Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559

Agenda

Wednesday, March 18, 2026
9:00 AM

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

Planning Commission

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

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

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

1. CALL TO ORDER; ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS AND RECOMMENDATIONS

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

4. APPROVAL OF MINUTES

A. The Clerk of the Commission requests approval of minutes from the regular meeting held on March 4, 2026. **26-413**

Attachments: Minutes 3-4-26

5. AGENDA REVIEW

6. ADMINISTRATIVE ITEMS

A. Receive an informational presentation from the Engineering Division of Planning, Building, and Environmental Services Department (PBES) and the County Fire Marshal on the application and scope of the Napa County Road and Street Standards. **26-416**

7. DISCLOSURES

8. PUBLIC HEARING ITEMS

A. NORMAN WEIR / HAGAFEN CELLARS WINERY / USE PERMIT MAJOR MODIFICATION #P19-00121-MOD **26-390**

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

Request: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to grant a Use Permit Major Modification to an existing 50,000-gallon winery to remedy existing violations through recognition and approval of existing days of operation, existing days allowing retail sales, and levels of visitation. Approval and recognition of these activities will require improvements to the existing driveway. The proposal includes revisions to prior conditions of approval regarding annual reporting on multiple winery operations and noticing of all marketing events.

The project is located on an approximately 12.28-acre parcel within the Agricultural Preserve (AP) zoning district with a General Plan land use designations of Agricultural Resource (AR) at 4160 Silverado Trail, Napa Assessor's Parcel Number 039-130-002.

Staff Recommendation: Find the Project Categorically Exempt from CEQA and approve Use Permit Modification P19-00121, as conditioned.

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

Applicant Contact: Norman Weir, 4160 Silverado Trail, Napa,

ernie@hagafen.com, (707) 252-4562

Applicant Representative Contact: Beth Painter, 10 Canopy Lane, Napa, Beth@bpnapa.com, (707) 337-3385

Attachments:
A. Recommended Findings
B. Recommended Conditions of Approval & Agency Memos
C. CEQA Categorical Exemption Memorandum
D. Previous Project Approvals
E. Use Permit Application Packet
F. Code Compliance Program Health and Safety Inspection Letter
G. Water Availability Analysis
H. Wastewater Feasibility Report
I. Winery Comparison Analysis and Summary of Changes
J. Graphics
K. Public Comments

B. SHELDON RICHARDS / PALOMA VINEYARD / USE PERMIT MAJOR MODIFICATION NO. P19-00386-MOD **26-391**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.
(State Clearinghouse Number #2026020369)

Request: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to modify an existing winery Use Permit and subsequent modifications to recognize and approve the following items that are out of compliance with the permitted entitlements: daily visitation and hours of operation for visitation. In addition, the application also seeks to expand its entitlements to construct a new hospitality building; convert a portion of the existing main residence for winery storage; change hours of operation for production activities; modify visitation; allow on-site wine consumption pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5.; and, add parking. The applicant has also submitted plans that show widening the existing access drive to meet the Napa County Road and Street Standards.

The project is located on an approximately 17.11-acre site within the AW (Agricultural Watershed) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed, and Open Space) at 4013 Spring Mountain Road, St. Helena, CA 94574; APN: 022-150-008.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit Modification subject to the recommended conditions of approval.

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

Applicant Contact: Sheldon Richards, Paloma Vineyard, 4013 Spring Mountain Road, St. Helena CA 94574 (707) 963-7504, info@palomavineyard.com

Applicant Representative Contact: Scott Greenwood-Meinert, Coblentz Patch Duffy & Bass, LLP., (415) 772-5741, sgreenwood-meinert@coblentzlaw.com

Attachments:
A. Recommended Findings
B. Recommended Conditions of Approval and Final Agency Approval Memos
C. Initial Study/Mitigated Negative Declaration
D. Previous Project Conditions
E. Application Packet
F. Water Availability Analysis
G. Wastewater Feasibility Analysis
H. Traffic Impact Study
I. Graphics
J. Winery Comparison Analysis and Summary of Changes
K. Public Comments

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE APRIL 1, 2026 REGULAR MEETING

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

- CODE COMPLIANCE REPORT

- ZONING ADMINISTRATOR ACTIONS

- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS/COMMITTEE REPORTS

11. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 3/6/26 BY 4:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.
ANGIE RAMIREZ VEGA, (By e-signature)
Angie Ramirez Vega, Clerk of the Commission

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Planning Commission | **Agenda Date:** 3/18/2026 | **File ID #:** 26-413

TO: Napa County Planning Commission

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

REPORT BY: Angie Ramirez Vega, Clerk of the Commission

SUBJECT: Approval of Minutes

RECOMMENDATION

The Clerk of the Commission requests approval of minutes from the regular meeting held on March 4, 2026.

EXECUTIVE SUMMARY

The Clerk of the Commission requests approval of minutes from the regular meeting held on March 4, 2026.

ENVIRONMENTAL IMPACT

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

BACKGROUND AND DISCUSSION

Only Commission members who attended the March 4, 2026, meeting may vote on the minutes.

Meeting Minutes

Napa County Planning Commission

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

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

Wednesday, March 4, 2026	**9:00 AM**	**Board of Supervisors Chambers 1195 Third Street, Third Floor**

1. CALL TO ORDER / ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None

4. APPROVAL OF MINUTES

Motion by Commissioner Moran Williams to approve minutes for the February 4, 2026, regular meeting as presented, seconded by Commissioner Richmond
Vote: Carried 4-0-1
Yes: Moran Williams, Richmond, Brunzell, Dameron,
No: None
Absent: Brooks

5. AGENDA REVIEW

Charlene Gallina gave the agenda review.

6. DISCLOSURES

Yes: Moran Williams, Richmond, Dameron, Brunzell
No:
Absent: Brooks

7. PUBLIC HEARING ITEMS

A. PONDEROSA ONE, LLC / 80 CLEAR CREEK ROAD / VIEWSHED PROTECTION PROGRAM APPLICATION #P22-00182-VIEW & ROADS & STREET STANDARDS EXCEPTION

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and revised Mitigation Monitoring & Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration and revised MMRP, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures proposed for the following areas: Biological Resources. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Mitigated Negative Declaration to the State Clearinghouse for a 30-day review period beginning September 23, 2025, and running through October 22, 2025 (State Clearinghouse No. SCH 2025091008) https://ceqasubmit.opr.ca.gov/. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: A request for approval of a Viewshed Protection Program application on APN 027-310-032 for earthmoving activities, new construction and expansion of existing structures on slopes exceeding 15% and located on a minor ridgeline. The project consists of the construction of a 3,830 sq. ft. underground storage structure, a 6,240 sq. ft. tennis pavilion with an interior Accessory Dwelling Unit (ADU) adjacent to an existing tennis court and the expansion of an existing single-family residential structure consisting of 2,700 sq. ft. of underground spa and 4,350 sq. ft. of underground wine and art storage. The project also includes the development of a ground mounted solar panel array. The project footprint will require the removal of 10 native Oak trees and approximately 0.13 acres of tree canopy. Spoils from excavation to establish building foundations will be located at a disturbed area on APN 027-310-043. The applicant is also requesting an exception from the Napa County Road and Street Standards for five (5) driveway segments with longitudinal slopes between 18 - 20 percent along the centerline which exceed 300 feet in length and do not provide transition area of 10 percent or less for the 100 feet immediately preceding. The exception request is supported by the Napa County Engineering Division and Fire Marshal's Office. No road work is required for the existing roadway to meet same overall practical effect if the exception is approved. The project site is located on an approximately 123-acre parcel approximately 0.65 miles north of the intersection of Dry Creek Road and Clear Creek Road.
80 Clear Creek Road, Oakville; APN 027-310-032 & APN 027-310-043

STAFF RECOMMENDATION: Adopt the Initial Study/Mitigated Negative Declaration and revised MMRP prepared for the project and approve an Exception to the Road and Street Standards and Viewshed Protection Program Application No. P22-00182-VIEW, as conditioned.

STAFF CONTACT: Charlene Gallina, Supervising Planner, (707) 299-1355, or Charlene.gallina@countyofnapa.org

APPLICANT AGENT CONTACT: Ponderosa One, LLC, 80 Clear Creek Road, Oakville; (650) 995-7463 or dts@dtsalazar.com

APPLICANT REPRESENTATIVE CONTACT: Demae Rubins, Principal Planner, Summit Engineering, Inc., (707) 527-0775 or demae@summit-sr.com
Chair Brunzell opened public comment, two comments were received, she closed public comment.
Motion by Commissioner Dameron to continue the item to a date uncertain, seconded by Commissioner Richmond.
Vote: Carried 4-0-1
Yes: Dameron, Richmond, Moran Williams, Brunzell
No: None
Absent: Brooks

B. JACKSON FAMILY INVESTMENTS III, LLC / INN AT THE ABBEY / USE PERMIT MAJOR MODIFICATION APPLICATION NO. P19-00038-MOD

CEQA STATUS: Consideration and recommendation on Final Environmental Impact Report (FEIR) prepared and circulated (State Clearinghouse #2020079021). According to the FEIR, the proposed project would not have any significant environmental impacts after implementation of mitigation measures related to potential impacts to: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise and Vibration and Transportation. The FEIR was prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), and Napa County Local Guidelines Implementing CEQA. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: That the Planning Commission, pursuant to Napa County Code sections 18.124.010 and18.124.035, make an advisory recommendation to the Napa County Board of Supervisors regarding actions associated with Use Permit Major Modification application P19-00038 including:

1) Certification of an FEIR; 2) Findings Pursuant to CEQA; 3) Adoption of a Mitigation, Monitoring and Reporting Program (MMRP); 4) the Project's consistency with the General Plan; 5) Approval of a Use Permit Major Modification that would encompass demolition of existing structures and construction of a 79-room hotel involving 78,500 sq. ft. of new construction split between multiple parcels; and 6) Adoption of an ordinance approving a Development Agreement between Napa County and Jackson Family Investments III, LLC.

STAFF RECOMMENDATION: Open the public hearing, accept public testimony on the items under consideration, close the public hearing, and recommend the Board of Supervisors:

(1) Adopt a resolution certifying the FEIR, adopting findings pursuant to CEQA, adopting a MMRP, finding the Project consistent with the General Plan, approving the Use Permit Major

Modification, as conditioned; and

(2) Adopt an ordinance approving the development agreement.

STAFF CONTACT: Matt Ringel, Planner III, phone number (707) 299-1351 or email address matthew.ringel@countyofnapa.org

APPLICANT/REPRESENTATIVE: Geoff Scott, phone number (707) 525-6529 or email address Geoff.scott@jfwmail.com; Rob Anglin, phone number (707) 927-4274 or email address anglin@htralaw.com
Chair Brunzell opened public comment, four comments were received, she closed public comment. Motion by Commissioner Dameron to Adopt the proposed Resolution (Attachment 1) certify the Final Environmental Impact Report, adopt Findings in accordance with CEQA, adopt the Mitigation, Monitoring, and Reporting Program, find the Project consistent with the General Plan, and approve Use Permit Major Modification Application No. P19-00038-MOD subject to the recommended Conditions of Approval as set forth in Attachment A through D; and 2. Adopt an ordinance (Attachment 6) approving a Development Agreement between Napa County and Jackson Family Investments III, LLC., as set forth in Attachment 1, seconded by Commissioner Richmond
Vote: Carried 4-0-1
Yes: Dameron, Richmond, Moran Williams, Brunzell
No: None
Absent: Brooks

8. ADMINISTRATIVE ITEMS - None

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT
DISCUSSION OF ITEMS FOR THE ***FEBRUARY 4, 2026, REGULAR MEETING***
Brian Bordona discussed potential items for the March 18th, 2026, meeting.
BOARD OF SUPERVISORS ACTIONS - None
OTHER DEPARTMENT ACTIVITIES - None
CODE COMPLIANCE REPORT - None
ZONING ADMINISTRATOR ACTIONS - None
OTHER PENDING PROJECT'S STATUS - None

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS
Commissioner Moran Williams reported on the Wildlife Conservation Commission.

11. ADJOURNMENT
Meeting adjourned at 12:19 pm

ANGIE RAMIREZ VEGA, Meeting Clerk

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Planning Commission | **Agenda Date:** 3/18/2026 | **File ID #:** 26-416

TO: Napa County Planning Commission

FROM: Planning, Building and Environmental Services and County Fire Administration

REPORT BY: Michael Parker, Planning Manager

SUBJECT: Napa County Road and Street Standards

RECOMMENDATION

Receive an informational presentation from the Engineering Division of Planning, Building, and Environmental Services Department (PBES) and the County Fire Marshal on the application and scope of the Napa County Road and Street Standards.

EXECUTIVE SUMMARY

On April 8, 2023, the Board of Supervisors adopted a Resolution amending the Napa County Road and Street Standards (NCRSS) to comply with the adopted State Minimum Fire Safe Regulations, 2021, relating to ingress and egress in the State Responsibility Area (SRA) and Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone (VHFHSZ).

The Engineering Division from PBES and the County Fire Marshal will provide an informational presentation on the application and scope of the Napa County Road and Street Standards.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: General Rule: This item is for discussion purposes only. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines for the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

BACKGROUND AND DISCUSSION

On April 8, 2023, the Board of Supervisors adopted a Resolution amending the Napa County Road and Street Standards (NCRSS) to comply with the adopted State Minimum Fire Safe Regulations, 2021, relating to ingress and egress in the State Responsibility Area (SRA) and Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone (VHFHSZ).

The amendments adopted by the Board of Supervisors included changes to Section 2 -Scope of the NCRSS; Section 4 - Definitions; Section 14 - Street and Road Classifications; and Section 15 - Design Criteria.

The Commission will be provided with an informational presentation on the application and scope of the Napa County Road and Street Standards, as well as be provided with examples on how these Standards are applied to different land uses around unincorporated Napa County.

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Planning Commission | **Agenda Date:** 3/18/2026 | **File ID #:** 26-390

TO: Napa County Planning Commission

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

REPORT BY: Emily Hedge, Planner III

SUBJECT: Hagafen Cellars Winery Use Permit Major Modification (P19-00121-MOD)

RECOMMENDATION

NORMAN WEIR / HAGAFEN CELLARS WINERY / USE PERMIT MAJOR MODIFICATION #P19-00121-MOD

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

Request: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to grant a Use Permit Major Modification to an existing 50,000-gallon winery to remedy existing violations through recognition and approval of existing days of operation, existing days allowing retail sales, and levels of visitation. Approval and recognition of these activities will require improvements to the existing driveway. The proposal includes revisions to prior conditions of approval regarding annual reporting on multiple winery operations and noticing of all marketing events.

The project is located on an approximately 12.28-acre parcel within the Agricultural Preserve (AP) zoning district with a General Plan land use designations of Agricultural Resource (AR) at 4160 Silverado Trail, Napa

Assessor's Parcel Number 039-130-002.

Staff Recommendation: Find the Project Categorically Exempt from CEQA and approve Use Permit Modification P19-00121, as conditioned.

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

Applicant Contact: Norman Weir, 4160 Silverado Trail, Napa, ernie@hagafen.com, (707) 252-4562

Applicant Representative Contact: Beth Painter, 10 Canopy Lane, Napa, Beth@bpnapa.com, (707) 337-3385

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Find the project Categorically Exempt from CEQA, based on recommended Findings 1 through 3 of Attachment A; and

2. Approve Use Permit Modification P19-00121 based on Recommended Findings 4 through 8 of Attachment A, and subject to the recommended Conditions of Approval in Attachment B.

Discussion:

Hagafen Cellars is an existing 50,000-gallon winery located on an approximately 12.28-acre parcel within the Agricultural Preserve (AP) zoning district with a General Plan land use designations of Agricultural Resource (AR) at 4160 Silverado Trail, Napa. Assessor's Parcel Number 039-130-002.

The existing winery development is approximately 6,800 s.f., consisting of a 4,500 s.f. main winery building with an attached, covered outdoor work area, an uncovered work area, and an approximately 360 s.f. tasting room building. The existing driveway enters off Silverado Trail, going straight back to the winery, before looping around the winery building and outdoor work areas. Parking is located around the winery building. There are approximately 10 acres of vineyards and a single-family residence.

As part of the Code Compliance Program, the applicant is asking for recognition of the operational levels

occurring in 2018. No increase in operations or new development is requested.

1. Components Necessary to Remedy Existing Violations (based on 2018 records):

a. Recognition of days of operation Monday through Sunday. The winery is currently authorized for operations Monday through Friday and Sunday;

b. Recognition of retail sales occurring Monday through Sunday. The winery is currently permitted for retail sales Monday through Thursday and Sunday.

c. Recognition of a maximum of 60 visitors per day with a maximum of 311 visitors per week, not to exceed an annual total of 9,719 visitors. The winery is currently authorized for 25 visitors per day (six days per week) with up to 150 visitors per week for an annual total of 7,825 visitors;

d. Recognition of use of an approximately 720-square-foot storage room in the winery building. The room was not delineated on the original winery Use Permit plans.

e. Widening the existing driveway to meet Napa County Road and Street Standards.

f. Revise COA No. 2 of Permit No. 99477 to remove the requirement for mailing notice of events to identified individuals.

g. Revise COA No. 3 of Permit No. 99477 to remove the requirement for submitting an annual report of daily visitation counts.

h. Remove COA No.15 of Permit No. 99477 requiring submittal of an annual report of grape source data.

i. Remove COA No.16 of Permit No. 99477 requiring submittal of an annual statement certifying compliance with grape sourcing requirements.

j. Revise COA No. 21 of Permit No. 99477 to remove the requirement for submitting an annual report of the number of gallons of wine produced during the year.

The proposal includes recognition of existing days of operation, existing days allowing retail sales, and levels of visitation, that have been occurring beyond current entitlements. No intensification of these activities is requested as part of this application. Additionally, there are no requested changes to the authorized levels of production, employees, marketing events, or other operational components. No new construction or physical improvements are required for continued use of the 720-square foot storage room within the winery building. The proposed improvements to the existing driveway are required to comply with the Napa County Road and Street Standards. The improvements will occur on areas on the site that have previously been disturbed by planting landscaping and vineyards, and grading for winery development. The proposal also includes a request to modify previous conditions of approval to remove the requirement for annual reporting of daily visitation counts, grape source data, and production, and the requirement to notice a specific list of individuals prior to winery events.

The modification would bring the existing winery operations into compliance with approved entitlements and allow improvements to the road to meet County and State regulations. Project operations would remain at the 2018 baseline levels and would not result in additional traffic trips, generation of more wastewater, use of

groundwater, or use or consumption of additional resources. The revision to existing conditions replaces them with standard conditions of approval and general winery use permit practices.

Staff found the requests to be consistent with the Zoning Ordinance and applicable General Plan policies. Based on the reasons stated above, staff recommends approval of the project, subject to the recommended Conditions of Approval included in Attachment B.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Consideration and intention to find the project categorically exempt from the California Environmental Quality Act (CEQA). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, or cause substantial adverse change in the significance of a historical resource. Based on the proposed project as described below, the project meets the criteria for eligibility as Categorically Exemption from CEQA under Classes 1 and 4. [See Class 1 ("Existing Facilities") and Class 4 ("Minor Alterations to Land"), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15304]. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Norman Weir, 4160 Silverado Trail, Napa, ernie@hagafen.com, (707) 252-4562

Representative: Beth Painter, 10 Canopy Lane, Napa, Beth@bpnapa.com, (707) 337-3385

Zoning: Agricultural Preserve (AP)

General Plan Designation: Agricultural Resources (AR)

Parcel size: 12.2 acres

Application Filed: March 27, 2019

Resubmittals Received: July 10, 2020; August 31, 2022, October 28, 2022; January 20, 2023; April 24, 2024; January 26, 2026

Application Deemed Complete: May 22, 2024

Courtesy Notice Sent: November 18, 2020

Parcel History: On March 4, 1998, the Planning Commission heard Use Permit #97219-UP to establish a

50,000 gallon per year winery with by-appointment visitation and a marketing plan. Development included an approximately 6,800 square foot winery, consisting of a 4,500 s.f. main winery building with an attached, covered outdoor work area, an approximately 360 s.f. tasting room building, and an uncovered work area. Due to a concern regarding the noticing associated with the hearing, the project was brought to the Planning Commission on December 2, 1998, and approved subject to the proposed conditions of approval.

The use permit approval and the conditions of approval requiring a left turn lane were individually appealed by a neighbor. On March 23, 1999, the Board of Supervisors heard the appeal regarding the use permit and denied the appeal, upholding the Planning Commission's December 2, 1998, approval of the use permit, subject to revised conditions of approval. Following the Board's decision, the neighbor filed a petition with the Napa Superior Court and then appealed the Court's decision to the Court of Appeals. At that time the owner, neighbor, and County ultimately reached a Stipulation for Settlement. On May 9, 2000, the Board of Supervisors ratified the Stipulation. The provisions of the Stipulation were to be incorporated into the project record through the approval of a use permit modification.

On June 16, 2000, the Zoning Administrator approved minor modification #99477-MOD, which incorporated the provisions of the Stipulation into the formal record of the Planning Department, revising the previously approved Conditions of Approval of Use Permit #97219-UP. Upon approval of this modification the court case and appeals were withdrawn.

On May 10, 2018, the Director approved very minor modification P18-00081-VMM to allow reconstruction of the outdoor trellises that were destroyed in a wildfire, replacement of landscaping destroyed in a wildfire, on-premises consumption, and removal of previous conditions of approval related to custom crush.

Code Compliance History: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164. Pursuant to that Resolution, a site inspection was conducted by Code Compliance, Planning, and Engineering staff to identify any potential health and safety issues, as well as to review the existing use and proposed changes. Code Enforcement Case CE19-00128 was opened for alleged violations outside the scope of the Use Permit. On July 16, 2019, Code Enforcement staff issued a letter identifying 13 life safety items, which included Fire and Building Code issues such as, exiting signage in the winery building, exit lighting, improper door hardware, equipment clearance, and a propane tank and water heater that did not have building permits. Also, an area between the first and second floor, used for winery storage, did not have a code compliant door. The applicant worked with Code Enforcement staff to correct the violations. Twelve of the items have been completed with the last building permits passing final inspections in June 2022. The only item remaining is obtaining a building permit associated with the winery storage area; completion of this item is pending approval of this Major Modification application.

Existing Development: The existing winery development is approximately 6,800 s.f., consisting of a 4,500 s.f. main winery building with an attached, covered outdoor work area, an uncovered work area, an approximately 360 s.f. tasting room building, and outdoor trellises. The existing driveway enters off Silverado Trail, going straight back to the winery and looping around the winery building and outdoor work areas. Parking is located around the winery building. There are approximately 10 acres of vineyards and a single-family residence located in the southeastern corner of the property.

Adjacent General Plan Designation / Zoning / Land Use: Surrounding properties have a General Plan Land

Use Designation of Agricultural Resource (AR) and Zoning district Agricultural Preserve (AP). Properties in the vicinity of the project site include vineyards, undeveloped parcels, and residences. The closest residence is approximately 550 feet from the existing winery.

Wineries in the Vicinity (located within one mile of the project): There are ten (10) wineries located within one (1) mile of the Winery Parcel.

Winery Characteristics
Existing Winery Development Area: 8,000 s.f. or 0.18 acres
Proposed Winery Development Area: No change.

Existing Winery Coverage Area: 50,000 sq. ft. or 1.15 acres. Approximately 9.3% of the parcel.
Proposed Winery Coverage Area: Approximately 54,000 s.f. or 1.2 acres. Approximately 9.8% of the parcel (maximum allowed: 25 percent or approximately 9-acres).

Entitled Winery Building Size: 4,500 s.f. production building and 360 s.f. tasting room building.
Request: Allow continued use of an approximately 720-square-foot storage room in the winery building. The room was not delineated on the original winery Use Permit plans.

Existing Accessory/Production Ratio: 17 percent (maximum allowed: 40 percent)
Proposed Accessory/Production Ratio: 15 percent (maximum allowed: 40 percent)

Entitled Production Capacity: 50,000 gallons
Existing Production Capacity: 23,150 (2018)
Proposed Production Capacity: No change.

Entitled Number of Employees: Five (5) full-time, Two (2) part-time, and Five (5) seasonal
Proposed Number of Employees: No change.

Entitled Visitation: 25 visitors per day (six days per week) with up to 150 visitors per week, resulting in an annual total of 7,825 visitors per year.
Existing Visitation (2018 records): Maximum 60 visitors per day (seven days per week), maximum 311 visitors per week, and maximum 9,719 visitors per year.
Request: Recognize Existing visitation

Entitled Days of Operations (Production): Monday through Friday and Sunday. 8:00 AM to 5:00 PM
Existing Days of Operations (Production): Monday through Sunday 8:00 AM to 5:00 PM
Request: Recognize Existing

Entitled Days of Operations (Visitation): Monday through Friday and Sunday. 10:00 AM to 5:00 PM
Existing Days of Operations (Visitation): Monday through Sunday. 10:00 AM to 5:00 PM
Request: Recognize Existing

Entitled Retail Sales: Monday through Thursday and Sunday. 11:00 AM to 4:00 PM
Existing Retail Sales: Monday through Sunday. 10:00 AM to 4:00 PM

Request: Recognize Existing

Existing Marketing Program: Twelve events per year, consisting of:

- One (1) event per year with a maximum of 75 guests
- Two (2) events per year with a maximum of 100 guests
- Eight (8) events (lunches and dinners - food catered) per year with a maximum of 50 guests
- One (1) event per year with a maximum of 50 guests - Non-profit event

Proposed Marketing Program: No change to events.
Request: Project includes a request to modify the existing condition of approval requiring noticing for marketing events. See Revisions to Existing Conditions below.

Parking - Approved: 22
Parking - Proposed: No change.

Setbacks: The existing winery development exceeds all applicable minimum setbacks, including the 600-foot minimum winery setback from Silverado Trail. No additional structural development is proposed.

Discussion Points:

Use Permit Modification Proposal - As part of the Code Compliance Program, the application requests recognition of existing days of operation, existing days allowing retail sales, and levels of visitation, based on the 2018 records. The applicant does not request further expansion beyond the 2018 levels and there are no requested changes to the authorized levels of production, employees, or marketing events.

Days of Operation and Retail Sales - The request for recognition is to permit the winery to be open and offer retails sales Monday through Sunday. The original Use Permit approved winery operations on Monday through Friday and on Sunday (not open on Saturday), with retail sales available Monday through Thursday and Sunday (not available on Friday and Saturday).

Visitation - The request for recognition of 2018 visitation levels is a maximum of 60 visitors per day with a maximum of 311 visitors per week, not to exceed an annual total of 9,719 visitors. The winery is currently authorized for 25 visitors per day (six days per week) with up to 150 visitors per week for an annual total of 7,825 visitors. This represents a daily increase of up to 35 visitors, a weekly increase of up to 161 visitors, and an annual increase of up to 1,894 visitors. Although the existing operations are higher than the entitled levels, the intent of this application is to recognize existing operations (2018 records), which are considered the CEQA baseline conditions for environmental analysis. The operational components of the project would not exceed the environmental baseline, therefore continued operations would not result in additional traffic trips, generation of more wastewater, or use of additional groundwater, and would not cause an environmental impact.

Winery Building Storage Space - An approximately 720-square foot room within the winery building was not delineated on the original winery Use Permit plans, so it wasn't included in the areas for use by the winery. The applicant requests to continue to utilize this space for storage. The storage room is existing, so no new construction would occur. A building permit may be required to retrofit or update the access door. The continued use of the room would not expand the current level of operation.

Driveway Improvements - The proposed physical improvements are limited to an expansion of the existing driveway to meet the Napa County Road and Street Standards. The driveway will be widened by approximately four (4) feet along the main entry, requiring removal of existing olive trees and potentially vineyard rows adjacent to the driveway. Minor expansions to portions of the driveway that loops around the winery building will meet standards for safe access for employees, visitors, and emergency vehicles. The improvements will occur on areas of the site that have previously been disturbed by landscaping, vineyards, and grading for winery development.

Revisions to Existing Conditions - The existing conditions require annual reporting on four (4) winery operations: visitation, grape source data, certification of grape source data, and gallons of wine produced. The applicant maintains these records and provides applicable records to state agencies; however, they have not provided them to the County. The applicant requests removal of the four (4) existing conditions to be replaced by the County's current standard conditions of approval for the same operations. Language contained within conditions Nos. 4.2 and 4.6 requires maintaining records for visitation and marketing activities, grape source data, and production quantities, with records to be provided to the department upon request. Because the data will continue to be recorded and can be obtained, the intent of the original conditions will remain. Additionally, this brings the winery's conditions into parity with the majority of winery use permits and use permit modifications recently approved. There are no proposed changes to the permitted events, but the applicant is requesting to remove the portion of the existing condition of approval requiring the winery to provide a notice to select neighbors and individuals prior to all marketing events. The applicant provided noticing to the list of identified individuals for the first several years following use permit approval. They did not receive responses, and they were not contacted by any of the individuals after they stopped noticing events. The department has not received complaints regarding events that were not noticed. Based on the lack of noticing for many years, it appears that removal of the condition will not impact the community or previously interested individuals.

Wastewater System - The Wastewater Feasibility Report, prepared by Stillwater Civil Design, dated March 5, 2019, demonstrates that the existing standard leach field can accommodate the existing levels of winery operations proposed to be recognized. Only minor repairs to the existing distribution boxes will be required to ensure that all leach field zones are utilized equally. A repair permit will be applied for by a septic contractor to reconfigure the distribution boxes for the existing standard septic system.

Water System - In accordance with California Health and Safety Code Section 116275(o), the existing domestic water system is currently classified as a transient, non-community system. The system is comprised of an onsite supply well, water tanks, and supply lines. The system is operated under State ID Water System No. CA2800025 and is owned and operated by Hagafen Cellars, Inc., a private corporation. Because the system is existing, a water system feasibility report was not required to be submitted. The recognition of the visitor levels does not result in operational levels that would change the classification of the water system. Therefore, no modifications to the system are required.

Groundwater Use - A Water Availability Analysis (WAA), dated December 4, 2025, was prepared by O'Connor Environmental Inc. As directed by the County's Water Availability Analysis Guidance Document of May 2015 (WAA Guidelines) and the Interim Standards, the report includes Tier 1 calculations for the existing and proposed water uses and a groundwater recharge analysis, a Tier 2 well interference analysis, and a Tier 3 surface water interference analysis. Because the project is limited to recognizing existing levels of operations,

the associated water will not increase, and no net change in use will occur.

The project well (Well 1) is located on the eastern portion of the subject property between the vineyards and winery buildings. The parcel is located within the Napa Valley Subbasin boundary, commonly referred to as the GSA, as delineated by the County's Groundwater Sustainability Agency.

Maintenance records from Imboden Pump reported that the well is 194 feet deep with its pump set at a depth of 184 feet below ground surface. To obtain information about the construction of Well 1, a down-well camera inspection was performed by Dr. Well with assistance by Imboden Pump on March 4, 2024. This process included the removal of the well pump and associated pipes to allow access for the downhole camera.

Tier 1- Water Use Criteria - Groundwater Demand and Recharge Analysis

The Tier 1 analysis considered existing uses onsite - the residence, irrigation, winery production, and winery domestic uses. The existing groundwater usage is estimated at 5.40 acre-feet per year (AFY). As noted, there is no request for expanded operations, therefore the project does not result in additional water use.

Table: Groundwater Usage

Source of Demand	**Existing (AFY) -No change-**
Residence	0.75
Vineyard Irrigation	3
Winery Use Process	1.33
Winery Guests/Employees	0.32
Total	**5.40**

The WAA Guidelines allot 0.3 AFY of water per acre of land within the GSA, or no net increase if that allocation is already exceeded. The existing groundwater use exceeds the estimated groundwater recharge for the 12.2-acre parcel (3.66 AFY). Groundwater use will not increase with this approval; therefore, the project satisfies the no net increase criteria. The project hydrogeologist notes that the observed static water level (39 feet below ground surface (bgs)) during the late winter season in two relatively wet years indicates significant aquifer recharge capacity. In order to ensure no net increase is maintained, the project has been conditioned to include COA No. 4.20(a) and COA No. 6.15(a) to impose a cap on maximum annual groundwater extraction and require groundwater use monitoring.

Tier 2 Well and Spring Interference

The WAA Guidelines requires a well interference analysis (Tier 2) if neighboring wells lie within 500 feet (ft) of the project well. There are three neighboring wells within 500 ft of the existing project well (Well 1) - Well 2 is located approximately 170 ft northwest of the project well; Well 3 is approximately 180 ft northwest of the project well; and Well 4 is approximately 390 ft northwest of the project well. Since Well 2 is located closest, the 170-feet distance was used for the analysis.

The analysis considered operation of the project well at a rate estimated to meet the proposed project daily demand - 20 gallons per minute (gpm) for 8.15 hours. The potential drawdown of groundwater elevation in

Well 2 was evaluated using data gathered from the interpretation of the two-hour pump test performed on Well 1 (October 2019) along with the evaluation of a range of hydraulic aquifer properties listed in the WAA Guidelines and local hydrogeologic studies.

The analysis estimated a potential drawdown range from zero (0) to 17 ft. Under one scenario the estimate slightly exceeds the threshold of concern (15 ft for a well meeting the construction standards of Well 1). This only occurs in a scenario assuming an extremely low value of the storativity parameter. The project hydrogeologist opines that the scenario is unlikely to represent local conditions, therefore they do not believe that significant well interference would occur as a result of continued operations. Although only one of the combinations of parameters resulted in a slight drawdown, the WAA considered an option to lessen potential drawdown of concern in Well 2 by reducing the pumping rate of Well 1 from the estimated rate of 20 gpm to 17 gpm. Staff recommend COA No. 4.20.b to limit the pump rate as proposed.

Tier 3 Groundwater/Surface Water Interaction Criteria

The latest Interim Napa County Well Permit Standards and WAA Guidelines require an analysis of potential groundwater to surface water interaction for new, altered, or increased groundwater use occurring from project wells within 1,500 feet of any County-identified Significant Stream inside the Napa River Watershed. Additionally, a Tier III review or equivalent analysis is the County's adopted method for complying with its duties under the Doctrine.

The nearest County-designated "significant stream" is Soda Creek, located approximately 1,150 feet to the east. The WAA Guidelines provide distance standards that are expected to preclude any significant adverse effects on surface waters based on well pumping rates, aquifer hydraulic conductivity, and well construction characteristics. These distance standards are presented in Tables 3, 4 & 5 within the WAA Guidelines. For Well 1 to meet distance and construction standards it must be constructed 1,000 ft away from the water body in question, have a 50 ft-deep surface seal, and that the minimum depth of uppermost well perforations be at least 100 ft bgs.

Well 1 is located over 1,000 ft from Soda Creek, meeting the distance criteria. A Well Completion Report and driller's geologic log for the project well is not available; however, results of the March 2024 down-well video inspection revealed that the sealed interval is less than 50 ft. The inspection showed that the well is sealed off from and is not perforated in alluvial aquifer materials that could be interconnected with surface water in Soda Creek. Therefore, the project hydrogeologist opines that the existing seal is sufficient, and this part of the criteria satisfied, since a connection between Well 1 and any upper alluvial aquifer that could be connected to Soda Creek is not possible. Further, the project hydrogeologist found that the depth of the fractured rock, determined to be the main aquifer accessed by Well 1, in the uncased well bore, is equivalent to the screened interval of Well 1 and, that the criterion pertaining to "depth to uppermost perforations" is satisfied.

The WAA concluded that Well 1 satisfies criteria "expected to preclude significant adverse effects on surface waters". Additionally, the project hydrogeologist notes other factors indicating that pumping of Well 1 will not significantly affect flows in Soda Creek. Flows in Soda Creek are believed to be of a losing character and more influenced by climate, namely precipitation, than pumping of groundwater. Based on that characterization (LSCE, 2017), the horizontal and vertical separation between the fractured rock aquifer in the project well (Well 1) and Soda Creek, relatively small amounts of drawdown estimated at a nearby Well in the Tier 2 analysis, the project hydrogeologist does not expect the proposed project will have significant effects on flow in Soda Creek.

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

On January 10, 2024, Napa County released a Tier III Water Availability Analysis guidance memorandum, providing guidance for complying with Public Trust. A Tier III review or equivalent analysis is the County's adopted method for complying with its duties under the Doctrine. The project WAA includes a Tier III equivalent analysis for potential impacts to Soda Creek. As discussed above, the project hydrogeologist concludes that the project well meets the standards specified in the County's WAA Guidance document to demonstrate that continued use of the well at existing operations would be expected to preclude significant adverse effects on surface waters. The operational pumping rate of the project well shall be restricted to no more than 17 gallons per minute (where no limitation previously existed). Additionally, a ground water management condition of approval will be included with imposed metering on the project well, monitoring and reporting of groundwater use (at the County's request), and the County's ability to recommend additional measures or revoke the use permit in the future if substantial evidence exists that the project substantially affects the groundwater basin. These project components and conditions of approval provide even greater protection, further reduce any alleged harm, and align with the requirements of the 2024 Water Memo. The County has satisfied its duty.

Public Comments - One (1) public comment was received following the Courtesy Notice mailed in November 2020, and multiple support letters have been received.

Decision Making Options -
As noted in the Executive Summary Section above, staff is recommending approval of the components of the project necessary to remedy existing violations with conditions of approval as described in Option 1 below. The decision-making options also include a no project alternative and a reduced project alternative.

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

Disposition - This option would result in approval of visitation, days of operations, use of the existing storage room, and the installation of driveway improvements. This would also revise existing conditions related to annual report and noticing, to be replaced by standard conditions of approval.

Staff recommends this option as the request is consistent with the Zoning Ordinance and applicable General Plan policies. Furthermore, County divisions and departments have reviewed the proposal and are in support of

the applicant's request.

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

Option 2 - Reduced Project Request

Disposition - This option could require the applicant to reduce their existing maximum daily, weekly, or annual visitation numbers, limit days of operations, or keep existing conditions related to annual reporting and noticing.

Action Required - Follow proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to reduce operational components. The item will need to be continued to a future date if significant revisions to the recommended conditions of approval are desired.

Option 3 - Deny Applicant's Proposal

Disposition - This option would deny the applicant's proposal to remedy existing violations and would require the applicant to operate the winery in compliance with the existing entitlements. In the event the Commission determines that the project does not or cannot meet the required findings for the granting of a Use Permit major modification, Commissioners should identify what aspect or aspects of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit Major modification is not being approved.

Action Required - Commission would move to deny the project.

Option 4 - Continuance Option

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

Supporting Documents

A. Recommended Findings
B. Recommended Conditions of Approval and Final Agency Approval Memos
C. CEQA Categorial Exemption Memorandum
D. Previous Project Approvals
E. Use Permit Application Packet
F. Code Compliance Program Health and Safety Inspection Letter
G. Water Availability Analysis
H. Wastewater Feasibility Report
I. Winery Comparison Analysis and Summary of Changes
J. Graphics
K. Public Comments

“A”

Recommended Findings

PLANNING COMMISSION HEARING – MARCH 18, 2026
RECOMMENDED FINDINGS

HAGAFEN CELLARS WINERY
Application P19-00121-MOD
4160 Silverado Trail, Napa
Assessor's Parcel Number 039-130-002

ENVIRONMENTAL:

The project is subject to the requirements of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 *et seq.*). The Planning Commission has received and reviewed the proposed Categorical Exemption Memorandum prepared pursuant to the provisions of CEQA and the State CEQA Guidelines and finds that:

1. The project is categorically exempt from the CEQA under sections Class 1 ("Existing Facilities") and Class 4 ("Minor Alterations to Land") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301 and §15304.

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 Planning 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, Room 210, Napa, California.

USE PERMIT:

The Planning Commission has reviewed the Use Permit Major Modification request in accordance with the requirements of Napa County Code and makes the following findings:

4. The Planning Commission has the power to issue the approval for the Use Permit Major Modification request under the Zoning Regulations in effect as applied to the property.

   Analysis:
   The project is consistent with the Agricultural Preserve (AP) zoning district regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery are permitted in the AP District with an approved use permit (refer to Napa County Code Section 18.16.030). Modifications to use permits for wineries located in the AP zoning district require Planning Commission approval (Napa County Code Sections 18.16.030, 18.124.010 and 18.124.130). There is no companion action necessary for the requested Use Permit Major Modification that would require action by the Board of Supervisors.

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

   Analysis: The application for a Major Modification to the Use Permit has been appropriately filed, and notice and public hearing requirements of County Code Sections 18.124.040.B and

18.136.040 have been met. On March 5, 2026, the notice of a public hearing was emailed to interested parties requesting such notice; was published in the Napa Valley Register; and mailed via first class mail to owners of property located within 1,000 feet of the property. The public comment period ran from March 5, 2026, through March 16, 2026.

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

   Analysis: The requested modification of the use permit to recognize existing days of operation, existing days allowing retail sales, and levels of visitation, will not have an adverse effect on public health, safety or welfare. The continuation of existing levels of operation will not impact neighboring properties. The applicant has demonstrated through supporting reports and analyses prepared by qualified professionals that the existing wastewater infrastructure can accommodate the continued operations and no improvements are required. The project Water Availability Analysis (WAA), dated December 4, 2025, prepared by O'Connor Environmental Inc. estimated a groundwater demand of 5.4 acre-feet per year. Although this level of water use exceeds the estimated recharge rate, the project recognition of existing levels of operations maintains a no-net increase in water use, which complies with the criteria of the County's Water Availability Analysis Guidance Document (May 2015) and the Interim Napa County Well Permit Standards (January 2024). The Tier concludes that the continued use of the Project well at the existing levels is expected to preclude significant adverse effects on surface waters, per the criteria of the County's Water Availability Analysis Guidance Document of May 2015 (WAA Guidelines). The project would not negatively impact groundwater resources. The physical improvements are required to widen the existing driveway to meet current standards and are taking place on areas currently developed or disturbed by landscaping, vineyards and winery development. The improvements would not have an impact on the environment, as determined by the Categorical Exemptions Classes 1 and 4. Various County divisions and departments have also reviewed the project and commented regarding the wastewater treatment system, proper waste disposal, existing site access, 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. The removal of existing conditions related to annual reporting will be replaced by the County's current standard conditions of approval for the same operations. Current conditions require maintaining records for visitation and marketing activities, grape source data, and production quantities, with records to be provided to the department upon request. The removal/revision of the existing condition requiring noticing individuals prior to marketing events will not have a negative impact on the public, as the department has not previously received complaints regarding events that were not noticed. The modifications to existing conditions will not have an adverse effect on public health, safety or welfare.

7. The proposed Use Permit Major Modification 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 Winery Parcel is in the AP District, where wineries with accessory uses are conditionally permitted. The existing winery is compliant with minimum winery building setbacks, maximum winery lot coverage, and maximum accessory to production ratio requirements specified in Napa County Code. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

Analysis: Consistency with the General Plan

As proposed and as conditioned, the requested Use Permit Major Modification is consistent with the overall goals and objectives of the General Plan (2008).

General Plan Agricultural Preservation and Land Use Goal AG/LU-1 guides the County to "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." General Plan Goal AG/LU-3 states that the County should "support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands." The continued use of the property for fermenting and processing of grape juice into wine supports the economic viability of agriculture within the County, consistent with Goal AG/LU-3 and Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space…"). General Plan Policy AG/LU-2 recognizes wineries as agricultural uses of land, and includes in the definition of agriculture "related marketing, sales and other accessory uses." Additional water demand generated by the winery's modified operational characteristics will be in line with General Plan Goal CON-11, which supports prioritization of groundwater for agricultural purposes.

The General Plan land use designations for the parcel is Agricultural Resource (AR). The intent of this land use designation is to provide "areas in the fertile valley and foothill areas of the county in which agriculture is and should continue to be the predominant land uses" (Policy AG/LU-21). The agricultural development currently on the property (vineyard and winery), and the recognition of the visitation levels and days of operation are consistent with the general uses identified in the General Plan as being compatible with the specific land use designation (Policies AG/LU-2 and AG/LU-21). The winery use on the parcel is consistent with the general plan designation.

By allowing the expansion of the existing agricultural use, the requested Use Permit Major Modification supports the economic viability of both the vineyard and agricultural product processing uses on the property, consistent with Economic Development Goal E-1 and Policy E-1.

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

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

   Analysis: The existing domestic water system is currently classified as a transient, non-community system. The system is operated under State ID Water System No. CA2800025 and is owned and operated by Hagafen Cellars, Inc., a private corporation. A new water system is not required. As noted above, the existing project well will continue to serve the winery. The WAA demonstrated that water use levels will remain the same and no increase in water use will occur. The Wastewater Feasibility Report, prepared by Stillwater Civil Design, dated March 5, 2019, demonstrates that the

existing standard leach field can accommodate the existing levels of winery operations proposed to be recognized.

Applicable Napa County General Plan Goals and Policies:

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

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.

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

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

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

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

Policy AG/LU-21: The following standards shall apply to lands designated as Agricultural Resource on the Land Use Map of this General Plan.

Intent: To identify areas in the fertile valley and foothill areas of the county in which agriculture is and should continue to be the predominant land use, where uses incompatible with agriculture should be precluded, and where the development of urban type uses would be detrimental to the continuance of agriculture and the maintenance of open space which are economic and aesthetic attributes and assets of the County of Napa.

General Uses: Agriculture, processing of agricultural products, single-family dwellings.

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

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

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

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

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

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

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

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

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

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

“B”

Recommended Conditions of Approval and Final Agency Approval Memos

PLANNING COMMISSION HEARING – MARCH 18, 2026
RECOMMENDED CONDITIONS OF APPROVAL

HAGAFEN CELLARS WINERY
Application P19-00121-MOD
4160 Silverado Trail, Napa
Assessor's Parcel Number 039-130-002

This permit encompasses and shall be limited to the project commonly known as Hagafen Cellars Winery, located at 4160 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

The permit encompasses and shall be limited to:

1.1 Approval to modify an existing 50,000 gallon per year winery, previously approved under Use Permit #97219-UP and subsequent modifications to recognize and approve the following:

a. Days of operation Monday through Sunday;
b. Retail sales Monday through Sunday from 11:00 AM to 4:00 PM;
c. Visitation and tours and tasting as set forth in Condition of Approval No. 4.2;
d. Use of a storage room (approximately 720 square feet) for winery storage;
e. Widening the existing driveway to meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards;
f. Revise COA No. 2 of Permit No. 99477 to remove the requirement for mailing notice of events to identified individuals;
g. Revise COA No. 3 of Permit No. 99477 to remove the requirement for submitting an annual report of daily visitation counts;
h. Remove COA No.15 of Permit No. 99477 requiring submittal of an annual report of grape source data;
i. Remove COA No.16 of Permit No. 99477 requiring submittal of an annual statement certifying compliance with grape sourcing requirements; and
j. Revise COA No. 21 of Permit No. 99477 to remove the requirement for submitting an annual report of the number of gallons of wine produced during the year.

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: Seven (7) days per week; Monday through Sunday
b. Maximum number of persons per day: 60
c. Maximum number of persons per week: 311
d. Maximum number of persons per year: 9,719
e. Hours of visitation: 10:00 AM to 5:00 PM
f. Tours and tastings shall not occur on days an event is held.

"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: Weekday AM peak hour (7–9 AM), Weekday PM peak hour (4–6 PM), Weekend mid-day peak hour (typically 12–2 PM) [Provided by the Department of Public Works].

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

4.3 MARKETING **[RESERVED]**

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

4.5 RESIDENCE OR NON-WINERY STRUCTURES

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

4.6 GRAPE SOURCE

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

4.7 COMPLIANCE REVIEW

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

are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation 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 **[RESERVED]**

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

4.10 AMPLIFIED MUSIC

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

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times: Weekday AM peak hour (7–9 AM), Weekday PM peak hour (4–6 PM), Weekend mid-day peak hour (typically 12–2 PM) [Provided by the Department of Public Works]. All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

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

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

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

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

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

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

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

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

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

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

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

b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

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

d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

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

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

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

a. Engineering Services Division operational conditions as stated in their Memorandum dated February 6, 2026.

b. Environmental Health Division operational conditions as stated in their Memorandum dated February 9, 2026.

c. Fire Marshal’s Office operational conditions as stated in their Inter-Office Memo dated February 20, 2026.

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 CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

a. Groundwater Management – The parcel shall be limited to a maximum of 5.4 acre-feet of groundwater per year for all water consuming activities on the project parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(a) below.

   In the event that changed circumstances or significant new information provide substantial evidence[1] 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.

b. The pumping rate of the Project Well (Well 1) shall be reduced and shall remain at 17 gallons per minute (gpm) or less, as identified in the Project Water Availability Analysis, dated December 4, 2025, (Project WAA). Equipment selection and a maintenance plan shall be developed and implemented for the property as outlined in COA No. 6.15.b. below.

c. In addition to Permit #99477 Condition of Approval No. 2 (See COA No. 4.21 Exhibit A), marketing events shall be subject to the following:
   a. Different event types shall not be held on the same day.
   b. A 100-person event (Celebration Events) shall not be held while the winery is conducting crush operations.
   c. Tours and tastings shall not be allowed on days when an event will occur.

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.

[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.

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 February 6, 2026.

b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated February 9, 2026.

c. Fire Marshal's Office plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated February 20, 2026.

