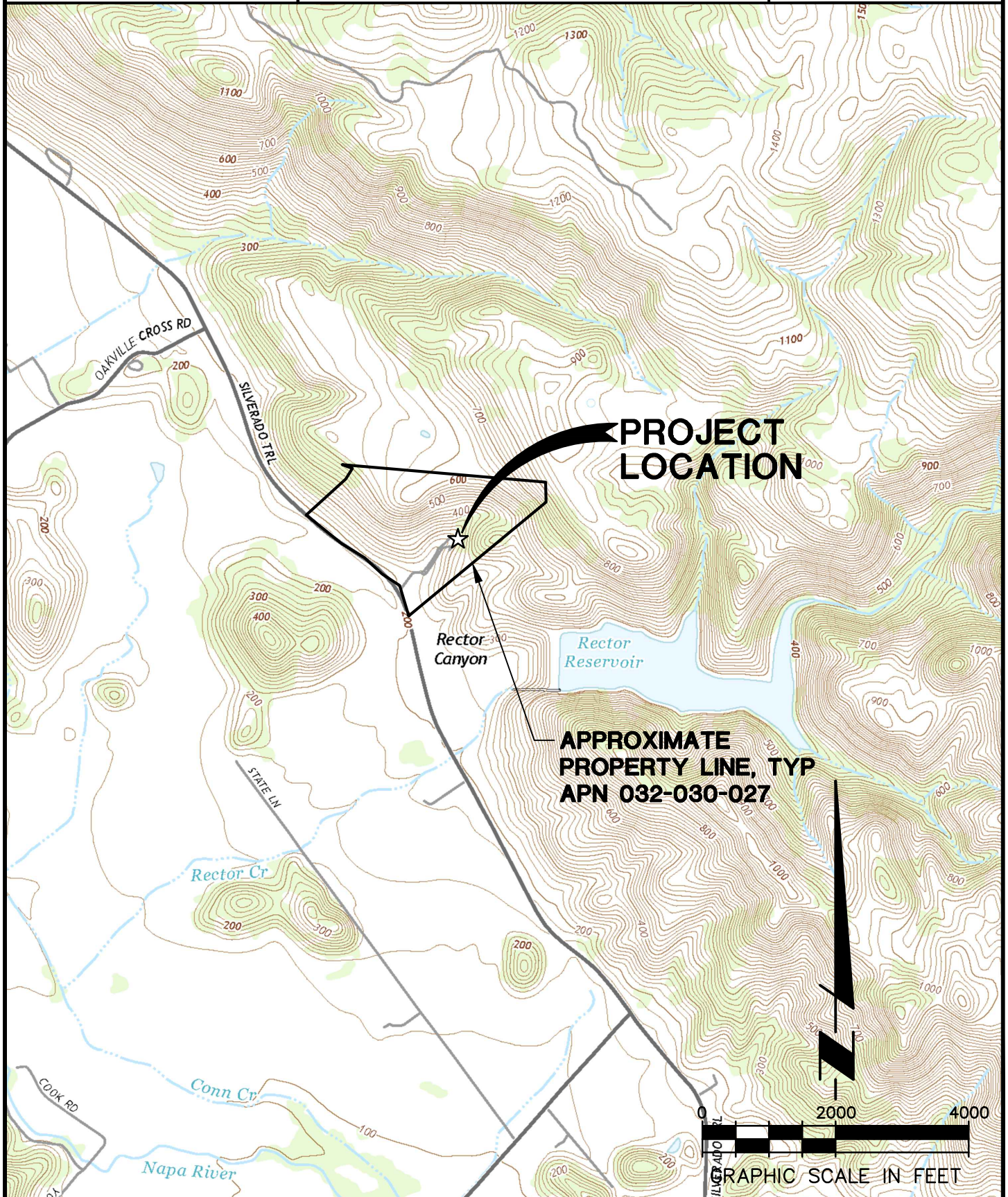
VI. CERTIFICATIONS

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA *Post-Construction Manual*.