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

6.2 BUILDING DIVISION – GENERAL CONDITIONS

a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.

b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an

accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

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

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

6.5 COLORS **[RESERVED]**

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

6.7 TRASH ENCLOSURES

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

6.8 ADDRESSING **[RESERVED]**

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

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

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

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Groundwater Demand Management Program

1. The permittee shall install a meter on the project well (Well #1). The meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the project well.

2. The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.

3. The plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.

4. As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately, and the first monitoring report is due to the County within 120 days of approval of this permit.

5. For the first twelve months of operation under this permit, the permittee shall read the meters of at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed 5.4 acre-feet per year, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action.

6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.

7. At the completion of the reporting period per 6.15(e)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:

    i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.

b. Within 90 days of approval of this modification, the permittee shall submit information on the well pump flow restrictor or equivalent equipment to be installed on the Project Well, as described in COA 4.20.b. Information shall be submitted to the Planning Division directly for Director approval. The submittal shall include a narrative providing information of how the device works, equipment specifications, and a maintenance and monitoring plan. Installation shall be completed within 30 days of approval of the associated plans. Within 14 days of installation, evidence shall be provided to the County demonstrating installation and operation. The PBES Department may extend these dates by taking into consideration the severity of the required changes with respect to public safety, or other factors that the PBES Department determines are reasonable. Any request for extension of time must be submitted in writing by the permittee and received by the PBES Department two (2) weeks prior to the end of the timelines specified herein and the PBES Department will determine the extension timeframe.

c. Within 60 days of use permit approval, the permittee shall submit a building permit application to PBES to remedy all remaining violations referenced

within the Code Enforcement Letter associated with case number CE19-00128, distributed on July 16, 2019.

d. Driveway improvements shall be completed within one (1) year of approval of this Use Permit Modification. If driveway improvements have not been constructed by this time, winery operations shall revert back to the levels approved in Use Permit Modification No. 99477.

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 **[RESERVED]**

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 **[RESERVED]**

9.4 LANDSCAPING **[RESERVED]**

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

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

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

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

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

EXHIBIT A
PREVIOUS CONDITIONS

HAGAFEN CELLARS WINERY
Application P19-00121-MOD
4160 Silverado Trail, Napa
Assessor's Parcel Number 039-130-002

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

A. Use Permit No: 97219
Scope and all conditions replaced by Modification No. 99477.

B. Appeal of Use Permit No: 97219
Scope and all conditions replaced by Modification No. 99477.

C. Stipulation (Case No. AO90536 – Dated May 4, 2000)
Approved final scope and conditions to be adopted with Modification No. 99477.

D. Modification No: 99477

COA No. 1. The permit is limited to:

a. The establishment of a winery with a 50,000 gallon/year production capacity in conformance with the application information sheet and supplemental information sheets for winery uses.

b. The construction of a 6,800 s.f. winery which includes: a 4,500 s.f. two story main winery building with an attached covered 1920 s.f. outdoor concrete slab processing area; a 361 s.f. tasting room building; an uncovered 1920 s.f. concrete pad for processing, in conformance with the approved site plan, floor plan, building elevations.

c. ~~Custom production activities (crushing, fermenting, barrel ageing, and bottling) for a maximum of four (4) custom producers utilizing a maximum 25,000 gallons of the winery's 50,000 gallon/year production capacity; commencing with the crush in 2005, a maximum of three (3) custom producers will be allowed.~~ **[Revised by P18-00081]**

d. ~~The existing access road shall be removed upon completion of the new driveway resulting in the use of only one access from Silverado Trail.~~ **[Completed]**

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

~~No modifications, expansions or changes relating to gallon/year production capacity,~~

~~retail sales, events and tastings and tours shall be sought prior to December 31, 2005. Any modifications, expansions or changes to the Use Permit on or before July 1, 2008 shall be provided to the owners at 4176 Silverado Trail at least 30 days in advance of the filing of such request with the County and a copy of the request shall also be provided to their attorney Stephen T. Buehl, Gagen, McCoy, McMahon & Armstrong, 1030 Main Street, Suite 212, St. Helena, CA 94574.~~ **[Timeframe surpassed]**

COA No. 2. Marketing activities as defined in Section 18.08.370 (activities held for members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Any charge associated with food service is limited to the extent of cost recovery) are limited to:

a. Celebration Events:
Harvest (Sukkot).
Frequency: 1 per year
Number of persons: Maximum 75 persons
Time of Day: Noon-4:00 PM

Holidays (Hanukkah and Passover)
Frequency: 2 per year
Number of persons: Maximum 100
Time of Day: 5:00-9:00 PM

b. Wine and Food Events:
Lunches and dinners in the winery or tasting room for Trade and Consumer by prior appointment:
Frequency: 8 per year
Number of Persons: maximum 50

c. Wine Auction-Related Event:
Frequency: 1 per year
Number of Persons: Maximum 50
Time of Day: 2:00-5:00 PM

A maximum of twelve (12) events/year are allowed, which includes any events authorized pursuant to the Temporary Event Ordinance and shall not exceed four (4) hours in length. Except for the "harvest" event and events as may specifically be authorized pursuant to the Temporary Event Ordinance, no picnicking, outdoor dining, or outdoor wine tasting shall be permitted and no outside marketing activities shall involve amplified music. All events shall cease by 10:00 PM (including cleanup) except the events specified above as ending at 10:00 PM shall complete cleanup by 11:00 PM.

~~The individuals on the attached mailing notice list shall be provided with written notice, a minimum of ten (10) days, in advance of any and all of the twelve (12) events that can occur each year.~~ **[Revised by P19-00121 COA 1.1.f]**

COA No. 3.

~~a. Tours of the winery and/or tasting of wine shall be by appointment only and are limited to twenty-five (25) persons per day between the hours of 10:00 AM and 5:00 PM, except Saturdays when no tours or tasting shall be permitted, and shall be limited to members of the wine trade, persons invited by the winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. (As defined by Section 18.08.620). Visitor counts shall be maintained daily that would be made available to the Department within five (5) days notice, and shall be compiled in an annual report submitted to the Department by the end of January each year.~~ **[Revised by P19-00121 COA 1.1.c; 1.1.g; and 4.2]**

~~b. The winery shall be open for retail sales of wine Sunday through Thursday 11:00 AM and 4:00 PM. No retail sales shall be conducted either Friday or Saturday.~~ **[Revised by P19-00121 COA 1.1.b]**

COA No. 5. All outdoor storage of winery production equipment shall be screened from view of adjacent properties by a visual barrier consisting of fencing and/or dense landscaping, and shall remain within the driveway loop. No open storage is to exceed the height of the screening.

COA No. 6. Provide a maximum twenty-two (22) off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department. There shall be no winery-related parking on Silverado Trail, on Shady Oaks Lane, nor in any neighboring driveway. In no case shall any parking impede emergency vehicle access to the winery or obscure visibility at the entrance by Silverado Trail.

COA No. 7. The color(s) to be used on the proposed buildings and any exterior lighting fixtures to be used shall be submitted to the Department for review and approval. Exterior lighting fixtures shall be the minimum necessary for the operational and security needs, as low as possible and shall be shielded to direct the light down. The only exterior lights visible from off-site that may be kept on between 7:00 PM and 6:00 AM, except when necessary during crush, are motion-sensor controlled ones.

~~COA No. 15. 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 Parcel Number(s) where grown. Such report shall be proprietary and not available to the public.~~ **[Removed by P19-00121 COA 1.1.h]**

~~COA No. 16. 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.~~ **[Removed by P19-00121 COA 1.1.i]**

COA No. 17. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No overnight accommodations are permitted. 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 those approved for temporary event license pursuant to Chapter 5.36 Napa County Code.

COA No. 19. Pomace (grape stems, leaves, grape skins) shall not be stockpiled within 500 feet of any off-site occupied dwelling; shall not be stockpiled longer than thirty (30) days, and shall be mixed with the soil within two (2) days of application.

COA No. 20. Grading and construction activities that will generate dust shall utilize water or dust palliatives. Noise producing construction activities shall be limited to weekdays between the hours of 7:00 AM and 7:00 PM. All noisy, stationary construction equipment such as air compressors and concrete pumps shall be placed at least 250 feet from the residential uses located adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce the exterior noise levels produced.

COA No. 21. The production capacity of the winery shall not exceed 50,000 gallons/year as averaged over any consecutive three (3) year period. In any given year neither production nor waste disposal capacity shall exceed 59,999 gallons. ~~The applicant shall report to the Planning Department in December of each year the number of gallons of wine produced during the year~~. **[Revised by P19-00121 COA 1.1.j]**

COA No. 22. No outdoor noise-producing activities, including those associated with the crush period, shall take place at the winery between the hours of 10:00 PM and 7:00 AM. Noisy stationary outdoor equipment such as air conditioning units, compressors, and pumps shall be located out of direct line-of-sight from the residences located on property adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce exterior noise to an acceptable level. (55dBA)

E. Very Minor Modification No: P18-00081

1.0 PROJECT SCOPE - This Permit encompasses and replaces the terms of Use Permit (and/or Use Permit Modification) No. 97219-UP, 99477- MOD and shall be limited to:

1.1 Reconstruction and addition of the outdoor trellises that were destroyed in the wildfire.

1.2 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.

1.3 Removal of conditions 1 (c) of Use permit 97219 and 99477, which states "Custom production activities (crushing, fermenting, barrel ageing, and bottling) for a maximum of four (4) custom producers utilizing a maximum 25,000 gallons of the winery's 50,000 gallon/per year production capacity; commencing with the crushing in 2005, a maximum of three (3) custom producers will be allowed.

1.4 Repair/Replace landscape destroyed by the fire.

Modification No: 99477 - Condition of Approval No. 2 - Mailing Notice List

[Revised by P19-00121 COA 1.1.f]

~~Pursuant to Condition of Approval No. 2 for Use Permit No. 97219-UP (Hagafen Winery/Norman Weir) the following individuals shall receive a minimum often (10) days written prior notice of any and all of the twelve (12) special events per year that may occur at the Hagafen Winery:~~

~~Baffico, George and Angela~~
~~4130 Silverado Trail~~
~~Napa, CA 94558~~
~~039-390-011~~

~~Buehl, Stephen T.~~
~~Gagen, McCoy, McMahon & Armstrong~~
~~1030 Main Street, Suite 212~~
~~St. Helena, CA 94574~~

~~Ellsworth, Dewey W.~~
~~12 Spring Street~~
~~Napa, CA 94559~~
~~039-100-010~~

~~Emmolo, Frank and Maria~~
~~1085 Galleron Road~~
~~St. Helena, CA 94574~~
~~039-390-001~~

~~Gunst, Mr. and Mrs. Robert A.~~
~~1160 Shady Oaks Drive~~
~~Napa, CA 94558~~

~~Lamonica, Sam J. and Nancy~~
~~4190 Silverado Trail~~
~~Napa, CA 94558~~
~~039-590-003~~

~~Beltrami, Joseph M. and Wendy C.~~
~~4161 Silverado Trail~~
~~Napa, CA 94558~~
~~039-100-007~~

~~Curtin, Patricia E.~~
~~Gagen, McCoy, McMahon & Armstrong~~
~~279 Front Street~~
~~Danville, CA 94526~~

~~Ellsworth, Stephen A.~~
~~3076 Vichy Avenue~~
~~Napa, CA 94558~~
~~039-100-010~~

~~Furtado, John and Catherine J.~~
~~90 Fairway Drive~~
~~S. San Francisco, CA 94080~~
~~039-390-010~~

~~Huffnagl, Gunther Grandfield, Sheila~~
~~4180 Silverado Trail~~
~~Napa, CA 94558~~
~~039-590-004~~

~~Mallen, Ronald E.~~
~~1180 Shady Oaks Drive~~
~~Napa, CA 94558~~

~~Matschullat, Robert W. and Ariane M.H.~~
~~4176 Silverado Trail~~
~~Napa, CA 9455~~

~~Matschullat, Robert W. and Ariane M.H.~~
~~46 Vineyard Lane~~
~~Greenwich, CT 06830~~
~~039-130-001~~

~~Niesar, Kirsten H.~~
~~4185 Silverado Trail~~
~~Napa, CA 94558~~
~~039-100-005~~

~~Smith, George D. and Naomi~~
~~4163 Silverado Trail~~
~~Napa, CA 94558~~
~~039-100-006~~

~~Tucker, Jewell~~
~~1171 Shady Oaks Drive~~
~~Napa, CA 94558~~
~~039-590-005~~

~~Webb, Carolyn~~
~~12 Spring Street~~
~~Napa, CA 94559~~

~~Nielsen, Andrew K. and Gudveig V.~~
~~4110 Silverado Trail~~
~~Napa, CA 94558~~
~~039-390-009~~

~~Smith, Clint and Dorris~~
~~1170 Shady Oaks Drive~~
~~Napa, CA 94558~~

~~Spiteri, Ron~~
~~1165 Shady Oaks Drive~~
~~Napa, CA 94558~~

~~Weathervane Ranch, LLC~~
~~c/o The Dorian A. Virgos Company~~
~~45 Rockefeller Plaza, Suite 2216~~
~~New York, NY 10101~~
~~039-130-003~~

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Brian D. Bordona
Director

MEMORANDUM

To:	Emily Hedge, Planning	From:	Jeannette Doss, Engineering
Date:	February 6, 2026	Re:	Hagafen Cellars Use Permit Modification Engineering CoA 4160 Silverado Trail, Napa, CA 94558 P19-00121 APN: 039-130-002-000

The Engineering Division received a referral for comment on a modification to an existing use permit. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS:

1. Napa County parcel 039-130-002-000 is located on Silverado Trail, approximately 0.5 miles north of the intersection with Soda Canyon Road.

2. A left turn lane is installed on Silverado Trail serving the existing paved driveway.

3. The existing paved driveway averages 16 feet in width.

4. The existing parcel is approximately 12.28 acres.

5. Site is currently developed with a winery, associated winery accessory structures, a residence, and site improvements, and vineyards.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

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

2. The Engineering Division has reviewed the Water Availability Analysis (WAA) titled Water Availability Analysis dated April 24, 2024, by O'Connor Environmental, Inc, for Hagafen Cellars – Use Permit Modification, P19-00121, located on Assessor parcel number 039-130-002-000 at 4160 Silverado Trail. The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

3. Any proposed or required modifications to the existing project wells shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

4. The Permitee shall (at the Permitee's expense) record and maintain well monitoring data for the project well (specifically, static water level no less than quarterly, and the volume of water no less than monthly) and that groundwater extraction shall not exceed 5.4 AF/yr. All monitoring required by these conditions shall verify that the water use assumptions and the actual water use are consistent with the usage and assumptions analyzed in the Water Availability Analysis prepared by O'Connor Environmental, Inc. (April 2024) for the Hagafen Cellars project.

5. The property owner shall obtain a grading permit from the Napa County Engineering Division, PBES Department for the proposed roadway, access drive, and parking area improvements.

6. All roadway, access drive, and parking area improvements shall be completed within the timelines specified in the Planning Division Conditions of Approval.

PREREQUISITES FOR ISSUANCE OF PERMITS

7. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.

8. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

9. **Prior to issuance of a 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 for Applicant and Review Staff dated December 2014.

10. **Prior to issuance of a grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development.

11. **Prior to issuance of a grading permit** the owner shall prepare a 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at Jeannette.Doss@countyofnapa.org

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Brian Bordona
Director

MEMORANDUM

To:	Emily Hedge, Planner III	From:	Maureen S. Bown R.E.H.S.
Date:	July 10, 2019 Revised 2/9/2026	Re:	Use Permit Application Hagafen Cellars Located at 4160 Silverado Trail, Napa Assessor Parcel # 039-130-002-000 Permit# UP MOD P19-00121

Environmental Health Division staff has reviewed an application to increase visitation numbers, as described and depicted in the application materials. This division has no objection to approval of the application with the following conditions of approval:

1. An Annual Operating permit for a combined alternative sewage treatment system must be maintained, and all monitoring /reporting must be fully complied with.

2. An annual water system operating permit must be maintained and complied with.

3. The owner shall comply with General Waste Discharge Requirements for Winery Process Water as adopted by the State Water Quality Control Board.

4. General Waste Discharge Requirements for Winery Process Water were adopted by the State Water Quality Control Board in January 2021, as such the applicant shall enroll for coverage under the General Order by January 2024 or at the time the process wastewater system is approved and constructed whichever occurs first.

5. Proposed food service will be catered, therefore, all food must be prepared and served by a Napa County permitted caterer. A commercial food facility is not included in this project. The plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only. If the selected caterer does not possess a valid Napa County Permit to operate, please refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.

6. The applicant shall provide portable toilet facilities for guest use during events of 100 persons or more. The portable toilet facilities must be pumped by a Napa County permitted pumping company.

7. 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.

8. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors, and odors.

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

10. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system, the plan submitted for review and approval must address bentonite disposal.

11. 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.

A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office

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

Jason W. Downs
Fire Marshal

Napa County Fire Department
Conditions of Approval

TO:	Planning Department	**DATE:**	2/20/2026
FROM:	Jason Downs, Fire Marshal	**PERMIT #**	P19-00121
SUBJECT:	Hagafen Cellars	**APN:**	039-130-002-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-referenced project. The project is approved as submitted and subject to the following Conditions of Approval:

GENERAL CONDITIONS

1. Within one (1) year of permit approval, the existing driveway shall be improved to meet all requirements outlined in the latest edition of the Napa County Road and Street Standards for commercial development. The property owner is responsible for obtaining a grading permit for any necessary roadway improvements.

2. All construction and use of the facility shall comply with all applicable codes, standards, regulations, and ordinances in effect at the time of Building Permit issuance, including the 2025 California Fire Code (CFC) as adopted and amended by Napa County.

3. Beneficial occupancy shall not be granted until all required fire and life safety systems and features have been installed, tested, inspected, and approved by the Napa County Fire Marshal's Office.

4. An approved water supply for fire protection shall be installed and made serviceable prior to the arrival of combustible materials on site in accordance with 2025 CFC Section 3312. All underground fire lines, fire pumps, and water storage tanks shall be submitted under a separate permit from the building or civil plans.

5. Where required by 2025 CFC Section 105, separate construction and/or operational permits shall be obtained as applicable. Separate permits may be required for, but are not limited to:
   - Automatic fire-extinguishing systems
   - Fire alarm and detection systems and related equipment
   - Fire pumps and related equipment
   - Private fire service mains and appurtenances
   - Gates and barricades across fire apparatus access roads
   - Temporary membrane structures and tents

FIRE APPARATUS ACCESS

6. The property address shall comply with Section 505.1 of the 2025 California Fire Code and Napa County Municipal Code 15.32.073. Address signage must be clearly visible from the roadway, durable, reflective, and maintained for emergency access. Final placement and specifications are subject to Napa County Fire Department approval.

7. All buildings, facilities, and developments shall be accessible to fire department apparatus by approved fire apparatus access roads in accordance with 2025 CFC Section 503 and the Napa County Road & Street Standards (NCRSS).

8. Access roads shall be designed and maintained to support the weight of fire apparatus and provide reliable all-weather driving conditions. An engineered analysis must be submitted demonstrating that the roadway can support fire apparatus weighing at least 75,000 pounds.

9. Fire apparatus access roads shall be provided within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building, in accordance with 2025 CFC Section 503.1.1.

10. Gates installed across fire apparatus access roads shall comply with 2025 CFC Sections 503.6 and 503.5, the Napa County Road & Street Standards, and California Fire Safe Regulations (CCR Title 14) for projects located within the State Responsibility Area (SRA).
    - Electrically operated gates serving residential properties shall be equipped with an approved Knox® key switch (Model 3501 or 3502).
    - Manual gates shall be secured with an approved Knox® padlock.

11. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet.

12. Turnouts shall comply with the Napa County Road & Street Standards and shall be a minimum of 12 feet in width, 30 feet in length, with a 25-foot taper at each end.

13. Approved turnarounds shall be provided for driveways and dead-end roadways in accordance with 2025 CFC Section 503.2.5 and the Napa County Road & Street Standards.

14. Roadway grades shall not exceed 16 percent. Grades between 16 percent and 20 percent may be permitted where all provisions of the Napa County Road & Street Standards are satisfied.

15. Roadway curves shall have an inside turning radius of not less than 50 feet. An additional surface width of 4 feet shall be added to curves with a radius of 50–100 feet, and 2 feet shall be added to curves with a radius of 100–200 feet.

WATER SUPPLY AND FIRE PROTECTION – COMMERCIAL PROJECTS

16. For buildings not served by a public water system, water storage and fire flow calculations shall be provided by a California Licensed Civil Engineer, Fire Protection Engineer, or C-16 licensed contractor. Calculations shall demonstrate compliance with 2025 CFC Appendix B as adopted and amended by Napa County and the Napa County Municipal Code.

17. Approved pressurized fire hydrants shall be installed within 250 feet of all portions of the exterior walls of the building as measured along approved fire apparatus access roads. Hydrant spacing shall comply with 2025 CFC Appendix C as adopted and amended by Napa County. Private fire service mains shall be installed, tested, and maintained in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).

18. Fire Department Connections (FDCs) for automatic sprinkler systems shall comply with 2025 CFC Section 912 and shall be located fully visible and recognizable from the street or approved fire apparatus access road. FDCs shall be located within 50 feet of an approved fire hydrant.

19. Underground fire protection mains shall have a minimum diameter of 6 inches and shall be constructed of C-900 Class 200 piping, ductile iron, or approved equivalent materials, and installed in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).

20. Automatic fire sprinkler systems shall be installed where required by 2025 CFC Section 903 as adopted and amended by Napa County and in accordance with the applicable NFPA standard. Systems shall be designed by a California Licensed Fire Protection Engineer or C-16 licensed contractor.

LIFE SAFETY REQUIREMENTS

21. All buildings shall comply with 2025 CFC Chapter 10 – Means of Egress, including but not limited to exit signage, exit illumination, exit doors, and panic hardware where required.

DEFENSIBLE SPACE

22. A minimum 100-foot defensible space shall be provided and maintained around all structures in accordance with California Public Resources Code Section 4291, the Napa County Defensible Space Ordinance, and the Napa County Fire Marshal's Defensible Space Guidelines. Defensible space shall be established prior to final approval or occupancy and shall be maintained at all times in a fire-safe condition for the life of the project.

23. A minimum 10-foot defensible space shall be provided and maintained on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with applicable Napa County ordinances and Fire Marshal guidelines and shall be maintained at all times in a fire-safe condition.

NOTICE

The Conditions of Approval noted above are based solely on review by the Napa County Fire Marshal's Office. Additional comments or requirements may be imposed by other County Departments or Divisions during review of this application.

The Napa County Fire Marshal's Office Development Guidelines are available at:
www.countyofnapa.org/firemarshal

For questions, please contact the Napa County Fire Marshal's Office at:
Fire.Marshal@countyofnapa.org

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

July 16, 2019

Norman and Irit Weir
Hagafen Cellars
4160 Silverado Trail
Napa, CA. 94558-1118

LOCATION: 4160 Silverado Trail, Napa, CA; APN 039-130-002-000

Dear Property Owner:

On December 4, 2018, the Board of Supervisors approved Resolution No. 2018-164, providing direction to staff regarding the County Code Compliance Program. The Resolution requires County staff to conduct a health and safety inspection to mitigate any hazards that might be present while you continue operations. If County staff identifies health and safety violations that pose an immediate threat to public health, safety, and/or threaten the environment, the County requires that the owner abate the violations before a hearing can be held on the use permit application.

On March 27, 2019, the County received an application for a use permit modification to correct code violations that may have been or are occurring at the property described above. Your application was submitted prior to the deadline and qualifies for the program established by the Resolution. On April 23, 2019, County staff conducted an inspection and identified health and safety issues that if corrected will create a safer environment for your employees and visitors at the winery. The following list of items should be implemented at your earliest convenience to facilitate processing of your use permit application and some items may need permits.

1. Please remove all combustible vegetation and/or trash within ten feet of the propane tank at the rear of the winery per 2016 CFC section 304.1;
2. Please repair or install illuminated exit signs in the barrel storage room per 2016 CFC section 1031.4;
3. Please post a sign above the main exit door in the winery stating this door is to remain unlocked while the building is occupied per 2016 CFC section 101 0.1.9.3 (2);
4. Please post a maximum occupant load sign near the main entrance of the wine tasting building per 2016 CFC section 1004.3;
5. Please remove improper hardware at the first floor office entrance. Exit doors shall be openable without the use of a key, special knowledge or effort per 2016 CFC 101 0.1.9 exit or to have panic, lever, or lever with thumb turn or keyed cylinders deadbolts without interconnected hardware per 2016 CFC section 1010.1.9;
6. Please discontinue using the extension cord at the chicken coop on the north side of the winery per 2016 CFC section 605.5;

7. Please provide a minimum clearance of 30 inches in width, 36 inches in front and 70 inches in height of the electrical panel per 2016 CFC section 605.3 and label the main electrical service disconnect at the service location;
8. Please provide a key box and Knox document cabinet for the fire department to gain access for life saving or firefighting purposes per 2016 CFC section 506.1.

The following items(s) require your immediate attention. Please contact me so I can assist you with addressing the issues.

9. New electrical plug outlets mounted on the north side of the wine rebuilding installed without permits per 2016 CBC 105.1. Please apply for permits;
10. New thousand gallon propane tank installed on the property line at the backside of the winery. Per 2016 CBC 105.1. Please apply for permits;
11. The upstairs two offices in the winery are being used as bedrooms. There are no smoke detectors and one of the two bedrooms has no egress. Please cease using these offices as bedrooms. Please call me and make an appointment so I may verify the space has been returned to offices;
12. A water heater was installed in one of the upstairs offices without benefit of a building permit per 2016 CBC 105.1. Please apply for permits;
13. In between the first floor and the second story offices there is an area in the winery that has been converted into wine bottle and case storage. Some of the area has only 4-5 feet of headroom. The door that was cut in midway on the stairs does not comply with code. Please have your design professional look into this space to see if it can be permitted. You will need to contact your project planner who has been assigned your use permit modification to determine if this can be added to the use permit modification. Please apply for permits to either return this space back to its original condition or apply for permits to modify the winery to allow this bottle/case storage area to remain.

Please contact me to discuss your efforts to correct the violations described herein or if you have any questions. You may reach me at (707) 299-1343.

Sincerely,

Greg Baxter,
Code Compliance Manager
Planning, Building & Environmental Services

Cc: Chron; File; Emily Hedge

“C”

CEQA Categorical Exemption Memorandum

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:	Planning Commission	From:	Emily Hedge, Planner III

Date:	February 20, 2026	Re:	P19-00121 Hagafen Cellars Winery Use Permit Major Modification Categorical Exemption Determination 4160 Silverado Trail, Napa Assessor's Parcel Number 039-130-002

Background

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Quality Act (CEQA), the Planning Division has prepared this environmental evaluation for the proposed Hagafen Cellars Major Modification Application (File No. P19-00121).

CEQA Baseline

The general rule under CEQA is that the environmental baseline must reflect the physical conditions existing at the time the environmental analysis begins, even if the current condition includes unauthorized and even environmentally harmful conditions that never received, and, as a result of being incorporated into the baseline, may never receive environmental review (CEQA Guidelines Section 15125). How present conditions come to exist may interest enforcement agencies, but that is irrelevant to CEQA baseline determinations. A long line of appellate cases hold that the actual environmental conditions existing at the time of CEQA analysis is the proper baseline, even when the actual conditions are in violation of current regulatory provisions or were not subject to previous CEQA (*Center for Biological Diversity v. California Department of Fish & Wildlife* (2105) 234 Cal. App. 4th 214).

This application was submitted to participate in the County's Code Compliance Program (Compliance Program) as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. Under the Compliance Program, property owners could apply for a modification to their permit to voluntarily remedy existing violations and could continue to operate at existing (unpermitted) levels while the application was being processed. For applicants who were unclear as to the scope of their existing entitlements, the Compliance Program also allowed property owners to first submit a request for a Status Determination to document their existing property rights and then to participate in the Compliance Program if it was determined they were out of compliance. The Program had a submittal deadline of March 29, 2019, at 2:00 p.m. for submittal of either an application for a modification to an existing permit or a request for a Status Determination. Going forward, any applicants operating out of compliance with their use permit will be required to operate within their

entitled operations for one year to "reset" the CEQA baseline before their application will be considered by the Planning Commission. This "reset" allows the CEQA baseline to be the authorized/permitted, not unpermitted levels of operations.

On March 27, 2019, the applicant submitted a Major Modification P19-00121, meeting the Compliance Program's submittal deadline. Because the Major Modification was submitted prior to the submittal deadline, the winery's existing, unpermitted operations were used as the environmental baseline for the CEQA analysis consistent with the CEQA Guidelines and caselaw.

The Project

The Napa County Planning Division has received a request for a Use Permit Major Modification for Hagafen Cellars winery, established under Use Permit No. 97219-UP, for a 50,000 gallon per year winery with by-appointment tastings. This application was submitted under the Compliance Program and requests the following:

1. Components Necessary to Remedy Existing Violations (Based on 2018 records):
    a. Recognition of days of operation Monday through Sunday. The winery is currently authorized for operations Monday through Friday and Sunday;
    b. Recognition of a maximum of 60 visitors per day with a maximum of 311 visitors per week, not to exceed an annual total of 9,719 visitors. The winery is currently authorized for 25 visitors per day (six days per week) with up to 150 visitors per week for an annual total of 7,825 visitors;
    c. Recognition of retail sales occurring Monday through Sunday. The winery is currently permitted for retail sales Monday through Thursday and Sunday;
    d. Recognition of use of an approximately 720-square-foot storage room in the winery building. The room was not delineated on the original winery Use Permit plans;
    e. Widening the existing driveway to meet Napa County Road and Street Standards;
    f. Revise COA No. 2 of Permit No. 99477 to remove the requirement for mailing notice of events to identified individuals;
    g. Revise COA No. 3 of Permit No. 99477 to remove the requirement for submitting an annual report of daily visitation counts;
    h. Remove COA No.15 of Permit No. 99477 requiring submittal of an annual report of grape source data;
    i. Remove COA No.16 of Permit No. 99477 requiring submittal of an annual statement certifying compliance with grape sourcing requirements; and
    j. Revise COA No. 21 of Permit No. 99477 to remove the requirement for submitting an annual report of the number of gallons of wine produced during the year.

Existing Setting

The project is located at 4160 Silverado Trail, Napa, approximately one half (1/2) mile north of the intersection of Silverado Trail and Soda Canyon Road. The property is zoned Agricultural Preserve (AP) and is designated Agricultural Resource (AR) by the Napa County General Plan.

The property is accessed via a driveway off Silverado Trail, which runs along the entirety of the western property line. The property is currently developed with an approximately 4,500 square-foot

winery building, an approximately 360 square foot tasting room building, a covered outdoor work area, an uncovered outdoor work area, and associated site improvements including driveway, parking areas, and wastewater system. There are approximately 10 acres of vineyards and a single-family residence. Properties in the vicinity of the project site include vineyards, undeveloped parcels, and residences. Many parcels to the east suffered damage to residences and structures in the 2017 Atlas fire.

Past Approvals:
On December 2, 1998, the Planning Commission approved Use Permit #97219-UP to establish a 50,000 gallon per year winery with by-appointment visitation and a marketing plan. Development included an approximately 6,800 square foot winery, consisting of a 4,500 s.f. main winery building with an attached, covered outdoor work area, an approximately 360 s.f. tasting room building, and an uncovered work area.

The use permit approval and the conditions of approval requiring a left turn lane were individually appealed by a neighbor. On March 23, 1999, the Board of Supervisors heard the appeal regarding the use permit and denied the appeal, upholding the Planning Commission's approval of the use permit, subject to revised conditions of approval. Following the Board's decision, the neighbor filed a petition with the Napa Superior Court and then appealed the Court's decision to the Court of Appeals. At that time the owner, neighbor, and County ultimately reached a Stipulation for Settlement. On May 9, 2000, the Board of Supervisors ratified the Stipulation. The provisions of the Stipulation were to be incorporated into the project record through the approval of a use permit modification.

On June 16, 2000, the Zoning Administrator approved minor modification #99477-MOD, which incorporated the provisions of the Stipulation into the formal record of the Planning Department, revising the previously approved Conditions of Approval of Use Permit #97219-UP. Upon approval of the modification the court case and appeals were withdrawn.

On May 10, 2018, the Director approved very minor modification P18-00081-VMM to allow reconstruction of the outdoor trellises that were destroyed in a wildfire, replacement of landscaping destroyed in a wildfire, on-premises consumption, and removal of previous conditions of approval related to custom crush.

Level of Operations - The applicant is not requesting expansions to the levels of current operations, based on the 2018 records. The winery is currently authorized for 25 visitors per day (six days per week) with up to 150 visitors per week for an annual total of 7,825 visitors. The request for recognition of visitation levels is a maximum of 60 visitors per day with a maximum of 311 visitors per week, not to exceed an annual total of 9,719 visitors. The original Use Permit approved winery operations on Monday through Friday and on Sunday (not open on Saturday), with retail sales available Monday through Thursday and Sunday (not available on Friday and Saturday). The request for recognition is to permit the winery to operate and offer retails sales Monday through Sunday. There are no requested changes to the authorized levels of production, employees, or marketing events. Therefore, the project would not result in additional traffic trips, generation of more wastewater, or use of additional groundwater.

An approximately 720-square foot room within the winery building was not delineated on the original winery Use Permit plans, so it wasn't included in the areas for use by the winery. The applicant requests to continue to utilize this space for storage. The storage room is existing, so no new construction would occur. The continued use of the room would not expand the current level of operation.

The operational components of the project would not exceed the environmental baseline (2018 operations) as determined for the analysis under CEQA, and therefore continued operations would not result in an environmental impact.

Physical Improvements - The proposed physical improvements are limited to an expansion of the existing driveway. The driveway will be widened by approximately 4 feet along the main entry, requiring removal of existing olive trees and potentially vineyard rows adjacent to the driveway. Minor expansions to portions of the driveway that loops around the winery building will meet standards for safe access for employees, visitors, and emergency vehicles. The improvements will occur on areas of the site that have previously been disturbed by landscaping, vineyards, and grading for winery development.

Revisions to Existing Conditions – The request to modify conditions of approval removes the requirement for annual reporting of daily visitation counts, grape source data, and production, and the requirement to notice a specific list of individuals prior to winery events. Removal of reporting requirements would not result in an environmental impact.

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. Based on the proposed project as described above, the project meets the criteria for eligibility as Categorically Exemption from CEQA under the following Classes: Class 1 ("Existing Facilities") and Class 4 ("Minor Alterations to Land") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301 and §15304.

Under CEQA Guidelines Section 15300.2, Categorical Exemption Class 4 cannot be used if the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. According to the County's resource maps, there are no scenic resources, hazardous waste sites, or historic resources identified on the site.

As noted above, the Use Permit Major Modification application requests recognition of existing days of operation, existing days allowing retail sales, and levels of visitation, that have been occurring beyond their current entitlements. No intensification of these activities is requested as part of this application. Additionally, there are no requested changes to the authorized levels of production, employees, or marketing events. Therefore, the project would not result in additional traffic trips, generation of more wastewater, use of additional groundwater, or use or consumption of additional resources.

Additionally, the application requests continued use of the existing 720-square foot storage room within the winery building. No new construction or physical improvements are required for continued use. The request to remove reporting requirements is not an action that would result in environmental impacts.

The proposed improvements to the existing driveway are required to comply with the Napa County Road and Street Standards. The improvements will occur on areas of the site with less than 10 percent slopes that have previously been disturbed through planting landscaping and vineyards and grading for winery development of the driveway loop around the winery building and outdoor work areas.

Based on the proposed locations of physical improvements, the project would not result in substantial effects to officially mapped or designated environmentally sensitive areas or resources. No grading would occur in a waterway, in any wetland, in any officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazards such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist. The project will not have a cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, and will not cause substantial adverse change in the significance of a historical resource. Based on the information provided above, the Major Modification application request meets the criteria for eligibility as Categorically Exempt from CEQA under Classes 1 and 4.

Public Trust

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

On January 10, 2024, Napa County released a Tier III Water Availability Analysis guidance memorandum, providing guidance for complying with Public Trust. A Tier III review or equivalent analysis is the County's adopted method for complying with its duties under the Doctrine. The project Water Availability Analysis (WAA), dated December 4, 2025, by O'Connor Environmental Inc., includes a Tier III equivalent analysis for potential impacts to Soda Creek. The project hydrogeologist

concludes that the project well meets the standards specified in the County's WAA Guidance document to demonstrate that continued use of the well at existing operations would be expected to preclude significant adverse effects on surface waters. The operational pumping rate of the project well shall be reduced and restricted to no more than 17 gallons per minute (where no limitation previously existed). Additionally, a ground water management condition of approval will be included with imposed metering on the project well, monitoring and reporting of groundwater use (at the County's request), and the County's ability to recommend additional measures or revoke the use permit in the future if substantial evidence exists that the Project substantially affects the groundwater basin. These project components and conditions of approval provide even greater protection, further reduce any alleged harm, and align with the requirements of the 2024 Water Memo. The County has satisfied its duty.

“D”

Previous Project Approvals

NAPA COUNTY

CONSERVATION -- DEVELOPMENT
AND PLANNING COMMISSION

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
TELEPHONE 707/253-4416 FAX 707/253-4176

JEFFREY REDDING
Secretary-Director

December 8, 1998

Assessor's Parcel #39-130-02

Norman E. and Irit Weir
4195 Silverado Trail
Napa, CA 94558

Dear Mr. and Mrs. Weir:

Please be advised that **Use Permit application # 97219-UP** has been approved by the Napa County Conservation. Development and Planning Commission based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: December 2, 1998 **EXPIRATION DATE: December 13, 1999**

The use permit becomes effective ten (10) working days from the approval date 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 b another. you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code. the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date **and** provided that any modification of the permit has become final. A request for an extension of time is subject to payment of the filing fee in effect at the time the request for extension is made.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Very truly yours.

Jeffrey R. Redding
Director

cc: John Tuteur. County Assessor
Gary Brewen. Building Codes Administrator

h:dm:data:weir 97219-up approval letter

CONDITIONS OF APPROVAL
Use Permit # 97219-UP (Hagafen Winery/Norman Weir)

SEE 99477 MOD FOR FINAL COA'S

1. The permit is limited to: (SUPERCEDED BY APPEAL)

   a. The establishment of a winery with a 50,000 gallon/year production capacity in conformance with the application information sheet and supplemental information sheets for winery uses.

   b. The construction of a 6,800 ft² winery which includes: a 4,500 ft² two story main winery building with an attached covered 1920 ft² outdoor concrete slab processing area; a 361 ft² tasting room building; an uncovered 1920 ft² concrete pad for processing, in conformance with the approved site plan, floor plan, building elevations.

   c. Custom production activities (crushing, fermenting, barrel ageing, and bottling) for a maximum of four (4) custom producers utilizing a maximum 25,000 gallons of the winery's 50,000 gallon/year production capacity.

   d. The existing access road shall be removed upon completion of the new driveway resulting in the use of only one access from Silverado Trail.

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

2. Marketing activities as defined in Section 18.08.370 (activities held for members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Any charge associated with food service is limited to the extent of cost recovery) are limited to:

   a. **Celebration Events**:

   Harvest (*Sukkot).*

Frequency:	1 per year
Number of persons:	Maximum 75 persons
Time of Day:	Noon–4:00 PM

   Holidays (*Hanukah and Passover*)

Frequency:	2 per year
Number of persons:	Maximum 100
Time of Day	5:00–9:00 PM

   b. **Wine and Food Events**

   Lunches and dinners in the winery or tasting room for Trade & Consumer by prior appointment:

Frequency:	~~12~~ 10 per year
Number of persons:	Maximum 75
Time of Day:	Noon-3:00 PM (6);7:00-9:00 PM (6)

   Tours, tasting, and catered food service for Consumers and Trade by prior appointment:

Frequency:	6 per year
Number of persons:	Maximum 50
Time of Day:	Noon-3:00 PM (3); 7:00-10:00 PM (3)

   c. **Wine Release Events**:

Frequency:	2 per year
Number of persons:	Maximum 25
Time of Day:	1:00-4:00 PM

d. **Wine Auction-Related Event:**

Frequency:	1 per year
Number of persons:	Maximum-50
Time of Day:	2:00-5:00 PM

Except for the "harvest" event and events as may specifically authorized pursuant to the Temporary Event Ordinance, no picnicking, outdoor dining, or outdoor wine tasting shall be permitted and no outside marketing activities shall involve amplified music. All events shall cease by 10:00 PM (including cleanup) except that events specified above as ending at 10:00 PM shall complete cleanup by 11:00 PM

3. a. Tours of the winery and/or tasting of wine are limited to 25 **persons** per day, **except Saturdays when no tours or tasting shall be permitted,** and shall **be limited to** ~~include~~ members of the wine trade, persons invited by the winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. (as defined by Section 18.08.620). Visitor counts shall be maintained daily that would be made available to the Department within five (5) days notice, and shall be compiled in an annual report submitted to the Department by the end of January each year.

b. The winery shall be open for retail sales of wine Sunday through Thursday 10:00 AM and 5:00 PM (10:00 to 6:00 summer~~)~~**).** **No retail sales shall be conducted either Friday or Saturday.** ~~and on Friday between the hours of 10:00 AM and 4:00 PM (10:00 AM to 5:00 PM Summer).~~

4. Prior to issuance of the building permit, three (3) copies of the a detailed landscaping, fencing, and parking plan shall be submitted to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Landscaping, fencing, and parking to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.

5. All outdoor storage of winery production equipment shall be screened from view of adjacent properties by a visual barrier consisting of fencing and/or dense landscaping, **and shall remain within the driveway loop**. No open storage is to exceed the height of the screening.

6. Provide a maximum 22 off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department. There shall be no winery-related parking on Silverado Trail, on Shady Oaks Lane, nor in any neighboring driveway. In no case shall any parking impede emergency vehicle access to the winery or obscure visibility at the entrance by Silverado Trail.

7. The color(s) to be used on the proposed buildings and any exterior lighting fixtures to be used shall be submitted to the Department for review and approval. Exterior lighting fixtures shall be the minimum necessary for the operational and security needs, as low as possible and shall be shielded to direct the light down. The only exterior lights visible from off-site that may be kept on between 7:00 pm and 6:00 am, except when necessary during crush, are motion-sensor controlled ones.

8. Plans for any outdoor signs shall be submitted to the Department for review and placement.

9. Comply with 1 Mitigation Measure described in the Project Revision Statement signed by the applicant dated February 20, 1998 and revised at the public hearing on December 2, 1998 and agreed to by applicant at that hearing.

10. Comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.

11. Comply with the requirements of the Department of Department of Environmental Management as stated in their memorandums of November 25, 1997, November 2, 1998 and November 23, 1998.

12. Comply with the requirements of the Building Division as stated in their memorandum of November 21, 1997.

13. Comply with the requirements of the Department of Public Works as stated in their letters of December 1, 1997, November 20, 1998 and November 23, 1998, with consideration or option of the two-way left turn lane.

14. Comply with the requirements of the County Fire Department as stated in their letter of November 16, 1998. Any required aboveground water storage tanks shall be reviewed by the Department for review of proposed placement. All applicable setback requirements shall be met, and the tanks shall be screened from views of adjacent properties by a visual barrier consisting of fencing and/or ~~dence~~**dense** landscaping.

15. 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.

16. 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.

17. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No overnight accommodations are permitted. 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 those approved for temporary event license pursuant to Chapter 5.36 Napa County Code.

18. 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.

19. Pomace (grape stems, leaves, grape skins) shall not be stockpiled within 500 feet of any off-site occupied dwelling; shall not be stockpiled longer than 30 days, and shall be mixed with the soil within two days of application.

20. Grading and construction activities that will generate dust shall utilize water or dust palliatives. Noise producing construction activities shall be limited to weekdays between the hours of 7:00 am and 7:00 pm. All noisy, stationary construction equipment such as air compressors and concrete pumps shall be placed at least 250 feet from the residential uses located adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce the exterior noise levels produced.

CONDITIONS OF APPROVAL
Use Permit # 97219-UP (Hagafen Winery/Norman Weir)

21. The production capacity of the winery shall not exceed 50,000 gallons/year as averaged over any consecutive three (3) year period. In any given year neither production nor waste disposal capacity shall exceed 59,999 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons of wine produced during the year

22. No outdoor noise-producing activities, including those associated with the crush period, shall take place at the winery between the hours of 10:00 pm and 7:00 am. Noisy stationary outdoor equipment such as air conditioning units, compressors, and pumps shall be located out of direct line-of-sight from the residences located on property adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce exterior noise to an acceptable level (55dBA)

Revised 2-9-99 BOS Mtg.
WCB:H:WEIRCOA.DOC

RECEIVED
NOV 26 1997
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

NAPA COUNTY
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT

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

TRENT CAVE, R.E.H.S.
Director

MEMORANDUM

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

FROM: Department of Environmental Management - Chris Secheli, R.E.H.S.

SUBJECT: Use Permit Application for Hagafen Cellars

DATE: November 25, 1997

APN 39-130-02 FILE # 97219-UP

Located at 4160 Silverado Trail

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

1. A Hazardous Materials Business Plan or Negative Declaration Response Form must be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management. This must be submitted within 60 days of receiving the use permit unless the applicant submits a letter stating the hazardous materials will not be brought on site until a specified future date. In this case, the Business Plan or Negative Declaration must be submitted within 30 days of bringing the Hazardous Materials on site.

2. That a permit for the septic system installation be secured from the Department of Environmental Management prior to issuance of a building permit.

3. That the use of the drain field area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, parking, livestock, etc., over the system.

4. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

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

6. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.

7. All diatomaceous earth/bentonite must be disposed of in an approved manner.

8. That the water supply system comply with the California Safe Drinking Water Act and Related Laws. This will require a plan review and an annual operating permit from the Department of Environmental Management.

cc: Norman Weir, 4195 Silverado Trail, Napa, CA 94558

usr/pam/planning/COUNTY/60-11711

WB

MEMORANDUM

November 2, 1998

RECEIVED

NOV 6 - 1998

NAPA CO. CONSERVATION DEVELOPMENT & PLANNING DEPT.

TO: Napa County Planning Department, Jeff Redding, Director

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

SUBJECT: Use Permit Application for Hagafen Cellars
Located at 4160 Silverado Trail
Assessor Parcel # 39-130-02
File #97219

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

1. Previous recommendations and conditions of approval of November 25, 1997 still apply and shall be included in the project. In addition, we have the following comment: That if any uncovered outdoor crush or process areas are a part of the project, the applicant must submit a letter from their engineer which addresses proper diversion of storm water and process waste water. If a diversion valve (or equivalent) is needed, a detail on same must be submitted. This letter and detail must be received prior to issuance of sewage permits.

cc: Norman Weir, 4195 Silverado Trail, Napa, CA 94558

MEMORANDUM

November 23, 1998

TO: Napa County Planning Department, Jeff Redding, Director

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

SUBJECT: Use Permit Application for Hagafen Cellars
Located at 4160 Silverado Trail
Assessor Parcel # 39-130-02
File # 97219-UP

This department has reviewed our previous comments for the subject Use Permit. Our recommended conditions of approval were for a 50,000 gallon per year facility with five full time employees, two part time employees, 5 seasonal employees, and 25 visitors on the busiest day. Based on the application, this department determined that the combined wastewater flows were just less than 1500 gallons per day. As such, an engineering feasibility report was not required.

I have reviewed the November 18, 1998 report prepared by Bartelt Engineering, submitted by Mr. Stephen Buehl. This report indicates a maximum production capacity of 60,000 gallons per year. This report further indicates that total waste flows for the facility (process waste and sanitary waste) will total approximately 1900 gallons per day. As indicated in this report, Napa County requires that underground leachfield systems with a flows over 1500 gallons per day be designed by a qualified professional. Had this department evaluated a 60,000 gallon per year winery, a feasibility report would have been required at the use permit completeness stage and an additional condition requiring design by a qualified professional would have been added to the use permit conditions of approval.

After discussing this matter with Sylvia Toth and Wyntress Balcher, I was informed that the Use Permit would be modified to limit production to 50,000 gallons. In addition it was discussed that adding one additional condition of approval in order to prevent any confusion regarding the 1500 gallon per day capacity was warranted. Please add this condition, and one additional condition as noted below:

1. That the winery waste and sanitary waste systems be installed as separate systems with separate installation permits. The winery permit will cover the system for the process waste including the winery tanks and leach line and will be sized for peak flows. The sanitary system will cover the waste generated from employees and visitors and will be sized for peak flows.

2. Due to the information that the area for the proposed leachfield area may have been ripped, this department may require that additional soil core holes be seen prior to issuance of a sewage permit. If for any reason a conventional system is determined not to be acceptable, plans for an engineered sewage disposal system will be required for review and approval prior to issuance of a sewage permit.

Please contact me if you have any questions regarding the above.

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

RECEIVED
NOV 21 1997
NAPA CO CONSERVATION DEVELOPMENT & PLANNING DEPT

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Bldg.

APPLICATION TITLE: HAGAFEN CELLARS FILE #: 97219-UP

RESPONSE REQUEST DATE: 11-20-97 RESPONSE RETURN DATE: 12-8-97
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; BUILDING; PLUMBING; MECHANICAL 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. SECURE PERMITS AS NOTED IN ITEM No. 1
   2. FACILITY MUST MEET STATE GUIDELINES FOR ACCESSABILITY TO HANDICAPPED PERSONS
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. BREWER
   Title: BUILDING CODES ADMIN.
   Date: 11-24-97

:jcmas2/comments2

RECEIVED
NOV 18 1998
CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

INTER-OFFICE MEMO

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

FROM: Barbara Easter, Fire Department

DATE: November 16, 1998

SUBJECT: Hagafen Cellars Use Permit Comments APN: 39-130-02 97219-UP
7660 Recommended Fire Safety Standards
9200 Fire Prevention Engineering
4160 Silverado Trail, Napa

The Fire Department (NCFD) has reviewed the above Hagafen Cellars use permit application to construct a 6,800 square foot building located east of Silverado Trail approximately 2700 feet northwest of the intersection of Soda Canyon Road. The following items to be incorporated as mitigation measures or conditions-of –approval.

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 minimum): Napa County Fire Protection Standards (County FPS); Napa County Road and Street Standards (R&SS); State Fire Safe Regulations (State FSR); Uniform Fire Code (UFC with state amendments); and appropriate fire protection system standards (e.g. NFPA 13, 20, 24, 72, etc.).

2. All construction, alteration or demolition of a building shall comply with article 87 of the Uniform fire code and specifically:

   a. Fire department access roads shall be established and maintained in accordance with UFC section 902 and County Fire Protection Standards.
   b. Water mains and hydrants shall be installed and operational in accordance with UFC section 903 and County Fire Protection Standards.

c. Building access for the purpose of firefighting shall be provided. Construction material shall not block access to buildings, hydrants or fire appliances in accordance with UFC section 8704.15.

3. Fire department access shall be provide by compliance with County FPS section IV.9, UFC section 902 and specifically:

   a. Installation of Fire Department/Sheriff Office "Rapid Entry System" key switches or padlocks for access through locked gates.
   b. An 18' wide access road to the winery as per State FSR section 1273.01 (a two-lane County "Common Drive" meets the intent of the 18' State Fire Safe Regulation.

4. Water supplies for fire protection shall be provided by compliance with County FPS section IV, UFC section 903 and specifically:

   a. Required fire flow in accordance with County FPS section IV.3.6 is estimated at 120 to 200 gallons per minute (see attached worksheet);
   b. Number and spacing of fire hydrants in accordance with UFC appendix III-B (County FPS section IV.5);
   c. Water storage capacity for fire protection in accordance with County FPS section IV. 3-6 is estimated at 7,000 to 12,000 gallons in addition to other needs (see attached worksheet).
   d. If the required fire flow cannot be met a drafting hydrant shall be installed to NFPA standard 24.
   e. Any drafting hydrant installed shall have plans prepared by a licensed engineer for NCFD to review and the approval and construction installation inspection signed off by that engineer.

5. 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 (UFC section 103.1.1) upon request from the County Fire Marshal for the following circumstances:

   a. If the project is designed without direct compliance to the applicable constructions requirements, alternate methods proposals (UFC section 103.1.2) will be required from the applicant and technical assistance may be requested for review and compliance inspection of proposals.
   b. Installation of a drafting hydrant.

6. 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.

7. "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).

If you should have any question please do not hesitate to contact Barbara Easter as (707) 963-3601 ext. 129 to discuss any other fire protection issue you may have regarding your project.

Discussion

However, if there is any future expansion of the winery this would trigger a pressurized hydrant system and additional fire protection requirements. Large specialized 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 recommendations will reduce to the maximum extent reasonable the labor, time, and resources required for the Fire Department to manage emergency incidents at the facility.

Bryon J. Carniglia
Fire Chief

Barbara A Easter

By: Barbara Easter
County Fire Inspector

CC: Norman E. Weir - Applicant,
Loveless, Streblow, NCFD/CFM Chron,
NCFD/CFM file

REQUIRED FIRE FLOW AND WATER STORAGE

WORK SHEET

This form is designed to allow the developer to determine the quantity and quality of fire defense measures required for the building(s) proposed for construction.

1. From page 6, number 3 of the guide, determine if building will be classed as Light, Moderate or High: MODERATE.

2. Using the most current Uniform Building Code publication (as adopted by Napa County), determine if proposed building construction is defined as: wood, ordinary, fire resistive or non-combustible: NON-COMBUSTIBLE.

3. From the working plans for the building, determine the total cubic volume: 80749 cubic feet.

4. Based on occupancy type (light, moderate, high), divide the number of cubic feet determined in (3) above by the factor: 600, light; 400, moderate; 200 high; shown in (A) on the "Brief Recap" sheet attached to the package. This will determine the base fire flow. Round off your answer to the nearest 50: 200 gpm.

5. Multiply the gpm figure determined in (4) by 60 for light/moderate hazard occupancies, and by 120 for high hazard occupancies. This will give you the base figure for required fire protection water storage capacity: 12,000 gallons.

6. Fire Protection water storage is independent of domestic or other use. Domestic and other use shall be in addition to Fire Protection. All pipes or valves required for domestic or other use shall be installed on the tank above the level designated for Fire Protection purposes only.

7. Credits/Surcharges:

   A. From (4) above, enter base fire flow: 200 gpm. Now, from the table below, circle the figure which best describes the building construction type/hazard class as proposed.

	Light	Moderate	High
1. Wood Construction	0%	0%	+10%
2. Ordinary	-5%	-5%	+10%
3. Non-Combustible	-25%	(-25%)	-25%
4. Fire Resistive	-25%	-25%	-25%

   Add or subtract the percentage allowed due to construction type/hazard class. T/H adjusted gpm: 200 - 50 = 150.

   B. Heat or smoke detectors (installed in accord with NFPA). *Note: Do not use (B) if (C) is used: Deduct 5% from T/H adjusted gpm: 0.

C. Heat or smoke detectors installed and maintained as a functioning part of an NFPA approved 24 hour monitored Fire Alarm System: Deduct 15%: ~~150~~ 125 gpm OR if alarm terminates at fire department communications center, deduct 20%: 0 gpm.

D. Proposed occupancy to be completely covered by NFPA approved automatic Sprinkler System, complete with audible flow alarm which is monitored 24 hours per day at the Napa County Fire Department Emergency Command Center. Deduct 40% 0 gpm OR occupancy partially covered by NFPA approved sprinkler system that is 24 hour monitored at the Napa County Fire Department Emergency Command Center: Deduct 15%: 0 gpm.

E. Entire roof surface of non-flammable materials as defined by UBC and NFPA: Deduct 5%: 120 gpm.

F. Lack of adequate separation between buildings - see table below:

	Light		Moderate		High	
	W/O	FRNC	W/O	FRNC	W/O	FRNC
0-10'	+ 10%	+ 5%	+ 10%	+ 5%	+ 20%	+ 5%
11-20'	+ 5%	+ 2.5%	+ 5%	+ 2.5%	+ 15%	+ 2.5%
21-30'	+ 2.5%		+ 2.5%		+ 10%	

Enter appropriate credit or surcharge here: _____ gpm.

This is the Net Adjusted GPM required.

*Multiply X 60 (1 hour storage) = storage 7,200 gallons.
*Multiply X 120 (2 hour storage) = storage _____ gallons.

*The net adjusted fire flow credit/surcharge shall not exceed 75% of Base Fire Flow. $\left(\frac{200-120}{200}\right) \times 100 = 40\%$

*NOTE - If a municipal or private water system serves the proposed site and cannot supply required fire flow and storage, "on site" storage will be required.

EXAMPLE: Your firm is proposing the construction of a wine beverage warehouse 190' long & 140' wide X 30' high (798,000 cubic feet). Customary practice in a warehouse of this size is to stack and store empty glass in boxes (on wood pallets) in excess of 21 feet above floor height. Also, bottled wines in case lots are stored in like manner. This places the proposed occupancy in the "high" hazard classification.

1. Hazard Class. High

2. Construction Type: Concrete Tilt-up, Wood Laminated Beams, Plywood Sheathing. Ordinary

3. Cubic Foot Volume:
Length (190') X Width (140') X Height (30') = 798,000 cubic feet

PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO

December 1, 1997

TO: Conservation Development and Planning Department

FROM: Juan Arias, Junior Engineer J. A.

SUBJECT: Hagafen Cellars, 4160 Silverado Trail, APN: 039-130-002

This application will allow the applicant to establish a 50,000 gallon / year winery housing up to 2 custom producers utilizing up to 25 % of the requested production in a new 6,800 ft^2 facility on 12.23 acres situated east of Silverado Trail approximately 2700 feet northwest of its intersection with Soda Canyon Road.

EXISTING CONDITIONS:

1. The existing right-of-way for Silverado Trail is 60 feet. Section 18.112.060 of the Napa County Code defines the ultimate right-of-way for Silverado Trail to be 70 feet.

2. The Average Daily Traffic count for Silverado Trail just south of its intersection with Oak Knoll Avenue is 5,241 and just south of its intersection with Soda Canyon Road is 5,527.

RECOMMENDED CONDITIONS:

1. Right-of-way widening of an easement to 70 feet from the centerline of Silverado Trail shall be granted to the County for roadway and utility purposes.

2. The applicant shall construct a left turn storage lane on Silverado Trail so as to facilitate southbound traffic turning onto the winery's access road.

3. The access road leading to the winery from Silverado Trail shall be improved to the standards of a "Common Drive Without Parallel Parking Lanes Low Density" as shown in the latest edition of the "Napa County Road and Street Standards". This design requires a 16 foot wide roadway with 4 foot earth shoulders. The access road shall have a minimum

structural section equivalent to five inches of Class II Aggregate Base plus a double sealcoat.

4. Any parking areas that are required by the Planning Commission as a condition of this Use Permit shall have a minimum structural section equivalent to five inches of Class II Aggregate Base plus a double seal coat.

5. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

6. On site grading shall be accomplished so as to avoid the diversion or concentration of storm water runoff onto adjacent properties.

7. The applicant shall obtain an encroachment permit for any work performed within the County right-of-way.

8. Improvements, including the left turn lane onto the access road from Silverado Trail, shall be constructed according to plans prepared by a registered Civil Engineer which will be reviewed and approved by this office. An engineering and inspection fee in the amount of 3 % of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.

If you have any questions regarding the above items at this time, please do not hesitate to contact Larry Bogner or Juan Arias of this Department.

cc: Norman E. & Irit Weir, 4195 Silverado Trail, Napa, CA 94558
Ethan Foote, 1199 Big Tree Rd., St. Helena, CA 94574

NAPA COUNTY

CONSERVATION, DEVELOPMENT and
PLANNING DEPARTMENT

Jeffrey Redding
Director

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

March 24, 1999
Norman E. and Irit Weir
4195 Silverado Trail
Napa CA 94558

RE: Request for Use Permit #97219-UP (APN#39-130-02)

Dear Mr. and Mrs. Weir:

Please be advised that **Use Permit Application # 97219-UP** has been **APPROVED** by the Napa County, Board of Supervisors on March 23, 1999 based on the attached conditions.

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

EXPIRATION DATE: March 23, 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,

Jeffrey R. Redding
Director

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Michael Miller, Deputy Planning Director
Robert W. & Ariane M. H. Matschullat (w/ adopted conditions of approval and project revision statement)

H:shared:weir approval ltr 3-23-99

CONDITIONS OF APPROVAL
Use Permit # 97219-UP (Hagafen Winery/Norman Weir)

1. The permit is limited to:

   a. The establishment of a winery with a 50,000 gallon/year production capacity in conformance with the application information sheet and supplemental information sheets for winery uses.

   b. The construction of a 6,800 ft² winery which includes: a 4,500 ft² two story main winery building with an attached covered 1920 ft² outdoor concrete slab processing area; a 361 ft² tasting room building; an uncovered 1920 ft² concrete pad for processing, in conformance with the approved site plan, floor plan, building elevations.

   c. Custom production activities (crushing, fermenting, barrel ageing, and bottling) for a maximum of four (4) custom producers utilizing a maximum 25,000 gallons of the winery's 50,000 gallon/year production capacity.

   d. The existing access road shall be removed upon completion of the new driveway resulting in the use of only one access from Silverado Trail.

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

2. Marketing activities as defined in Section 18.08.370 (activities held for members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Any charge associated with food service is limited to the extent of cost recovery) are limited to:

   a. **Celebration Events**:
   Harvest (*Sukkot).*

Frequency:	1 per year
Number of persons:	Maximum 75 persons
Time of Day:	Noon–4:00 PM

   Holidays (*Hanukah and Passover*)

Frequency:	2 per year
Number of persons:	Maximum 100
Time of Day	5:00–9:00 PM

   b. **Wine and Food Events**

   Lunches and dinners in the winery or tasting room for Trade & Consumer by prior appointment:

Frequency:	~~12~~ 10 per year
Number of persons:	Maximum 75
Time of Day:	Noon-3:00 PM (6);7:00-9:00 PM (6)

   Tours, tasting, and catered food service for Consumers and Trade by prior appointment:

Frequency:	6 per year
Number of persons:	Maximum 50
Time of Day:	Noon-3:00 PM (3); 7:00-10:00 PM (3)

   c. **Wine Release Events**:

Frequency:	2 per year
Number of persons:	Maximum 25
Time of Day:	1:00-4:00 PM

d. **Wine Auction-Related Event:**

Frequency:	1 per year
Number of persons:	Maximum-50
Time of Day:	2:00-5:00 PM

Except for the "harvest" event and events as may specifically authorized pursuant to the Temporary Event Ordinance, no picnicking, outdoor dining, or outdoor wine tasting shall be permitted and no outside marketing activities shall involve amplified music. All events shall cease by 10:00 PM (including cleanup) except that events specified above as ending at 10:00 PM shall complete cleanup by 11:00 PM

3. a. Tours of the winery and/or tasting of wine are limited to 25 **persons** per day, **except Saturdays when no tours or tasting shall be permitted,** and shall **be limited to** ~~include~~ members of the wine trade, persons invited by the winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. (as defined by Section 18.08.620). Visitor counts shall be maintained daily that would be made available to the Department within five (5) days notice, and shall be compiled in an annual report submitted to the Department by the end of January each year.

b. The winery shall be open for retail sales of wine Sunday through Thursday 10:00 AM and 5:00 PM (10:00 to 6:00 summer~~)~~-). **No retail sales shall be conducted either Friday or Saturday.** ~~and on Friday between the hours of 10:00 AM and 4:00 PM (10:00 AM to 5:00 PM Summer).~~

4. Prior to issuance of the building permit, three (3) copies of the a detailed landscaping, fencing, and parking plan shall be submitted to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Landscaping, fencing, and parking to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.

5. All outdoor storage of winery production equipment shall be screened from view of adjacent properties by a visual barrier consisting of fencing and/or dense landscaping, **and shall remain within the driveway loop.** No open storage is to exceed the height of the screening.

6. Provide a maximum 22 off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department. There shall be no winery-related parking on Silverado Trail, on Shady Oaks Lane, nor in any neighboring driveway. In no case shall any parking impede emergency vehicle access to the winery or obscure visibility at the entrance by Silverado Trail.

7. The color(s) to be used on the proposed buildings and any exterior lighting fixtures to be used shall be submitted to the Department for review and approval. Exterior lighting fixtures shall be the minimum necessary for the operational and security needs, as low as possible and shall be shielded to direct the light down. The only exterior lights visible from off-site that may be kept on between 7:00 pm and 6:00 am, except when necessary during crush, are motion-sensor controlled ones.

8. Plans for any outdoor signs shall be submitted to the Department for review and placement.

9. Comply with 1 Mitigation Measure described in the Project Revision Statement signed by the applicant dated February 20, 1998 and revised at the public hearing on December 2, 1998 and agreed to by applicant at that hearing.

10. Comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.

11. Comply with the requirements of the Department of Department of Environmental Management as stated in their memorandums of November 25, 1997, November 2, 1998 and November 23, 1998.

12. Comply with the requirements of the Building Division as stated in their memorandum of November 21, 1997.

13. Comply with the requirements of the Department of Public Works as stated in their letters of December 1, 1997, November 20, 1998 and November 23, 1998, with consideration or option of the two-way left turn lane.

14. Comply with the requirements of the County Fire Department as stated in their letter of November 16, 1998. Any required aboveground water storage tanks shall be reviewed by the Department for review of proposed placement. All applicable setback requirements shall be met, and the tanks shall be screened from views of adjacent properties by a visual barrier consisting of fencing and/or ~~dence~~**dense** landscaping.

15. 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.

16. 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.

17. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No overnight accommodations are permitted. 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 those approved for temporary event license pursuant to Chapter 5.36 Napa County Code.

18. 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.

19. Pomace (grape stems, leaves, grape skins) shall not be stockpiled within 500 feet of any off-site occupied dwelling; shall not be stockpiled longer than 30 days, and shall be mixed with the soil within two days of application.

20. Grading and construction activities that will generate dust shall utilize water or dust palliatives. Noise producing construction activities shall be limited to weekdays between the hours of 7:00 am and 7:00 pm. All noisy, stationary construction equipment such as air compressors and concrete pumps shall be placed at least 250 feet from the residential uses located adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce the exterior noise levels produced.

21. The production capacity of the winery shall not exceed 50,000 gallons/year as averaged over any consecutive three (3) year period. In any given year neither production nor waste disposal capacity shall exceed 59,999 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons of wine produced during the year

22. No outdoor noise-producing activities, including those associated with the crush period, shall take place at the winery between the hours of 10:00 pm and 7:00 am. Noisy stationary outdoor equipment such as air conditioning units, compressors, and pumps shall be located out of direct line-of-sight from the residences located on property adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce exterior noise to an acceptable level (55dBA)

Revised 2-9-99 BOS Mtg.
WCB:H:WEIRCOA.DOC

PROJECT REVISION STATEMENT

December 4, 1998

Mitigation Measures for Hagafen Winery

TRAFFIC (safety and congestion)

1. A left turn lane or as a possible alternative, a two-way left turn lane, that has been reviewed and approved by the Department of Public Works, will be installed at the driveway entrance on Silverado Trail prior to the final building clearance for the winery.

NOV 26 1997

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

NAPA COUNTY

DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT

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

TRENT CAVE, R.E.H.S.
Director

MEMORANDUM

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

FROM: **Department of Environmental Management - Chris Secheli, R.E.H.S.**

SUBJECT: **Use Permit Application for Hagafen Cellars**

DATE: **November 25, 1997**

APN 39-130-02 **FILE # 97219-UP**

Located at 4160 Silverado Trail

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

1. A Hazardous Materials Business Plan or Negative Declaration Response Form must be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management. This must be submitted within 60 days of receiving the use permit unless the applicant submits a letter stating the hazardous materials will not be brought on site until a specified future date. In this case, the Business Plan or Negative Declaration must be submitted within 30 days of bringing the Hazardous Materials on site.

2. That a permit for the septic system installation be secured from the Department of Environmental Management prior to issuance of a building permit.

3. That the use of the drain field area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, parking, livestock, etc., over the system.

4. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

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

6. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.

7. All diatomaceous earth/bentonite must be disposed of in an approved manner.

8. That the water supply system comply with the California Safe Drinking Water Act and Related Laws. This will require a plan review and an annual operating permit from the Department of Environmental Management.

cc: Norman Weir, 4195 Silverado Trail, Napa, CA 94558

usr/pam/planning/COUNTY/60-11711

042

MEMORANDUM

November 2, 1998

RECEIVED
NOV 6 - 1998
NAPA CO. CONSERVATION DEVELOPMENT & PLANNING DEPT

TO: Napa County Planning Department, Jeff Redding, Director

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

SUBJECT: Use Permit Application for Hagafen Cellars
Located at 4160 Silverado Trail
Assessor Parcel # 39-130-02
File #97219

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

1. Previous recommendations and conditions of approval of November 25, 1997 still apply and shall be included in the project. In addition, we have the following comment: That if any uncovered outdoor crush or process areas are a part of the project, the applicant must submit a letter from their engineer which addresses proper diversion of storm water and process waste water. If a diversion valve (or equivalent) is needed, a detail on same must be submitted. This letter and detail must be received prior to issuance of sewage permits.

cc: Norman Weir, 4195 Silverado Trail, Napa, CA 94558

MEMORANDUM

November 23, 1998

TO: Napa County Planning Department, Jeff Redding, Director

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

SUBJECT: Use Permit Application for Hagafen Cellars
Located at 4160 Silverado Trail
Assessor Parcel # 39-130-02
File # 97219-UP

This department has reviewed our previous comments for the subject Use Permit. Our recommended conditions of approval were for a 50,000 gallon per year facility with five full time employees, two part time employees, 5 seasonal employees, and 25 visitors on the busiest day. Based on the application, this department determined that the combined wastewater flows were just less than 1500 gallons per day. As such, an engineering feasibility report was not required.

I have reviewed the November 18, 1998 report prepared by Bartelt Engineering, submitted by Mr. Stephen Buehl. This report indicates a maximum production capacity of 60,000 gallons per year. This report further indicates that total waste flows for the facility (process waste and sanitary waste) will total approximately 1900 gallons per day. As indicated in this report, Napa County requires that underground leachfield systems with a flows over 1500 gallons per day be designed by a qualified professional. Had this department evaluated a 60,000 gallon per year winery, a feasibility report would have been required at the use permit completeness stage and an additional condition requiring design by a qualified professional would have been added to the use permit conditions of approval.

After discussing this matter with Sylvia Toth and Wyntress Balcher, I was informed that the Use Permit would be modified to limit production to 50,000 gallons. In addition it was discussed that adding one additional condition of approval in order to prevent any confusion regarding the 1500 gallon per day capacity was warranted. Please add this condition, and one additional condition as noted below:

1. That the winery waste and sanitary waste systems be installed as separate systems with separate installation permits. The winery permit will cover the system for the process waste including the winery tanks and leach line and will be sized for peak flows. The sanitary system will cover the waste generated from employees and visitors and will be sized for peak flows.

2. Due to the information that the area for the proposed leachfield area may have been ripped, this department may require that additional soil core holes be seen prior to issuance of a sewage permit. If for any reason a conventional system is determined not to be acceptable, plans for an engineered sewage disposal system will be required for review and approval prior to issuance of a sewage permit.

Please contact me if you have any questions regarding the above.

WE

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

RECEIVED

NOV 21 1997

NAPA CO CONSERVATION DEVELOPMENT & PLANNING DEPT

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Bldg.

APPLICATION TITLE: HAGAFEN CELLARS FILE #: 97219-UP

RESPONSE REQUEST DATE: 11-20-97 RESPONSE RETURN DATE: 12-8-97
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, BUILDING, PLUMBING, MECHANICAL 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. SECURE PERMITS AS NOTED IN ITEM No. 1
   2 FACILITY MUST MEET STATE GUIDELINES FOR ACCESSABILITY TO HANDICAPPED PERSONS
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. GREEN
   Title: BUILDING CODES ADMIN.
   Date: 11-24-97

jcmas2/comments2

046

47 99

PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO

December 1, 1997

TO: Conservation Development and Planning Department

FROM: Juan Arias, Junior Engineer J. A.

SUBJECT: Hagafen Cellars, 4160 Silverado Trail, APN: 039-130-002

This application will allow the applicant to establish a 50,000 gallon / year winery housing up to 2 custom producers utilizing up to 25 % of the requested production in a new 6,800 ft^2 facility on 12.23 acres situated east of Silverado Trail approximately 2700 feet northwest of its intersection with Soda Canyon Road.

EXISTING CONDITIONS:

1. The existing right-of-way for Silverado Trail is 60 feet. Section 18.112.060 of the Napa County Code defines the ultimate right-of-way for Silverado Trail to be 70 feet.

2. The Average Daily Traffic count for Silverado Trail just south of its intersection with Oak Knoll Avenue is 5,241 and just south of its intersection with Soda Canyon Road is 5,527.

RECOMMENDED CONDITIONS:

1. Right-of-way widening of an easement to 70 feet from the centerline of Silverado Trail shall be granted to the County for roadway and utility purposes.

2. The applicant shall construct a left turn storage lane on Silverado Trail so as to facilitate southbound traffic turning onto the winery's access road.

3. The access road leading to the winery from Silverado Trail shall be improved to the standards of a "Common Drive Without Parallel Parking Lanes Low Density" as shown in the latest edition of the "Napa County Road and Street Standards". This design requires a 16 foot wide roadway with 4 foot earth shoulders. The access road shall have a minimum

structural section equivalent to five inches of Class II Aggregate Base plus a double sealcoat.

4. Any parking areas that are required by the Planning Commission as a condition of this Use Permit shall have a minimum structural section equivalent to five inches of Class II Aggregate Base plus a double seal coat.

5. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

6. On site grading shall be accomplished so as to avoid the diversion or concentration of storm water runoff onto adjacent properties.

7. The applicant shall obtain an encroachment permit for any work performed within the County right-of-way.

8. Improvements, including the left turn lane onto the access road from Silverado Trail, shall be constructed according to plans prepared by a registered Civil Engineer which will be reviewed and approved by this office. An engineering and inspection fee in the amount of 3 % of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.

If you have any questions regarding the above items at this time, please do not hesitate to contact Larry Bogner or Juan Arias of this Department.

cc: Norman E. & Irit Weir, 4195 Silverado Trail, Napa, CA 94558
Ethan Foote, 1199 Big Tree Rd., St. Helena, CA 94574

PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO

November 20, 1998

TO: Wyntress Chatman Balcher, CDPD

FROM: Russ Bergholz, PWD

SUBJECT: Hagafen Winery/Weir Project Use Permit #97219-UP

This memo is in response to the traffic study submitted by Ms. Patricia Curtin, prepared by Fehr & Peers Associates, Inc, dated November 18, 1998.

Item #2 of the Recommended Conditions of Approval for this Use Permit states, "The applicant shall construct a left turn storage lane on Silverado Trail so as to facilitate southbound traffic turning onto the winery's access road."

The submitted traffic study states, "The provision of an exclusive left-turn lane into the project site, as proposed by the applicant, would minimize delays to vehicles on Silverado Trail and reduce the potential for rear-end accidents at the project's driveway, but could interfere with entry and exit to other driveways in the immediate vicinity." This proposed left-turn lane is consistent with Public Works recommendations and Caltrans Guidelines. Design will be in accordance with Napa County Road and Street Standards. Public Works will review the submitted roadway design and be responsible for approval of the final design. A part of our review of the final design will be to ensure that legal access to other driveways in the immediate vicinity is maintained.

Public Works does not have the authority to require installation of a two-way-left-turn-lane to serve adjacent properties as part of this Use Permit, as recommended by the traffic study. If neighboring property owners wish to build a left-turn lane to accommodate their access, they can join this project or design their own and apply for an encroachment permit.

In response to the parking issues addressed in the traffic report, we recommend that "Special Event" parking be adequately provided on site. This department does not recommend allowing parking associated with a "Special Event" permit to be allowed along Silverado Trail.

cc: Gagen, McCoy, McMahon and Armstrong, 279 Front St, P.O. Box 21
Danville, CA 94526.
Lance Heide, Road Superintendent

48

RECEIVED

NOV 25 1998

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO

November 23, 1998

TO: Wyntress Chatman Balcher, CDPD

FROM: Russ Bergholz, PWD

SUBJECT: Hagafen Winery/Weir Project Use Permit #97219-UP

This memo is in response to the letter sent to CDPD November 14 by Mr. and Mrs. Beltrami.

In response to the parking issues, we recommend that "Special Event" parking be adequately provided on site. Temporary events license requires applicants to state parking plans. This department does not recommend allowing parking associated with a "Special Event" permit to be allowed along Silverado Trail.

The alignment of Silverado Trail accommodating the proposed left-turn lane will dictate whether any impacts occur for the neighbors. Public Works will review the proposed design for proper drainage along the neighbors property. Hagafen Winery and their Contractor will be responsible for repair of any damage incurred during construction on either private property or within the County roadway easement.

48A

NOV 1 8 1998
CONSERVATION & PLANNING DEP

INTER-OFFICE MEMO

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

FROM: Barbara Easter, Fire Department

DATE: November 16, 1998

SUBJECT: Hagafen Cellars Use Permit Comments APN: 39-130-02 97219-UP
7660 Recommended Fire Safety Standards
9200 Fire Prevention Engineering
4160 Silverado Trail, Napa

The Fire Department (NCFD) has reviewed the above Hagafen Cellars use permit application to construct a 6,800 square foot building located east of Silverado Trail approximately 2700 feet northwest of the intersection of Soda Canyon Road. The following items to be incorporated as mitigation measures or conditions-of –approval.

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 minimum): Napa County Fire Protection Standards (County FPS); Napa County Road and Street Standards (R&SS); State Fire Safe Regulations (State FSR); Uniform Fire Code (UFC with state amendments); and appropriate fire protection system standards (e.g. NFPA 13, 20, 24, 72, etc.).

2. All construction, alteration or demolition of a building shall comply with article 87 of the Uniform fire code and specifically:

   a. Fire department access roads shall be established and maintained in accordance with UFC section 902 and County Fire Protection Standards.
   b. Water mains and hydrants shall be installed and operational in accordance with UFC section 903 and County Fire Protection Standards.

c. Building access for the purpose of firefighting shall be provided. Construction material shall not block access to buildings, hydrants or fire appliances in accordance with UFC section 8704.15.

3. Fire department access shall be provide by compliance with County FPS section IV.9, UFC section 902 and specifically:

   a. Installation of Fire Department/Sheriff Office "Rapid Entry System" key switches or padlocks for access through locked gates.
   b. An 18' wide access road to the winery as per State FSR section 1273.01 (a two-lane County "Common Drive" meets the intent of the 18' State Fire Safe Regulation.

4. Water supplies for fire protection shall be provided by compliance with County FPS section IV, UFC section 903 and specifically:

   a. Required fire flow in accordance with County FPS section IV.3.6 is estimated at 120 to 200 gallons per minute (see attached worksheet);
   b. Number and spacing of fire hydrants in accordance with UFC appendix III-B (County FPS section IV.5);
   c. Water storage capacity for fire protection in accordance with County FPS section IV. 3-6 is estimated at 7,000 to 12,000 gallons in addition to other needs (see attached worksheet).
   d. If the required fire flow cannot be met a drafting hydrant shall be installed to NFPA standard 24.
   e. Any drafting hydrant installed shall have plans prepared by a licensed engineer for NCFD to review and the approval and construction installation inspection signed off by that engineer.

5. 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 (UFC section 103.1.1) upon request from the County Fire Marshal for the following circumstances:

   a. If the project is designed without direct compliance to the applicable constructions requirements, alternate methods proposals (UFC section 103.1.2) will be required from the applicant and technical assistance may be requested for review and compliance inspection of proposals.
   b. Installation of a drafting hydrant.

6. 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.

7. "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).

If you should have any question please do not hesitate to contact Barbara Easter as (707) 963-3601 ext. 129 to discuss any other fire protection issue you may have regarding your project.

Discussion

However, if there is any future expansion of the winery this would trigger a pressurized hydrant system and additional fire protection requirements. Large specialized 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 recommendations will reduce to the maximum extent reasonable the labor, time, and resources required for the Fire Department to manage emergency incidents at the facility.

Bryon J. Carniglia
Fire Chief

Barbara A. Easter

By: Barbara Easter
County Fire Inspector

CC: Norman E. Weir - Applicant,
Loveless, Streblow, NCFD/CFM Chron,
NCFD/CFM file

41

REQUIRED FIRE FLOW AND WATER STORAGE

WORK SHEET

This form is designed to allow the developer to determine the quantity and quality of fire defense measures required for the building(s) proposed for construction.

1. From page 6, number 3 of the guide, determine if building will be classed as Light, Moderate or High: MODERATE.

2. Using the most current Uniform Building Code publication (as adopted by Napa County), determine if proposed building construction is defined as: wood, ordinary, fire resistive or non-combustible: NON-COMBUSTIBLE.

3. From the working plans for the building, determine the total cubic volume: 80719 cubic feet.

4. Based on occupancy type (light, moderate, high), divide the number of cubic feet determined in (3) above by the factor: 600, light; 400, moderate; 200 high; shown in (A) on the "Brief Recap" sheet attached to the package. This will determine the base fire flow. Round off your answer to the nearest 50: 200 gpm.

5. Multiply the gpm figure determined in (4) by 60 for light/moderate hazard occupancies, and by 120 for high hazard occupancies. This will give you the base figure for required fire protection water storage capacity: 12,000 gallons.

6. Fire Protection water storage is independent of domestic or other use. Domestic and other use shall be in addition to Fire Protection. All pipes or valves required for domestic or other use shall be installed on the tank above the level designated for Fire Protection purposes only.

7. Credits/Surcharges:

   A. From (4) above, enter base fire flow: 200 gpm. Now, from the table below, circle the figure which best describes the building construction type/hazard class as proposed.

	Light	Moderate	High
1. Wood Construction	0%	0%	+10%
2. Ordinary	-5%	-5%	+10%
3. Non-Combustible	-25%	(-25%)	-25%
4. Fire Resistive	-25%	-25%	-25%

   Add or subtract the percentage allowed due to construction type/hazard class. T/H adjusted gpm: 200 - 50 = 150.

   B. Heat or smoke detectors (installed in accord with NFPA). *Note: Do not use (B) if (C) is used: Deduct 5% from T/H adjusted gpm: 0.

C. Heat or smoke detectors installed and maintained as a functioning part of an NFPA approved 24 hour monitored Fire Alarm System: Deduct 15%: 150 - 25 = 125 gpm OR if alarm terminates at fire department communications center, deduct 20%: 0 gpm.

D. Proposed occupancy to be completely covered by NFPA approved automatic Sprinkler System, complete with audible flow alarm which is monitored 24 hours per day at the Napa County Fire Department Emergency Command Center. Deduct 40% 0 gpm OR occupancy partially covered by NFPA approved sprinkler system that is 24 hour monitored at the Napa County Fire Department Emergency Command Center: Deduct 15%: 0 gpm.

E. Entire roof surface of non-flammable materials as defined by UBC and NFPA: Deduct 5%: 120 gpm.

F. Lack of adequate separation between buildings - see table below:

	Light		Moderate		High	
	W/O	FRNC	W/O	FRNC	W/O	FRNC
0-10'	+ 10%	+ 5%	+ 10%	+ 5%	+ 20%	+ 5%
11-20'	+ 5%	+ 2.5%	+ 5%	+ 2.5%	+ 15%	+ 2.5%
21-30'	+ 2.5%		+ 2.5%		+ 10%	

Enter appropriate credit or surcharge here: _____ gpm.

This is the Net Adjusted GPM required.

*Multiply X 60 (1 hour storage) = storage 7,200 gallons.
*Multiply X 120 (2 hour storage) = storage _____ gallons.

*The net adjusted fire flow credit/surcharge shall not exceed 75% of Base Fire Flow. $\left(\frac{200-125}{200}\right) \times 100 = 40\%$

*NOTE — If a municipal or private water system serves the proposed site and cannot supply required fire flow and storage, "on site" storage will be required.

EXAMPLE: Your firm is proposing the construction of a wine beverage warehouse 190' long & 140' wide X 30' high (798,000 cubic feet). Customary practice in a warehouse of this size is to stack and store empty glass in boxes (on wood pallets) in excess of 21 feet above floor height. Also, bottled wines in case lots are stored in like manner. This places the proposed occupancy in the "high" hazard classification.

1. Hazard Class. High

2. Construction Type: Concrete Tilt-up, Wood Laminate Beams, Plywood Sheathing. Ordinary

3. Cubic Foot Volume:
Length (190') X Width (140') X Height (30') = 798,000 cubic feet

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF NAPA

In the Matter of:

The Appeal by Robert and Ariane Matschullat of the Decision by the Conservation, Development and Planning Commission to Approve Use Permit No. 97219-UP, Hagafen/Norman and Irit Weir Winery, APN 39-130-02	**RESOLUTION NO. 99-28** **DECISION ON APPEAL AND FINDINGS OF FACT**

WHEREAS, on December 10, 1997, Norman and Irit Weir ("the Applicants") completed an application to the Napa County Conservation, Development and Planning Department ("the Department") for a use permit to establish a new winery ("the Project") located on a 12.23 acre parcel of land bearing Assessor's Parcel Number 39-130-02 on the east side of Silverado Trail in the unincorporated area of Napa County approximately 2700 feet northwest of its intersection with Soda Canyon Road in an Agricultural Preserve ("AP") zoning district; and

WHEREAS, the Project would be a total of 6800 square feet in size, consisting of a 360 square foot tasting room, a 4500 square foot, two-story production building, and a 1920 square foot unenclosed but roofed concrete work area. The Project also describes a 1920 square foot non-structural, unroofed concrete work area east of the production building for which no building permit is required. The winery would be authorized to produce up to 50,000 gallons of wine each year, with up to 4 custom producers authorized to use up to 25,000 gallons of that capacity. The winery would be located approximately 11000 feet east of Silverado Trail. Access would be by means of a single paved circular driveway from Silverado Trail: and

WHEREAS, in accordance with the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"), the Department conducted an initial study of the Project; and

WHEREAS, after evaluating the Project pursuant to CEQA, the Department concluded it did not require the preparation of an EIR, but that a negative declaration was legally and factually sufficient, and the Department did prepare a negative declaration; and

WHEREAS, on December 2, 1998, at a duly noticed public hearing, the Napa County Conservation, Development and Planning Commission ("the Planning Commission") heard and considered both oral and written evidence regarding the Project, including evidence presented by

the Department, the Applicants, Robert and Ariane Matschullat ("the Appellants"), and others; and

WHEREAS, at the conclusion of the public hearing, and in reliance upon the entire record and evidence presented, the Planning Commission unanimously adopted a negative declaration for the Project with 1 mitigation measure and approved Use Permit 97219-UP subject to 22 conditions of approval; and

WHEREAS, the Appellants appealed the decision of the Planning Commission regarding the Project in a timely manner in accordance with Chapter 2.88 of the Napa County Code on the following grounds:

1. The Planning Commission acted improperly and/or abused its discretion by not complying with CEQA in that it failed to adequately analyze and mitigate the environmental impacts of the Project.

2. The size and scope of the Project and the Project's marketing activities are incompatible and inconsistent with the existing neighborhood and will have detrimental impacts on the Appellants.

3. Some of the final conditions of approval do not accurately reflect the action taken by the Planning Commission.

WHEREAS, on March 9, 1999, at a duly noticed public hearing, and based on the entire record on appeal, the Napa County Board of Supervisors ("the Board") timely heard and considered the appeal, but allowed the Appellants, the Applicant, and others to present oral and other testimony; and

WHEREAS, at the conclusion of the public hearing, the Board voted unanimously to deny the appeal and approve the use permit subject to the conditions of approval adopted by the Planning Commission but revised by the Board; and

WHEREAS, the Board revised the conditions approved by the Planning Commission as follows:

1. The Board revised Condition of Approval Number 2.b. by reducing from 12 to 10 per year the number of lunches and dinners which may be held in the winery or tasting room by prior appointment.

2. The Board revised Condition of Approval Number 3.a. by prohibiting tours of the winery and tastings of wine on Saturdays.

3. The Board revised Condition of Approval Number 3.b. by prohibiting the retail sale of wine on Fridays and Saturdays.

4. The Board revised Condition of Approval Number 5 by requiring that the outdoor storage of winery production equipment, if any, be confined within the driveway loop.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

2. First Ground of Appeal

a.) Appellants' position: That the Planning Commission acted improperly and/or abused its discretion by not complying with CEQA in that the negative declaration adopted by the Commission failed to analyze and mitigate the environmental impacts of the Project. In this First Ground of Appeal, the Appellants say the Project has not been adequately described and ask approximately 11 questions and raise approximately 8 substantive objections.

b.) Findings regarding 11 questions about Project description:

1.) CEQA provides that an EIR must be prepared if substantial evidence in the record taken as a whole supports a fair argument that a project may have a significant effect on the environment. For this purpose, substantial evidence means enough relevant information and reasonable inferences therefrom that a fair argument can be made to support a conclusion even though other conclusions may also be reached. Substantial evidence includes facts, reasonable assumptions predicated on facts, and expert opinion based on facts. Mere uncorroborated opinion or rumor does not constitute substantial evidence. Mere questions about a project do not constitute substantial evidence.

2.) The Appellants ask questions about the description of the following aspects of the Project. As to each such question, the Board finds as follows:

i.) The size of the winery. The winery will be a total of 6800 square feet in size, consisting of a 360 foot tasting room, a 4500 square foot, two-story production building, and a 1920 square foot unenclosed but roofed concrete work area.

ii.) The construction of the processing areas. Two unenclosed concrete slabs, one 1920 square feet and the other 1920 square feet, will be used as processing areas. One will have a roof, the other will not. The unroofed area will be non-structural and does not require a building permit.

iii.) The location and nature of special events. The nature and number of events are described in the conditions of approval, including the number of participants and the hours of the events. Except for one harvest event each year and any other event for which a separate permit issued by the County is

required, no picnicking, outdoor dining, or outdoor wine tasting will be allowed. In no case may amplified music be used outside. As a general rule all such events must end prior to 10:00 pm. Finally, Appellants presented a chart showing the magnitude of marketing events at other approved wineries. While the chart is interesting, it is not persuasive. Marketing events are applicant driven. The County does not have established standards which govern the size and number of such events. Approval of them depends on unique circumstances applicable to each application, including environmental and other circumstances.

iv.) Parking. There will be 22 permanent parking spaces on site. No parking will be allowed off site. Specifically, no parking will be allowed on Silverado Trail, Shady Oaks Lane, or any neighboring driveway. The approximately 1100 foot long circular drive from Silverado Trail to the winery is sufficiently long and wide to accommodate overflow parking for special events and emergency vehicles.

v.) Septic system. The septic system must be constructed in accordance with standards established by the County Department of Environmental Management. If, because ripped soil cannot be used as the site of the system, then an engineered system, subject to the approval of Environmental Management, must be installed.

vi.) Landscaping. A landscaping plan, including the names and locations of all plant materials, must be submitted to, and approved by, the Department before the Project may be occupied. Among other things, any above-ground water storage tanks required by the Fire Department must be screened either by fencing or dense landscaping. All outdoor winery production equipment must be screened from the view of neighboring properties by fencing or dense landscaping. Finally, all landscaping must be permanently maintained.

vii.) Screening of outdoor processing areas. All outdoor winery production equipment must be screened from the view of neighboring properties by fencing or dense landscaping.

viii.) Outdoor lighting. All outdoor lighting must be the minimum necessary for operational and security needs and must be directed down and away from adjacent properties.

ix.) The bathroom. There will be a fully equipped bathroom on the second story of the 4500 square foot winery production building. The bathroom is for the day use of employees and others only. The building may not be used for overnight accommodations.

x.) The already existing building. A building already exists on the site of the Project. It is a residence and not a part of the Project. A residence is a

use permitted without a use permit in the zoning district in which the Project is located.

xi.) Access. Access to the Project will be by means of an 1100-foot long circular driveway from Silverado. No other access will be allowed.

c.) Findings regarding 8 substantive objections: As to each substantive objection made by the Appellants, the Board finds as follows that no substantial evidence in the record taken as a whole supports a fair argument that the Project might have a significant effect on the environment.

1.) Traffic. Based on a traffic study by Fehr & Peers and Associates ("Fehr"), the Appellants say the Project will result in increased traffic and accident rates. However, even if Fehr are expert witnesses, the Fehr study does not constitute substantial evidence because it is based on generalizations and estimates, not on site specific facts in support of its conclusions. For example, the Fehr study is based, in part, on the assumption that 150 people may attend each marketing event. However, the conditions of approval limit that number to 75. To the extent the Fehr study presents evidence regarding accidents occurring on Silverado Trail, the study encompasses a stretch of road from the City of Napa to the Yountville Crossroad, nearly 10 miles. On the other hand, statistics presented by the County Department of Public Works show that accidents on Silverado Trail in close proximity to the Project site are about normal for a roadway of the type and kind of Silverado Trail. Moreover, the Fehr study states that the left turn lane required by the Commission as a condition of approval of the Project will minimize delays to vehicles on Silverado Trail and reduce the potential for rear end accidents. Finally, the Fehr study objects to the exclusive provision of a one way left turn lane from Silverado Trail into the Project. However, in a project revision statement dated December 4, 1998, the Applicants agreed to a requirement for a left turn lane or a two way left turn lane reviewed and approved by the County Department of Public Works in conformity with statewide CALTRANS standards. Thus, the Project is not necessarily limited to a one way left turn lane.

2.) Noise, odor and glare. The Appellants say the Project will result in impacts from noise, odor, and glare. These impacts are reduced to levels of insignificance by the conditions imposed on approval of the Project.

i.) Noise. No noise producing activities, including ones associated with the grape crush, may take place between 10:00 pm and 7:00 am. Noisy outdoor stationary equipment must be located out of direct line of sight of residences located on parcels adjacent to the Project or must be acoustically shielded to reduce exterior noise to 55 dBA or less, the level of acceptable outdoor noise established in the Napa County Code. Finally, except for the harvest marketing event and other events for which a separate permit from the

County is required, no picnicking, outdoor dining or wine tasting is allowed. In no event is amplified music allowed. All events must end by 10:00 pm.

ii.) Odor. The Appellants say the Project will produce obnoxious odors, especially from production and from pomice. The odors produced by wine making are a normal incident of that activity. Since wine making is deemed by ordinance in Napa County to be an agricultural activity, and since the Project is located in an agriculturally zoned district, the odor produced by the production of wine cannot be said to cause a significant effect on the environment in such a zone. Moreover, the conditions of approval of the use permit provide that the pomice produced by the production of the wine may be stockpiled, if at all, for no more than 30 days, no less than 500 feet from any adjacent residence. Moreover, such pomice must be mixed with the soil within 2 days after applying it to the soil. These conditions reduce to insignificance the odor, if any, of the pomice.

iii.) Glare. The Appellants say no consideration has been given to the use of exterior lighting which could have a significant effect on nearby properties. In fact, Condition of Approval Number 8 provides that exterior lighting must be the minimum amount necessary for the operation and security of the Project, in all cases shielded to direct the light in a downward direction. Furthermore, except when necessary to facilitate the crush, the only exterior lights which may be visible off-site that may be used between 7:00 pm and 6:00 am are motion sensor controlled lights.

3.) Air quality. The Appellants say no consideration has been given to the fact that dust and particulates may negatively affect air quality during construction and no measures have been proposed to address the problem. In fact, Condition of Approval Number 25 not only addresses the problem but requires that grading and construction activities that generate dust must utilize water or other dust palliatives.

4.) Water quality. Appellants say the record is void of any analysis of the effects of the septic system intended to be used on the Project on Appellants' three wells, which are adjacent to the proposed system. In fact, Condition of Approval Number 11 not only addresses the problem, but requires compliance with the requirements imposed by the County Department of Environmental Management in its letter to the Department dated November 25, 1997, November 2, 1998, and November 23, 1998. Those requirements include:

> That the Applicants obtain a sewage permit from the Department of Environmental Management prior to the issuance of a building permit for the Project ;
>
> That the Applicants submit a letter, including engineered details, regarding the diversion of storm water and process waste water prior to the issuance

of a sewage permit if any uncovered outdoor crush or process areas are part of the Project;

That the winery waste and sanitary waste systems be installed under separately issued permits:

That if a conventional waste system is not acceptable due to the fact that the soil may have been ripped in the location where the sewage system is proposed, an engineered system subject to the review and approval of Environmental Management must be installed prior to the issuance of a sewage permit.

Finally, the Appellants submitted a report regarding the septic system by Bartelt Engineering. The report assumes that, and the conclusion in the report is based on the belief that, the production capacity of the winery will be 60,0000 gallons. In fact, the production capacity of the Winery is limited by Condition of Approval Number 1.a. to 50,000 gallons. Therefore, the conclusion reached in the Bartelt report is not based on fact and does not constitute substantial evidence.

5.) Erosion and Sedimentation. The Appellants say a letter from the County Department of Public Works dated December 1, 1997, acknowledges the Project might cause storm water runoff into adjacent properties and that no measures have been included to address such effects. In fact, all road improvements and grading will occur within a public right of way. Moreover, Condition of Approval Number 13 requires compliance with requirements imposed by the Department of Public Works in its letters dated December 1, 1997, November 20, 1998, and November 23, 1998. Those requirements include:

That grading, drainage, and parking be constructed according to the latest Napa County Road and Street Standards. Those Standards take into account drainage and water flow impacts.

6.) Aesthetics. The Appellants say the Project will affect not only their pristine view, but that of others as well, and no measures have been taken to mitigate this effect. In fact, the aesthetics of the Project are addressed by several conditions of approval:

Condition of Approval Number 4 provides that prior to the issuance of a building permit, a landscaping, fencing and parking plan must be submitted to the Department for review and approval. Landscaping, fencing, and parking must be completed prior to occupancy and must be permanently maintained.

Condition of Approval Number 5 provides the outdoor storage of winery production equipment must be screened from the view of adjacent

property owners by a barrier of fencing or dense landscaping, that all such equipment must remain inside the driveway loop, and that no storage may exceed the height of the screening.

Condition of Approval Number 14 provides that any outdoor water storage tanks required by the Fire Department must be screened from the view of adjacent property owners by fencing or dense landscaping.

7.) Health problems. The Appellants say the Project has the potential for causing public health problems, such as insects, rodents, odors, and glare. There is no substantial evidence in the record that insects and rodents from the Project pose a health risk. Moreover, to the extent the Appellants object to odor and glare, those objections are addressed in Finding c.2., above.