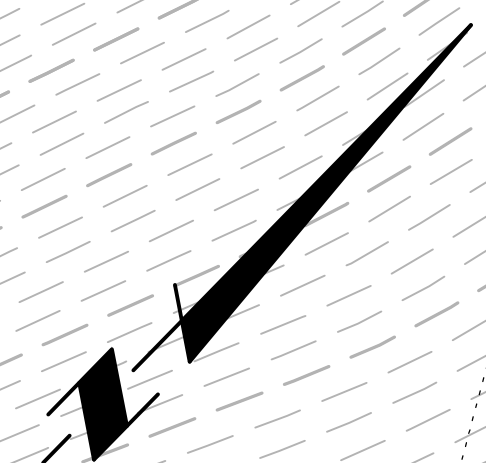
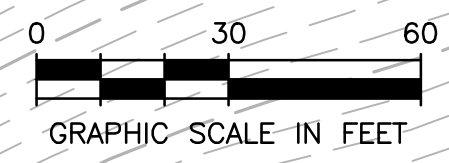
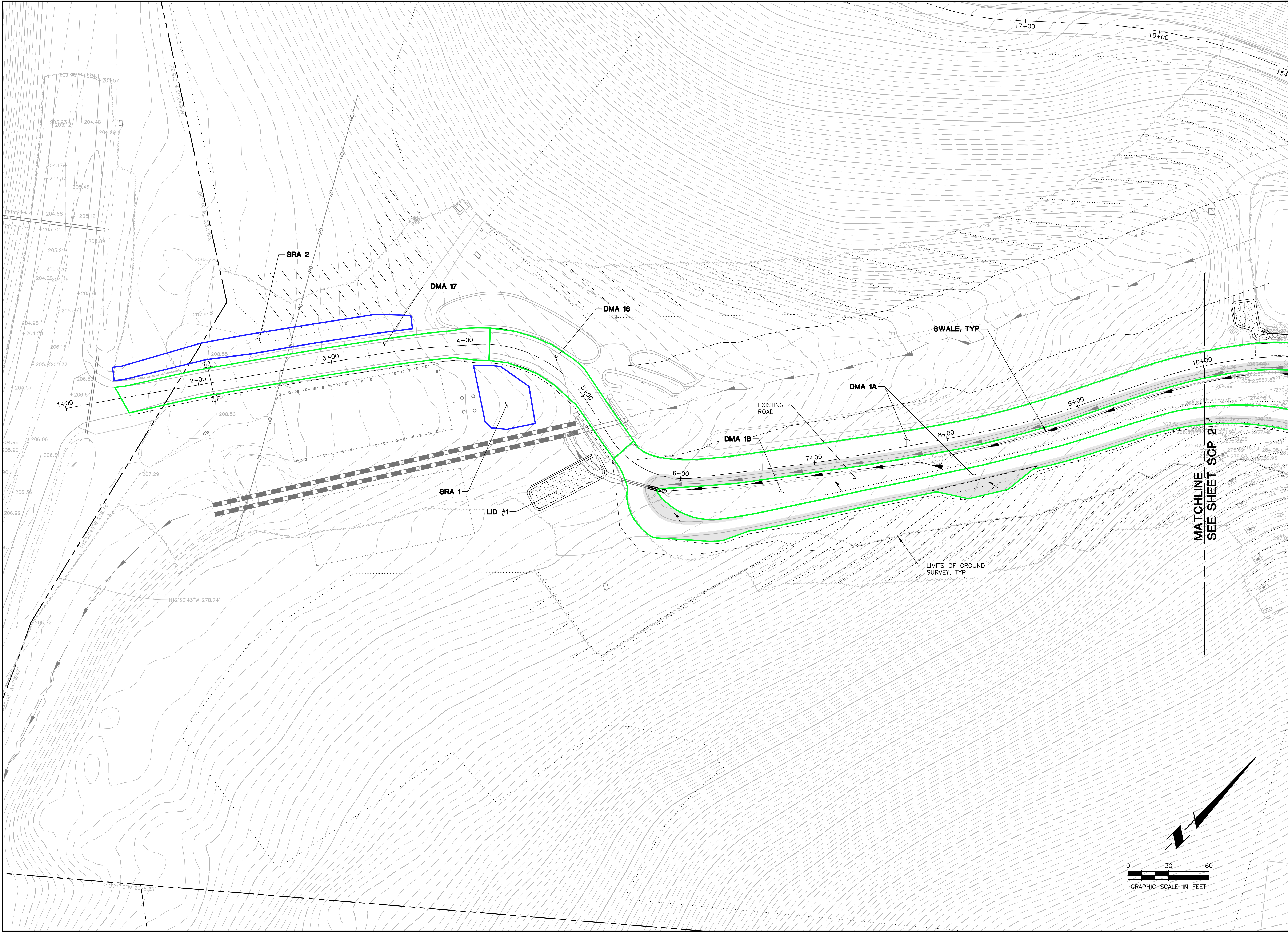
VINE CLIFF WINERY
7400 SILVERADO TRAIL
NAPA COUNTY, CALIFORNIA
APN 032-030-027
VICINITY MAP

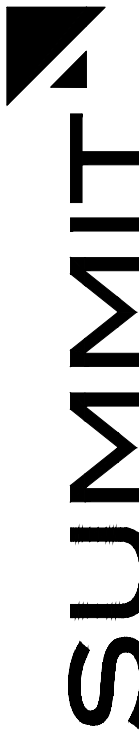
PROJECT NO. 2024040
DATE 2024-06-18
SHT NO 1 OF 1
BY BV CHK JG



PLOTTED ON: 9/11/2024 2:33 PM
P:\2024\2024040 VINE CLIFF USE PERMIT\DWG\CVL\HYDRO-BASMAA\24040-HYDRO-BASMAA VICINITY MAP.DWG

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VINE CLIFF WINERY
7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