8.) Water supply. The Appellants say the negative declaration does not discuss the effect of the Project on water supply. To the extent the Appellants speculate about the amount of water the Project proposes to use and ask questions about water supply, such speculation and questions do not constitute substantial evidence. However, the Appellants and others say the Project is located in the Lower Milliken-Sarco-Tulocay Creek Area ("Area"), Napa County, and the USGS says that Area is water short. In fact, according to the County Department of Public Works, the Project is located in an entirely different water basin area and the groundwater projected to be used by the Project will not affect static water levels of neighboring wells in that basin. The Board finds the factual determination made by Public Works regarding the water basin from which the Project will draw water is correct.

9.) Septic. The Appellants say that the negative declaration does not adequately address waste flows from the Project. They submit a report from Bartelt Engineering and posit various problems and consequences based on that report. However, as discussed above, the Bartelt report is based on the mistaken assumption that the capacity of the winery will be 60,000 gallons. In fact, the capacity of the winery is limited to 50,000 gallons. While expert opinion may be considered substantial evidence for purposes of determining what environmental analysis is appropriate under CEQA, such opinion must be based on fact. Here, the Bartelt report is not based on fact, and, so, for that reason, does not constitute substantial evidence.

3.) Second Ground of Appeal

a.) Appellants' position: The size and scope of the Project and the Project's marketing activities are incompatible and inconsistent with the existing neighborhood and will have detrimental effects on the Appellants.

b.) Findings:

1.) In order to approve a use permit, the Planning Commission must find, among other things, that grant of the use permit, as conditioned, will not adversely affect the public health, safety, or welfare, and that the proposal is consistent with the policies and standards of the Napa County General Plan. The Board finds and determines that this Second Ground of Appeal pertains to these required findings and is not merely a restatement of the Appellants' objections to approval of the Project based on CEQA.

2.) Health, safety and welfare. The Project will be established and maintained in compliance with County regulations. Septic systems, road and property improvement plans, building plans, and other required conditions must be prepared and approved in accordance with County regulations and standards. The installation of left turn lane, whether one way or two, will facilitate safe turning maneuvers and help avoid congestion. The Project will not adversely affect the health, safety or welfare of the Appellants.

3.) Napa County General Plan. The goal established by the County General Plan is to plan for agriculture and related activities as the primary land use in Napa County and to concentrate urban uses in the County's cities and other urban areas. The establishment and operation of a winery is deemed an agricultural activity in Napa County. The County Winery Definition Ordinance definition ordinance was enacted to protect agriculture and open space and to regulate winery development and expansion in a manner to avoid potential negative environmental effects. The winery proposed by the Project complies with all the requirements of the County winery definition ordinance and is located in a agricultural zoning district. While it is true there is a cluster of residences near the proposed winery, it is also true that there are as many as 3 wineries as large or larger than the Project already in close proximity to the residences. Finally, the area is not a city or an urban area. Under the circumstances, agricultural interests prevail over residential interests.

4.) Third Ground of Appeal

a.) Appellants' position: Some of the final conditions of approval do not accurately reflect the action taken by the Planning Commission.

b.) Finding: The Appellants do not say how the final conditions of approval misstate the action taken by the Planning Commission. Moreover, after reviewing the entire record and transcript on appeal, no evidence can be found that the conditions of approval differ from the action taken by the Planning Commission.

5.) Decision on Appeal.

Based on the foregoing findings and determinations, the Board of Supervisors denies the Appellants' appeal and upholds the decision of the Planning Commission to grant Use Permit 97219-UP, subject to the revision of certain conditions of approval as discussed above.

6.) Effective date.

This resolution shall take effect immediately upon its adoption.

THE FOREGOING RESOLUTION was adopted by the Napa County Board of Supervisors at a regular meeting of the Board on March 23, 1999, by the following vote:

AYES:	SUPERVISORS	VARRELMAN, WINTER, RIPPEY, WAGENKNECHT and LUCE
NOES:	SUPERVISORS	NONE
ABSENT:	SUEPRVISORS	NONE

ATTEST:

Mary Jean McLaughlin,
Clerk of the Board
By _____, Deputy

MAR 23 1999
APPROVED
BOARD OF SUPERVISORS
COUNTY OF NAPA

MARY JEAN MCLAUGHLIN
CLERK OF THE BOARD

M. Price Deputy

APPROVED AS TO FORM
Office of County Counsel
Joseph Scott Adams Deputy
March 18, 1999

NAPA COUNTY

CONSERVATION, DEVELOPMENT and
PLANNING DEPARTMENT

Jeffrey Redding
Director

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

June 19, 2000

NORMAN E. & IRIT WEIR
4195 SILVERADO TRAIL
NAPA, CA 94558

RE: Request for Revised Conditions of Approval pursuant to Stipulation for Settlement in *Matschullat v. Napa County, et al.*, CCA1 Case No. AO90536
Use Permit Modification #99477-MOD
APN 039-130-002

Dear Mr.& Mrs. Weir:

The above request came before the Zoning Administrator for action on June 16, 2000. The modification would revise conditions of approval of **Use Permit No. 97219-UP** establishing the 50,000 gallon Hagafen Winery at 4160 Silverado Trail to read in full as in attached "Exhibit C". The permit modification was **APPROVED.**

The June 16 action may be appealed to the Board of Supervisors by 5 PM on June 30 in accordance with the procedures in Chapter 2.88 of the Napa County Code. The appeal fee in this matter would be $125.00 as the matter was not subject to a "hearing." However, a partial recording of proceedings was made and any cost of transcription would be borne by the appellant.

Please contact me if you have any further questions.

Michael Miller
Zoning Administrator

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Joseph Folkard, Deputy County Counsel
Teri Sisson, Deputy Clerk of the Board
Malcolm MacKenzie, Coombs & Dunlap
Steven T. Buehl, Gagen McCoy McMahon & Armstrong
Robert & Ariane Matschullat, 46 Vineyard Lane, Greenwich CT 06830
Wyntress Balcher

Attachment (7 pp., labeled "Exhibit C")

mmp34

CONDITIONS OF APPROVAL
USE PERMIT # 97219-UP (Hagafen Winery/Norman Weir)

1. The permit is limited to:

   a. The establishment of a winery with a 50,000 gallon/year production capacity in conformance with the application information sheet and supplemental information sheets for winery uses.

   b. The construction of a 6,800 ft² winery which includes: a 4,500 ft² two story main winery building with an attached covered 1920 ft² outdoor concrete slab processing area; a 361 ft² tasting room building; an uncovered 1920 ft² concrete pad for processing, in conformance with the approved site plan, floor plan, building elevations.

   c. Custom production activities (crushing, fermenting, barrel ageing, and bottling) for a maximum of four (4) custom producers utilizing a maximum 25,000 gallons of the winery's 50,000 gallon/year production capacity; commencing with the crush in 2005, a maximum of three (3) custom producers will be allowed.

   d. The existing access road shall be removed upon completion of the new driveway resulting in the use of only one access from Silverado Trail.

   Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration. No modifications, expansions or changes relating to gallon/year production capacity, retail sales, events and tastings and tours shall be sought prior to December 31, 2005. Any modifications, expansions or changes to the Use Permit on or before July 1, 2008 shall be provided to the owners at 4176 Silverado Trail at least 30 days in advance of the filing of such request with the County and a copy of the request shall also be provided to their attorney Stephen T. Buehl, Gagen, McCoy, McMahon & Armstrong, 1030 Main Street, Suite 212, St. Helena, CA 94574.

2. Marketing activities as defined in Section 18.08.370 (activities held for members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Any charge associated with food service is limited to the extent of cost recovery) are limited to:

   a. Celebration Events:

   Harvest (Sukkot).

Frequency:	1 per year
Number of persons:	Maximum 75 persons

EXHIBIT C

Time of Day: Noon-4:00 PM

Holidays (*Hanukkah and Passover*)
Frequency: 2 per year
Number of persons: Maximum 100
Time of Day: 5:00-9:00 PM

b. Wine and Food Events:

Lunches and dinners in the winery or tasting room for Trade and Consumer by prior appointment:

Frequency: 8 per year
Number of Persons: Maximum 50

c. Wine Auction-Related Event:

Frequency: 1 per year
Number of Persons: Maximum 50
Time of Day: 2:00-5:00 PM

A maximum of twelve (12) events/year are allowed, which includes any events authorized pursuant to the Temporary Event Ordinance and shall not exceed four (4) hours in length. Except for the "harvest" event and events as may specifically be authorized pursuant to the Temporary Event Ordinance, no picnicking, outdoor dining, or outdoor wine tasting shall be permitted and no outside marketing activities shall involve amplified music. All events shall cease by 10:00 PM (including cleanup) except the events specified above as ending at 10:00 PM shall complete cleanup by 11:00 PM.

The individuals on the attached mailing notice list shall be provided with written notice, a minimum of ten (10) days, in advance of any and all of the twelve (12) events that can occur each year.

3. a. Tours of the winery and/or tasting of wine shall be by appointment only and are limited to twenty-five (25) persons per day between the hours of 10:00 AM and 5:00 PM, except Saturdays when no tours or tasting shall be permitted, and shall be limited to members of the wine trade, persons invited by the winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. (As defined by Section 18.08.620). Visitor counts shall be maintained daily that would be made available to the Department within five (5) days notice, and shall be compiled in an annual report submitted to the Department by the end of January each year.

EXHIBIT C

b. The winery shall be open for retail sales of wine Sunday through Thursday 11:00 AM and 4:00 PM. No retail sales shall be conducted either Friday or Saturday.

4. Prior to issuance of the building permit, three (3) copies of the detailed landscaping, fencing, and parking plan shall be submitted to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Landscaping, fencing, and parking to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.

5. All outdoor storage of winery production equipment shall be screened from view of adjacent properties by a visual barrier consisting of fencing and/or dense landscaping, and shall remain within the driveway loop. No open storage is to exceed the height of the screening.

6. Provide a maximum twenty-two (22) off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department. There shall be no winery-related parking on Silverado Trail, on Shady Oaks Lane, nor in any neighboring driveway. In no case shall any parking impede emergency vehicle access to the winery or obscure visibility at the entrance by Silverado Trail.

7. The color(s) to be used on the proposed buildings and any exterior lighting fixtures to be used shall be submitted to the Department for review and approval. Exterior lighting fixtures shall be the minimum necessary for the operational and security needs, as low as possible and shall be shielded to direct the light down. The only exterior lights visible from off-site that may be kept on between 7:00 PM and 6:00 AM, except when necessary during crush, are motion-sensor controlled ones.

8. Plans for outdoor signs shall be submitted to the Department for review and placement. A sign specifying the hours and days of tours and tastings and retail sales complying with all applicable County ordinances regarding signage shall be posted along Silverado Trail.

9. Comply with 1 Mitigation Measure described in the Project Revision Statement signed by the applicant dated February 20, 1998 and revised at the public hearing on December 2, 1998 and agreed to by applicant at that hearing and as further revised by way of Stipulation for Settlement dated May 4, 2000.

10. Comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies.

11. Comply with the requirements of the Department of Environmental Management as stated in their memorandums of November 25, 1997, November 2, 1998, and November 23, 1998.

EXHIBIT C

12. Comply with the requirements of the Building Division as stated in their memorandum of November 21, 1997.

13. Comply with the requirements of the Department of Public Works as stated in their letters of December 1, 1997, November 20, 1998, and November 23, 1998, with consideration or option of the two-way left turn lane.

14. Comply with the requirements of the County Fire Department as stated in their letter of November 16, 1998. Any required aboveground water storage tanks shall be reviewed by the Department for review of proposed placement. All applicable setback requirements shall be met, and the tanks shall be screened from views of adjacent properties by a visual barrier consisting of fencing and/or dense landscaping.

15. 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 Parcel Number(s) where grown. Such report shall be proprietary and not available to the public.

16. 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.

17. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No overnight accommodations are permitted. 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 those approved for temporary event license pursuant to Chapter 5.36 Napa County Code.

18. 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.

19. Pomace (grape stems, leaves, grape skins) shall not be stockpiled within 500 feet of any off-site occupied dwelling; shall not be stockpiled longer than thirty (30) days, and shall be mixed with the soil within two (2) days of application.

20. Grading and construction activities that will generate dust shall utilize water or dust palliatives. Noise producing construction activities shall be limited to weekdays between the hours of 7:00 AM and 7:00 PM. All noisy, stationary construction equipment such as air compressors and concrete pumps shall be placed at least 250 feet from the residential uses located adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce the exterior noise levels produced.

EXHIBIT C

21. The production capacity of the winery shall not exceed 50,000 gallons/year as averaged over any consecutive three (3) year period. In any given year neither production nor waste disposal capacity shall exceed 59,999 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons of wine produced during the year.

22. No outdoor noise-producing activities, including those associated with the crush period, shall take place at the winery between the hours of 10:00 PM and 7:00 AM. Noisy stationary outdoor equipment such as air conditioning units, compressors, and pumps shall be located out of direct line-of-sight from the residences located on property adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce exterior noise to an acceptable level. (55dBA)

EXHIBIT C

Use Permit No. 97219-UP (Hagafen Winery/Norman Weir)

Mailing Notice List Pursuant to Condition of Approval No. 2

Pursuant to Condition of Approval No. 2 for Use Permit No. 97219-UP (Hagafen Winery/Norman Weir) the following individuals shall receive a minimum of ten (10) days written prior notice of any and all of the twelve (12) special events per year that may occur at the Hagafen Winery:

Baffico, George and Angela
4130 Silverado Trail
Napa, CA 94558
039-390-011

Beltrami, Joseph M. and Wendy C.
4161 Silverado Trail
Napa, CA 94558
039-100-007

Buehl, Stephen T.
Gagen, McCoy, McMahon & Armstrong
1030 Main Street, Suite 212
St. Helena, CA 94574

Curtin, Patricia E.
Gagen, McCoy, McMahon & Armstrong
279 Front Street
Danville, CA 94526

Ellsworth, Dewey W.
12 Spring Street
Napa, CA 94559
039-100-010

Ellsworth, Stephen A.
3076 Vichy Avenue
Napa, CA 94558
039-100-010

Emmolo, Frank and Maria
1085 Galleron Road
St. Helena, CA 94574
039-390-001

Furtado, John and Catherine J.
90 Fairway Drive
S. San Francisco, CA 94080
039-390-010

Gunst, Mr. and Mrs. Robert A.
1160 Shady Oaks Drive
Napa, CA 94558

Huffnagl, Gunther
Grandfield, Sheila
4180 Silverado Trail
Napa, CA 94558
039-590-004

Lamonica, Sam J. and Nancy
4190 Silverado Trail
Napa, CA 94558
039-590-003

Mallen, Ronald E.
1180 Shady Oaks Drive
Napa, CA 94558

EXHIBIT C

Matschullat, Robert W. and Ariane M.H.
4176 Silverado Trail
Napa, CA 9455
and
46 Vineyard Lane
Greenwich, CT 06830
039-130-001

Nielsen, Andrew K. and Gudveig V.
4110 Silverado Trail
Napa, CA 94558
039-390-009

Niesar, Kirsten H.
4185 Silverado Trail
Napa, CA 94558
039-100-005

Smith, Clint and Dorris
1170 Shady Oaks Drive
Napa, CA 94558

Smith, George D. and Naomi
4163 Silverado Trail
Napa, CA 94558
039-100-006

Spiteri, Ron
1165 Shady Oaks Drive
Napa, CA 94558

Tucker, Jewell
1171 Shady Oaks Drive
Napa, CA 94558
039-590-005

Weathervane Ranch, LLC
c/o The Dorian A. Virgos Company
45 Rockefeller Plaza, Suite 2216
New York, NY 10101
039-130-003

Webb, Carolyn
12 Spring Street
Napa, CA 94559

C

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

Hagafen Winery
attn: Norman Weir
4160 Silverado Trail
Napa, CA 94558

Re: Hagafen Cellars trellis replacement
Permit Application P18-00081
APN: 039-130-002-000

Dear Mr. Weir:

Your application for a Very Minor Modification (P18-00081) to the previous Use Permit and Use Permit Modification(s), has been reviewed by the Planning, Building and Environmental Services Director. The project consists of the 1) Reconstruction and addition of the outdoor trellises that were destroyed in the wildfire; 2) "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption on Premises 3) Removal of conditions 1 (c) of Use permit 97219 and 99477, Custom production activities; 4) Repair/Replace landscape destroyed by the fire of an approved 50,000 gallon per year winery. No other changes are being requested or approved.

Please be advised that this request has been approved by the Director subject to the attached conditions of approval. All previous Use Permits and Use Permit Modification(s) not in conflict with this modification will still apply. (see the attached list of conditions.)

The Department has determined the project to be categorically Exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to Section 15303,Class 3-New Construction; Section 15304, Class 4 - Minor Alterations to Land; and Napa County's Local Procedures for implementing the California Environmental Quality Act Appendix B, Class 1(3) - Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code.

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.

Pursuant to Government Code Section 66020 (d)(l), you are hereby further notified that the ninety day period in which to protest imposition of any fees, dedications, reservations, or other exactions that may have been adopted as conditions of approval has begun.

Pursuant to Napa County Code Section 18.124.080 and authorization of this 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 this permit

Expiration Date: May 10, 2021

Should you have any questions, please contact Suzie Gambill, Planner I at (707)299-1334 or e-mail at suzie.gambill@countyofnapa.org

Sincerely,

David Morrison Zoning Administrator
By: Suzanne Gambill, Planner I

Enclosures

cc: Napa County Engineering Services, CalFire, OnBase Project file, Chron file

CONDITIONS OF APPROVAL

Hagafen Cellars
Application Number(s) P18-00081
4160 Silverado Trail
APN #039-130-002-000

This Permit encompasses and shall be limited to the project commonly known as Hagafen Cellars, ***located at 4160 Silverado Trail***. 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 replaces the terms of Use Permit (and/or Use Permit Modification) No. 97219-UP, 99477- MOD and shall be limited to:

1.1 Reconstruction and addition of the outdoor trellises that were destroyed in the wildfire.

1.2 "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.

1.3 Removal of conditions 1 (c) of Use permit 97219 and 99477, which states "Custom production activities (crushing, fermenting, barrel ageing, and bottling) for a maximum of four (4) custom producers utilizing a maximum 25,000 gallons of the winery's 50,000 gallon/per year production capacity;

commencing with the crushing in 2005, a maximum of three (3) custom producers will be allowed.

1.4 Repair/Replace landscape destroyed by the fire.

The **Modification** 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 project:

4.1 GROUND WATER MANAGEMENT – WELLS [RESERVED]

4.2 AMPLIFIED MUSIC -There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

4.3 TRAFFIC – [RESERVED]

4.4 PARKING - [RESERVED]

4.5 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 or occupancy of an existing building unless the building is made to comply with requirements of the current CBC as for a new building.

4.6 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 events allowed per COA No.1.0 above.

4.7 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM - [RESERVED]

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

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.

b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.

c. All outdoor screening, storage, mechanical equipment 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 equipment shall be

maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

d. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.

e. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.9 NO TEMPORARY SIGNS

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

4.10 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

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

a. Building Division operational conditions as stated in their Memorandum dated March 26, 2018.

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

4.11 OPERATIONAL MITIGATION MEASURES - [RESERVED]

4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT - [RESERVED]

4.13 PREVIOUS CONDITIONS - [RESERVED]

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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

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

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

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

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

a. Building Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated March 26, 2018.

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

6.2 BUILDING DIVISION – GENERAL CONDITIONS

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

a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto

b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

c. All areas of newly designed and newly constructed buildings, facilities and or site improvements must comply with the CBC accessibility requirements, as well as, American with Disabilities 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; located as low to the ground as possible; 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.

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 permit. The plan shall be prepared pursuant to the 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 project 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.

e. All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6-inch raised concrete curb.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. 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 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 be made virtually invisible from the subject roadway.

6.7 MECHANICAL EQUIPMENT

a. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building if screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights shall be subject to review and approval by the PBES Director prior to the issuance of building permits.

b. The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

c. Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the PBES Director.

d. Exterior equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.8 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.

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

6.10 HISTORIC RESOURCES - [RESERVED]

6.11 DEMOLITION ACTIVITIES - [RESERVED]

6.12 VIEWSHED – EXECUTION OF USE RESTRICTION - [RESERVED]

6.13 PERMIT PREREQUISITE MITIGATION MEASURES - [RESERVED]

6.14 PARCEL CHANGE REQUIREMENTS - [RESERVED]
The permittee shall comply with the following requirements:

6.15 FINAL MAPS - [RESERVED]

6.16 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 IMPROVEMENT
Please contact Engineering Services with any questions regarding the following:

a. GRADING & SPOILS
All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the

PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

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

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

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.

3. Cover all haul trucks transporting soil, sand, or other loose material off-site.

4. Remove all visible mud or dirt tracked onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required State Regulations). Clear signage shall be provided for construction workers at all access points.

8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.

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

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

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

7.3 CONSTRUCTION NOISE
Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road

conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities only shall occur daily between the hours of 8:00 AM to 5:00 PM.

7.4 CONSTRUCTION MITIGATION MEASURES - [RESERVED]

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL - [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
Detailed plans, including elevations, materials, color, and lighting for any project 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 the 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. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATE/ENTRY STRUCTURES
Any gate installed at the project 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 landscape plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS - [RESERVED]

9.6 DEMOLITION ACTIVITIES
All demolition activities associated with the project shall be completed, landscaping installed, and debris cleared from the subject parcel.

9.7 GRADING SPOILS
All spoils piles 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]

A Tradition of Stewardship
A Commitment to Service

Planning, Building, & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

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

David Morrison
Director

To:	Suzie Gambill, Project Planner	From:	Marie Taylor, Building Inspector
Date:	March 26, 2018	Re:	Use Permit – Hagafen Winery File # P18-00081 Address: 4160 Silverado Trail Napa, Ca. 94558 APN: 039-130-002

Building Inspection Division; Planning Use Permit Review Comments

The plans provided for the Use Permit application P18-00081 do not provide enough information in sufficient detail to determine code requirements. A complete plan check will be performed at the time of application and plan submittal to the building division for required permits. The following are provided to prepare the applicant for some standard submittal requirements for the plan review of the building permit process.

Any existing structures and/or buildings on the property that will be demolished require a separate demolition permit issued by The Napa County Building Division prior to demolition. The applicant will be required to provide a J number form Bay Area Air Quality Management District at the time of application for the permit.

The site and associated buildings are required to be accessible to persons with disabilities. This includes but not limited to, parking, accessible path of travel from parking to all buildings and areas on site that are available to employees and the public. Plans must also include all accessibility features for the interior work. An Accessible Upgrade Worksheet must be submitted with plans as a part of the permit process.

Occupant load will determine occupancy types, exiting requirements, and restroom facilities.

Any change in occupancy or use will require building to comply with the requirements of the California Building Code for a new occupancy or use.

Should you have any questions, please contact Marie Taylor at (707) 299-1359

“E”

Use Permit Application Packet

Hagafen Cellars Winery Major Modification - P19-00121
Planning Commission Hearing – March 18, 2026

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

PLANNING APPLICATION FORM

A Tradition of Stewardship
A Commitment to Service

P19-00121

Applicant Information

Applicant's Name: HAGAFEN CELLARS	Phone: (707) 252-4562	E-Mail Address: ernie@hagafen.com
Applicant's Mailing Address: 4160 Silverado Trail	City: NAPA	State/Zip Code: CA 94558
Property Owner's Name: (if different from Applicant) SAME	Phone:	E-Mail Address:
Property Owner's Mailing Address:	City:	State/Zip Code:
Agent's Name: (if different from Applicant) BETH PAINTER	Phone: (707) 337-3385	E-Mail Address: BETH@BPNAPA.COM
Agent's Mailing Address: 10 CANOPY LN	City: Napa	State/Zip Code: CA 94558
Other Representative: (Engineer/Architect)	Phone:	E-Mail Address:
Representative's Mailing Address:	City:	State/Zip Code:

Property Information

Project Name and Address: HAGAFEN CELLARS

Assessor's Parcel Number(s): 039-130-002

Site of site (acreage and/or square footage): +/- 12.2 AC

General Plan Designation: AR Zoning: AP

Application Type[1] (For Staff Use)

Administrative	Zoning Administrator	Planning Commission/ALUC/BOS	Misc. Services
☐ Admin Viewshed	☐ Certificate of Legal Non Conformity	☐ AG Preserve Contract	☐ Use Determination
☐ Erosion Control Plan: Track II	☐ Viewshed	☐ Development Agreement	☐ Status Determination
☐ Erosion Control Plan: Track I	☐ Minor Modification	☐ Airport Land Use Consistency Determination	
☐ Fence Entry Structure Permit	☐ Road Exception	☐ General, Specific or Airport Land Use Plan Amendment	
☐ Land Division/Mergers	☐ Variance	☐ Use Permit	
☐ Site Plan Approval/Modif.		☑ Major Modification	
☐ Temporary Event: _____		☐ Variance	
☐ Very Minor Modification		☐ Zoning Map/Text Amendment	
☐ Addressing		☐ Road Exception	
☐ Signs		☐ Con. Reg. Exception	
☐ Other: _____	☐ Other: _____	☐ Other: _____	☐ 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 Board of Supervisor Resolution No. 2018-102 including the establishment of an hourly fee application agreement and initial deposit (Section 80.250 Hourly Project Policies and Procedures). 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.

M. E. Allen 3/27/19
Property Owner's Signature and Date

3/27/19
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.

Applicant's Signature and Date

Date Received: 3/27/19	Application Fees	
Received by: CG	Deposit Amount	$ 10,000
Receipt No. 134576	Flat Fee Due	$
File No. PLN19-00121	Total	$
	Check No	

Hourly Fee Agreement

PROJECT File: P19-00121; request for HAGAFEN CELLARS. I, ERNIE WEIR, 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 $ 10,000 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):

NORMAN ERNEST WEIR

Mailing Address of the Applicant responsible for paying processing fees:

4160 SILVERADO TRAIL

NAPA, CA 94558

Signature:* N. E. Weir

Email Address: ernie@hogafan.com

Date: 3/27/19

Phone Number: 252 e781 x101

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

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.

NORMAN ERNEST WEIR	IRIT O. WEIR
Print Name of Property Owner	Print Name Signature of Applicant (if different)
N. E. Weir 3/27/19	3/27/19
Signature of Property Owner Date	Signature of Applicant Date

USE PERMIT MODIFICATION
(Supplemental Information, January 21, 2026)
Hagafen Cellars
4160 Silverado Trail, Napa

OWNER/APPLICANT:
Norman E. and Irit Weir, Hagafen Cellars
4160 Silverado Trail
Napa, CA 94558

APN: 039-130-002 **ACREAGE:** ±12.2 acres

BACKGROUND

In 2000, the Hagafen Cellars' Use Permit #99477-MOD was approved to establish a 50,000 gallon per year winery at 4160 Silverado Trail in Napa (Revision to Use Permit 97219-UP) with an approved marketing plan and visitation by appointment only. The property consists of approximately 12.2 acres.

PROJECT DESCRIPTION:

This request proposes the following changes to the current permit:

1. Amend the tours and tasting to include Saturday
2. Amend the retail sales to include Friday and Saturday
3. Increase the total number of visitors to the level calculated in 2018
4. Recognition of use of an approximately 720-square-foot storage room in the winery building.

There will be no change to the approved level of wine production. There is also no change to the approved number of employees (5 FT, 2 PT and 5 seasonal) or the established number of events.

All tasting visitors are scheduled by appointment. The existing permit allows for 25 persons per day six days per week. The visitation level requested is based upon the actual visitation data from 2018, which is 7 days per week. The request is to allow for days that may reach a maximum of 60 visitors, but still meet the annual visitation as documented in 2018. For 2018, the maximum weekly visitation was 311 visitors.

Averages are not a practical metric as visitation fluctuates seasonally. In general, December through February are lower than the average and March through November are at or above the average. The requested level of visitation is in keeping with the actual visitation that the winery documented as a part of the winery compliance program in 2019 (refer to visitation summary provided March 29, 2019). There will be days that may see up to 60 visitors, but the annual maximum visitation will not exceed 2018 levels.

The table below compares the existing annual visitation for both marketing events and visitation by appointment to the level documented in 2018.

Marketing Events	**Entitled**	**Guests**		**Proposed**	**Guests**
	Harvest 1/yr. 75/event	75		no change	75
	Holiday 2/yr. 100/event	200		no change	200
	Food Pairing 8/yr. 50/event	400		no change	400
	Wine Auction/related 1/yr.	50		no change	50
Mkt Visitors/Year		**725**			**725**
Tours and Tasting	**Entitled**	**Guests**		**Recognition**	**Guests**
Max. Daily		25			60
Max. Weekly	6 days	150		7 days	311
Tasting Visitors/Year		**7,800**			**9,719**
Marketing Visitors/Year		**725**			**725**
Annual Visitation		**8,525**			**10,444**

***2018 winery visitation levels**

**** Daily visitation may reach 60 persons per day**

SUPPLEMENTAL INFORMATION

Entrance Road

The existing entrance meets the current Road and Street Standards (22' in width). There is an existing left turn lane to allow safe ingress and egress to/from the Silverado Trail. There are olive trees planted along the entrance drive that have grown over the years, such that there are areas along the road that do not provide the full 22' width. The olive trees on the south side of the driveway will be removed to provide a full 22' width. The remaining trees will be trimmed and pruned as necessary to maintain a 13.5' vertical clearance of any branches that extend into the 22' roadway. A site plan has been provided to show both the entrance and the driveway.

Water Supply and Wastewater

O'Connor Environmental, Inc. completed a Water Availability Analysis (WAA). Their final report concludes that there is no net increase in water use. The pumping rate of the well will be at 17 GPM to ensure there is no well interference to neighboring wells.

From: Beth Painter
To: Hedge, Emily
Subject: Re: P19-00121 Hagafen Winery
Date: Thursday, February 19, 2026 9:21:54 AM

[External Email - Use Caution]

Hi Emily,

I discussed COAs 2, 3, 15,16 and 21 with Ernie.

He would like to amend the conditions as we have discussed which would make the updated Use Permit that will be presented with this Major Modification consistent with the County standards. Please consider this a formal request on his behalf. Here is a summary:

COA #2: He did provide noticing to the list of identified individuals for the first several years, but no one ever responded with any concerns so the practice did not continue.
COA #3, Visitor counts were done, but data was retained at the winery. An example of this was provided with the use permit request.
COA #15, This is proprietary data and was retained at the winery.
COA #16 While this data was not sent to the County, it was reported to the State as required for crop reporting.
COA #21 While this data was not sent to the County, it was reported to the ABC as required

Please let me know if you need anything more to move this forward.

Beth Painter
Balanced Planning, Inc.
(707) 337-3385
beth@bpnapa.com

HAGAFEN CELLARS VISITATION SUMMARY

Hagafen Cellars is requesting recognition and authorization of our visitation. We have been the owners and operators of the Hagafen Cellars since 2000 and have relied in good faith on our understanding of our Use Permit.

At the request of Napa County staff I am providing information for the 2018 calendar year, in which we documented visitation at the winery. We have required our visitors to make an appointment in advance of their tasting. We are not requesting any change to our approved production level, number of employees or marketing program.

2018 Tours and Tasting by appointment

Frequency: Seven days per week, Monday through Sunday
Visitation hours: 10 a.m. – 5 p.m.
Retail sales take place during approved visitation hours
Maximum daily tours/tasting 60 persons/day
Maximum weekly tours/tasting 311 persons/week

The data above have been compiled from our reservation system.

We declare to the best of our knowledge this is true and correct.

Dated: March 29, 2019

Norman E. Weir

Irit Weir

Hagafen Cellars • 4160 Silverado Trail • Napa, CA 94558
Telephone 707-252-0781 • Fax 707-252-4562 • e-mail: info@hagafen.com • www.hagafen.com

Use Permit Information Sheet

Use

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

This request proposes the following changes to the current permit:

1. Amend the tours and tasting to include Saturday
2. Amend the retail sales to include Friday and Saturday
3. Increase the total number of visitors per day to 60 persons maximum, 311 per week, 9,719 per year
4. Recognize use of an existing approximately 720 square foot storage room
5. Modify existing conditions requiring annual reporting and noticing for marketing events

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

District NA _____ Regional NA _____

State NA _____ Federal NA _____

Improvements

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

Improve existing driveway to meet current Road and Street Standards. Includes widening by approximately four (4) feet.

Improvements, cont.

Total on-site parking spaces: 22 existing no change proposed

Loading areas: 1 existing no change proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated): No change to existing structures

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N

☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)

(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? [X] Yes ☐ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 0.05 acres

Employment and Hours of Operation

	Approved		Request to be recognized	
Days of operation:	M-F	existing	7 days/week	proposed
Hours of operation:	8-5	existing	no change	proposed
Anticipated number of employee shifts:	1 (except harvest)	existing	no change	proposed
Anticipated shift hours:	8 (except harvest)	existing	no change	proposed

Maximum Number of on-site employees:

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

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

[✓] other (specify number) no change

5 full-time
2 part-time
5 seasonal

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	☐ Existing	☑ Expanded	☐ Newly Proposed	☐ None
Tours and Tasting- Open to the Public	☐ Existing			
Tours and Tasting- By Appointment	☐ Existing	☑ Expanded	☐ Newly Proposed	☐ None
Food at Tours and Tastings	☑ Existing	☐ Expanded	☐ Newly Proposed	☐ None
Marketing Events*	☑ Existing	☐ Expanded	☐ Newly Proposed	☐ None
Food at Marketing Events	☑ Existing	☐ Expanded	☐ Newly Proposed	☐ None
Will food be prepared...	☐ On-Site?	☑ Catered?		
Public display of art or wine-related items	☑ Existing	☐ Expanded	☐ Newly Proposed	☐ None

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

Production Capacity *

Please identify the winery's...

Existing production capacity: 50,000 gal/y Per permit №: 99477-MOD Permit date: 6/19/2000

Current maximum actual production: 23,150 gal/y For what year? 2018

Proposed production capacity: no change gal/y

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

Visitation and Hours of Operation

Please identify the winery's...	Approved	Requested to be recognized
Maximum daily tours and tastings visitation:	25 persons/day existing	60 persons/day proposed
Average daily tours and tastings visitation[1]:	25 persons/day existing	60 persons/day proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	Su-Fr 10am-5 pm existing	7 days 10 am-5 pm proposed
Non-harvest Production hours[2]:	8 am- 5 pm existing	no change proposed

[1] Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.
[2] It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

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

Marketing Program

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

no change

Food Service

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

no change

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	well	well
Name of proposed water supplier (if water company, city, district):	N/A	N/A
Is annexation needed?	☐ Yes ☑ No	☐ Yes ☑ No
Current water use:	See Report gallons per day (gal/d)	
Current water source:	well	well
Anticipated future water demand:	4,925 gal/d	no change gal/d
Water availability (in gallons/minute):	20 gal/m	20 gal/m
Capacity of water storage system:	28,800 gal	28,800 gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	Existing Water Tank, 5,000 gallons	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage	winery waste
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	on-site septic	on-site septic
Name of disposal agency (if sewage district, city, community system):	N/A	N/A
Is annexation needed?	☐ Yes ☑ No	☐ Yes ☑ No
Current waste flows (peak flow):	See Report gal/d	See Report gal/d
Anticipated future waste flows (peak flow):	See Report gal/d	See Report gal/d
Future waste disposal design capacity:	See Report gal/d	See Report gal/d

Solid Waste and Recycling Storage and Disposal

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

Hazardous and/or Toxic Materials

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

Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): Spoils will be disposed of off-site at an approved location.

Winery Coverage and Accessory/Production Ratio

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

Existing 7,994 sq. ft. 0.18 acres

Proposed 7,994 sq. ft. 0.18 acres

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

Existing 50,073 sq. ft. 1.15 acres 9.3 % of parcel

Proposed 54,000 sq. ft. 1.2 acres 9.8 % of parcel

Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing 7,908 sq. ft. Proposed 8,628 sq. ft.

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

Existing 1,360 sq. ft. 17% % of production facility

Proposed 1,360 sq. ft. ~~17%~~ 15% % 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 cave space:

☐ None – no visitors/tours/events (**Class I**) ☐ Guided Tours Only (**Class II**) ☐ Public Access (**Class III**)

☐ Marketing Events and/or Temporary Events (**Class III**)

N/A No cave

Please identify the winery's...

Cave area (total)	Existing:	N/A sq. ft.	Proposed:	N/A sq. ft.
Cave area (Production)	Existing:	N/A sq. ft.	Proposed:	N/A sq. ft.
Cave area (Accessory)	Existing:	N/A sq. ft.	Proposed:	N/A sq. ft.
Covered crush pad area	Existing:	1,920 sq. ft.	Proposed:	1,920 sq. ft.
Uncovered crush pad area	Existing:	1,920 sq. ft.	Proposed:	1,920 sq. ft.
Cave Spoils total:	N/A		Proposed:	cy.

Cave Spoils Use: ☐ Onsite ☐ Offsite.

WINERY DEVELOPMENT AREA

Area	Size (SF)
Barrel Storage	2496
Tank Area	468
Wine Storage	207
Lab/emp. Kitchen	147
Second Floor Storage	720
Storage	30
Covered Crush Area	1920
Bathroom	64
Tasting Room	361
Office First Floor	507
Office Second floor	428
Employee Parking	646
SUB-TOTAL	**7994**

WINERY COVERAGE

Area	Size (SF)
Barrel Storage	2496
Tank Area	468
Wine Storage	207
Lab/emp. Kitchen	147
Second Floor Storage	720
Storage	30
Covered Crush Area	1920
Uncovered Crush Area	1920
Bathroom	64
Tasting Room	361
Office First Floor	507
Office Second floor	428
Parking Lot Area	11175
Loop Road	6090
Main Road	23100
Pathways	440
SUB-TOTAL	**50073**

ACCESSORY USE

Area	Size (SF)
Tasting Room	361
Bathroom	64
Office, first floor	507
Office, second floor	428
SUB-TOTAL	**1360**

PRODUCTION FACILITY

Area	Size (SF)
Barrel Storage	2496
Tank Area	468
Wine Storage	207
Lab/emp. Kitchen	147
Second Floor Storage	720
Storage	30
Covered Crush Area	1920
Uncovered Crush Area	1920
SUB-TOTAL	**7908**

HAGAFEN CELLARS

Existing Conditions Winery Traffic Information / Trip Generation

Determine Winery Daily Trips. ***Complete Sections A through I below to determine your winery project's estimated baseline daily, peak hour trips, and annual trips.***

Section A. Maximum Daily Weekday Traffic (Friday, non-harvest season)

1.	Total number of FT employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
2.	Total number of PT employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
3.	Maximum weekday visitors[2]: 25 /2.6 visitors per vehicle x 2 one-way trips	= 19	daily trips
4.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips[3] x 2 one-way trips	= 1	daily trips
5.	**TOTAL**	= 39	**daily trips**

Section B. Maximum Daily Weekday Traffic (Friday, harvest season)

6.	Total number of FT employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
7.	Total number of PT employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
8.	Maximum weekday visitors[2]: 25 /2.6 visitors per vehicle x 2 one-way trips	= 19	daily trips
9.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips x 2 one-way trips	= 1	daily trips
10.	Avg. annual tons of grape on-haul: 70 / 144 truck trips x 2 one-way trips	= 1	daily trips
11.	**TOTAL**	= 40	**daily trips**

Section C. Maximum Daily Weekend Traffic (Saturday, non-harvest season)

12.	Total number of FT Sat. employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
13.	Total number of PT Sat. employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
14.	Maximum Saturday visitors[2]: 25 /2.8 visitors per vehicle x 2 one-way trips	= 18	daily trips
15.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips[3] x 2 one-way trips	= 1	daily trips
16.	**TOTAL**	= 38	**daily trips**

Section D. Maximum Daily Weekend Traffic (Saturday, harvest season)

17.	Total number of FT Sat. employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
18.	Total number of PT Sat. employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
19.	Maximum Saturday visitors[2]: 25 /2.8 visitors per vehicle x 2 one-way trips	= 18	daily trips
20.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips x 2 one-way trips	= 1	daily trips
21.	Avg. annual tons of grape on-haul: 70 / 144 truck trips x 2 one-way trips	= 1	daily trips
22.	**TOTAL**	= 39	**daily trips**

[1] Full-Time and part-time employees that staff the largest of any event that is proposed to occur two or more times in a month, on average.

[2] The number of weekday visitors shall include guests of the largest of any event that is proposed to occur two or more times in a month, on average.

[3] Assumes 1.47 materials and supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year

HAGAFEN CELLARS

Existing Conditions Winery Traffic Information / Trip Generation (continued)

Section E. PM Peak Hour Trip Generation (Friday, non-harvest season)
(Sum of daily trips from Sec. A, lines 3 and 4) x 0.38 + (No. of FTE) + (line 2 / 2) = 14.6 PM peak trips

Section F. PM Peak Hour Trip Generation (Friday, harvest season)
(Sum of daily trips, Sec. B, lines 8, 9, 10) x 0.38 + (No. of FTE) + (line 7 / 2) = 15.0 PM peak trips

Section G. PM Peak Hour Trip Generation (Saturday, non-harvest season)
(Sum of daily trips from Sec. C, line 14 and 15) x 0.57 + (No. of FTE) + (line 13 / 2) = 17.8 PM peak trips

Section H. PM Peak Hour Trip Generation (Saturday, harvest season)
(Sum of daily trips Sec. D, lines 19, 20, and 21) x 0.57 + (No. of FTE) + (line 18 / 2) = 18.4 PM peak trips

Section I. Maximum Annual Trips
(Sec. A, line 5 x 206) + (Sec. B, line 11 x 55) + (Sec. C, line 16 x 82) + (Sec. D, line 22 x 22) = 14,208 Annual trips

HAGAFEN CELLARS

Request to be recognized

Proposed Project Winery Traffic Information / Trip Generation

Determine Winery Daily Trips. Complete Sections J through R below to determine your winery project's estimated future daily, peak hour trips, and annual trips.

Section J. Maximum Daily Weekday Traffic (Friday, non-harvest season)

1.	Total number of FT employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
2.	Total number of PT employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
3.	Maximum weekday visitors[2]: 60 /2.6 visitors per vehicle x 2 one-way trips	= 46	daily trips
4.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips[3] x 2 one-way trips	= 1	daily trips
5.	**TOTAL**	= 66	**daily trips**

Section K. Maximum Daily Weekday Traffic (Friday, harvest season)

6.	Total number of FT employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
7.	Total number of PT employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
8.	Maximum weekday visitors[2]: 60 /2.6 visitors per vehicle x 2 one-way trips	= 46	daily trips
9.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips x 2 one-way trips	= 1	daily trips
10.	Avg. annual tons of grape on-haul: 70 / 144 truck trips x 2 one-way trips	= 1	daily trips
11.	**TOTAL**	= 67	**daily trips**

Section L. Maximum Daily Weekend Traffic (Saturday, non-harvest season)

12.	Total number of FT Sat. employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
13.	Total number of PT Sat. employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
14.	Maximum Saturday visitors[2]: 60 /2.8 visitors per vehicle x 2 one-way trips	= 43	daily trips
15.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips[3] x 2 one-way trips	= 1	daily trips
16.	**TOTAL**	= 63	**daily trips**

Section M. Maximum Daily Weekend Traffic (Saturday, harvest season)

17.	Total number of FT Sat. employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
18.	Total number of PT Sat. employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
19.	Maximum Saturday visitors[2]: 60 /2.8 visitors per vehicle x 2 one-way trips	= 43	daily trips
20.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips x 2 one-way trips	= 1	daily trips
21.	Avg. annual tons of grape on-haul: 70 / 144 truck trips x 2 one-way trips	= 1	daily trips
22.	**TOTAL**	= 64	**daily trips**

[1] Full-Time and part-time employees that staff the largest of any event that is proposed to occur two or more times in a month, on average.

[2] The number of weekday visitors shall include guests of the largest of any event that is proposed to occur two or more times in a month, on average.

[3] Assumes 1.47 materials and supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year

HAGAFEN CELLARS

Request to be recognized

Proposed Project Winery Traffic Information / Trip Generation (continued)

Determine Winery Peak Hour Trips. ***If the number of daily trips on either Section K, line 11, or Section M, line 21, is greater than 20, or Public Works Director determines that other circumstances such as access safety or other potential network impacts warrant further analysis, then the potential transportation impacts of your project must be evaluated in a traffic impact study (TIS) prepared in accordance with*** **Napa County Public Works TIS Guidelines.** ***Follow the direction outlined in*** **Traffic Impact Study Analysis,** ***below. If the number of daily trips on either Section K, line 11, or Section M, line 22, is equal to or less than 20, complete Sections N through R below to determine your project's estimated peak hour trips and annual trips. In lieu of completing Sections N through R, you may opt to prepare a project-specific traffic impact analysis if you anticipate the number of peak hour trips from your proposal is different from that estimated here.***

Section N. PM Peak Hour Trip Generation (Friday, non-harvest season)
(Sum of daily trips from Sec. J, lines 3 and 4) x 0.38 + (No. of FTE) + (line 2 / 2) = 24.9 PM peak trips

Section O. PM Peak Hour Trip Generation (Friday, harvest season)
(Sum of daily trips from Sec. K, lines 8, 9, 10) x 0.38 + (No. of FTE) + (line 7 / 2) = 25.2 PM peak trips

Section P. PM Peak Hour Trip Generation (Saturday, non-harvest season)
(Sum of daily trips from Sec. L, line 14 and 15) x 0.57 + (No. of FTE) + (line 13/ 2) = 32.1 PM peak trips

Section Q. PM Peak Hour Trip Generation (Saturday, harvest season)
(Sum of daily trips, Sec. M, lines 19, 20, and 21) x 0.57 + (No. of FTE) + (line 18 / 2) = 32.7 PM peak trips

Section R. Maximum Annual Trips
(Sec. J, line 5 x 206) + (Sec. K, line 11 x 55) + (Sec. L, line 16 x 82) + (Sec. M, line 22 x 22) = 23,855 Annual trips

Traffic Impact Study Analysis. ***If the number of daily trips on either Section K, line 11, or Section M, line 22, is greater than 20, then the potential transportation impacts of your project must be evaluated in a traffic impact study (TIS) prepared in accordance with*** **Napa County Public Works TIS Guidelines.** ***Existing trip counts on the transportation network should be collected during the harvest season (August 16 – October 31). If collected outside of the harvest season, during the months of November through February, counts shall be adjusted upward by 15 percent to estimate harvest season network volumes. If collected during the weeks between March 1 and August 15, counts shall be adjusted upward by seven percent.***

HAGAFEN CELLARS – NET NEW TRIPS

Proposed Project Winery Traffic Information / Trip Generation

Determine Winery Daily Trips. Complete Sections J through R below to determine your winery project's estimated future daily, peak hour trips, and annual trips.

Section J. Maximum Daily Weekday Traffic (Friday, non-harvest season)

1.	Total number of FT employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
2.	Total number of PT employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
3.	Maximum weekday visitors[2]: 60 /2.6 visitors per vehicle x 2 one-way trips	= 46	daily trips
4.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips[3] x 2 one-way trips	= 1	daily trips
5.	**TOTAL**	= 66	**daily trips**

NET = 66 - 39 = 27

Section K. Maximum Daily Weekday Traffic (Friday, harvest season)

6.	Total number of FT employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
7.	Total number of PT employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
8.	Maximum weekday visitors[2]: 60 /2.6 visitors per vehicle x 2 one-way trips	= 46	daily trips
9.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips x 2 one-way trips	= 1	daily trips
10.	Avg. annual tons of grape on-haul: 70 / 144 truck trips x 2 one-way trips	= 1	daily trips
11.	**TOTAL**	= 67	**daily trips**

NET 67 - 40 = 27

Section L. Maximum Daily Weekend Traffic (Saturday, non-harvest season)

12.	Total number of FT Sat. employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
13.	Total number of PT Sat. employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
14.	Maximum Saturday visitors[2]: 60 /2.8 visitors per vehicle x 2 one-way trips	= 43	daily trips
15.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips[3] x 2 one-way trips	= 1	daily trips
16.	**TOTAL**	= 63	**daily trips**

NET 63 - 38 = 25

Section M. Maximum Daily Weekend Traffic (Saturday, harvest season)

17.	Total number of FT Sat. employees[1]: 5 x 3.05 one-way trips per employee	= 15	daily trips
18.	Total number of PT Sat. employees[1]: 2 x 1.90 one-way trips per employee	= 4	daily trips
19.	Maximum Saturday visitors[2]: 60 /2.8 visitors per vehicle x 2 one-way trips	= 43	daily trips
20.	Gallons of production: 50,000 /1,000 x 0.009 daily truck trips x 2 one-way trips	= 1	daily trips
21.	Avg. annual tons of grape on-haul: 70 / 144 truck trips x 2 one-way trips	= 1	daily trips
22.	**TOTAL**	= 64	**daily trips**

NET 64 - 39 = 25

[1] Full-Time and part-time employees that staff the largest of any event that is proposed to occur two or more times in a month, on average.

[2] The number of weekday visitors shall include guests of the largest of any event that is proposed to occur two or more times in a month, on average.