USE PERMIT

STORMWATER CONTROL PLAN

#	DATE	DESCRIPTION
	06/26/2024	PERMIT SUBMITTAL
1	09/13/2024	PERMIT RESUBMITTAL

PRELIMINARY

NOT FOR CONSTRUCTION

JOB NO: 2024040

SCALE: AS SHOWN

DRAWN: TF

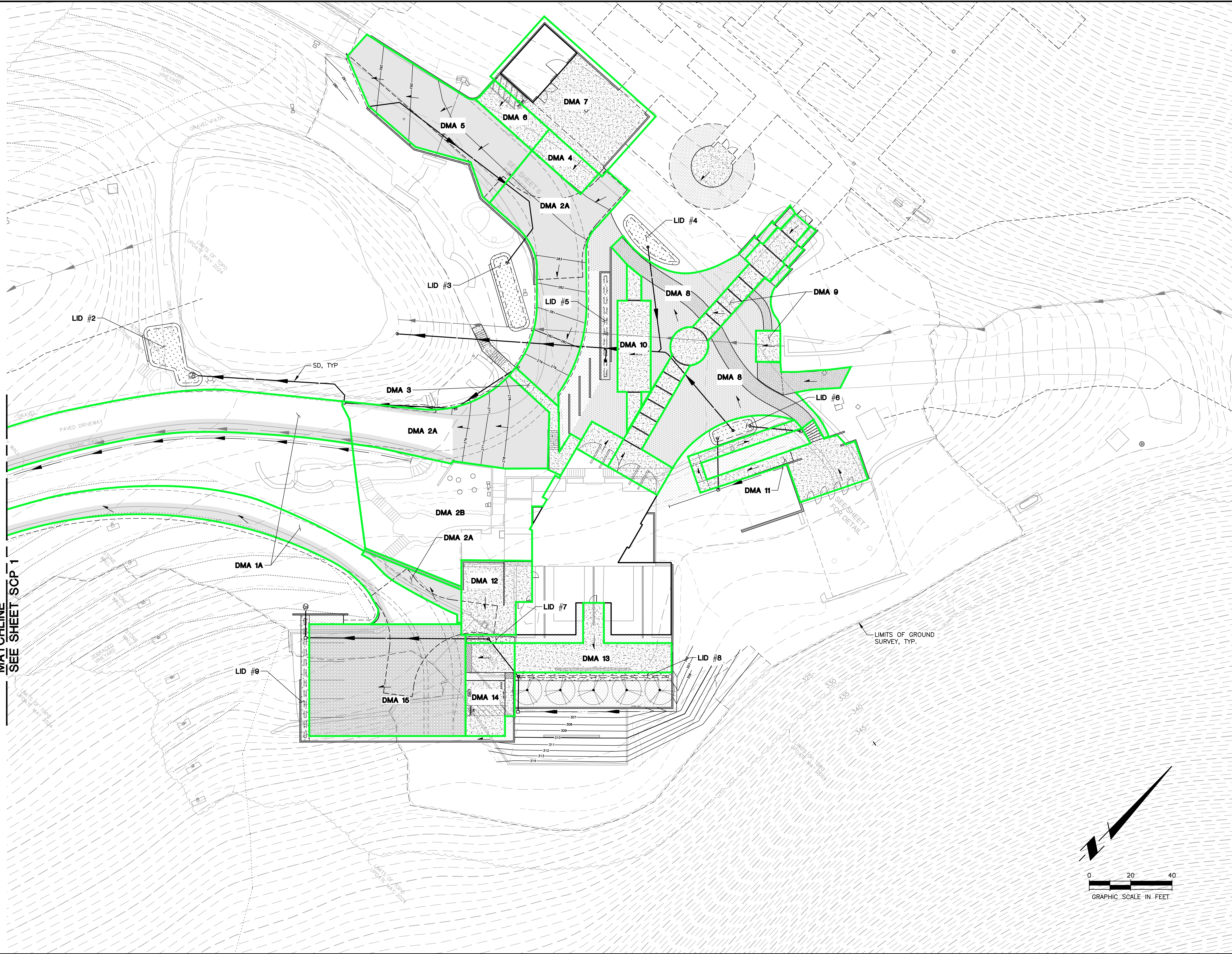
CHECKED: JG

SHEET

SCP 1
1 OF 2

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MATCHLINE
SEE SHEET SCP 1



#	DATE	DESCRIPTION
	06/26/2024	PERMIT SUBMITTAL
1	09/13/2024	PERMIT RESUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2024040
SCALE: AS SHOWN
DRAWN: TF
CHECKED: JG



Public Comments

Vine Cliff Winery Alteration Use Permit and Minor Modification
P25-00161-UP & P24-00191-MM
Planning Commission Hearing – June 18, 2025

From: [MeetingClerk](#)
To: [Amelung, Andrew](#)
Subject: FW: Napa County Notice of Planning Commission Hearing & Notice of Intent to Adopt Categorical Exemptions
Date: Thursday, June 5, 2025 10:36:55 AM

From: RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>
Sent: Thursday, June 5, 2025 10:32 AM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: Re: Napa County Notice of Planning Commission Hearing & Notice of Intent to Adopt Categorical Exemptions

[External Email - Use Caution]

NO

Sent from my iPhone

On Jun 5, 2025, at 5:50 AM, MeetingClerk
<MeetingClerk@countyofnapa.org> wrote:

*VINE CLIFF WINERY ALTERATION – USE PERMIT CONSERVATION
REGULATIONS EXCEPTION P25-00161 AND USE PERMIT MINOR
MODIFICATION P24-00191*

Kind Regards,

<image001.png>

Napa County – Meeting Clerk - AV
Planning, Building, & Environmental Services
Napa County
Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org
1195 Third Street, Suite 210
Napa, CA 94559
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<P24-00191 Vine Cliff.pdf>



WATER AUDIT CALIFORNIA

A PUBLIC BENEFIT CORPORATION

952 SCHOOL STREET #316 NAPA CA 94559

VOICE: (707) 681-5111

EMAIL: GENERAL@WATERAUDITCA.ORG

June 17, 2025

To Napa County Planning Commission

Sent via email to: meetingclerk@countyofnapa.org

RE June 18, 2025

7B. WILLIS BLAKEWELL / VINE CLIFF WINERY ALTERATION / USE PERMIT
FOR EXCEPTION TO CONSERVATION REGULATIONS NO. P25-00161 AND
USE PERMIT MINOR MODIFICATION NO. P24-00191

To whom it may concern:

Water Audit California ("Water Audit") is a public interest corporation with a mission of advocacy for the public trust. The following comments are submitted on its own behalf, and in the public interest.

I. INTRODUCTION

Following careful review of the proposed project, Water Audit has concluded that the project does not meet the criteria for eligibility as Categorically Exempt from the California Environmental Quality Act (CEQA) and will have a significant impact on the environment. Water Audit recommends Option 3 - Deny Proposed Project Disposition.

II. THE STATUS QUO

In response to a 2017 application, the Planning Commission approved Vine Cliff Winery's earlier permit modifications for its marketing, visitation, and employee entitlements. Previous Conditions of Approval (COA) did not require a Public Water System. The earlier approval required a Water System Feasibility Report, but it was not performed.

WATER AUDIT CALIFORNIA
A California Public Benefit Corporation

952 School Street, #316
Napa, CA 94559

Voice: (707) 681-5111
Email: General@WaterAuditCA.org

It appears that the Applicant admits to operating a winery without a Public Water System permit for seven years. Applicant admits that the facility proposes to "operate a Transient Non-Community Public Water System (PWS). (packet page 338.) There is no evidence in the hearing packet of any attempt to consolidate "with another water system." Accordingly, the winery's current operations are presently not in compliance with County and State policy.

III. OBJECTIONS TO PROCESS

Numerous significant elements of the process have not been completed.

1. The Planning Application Form has no date received, staff initials, or permit number assigned. Application Type is marked in the column "Zoning Administrator Winery Minor Modification" (packet page 136.) The "Detailed Project Description Conditions of Application do not include staff "Date Received, Received by, Receipt No., File No., or Application Fees Deposit Amount" (packet page 137.)
2. The ConRegs Checklist has no check-marked items for the topographical map; completed site plan; title or List of All Property Owners within 1000feet, Assessor's pages, check amount determined, Pre-Submittal application review meeting "Date: ____" (packet page 135, 163, 165.)
3. The "Application For Use Permit Exception To Conservation Regulations" omits all areas on the page where staff is required "to be completed by office and Planning Building, and Environmental Service:" Zoning District, No Type of Application, request, Date Submitted, Date Published, Date Completed, staff signature/date received/permit #; Application Fee deposit, Receipt, Received by or Date from PBES (packet page 168.)
4. There is no Notice of Hearing.
5. The Public Water System requires CEQA review.
6. Staff Report and Current Project files are inconsistent.
7. The planning process has failed to ensure the integrity of evidence or witnesses.
8. Geotechnical Report.
9. Cave Setbacks.

10. Soil Evaluation Report.
11. Septic Feasibility Report.
12. Business Activities form.
13. Any provision to deposit cave spoils offsite.
14. The Hourly Fee Agreement omits "PROJECT File" name, "request for" description, and "I am providing \$ ____ as a deposit." No amount is inserted on document.
15. There is no indication that the Public Works Department has reviewed the application. The PBES Engineer is not the Public Works Department or Peer Review. Previous conditions of approval include "jointly implemented by Public Works." This application does not.
16. Public Works (Flood Control & Water Resources) are tasked with Clearing problem areas within the Napa River and its tributaries, managing and monitoring groundwater, overseeing adjudicated watersheds, preparing special studies for flood protection and watershed management. (<https://www.countyofnapa.org/1646/About-Us>), (<https://www.countyofnapa.org/DocumentCenter/View/3244/Public-Works-Department-Organizational-Chart-PDF>), (<https://www.countyofnapa.org/1161/Watershed-Management>)
17. The ConRegs Permit does not include the Notice of Adjoining Neighbor Property (page 176) The Use Permit Application does not include the Adjoining Property Owner List (packet page 135 and 163)
18. The ConRegs Site map is incomplete re access to property, property lines and the distances of all structures to those property lines, roads, streets, driveways, rivers, reservoirs, dams, creeks, streams, paths and the distance from centerline of roads, streets and highways, buildings and/or structures on the property, existing and proposed and the distances between those buildings and/or structures, easements, water wells, fire hydrants, water storage tank(s), LP gas tank(s), septic system(s) and required 100% expansion (reserve) area), stock pile(s) of dirt, soil, rocks and/or earth. (packet page 178)
19. The above requirements are also omitted from the Overall Site Plan (packet page 183.)

IV. WATER AVAILABILITY ANALYSIS

Water Audit disagrees with Finding #14:

“14. The proposed Use Permit would not require a new water system or improvements 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 County Code.”

Previous Conditions of Approval P17-00129-MOD Conditions of Approval Environmental Health Services Memorandum required an annual permit to operate a water system (packet page 113/14). No permit is in the hearing packet or appears to be on the County record.

The Water System Feasibility claims a 4-hour pumping test is sufficient (packet page 338.) That duration is not consistent with the County 2005 revised 2018 Memorandum Re: Use Permits and Regulated Water System.

([https://www.countyofnapa.org/DocumentCenter/View/10959/Water-System-Information-for-Use-Permits-2025?bidId=.](https://www.countyofnapa.org/DocumentCenter/View/10959/Water-System-Information-for-Use-Permits-2025?bidId=))

The Water System Feasibility Report (appended to the attachment representing to be the Wastewater Feasibility Report) has not performed a 24-hour pumping test. It appears Vine Cliff has been operating a transient non-community public water supply system without following the California Water Act and related laws. There appears to be no County "annual permit to operate a water system." Thus, the current operations appear to be a health and safety Code Compliance Violation.

COA 1.0 Project Scope has insufficient discussion of the required installation of a Transient Non-Community Public Water System and omits volume and water quality discussion of the water supply from groundwater well. The WAA memorandum argues water usage for the new kitchen was accounted for in present operations, but there is no evidence to support the statement. "Second, the 2017 WAA implicitly assumed that the visitor events were catered on-site, consequently the new kitchen used for events catered on-site was already accounted for with respect to water use." (Packet page 360.)

"Finally, the 2017 WAA was developed to permit increases in visitor and employee use at Vine Cliff Winery; the updated 2024 WAA includes the same visitor and employee uses that were incorporated in the 2017 WAA. We utilized standard use duties for guests and visitors as set forth in the Napa County WAA Guidelines (2015)" (Packet page 361.)