[3] Assumes 1.47 materials and supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year

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:** Total Fees are based on actual time and materials. A deposit in the amount of **$10,000, 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 Department Site Plan Handout.***

☒ **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.

NA ☐ **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.

NA 2. Traffic Study consistent with Traffic Impact Study Preparation Requirements link: https://www.countyofnapa.org/DocumentCenter/View/2514/Requirements-for-Preparation-of-Traffic-Impact-Studies-PDF.

NA 3. Archeological/Cultural Resources Study (consistent with State of California requirements)

NA 4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)

NA 5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)

J 6. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015)

NA 7. 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.

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:**

Please contact Engineering Services for any additional handouts or forms related to use permit application submittal.

☒ ***Please Note***

While this checklist includes all information generally required to process a Use Permit application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Planning Manager, and in particular in those cases where non-winery commercial uses (such as restaurants) 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 CD, USB Drive and/or DropBox link.**

“F”

Code Compliance Program
Health and Safety Inspection Letter

Planning, Building & Environmental Services

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

David Morrison
Director

A Tradition of Stewardship
A Commitment to Service

July 16, 2019

Norman and Irit Weir
Hagafen Cellars
4160 Silverado Trail
Napa, CA. 94558-1118

LOCATION: 4160 Silverado Trail, Napa, CA; APN 039-130-002-000

Dear Property Owner:

On December 4, 2018, the Board of Supervisors approved Resolution No. 2018-164, providing direction to staff regarding the County Code Compliance Program. The Resolution requires County staff to conduct a health and safety inspection to mitigate any hazards that might be present while you continue operations. If County staff identifies health and safety violations that pose an immediate threat to public health, safety, and/or threaten the environment, the County requires that the owner abate the violations before a hearing can be held on the use permit application.

On March 27, 2019, the County received an application for a use permit modification to correct code violations that may have been or are occurring at the property described above. Your application was submitted prior to the deadline and qualifies for the program established by the Resolution. On April 23, 2019, County staff conducted an inspection and identified health and safety issues that if corrected will create a safer environment for your employees and visitors at the winery. The following list of items should be implemented at your earliest convenience to facilitate processing of your use permit application and some items may need permits.

1. Please remove all combustible vegetation and/or trash within ten feet of the propane tank at the rear of the winery per 2016 CFC section 304.1;
2. Please repair or install illuminated exit signs in the barrel storage room per 2016 CFC section 1031.4;
3. Please post a sign above the main exit door in the winery stating this door is to remain unlocked while the building is occupied per 2016 CFC section 101 0.1.9.3 (2);
4. Please post a maximum occupant load sign near the main entrance of the wine tasting building per 2016 CFC section 1004.3;
5. Please remove improper hardware at the first floor office entrance. Exit doors shall be openable without the use of a key, special knowledge or effort per 2016 CFC 101 0.1.9 exit or to have panic, lever, or lever with thumb turn or keyed cylinders deadbolts without interconnected hardware per 2016 CFC section 1010.1.9;
6. Please discontinue using the extension cord at the chicken coop on the north side of the winery per 2016 CFC section 605.5;

7. Please provide a minimum clearance of 30 inches in width, 36 inches in front and 70 inches in height of the electrical panel per 2016 CFC section 605.3 and label the main electrical service disconnect at the service location;
8. Please provide a key box and Knox document cabinet for the fire department to gain access for life saving or firefighting purposes per 2016 CFC section 506.1.

The following items(s) require your immediate attention. Please contact me so I can assist you with addressing the issues.

9. New electrical plug outlets mounted on the north side of the wine rebuilding installed without permits per 2016 CBC 105.1. Please apply for permits;
10. New thousand gallon propane tank installed on the property line at the backside of the winery. Per 2016 CBC 105.1. Please apply for permits;
11. The upstairs two offices in the winery are being used as bedrooms. There are no smoke detectors and one of the two bedrooms has no egress. Please cease using these offices as bedrooms. Please call me and make an appointment so I may verify the space has been returned to offices;
12. A water heater was installed in one of the upstairs offices without benefit of a building permit per 2016 CBC 105.1. Please apply for permits;
13. In between the first floor and the second story offices there is an area in the winery that has been converted into wine bottle and case storage. Some of the area has only 4-5 feet of headroom. The door that was cut in midway on the stairs does not comply with code. Please have your design professional look into this space to see if it can be permitted. You will need to contact your project planner who has been assigned your use permit modification to determine if this can be added to the use permit modification. Please apply for permits to either return this space back to its original condition or apply for permits to modify the winery to allow this bottle/case storage area to remain.

Please contact me to discuss your efforts to correct the violations described herein or if you have any questions. You may reach me at (707) 299-1343.

Sincerely,

Greg Baxter,
Code Compliance Manager
Planning, Building & Environmental Services

Cc: Chron; File; Emily Hedge

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

MEMORANDUM

To: All Winery Compliance Program Use Permit Application Holders

From: David Morrison, Director of Planning, Building, and Environmental Services

Date: July 16, 2019

Subject: Tolling of Compliance Program Application Completeness Deadline

Application: Hagafen Cellars – P19-00121

On December 4, 2018, the Board of Supervisors approved Resolution No. 2018-164, providing direction to staff regarding the County's voluntary Code Compliance Program ("Program"). This Program provided an option for property owners not in compliance with their use permits to come forward and remedy any violations. This process included a March 29, 2019 deadline for property owners to submit a substantially complete application and participate in the program.

The Program required staff to review the application for completeness and conduct a site visit to identify the extent (if any) of potential life safety issues. The results of staff's review and the site visit were required to be included in a letter provided to the property owner within 30 days of the date of application submittal.

Due to the number of applications submitted and delays in the issuance of life safety notices, I am extending the 120-day period for completeness on all use permit applications submitted under the Program, to toll for the delay in noticing.

For example, assume an application was submitted on March 27, 2019. The life safety notice would be due on April 26, 2019 (30 days after the application submittal). The application completeness deadline would be July 25, 2019 (120 days after submittal). Now assume that the life safety notice is instead sent out on July 16, 2019 (79 days after the due date). Because of the delay, the application completeness deadline would be similarly extended by 79 days to October 12, 2019.

The tolling period may be different for each application. Staff is available to help you determine the specific date of your tolling. Based on your application your tolling date is October 12, 2019.

As a reminder, the Program states that when an application remains incomplete any time after 120 days from the deadline (including the tolled time, where applicable), the PBES Director may determine that the applicant is not making a good faith effort towards timely completion. When that occurs, the application will be closed and any unused funds will be returned to the applicant. Please be sure to work with staff to ensure that your application is complete prior to the deadline.

Please feel free to contact Linda St. Claire at (707) 299.1348 or LINDA.STCLAIRE@countyofnapa.org if you need assistance with the specific date of your tolling, or otherwise have questions.

Cc: Emily Hedge, Beth Painter

“G”

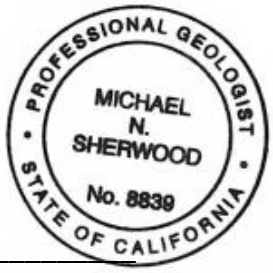
Water Availability Analysis

Water Availability Analysis
4160 Silverado Trail
Napa, California 94558
APN 039-130-002

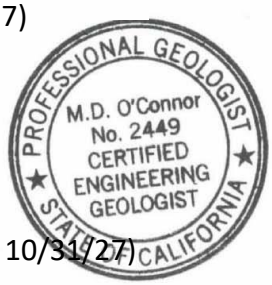
_____
Norman Weir, Hagafen Cellars, Inc.

Prepared by:

O'Connor Environmental, Inc.
P.O. Box 794
Healdsburg, CA 95448
www.oe-i.com



_____
Michael Sherwood, PG #8839 (Exp. 6/30/27)
Geologist/Hydrologist



_____
Matthew O'Connor, PhD, CEG #2449 (Exp. 10/31/27)
Principal Hydrogeologist

Katherine Woodworth, BS
Assistant Hydrologist

PBES Review Draft June 2022
Revised August 25, 2022
Revised October 18, 2022
Revised November 30, 2022
Revised April 24, 2024
Revised December 4, 2025

Contents

Introduction 1

Limitations 2

Hydrogeologic Conditions 4

Well Data 6

March 2024 Project Well Inspection 6

Neighboring Wells 7

Geologic Cross Section 9

Project Aquifer 11

Water Demand 12

Well Interference Analysis (Tier 2) 14

Approach 16

Estimated Aquifer Parameters 17

Pumping Regime 18

Estimated Radius of Influence 19

Estimated Drawdown 19

Well Interference Analysis Conclusion 20

Groundwater/Surface Water Interactions 21

Hydrogeologic Conditions 21

Guidance Regarding Acceptable Well Construction 22

Summary 24

References 26

Appendix A: Well Completion Reports
Appendix B: Well Pumping Test Reports
Appendix C: Well Inspection Report 2024

Introduction

The applicant, Hagafen Cellars, is seeking to modify their existing Use Permit #99477-MOD to expand tasting, retail sales, and daily visitor capacity. These modifications will not change the level of wine production, nor the septic or water systems. This project is located at 4160 Silverado Trail (APN: 039-130-002) in the Napa Valley Groundwater Sub-basin, formerly referred to as the "Valley Floor" aquifer-zone of Napa County. A Tier 1 WAA has been conducted by Stillwater Civil Design (2019) for this project as per County of Napa requirements, however the County has requested further analysis of impacts of the proposed project on nearby wells and streams (Tier 2 and Tier 3 analyses). All uses presented in this report are intended to supersede those presented in the 2019 Tier 1 WAA.

This Water Availability Analysis (WAA) was developed based on the guidance provided in the Napa County Department of Planning, Building, & Environmental Services' Water Availability Analysis Guidance Document formally adopted by the Napa County Board of Supervisors in May 2015. The WAA includes the following elements: a summary of estimates of existing and proposed water uses on the project parcel, compilation of drillers' logs from the area and characterization of local hydrogeologic conditions, analysis of the potential for well interference at neighboring wells located within 500-ft of the project well (Tier 2) and an analysis of potential impacts to streamflow on streams within 1,500-ft of the project well (Tier 3).

On June 7, 2022, in response to the Governor's Emergency Executive Order N-722 Napa County instituted a new policy limiting new uses to the equivalent of 0.3 acre-ft/acre/year in the Napa Valley floor aquifer zone. This project appears to be able to proceed if the proposed change in use can be accomplished with no net increase in water use.

This report has been revised several times. The August 25, 2022, revision included additional descriptions of water use and proposed rainwater catchment to meet the County planning objective of no net increase of groundwater use. A second revision dated October 18, 2022, provided updated language regarding entitled uses and further clarified water use and rainwater capture estimates. The November 30, 2022, update corrected the number of employee work days under entitled conditions.

This update (April 2024) responds to issues discussed in a meeting with Emily Hedge (County of Napa) and Beth Painter in October 2023. The key elements of this revision are as follows:

- Project water use will not be changed; this permit modification seeks to establish that current and future water use rates are consistent. In other words, proposed use for this project is equal to existing use and no net change in use will occur. Since no increase in use is to occur, the previously proposed rainwater catchment will not be needed. Discussion of groundwater use has been updated and all discussion of rainwater catchment has been removed.

- In response to County comments regarding uncertainty in the Tier 3 WAA owing to a lack of information regarding construction details of the project well, a down-well video camera inspection was performed by Dr. Well with assistance by Imboden Pump on March 4, 2024. Results and interpretations of this video inspection are described in a new sub-section of this report and our Tier 2 and Tier 3 evaluations have been updated based on the new information.

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. In this region of Napa County, groundwater studies of the aquifer have been undertaken on behalf of the County for over 10 years, culminating in submittal to the State Department of Water Resources a Draft Groundwater Sustainability Plan for the Napa Valley Groundwater Basin. That body of hydrogeologic characterization and research contributes significant additional interpretation of the project site hydrogeology. Hydrogeologic interpretations in OEI's analysis are based on the drillers' reports made available to us through the California Department of Water Resources and County of Napa, available geologic maps and hydrogeologic studies, and professional judgment.

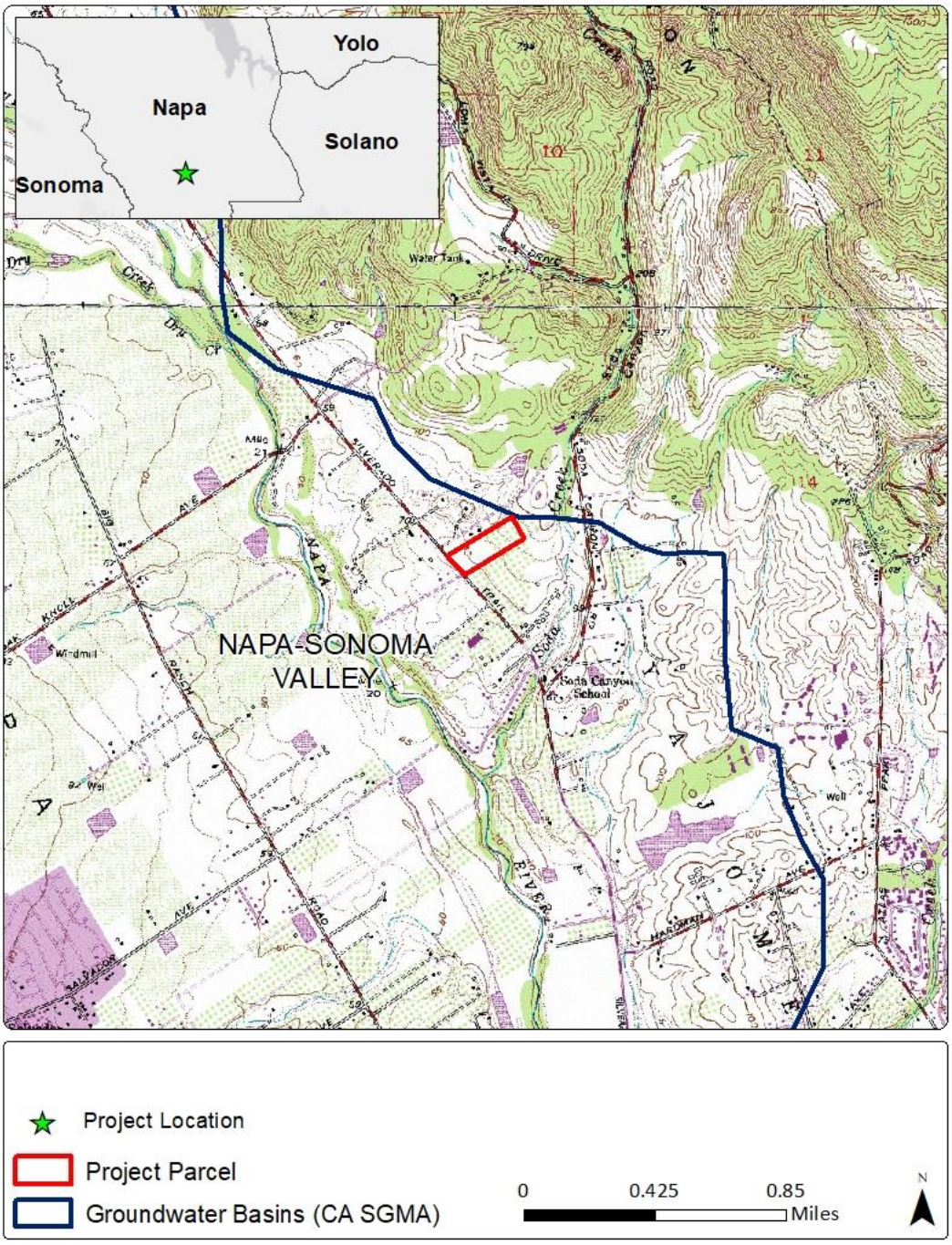


Figure 1: Project location map.

Hydrogeologic Conditions

The project parcel is located on the floor of Napa Valley within the Napa Valley Subbasin of the Napa-Sonoma Valley Groundwater Basin, 2.5 miles north of the City of Napa. The surficial geology at the project site is primarily Pleistocene aged Quaternary Alluvial Deposits (Map Unit Qoa). Based on geologic logs from wells located in the surrounding area, these alluvial deposits are typically shallow, generally less than 40 feet deep in the wells nearest to the project well. The Qoa unit is described as: "sand, silt, clay, and gravel deposits with little or none of the original geomorphic expression preserved. Moderately to extremely dissected, in places tens or hundreds of meters above the current depositional surface, and capped by well-developed soils," (USGS, 2007). The Quaternary alluvial units which include the Qoa unit are considered to comprise the principal aquifer system in the Napa Valley however, production wells in the basin also are screened within deeper Tertiary units including Tertiary Sedimentary rock, the Huichica Formation and Sonoma Volcanics (LSCE, 2013 and 2017). Based on geologic logs from wells it appears the Sonoma Volcanics underlie the surficial alluvium in the project area and most wells are screened in both the upper alluvial units as well as the lower volcanic units as is typical for wells in Napa Valley.

Bedrock underlying the alluvium is typically reported as "volcanic" in geologic logs for wells in the project area. These rocks are part of the Sonoma Volcanics and are specifically identified as the Andesite of Stag's Leap (Map Unit Psvasl) in more recent mapping by Wagner and Gutierrez (CGS, 2010) and the Basaltic to andesitic lava flows (Map unit Tsa) by Graymer et. al. (USGS, 2007). The Sonoma volcanics are present in surficial geology in outcroppings on the margins of floor of Napa Valley, as well as in the mountains to the east of the project parcel.

In general, bedrock units of the Sonoma Volcanics have very low primary porosity and groundwater is stored in fractures resulting in highly variable well production. The andesitic unit has been described as comprised of individual lava flows displaying great variability in thickness and texture over short distances (Weaver 1949). Given this heterogeneity it can be expected that hydrogeologic conditions exhibit similar spatial variability. Yields in bedrock units of the Sonoma Volcanics are reported to range from zero to as high as several hundred gallons per minute (gpm) (LSCE 2013).

The Soda Creek Fault trends from north to south along the base of the uplands approximately 0.6 miles east of the project parcel (Figure 2). This fault is thought to limit flow from the east into the area of the project parcel (LSCE, 2017).

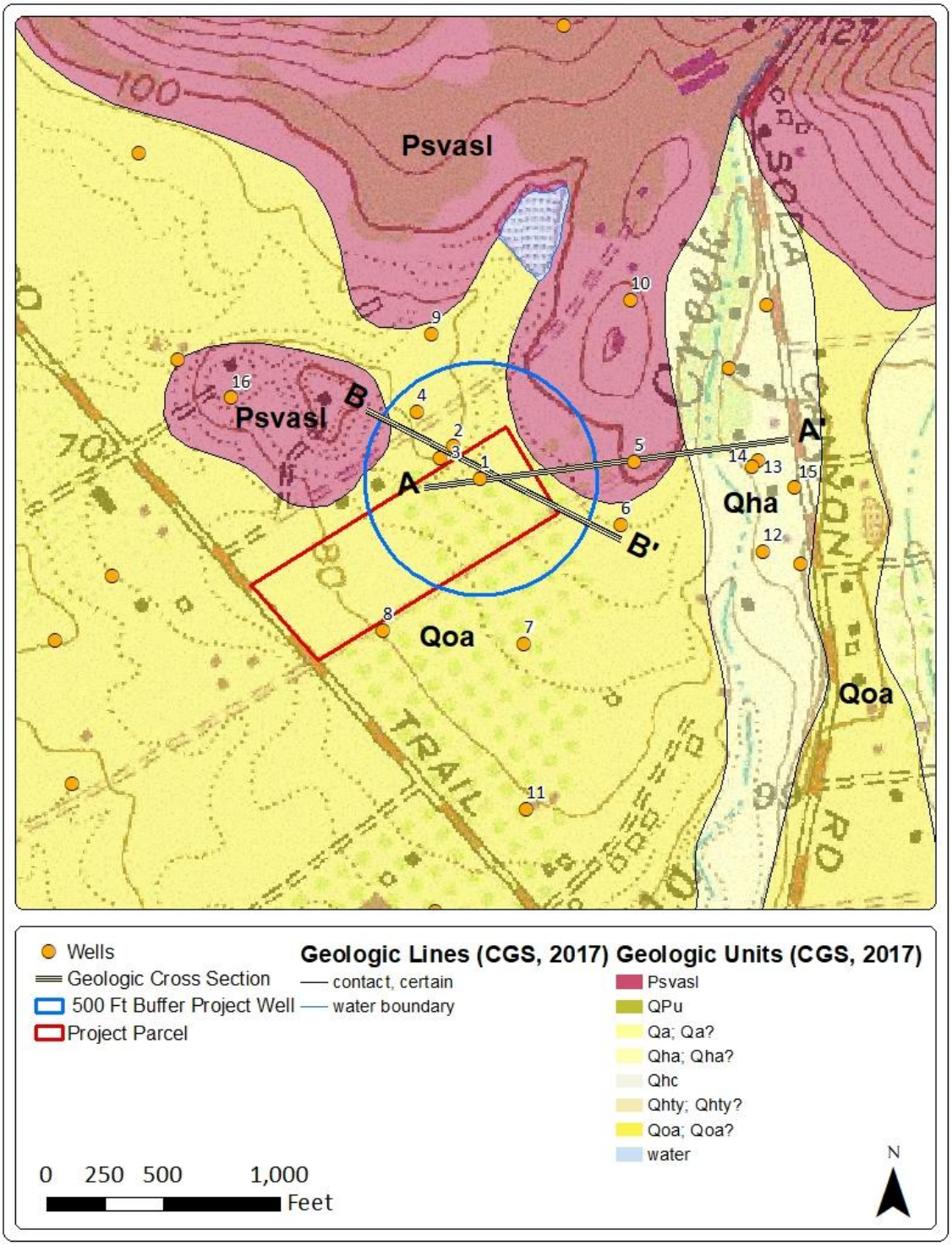


Figure 2: Surficial geology and locations of wells in the vicinity of the project parcel. Surficial geology based on data from the Preliminary Geologic Map of the Napa and Bodega Bay 30' x 60' Quadrangle (Wagner and Gutierrez, 2017). Note that the Andesite of Stags Leap (Unit Psvasl) is also known as the Tertiary Sonoma Volcanic Andesite Flow (Unit Tsa) in Napa Valley GSP documents (i.e. LSCE 2013 and 2017 and 2022).

Well Data

Well Completion Reports for wells within the vicinity of the project parcel were obtained through the California Department of Water Resources (DWR) Well Completion Report Map Application and from Napa PBES. A subset of these logs was compiled (Table 1 and Appendix A) and georeferenced based on parcel and location sketch information (Figure 2). A Well Completion Report was unavailable for the project well; however, some construction details were provided in a well maintenance record from the project applicant's well contractor (Appendix A).

The project well (Well 1) is located on the eastern portion of the of the subject property between the vineyards and winery buildings (Figure 2). Maintenance records from Imboden Pump reported that the well is 194 feet deep with its pump set at a depth of 184 feet below ground surface (bgs). The oldest records from Imboden Pump date back to 1985 when a static water level of 51 feet bgs was reported. A two-hour air lift pump test performed in April of 1985 by Imboden Pump resulted in an estimated yield of 20 gallons per minute (gpm) with 100 feet of drawdown. More recently, Imboden Pump conducted a two-hour production test on Well 1 in October 2019 (Appendix B). After the first hour of pumping a stable water level was achieved for another hour while pumping at 25 gpm. The static water level in Well 1 prior to pumping was 93 feet and drawdown was reported to be 35 feet. The surficial rocks at the location of this well are mapped as Quaternary older alluvium (Map unit Qoa) which are presumed to-overlie the andesitic lava flows of the Sonoma Volcanics (Psvasl). Based on its depth it is possible that Well 1 is screened in a combination of alluvial and volcanic rocks. Review of nearby geologic logs indicates that it is very likely the majority, if not all, of its perforated sections are within the Sonoma volcanics.

March 2024 Project Well Inspection

To obtain information about the construction of Well 1, a down-well camera inspection was performed by Dr. Well with assistance by Imboden Pump on March 4, 2024 (Appendix C). This process included the removal of the well pump and associated pipes to allow access for the downhole camera. The camera is equipped with a depth meter that appears on the video readout and is capable of pivoting to view down-well and to show well side walls. An approximately hour-long video of the inspection was recorded in which the camera is lowered into the well to the bottom of the well bore facing down-well with several stops to orient the camera toward the side walls of the well. After reaching the bottom of the well the camera was then slowly raised up and spun around while viewing the side walls of the well.

The main observations noted by Dr. Well (Appendix C) include:

- The 8.25 inch steel casing extends only to 17 feet from top of casing (approximately 15 ft bgs), after this point the well is uncased (open to adjacent aquifer materials to the bottom of the well),
- The total well depth is 200 feet below top of casing (198 feet bgs), and
- A static water level of 41 feet from top of casing (approximately 39 feet bgs) was observed.

A review of the downhole video by OEI Geologists Michael Sherwood and Matt O'Connor resulted in the following additional observations:

- At the base of the steel casing what appears to be cement was observed at the interface between the casing and bedrock indicating that a cement seal exists to approximately 15 feet bgs.
  Below the casing at 17 feet (15 feet bgs) to approximately 150 feet (148 feet bgs) a relatively consistent geology was observed. Materials appear to be well-cemented volcanoclastic with variable sized clasts in a finer matrix with no obvious fractures observed. Some uncertainty of interpretation exists owing to precipitated minerals and/or organic material forming a film on the surface of the boring walls.
- Below 150 feet (148 feet bgs) fractures became visible, and the rock was fine-grained, consistent with fractured andesite. A larger fracture zone appeared at 177 feet (175 feet bgs) and extended to 185 feet (183 feet bgs).
- Below 185 feet (183 feet bgs) fractures were not observed, and materials appear more fine grained down to the bottom of the well at 200 feet (198 feet bgs).

Our conclusions regarding the well and aquifer material are that:

- Well 1's 8.25 inch steel casing appears to be sealed with cement and extends down to approximately 15 feet bgs after which no casing exists.
- The absence of a well casing allows the well access to the volcanic material from approximately 15 bgs to 198 feet bgs. Subsurface material, including the aquifer material, includes consolidated volcaniclastic deposits to a depth of ~148 ft below which fractured andesite extends to a depth of ~183 ft and is likely the primary aquifer material. The deepest 15 ft of the well bore appears to be unfractured rock.
- The observed static water level (39 feet bgs) during the late winter season in two relatively wet years indicates significant aquifer recharge capacity.
- The aquifer saturated thickness in these conditions is approximately 50 feet.

Neighboring Wells

The nearest neighboring wells to the project well are Wells 2 and 3, located 170 and 180 feet northwest of the project well on parcel APN039-130-001 (Figure 2). These wells were identified by the project applicant and located during field reconnaissance by OEI. Well completion reports were not available for these wells. Wells 2 and 3 are located in a similar geologic unit to Well 1.

The nearest well to the project well with a Well Completion Report is Well 4, northwest of Wells 2 and 3 approximately 395 feet from the project well. Well 4 was completed to a depth of 275 feet bgs in 1986 and after a 4 hour airlift test had an estimated yield of 150 gpm. At the time of completion, the well had a static water level of 45 feet bgs (Table 1). The Geologic Log for Well 4 indicates that the well intersects primarily brown or red ash as well as brown and black rock. These rock types are consistent with the Andesite of Stags Leap. The well is screened between 120 and 275 feet and as such it is completed entirely in rocks of the Andesite of Stags Leap.

Table 1: Well completion details for wells in the vicinity of the project parcel. Note the screened interval for Well 1 represents the uncased open portion of the well.

Well No.	1	2	3	4	5	6	7	8
Year Completed	-	-	-	1986	2008	1974	1978	1978
Depth (ft)	198	-	-	275	400	460	375	405
Estimated Yield (gpm)	20	-	-	150	20	12	30	30
Static Water Level (ft)	39	-	-	45	50	94	22	51
Top of Screen (ft)	15*	-	-	120	140	-	-	105
Bottom of Screen (ft)	198*	-	-	275	400	-	-	405
Reference No.	-	-	-	18164	e071144	1352	5077	121554
Map Unit	Qoa	-	-	Qoa/Tsa	Tsa	Qoa	Qoa	Qoa
Well No.	9	10	11	12	13	14	15	16
Year Completed	1981	1999	1973	2017	1999	2006	2017	1981
Depth (ft)	145	363	450	-	268	270	138	525
Estimated Yield (gpm)	100	135	20	6	50	50	1	165
Static Water Level (ft)	-	75	125	98	50	47	100	80
Top of Screen (ft)	65	140	140	-	108	130	-	240
Bottom of Screen (ft)	145	363	450	-	268	270	-	480
Reference No.	103458	814588	435	-	813856	1078792	17-4626	9782
Map Unit	Qoa	Tsa/Qha	Qoa	Qha	Qha	Qha	Qha	Tsa

Well 6 is the next closest well to Well 1 located 640 feet to the southeast. This well was drilled in 1974 cased to a depth of 460 feet. At the time of completion the static water level of the well was 94 feet bgs and after a four hour airlift test the estimated yield was 12 gpm and 180 feet of drawdown was recorded. The driller reports encountering topsoil and "sandy rock & clay" in the first 8 feet of drilling followed by 62 feet of "lite brown sandstone" which would be consistent with a commonly encountered aquifer rock identified as Tertiary sedimentary rock (Tss/h) by LSCE (2013). At 70 feet bgs the driller reports "hard grey rock" and "grey rock" for 122 feet after which a 48 foot thick layer of "lite grey sandstone" was reported. After 240 bgs the remaining 220 feet of drilling encountered layers of "grey rock", "red lava" and "grey basalt rock". From the descriptions of these rocks and geologic mapping by LSCE (2013), it is likely that the shallow sedimentary rocks are the Tss/h unit to a depth of about 70 bgs, and that at greater depths are rocks of the Sonoma Volcanics (possibly the Andesite of Stags Leap). A screened interval was not reported for Well 6; we assume the well is screened throughout its depth accessing both the upper layers of the Tss/h and lower layers of the Sonoma Volcanics (possibly the Psvasl).

In addition to the five wells discussed above, 11 wells could be located within about 1,500 ft of Well 1, most of which are completed to depths intersecting the Sonoma Volcanics (presumably the Psval) (Figure 2). These wells were drilled to depths between 138 to 525 feet bgs and have estimated yields ranging from 1 to 150 gpm. Static water levels at the time of completion ranged from 22 to 125 feet bgs. The Geologic Logs for these wells typically indicate upper layers of alluvial deposits including less consolidated gravels and sands to sandstones along with some significant layers of clay. Below the alluvial deposits volcanic rocks of varying colors and densities are

reported. Approximately half of the wells report encountering buried layers of volcanic ash or tuff and none of the well bores were reported encountering rocks belonging to the underlying basement rocks of the Franciscan Complex.

Geologic Cross Section

Two geologic cross sections oriented generally west to east are shown in Figure 3 (See Figure 2 for cross-section locations). Well completion reports for wells located along these cross- sections indicate mostly shallow alluvium (Map Units Qha and Qoa) and Tertiary Sedimentary Rock (Tss/h) overlying volcanic material, or surficial outcroppings of the Sonoma volcanics (Map Unit Psvasl). Wells located along Cross-section A-A' which have known screened intervals are screened within the Sonoma Volcanics. On Cross-section B-B', Well 4 is screened completely within the Sonoma Volcanics while Well 6 is screened within both shallow sedimentary rocks (Tss/h) and the Sonoma Volcanics.

A well completion report for the project well could not be located, and only a depth is known. The recent March 2024 well inspection revealed that Well 1 penetrates and is open to only volcanic rock below the upper casing material which ends at a depth of 15 feet bgs. The screened interval shown for Well 1 in cross sections A and B (Figure 3) represents the interval where no casing exists. The fracture zone presumed to be the primary project aquifer is identified between 148 and 183 ft bgs. This zone corresponds to the upper end of casing in several wells as shown in both cross sections (Wells 5, 13 and 14 in Cross-section A-A' and Well 4 in Cross-section B-B') suggesting that these wells access a similar fracture zone. The Qoa deposits appear to be very thin in this area. The water surface elevation in March 2024 in Well 1 was 39 ft bgs and the depth of the upper most fractures in the primary project aquifer accessed by Well 1 is 148 ft bgs (Figure 3a). These elevations are approximately 24 ft and 133 ft below the channel bottom of Soda Creek along Cross-section A-A', indicating that the groundwater accessed in Well 1 lies at a depth greater than the channel of Soda Creek at least as far downstream as Silverado Trail. Water surface elevations in all wells including in Well 1 are located at or below the apparent depth of the alluvial units (Qoa and Qha), and screened intervals along with the observed fracture zone in Well 1 are also below any observed alluvium indicating that most wells are accessing water in the Sonoma Volcanics or possibly the Tss/h sedimentary rocks.

Neighboring wells located nearest to Well 1 (Wells 2 and 3) were located visually during field investigations but no documentation for these wells could be located. Their depths are approximated based on common depths of wells in the area. It would not be surprising if these wells were also uncased bedrock wells constructed like Well 1.

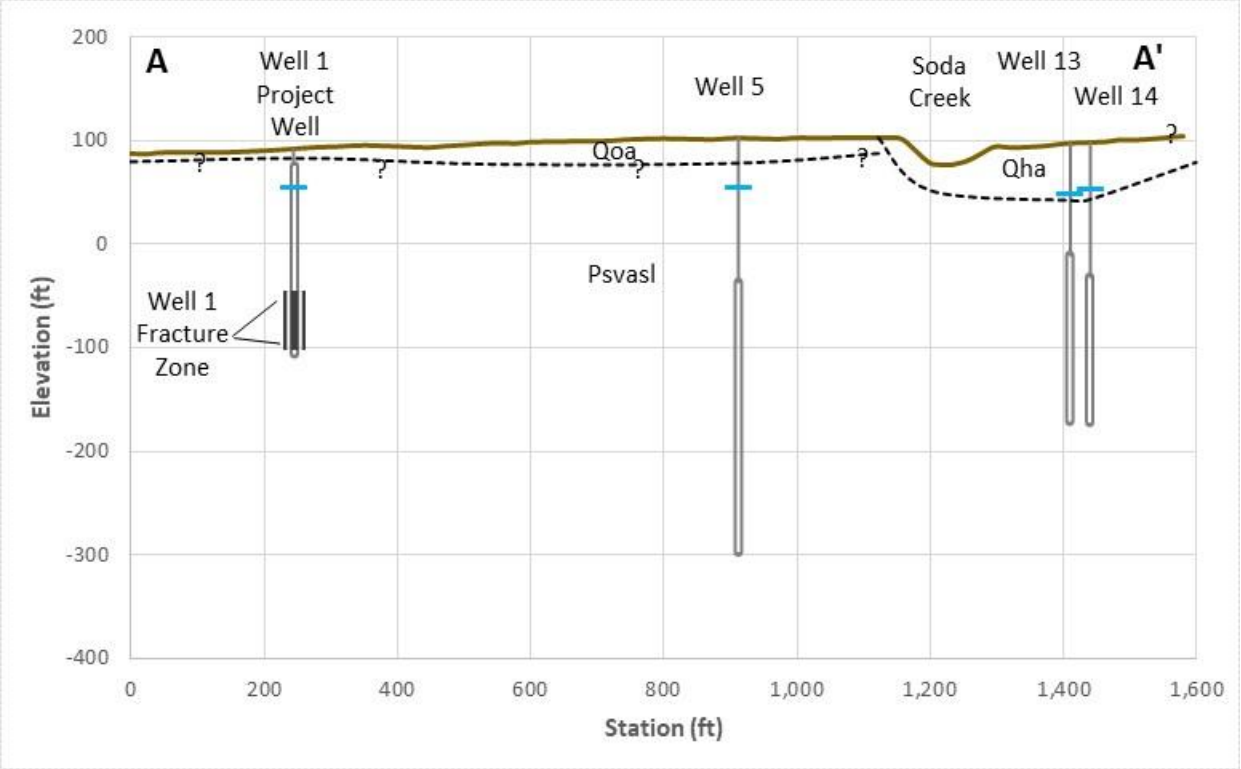
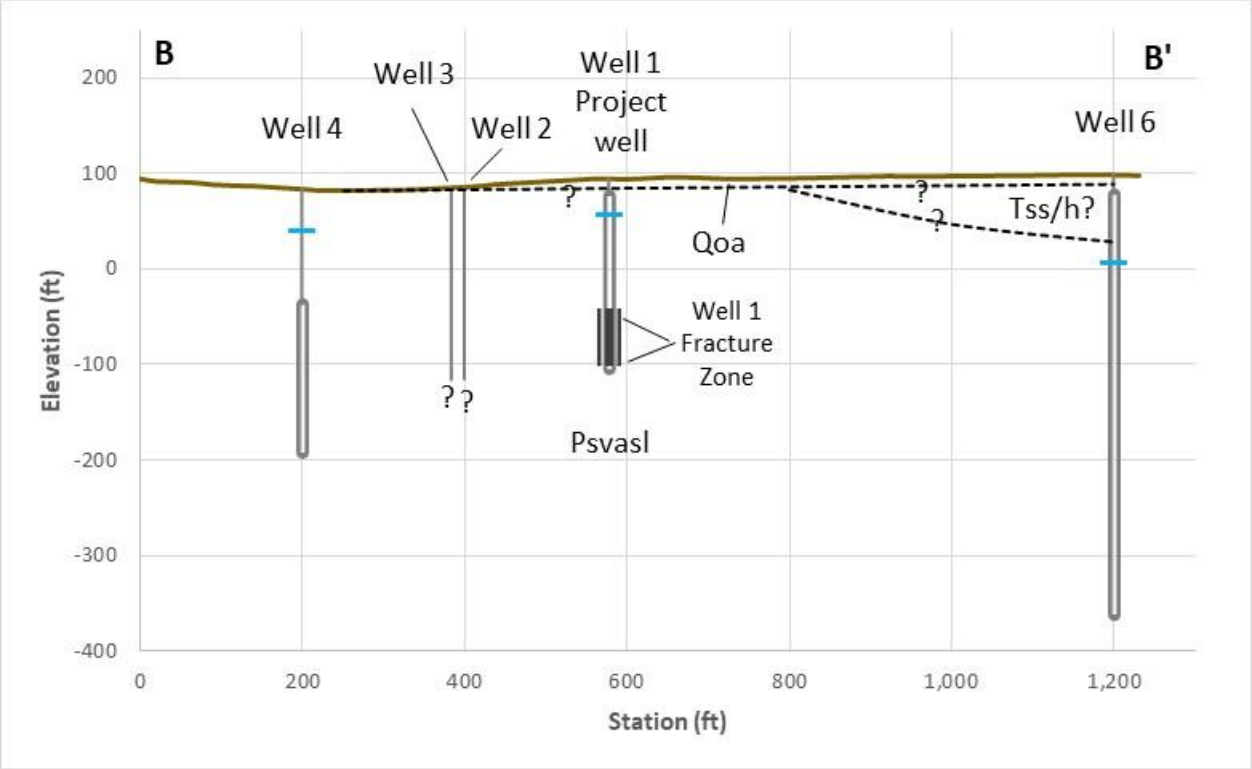


Figure 3a. Hydrogeologic cross-section A-A' oriented west-southwest to east-northeast through the project parcel (see Figure 2 for location).
*** Note that the the project well only has a blank steel casing down to 15 ft bgs. After this point the well is an open boring, this is represented as screened interval in Well 1. The fracture zone presumed to be the project aquifer is identified between 148 and 183 ft bgs.**



Geologic Contact (Approx. Located) **?**

Well

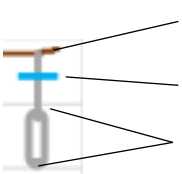


Figure 3b: Hydrogeologic cross section and B-B' oriented northwest to southeast through the project parcel (see Figure 2 for location).

* Note that the the project well only has a blank steel casing down to 15 ft bgs. After this point the well is an open boring, this is represented as screened interval in Well 1. The fracture zone presumed to be the project aquifer is identified between 148 and 183 ft bgs.

Project Aquifer

The project well (Well 1) is situated on the eastern margin of the Napa Valley Groundwater Sub-basin. Due to the depth of the project well and surrounding wells, screened intervals of nearby wells and apparent shallow depth of alluvium near the project parcel we believe that the project well and nearby Wells 2 and 3 mostly access a fractured bedrock aquifer comprised of the Sonoma Volcanics that likely extends further to the west, north and east in uplands to the east of the project parcel shown in Figure 2. As can be seen in Figure 2, Wells 1, 2, 3, 4 and 9 lie between low hills and ridges comprised of the Staggs Leap Andesite (map unit Psvasl), and data from Well Completion Reports and the down-well video inspection of Well 1 all reveal thin overlying strata of soil and alluvium underlain by hard volcanic rocks consistent with those of the

Sonoma Volcanics, specifically the Staggs Leap Andesite. These conditions are represented in Cross-section A-A' (Fig. 3a).

In contrast, Wells 6, 7, 8 and 11 have substantial thicknesses of mixed alluvial sediments and sandstone overlaying hard volcanic rocks characteristic of the Staggs Leap Andesite. The alluvial/sandstone materials are suggestive of an aquifer unit described as Tertiary sands and clays and mapped as unit Tss/h (LSCE, 2013; Fig. 3-1a & b, Fig. 5-6, Fig. 5-7, Fig. 5-12). In Wells 6 & 8, these materials extend to a depth less than 100 ft bgs (represented by Cross-section B-B', Fig. 3b); in Wells 7 & 11, these materials extend to a depth greater than 240 ft. Hence, the project well (#1), and a group of similar wells (#'s 4 & 9 and presumably #'s 2 & 3) are understood to intersect a fractured bedrock aquifer adjacent to, but distinct from, a group of wells (#'s 6, 7, 8 & 11) that intersect variable thickness of LSCE's unit Tss/h. The inferred presence of Tertiary sedimentary rocks (Tss/h) near the surface in Well 6 to a depth of 70 ft bgs, together with the increasing thickness of the presumed Tss/h unit to the southwest of Well 6, suggests at least some aquifer conditions generally consistent with interpretation and mapping by LSCE (2013).

As described above, our understanding of Well 1 and its local aquifer obtained from the March 2024 down-well video inspection is that its aquifer consists of the fractured volcanic rocks of the Staggs Leap Andesite. A fracture zone observed in the video inspection is presumed to be associated with the primary aquifer accessed by the project well along with Wells 2, 3, 4, 5, 9, and 16 in the area. The fracture zone was observed to begin at a depth of 148 ft bgs in Well 1, this correlates to a similar elevation where neighboring wells (i.e. Wells 4, 5, 13, and 14) have their uppermost screened section. This aquifer likely receives recharge via direct percolation of rainfall, inflows from overlying alluvial units in addition to inflows from streambed infiltration from streams located along the eastern margin of the Napa Valley as well as via mountain block recharge (LSCE, 2017). Given the relatively great depths of wells and the low permeability of the underlying rocks, the project aquifer is likely confined or semi-confined. Additional discussion of this aquifer, including the estimation of its hydraulic parameters is found later in this report in the "Well Interference Analysis" section.

Water Demand

Current water use, shown below, is greater than what was originally permitted. This permit modification seeks to update permitted use to match actual use. As a result, water demand for this project for both the existing and proposed conditions is the same.

Uses reported below are based on use rates provided in a prior Tier 1 Water Availability Analysis (WAA) prepared by Stillwater Civil Design (2019) and subsequent updates provided by the project applicant. All uses provided in this report are intended to supersede those made in the 2019 Tier 1 WAA. Uses include an existing 50,000 gal/year winery with five full-time, five part-time, and two seasonal employees. Based on the 2018 records, the winery received a maximum of 60 guests per day with a maximum weekly limit of 311. Annually, tasting room visitations will be no more than the maximum total of 9,719. In addition to the winery the project parcel contains one residence and 10 acres of vineyard. The total existing annual water use is estimated to be 5.40

acre-feet per year (Tables 2 and 3). Since no increase in use will occur for this project the requirement of the 2022 Drought Emergency policy requiring groundwater use to be either restricted to 0.3 acre-ft per acre of the project parcel or have no net increase appears to have been met.

Table 2: Water Use totals for existing and proposed conditions.

	Existing Condition (acre-ft/yr)	Proposed Condition (acre-ft/yr)
Project Parcel	**5.40**	**5.40**
Residential Use	0.75	0.75
Irrigation Use	3.00	3.00
Winery Use	1.33	1.33
Employee/Guest Use	0.32	0.32
Total	**5.40**	**5.40**

Table 3: Water Use details for existing and proposed conditions on the project parcel.

	# of Units	Use per Unit	Annual Water Use (AF/yr)
Residential Use			**0.75**
Residences, Primary	1 Residence	0.75 AF/Residence	0.75
Agricultural Use			**3.00**
Vineyard	10 Acres	0.30 AF/acre/yr	3.00
Winery Use			**1.33**
Process Water	50000 Gallons	2.15 AF/100,000 gal.	1.08
Domestic & Landscaping	50000 Gallons	0.50 AF/100,000 gal.	0.25
Guest & Employee Use			**0.32**
Tasting Room Visitations	9719 Guests	3 gal./Guest	0.089
Events w/ On-Site Catering	725 Guests	15 gal./Guest	0.033
Employees	12 Employees	15 gal./shift @ 365 shifts/yr	0.20
Total			**5.40**

Well Interference Analysis (Tier 2)

This WAA was initially drafted under Drought Emergency policy effective beginning in summer 2022 that allowed new permitted uses if there is zero net increase in groundwater use. In the case of zero net increase in groundwater use under the Drought Emergency policy, the Tier 2 WAA is waived. We have retained the Tier 2 WAA analysis at the request of Napa County.

The Napa County WAA guidance document requires a well interference analysis (Tier 2 WAA) if neighboring wells lie within 500-feet of the project well. There are three neighboring wells within 500 ft of the existing project well (Well 1). Well 2 is located approximately 170 ft northwest of the project well; Well 3 is approximately 180 ft northwest of the project well. Well 4 is approximately 390 ft northwest of the project well.

Construction details of Well 1 reported in maintenance records, a recent pump test and down-well video inspection are summarized in the Hydrogeologic Conditions section of this WAA along with details regarding most neighboring wells. Maintenance records and available well Completion Reports are reproduced in Appendix A. Driller's reports for the two closest neighboring wells (Well 2 and Well 3) were not available. Based upon review of construction details and local hydrogeology it appears that Wells 1 , 2 and 3 are constructed within the same geologic map units. The surficial rocks mapped at the location of the project well are Quaternary older alluvium (Map unit Qoa) which are presumed to-overlie the Andesite of Stags Leap of the Sonoma Volcanics (Psvasl). Based on the recent well inspection it appears that Well 1 is not accessing alluvial rocks and has an open connection only to the Sonoma volcanics. The screened intervals of Wells 2 and 3 are not known but based on details of nearby wells we assume that their screened intervals overlap for a significant portion of their depths. Well 4 is screened from 120 to 275 feet and is also assumed to overlap with the project well. It is screened volcanic rocks similar to those presumed to be found in Wells 1, 2 and 3 and presumably of the same local aquifer. Due to the larger distance between Well 1 and Well 4, there is lower potential for well interference between these two wells. Due to the proximity between Wells 1, 2 and 3, it is likely that pumping in either well could cause some drawdown in the other and so this evaluation focus on the interaction between these wells. Since Well 2 is located closer at 170 feet we will use this distance in our drawdown evaluation.

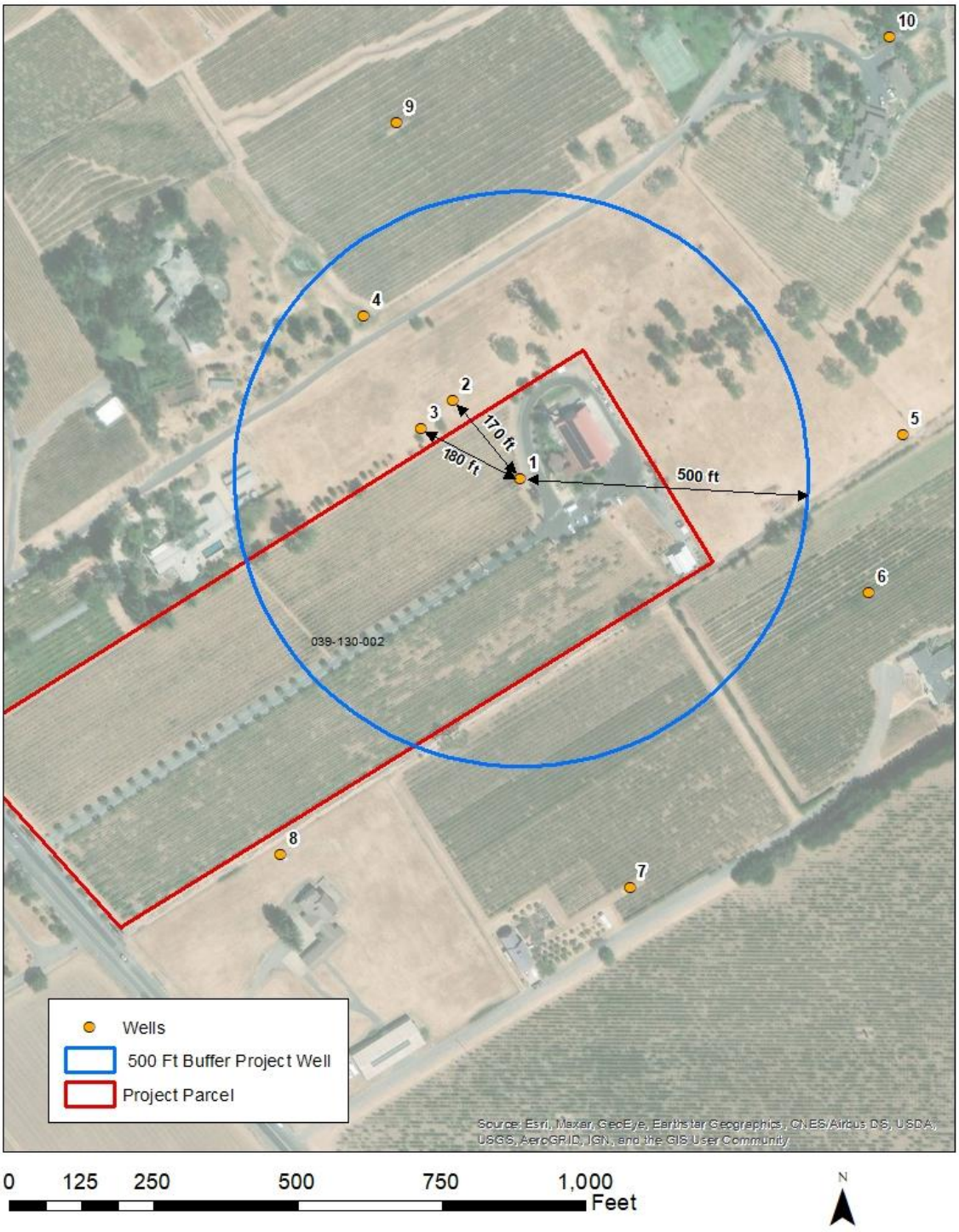


Figure 6: Locations of Well 1 (the Project Well) and neighboring wells within 500 ft: Well 2, Well 3 and Well 4

Approach

The Napa WAA guidance recommends applying the Theis equation to wells located within 500 ft of the project well to estimate drawdown. The Theis equation (from Driscoll, 1986) is as follows:

$$s' = (Q/4\pi T)\, W(u)$$

with W(u) being the well function where

$$u = (r^2 S/4Tt)$$

and the well function integral expanded as a series as:

$$W(u)= -0.5772 - \ln(u) + u - (u^2/2\cdot 2!) + (u^3/3\cdot 3!) - (u^4/4\cdot 4!)\ldots$$

where:

s' = drawdown (units in ft)
r = radial distance (units in ft)
S = storativity (dimensionless)
T = transmissivity (units in ft^2/day)
Q = discharge at the well (in gpm)
t = time (days)

Several assumptions are made when using the Theis equation:

1. The aquifer is homogeneous, isotropic, uniformly thick and of infinite areal extent.
2. Prior to pumping, the piezometric surface is horizontal
3. The fully penetrating well is pumped at a constant rate.
4. Flow is horizontal within the aquifer.
5. Storage within the well can be neglected.
6. Water removed from storage responds instantaneously with a declining head.

The well function equation above can be algebraically transformed to solve for r_o after the method of Weight and Sonderegger (2000):

$$r_o = [0.3\, T\, t\, S^{-1}]^{0.5}$$

The 2015 Napa County guidance document pertaining to WAA's allows for 10 to 15 feet of water level drawdown attributable to well interference. For wells with casing diameter of six inches or less, drawdown of 10 feet is recommended as a threshold of concern; for wells with casing diameter greater than six inches, drawdown of 15 feet is recommended as a threshold of concern. Well 1 has a casing diameter of 8 inches, as such the threshold of concern for these wells is 15 feet. To estimate the likely radius of influence (r_o) of the project well (Well 1) and the

potential drawdown (s) at Wells nearby estimates of the parameters T, t and S defined above are required.

Estimated Aquifer Parameters

A time-drawdown pump test of 24 hours would normally be performed for a test to determine aquifer parameters to be used in a well interference analysis; however, no such pump test data is available for the project well. Well 1 was the subject of a brief two hour pump test in October 2019 by Imboden Pump (Appendix B). During the two hours of pumping a stable water level was achieved for an hour and with a rate of 25 gpm. Total drawdown reported was 35 ft.

Although these data do not come from longer and more rigorous testing that we might hope for they can provide some insight into aquifer properties. Consequently, the potential drawdown of groundwater elevation caused by operation of the project well was evaluated using data gathered from the interpretation of the pump test performed on Well 1 along with the evaluation of a range of hydraulic aquifer properties listed in the Napa WAA document and Local hydrogeologic studies.

Transmissivity (T) of the aquifer at the well can be estimated by two methods. First, T can be roughly approximated using single well pump test data and well theory, limited by a set of assumptions (Driscoll 1986, p. 1021). In this method, an empirical equation for confined and unconfined aquifers relates specific capacity (S_c, gallons per minute per foot of drawdown determined from a pump test) to transmissivity as:

$2{,}000\ S_c = T$ (confined aquifers) $\qquad 1{,}500\ S_c = T$ (unconfined aquifers)

where S_c is in units of gallons per minute per foot (gpm/ft) and T is in units of gallons per day per foot (gpd/ft). This method of estimating T is very generalized and should not be relied upon if time-drawdown pump test data are available.

The depth of well screening in wells close to the project well along with the character of the hard fractured aquifer materials observed in Well Completion Reports indicates semi-confined or confined aquifer conditions. Consequently, one estimate of T is given by $2{,}000\ S_c$. The pump test of Well 1 in October 2019 (Appendix B) gave $S_c = 0.71$ gpm/ft; estimated T from this method is 1,429 gpd/ft, equivalent to about 191 ft^2/day.

T can also be estimated using reference hydraulic conductivity (K) values for aquifer materials and multiplying by the saturated aquifer thickness (b) based on the definition T = Kb. Napa County Guidance suggests a range of K values between 10^{-2} to 10^2 for Fractured Basalt (e.g. Sonoma Volcanics; Appendix G Table F4 in Napa 2015). A saturated aquifer thickness has been estimated based on observations made in the March 2024 well inspection by assuming that it includes the fracture zone down to the bottom of the well, an interval of 50 ft. Applying this to the range of K values gives a range of T values from 3.7.9 gpd/ft to 37,391 gpd/ft. Although this

is quite a large range the T values estimated for Well 1 falls near the center of the range and appears to be plausible.

Groundwater modeling developed for the 2017 Northeast Napa Area: Special Groundwater study (LSCE, 2017) assigned several aquifer physical parameters for the aquifer accessed by the project well. Hydraulic conductivities for model layers representing the Sonoma volcanics range from 1-2 ft/day for horizontal conductivity and from 0.001 to 0.5 ft/day for vertical conductivity. As stated above, the Theis equation assumes all flow to be horizontal and therefore horizontal conductivity is the appropriate reference parameter for this analysis. Assuming a saturated aquifer thickness of 105 ft, horizontal conductivity values would range from 786 to 1,570 gpd/ft. This range agrees well with the Transmissivity estimate of 1,429 gpd/ft derived using specific capacity. Understanding that our estimate does carry a certain amount of uncertainty we have decided to evaluate a range of T values using the lower end of the range derived from the Northeast Napa Area study, 786 gpd/ft, as our lower limit and the value based on the Well 1 pump test specific capacity, 1,429 gpd/ft as our upper limit.

Storativity (S) can be determined by an analytical pump test utilizing a pumping well and at least one observation well. No such pump test data are available for this site. Consequently, S must be estimated for purposes of evaluating likely values of r_o. In an unconfined aquifer, S ranges from 0.01 to 0.3, and for confined aquifers they range from about 0.001 to 0.00001 (Lohman 1972). Given the uncertain value of S due to the lack of observation well data, a range of likely values of S are considered to estimate the radius of influence of the well and the drawdown of water elevation that might be experienced in neighboring wells. Storativity values for the Northeast Napa Area modeling effort ranged from 0.001 to 0.00001 for units including the Sonoma Volcanics in agreement with Lohman's range for confined aquifers (LSCE, 2017).

S can also be calculated using known Specific Storage values for certain aquifer materials and multiplying by the saturated aquifer thickness. Napa County Guidance suggests a range of Specific Storage values between 10^{-6} to 2.1^{-5} for Rock, fissured (Appendix G Table F3 in Napa 2015). Applying the estimated saturated thickness of 105 ft to the range of Specific Storage values gives a range of storativity from 0.000105 to 2.57. This provides an estimate of the lower bound of the range of S of about 0.0001; the upper bound provided is not useful and should be considered undefined.

Pumping Regime

To quantitatively estimate potential well interference using the procedure described above, it is necessary to determine a realistic pumping schedule for pumping wells to be analyzed. Time since pumping began (t) was determined by evaluating detailed water use records for the past three years provided by the applicant. Monthly water use records for 2019-2021 kept by the applicant were used to estimate a peak daily water demand. Peak use typically occurs in late summer and early fall and is mostly driven by vineyard irrigation. Estimated peak daily use ranged from 6,583 gallons to 13,103 gallons with an average of 9,784 gallons per day. Irrigation practices are typically limited by well pumping capacity and storage tank capacity; assuming storage is not

limiting and the project well pumps at a rate similar to the sustained yield of 20 gpm reported as the yield of the well in the Tier 1 WAA (Stillwater Civil Design, 2019), it would take 8.15 hours to meet the daily demand. The value of t used for this analysis is 0.34 days (8.15 hours/24 hours per day).

Estimated Radius of Influence

Based on the equation presented above ($r_o = [0.3\ T\ t\ S^{-1}]^{0.5}$), the estimated radius of influence of Well 1 extends beyond Wells 2, 3 and 4, located about 178, 180 and 385 feet respectively from Well 1 (Figure 5). The validity of the equation used to estimate the radius of influence is constrained by the requirement that the well function w(u) for a given set of parameters (r, S, T and t) remain relatively small (< 0.05, Driscoll, p. 219-220). For the set of parameters applicable to this scenario (t =0.34 days, T = 1,429 gpd/ft (derived from the Well 1 pump test) and S = 0.00001) w(u) = 0.0011 and the transformed Theis equation estimates a maximum radius of influence of 3,818 ft.

Estimated Drawdown

Potential drawdown of water elevation in Well 2 resulting from pumping of Well 1 was estimated using the Theis equation. Aquifer properties were estimated from pump test data for Well 1 along with numbers derived from the Northeast Napa Area study and drawdown was evaluated for a combination of these data. Estimates of T range from the low end value of 786 gpd/ft (based on horizontal K values used in the Northeast Napa Area modeling), up to 1,429 gpd/ft from Well 1 pump test results, calculated using the empirical relationship between T and specific yield (Driscoll 1986). A range of storativity values from 0.00001 to 0.001 (Lohman, 1972 and LSCE, 2017) were used along with a daily pumping regime of 20 gpm for 8.16 hours. Applying these parameters, estimated drawdown at Well 2 ranges from 0 ft to 17 ft (Table 4).

Table 4. Theis drawdown calculation results

Scenario	Discharge Q (gpm)	Transmissivity T (ft^2/day)	Time t (days)	Radius r (ft)	Storativity S	Drawdown s' (ft)
Well 1 Pump Test Low S	20	191	0.34	170	0.00001	10
Well 1 Pump Test High S	20	191	0.34	170	0.001	3.0
NE Napa Model Low S	20	105	0.34	170	0.00001	17
NE Napa Model High S	20	105	0.34	170	0.001	0

The WAA Tier 2 guidelines suggest a threshold of concern for drawdown of 15 ft for wells with casing diameters greater than six inches. Operation of the project well (Well 1) does not appear to cause significant drawdown in the nearest neighboring well (Well 2) for nearly all combinations of T and S values. Using the T value derived from the project well pumping test (191 ft^2/day) drawdown at Well 2 is estimated to range from 3 ft to 10 ft. Using the lower T value (105 ft^2/day) drawdown is 0 ft with a S value of 0.001 and 17 ft with S value of 0.00001. This final combination results in a drawdown value slightly greater than the threshold of concern of 15 ft for Well 2, but given the likely lower limit of S of 0.0001 (see p. 18), this magnitude of drawdown is unlikely.

As mentioned above, a long duration pumping test of the project well that includes an observation well provides more accurate estimates of the aquifer properties (T and S) for use in drawdown calculations. Specifically, to more accurately estimate Storativity (S), the pumping test would need to include monitoring data from a nearby well. We do have some information from the pumping test of Well 1 which allows us to estimate transmissivity; however, these tests were not long enough to provide great confidence in the estimate of T. Additionally, this test did not include monitoring at other wells and provides no estimate of S.

Owing to the uncertainty of the storativity value of the project aquifer we have evaluated a range of values to understand the range of possible impacts pumping the project well might have upon neighboring wells. It is, however, useful to understand the sensitivity of the drawdown calculations to S values. For example, by increasing the low end estimate of S by a factor of two to 0.00002, estimated drawdown is reduced to 14.94 ft, just below the threshold of concern defined by the County. That said, drawdown estimates presented here should be understood to have a range of uncertainty associated with them. Although only one of the combinations of parameters resulted in a drawdown beyond the threshold of concern it is important to review possible ways to mitigate the potential for excessive drawdown.

One option to mitigate potential drawdown of concern in Well 2 would be to reduce the pumping rate of Well 1. Reducing the pumping rate would reduce the magnitude of drawdown. For example, we considered reducing the pumping rate in Well 1 to 17 gpm. Reducing the pumping rate would increase the time required to meet the daily peak demand of 9,784 gallons to 9.59 hours or 0.40 days. Re-evaluation of drawdown calculations with this new pumping regime results in a reduction in drawdown to 14.8 ft under the "NE Napa Low S" scenario (Table 5). This example of a mitigation strategy to prevent potential well interference also shows that the degree of potential well interference is not extreme and is readily managed.

Table 5. Theis drawdown calculation results with alternative pumping regime, reduced pumping rate and longer pump time.

Scenario	Discharge Q (gpm)	Transmissivity T (ft^2/day)	Time t (days)	Radius r (ft)	Storativity S	Drawdown s' (ft)
Well 1 Pump Test Low S	17	191	0.4	170	0.00001	8.9
Well 1 Pump Test High S	17	191	0.4	170	0.001	2.8
NE Napa Model Low S	17	105	0.4	170	0.00001	14.8
NE Napa Model High S	17	105	0.4	170	0.001	0

Well Interference Analysis Conclusion

The WAA Tier 2 guidelines suggest a threshold of concern for drawdown of 15 ft for wells with casing diameters greater than six inches. Operation of the project well (Well 1) does not cause significant drawdown in the nearest neighboring well (Well 2) for nearly all combinations of estimated T and S values. One combination of parameters did produce a drawdown estimate that exceeded the threshold of concern. If necessary, potential well interference effects could

be mitigated by operating the project well at a slightly reduced pumping rate; however, we do not believe this is warranted given the very low risk of significant well interference.

Groundwater/Surface Water Interactions

This WAA was initially drafted under Drought Emergency policy effective beginning in summer 2022 that allowed new permitted uses if there is zero net increase in groundwater use. In the case of zero net increase in groundwater use under the Drought Emergency policy, the Tier 3 WAA is waived. We have retained the Tier 3 WAA analysis at the request of Napa County.

Hydrogeologic Conditions

The County-designated "significant stream" nearest Well 1 (the project well) is Soda Creek located approximately 1,150 feet to the east. A Well Completion Report and driller's geologic log for the project well is not available; however, results of the March 2024 down-well video inspection revealed that the well is sealed off from and is not perforated in alluvial aquifer materials that could be interconnected with surface water in Soda Creek. The project well accesses an aquifer consisting of the fractured volcanic rocks of the Sonoma Volcanics (Andesite of Stags Leap) beginning at ~148 feet bgs. A fracture zone that may be the main source of groundwater flow into the well was observed from 175 and 183 feet bgs.

Field observations made in Soda Creek by OEI in spring of 2022 identified both alluvial deposits along with fractured volcanics in the approximately 25 ft high embankment and channel of Soda Creek in the reach closest to the project well. These observations indicate that Soda Creek fully penetrates the Qoa alluvial unit and partially penetrates the Sonoma Volcanics. As such, there is a possibility that Well 1 could have a hydrologic connection to Soda Creek. The most recent water surface elevation measured in Well 1 was 39 ft bgs and the depth of Well 1 is known to be 198 ft bgs. These elevations equate to approximately 24 ft and 183 ft below the channel bottom of Soda Creek (Figure 3a). The observed depth of the fractured rock in the well was approximately 133 feet below the channel of Soda Creek. Based on these observations, it is apparent that the local aquifer utilized by Well 1 lies at depth below the channel of Soda Creek and the piezometric surface associated with this confined or partially confined aquifer lies about 24 ft below the channel of Soda Creek.

Surface flows in Soda Creek are absent during large portions of the year (beginning as early as late spring through summer and into the fall) and has been documented to be a net losing stream, meaning that flows percolate through the streambed and out into the adjacent groundwater system. As described in the Northeast Napa Area study Soda Creek is "more affected by precipitation, and therefore climate, than groundwater pumping in determining the rate of stream flow and leakage to groundwater" (Pages ES-5 to ES-7 in LSCE, 2017).

Guidance Regarding Acceptable Well Construction

Napa County guidance for Tier 3 analyses presents well distance standards and construction assumptions that "if applicable would be expected to preclude significant adverse effects on surface waters" (County of Napa, 2015). Specifically, the "Tier 3 Groundwater Surface Water Interaction Criteria" section (pgs 10-13) states:

> *The groundwater/surface water criteria are presumptively met if the distance standards and project well construction assumptions are met (see Tables 3, 4, and 5).*

The guidelines for well construction that would mitigate potential interaction with surface water include a scenario representative of fractured bedrock aquifers (p. 11):

> *Distance standards for project wells completed in consolidated formations will generally be no more restrictive than those shown in Tables 3, 4, and 5 for hydraulic conductivity values of 0.5 ft/day.*

For a well in a consolidated formation such as the Andesite of Stags Leap of the Sonoma Volcanics, the appropriate hydraulic conductivity category would be 0.5 ft/day. Hydraulic conductivity of the aquifer materials accessed by the project well can be estimated from the aquifer transmissivity are consistent with hydraulic conductivity for "consolidated formations", ranging from 2.1 to 3.8 ft/day assuming a saturated aquifer thickness of 50 ft from ~148 ft bgs to the bottom of the well where fractured andesite is open to the uncased well bore. These standards consider the planned pumping rate of the project well along with the well depth, screened interval, and seal depth along with aquifer hydraulic conductivity values and specify acceptable set-back distances between a well and a significant stream corresponding to specific combinations of the parameters considered.

Tables 3, 4 and 5 in the Napa WAA guidance document present these distance standards and assumptions developed primarily for wells constructed in unconsolidated aquifer materials. The project well (Well 1) is sealed in its uppermost 15 ft penetrating a thin layer of alluvium, below which the open boring penetrates consolidated volcanic rocks. The project well's yield of 20 gpm places it in the "Low capacity pumping rate" category of wells (defined by Napa County to be 10 gpm to 30 gpm) therefore, distance standards are evaluated using Table 4 (p. 12 of the Napa WAA Guidance document). Table 4 is reproduced below.

Table 4. Well Distance Standards and Construction Assumptions; Low capacity pumping rates (i.e., between 10 gpm and 30 gpm), constructed in unconsolidated deposits in the upper part of the aquifer system (unconfined aquifer conditions).

Aquifer Hydraulic Conductivity (ft/day)	Acceptable Distance from Surface Water Channel			Minimum Surface Seal Depth (feet)	Depth of Uppermost Perforations (feet)
	500 feet	1000 feet	1500 feet		
80			✓	50	150
50			✓	50	150
30			✓	50	100
0.5		✓		50	100

Per Table 4, an acceptable distance of 1,000 ft is recommended. Based on the recent down-well inspection it appears that the project well is sealed by an unperforated steel casing to a depth of 15 feet (likely a "conductor" casing installed by the driller to prevent caving of the bore hole in unconsolidated alluvium). This depth is less than the Minimum Surface Seal depth stated in Table 4; however, since Well 1 does not penetrate any alluvium below the sealed casing a connection to an upper alluvial aquifer, which would have a much greater likelihood of causing impacts to stream flow (and is likely the reasoning behind the surface seal criteria), is not possible and we consider the seal depth criterion is satisfied. Regardless of this fact it is apparent that the aquifer accessed by Well 1 (and other wells nearby) is the deeper consolidated fractured volcanic aquifer.

Given that there is no casing below 15 feet bgs, Well 1 is open to volcanic aquifer materials for the lower 183 feet of its depth. Although the well is open to the aquifer materials across this interval, fractures that are believed to provide most or all of the groundwater flowing into Well 1 are located beginning at 148 feet bgs with the most significant fractures between 175 and 183 feet bgs. This interval of the open bore well is considered the primary aquifer providing water for Well 1 and for the purpose of this evaluation is assumed to be equivalent to the screened interval of Well 1. Since the fracture zone is located at a depth greater than the 100 foot depth required of the Uppermost Well perforations, we consider this criterion is satisfied. We believe that the project well meets the distance standards and construction criteria specified in Table 4 and therefore "would be expected to preclude significant adverse effects on surface waters" per the Tier 3 groundwater/surface water interaction guidance provided by County of Napa.

As noted above, several additional factors indicate that impact upon flows in Soda Creek of pumping related to the proposed project are not likely to be significant. The characterization of Soda Creek as a losing stream mostly affected by precipitation and which consistently loses connection with groundwater (LSCE, 2017) indicates that surface waters, during the portion of the year when connected to groundwater, flow to the surrounding aquifer but the aquifer does

not provide groundwater to the stream (i.e. stream flow magnitude is not dependent on inputs from groundwater). Therefore, pumping of a well in an adjacent aquifer would be much less likely to impact streamflow in this reach of Soda Creek.

Several factors have led us to conclude that potential project impacts to streamflow are not significant. Along with the relatively large horizontal separation from the well (1,150 ft) and vertical separation between Well 1 and Soda Creek (133 ft from the top of the fracture zone elevation up to the channel bottom), a careful review of aquifer materials and well construction indicate that Well 1 satisfies criteria "expected to preclude significant adverse effects on surface waters". The losing and disconnected character of Soda Creek and the low permeability of the local bedrock lead us to lead us to conclude that the proposed project will not have a significant impact on flows in Soda Creek.

Summary

The total proposed water use for the project is estimated to be 5.40 acre-ft/yr. This represents about 45% of the allotted 12.2 acre-ft of groundwater that has historically been allowed per Napa County policy for the Valley Floor aquifer of 1 acre-ft/acre/yr. Per Drought Emergency policy adopted in 2022, new groundwater use is limited to the equivalent of 0.3 acre-ft/acre/year; this project has no net increase in water use.

Per 2022 County Drought Emergency policy, projects demonstrating no net increase in groundwater use are not required to perform Tier 2 or Tier 3 assessments. However, the County has indicated that Drought Emergency policy may be changed when drought conditions are lifted by the County Board of Supervisors. Consequently, the Tier 2 and Tier 3 analyses evaluating possible impacts of the proposed increase in groundwater use remain in this WAA to support any future permitting decisions.

The nearest neighboring well (Well 2) is located 170 ft from the project well (Well 1). A well interference analysis (Tier 2 WAA) was performed and drawdown in Well 2 resulting from pumping to meet the proposed project daily demand was determined to range from zero to 17 ft. Although this estimate of drawdown affecting the nearest neighboring well slightly exceeds the threshold of concern (15 ft), this only occurs in a scenario assuming an extremely low value of the Storativity parameter (S) that we believe is unlikely to represent local conditions. We do not believe that significant well interference is generated by the project well.

Potential effects of groundwater use on streamflow in Soda Creek were also considered (Tier 3 WAA). Tier 3 criteria state that for Well 1 to meet distance and construction standards it must be constructed 1,000 ft away from the water body in question and have a 50 ft-deep surface seal and that the minimum depth of uppermost well perforations be at least 100 ft bgs. Well 1 is located over 1,000 ft from Soda Creek and although the sealed interval is less than 50 ft we believe that the seal is sufficient and this part of the criteria satisfied since no alluvium is present in Well 1 aquifer material and a connection between Well 1 and any upper alluvial aquifer that could be connected to Soda Creek is not possible. The fractured rock determined to be the main aquifer accessed by Well 1 is located 148 to 198 ft bgs; we believe this depth interval in the

uncased well bore is equivalent to the screened interval of Well 1 and, hence, that the criterion pertaining to “depth to uppermost perforations” is satisfied. We concluded that Well 1 satisfies criteria “expected to preclude significant adverse effects on surface waters”. Additionally, we believe that other factors exist indicating that pumping of Well 1 will not significantly affect flows in Soda Creek. Flows in Soda Creek are believed to be of a losing character and more influenced by climate, namely precipitation, than pumping of groundwater. Based on that characterization (LSCE, 2017), the horizontal and vertical separation between the fractured rock aquifer in the project well (Well 1) and Soda Creek, relatively small amounts of drawdown estimated at a nearby Well in the Tier 2 analysis, we do not expect the proposed project will have significant effects on flow in Soda Creek.

References

Cronshey, R., McCuen, R., Miller, N., Rawls, W., Robbins, S., and Woodward, D., 1986. Urban hydrology for small watersheds - TR-55 (2nd ed.), Washington, D.C., U.S. Department of Agriculture, Soil Conservation Service, Engineering Division, Technical Release 55, 164 p.

Farrrar, C.D., Metzger, L.F., Nishikawa, T., Koczot, K.M., and Reichard, E.G., 2006. Geohydrological Characterization, Water-Chemistry, and Ground-water Flow Simulation Model of the Sonoma Valley Area, Sonoma County, California, U.S. Geological Survey Scientific Investigations Report 2006-5092.

Flint, L. E., A. L. Flint, J. H. Thorne, and R. Boynton. 2013. Fine-scale hydrologic modeling for regional landscape applications: the California Basin Characterization Model development and performance. Ecological Processes 2:25 http://dx.doi.org/10.1186/2192-1709-2-25

Kobor, J.S., and O'Connor, M., 2016. Integrated Surface and Groundwater Modeling and Flow Availability Analysis for Restoration Prioritization Planning: Green Valley/Atascadero and Dutch Bill Creek Watersheds, prepared by O'Connor Environmental, Inc. for the Gold Ridge Resource Conservation District, 175 pgs.

Luhdorff and Scalmanini Consulting Engineers (LSCE) and MBK Engineers, 2013. Updated hydrogeologic conceptualization and characterization of conditions. Prepared for Napa County.

Luhdorff & Scalmanini, Consulting Engineers (LSCE). 2017. Northeast Napa Area: Special Groundwater Study. Prepared for Napa County.

Luhdorff and Scalmanini Consulting Engineers (LSCE), 2020. Napa County Groundwater Sustainability Agency Annual Report –Water Year 2020. Prepared for Napa County Groundwater Sustainability Agency and Napa County Department of Planning, Building, and Environmental Services.

PRISM, 2010. 30 arcsecond resolution gridded total precipitation data for the conterminous United States, PRISM Climate Group, Oregon State University, www.prismclimate.org.

PRISM, 2022. 30 arcsecond resolution gridded total precipitation data for the conterminous United States, PRISM Climate Group, Oregon State University, www.prismclimate.org.

Stillwater Civil Design, 2019. Water Availability Analysis for Modification to Existing Winery Use Permit, Hagafen Cellars.

Thornthwaite, C.W., and Mather, J.R., 1957. Instructions and Tables for Computing Potential Evapotranspiration and the Water Balance, Publications in Climatology, v. 10, no. 3, pgs 185-311.

Wagner, D.L., and Gutierrez, C.I., 2010. Preliminary Geologic Map of the Napa and Bodega Bay 30' x 60' Quadrangles, California. California Geologic Survey.

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.

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.

Woolfenden, L.R., and Hevesi, J.A., 2014. Santa Rosa Plain Hydrologic Model Results, Chapter E in Simulation of Groundwater and Surface-Water Resources of the Santa Rosa Plain Watershed, Sonoma County, California, U.S. Geological Survey Scientific Investigations Report 2014-5052.

APPENDIX A

WELL COMPLETION REPORTS

FEE 40.00 DATE 9/3/86
RECEIPT NO. 18164 BY TH

Well 4

A.P. NO. 39-590 04

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

APPLICATION & PERMIT TO CONSTRUCT A WATER WELL

NAME [redacted] (Owner) ADDRESS [redacted] (Job Location)

NAME William Drilling (Well Driller) ADDRESS 3877 Piedmont DATE 9-3-86

TYPE OF WORK
NEW WELL ✓ RECONDITIONING ____ DEEPENING ____
TYPE I PERMIT ✓ DESTROY ____ OTHER ____
TYPE II PERMIT ____ TEST HOLE ____

PROPOSED USE
DOMESTIC ____ IRRIGATION ✓ INDUSTRIAL ____ MUNICIPAL ____
TEST WELL ____ OTHER ____ HOT WATER ____

Sewage Disposal on site (existing or proposed) Public ~~To be~~ ____ Individual ✓ Private ____
Distance from well to any part of nearest sewage disposal system 100+ feet.
(Sketch of site to accompany application) County road setback 90' feet from centerline.

TYPE OF EQUIPMENT TO BE USED: Rotary ✓ Cable ____ Hand Dug ____ Other ____

WORKER'S COMPENSATION COVERAGE: (Check one of the following)

☐ A certificate of current Worker's Compensation Insurance coverage is presently on file with this office.

☐ A certificate of current Worker's Compensation Insurance is being filed with this application.

☑ I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws in California.

Tom Pulliam
Signature of Applicant

9-3-86
Date

CASING

CONSTRUCTION:
Total Depth 275 Ft. Depth of Casing 275
Surface Seal to 24 Ft.
Any Stratas Sealed: Yes ____ No ✓
If yes, depth of stratas: ____
From ____ Ft. to ____ Ft./From ____ Ft. to ____ Ft.
Perforations:
From 130 Ft. to 275 Ft./From ____ Ft. to ____ Ft.
From ____ Ft. to ____ Ft.

WATER LEVELS

First Water at 137 Ft. Static level at 45 Ft.

WELL TESTS

How performed Air test
Yield 150 GPM with 220 Ft. Drawdown after 4 Hrs.
Annular space depth 24 Ft./Thickness 2 in.
Diameter of casing 6" Material Plastic
Gravel Pack: Yes ✓ No ____ Conductor Casing:
Yes ____ No ____ Sealed with: Concrete ✓
Grout ____ Neat Cement ____ Pudd. Clay ____
Other ____ Chlorination by: Owner ____
Pump Co. ____ Driller ____

WELL LOG

(Formation; described by color, size of material, structure)

Ft.	to Ft.	
0	65	Brn ash
65	132	Brn ash and Brn rock
132	145	Red ash and Blk rock
145	275	Brn and red ash with Blk rock

RECEIVED
JAN 6 1987
DIVISION OF ENVIRONMENTAL HEALTH

CONTRACTOR'S STATEMENT: I, Rick Whatley, contractor for the above work, hereby certify that the above was installed according to all applicable rules and regulations covered by this permit, and that the information is true and correct to the best of my knowledge.

CJ-30
White-Office Pink-Owner
Blue-Return to Office Orange-Contractor Rick Whatley
Contractor's Signature

Well 5

QUADRUPLICATE
For Local Requirements

Page 1 of 1

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet
No. e071144

DWR USE ONLY — DO NOT FILL IN
STATE WELL NO./ STATION NO.
LATITUDE LONGITUDE
APN/TRS/OTHER

Owner's Well No. WELL #1
Date Work Began 3/19/2008, Ended 4/3/2008
Local Permit Agency Napa County Environmental
Permit No. E08-00099 Permit Date 3/18/2008

GEOLOGIC LOG

ORIENTATION (✓) ✓ VERTICAL — HORIZONTAL — ANGLE — (SPECIFY)
DRILLING METHOD Mud Rotary FLUID Bentonite

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain, size, color, etc.*
0	24	Brown clay with lots of cobbles
24	165	Multi-colored volcanic rock
165	175	Red and black volcanic rock
175	196	Multi-colored volcanic rock
196	225	Black and brown volcanic rock
225	400	Multi-colored volcanics with fractures

RECEIVED
APR 15 2008
DEPT. OF
ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 400 (Feet)
TOTAL DEPTH OF COMPLETED WELL 400 (Feet)

WELL OWNER

Name Robert & Ariane Matschullat
Mailing Address 46 Vineyard Lane
Greenwich CT
CITY STATE ZIP

WELL LOCATION

Address 4150 Silverado Trail
City Napa CA
County Napa
APN Book 039 Page 130 Parcel 003
Township ____ Range ____ Section ____
Latitude ____ DEG. MIN. SEC. ____ DEG. MIN. SEC.

LOCATION SKETCH

NORTH / WEST / EAST / 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
REMEDIATION
OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER N/A (Ft.) BELOW SURFACE 1
DEPTH OF STATIC WATER LEVEL 50 (Ft.) & DATE MEASURED 4/3/2008
ESTIMATED YIELD * 20 (GPM) & TEST TYPE Bailed
TEST LENGTH 2 (Hrs.) TOTAL DRAWDOWN 120 (Ft.)
May not be representative of a well's long-term yield.

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CONDUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	60	11"								
60	400	7-7/8"								
+3	400		✓				PVC	5	SDR21	
140	240			✓						.032
300	400			✓						.032

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	3	✓			CONCRETE
3	50	✓			
50	52		✓		
52	400			✓	1/8x1/4 GRAVE

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 Weeks Drilling & Pump
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
P.O. Box 176 Sebastopol CA 95473
ADDRESS CITY STATE ZIP
Signed Melissa G Lopez 04/08/08 177681
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

DWR 188 REV. 11-97

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

HEALTH DEPT. USE ONLY
FEE: 13.00
DATE: 10-24-74
RECEIPT NO: 1352
BY: Paula Emmerson

Well 6

RECEIVED FEB 11 1975

A.P. # 39-390-11

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

Jean

APPLICATION & PERMIT TO CONSTRUCT A WATER WELL
(ORDINANCE #)

DIVISION OF ENVIRONMENTAL HEALTH

L. Lenyon

NAME [redacted] (Owner) ADDRESS [redacted] (Job Location) DATE 10-24-74

NAME Mc Lean & Williams (Well Driller) ADDRESS 878 El Centro

TYPE OF WORK	NEW WELL ✓	RECONDITIONING ___	DEEPENING ___		
	TEST HOLES ___	DESTROYING ___	OTHER ___		
	TYPE I PERMIT ✓	TYPE II PERMIT ___	FEE ___		
PROPOSED USE	DOMESTIC ✓	IRRIGATION ___	INDUSTRIAL ___	MUNICIPAL ___	
	TEST WELL ___	OTHER ___			

Sewage Disposal On Site (Existing or Proposed) Public___ Individual___ Private___
Distance from well to any part of nearest sewage disposal system ___ feet.
(Sketch of site to accompany application. None

TYPE OF EQUIPMENT TO BE USED: Rotary ✓ Cable ___ Hand Dug ___ Other ___

CONSTRUCTION PROPOSED:
Diameter of casing 8" Material Steel Annular Space: Size 3"
Sealed with: Concrete ✓ Grout ___ Neat Cement ___ Puddled Clay ___ Other___
Conductor Casing: Yes___ No ✓ Material ___
Chlorination By: Owner ✓ Pump Co___ Driller ___

Harold McLean (SIGNATURE OF APPLICANT) 10/24/74 (DATE)

NOTICE TO DRILLER: COMPLETE THIS PORTION AND PROVIDE OWNER WITH THIS COPY.

CASING

CONSTRUCTION
Total Depth 460 Ft.
Surface Seal to 20 Ft.
Any Stratas sealed: Yes___ No X
If yes, depth of Stratas
From___Ft. to ___Feet
From___Ft. to ___Feet
Perforations
From___Ft. to ___Feet
From___Ft. to ___Feet
From___Ft. to ___Feet

WATER LEVELS
First water at 126 Feet
Static level at 94 Feet

WELL TESTS
How performed Air Jet
Yield 12 GPM with ___ Feet
Drawdown 180 Ft. after 4 Hrs.

WELL LOG

(Formation; describe by color, size of material, structure)

Ft.	to	Ft/
Top Soil	0	2
Sand Rock & Clay	2	8
Lite Brown Sand Stone	8	70
Hard Grey Rock	70	126
Grey Rock	126	192
Lite Grey Sandstone	192	240
Grey Rock	240	302
Red Lava	302	308
Grey Rock	308	420
Grey Basalt Rock	420	460

Signed: D. D. Williams
License # 272321

205

Well 7

39-390-10

A.P. No. _____

HEALTH DEPT. USE ONLY

FEE 20.00

DATE 3/28/78

RECEIPT NO. 5077

BY M. Heid

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

TRS → 6-4-15 WB

APPLICATION & PERMIT TO CONSTRUCT A WATER WELL

NAME [redacted] (OWNER) ADDRESS [redacted] (JOB LOCATION) DATE 3/28/78

NAME [illegible] Williams (WELL DRILLER) ADDRESS 878 El Centro Ave., Napa, CA

TYPE OF WORK	NEW WELL XX	RECONDITIONING		DEEPENING	
	TEST HOLES	DESTROYING		OTHER	
	TYPE I PERMIT XX	TYPE II PERMIT		FEE	
PROPOSED USE	DOMESTIC XX	IRRIGATION		INDUSTRIAL	MUNICIPAL
	TEST WELL	OTHER			

Sewage disposal on site (existing or proposed) Public _____ Individual XX Private _____
Distance from well to any part of nearest sewage disposal system 100 + feet
(Sketch of site to accompany application.)

TYPE OF EQUIPMENT TO BE USED: Rotary XX Cable _____ Hand Dug _____ Other _____

CONSTRUCTION PROPOSED: Diameter of casing 8" Material Steel Annular Space: Size 2"
Sealed with: Concrete XX Grout _____ Neat Cement _____ Puddled Clay _____ Other _____
Conductor Casing: Yes _____ No XX Material _____
Chlorination by: Owner XX Pump Co. _____ Driller _____

[signature] (SIGNATURE OF APPLICANT) 3/28/78 (DATE)

RECEIVED
APR 13 1978
DIVISION OF ENVIRONMENTAL HEALTH

CASING

CONSTRUCTION

Total Depth 375 Ft.
Surface Seal to 20 Ft.
Any stratas sealed: Yes ____ No XX
If yes, depth of stratas:
From ____ Ft. to ____ Feet
From ____ Ft. to ____ Feet

Perforations:
From ____ Ft. to ____ Feet
From ____ Ft. to ____ Feet
From ____ Ft. to ____ Feet

WATER LEVELS

First water at ____ Feet
Static level at 22 Feet

WELL TESTS

How performed Air jet
Yield 30 GPM with ____ Feet
Drawdown 106 Ft. after 1 Hrs.

WELL LOG

(Formation; describe by color, size of material, structure)

Ft. to	Ft.
Surface soil	0 1
Sub soil	1 4
Sandstone	4 27
Sandstone with layers of rock	27 87
Soft sandstone with layers of clay and rock	87 194
Gravel & sandy clay, soft sandstone	194 243
Hard rock	243 330
Layers of hard rock & gravel	330 375

Signed J. Williams
License No. 272321

206

Well 8

ORIGINAL

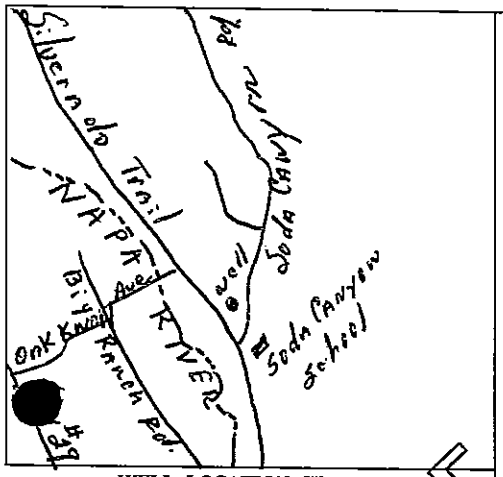
File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT
06N/04W-15P L2 (WMD E

Do not fill in
No. 121554

Notice of Intent No.
Permit No. or Date
State Well No.
Other Well No.

(2) LOCATION OF WELL (See instructions) A.P.N. #39-390-09
County Napa Owner's Well Number
Well address if different from above Silverado Tr.
Township T.6N. Range R.4W Section
Distance from cities, roads, railroads, fences, etc.



WELL LOCATION SKETCH

(3) TYPE OF WORK:
New Well [X] Deepening [ ]
Reconstruction [ ]
Reconditioning [ ]
Horizontal Well [ ]
Destruction [ ] (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:
Domestic [X]
Irrigation [ ]
Industrial [ ]
Test Well [ ]
Stock [ ]
Municipal [ ]
Other [ ]

(5) EQUIPMENT:
Rotary [X] Reverse [ ]
Cable [ ] Air [X]
Other [ ] Bucket [ ]

(6) GRAVEL PACK:
Yes [X] No [ ] Size Rea Gra.
Diameter of bore 12¼ & 8 3/4
Packed from 20 to 405 ft.

(7) CASING INSTALLED:
Steel [ ] Plastic [XX] Concrete [ ]

From ft.	To ft.	Dia. in.	Gage or Wall
0	405	6	160

(8) PERFORATIONS:
Type of perforation or size of screen

From ft.	To ft.	Slot size
105	405	STD

(9) WELL SEAL:
Was surface sanitary seal provided? Yes [X] No [ ] If yes, to depth 20 ft.
Were strata sealed against pollution? Yes [ ] No [X] Interval ft.
Method of sealing Concrete

(10) WATER LEVELS:
Depth of first water, if known ft.
Standing level after well completion 51 ft.

(11) WELL TESTS:
Was well test made? Yes [X] No [ ] If yes, by whom? Driller
Type of test Pump [ ] Bailer [ ] Air lift [X]
Depth to water at start of test 51 ft. At end of test 119 ft
Discharge 30 gal/min after 2 hours Water temperature
Chemical analysis made? Yes [ ] No [X] If yes, by whom?
Was electric log made? Yes [ ] No [X] If yes, attach copy to this report

(12) WELL LOG: Total depth 405 ft. Depth of completed well 405 ft.

from ft.	to ft.	Formation (Describe by color, character, size or material)
0	3	Surface soil
3	19	Sandy clay cemented gravel
19	59	Sandstone with layers of gravel
59	73	Rock with layers of gravel
73	153	Black, red & brown rock (hard
153	331	Black, brown & red rock with traces of light yellow rock
331	361	Purple rock (hard)
361	394	White, brown, yellow & black rock (hard)
394	405	Purple rock (hard)

Work started 10-27 19 78 Completed 12-1 19 78

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 McLean & Williams Well Drilling
(Person, firm, or corporation) (Typed or printed)
Address 878 El Centro Avenue
City Napa, CA Zip 94558
License No. 272321 Date of this report 12-6-78

DWR 188 (REV. 7-76) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

NOT FOR PUBLIC USE
WATER CODE SEC. 13752

Well 9

ORIGINAL

File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

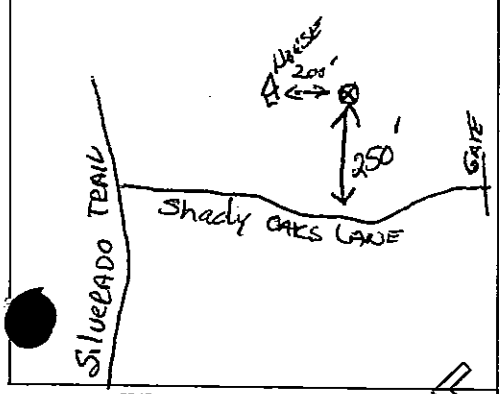
Do not fill in
No. 103458

[redacted] of Intent No.
[redacted] Permit No. or Date

State Well No.
Other Well No. 06N04W15

(1) OWNER
Address
City

(2) LOCATION OF WELL (See instructions):
County Napa Owner's Well Number 39-590-08
Well address if different from above Shady Oaks Lane
Township Range Section
Distance from cities, roads, railroads, fences, etc.



WELL LOCATION SKETCH

(3) TYPE OF WORK:
New Well ☒ Deepening ☐
Reconstruction ☐
Reconditioning ☐
Horizontal Well ☐
Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:
Domestic ☒
Irrigation ☐
Industrial ☐
Test Well ☐
Stock ☐
Municipal ☐
Other ☐

(5) EQUIPMENT:
Rotary ☐ Reverse ☐
Cable ☐ Air ☒
Other ☐ Bucket ☐

(6) GRAVEL PACK:
Yes ☐ No ☒ Size
Diameter of bore 6 3/4
Packed from to ft.

(7) CASING INSTALLED:
Steel ☐ Plastic ☒ Concrete ☐

From ft.	To ft.	Dia. in.	Gage or Wall
0	65	6	~~65~~ 160

(8) PERFORATIONS:
Type of perforation or size of screen: power saw

From ft.	To ft.	Slot size
65	145	1/8 x3

(9) WELL SEAL:
Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 21 ft.
Were strata sealed against pollution? Yes ☐ No ☒ Interval ft.
Method of sealing grout

(10) WATER LEVELS:
Depth of first water, if known 75 ft.
Standing level after well completion 50 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 ft. At end of test ft
Discharge 100 gal/min after hours Water temperature
[redacted]ical analysis made? Yes ☐ No ☒ If yes, by whom?
Was electric log made? Yes ☐ No ☒ If yes, attach copy to this report

(12) WELL LOG: Total depth 145 ft. Depth of completed well 145 ft.

from ft.	to ft.	Formation (Describe by color, character, size or material)
0	7	topsoil & boulders
7	50	black gray & red rock-med hard
50	75	black & red rock-hard fract
75	145	black red green & brown rock-hard fractures

Work started 5/21 1981 Completed 5/22 1981

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, Ca Zip 94590
License No. 294001 Date of this report 5/26/81

DWR 188 (REV. 7-76) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

DO NOT PUBLISH
WATER WELL CODE SEC. 13752
FOR PUBLIC USE

Well 11

HEALTH DEPT. USE ONLY
FEE: 12.00
DATE: 6/11/73
RECEIPT NO: 6435
BY: [illegible]

A.P. # 37-320-12

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

APPLICATION & PERMIT TO CONSTRUCT
A WATER WELL
(ORDINANCE #)

NAME [redacted] (Owner) ADDRES [redacted] (Job Location) DATE 6/11/73

NAME Dodson & Simpson (Well Driller) ADDRESS Napa Wa Bldg Hwy

TYPE OF WORK
NEW WELL X ___ RECONDITIONING ___ DEEPENING ___
TEST HOLES ___ DESTROYING ___ OTHER ___
TYPE I PERMIT X TYPE II PERMIT ___ FEE ___

PROPOSED USE
DOMESTIC X IRRIGATION ___ INDUSTRIAL ___ MUNICIPAL ___
TEST WELL ___ OTHER ___

Sewage Disposal On Site (Existing or Proposed) Public ___ Individual X Private ___
Distance from well to any part of nearest sewage disposal system 100+ feet.
(Sketch of site to accompany application.

TYPE OF EQUIPMENT TO BE USED
Rotary X Cable ___ Hand Dug ___ Other ___

CONSTRUCTION PROPOSED
Diameter of casing 6" Material Wt. Fir Annular Space: Size 2"
Sealed with: Concrete ___ Grout ___ Neat Cement X Puddled Clay ___ Other ___
Conductor Casing: Yes ___ No X Material ___
Chlorination By: Owner X Pump Co ___ Driller ___

Dudley Simpson (SIGNATURE OF APPLICANT) 6/11/73 (DATE)

NOTICE TO DRILLER: COMPLETE THIS PORTION AND RETURN TO DIVISION OF ENVIRONMENTAL HEALTH WITHIN 10 DAYS AFTER COMPLETION...

CASING

CONSTRUCTION

Total Depth 450 Ft. Completed
Surface seal to 20' Ft.
Any Stratas sealed Yes ___ No X
If yes, depth of Stratas
From ___ Ft. to ___ Ft.
From ___ Ft. to ___ Ft.
Perforations
From 140 Ft. to 450' Ft.
From ___ Ft. to ___ Ft.

WATER LEVELS
First water at 243' Ft.
Static level at 125' Ft.

WELL TESTS
How performed 5 H.P. Sub. Test Pump
Yield 20 GPM with 190' ft.
Drawdown ___ ft. after 20 Hrs.