However, assumptions are not data.

The current WAA memorandum asserts its calculations follow County 2015 WAA Guidance Document. However that statement does not include accounting for the marketing events that were not calculated in conformity with the Guidance Document.

There is no GW Memorandum, no Acre Feet cap, no Groundwater Management Demand Program.

There is no Public Works/Peer Review for the Water Availability Analysis. The Water Availability Analysis (WAA) prepared by O'Connor Environmental, Inc., dated September 18, 2024, has not been reviewed to determine no negative impact to groundwater resources and interconnected surface waters. Absent peer-review, it is uncertain if calculations and conclusions are accurate.

COA section 4.9 omits language that proposed conditions will be "jointly implemented by Public Works." Note that the Previous Conditions DO INCLUDE "jointly implemented by Public Works" (packet page 101.) Public Works review is essential to avoid inadvertent injury to the public trust. In short, the COA have degraded.

Further, the Applicant has failed to provide sufficient information on the groundwater for proposed wells (depth of water table, etc.). Yield must be determined using the methods described in the Waterworks Standards. Evidencing the inadequacy of the Application, the scope of the Condition of Approval ("COA") omits installation of a PWS, and groundwater well use. COA 4.9 omits language "jointly implemented by Public Works", and there is no Groundwater Memorandum.

The proper protocols are published on the County website, Public Water Systems link out Permit Instructions (PDF) at <https://www.countyofnapa.org/DocumentCenter/View/3813/Permit-Instructions-PDF?bidId=>.pdf.

The Applicant has failed to assess the suitability of the proposed source and the appropriateness of any planned treatment; it is essential that the quality of the source water be determined. Samples of the raw source water must be taken and analyzed by a State certified laboratory. All sources must be sampled and analyzed for organic and inorganic chemicals as well as radioactivity compounds, all listed in the drinking water regulations. Specifically, this project does not report a 24-hour pumping test to determine the well can serve as the PWS water supply.

If the source will be a well that has not yet been constructed, the District Office or LPA may require a test well or may impose a permit condition that requires the constructed well to be sampled and analyzed before the well can be placed into service. If an existing well will be used, you will need to submit a copy of the well driller's report.
(Page 8/9)

The Application has not dealt with several factors required to determine the source adequacy:

Groundwater: The Application does not establish that all wells have a 50-foot seal with a 3-inch annular space. Well logs are reported as not available.

Water supply capacity. There is no evidence that the water system can provide an all-season supply of a minimum of three gallons per minute for at least 24 hours for each service connection served. (Source: 2018 Memorandum page 2)

The Water System Feasibility omits details for Well #2 "There are two existing wells in operating at the site (Table 1), one of which is proposed to be used for the PWS" (packet page 338.) The "Table 1. Summary of existing well information" omits Well #2 and thereby conceals its annular seal depth. According to the WAA Well #2 WCR, the sanitary seal is only 20 feet from surface and cannot qualify as a backup well to the proposed Well # 1 groundwater supply for the PWS (packet page 274.)

The existing water system serves 50 people a day. For the winery to modify/expand its entitlements to remedy its noncompliant public water system, the County Code Compliance Program requires review significant pre-existing violations. (see Resolution No. 2018-164 - County Code Compliance Program, dated December 4, 2018:

The "minor upgrades" to the applicant's "existing water system" evidence that the winery has been operating without a Public Water System permit:
"The Facility is proposing to operate a Transient Non-Community Public Water System (PWS) due to the proposed changes. The Facility will need to make minor improvements to the existing water system in order to operate as a public PWS. Consolidation with another water system is not feasible as **this existing water system** will only require minor upgrades to become a PWS." (packet page 338.)

V. TRAFFIC

Water Audit disagrees with Finding #12:

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

The Trip Generation Worksheet is inadequately prepared. For example, there is no winery name; date prepared; cumulative impact report; Caltrans notice or review; surrounding communities notice. (packet page 153/4)

Wholly unconsidered in the Application is the cumulative impact of other projects recently approved that also impact traffic on Silverado Trail. These include the Duckhorn, Meadowood, Vida Valiente, Rutherford, Knollwood, Bonny's, and Parable projects. There is no Caltrans review or cumulative impact analysis.

Evidence external to the Application and not in agenda packet, but found in County files, reveals that this is not merely a theoretical concern. Electronic Document Retrieval, P17-00129 COA, Memorandum traffic impact report states:

“Peak Hour Volumes did not include Peak hour intersection turning movement counts in the Appendix and did not include a summary of PMS data "used to calculate seasonal adjustment to peak hour volumes." That Memo continued to condition the approval to restrict the Marketing Events hours at peak traffic activity during 3:00-6:00.

COA conditions do not include the conditions contained in the previously approved P17-00129 COA restricting marketing events hours to mitigate impact on neighboring properties, scheduling operation so that reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times. (See packet page 33, 102)

VI. WASTEWATER

Water Audit disagrees with Finding #5:

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

The Wastewater Feasibility Study is not included in the agenda packet. The attachment cover sheet is followed by the Water System Feasibility Study.

The only reference in the agenda packet regarding soils analysis is found in the Biological Report FIGURE 3 SOILS MAP. The Biological Survey Study Area does not report the soil survey of the septic components. (Packet page 220/21)

There is no designated area for the septic components for the residence and winery. The Overall Site Plan G0.03 omits topographic contour elevation levels and omits the septic and reserve areas that are within a stream setback (packet page 183.)