WELL LOG

(Formation; describe by color, size of material, structure) Ft.	To Ft.	
0	3	Top Soil
3	14	Boulders & Clay
14	128	Blue Clay w/Imbedded Gravel & Boulders
128	235	Gravel & Boulders w/ Clay Stringers
235	243	Brown Pumice
243	298	Fine Gravel & Sand
298	315	Gravel & Boulders
315	320	Boulders w/Hard Clay
320	455	Hard Black Rock w/ Brown Volcanic Lava

SIGNED: J. D. Dodson
LICENSE #: 258826

209

RECEIVED
JUN 27 1973
HUMAN SERVICES AGENCY
ENVIRONMENTAL QUALITY CONTROL

[redacted]

[redacted]

Well 12

WEEKS DRILLING & PUMP CO. TEST PUMP LOG

Job
John Hlivka

Job No.
17-5255

Location
1169 Soda Canyon Road

Date Started
11/8/2017

Well Depth
unknown

Casing Size
6 5/8" steel

Static Level
98'

Meter Reading
Start:
End:

Size Pump
1.5 HP

Setting
180'

Date	Time AM	Time PM	Operator	Water Level	Est GPM	Water Color	Water Temp	Sand Chute	COMMENTS
11/8/17		1:00	RM	98'	22	clear	cool		
		1:05		108'	22				
		1:10		120'	20				
		1:15		130'	20				
		1:20		145	20				
		1:25		170'	20				
		1:30		180'	20				Pump broke suction
		1:35		162'	5.5				Let rest for 5 minutes. Applied backpressure
		1:40		162'	5.5				to find stabilized output at 5-6GPM.
		1:45		161'	5.5				
		1:50		161'	5.5				
		1:55		160'	6				
		1:20		160'	6				

Notes: Found 85-gal pressure tank in working condition. Empty of water but bladder holding air at 28psi. No power on site. Incoming wires burnt. 1.5HP control box with 2009 date code burnt. Pressure switch and plumbing burnt. Wires down hole show no shorts to ground. Winding within spec. No rig access at this time. Unable to tag bottom of well, possibly 400'+. Replace control box and motor saver. Perform 1 hour well test. Well operational with use of generator at this time.

Well 13

39-130-34

QUADRUPLICATE
For Local Requirements

Page ___ of ___

Owner's Well No. ___

Date Work Began 06/01/99, Ended 06/07/99

Local Permit Agency Napa

Permit No. 96-11013 Permit Date 04/09/99

STATE OF CALIFORNIA

WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 813856

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)

DRILLING METHOD Mud FLUID ___

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	2	topsoil
2	20	red clay small boulders
20	40	lt dk red black&gray rock
40	55	red clay
55	60	lt brown&dk red rock
60	70	dk brown rock hard fract
70	110	dk brown red rock hard fract
110	130	gray dk brown red rockfract hard
130	150	gray dk brown rock stringers black hard fract
150	170	gray rock stringers red&brown hard fract
170	210	dk red&gray rock med hard fract
210	230	red rock stringers black med&fract
230	268	red rock stringers dk red gray hard fract

TOTAL DEPTH OF BORING 270' (Feet)

TOTAL DEPTH OF COMPLETED WELL 268' (Feet)

WELL OWNER

Name George Broderson

Mailing Address 1185 Soda Canyon Road

CITY Napa STATE CA ZIP 945985

WELL LOCATION

Address 1185 Soda Canyon Road

City Napa

County Napa

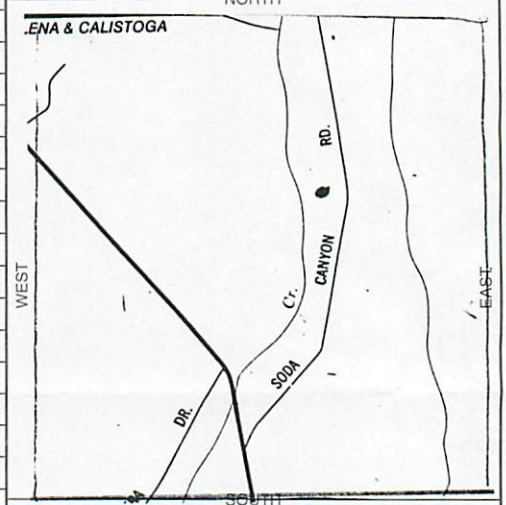
APN Book 39 Page 130 Parcel 12

Township ___ Range ___ Section ___

Latitude ___ DEG. ___ MIN. ___ SEC. NORTH

Longitude ___ DEG. ___ MIN. ___ SEC. WEST

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 (✓)

X 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 50' (Ft.) & DATE MEASURED 06/07/99

ESTIMATED YIELD * 50.gpm (GPM) & TEST TYPE air

TEST LENGTH ___ (Hrs.) TOTAL DRAWDOWN 125' (Ft.)

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

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CONDUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	108	9 7/8	X				200	6"	F480	
108	268	9 7/8		X			200	6"	F480	factory

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	53	X			
53	268			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 McLean & Williams, Inc.
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

878 El Centro Ave. Napa CA 94558
ADDRESS CITY STATE ZIP

Signed ___ 11/10/99 396352
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NO.

DWR 188 REV. 11-97

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

12/7/06 DK

QUADRUPLICATE
For Local Requirements

Page ___ of ___
Owner's Well No. ___
Date Work Began 2/14/06, Ended 2/17/06
Local Permit Agency None
Permit No. ENC 0072 Permit Date 2/14/06

Well 14

STATE OF CALIFORNIA

WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 1078792

DWR USE ONLY — DO NOT FILL IN
STATE WELL NO./STATION NO.
LATITUDE LONGITUDE
APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)
DRILLING METHOD mud FLUID mud

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	3	topsoil
3	20	brown sandy clay rock stringer
20	30	brown clay
30	50	red black fractured rock
50	70	gray hard basalt rock
70	90	gray black rock fractured
90	110	black rock
110	130	gray dark hard basalt rock
130	150	gray rock black rock
150	210	gray dark black fractured rock
210	230	red lava rock black rock
230	250	black brown red clay fractured
250	270	brown brown gray soft rock

RECEIVED
AUG 30 2006
DEPT. OF ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 270 (Feet)
TOTAL DEPTH OF COMPLETED WELL 270 (Feet)

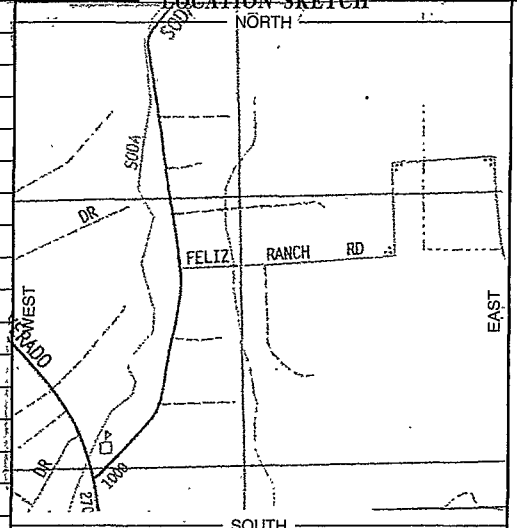
WELL OWNER

Name [redacted]
Mailing Address [redacted]
CITY [redacted] STATE ZIP

WELL LOCATION

Address 1301 South Canyon Road
City Ukiah
County Mendo
APN Book 33 Page 130 Parcel 032
Township ___ Range ___ Section ___
Lat ___ N Long ___ W
DEG. MIN. SEC. DEG. MIN. SEC.

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 (✓)

X NEW WELL
MODIFICATION/REPAIR
___ Deepen
___ Other (Specify)
___ DESTROY *(Describe Procedures and Materials Under "GEOLOGIC LOG")*

USES (✓)
WATER SUPPLY
X 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 47 (Ft.) & DATE MEASURED 2/17/06
ESTIMATED YIELD * 50+ (GPM) & TEST TYPE air
TEST LENGTH 5 (Hrs.) TOTAL DRAWDOWN 250 (Ft.)
** May not be representative of a well's long-term yield.*

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CONDUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	26	12 3/4	X				PVC	6	200	
26	130	9 7/8	X				PVC	6	200	
130	190	9 7/8		X			PVC	6	200	factory
190	210	9 7/8	X				PVC	6	200	
210	270	9 7/8		X			PVC	6	200	factory

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	26	X			
26	270				#2 sand pack

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 Nelson & Williams, Inc.
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

878 El Centro Ave., Napa, CA 94558
ADDRESS CITY STATE ZIP

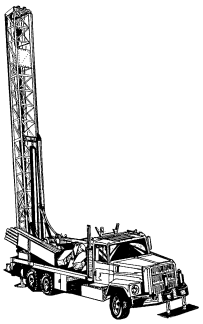
Signed [signature] 8/24/06
C-57 LICENSED WATER WELL CONTRACTOR DATE SIGNED

C-57 LICENSE NUMBER 393352

DWR 188 REV. 05-03

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

213



Weeks Drilling & Pump Co., Inc.

Well 15

P.O. Box 176
6100 Sebastopol Road
Sebastopol, CA 95473
Phone:(707) **823-3184** or (707) **542-3272**
Fax: (707) **823-4258**
Ukiah Office (707) **462-9080**
Contractor's License #: 177681

WEEKS DRILLING & PUMP CO.

Well Report Number 17-4626

Customer	**J.R. Pittman**	Telephone	
Mail Address	**1181 Soda Canyon Road**		
City, State, Zip	**Napa, CA 94558**		
Well Location	**1181 Soda Canyon Road, Napa**	APN	
Drilled by		Date	**9/22/17**

Well Data

		Source (see codes):			
Depth of well	**138'**	MDT ☒	CR ☐	OR ☐	NM ☐
Diameter of casing	**8" Steel**	MDT ☒	CR ☐	OR ☐	NM ☐
Depth of perforation		MDT ☐	CR ☐	OR ☐	NM ☒
Type of perforation		MDT ☐	CR ☐	OR ☐	NM ☒
Pump HP and type	**Goulds 25GS10 1hp 230v**	MDT ☒	CR ☐	OR ☐	NM ☐
Depth pump set	**122'**	MDT ☒	CR ☐	OR ☐	NM ☐

(**Source Codes**: MDT=Measured During Testing; CR=Company Records; OW=Owner Records; NM= Not Measured, requires additional testing beyond the scope of this report

Well Test Date of test **9/22/17**

(1) Water level at start **100** ft
(2) Observed final pumping level **112** ft
(3) Draw down **112** ft
(4) Total pumping duration **4** hrs
Max. Pump Discharge 1 gpm

☒ **Measured Production Test**

(5) Observed total production **405** gal
(6) Average yield for pumping duration **1** gpm
Pump broke suction during test? Yes ☐ No ☒

☒ **Constant Pumping Level Test**

(7) Final observed yield rate **1** gpm
(8) Pumping duration at final observed yield rate **4** hrs
(9) Calc. observed yield production **240**gal
Pump broke suction during test? Yes ☐ No ☒

Water Quality Analysis ☐ *If performed in conjunction with this report.*

Domestic Suitability attached	Yes ☒ Dated **9/29/17**	No ☐	Not sampled in testing ☐
Bacteriological analysis attached	Yes ☒ Dated **9/29/17**	No ☐	Not sampled in testing ☐
Chemical analysis attached	Yes ☐ Dated	No ☐	Not sampled in testing ☐

Water System Visual Inspection

Well pump operation	Functional ☐	Deficient ☐	Not Observed ☒
Electrical equipment	Functional ☐	Deficient ☐	Not Observed ☒
Pressure tanks	Functional ☐	Deficient ☐	Not Observed ☒
Water pipes	Functional ☐	Deficient ☐	Not Observed ☒
Storage tanks	Functional ☐	Deficient ☐	Not Observed ☒
Booster pump operation	Functional ☐	Deficient ☐	Not Observed ☒

Comments

Attachments

Dated 9/25/17 **By** Robert G Hooten _____

This report does not address code compliance. Please see definitions, additional terms, and disclaimers on the following page, which is an integral part of this report.

California Groundwater Association (CGA) Standard form 490-1

Well 15

WELL REPORT
DEFINITIONS, ADDITIONAL TERMS, AND DISCLAIMERS

Draw Down Water in a well which is not being pumped will reach and generally stabilize at some level, called the static level. Draw down is the difference between the static, or starting, water level and the final water level in the well after or during pumping.

Sustained yield Sustained yield is the pumping rate at which long-term pumping can be maintained, and is the rate normally used to compare wells. If the test is of sufficient duration (and assuming the aquifer has a large storage capacity), sustained yield is the best indicator of long term well production during regular operation. As used in this report, final observed yield is the production rate measured at the conclusion of a test in which the pumping level in the well was held constant for the period of time indicated in section C 8. It is roughly equivalent to sustained yield, but the contractor makes no guarantee that the test was of sufficient duration to establish a true sustained yield. The abbreviation "GPM" means Gallons Per Minute.

Average yield In many wells, especially wells with small diameter casings, water levels cannot be monitored during pumping, and sustained yield can only be approximated by calculating average yield (which is total column pumped divided by total pumping time including any period in which the pump breaks suction). Since the pumping level may be declining while testing, and the measured water production may include water in storage in the well and surrounding formation at the start of the test, average yield calculations may be significantly higher than the true sustained yield (particularly where the pumping time is less than four hours).

Calculations The basis for calculations in Section C, Well Test from data in this report is as follows:

- Line (3): Draw Down equals (line1 – line2) or, the final observed pumping level subtracted from the starting water level.
- Line(6): Average Yield for pumping duration in gpm (gallons per minute) equals (line5 ÷ line 4 / 60) or, observed total production in gallons divided by total production pumping duration in hours, divided by 60 minutes per hour,
- Line (9): Calculated observed Yield Rate Production in gallons equals (line7 x line 8 x 60) or, final observed yield in gpm times the pumping duration in hours while at the final observed rate, times 60 minutes per hour.

Unusual Conditions Unusual Pumping Conditions. Wells that break suction while pumping or have high draw down in relation to the standing water level, are often indicative of marginal long-term water producers. These wells should always have protective shutoff devices on the pumps to prevent pump burnout from lack of water. A smaller capacity pump may improve electrical efficiency and sustain less wear by enabling longer pumping cycles. Conversely in stronger wells, the pump itself may be too small to pump the full well capacity, and thus the true sustained (or average) yield may be higher than observed in this test.

Sole report This report contains the sole observations and conclusions of Weeks Drilling & Pump Co. Inc. (hereinafter the company) pertaining to the testing of the Customer's well. Any prior statements of the agents or employees of the company which are not contained herein are superseded by this report, and shall be relied upon at the Customer's own voluntary risk.

Test limitations The data and conclusions provided are based upon the tests and measurements of the company using standard and accepted practices of the groundwater industry. However, conditions in water wells are subject to dramatic changes in even short periods of time. Additionally, the techniques employed may be subject to considerable error due to factors within the well and groundwater formation which are beyond the company's immediate control or observation. Therefore, the data are valid only as of the date and to the extent of the observational limitations of the test or installation indicated.

Use of test The test conclusions are intended for general comparison of the well in its present condition against known water well standards or guidelines, and should not be relied upon to predict either the future quantity or quality of water that the well will produce. Wells should be periodically re-tested to show both seasonal and long-term fluctuations.

Disclaimers In presenting the data and conclusions, the company makes no warranties, either express or implied, as to future water production of the well. Further, the company, unless expressly stated to the contrary, does not represent (1) that the well or pump system is in any particular condition or state of repair, or (2) that the test results will satisfy cognizant governmental ordinances or regulations, or (3) that the test duration or methodology is sufficient to meet local water system or new construction permit standards (which may require 24 hour or more tests), or (4) that the water is adequate for a particular purpose contemplated by Customer, or (5) the usefulness of the report for any purpose more than one year after the date of the test.

Customer's release In accepting this report, the Customer releases and holds the company harmless from liability for consequential or incidental damages arising (1) our of the breach of an express or implied warranty of future water production, or (2) in any manner through the further dissemination of this report, or its conclusions by either Customer or third parties, except as the dissemination is required to complete the project of other activity for which the report was prepared.

WEEKS DRILLING & PUMP CO. TEST PUMP LOG

Well 15

Job
J.R. Pittman

Job No.
17-4626

Location
1181 Soda Canyon Road, Napa

Date Started
9/21/2017

Well Depth
138'

Casing Size
8" Steel

Static Level
100'

Meter Reading

Size Pump
Goulds 25GS10 1hp 230v

Setting
122'

Date	Time AM	Time PM	Operator	Water Level	Est GPM	Water Color	Water Temp	Sand Chute	COMMENTS
9/21/17		3:00	Hooten	100'	5	dark	cool		
		3:20		101'	4	clear	cool		
		3:35		100'	3	clear	cool		
		3:45		102'	2	clear	cool		
		4:10		100'	1	clear	cool		
		4:20		112'	1	clear	cool		
		4:30		112'	1				
		4:45		112'	1				
		5:00		112'	1				
		5:30		112'	1				
		6:00		112'	1				
		6:30		112'	1				
		7:00		112'	1				
		7:30		112'	1				
		8:20		112'	1				
9/22/17		9:20		99.5					RECOVERY

FEE 40.00 DATE 9-21-81
RECEIPT NO 9782 BY Sh

Well 16

A.P. NO. 39-590-03

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

APPLICATION & PERMIT TO CONSTRUCT A WATER WELL

NAME [redacted] (Owner) ADDRESS [redacted] (Job Location)

NAME O.D. Williams Inc (Well Driller) ADDRESS 878 El Centro DATE 9/21/81

TYPE OF WORK
NEW WELL X RECONDITIONING ____ DEEPENING ____
TYPE I PERMIT X DESTROY ____ OTHER ____
TYPE II PERMIT ____

PROPOSED USE
DOMESTIC X IRRIGATION ____ INDUSTRIAL ____ MUNICIPAL ____
TEST WELL ____ OTHER ____ HOT WATER ____

Sewage Disposal on site (existing or proposed) Public ____ Individual ____ Private X
Distance from well to any part of nearest sewage disposal system None feet.
(Sketch of site to accompany application) County road setback ____ feet from centerline.

TYPE OF EQUIPMENT TO BE USED: Rotary X Cable ____ Hand Dug ____ Other ____

WORKER'S COMPENSATION COVERAGE: (Check one of the following)

☒ A certificate of current Worker's Compensation Insurance coverage is presently on file with this office.

☐ A certificate of current Worker's Compensation Insurance is being filed with this application.

☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws in California.

O.D. Williams — Signature of Applicant

9/21/81 — Date

CASING

CONSTRUCTION:

Total Depth 525 Ft. Depth of Casing 480
Surface Seal to 21 Ft.
Any Stratas Sealed: Yes ____ No X
If yes, depth of stratas: ____
From ____ Ft. to ____ Ft./From ____ Ft. to ____ Ft.
Perforations:
From 240 Ft. to 480 Ft./From ____ Ft. to ____ Ft.
From ____ Ft. to ____ Ft.

WATER LEVELS

First Water at ____ Ft. Static level at 80 Ft.

WELL TESTS

How performed Air jet
Yield 165 GPM with 140 Ft. Drawdown after 1½ Hrs. Annular space depth 21 Ft./Thickness 2" ____ in. Diameter of casing 8 Material steel
Gravel Pack: Yes X No ____ Conductor Casing: Yes ____ No X Sealed with: Concrete X
Grout ____ Neat Cement ____ Pudd. Clay ____
Other ____ Chlorination by: Owner X
Pump Co. ____ Driller ____
Water Temp. ____

WELL LOG

(Formation; described by color, size of material, structure)

Ft.	to	Ft.	
0	-	5	Top soil.
5	-	160	Gray rock.
160	-	200	Brown Hard rock.
200	-	285	Brown rock with black rock.
285	-	300	Red volcanic rock.
300	-	425	Gray rock.
425	-	525	Red volcanic with brown and black rock.

RECEIVED
DEC 3 1981
DIVISION OF ENVIRONMENTAL HEALTH

CONTRACTOR'S STATEMENT: I, O.D. Williams, contractor for the above work, hereby certify that the above was installed according to all applicable rules and regulations covered by this permit, and that the information is true and correct to the best of my knowledge.

O.D. Williams — Contractor's Signature

APPENDIX B

WELL 1 PUMPING TEST

IMBODEN PUMP (2019)

IMBODEN PUMP
SINCE 1946
1030 PUEBLO AVENUE • NAPA, CALIFORNIA 94558
(707) 252-6493 • LIC. # 404594
FAX (707) 226-1580

WELL TEST & REPORT

DATE: 10/27/19

OWNER: HAGAFEN CELLARS

ADDRESS: 4160 SILVERADO TRAIL

WELL LOCATION:

PARCEL#:

WELL DEPTH: 198' **DIAMETER: 8"** **CASING: STEEL**

PUMP SETTING: 184' **PUMP HP: 2** **DROP PIPE: 1 1/4" PVC SCH 80**

POWER & VOLTAGE: 460 **DROP CABLE: 10-4**

PUMP MODEL: 25GS20 GOULDS

TANK SIZE & MODEL: 10,500

WATER LEVEL AT START OF TEST: 93' **GPM: 28**

WATER LEVEL AT END OF TEST: 128' **GPM: 25**

LENGTH OF TEST: 2 HOUR 0 MINUTES

****THIS TEST IS BASED ON THE WELL PRODUCTION AS OF THE DAY OF THE TEST ONLY. THE WELL MAY PRODUCE MORE OR LESS WATER THROUGHOUT THE YEAR.****

RESPECTFULLY,
IMBODEN PUMP

DATE: 10/27/19

OWNER: HAGAFEN CELLARS

ADDRESS: 4160 SILVERADO TRAIL

TIME	WATER LEVEL	BACK PRESSURE	WATER COLOR	SAND	GPM
10:00am	93'	75psi	CLOUDY	NO	28
10:15am	108'	75psi	CLOUDY	NO	28
10:30am	120'	75psi	CLOUDY	NO	28
10:45am	125'	85psi	CLEAR	NO	25
11:00am	128'	85psi	CLEAR	NO	25
11:15pm	128'	85psi	CLEAR	NO	25
11:30pm	128'	85psi	CLEAR	NO	25
11:45pm	128'	85psi	CLEAR	NO	25
12:00pm	128'	85psi	CLEAR	NO	25

REMARKS:

APPENDIX C

WELL 1 INSPECTION

DR WELL (2024)

Wellbore Video Report

Dr. Well, Water Well Services, Inc.
P.O. Box 1685 Fair Oaks, CA. 95628
Phone: (916) 536-9319 Fax: (916) 962-7381 Web: www.drwaterwell.com

Company: **Imboden Pump** Invoice No: _____ Run No.: **1**
Address: **1030 Pueblo Ave** Well Number: _____
City: **Napa** State: **CA** Zip: **94558** Survey Date: **Mar 4, 2024**
Requested By: **Mike** P.O.: _____ Well Owner: **Hagafen Cellars**
Copy To: _____ Camera: **CCV Color Flip Camera - Short L.H.**
Reason For Survey: **General Inspection** Zero Datum: **Top of Casing**
Operator: **Brittney Schwedler** Lat.: **38.36381** Long.: **-122.28968** Sec: _____ Twp: _____ Rge: _____
Location: **4160 Silverado Trial, Napa** Depth: _____ Van: **6**
Casing I.D. At Surface: **8.25"** I.D. Reference: **Measured** Casing Corrosion: **Moderate**

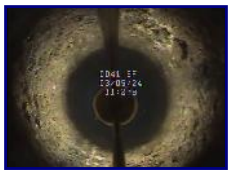
(NOTE: Latitude and Longitude values determined using a recreational GPS accurate to about +/- 45'. SEC, TWP and RGE then determined using the TRS conversion program, accuracy not guaranteed.)

SELECTED WELLBORE SNAPSHOTS

17'



41'



125'



200'



TRUE DEPTHS (SideScan - Feet)	WELLBORE / CASING INFORMATION
17'	Casing Ends
41'	**Static Water Level (SWL)**
125'	Downview Of Borehole
200'	Fill, Bottom, End of Survey
	Recommendations:
	Arilift
	RE-T.V.

Page No. 1 **Notes:** Gated Area

“H”

Wastewater Feasibility Report

Stillwater Civil Design
1090 Shetler Ave. Napa, CA 94559 – (707) 974-9261 – rangel@stillwatercivil.com

Winery Wastewater Feasibility Report

Onsite Wastewater Disposal Estimate
For Modification to Existing Winery Use Permit

Hagafen Cellars Winery

4160 Silverado Trail
Napa, CA 94558
Napa County
APN: 039-130-002

Owner:
Norman and Irit Weir
4160 Silverado Trail
Napa, CA 94558

Technical Report Prepared By:
Stillwater Civil Design
1090 Shetler Avenue
Napa, CA 94559
(707) 974 – 9261
rangel@stillwatercivil.com

March 5, 2019

1090 Shetler Ave. Napa, CA 94559 – (707) 974-9261 – rangel@stillwatercivil.com

The Hagafen Cellars Winery located at 4160 Silverado Trail was established in 1999 under Napa County Use permit #97219-UP. This approved use permit allowed for the following:

Wine Production	50,000 gallons/year
Full Time Employees	5 persons
Part Time Employees	2 persons
Seasonal Employees	5 persons
Annual Harvest Event	75 guests
Bi-Annual Holiday Events	100 guests
Food & Wine Pairings (8/year)	50 guests
Annual Wine Auction Event	50 guests
Daily Tours & Tastings	25 guests

A standard septic system was installed in late 1999 and early 2000 to serve the winery as permitted through Napa County. A total of 400 linear feet of leach line was installed to serve the domestic wastewater produced at the winery. The approved peak daily flow to be served by the domestic wastewater leach filed was 400 gallons/day. A total of 1,500 linear feet of leach line was installed to serve the process wastewater produced at the winery. The approved peak daily flow to be served by the process wastewater leach field was 1,500 gallons per day. The total peak daily wastewater flow allowed to be disposed of through the approved septic leach fields was 1,900 gallons/day.

The only proposed change to the winery use permit is that the number of daily visitors for winery tours and wine tastings will be increased from 25 guests/day to 60 guests/day. The proposed updated use permit would allow the following:

Wine Production	50,000 gallons/year
Full Time Employees	5 persons
Part Time Employees	2 persons
Seasonal Employees	5 persons
Annual Harvest Event	75 guests
Bi-Annual Holiday Events	100 guests
Food & Wine Pairings (8/year)	50 guests
Annual Wine Auction Event	50 guests
Daily Tours & Tastings	**60 guests**

The following calculation will show that the existing standard leach field will is large enough to accommodate the proposed allowed winery uses. Only minor repairs to the distribution boxes will be required as explained below.

The following assumptions have been made regarding visitation and events:

- Different event types will not be held on the same day.
- Holiday Events will not be held during crush.
- Tours and tastings will not be allowed on event days during the crush period.
- Tours and tasting will be allowed on event days outside of the crush period.

The peak daily winery process wastewater flow rate is calculated as follows:

(50,000 gallons of wine/year * 1.5 gallons wastewater/gallons of wine/year) / 60 days of crush

= 1,250 gallons of process wastewater (peak daily flow during crush)

The off-peak daily winery process wastewater flow rate is calculated as follows:

(50,000 gallons of wine/year * 6 gallons wastewater/gallons of wine/year) / 365 days per year

= 685 gallons of process wastewater (off-peak daily flow not during crush)

The peak daily domestic wastewater flow is calculated as follows:

Employees
5 full-time employees * 15 gallons / employee / day = 75 gallons/day
5 full-time seasonal employees * 15 gallons / employee / day = 75 gallons/day
2 part-time employees * 8 gallons / employee / day = 16 gallons per day

Guests
60 guests (tours & tasting) * 3 gallons / guest / day = 180 gallons/day

100 guests (holiday event) * 5 gallons / guest / day = 500 gallons/day

75 guests (harvest event) * 5 gallons / guest / day = 375 gallons/day

50 guests (auction or wine parings) * 5 gallons / guest / day = 250 gallons/day

The estimated peak daily flow during crush is as follows:

- 1,250 gallons of process wastewater (peak daily flow during crush)
- 166 gallons of domestic water from employees (10 full-time & 2 part-time)
- 375 gallons of domestic water from harvest event (75 guests)

The peak daily wastewater flow during crush = 1,250 gpd + 166 gpd + 375 gpd = 1,791 gpd

The estimated off-peak daily flow for times outside of crush is as follows:

- 685 gallons of process wastewater (off-peak daily flow not during crush)
- 91 gallons of domestic wastewater from employees (5 full-time and 2 part-time)
- 500 gallons of domestic wastewater from holiday events (100 guests per event)
- 180 gallons of domestic wastewater from tours & tasting (60 guests)

The off-peak daily wastewater flow not during crush =685 gpd + 91 gpd + 500 gpd + 180 gpd = 1,456 gpd

Stillwater Civil Design
1090 Shetler Ave. Napa, CA 94559 – (707) 974-9261 – rangel@stillwatercivil.com

The engineer has decided to combine domestic and process wastewater produced by the winery and to dose the entire existing standard septic leach lines as one field. The existing standard leach field consists of 5 zones that each contain 300 feet of leach line and 1 zone that contains 400 feet of leach line. The zone containing 400 feet of leach line will be dosed equally to the zones only containing 300 feet of leach line. Therefore, all zones will be counted as having a maximum of 300 feet of leach line. The entire leach filed will be considered to have 6 zones each containing 300 feet of leach line for a total of 1,800 linear feet of leach line.

All leach line is assumed to have a minimum sidewall area of 3 square feet per linear foot of trench as established in the original permit and inspections documents on file with Napa County. The leach lines are assumed to have an infiltration rate of 0.33 gallons/square foot/day. Therefore, the existing standard septic leach field can accommodate a peak daily wastewater flow as follows:

1,800 linear feet of trench * 3 sf sidewall / linear foot of trench * 0.33 gallons / sf sidewall / day

= 1,800 gallons of wastewater can be disposed of per day in the existing standard leach field

The existing standard leach field is more than adequate to support the peak and off-peak estimated maximum daily wastewater flows produced by the winery. The existing standards septic system can easily handle the increase in daily winery tours and wine tastings from 25 visitors to 60 visitors per day.

The existing standard septic system has three septic tanks. One, 1,200-gallon, septic tank is used form domestic wastewater produced from the winery. Two, 1,500-gallon, septic tanks are used for process wastewater production at the winery. Domestic wastewater and process wastewater were previously kept separate and drained into separate leach field zones. The distribution boxes must be reconfigured to ensure that all 6 leach field zones are equally dosed with both domestic and process wastewater. A repair permit will be applied for by a septic contractor to reconfigure the distribution boxes for the existing standard septic system.

Please feel free to contact me at (707) 974-9261 if there are any questions or comments concerning this septic feasibility study.

Thank you,



J. Rangel Gonzales, P.E.

NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH – LAND USE
EXISTING INDIVIDUAL SEPTIC SYSTEM INSPECTION REPORT FORM

PROPERTY OWNER HAGAFEN CELLARS **DATE** 3-7-22

SITE ADDRESS 4160 SILVERADO TRAIL

PARCEL NUMBER 039-130-002 **SEWAGE CONTRACTOR** P&R SEPTIC SYSTEM

SEWAGE CONTRACTOR LICENSE NUMBER 482218

PRIMARY TREATMENT-SEPTIC TANK

Distance to closest well: This parcel 100' Adjacent parcel 200+' Date tank was last pumped 8-16-21
Distance from foundation 10' Pumped by NAPA SEPTIC TANK
Distance from property line 70' Pre-fab tank or poured in place (describe) PRE-FAB (SELVAGE
Material-Tank Concrete lid PLASTIC Number of compartments 2
Inside Dimensions-Length 104" Width 55" Depth 55" Total Capacity 1500 GAL x 2 (P)
1200 GAL x 1 (D)

SECONDARY TREATMENT-DISPOSAL FIELD

Distance to closest well: This parcel 100' Adjacent Parcel 200+' Distance to property line 50'
Distance from foundation 90'
Total length of leach line 1300' PROCESSED 400' DOMESTIC Total effective sidewall 5,700 Ft²
Type of filter material DRAIN ROCK Amount of filter material: 12"
Type of pipe PLASTIC Number of lines 22
Depth of cover over rock: Above pipe 18"-24" Below pipe 12"
Trench Width 18" Depth 36"-42"

GENERAL INFORMATION

Is the house/structure presently occupied? YES How many ~~bedrooms~~? N/A
If commercial use-how many employees (FT and PT)_____ How many units served by this system_____
Any other septic systems on the property? YES If yes, how many? 1

CONDITION OF SYSTEM - Make a statement on the condition of the septic tank and interior surfaces, including baffles and fittings. How was this determined? Note: If tank is over five years old, it **MUST** be inspected (pumping is required to allow inspection). ALL THREE TANKS ARE STRUCTURALLY SOUND. NO CRACKS OR ROOT INTRUSION. WATER IS AT WORKING LEVEL.

Make a statement on the condition of the sump/pump (if applicable), including size, alarm, structure, etc. N/A

Make a statement on the condition of the distribution box, leaching lines, etc. How was the length and location of the disposal field determined? THERE ARE 3 D-BOXES. ALL 3 ARE STRUCTURALLY SOUND. PERFORMED A HYDRAULIC LOAD TEST OF APPROXIMATELY 200 GALLONS. ALL LINES ARE TAKING WATER.

Note: Information on disposal field must be determined by physically locating each line by exposing the ends. All Distribution Boxes must be uncovered and inspected.

A PLOT PLAN OF THE SEPTIC SYSTEM AND ALL OTHER IMPROVEMENTS MUST BE ATTACHED TO THIS REPORT-DISTANCE TO PONDS/STREAMS, WELLS, BUILDINGS, ETC. MUST BE SHOWN

MATT PHILLIPS — Matt Phillips
Print Name (Licensed Contractor) **Signature (Licensed Contractor)**

Note: In order to secure clearance of an individual sewage disposal system from the Department of Environmental Management, the system must be inspected by a licensed sewage contractor and the completed form returned to our office for evaluation. It should be accompanied by a plot plan showing the septic system, wells, buildings and other improvements on the property and the 100% expansion area (if required).

Planning, Building & Environmental Services

SEWAGE PERMIT APPLICATION

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

Date:_____ Plan Check # _____ Install Permit # _____

David Morrison
Director

A Tradition of Stewardship
A Commitment to Service

PROPERTY OWNER INFORMATION:

Name: HAGEFEN CELLARS

Mailing Address: _____

_____

Site Address: 4160 SILVERADO TRAIL

_____

APN: 039-130-002

Phone #: _____

SEWAGE CONTRACTOR INFORMATION:

Company Name: P & R Septic Systems LLC

Contractor License Number: 482218

Contact Person: Matt Phillips

Address: P.O. Box 6776
Napa CA 94581

E-Mail: mark@pandrseptic.com

Phone #: 707.227.4503

TYPE OF SYSTEM (check one): ☐ ASTS ☒ Conventional

Proposed Use (check one): ☐ Residential ☒ Commercial

Type Of Permit (check one): USE PERMIT MODIFICATION

☐ New Construction ☐ Addition ☐ Repair

☐ Tank Install ☐ Tank Destruct ☐ Sewer Line, Check one: ☐ Gravity ☐ Pump

DESIGN FLOW : _____ Gallons/Day # of Bedrooms/Potential Bedrooms: _____ (If applicable)

Bedroom Count Verified by (check one): ☐ Building Plans ☐ Physical Inspection ☐ Other: _____

SITE EVALUATION TEST DATA: Please attach. (If applicable)

SEWER LINE (check one): ☐ Existing ☐ New

Size: _____ Inches Total Length: _____ Feet Material: _____

SEPTIC TANK (check one): ☐ Existing ☐ New Size: _____ Gallons

Material (check one): ☐ Concrete ☐ Fiberglass ☐ Polyethylene ☐ Other: _____

Manufacturer: _____

SUMP TANK (check one): ☐ Yes ☐ No

If yes (check one): ☐ Existing ☐ New Size: _____ Gallons

Material (check one): ☐ Concrete ☐ Fiberglass ☐ Polyethylene ☐ Other: _____

Manufacturer: _____

TYPE OF DISPOSAL FIELD (check one): ☐ Gravel/Pipe ☐ Chamber ☐ Other: _____

Trench Depth: _____ Inches Trench Width: _____ Inches # of Leach lines: _____

Length of each Leach line: _____ Feet Total Length of Leach lines: _____ Feet

Fill (check one): ☐ Yes ☐ No If yes, depth of fill: _____ Inches

★ Combine both DOMESTIC & PROCESS WASTE TO ONE DISTRIBUTION BOX FOR ALL LEACH LINES

DISTRIBUTION BOX (check one): ☒ Yes ☐ No

If yes (check one): ☐ Existing ☒ New

****A SCALED MAP OF THE PROPOSED SEWAGE DISPOSAL SYSTEM SHALL *BE ATTACHED TO THIS APPLICATION.* THE MAP WILL INCLUDE THE DISTANCE FROM THE WELL,****

APPLICATION
THIS IS NOT A PERMIT

Worker's Compensation Coverage:

☑ A Certificate of current Worker's Compensation Insurance Coverage is on file with this office (or filed with this application)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

By executing this application, the undersigned agrees to comply with all conditions, inspections and comments of the issued permit and all federal, state and county code requirements applicable to this permit. Furthermore, I understand that the Department of Environmental Management in no way guarantees trouble-free operation of the system, and that future repair may be necessary.

Please sign below

Signature: Matt Phillips Date: _____

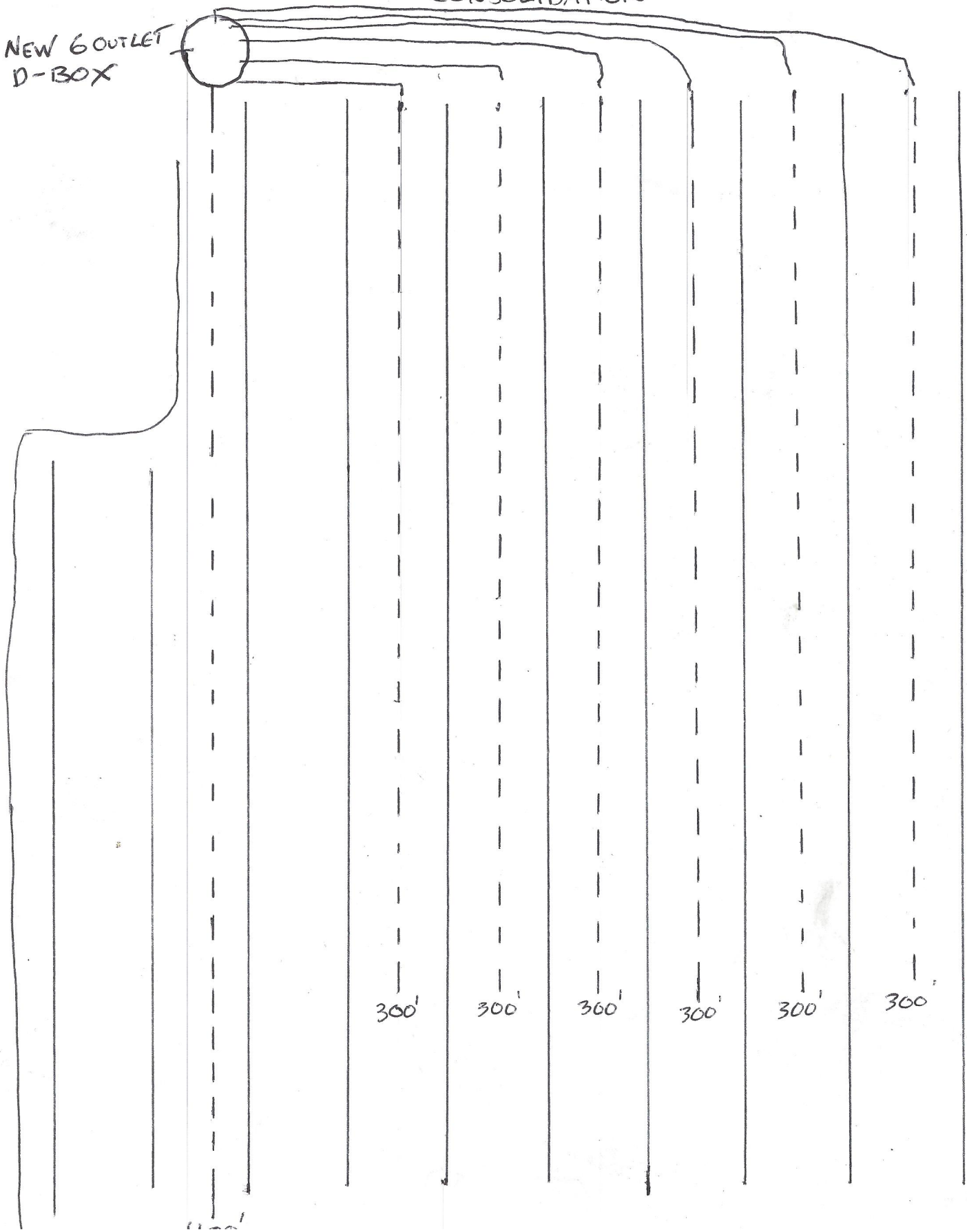
Please print your name: Matt Phillips

3-14-22

P & R Septic Systems, LLC

P.O. BOX 6776 • NAPA, CA 94581
(707) 252-6866 • LIC. #482218

PROPOSED D-BOX CONSOLIDATION





1090 SHETLER AVE.
NAPA, CA 94559
(707) 974-9261
rangel@stillwatercivil.com

REGISTERED PROFESSIONAL ENGINEER
J. RANGEL GONZALES
C 74712
Exp. 12-31-21
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

J. RANGEL GONZALES R.C.E. 74712

HAGAFEN CELLERS WINERY

4160 SILVERADO TRAIL - NAPA, CA 94558
APN: 039-130-002

OVERALL SITE PLAN

NAPA COUNTY

SCALE: 1" = 50'

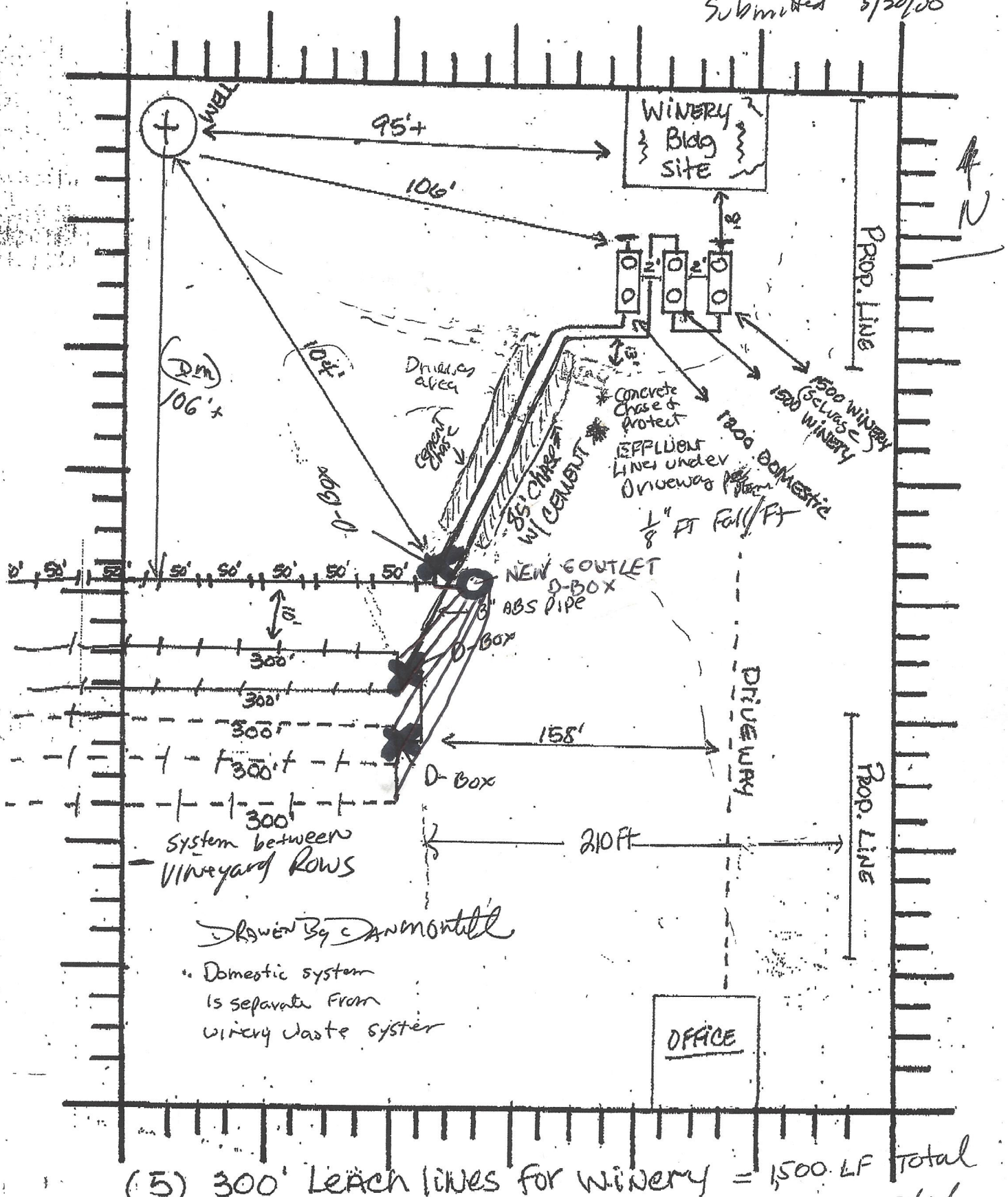
C 1.0
OF 3 SHEETS

2/17/20

NAPA COUNTY HEALTH DEPARTMENT

PLOT PLAN
DATE: 3/17/00 NAME: Hagafen Cellars ADDRESS: 4160 Silverado Tr APN: 039-130-002

Submitted 3/20/00



(5) 300' Leach lines for winery = 1,500 LF Total
(1) 400' Leach line for Domestic = 400 LF Total

“I”

Winery Comparison Analysis and Summary of Changes

Hagafen Cellars Winery
Permit P19-00121
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	12.28
Proximity of Nearest Residence	Approximately 550 feet to the west
Number of Wineries Located Within One Mile	10
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	Silverado Trail
Primary Road a Dead End	No
Located Within a Flood Zone	500 Year Flood Zone - Area of minimal flood hazard
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	SRA Moderate Hazard Severity Zone
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes. No new development.
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	**STAFF COMMENTS**
Napa Green Certified or Other Related Program	CCOF certified organic vineyards, Fish Friendly Farmer, Napa Green Land, Napa Green Winery, Vegan Approved Wines, Bee Friendly Farmer
Percentage of Estate Grapes Proposed	10 acres of vineyard on site
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	None
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None
Violations Currently Under Investigation	Current application will resolve violations.
High Efficiency Water Use Measures Proposed	None
Existing Vineyards Proposed to be Removed	0
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	None
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

Hagafen Cellars Winery
Permit P19-00121
Winery Comparison 50,000 Gallons

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
JERICHO CANYON WINERY	10291	4100	50,000	90	500	13800	1200	12	15000	131.05	hillside	No
BENNETT LANE WINERY	17550	0	50,000	32	200	10400	2495	55	12895	10	valley floor	No
SHUTTERS WINERY	20934	11600	50,000	18	40	2080	1000	26	3080	13.36	hillside	No
NORMAN ALUMBAUGH WINERY	21052	0	50,000	20	140	7280	244	8	7524	80.92	Pope Valley	No
OUTPOST WINES	9155	0	50,000	30	180	9360	325	9	9685	37.61	Angwin	Yes
ROBERT FOLEY VINEYARDS	1760	12350	50,000	10	60	3120	244	14	3364	13.04	Angwin	No
LAST RESORT WINERY	9839	0	50,000	20	140	7280	720	12	8000	55.44	Pope Valley	No
PRIDE MOUNTAIN VINEYARDS	5400	14000	50,000	20	20	1040	1060	49	2100	22.27	hillside	No
LOKOYA	16712	0	50,000	30	70	3640	720	24	4360	72.55	hillside	Yes
ROBERT KEENAN WINERY	10006	0	50,000	35	245	12740	1050	21	13790	147.39	hillside	Yes
BUEHLER VINEYARDS	12187	0	50,000	0	0	0	0	0	0	47.76	hillside	Yes
BROWN ESTATE VINEYARDS	2704	6000	50,000	2	2	104	220	9	324	130.46	Chiles Valley	No
NIEBAUM COPPOLA ESTATE NIEBAUM LN	30090	0	50,000	20	15	780	1170	41	1950	78.76	hillside	Yes
FOLIE A DEUX	9700	0	50,000	50	350	18200	0	0	18200	3	valley floor	No
GAMBLE FAMILY VINEYARDS	32760	0	50,000	30	300	15600	1410	34	17010	11.17	valley floor	No
ALTAMURA WINERY	11800	3115	50,000	0	20	1040	0	0	1040	58.59	Wooden Valley	No
PROGENY WINERY	20882	0	50,000	60	350	18200	4640	76	22840	236.66	hillside	No
REGUSCI WINERY	22000	0	50,000	150	400	20800	1450	16	22250	162.62	valley floor	No
SIGNORELLO WINERY	5475	15906	50,000	60	350	18200	2011	53	20211	56.59	valley floor	Yes
REFUGE WINERY	18875	0	50,000	124	868	45136	3370	115	48506	13.23	valley floor	No
MADONNA ESTATE - MONT ST JOHN CELL	16360	0	50,000	280	1044	54288	0	0	54288	4.37	Carneros	Yes
ITALICS WINERY	13967	16500	50,000	20	50	2600	390	8	2990	45.98	MST	No
DAVID BUSBY WINERY	18162	0	50,000	0	0	0	0	0	0	1.28	industrial	No
TWO ROCKS WINERY	6950	20682	50,000	6	15	780	920	13	1700	46.66	hillside	No
AVERAGE CALCULATION	**14,359**	**4,344**	**50,000**	**46**	**223**	**11,103**	**1,027**	**25**	**12,129**			
MEDIAN CALCULATION	**13,077**	**-**	**50,000**	**25**	**140**	**7,280**	**820**	**14**	**7,762**			