Site Plan UP2 misrepresents the stream setback requirement by altogether erasing the setback delineation that appears at the disturbed areas around the winery building and disappears at the location where the (E) SEPTIC DISPOSAL FIELD FOR MAIN RESIDENCE AND WINERY" and "(E) SEPTIC RESERVE AREA FOR MAIN RESIDENCE AND WINERY" are sited. (packet page 207) (Exhibit 3)

Environmental Health Services has approved a septic field located inside the stream setback. Septic system components are omitted from the Overall Site Plan, and stream setbacks are erased from plans.

VII. PUBLIC TRUST

There is no CDFW LSAA permit date or number for the alteration of the ephemeral watercourse, culverts and closed conduits.

A Tier 2 Analysis was not performed, and consultant did not state the presence, or no presence, of springs. The Graphics include site plans not in conformity with site plan requirements, omitting labeling distance between watercourses, wells, septic components, and cave. There is no significant stream map.

The WAA contains no language affirming the absence of springs on the project parcel or the surrounding parcels for the Tier 2 Analysis.

There is no GW Memorandum, no Acre Feet cap, no Groundwater Management Demand Program.

COA 6.15 omits Responsible Agency CDFW, Method of Monitoring, and Responsible Party.

The public trust is evergreen; every new day of injury or violation creates a new cause of action. "Public rights cannot be lost nor the public trust as to their administration and exercise be destroyed either by adverse possession or by laches or other negligence on

the part of the agents of the state or municipality who may from time to time be invested with the duty of their protection and administration.” (*San Diego v. Cuyamaca Water Co.* (1930) 209 Cal. 105, 109.) Public agencies have a ministerial duty to consider the public trust interest, and mitigate harm when feasible, when making its daily decisions to divert water, by the operations and/or permitting of well extractions that impact the Napa River. (See *Envtl. Law Found. v. State Water Res. Control Bd.* (“*Envtl. Law Found.*”) (2018) 26 Cal.App.5th 844, 852.)

Once an appropriation is approved, “the public trust imposes a duty of continuing supervision over the taking and use of the appropriated water.” (*Nat’l Audubon Soc’y v. Superior Court* (“*Audubon*”) (1983) 33 Cal.3d 419, 424.) A public agency is “not confined by past allocation decisions that may be incorrect in light of current knowledge or inconsistent with current needs [and] accordingly has the power to reconsider allocation decisions even though those decisions were made after due consideration of their effect on the public trust.” (*Audubon*, supra, 33 Cal.3d 419, 424; see also *Cal. Trout v. State Water Res. Control Bd.* (1989) 207 Cal.App.3d 585, 629, stating that “the rule in section 5946 pertains to a public trust interest no private right in derogation of that rule can be founded upon the running of a statute of limitations, for the same reasons that one may not acquire an interest in public lands by means of adverse possession.”.)

[T]he determinative fact is the impact of the activity on the public trust resource. If the public trust doctrine applies to constrain fills which destroy navigation and other public trust uses in navigable waters, it should equally apply to constrain the extraction of water that destroys navigation and other public interests. Both actions result in the same damage to the public trust. The distinction between diversion and extraction is, therefore, irrelevant. The analysis begins and ends with whether the challenged activity harms a navigable waterway and thereby violates the public trust.

(*Envtl. Law Found.*, supra, 26 Cal.App.5th 844.)

Tributaries to navigable waterways are also subject to the public trust doctrine. For example, see Fish and Game Code section 711.7. (a) which states in part “The fish and wildlife resources are held in trust for the people of the state ...”

The public trust doctrine imposes independent and unavoidable obligations on trustee agencies overseeing groundwater extraction. California precedent makes clear that

subdivisions of the state¹ have “a duty to consider the public trust interest² when making decisions impacting water that is imbued with the public trust,”³ and merely complying with CEQA does not discharge that duty.⁴

The public trust requires reconsideration of past or ongoing water use decisions where those decisions were made “without any consideration of the impact upon the public trust.”⁵ Thus, compliance with public trust duties is not discretionary, it is obligatory.

As Napa County is a legal subdivision of the state, it must deal with the trust property for the beneficiary’s⁶ benefit. No trustee can properly act for only some of the beneficiaries – for example the trustee must represent them all, taking into account any differing interests of the beneficiaries, or the trustee cannot properly represent any of them. (*Bowles v. Superior Court* (1955) 44 C2d 574.) This principle is in accord with the equal protection provisions of the Fourteenth Amendment to the US Constitution.

Furthermore, there can be no vested rights in water use that harm the public trust. Regardless of the nature of the water right in question, no water user in the State “owns” any water. Instead, a water right grants the holder thereof only the right to use water, a “usufructuary right”. The owner of “legal title” to all water is the State in its capacity as a trustee for the benefit of the public. Both riparian and appropriative rights are usufructuary only and confer no right of private ownership in the watercourse, which belongs to the State. (*People v. Shirokow* (1980) 26 Cal.3d 301 at 307.)

If at any time the trustee determines that a use of water other than the then current use would better serve the public trust, the State has the power and the obligation to reallocate that water in accordance with the public’s interest. Even if the water at issue has been put to beneficial use (and relied upon) for decades, it can be taken from one user in favor of another need or use. The public trust doctrine therefore means that no water rights in California are “vested” in the traditional sense of property rights.

¹ *Env’t L. Found. (ELF) v. State Water Res. Control Bd.* (SWRCB) (2018), 26 Cal. App. 5th 844, 868 (“Although the state as sovereign is primarily responsible for administration of the trust, the county, as a subdivision of the state, shares responsibility for administering the public trust and may not approve of destructive activities without giving due regard to the preservation of those resources.”) (internal quotation marks omitted).

² The Napa River and its tributaries, and the fish within those water ways, are protected public trust resources.

³ *Id.* at 863.

⁴ *Id.* at 868.

⁵ *Nat’l Audubon Soc’y v. Superior Ct.* (1983) 33 Cal. 3d 419, 426.

⁶ i.e. people of California

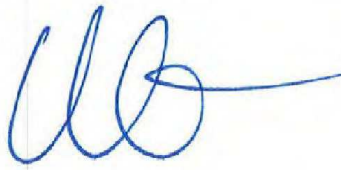
Fish & Game Code, section 1600 provides:

The Legislature finds and declares that the protection and conservation of the fish and wildlife resources of this state are of utmost public interest. Fish and wildlife are the property of the people and provide a major contribution to the economy of the state, as well as providing a significant part of the people's food supply; therefore their conservation is a proper responsibility of the state.

The California Department of Fish & Wildlife (CDFW):

... is California's Trustee Agency for the State's fish, wildlife, and plant resources. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitats necessary for biologically sustainable populations of those species. For the purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.
(<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA>.)

Respectfully,



William McKinnon
General Counsel
Water Audit California



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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Brian D. Bordona
Director

MEMORANDUM

To:	Planning Commission	From:	Andrew Amelung, Planner II
Date:	June 18, 2025	Re:	Vine Cliff Winery Alteration P25-00161-UP & P24-00191-MM

The purpose of this memorandum is to provide clarification and consistency across all hearing documents on the 3:1 tree replacement ratio for the removal of one oak tree, and to correct a clerical error from the 2017 Conditions of Approval (P17-00129-MOD) regarding visitation hours for tours and tastings which should read Monday-Sunday from 10:00 a.m. to 6:00 p.m. The 2017 Conditions of Approval listed these hours as 11:00 a.m. to 11:00 p.m. in error, as the 11 a.m. to 11:00 p.m. hours only apply to marketing events. In addition to this, one section of proposed development area on slopes over 30 percent was not listed in the Staff Report and Conditions of Approval and has been included in the redline revisions. Corrections have been made to the Staff Report, Findings, Conditions of Approval and CEQA Exemption Memorandum, and changes are reflected in the redline revisions included with this memorandum.

Should the Planning Commission decide to approve the applicant's proposal, be advised that approval will be based on the Conditions of Approval and project documents as amended in this memorandum.

Staff Requests the Following Changes to the Staff Report, Recommended Findings, Recommended Conditions of Approval and CEQA Exemption Memorandum:

Revisions are shown below with underline and ~~strikethrough~~.

Staff Report: Update Section on Parcel History

In 2017, the County authorized modifications to the entitlement through Major Modification to Use Permit P17-00129-MOD, which involved revisions to the marketing program and recognition of changes to the site and floor plan. The modification included 1) visitation, tours, and tastings seven days a week ~~from 11:00am to 11:00pm~~ with up to 50 visitors per day or up to 350 per week, which may include food pairings by a licensed caterer or food service provider and can take place in the existing winery building, patio, pond and garden area, vineyards and within the cave; 2) on-premise consumption of wine in accordance with "Assembly Bill 2004" and the sale of wine for consumption on premise; 3) up to ten full-time employees and six part-time employees; the construction of driveway and access road improvements as required by Napa County Road and Street Standards; 4) the removal of custom crush from the entitlement; 5) utilization of the existing 2,338 square-foot winery building for winemaking, retail sales, tastings, marketing events and offices (including the 840 square-foot mezzanine), with a total accessory use area of

2,338 square feet and production area of 21,696 square feet; and 6) utilization of the 15,000 square foot cave to also include marketing events for up to 50 persons, which requires a Type III occupancy permit to be in place prior to any public use.

REPLACE WITH:

In 2017, the County authorized modifications to the entitlement through Major Modification to Use Permit P17-00129-MOD, which involved revisions to the marketing program and recognition of changes to the site and floor plan. The modification included 1) visitation, tours, and tastings seven days a week from 10:00am to 6:00pm with up to 50 visitors per day or up to 350 per week, with marketing events occurring from 11:00am to 11:00pm, which may include food pairings by a licensed caterer or food service provider and can take place in the existing winery building, patio, pond and garden area, vineyards and within the cave; 2) on-premise consumption of wine in accordance with “Assembly Bill 2004” and the sale of wine for consumption on premise; 3) up to ten full-time employees and six part-time employees; the construction of driveway and access road improvements as required by Napa County Road and Street Standards; 4) the removal of custom crush from the entitlement; 5) utilization of the existing 2,338 square-foot winery building for winemaking, retail sales, tastings, marketing events and offices (including the 840 square-foot mezzanine), with a total accessory use area of 2,338 square feet and production area of 21,696 square feet; and 6) utilization of the 15,000 square foot cave to also include marketing events for up to 50 persons, which requires a Type III occupancy permit to be in place prior to any public use.

Staff Report: Update Section on Slopes Over 30 Percent

Conservation Regulations

The overall development area consists of mild to steep slopes, with ~~four~~ sections in areas with slopes over 30 percent. These sections include 1) a 3,408 square-foot development area with an average slope of 41.02 percent near one of the cave hospitality areas; 2) a 1,295 square-foot development area with an average slope of 42.69 percent near the entry courtyard for guests; 3) a 1,177 square-foot development area with an average slope of 42.96 percent near the tunnel that connects the winery structure to the historic barrel storage cave; ~~and~~ 4) a 2,805 square-foot development area with an average slope of 48.25 percent where the new covered crush pad and production cave portal will be located.

REPLACE WITH:

Conservation Regulations

The overall development area consists of mild to steep slopes, with five sections in areas with slopes over 30 percent. These sections include 1) a 3,408 square-foot development area with an average slope of 41.02 percent near one of the cave hospitality areas; 2) a 1,295 square-foot development area with an average slope of 42.69 percent near the entry courtyard for guests; 3) a 1,177 square-foot development area with an average slope of 42.96 percent near the tunnel that connects the winery structure to the historic barrel storage cave; 4) a 2,805 square-foot development area with an average slope of 48.25 percent where the new covered crush pad and

production cave portal will be located; and 5) a 1,016 square-foot development area with an average slope of 35.22 percent near the existing crush pad and proposed courtyard entryway.

Findings: Update Section on Exception to Conservation Regulations Finding 6:

6. 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 removal of sections of concrete production area and retaining walls where slopes are over 30 percent, which will allow for hillside restoration back to the original slope, as well as additional area for natural vegetation regrowth. One live oak will be removed due to its proximity to the proposed cave portal, and it will be replaced at a 2:1 replanting ratio. The remainder of the trees to be removed are non-native ornamental species, and landscaped areas along the existing watercourse will be preserved. The removal of the existing impervious driveway and parking area at the entrance of both the cave and the hospitality structure and the installation of a garden plaza in its place will result in an overall enhancement in both the quality and quantity of vegetation on site.

REPLACE WITH:

6. 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 removal of sections of concrete production area and retaining walls where slopes are over 30 percent, which will allow for hillside restoration back to the original slope, as well as additional area for natural vegetation regrowth. One live oak will be removed due to its proximity to the proposed cave portal, and it will be replaced at a 3:1 replanting ratio. The remainder of the trees to be removed are non-native ornamental species, and landscaped areas along the existing watercourse will be preserved. The removal of the existing impervious driveway and parking area at the entrance of both the cave and the hospitality structure and the installation of a garden plaza in its place will result in an overall enhancement in both the quality and quantity of vegetation on site.

Recommended Conditions of Approval: Update Condition 4.2:

4.2 TOURS AND TASTINGS/VISITATION **[RESERVED]**

REPLACE WITH:

4.2 TOURS AND TASTINGS/VISITATION **[RESERVED]**

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: 50
- c. Maximum number of persons per week: 350
- d. Hours of visitation: ~~11:00 am to 11:00 pm~~ 10:00 am to 6:00 pm
- e. Tours and tastings may include food pairing, to be furnished by a licensed caterer or food service provider.
- f. Tours and tasting activities may take place in the existing winery building, patio, pond and garden area, vineyards and within the caves.

Recommended Conditions of Approval: Update Condition 1.1:

- 1.1 Approval of a Use Permit for an Exception to the Conservation Regulations to allow development on slopes over 30 percent at four areas with slopes over 30 percent. These sections include:
 - a. One 3,408 square-foot development area with an average slope of 41.02 percent near the cave hospitality areas;
 - b. One 1,295 square-foot development area with an average slope of 42.69 percent near the entry courtyard for guests;
 - c. One 1,177 square-foot development area with an average slope of 42.96 percent near the tunnel that connects the winery structure to the historic barrel storage cave;
 - d. One 2,805 square-foot development area with an average slope of 48.25 percent where the new covered crush pad and production cave portal will be located.

REPLACE WITH:

- 1.1 Approval of a Use Permit for an Exception to the Conservation Regulations to allow development on slopes over 30 percent at four areas with slopes over 30 percent. These sections include:
 - a. One 3,408 square-foot development area with an average slope of 41.02 percent near the cave hospitality areas;
 - b. One 1,295 square-foot development area with an average slope of 42.69 percent near the entry courtyard for guests;
 - c. One 1,177 square-foot development area with an average slope of 42.96 percent near the tunnel that connects the winery structure to the historic barrel storage cave;
 - d. One 2,805 square-foot development area with an average slope of 48.25 percent where the new covered crush pad and production cave portal will be located.
 - e. One 1,016 square-foot development area with an average slope of 35.22 percent near the existing crush pad and proposed courtyard entryway.

CEQA Exemption Memorandum: Update Section on Class 4: Minor Alterations to Land

Class 4: Minor Alterations to Land [California Code of Regulations (CCR) §15304]

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The removal of approximately 10,000 square feet of impervious asphalt surface to create a pervious garden plaza, and the addition of a second cave portal near the proposed crush pad, can be considered a private alteration in the condition of land. A healthy, but not mature and not scenic, oak tree will be removed at the site of the proposed second cave portal and will be replaced at a ~~2:1~~ replanting ratio as identified on the submitted site plans. The proposed project as conditioned does not significantly change the existing baseline conditions or trigger exceptions described in CEQA Section 15300.2, as it does not present any potential for cumulative impacts, significant effects, impacts on scenic highways, development on hazardous waste sites, or impacts on historical resources. Therefore, the project can be Categorically Exempt under Class 4: Minor Alterations to Land.

REPLACE WITH:

Class 4: Minor Alterations to Land [California Code of Regulations (CCR) §15304]

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The removal of approximately 10,000 square feet of impervious asphalt surface to create a pervious garden plaza, and the addition of a second cave portal near the proposed crush pad, can be considered a private alteration in the condition of land. A healthy, but not mature and not scenic, oak tree will be removed at the site of the proposed second cave portal and will be replaced at a ~~2:1~~ replanting ratio as identified on the submitted site plans. The proposed project as conditioned does not significantly change the existing baseline conditions or trigger exceptions described in CEQA Section 15300.2, as it does not present any potential for cumulative impacts, significant effects, impacts on scenic highways, development on hazardous waste sites, or impacts on historical resources. Therefore, the project can be Categorically Exempt under Class 4: Minor Alterations to Land.