HAGAFEN CELLARS WINERY (APPROVED)	**4860**	**0**	**50,000**	**25** *Occurring 6 days/week	**150**	**7,825**	**725**	**12**	**8,550**	**12.28**	**valley floor**	**No**
HAGAFEN CELLARS WINERY (EXISTING AND PROPOSED RECOGNITION)	**4860**	**0**	**50,000**	**60** *Occurring 7 days/week	**311**	**9,719**	**725**	**12**	**10,444**	**12.28**	**valley floor**	**No**

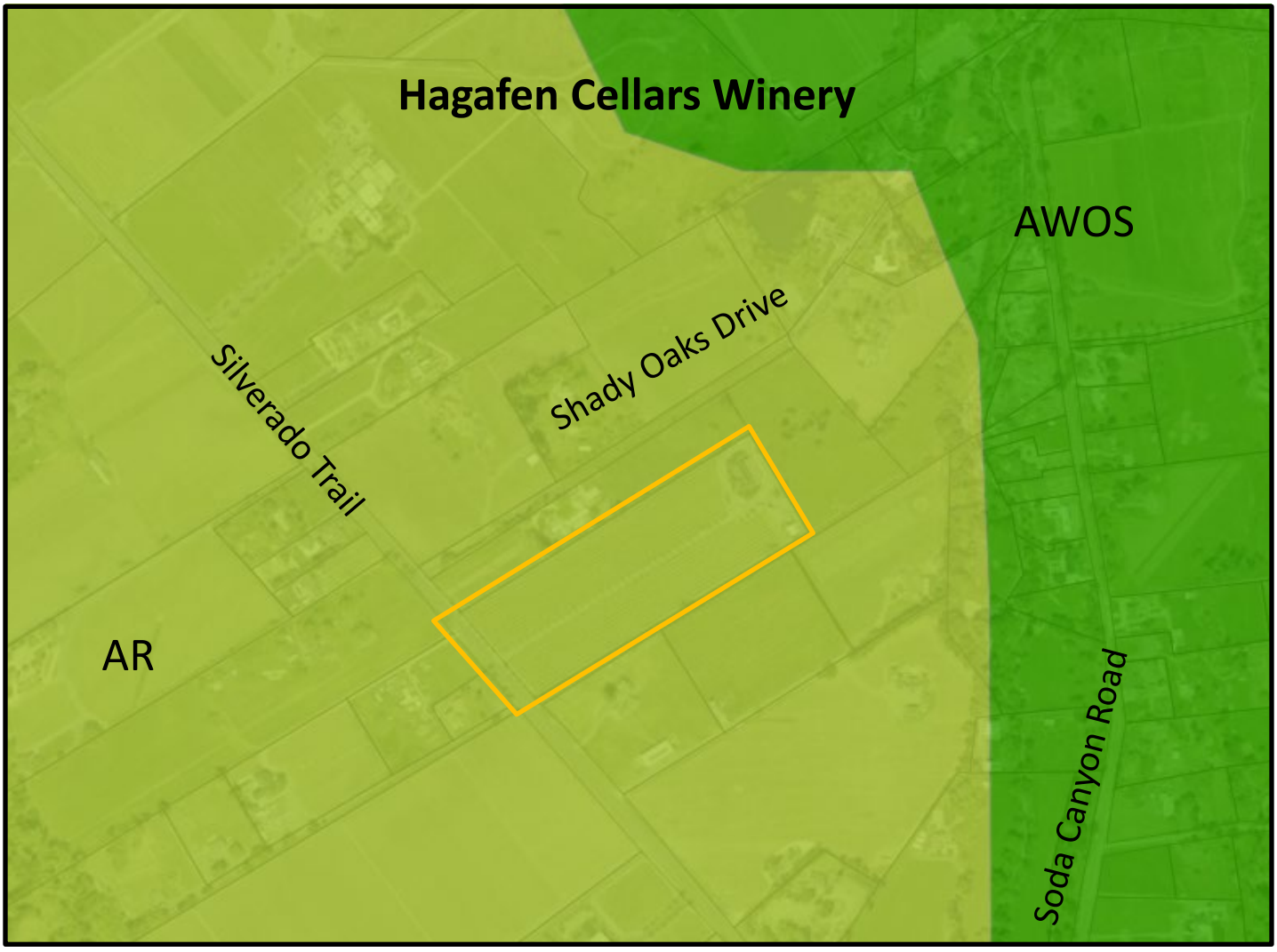
Hagafen Cellars Winery
Permit P19-00121
Summary of Operational Changes

Entitled Conditions	Existing Operations (Out of Compliance Levels to be recognized)	Entitlement Changes
Visitation		
25 visitors per day 150 visitors per week 7,825 visitors per year	60 visitors per day 311 visitors per week 9,719 visitors per year	35 visitors per day 161 visitors per week 1,894 visitors per year
Days of Operation		
6 days per week Monday through Friday and Sunday	7 days per week Monday through Sunday	1 additional day
Days of Retail Sales		
5 days per week Monday through Thursday and Sunday	7 days per week Monday through Sunday	2 additional days

“J”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

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

Hagafen Cellars Winery
4158 Silverado Trail
APN 039-130-002

GENERAL PLAN MAP



LEGEND

Zoning

Parcel

N

ZONING MAP



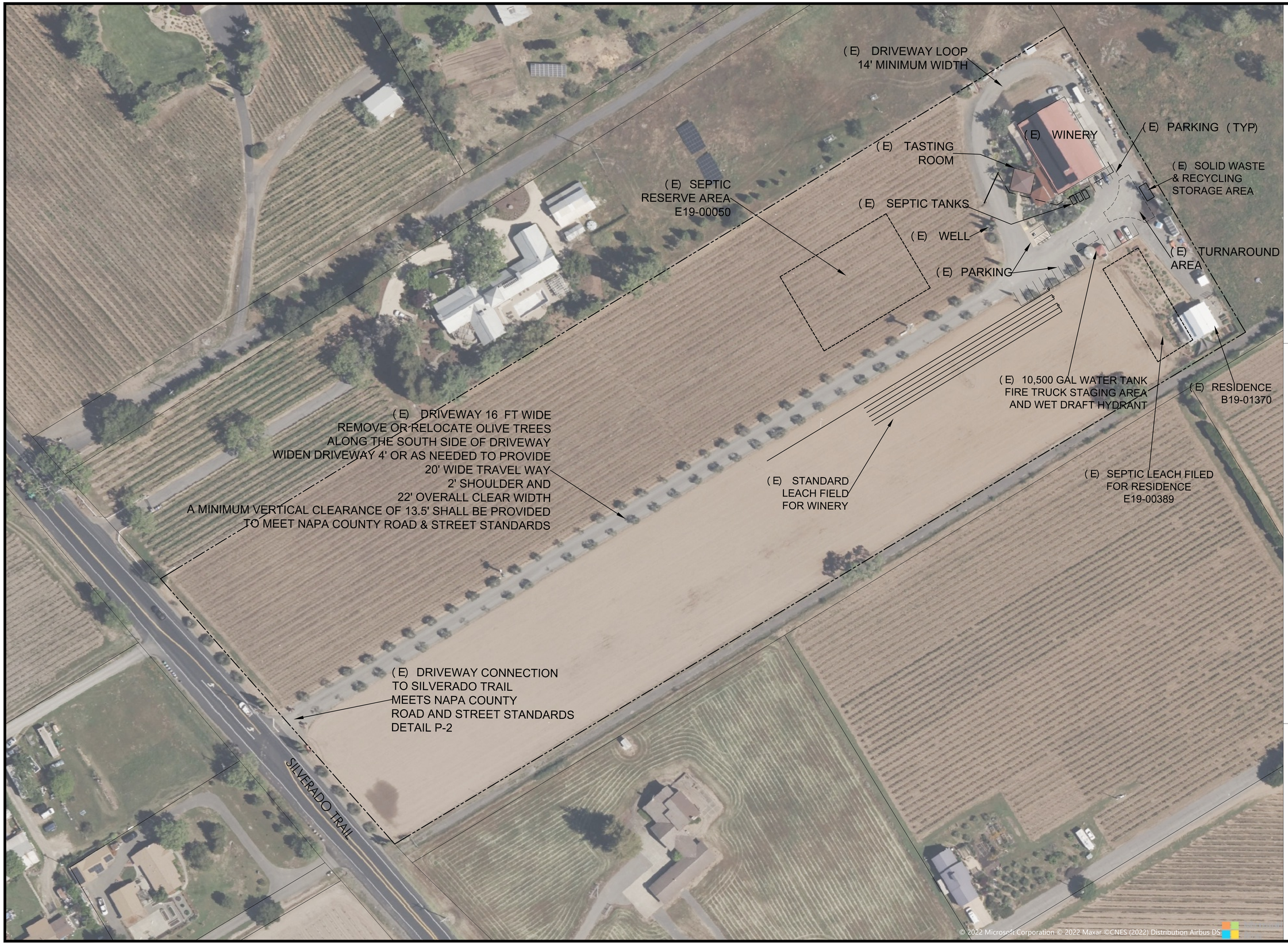
N

Existing Conditions



N

Existing Conditions



STILLWATER
CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559

(707) 974-9261

rangel@stillwatercivil.com

REGISTERED PROFESSIONAL ENGINEER
J. RANGEL GONZALES
C 74712
Exp. 12-31-27
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

J. RANGEL GONZALES R.C.E. 74712

HAGAFEN CELLERS WINERY

4160 SILVERADO TRAIL - NAPA, CA 94558

APN: 039-130-002

OVERALL SITE PLAN

NAPA COUNTY

SCALE: 1" = 50'

0 50' 100'

C 1.0

OF 3 SHEETS

1/23/26



STILLWATER CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559

(707) 974-9261

rangel@stillwatercivil.com

REGISTERED PROFESSIONAL ENGINEER
J. RANGEL GONZALES
C 74712
Exp. 12-31-27
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

J. RANGEL GONZALES R.C.E. 74712

HAGAFEN CELLERS WINERY

4160 SILVERADO TRAIL - NAPA, CA 94558
APN: 039-130-002

WINERY AREA

NAPA COUNTY

SCALE: 1" = 20'

0 20' 40'

C 2.0

OF 3 SHEETS

1/23/26

DRAINAGE NOTES:

SITE DRAINS TO THE SOUTHWEST AT A SLOPE OF APPROXIMATELY 2.0%



STILLWATER
CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559

(707) 974-9261

rangel@stillwatercivil.com

REGISTERED PROFESSIONAL ENGINEER
J. RANGEL GONZALES
C 74712
Exp. 12-31-27
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

J. RANGEL GONZALES R.C.E. 74712

HAGAFEN CELLERS WINERY

4160 SILVERADO TRAIL - NAPA, CA 94558

APN: 039-130-002

WINERY AREA DRAINAGE PLAN

NAPA COUNTY

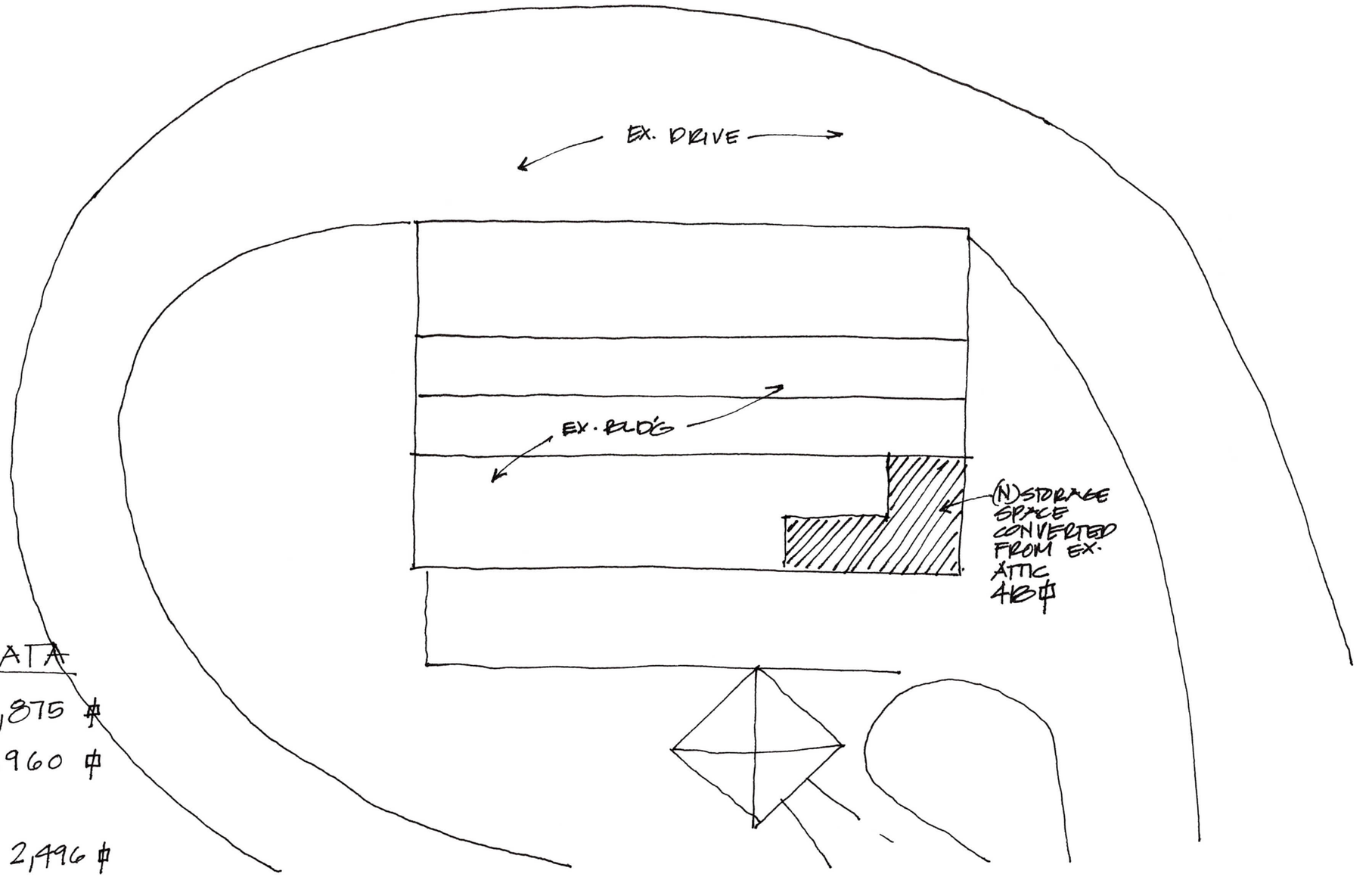
SCALE: 1" = 20'

0 20' 40'

C 3.0

OF 3 SHEETS

1/23/26



PARTIAL SITE PLAN
1" = 20'-0"

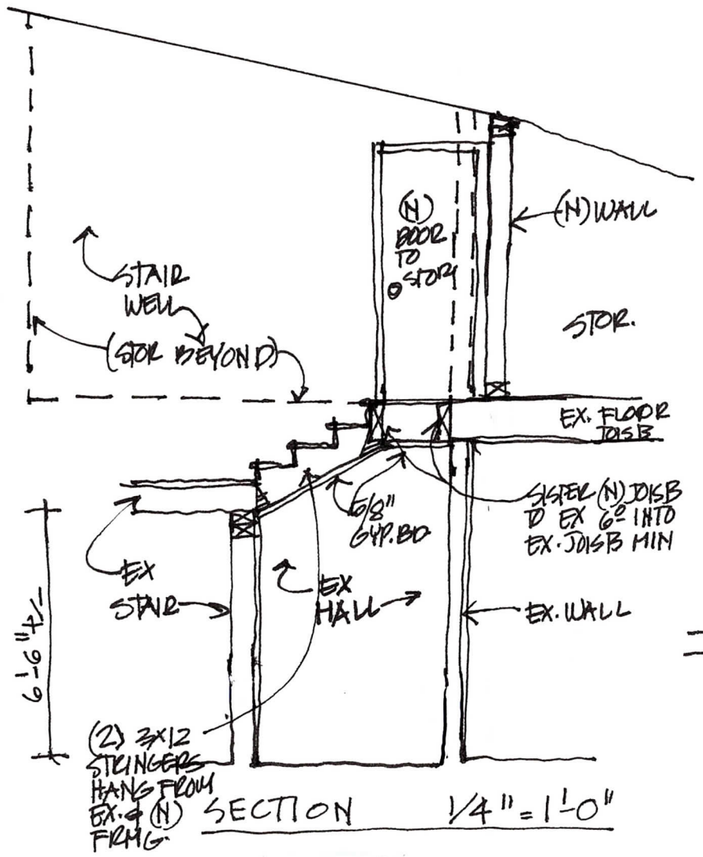
PROJECT DATA

LOT SIZE	558,875 ft
CONDITIONED OCCUPANCY GROUP B OFFICE AREA	1,960 ft
UNCONDITIONED OCCUPANCY GROUP S1 BARREL STOR. AREA	2,496 ft
TASTING RM. OCC. GROUP A-2	455 ft
(N) STOR. COND. OCCUPANCY B.	418 ft

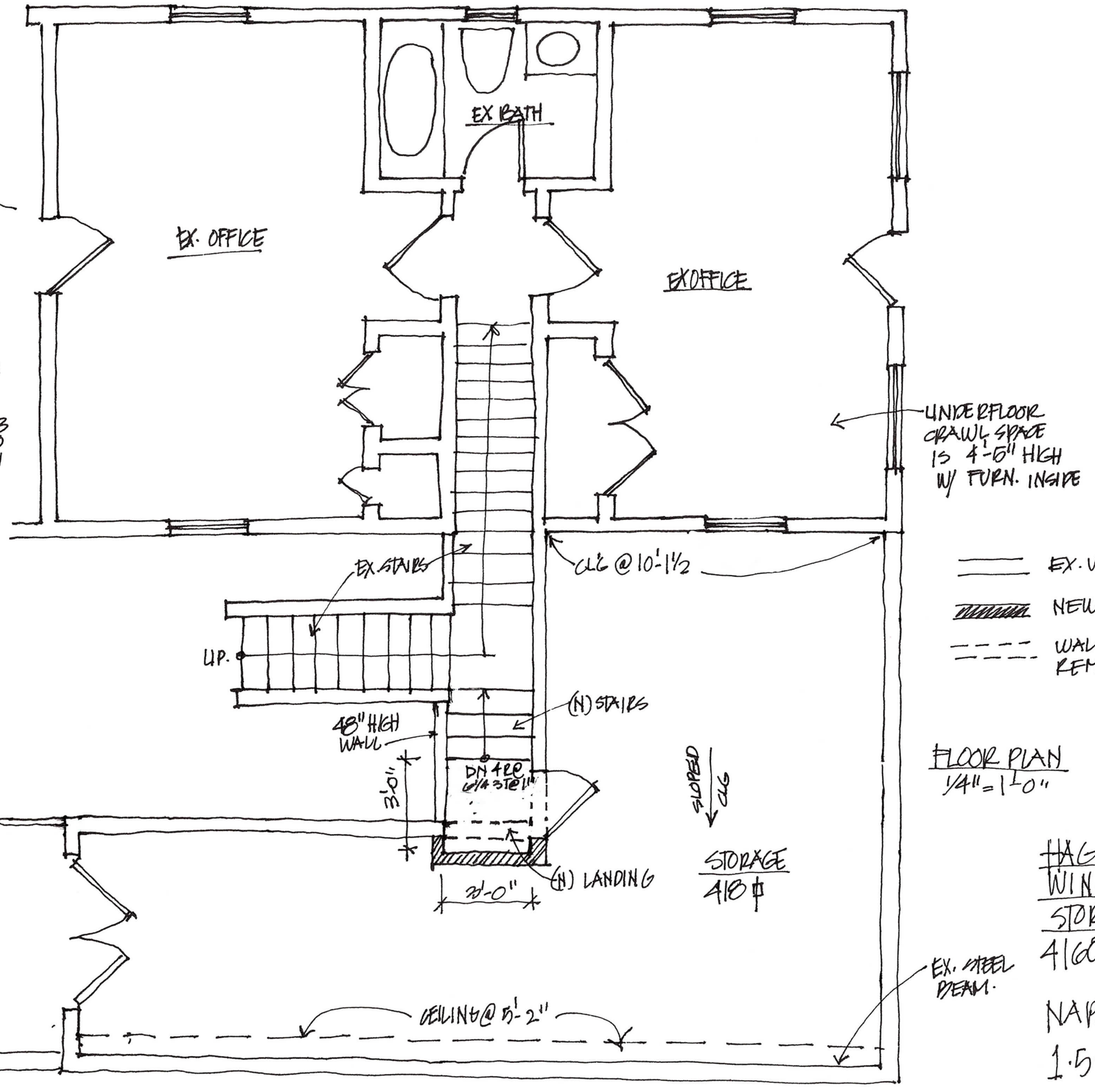
HAGAFEN WINERY
SITE PLAN

4160 SILVERADO TRAIL
NAPA, CA 94558

1.5.22



SECTION 1/4" = 1'-0"



EX. WALLS

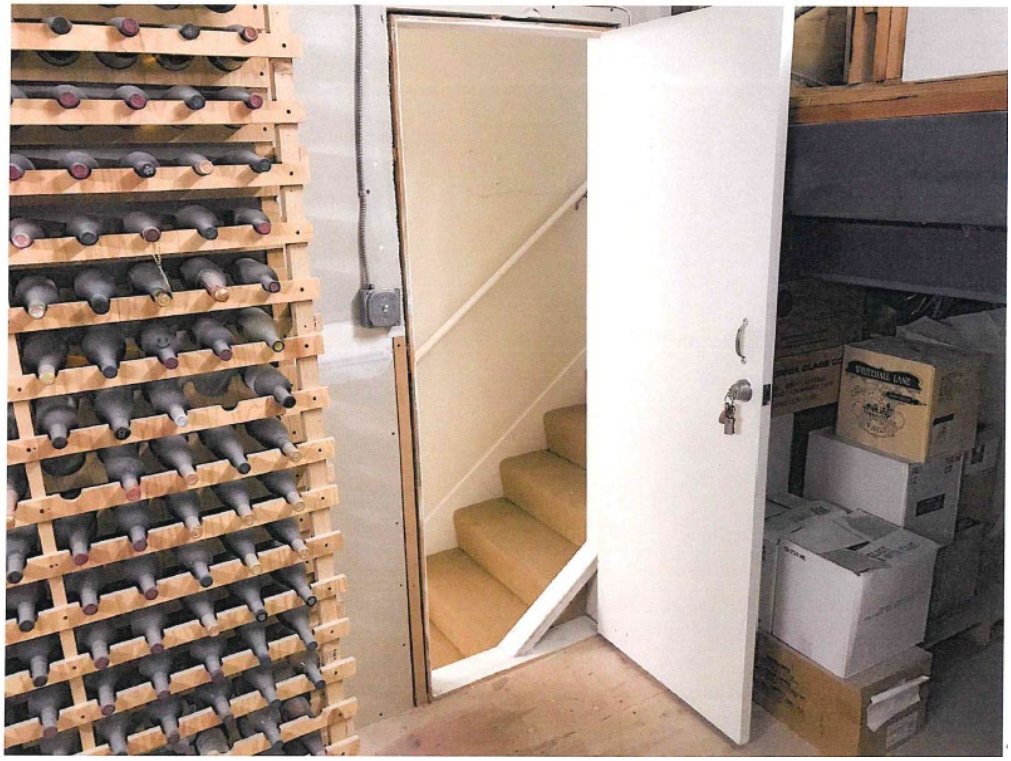
NEW WALLS

WALLS TO BE REMOVED

FLOOR PLAN
1/4" = 1'-0"

HAGAFEN WINERY
STORAGE PLAN
4160 SILVERADO TRAIL
NAPA, CA 94558
1.5.22

Inspection Photos - Storage Space









“K”

Public Comments

Jackson-Couch, Melanie

From: RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>
Sent: Saturday, November 21, 2020 8:32 AM
To: Hedge, Emily
Subject: Hagafen Cellars request

[External Email - Use Caution]

Napa Planning Commission;

It is time to begin putting a stop on Winery requests such as this new one for Hagafen Cellars requesting more weekly attendance at their winery considering they have been "Out of Compliance" of their original request in 1998. WHY would you even consider these kinds of increases for individuals and/or corporations who do not play by the rules. We have enough visitors right now considering Napa County currently of ALL Bay Area Counties has the highest percentage increase of Corona Virus cases. Please.
Richard Svendsen
Calistoga

Received
FEB 23 26
Napa County Planning, Building & Environmental Services

February 21, 2026

TO; NAPA COUNTY PLANNING COMMISSION
FROM; JANIE HUMPHREY, COUNTY RESIDENT
RE: SUPPORT FOR HAGAFEN CELLARS USE PERMIT MODIFICATION

Please approve the modification of Hagafen Cellars Use Permit. The Hagafen family has owned and operated Hagafen Cellars for decades. The owner is also the winemaker and grows grapes on the property. This winery is low key and maintains sustainable practices.

The proposed adjustment does not expand their production. It merely wants too provide a better experience for visitors. Please approve this request so that this wonderful winery can make economic sense. This will continue to preserve the agricultural heritage and character that make Napa Valley a beauty to behold.

Again, please vote yes to the modification.

Very truly yours,

Janie Humphrey

Janie Humphrey
3003 Silverado Trail
Napa, CA

AGAJANIAN VINEYARDS & WINE COMPANY

February 19, 2026

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

RE: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission:

I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at their location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries, like Hagafen Cellars, helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,

Gary L. Agajanian
CEO, Agajanian Vineyards & Wine Company

cc: Rick Aldine, Director, North Coast Winegrape Supply, Agajanian, Inc.
Jake Aukes, Director, Bulk Wine Sales, Agajanian, Inc.

2785 Napa Valley Corporate Drive, Napa, CA 94558
Phone: +1 (707)252-4800

AGAJANIAN VINEYARDS & WINE COMPANY

February 19, 2026

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

RE: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission:

I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at their location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries, like Hagafen Cellars, helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,

Jake Aukes
Director, Bulk Wine Sales

cc: Gary L. Agajanian, CEO, Agajanian Vineyards & Wine
Rick Aldine, Director, North Coast Winegrape Supply, Agajanian, Inc.

2785 Napa Valley Corporate Drive, Napa, CA 94558
Phone: +1 (707)252-4800

AGAJANIAN VINEYARDS & WINE COMPANY

February 19, 2026

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

RE: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission:

I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at their location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries, like Hagafen Cellars, helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,

Richard S. Aldine,
Director, North Coast Winegrape Supply, Agajanian, Inc.

cc: Gary L. Agajanian, CEO, Agajanian Vineyards & Wine
Jake Aukes, Director, Bulk Wine Sales, Agajanian, Inc

2785 Napa Valley Corporate Drive, Napa, CA 94558
Phone: +1 (707)252-4800

AGAJANIAN VINEYARDS & WINE COMPANY

February 19, 2026

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

RE: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission:

I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at their location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries, like Hagafen Cellars, helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,

Riley Wirth,
Coordinator, Bulk Wines & Winegrape Supply, Agajanian, Inc.

cc: Gary L. Agajanian, CEO, Agajanian Vineyards & Wine
Jake Aukes, Director, Bulk Wine Sales, Agajanian, Inc
Richard S. Aldine, Director, North Coast Winegrape Supply, Agajanian, Inc.

2785 Napa Valley Corporate Drive, Napa, CA 94558
Phone: +1 (707)252-4800

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission,

I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at this location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries like Hagafen Cellars helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,



Laurie Rich
Owner & Proprietor, Falcor Winery, Napa, CA

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Received
MAR 02 2026
Napa County Planning, Building & Environmental Services

Subject: Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission,

I am pleased to submit this letter in support of Hagafen Cellars' application to modify its existing Use Permit.

Hagafen Cellars has long been an established, family-operated winery in Napa County and a responsible steward of its property. Over many years, the winery has operated in a manner consistent with the agricultural character of the Valley, maintaining thoughtful land management practices and fostering positive relationships with neighbors and the broader community.

The proposed modification appears measured and appropriate. It does not request an increase in production or a fundamental change in the scale of operations. Rather, it reflects a practical adjustment to better manage visitor experiences within the scope of the winery's longstanding activities. For small, family-owned wineries, this type of flexibility is essential to remain economically sustainable while continuing to operate responsibly.

Approving this request would support a locally rooted business that contributes to Napa County's agricultural heritage and rural identity. Hagafen Cellars exemplifies the kind of long-term, community-oriented operation that Napa Valley should continue to encourage.

Thank you for your time and thoughtful consideration of this application.

Sincerely,

Andrew Hyman

February 23, 2026

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Chairwoman Brunzell and Members of the Napa County Planning Commission:
Megan Dameron
Pete Richmond
Walt Brooks and
Molly Moran Williams,

I am writing to express my support for the approval of the requested modification to the Hagafen Cellars Use Permit.

Hagafen is a family-owned winery that has been a respected part of the Napa County wine and grape growing community and has operated at the current location for decades. I have known Ernie Weir for over 40 years and Hagafen Winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change. Additional visitation at this small family winery on a parcel located on Silverado Trail provides an opportunity to create experiences and personal relationships with potential wine consumers and is exactly the type of project the language of the General Plan is enacted to support.

Importantly, the requested modification does not seek to expand production capacity nor intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of a small, family-run business in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries like Hagafen Cellars helps preserve the agricultural heritage and character that makes Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,

David R. Whitmer

David R. Whitmer
2137 Euclid Ave.
Napa, CA 94558

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission,

I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at this location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries like Hagafen Cellars helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,

Gloria Bazán

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission,

I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at this location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries like Hagafen Cellars helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,

Mario Bazán

CHRISTIE'S
INTERNATIONAL REAL ESTATE
SAN FRANCISCO | MARIN | WINE COUNTRY

WCC

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission,

I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at this location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries like Hagafen Cellars helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,

Robyn Bentley

February 23, 2026

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Re: Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission,

I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Like myself, Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at this location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries like HagafenCellars helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely

George Moskowite
Moss Creek Winery & Vineyards, Inc.
707-328-5555

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Planning Commission | **Agenda Date:** 3/18/2026 | **File ID #:** 26-391

TO: Napa County Planning Commission

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

REPORT BY: Sean Trippi; Supervising Planner

SUBJECT: Paloma Vineyard Use Permit Modification; P19-00386-MOD

RECOMMENDATION

SHELDON RICHARDS / PALOMA VINEYARD / USE PERMIT MAJOR MODIFICATION NO. P19-00386-MOD

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.
(State Clearinghouse Number #2026020369)

Request: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to modify an existing winery Use Permit and subsequent modifications to recognize and approve the following items that are out of compliance with the permitted entitlements: daily visitation and hours of operation for visitation. In addition, the application also seeks to expand its entitlements to construct a new hospitality building; convert a portion of the existing main residence for winery storage; change hours of operation for production activities; modify visitation; allow on-site wine consumption pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5.; and, add parking. The applicant has also submitted plans that show widening the existing access drive to meet the Napa County Road and Street Standards.

The project is located on an approximately 17.11-acre site within the AW (Agricultural Watershed) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed, and Open Space) at 4013 Spring Mountain Road, St. Helena, CA 94574; APN: 022-150-008.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit Modification subject to the recommended conditions of approval.

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

Applicant Contact: Sheldon Richards, Paloma Vineyard, 4013 Spring Mountain Road, St. Helena CA 94574 (707) 963-7504, info@palomavineyard.com

Applicant Representative Contact: Scott Greenwood-Meinert, Coblentz Patch Duffy & Bass, LLP., (415) 772-5741, sgreenwood-meinert@coblentzlaw.com

EXECUTIVE SUMMARY

PROPOSED ACTIONS
That the Planning Commission:
1. Adopt the Mitigated Negative Declaration based on Findings 1-7 in Attachment A and
2. Approve Use Permit Modification No. P19-00386-MOD, based on recommended Findings 8-12 in Attachment A and subject to the recommended Conditions of Approval in Attachment B.

DISCUSSION:
This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The request is for approval for a modification of the previous project approvals for an existing 10,000 gallon per year winery to allow the following:

A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:
1) Recognition of by-appointment tours and tastings for a maximum of 24 visitors per day and no more than a maximum of 65 visitors per week, and
2) Recognition of by-appointment tours and tastings hours of 8:00 a.m. to 6:00 p.m.

B. EXPANSION BEYOND EXISTING ENTITLEMENTS:
1) Construction of a new 1,065 sq. ft. hospitality building;
2) Convert approximately 267 sq. ft. of floor area within the main residence to winery storage;
3) Production operations Monday through Saturday from the hours of 7:30 AM to 5:30 PM;
4) By-appointment Tours and Tastings for a maximum of 22 visitors per day Sunday through Friday and a maximum of 44 visitors per day on Saturdays;
5) Use of a patio shared by the proposed hospitality building and the existing single-family residence for outdoor tastings and wine consumption pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5.; and,
6) Three (3) new parking spaces near the proposed hospitality building

The applicant has also submitted plans that show widening the existing access drive to meet the Napa County Road and Street Standards.

Staff has reviewed the request for modification to the winery use permit to recognize and approve existing violations and the supplemental request to expand operations at the winery beyond existing entitlements. Staff found the requests for recognition and expansion to be consistent with the Zoning Ordinance and applicable General Plan policies. Staff believe the necessary findings for the modification can be made and recommends approval of the request as proposed and subject to conditions.

Staff prepared an Initial Study that evaluated the potential environmental impacts of the proposal as presented

by the applicant which includes the expansions and new uses beyond existing entitlements. As described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018, the subject application was found to be substantially conforming. Accordingly, the County may use the winery's existing operations as the environmental baseline for the CEQA analysis related to this application. Staff determined that the applicant's proposal would not have any potentially significant environmental impacts and recommends adoption of the Negative Declaration.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any list of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

PROJECT INFORMATION:

Owner/Applicant: Sheldon Richards, Paloma Vineyard, 4013 Spring Mountain Road., St. Helena CA 94574 (707) 963-7504, info@palomavineyard.com

Representative: Scott Greenwood-Meinert, Coblentz Patch Duffy & Bass, LLP., (415) 772-5741, sgreenwood-meinert@coblentzlaw.com

Parcel Size: 17.11 acres

Zoning: Agricultural Watershed (AW)

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

Application Filed: March 27, 2019 (Status Determination); Use Permit Application submittal: September 23, 2019. Resubmittals: September 8, 2021, September 5, 2024, May 15, 2025, December 19, 2025, January 28, 2026, and February 5, 2026
Deemed complete: January 5, 2026

Existing Development: The project site is currently developed with the existing winery, winery accessory structures and infrastructure such as tanks, a pump house, wastewater facilities, access routes, etc., a single-family residential structure, an accessory dwelling unit (ADU), an accessory residential structure, and approximately 10 acres of vineyards.

WINERY CHARACTERISTICS
Approved and Proposed Winery Characteristics

Approved Winery Building Size: 3,613 sq. ft
Existing Winery Building Size: 5,352 sq. ft.

Proposed Winery Building Size: 4,676 sq. ft.

Approved Winery Development Area: No information was provided in the original use permit submittal information or subsequent modifications identifying winery development area as defined by Napa County Code (NCC) §18.104.210.
Existing Winery Development Area: 6,200 sq. ft.
Proposed Winery Development Area: 5,538 sq. ft.

Approved Winery Coverage Area: Previous Staff reports calculated a coverage of 3,484 sq. ft. (Use Permit #98368.) This would have increased to 3,613 sq. ft. based on Use Permit Modification #99439. However, no information was provided identifying winery coverage area as defined by NCC §18.104.220.
Existing Winery Coverage Area: 48,876 sq. ft. or 6.6% of 17.11-acre parcel (maximum allowed: 25 percent or approximately 15 acres)
Proposed Winery Coverage Area: 52,455 sq. ft. or 7.0% of 17.11-acre parcel (maximum allowed: 25 percent or approximately 15 acres)

Approved Production Facility: 5,271 sq. ft.
Existing Production Facility: 5,271 sq. ft.
Proposed Production Facility: No change

Approved Accessory/Production Ratio: 0%. No accessory use approved under use permit or prior mods
Existing Accessory/Production Ratio: 1,739 sq. ft. or 33% (maximum allowed: 40 percent)
Proposed Accessory/Production Ratio: 1,063 sq. ft. or 20% (maximum allowed: 40 percent)

Approved Production Capacity: 10,000 gallons per year over any three years not to exceed 12,000 gallons in any one year. The winery operation is to be an Estate Bottled winery
Existing Production Capacity: No change
Proposed Production Capacity: No change

Approved Number of Employees: One (1) part-time employee plus the two (2) owners who live on the parcel.
Existing Number of Employees: No change.
Proposed Number of Employees: No change.

Approved Visitation: Tours and Tastings limited to prior appointments only and a maximum of two (2) visitors per day
Existing Visitation: By-appointment Tours and Tastings for a maximum of 24 visitors per day and no more than a maximum of 65 visitors per week.
Proposed Visitation: By-appointment Tours and Tastings for a maximum of 22 visitors per day Sunday through Friday and a maximum of 44 visitors per day on Saturdays

Approved Marketing Program: one event per year with a maximum of 50 guests and two events per year with a maximum of 25 guests. Food for events would be provided by a licensed catering company. All market activity shall end by 11:00 p.m.
Existing Marketing Program: No change
Proposed Marketing Program: No change

Approved Days and Hours of Operation: 7:00 a.m. to 4:30 p.m. six (6) days a week (Use Permit #98368

Application submittal materials)
Existing Days and Hours of Operation: No change
Proposed Days and Hours of Operation: 7:30 a.m. to 5:30 p.m. Monday through Saturday

Approved Days and Hours of Visitation: 7:30 a.m. to 4:30 p.m. Monday through Sunday
Existing Days and Hours of Visitation: 8:00 a.m. to 6:00 p.m. Monday through Sunday
Proposed Days and Hours of Visitation: No Change

Approved Parking: Eight
Existing Parking: No change
Proposed Parking: Three new parking spaces for a total of 11 parking spaces on-site

Setbacks
Required Property Line setbacks: 20 feet
Existing Property Line setbacks: The existing winery structure exceeds 20 feet from side and rear property lines (approximately 55-feet to the nearest property line)
Proposed Property Line setbacks: The proposed hospitality building exceeds 20 feet from side and rear property lines (approximately 99-feet to the nearest side property line)

Required Road setback: 300 feet from Spring Mountain Road
Existing Road setback: Winery Building: Approximately 494-feet from the centerline of the road
Proposed Road setback: Hospitality Building: Approximately 729-feet from the centerline of the road

Adjacent General Plan Designation / Zoning / Land Use:
Properties in the vicinity of the project site range in size from just under an acre to just over 47 acres. Surrounding uses include single-family homes, vineyards, and a number of producing wineries (Vineyard 7 & 8, Domaine Charbay, Guilliams, Schweiger Vineyards, Robert Keenan Winery, Philip Vineyard, Barnett Vineyards, Smith Madrone, Sherwin Family, Lokoya, and 3646 SMR Vineyard). Undeveloped areas are generally heavily wooded.

North: Agriculture, Watershed and Open Space (AWOS) / Agricultural Watershed (AW) / vineyards, wineries, rural residential and open space.
South: County of Sonoma / AW / rural residential and open space
East: AWOS / AW / vineyards, wineries, rural residential and open space
West: County of Sonoma / AW / vineyards, rural residential and open

Nearby Wineries located within one (1) mile of the project - There are 11 wineries within one mile of the project.

Parcel History:

July 7, 1999 - The Planning Commission approved the original Paloma Vineyard (aka Richards Vineyard or Richards Winery) Use Permit #98368-UP. This approval entitled a new, 10,000 gallon per year winery to be constructed in two phases consisting of a 1,600 sq. ft. cut and cover barrel storage building (Phase 1) and a 1,693 sq. ft. winery building with a 1,720 sq. ft. crush pad (Phase 2). The approval also included tours and tastings for two visitors per day by prior appointment only and a marketing plan with one event per year with a

maximum of 50 people and two lunches per year with a maximum of 25 people. Outdoor facilities could be used for marketing activities which were to end by 11:00 PM, but not for tours and tastings. Hours of operation were limited to 7:30 AM to 4:30 PM, six days a week, excluding marketing activities. In addition to the owners, the winery was approved for one part-time employee. The application indicated that there were eight on-site parking spaces.

April 7, 2000 - The Zoning Administrator approved Use Permit Modification #99285-MOD for the winery to relocate the cut and cover barrel storage building above ground attached to the 1,693 sq. ft. building and a 320 sq. ft. building addition, resulting in a 3,613 sq. ft. winery building. The request also included reducing the crush pad from 1,720 sq. ft. to 1,330 sq. ft. and providing a cover over the crush pad.

May 5, 2000 - The Zoning Administrator approved Use Permit Modification #99285-MOD which was a request to rescind Use Permit Modification #99285-MOD. The approval resulted in a revision of the design and phasing of the winery with no change to the floor area identified above, except this action did not include the reduced crush pad.

Code Compliance History:

Existing Entitlement:
June 24, 2019 - The Director issued a status determination (P19-00120) detailing that, as established under Use Permit #98368 and its subsequent modifications, Paloma Vineyards is a 3,613 sq. ft., 10,000 gallon per year winery limited to a maximum of two (2) visitors per day, a marketing program allowing one (1) marketing event per year with a maximum of 50 guests and two (2) marketing events per year with a maximum of 25 guests, (2) one part time employee in addition to the [two] owners and hours of operation from 7:30 a.m. to 4:30 p.m.

(note: The Status Determination letter indicated the hours of operation were from 7:30 a.m. to 4:20 p.m. which was a typographical error, the correct hours are 7:30 a.m. to 4:30 p.m. per the original use permit approval letter (#98368-UP) dated July 12, 1999, condition of approval #2)

Existing Entitlement Summary
1) Annual wine production of 10,000 gallons
2) A one-story 3,613 sq. ft. winery building with a 1,720 sq. ft. crush pad
3) A maximum of two (2) visitors per day for tours and tastings by appointment only
4) A marketing program allowing one (1) marketing event per year with a maximum of 50 guests and two (2) marketing events per year with a maximum of 25 guests with catered food. All market activity shall end by 11:00 p.m.
5) One part time employee in addition to the owners
6) Hours of operation from 7:30 a.m. to 4:30 p.m. (six days per week - days of the week were not identified - per the original use permit application #98368-UP)
7) Eight (8) on-site parking spaces (per the original use permit application #98368-UP - a parking area was identified near the production building on the site plan)

After the Status Determination, this application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164. Pursuant to that Resolution, a site inspection was conducted by Code Compliance, Planning, and Fire staff on April 23, 2019, to identify any potential health and safety issues, as well as, to review the existing use and proposed changes. As a follow-up to the site inspection, a notice regarding apparent code violations was issued to the property owner by the Code Enforcement Division

on June 19, 2019. Life safety issues included a number of Fire and Building Code issues such as, non-operational emergency lights, securing tanks, extension cords with approved protective covers, among other items. All items noted in the apparent code violation notice of June 19, 2019, have been addressed and the code enforcement division cleared the project to continue with the compliance program on April 15, 2020.

Discussion Points:

Setting - The project is located on a 17.11-acre parcel, approximately 3.25 miles northwest of the City of St. Helena, with the western and southern boundaries of the parcel abutting Sonoma County. Elevations on the property range from 2,020 feet above mean sea level (msl) to 2,205 feet above (msl.) The parcel is dominated by approximately 10-acres of vineyards with some edge communities of Douglas-fir and mixed oak woodland. The project parcel includes the existing winery, winery accessory structures and infrastructure such as tanks, a pump house, wastewater facilities, access routes, etc., a single-family residential structure, an accessory dwelling unit (ADU), and an accessory residential structure. The winery was established under Use Permit #98368 on July 12, 1999, by the Napa County Planning Commission.

Winery Proposal - The proposal is to modify an existing winery Use Permit and subsequent modifications to recognize and approve the following items that are out of compliance with the permitted entitlements: increased daily and weekly visitation and hours of operation for visitation.

In addition, the application also seeks to expand its entitlements to:
1) construct a new 1,065 sq. ft. hospitality building;
2) convert existing approximately 267 sq. ft. of floor area within the main residence to winery storage;
3) modify production operations Monday through Saturday from the hours of 7:30 AM to 5:30 PM;
4) modify by-appointment Tours and Tastings for a maximum of 22 visitors per day, Sunday through Friday and a maximum of 44 visitors per day on Saturdays;
5) use a patio shared by the proposed hospitality building and an existing single-family residence for outdoor tastings and wine consumption pursuant to Business and Professions Code Sections 23358, 23390 **and** 23396.5.; and,
6) provide three (3) new parking spaces near the proposed hospitality building

Hospitality Building - The proposal includes construction of a new 1,065 sq. ft. hospitality building attached to, or adjoining the existing main residence. The original use permit did not include an area designated for winey tasting. Tastings are or have been conducted within the main residence. The proposal includes a request to use an existing patio shared by the proposed hospitality building and an existing single-family residence for outdoor tastings and on-premise wine consumption.

Visitation and visitation hours - The original Use Permit authorized tours and tastings by appointment for two (2) visitors per day. Approved hours of operation for the winery were from 7:30 a.m. to 4:30 p.m. (six days per week - days of the week were not identified - per the original use permit application #98368-UP). The approved hours of operation did not differentiate between production of hospitality/administrative functions.

The applicant is requesting recognition of by-appointment visitation for tours and tastings for a maximum of 24 visitors per day, maximum of 65 per week between the hours of 8:00 a.m and 6:00 p.m.

The applicant is requesting an expansion beyond the existing unpermitted levels for a maximum of 22 visitors/day Sunday through Friday and 44 visitors on Saturdays.

No impacts were identified in the Initial Study/Negative Declaration associated with the requested increases to visitation and marketing activities.

Access/Traffic - The parcel is accessed via a private access drive off Spring Mountain Road. The project plans show widening the access drive to meet the commercial standards of the County's Road and Street Standards (RSS). The request has been reviewed by the Engineering Division and Fire Marshal's Office and has approved the proposed widening as conditioned (see discussion of Conditions of Approval, below.)

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

Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips. Based on the County's winery trip generation assumptions, the proposed project would be expected to generate 26 daily trips on weekdays (a net increase of 18 trips) and 41 trips on Saturdays (33 net), including seven new trips during the weekday p.m. peak hour and 19 during the Saturday p.m. peak hour, compared to permitted conditions. The trip generation does not exceed 110 net new daily trips; therefore, the project is not required to prepare a traffic impact study (TIS). However, the project included a Traffic Impact Study (TIS) prepared by W-Trans, dated January 28, 2026, to address any potential access and/or safety issues. The TIS concluded that the proposed roadway volumes did not warrant the requirement for a left-turn lane at the project entry and adequate sight distance is available at the project driveway onto Spring Mountain Road.

Groundwater Availability - RSA+ prepared a Water Availability Analysis (WAA), dated November 25, 2024, for the project to demonstrate that the proposed water use is not impacting groundwater in the area. The report includes Tier 1 calculations for the existing and proposed water uses, a groundwater recharge analysis, groundwater savings practices, and a Tier 3 Significant Streams Map.

According to the WAA, the winery owner proposes to reduce the number of dripline emitters for vineyard irrigation from two emitters per vine to one emitter per vine. At the time of application submittal 3,500 of 7,500 vines had been converted. Upon completion of converting all vines to one emitter the proposed water use for irrigation will be reduced by 0.35 acre-feet per year (af/yr.)

The winery owner also intends to incorporate water conservation measures to reduce water use throughout the winery that will include shutoff valves for hoses and reducing the volume of hot water for more conservative barrel cleaning practices and sweeping and handwashing floors instead of using hoses. These measures would result in four gallons of process wastewater per gallon of wine. A flow meter will be placed on the existing wastewater system to confirm the reduced flow level is achieved. These measures as well as the irrigation measures above, will be added as project conditions of approval.

Tier 1: The Tier 1 analysis considered existing uses onsite to include the existing winery, single-family residence, accessory dwelling unit, and vineyard irrigation. There are two existing wells on-site, however, only one well is in use. The existing groundwater usage is estimated at 2.958 af/yr. Based on the WAA prepared for the project, the proposed project would decrease groundwater use by 0.412 af/yr resulting in an overall water usage of 2.546 af/yr due to water savings practices and water conservation measures discussed above.

Usage Type	**Existing Usage (af/yr)**	**Standard Usage (af/yr)**	**Proposed Usage (af/yr)**
Vineyard			
Irrigation	1.114	0.760	0.760
Winery			
Process Water	0.258	0.258	0.147
Domestic Water	0.086	0.139	0.139
Residences	1.50	1.50	1.50
Total Use (Acre-feet per Year)	**2.958**	**2.657**	**2.546**
Groundwater Recharge (Acre-feet per year	**12.99**	**12.99**	**12.99**

Tier 2: The latest Interim Napa County Well Permit Standards and WAA Requirements require an interference analysis for any proposed increase in groundwater use occurring from project wells within 500 feet of any offsite well or 1,500 feet from any off-site spring. A Tier 2 analysis is not required for discretionary projects that use an existing well provided there is no increase in groundwater use. As discussed above, the project proposes utilizing an existing well and the project results in a decrease of water use.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the public trust doctrine. According to the WAA the well serving the property is over 2,300 feet from Mill creek, the nearest significant stream, therefore further analysis is not required.

The winery, as part of its entitlement, would include the County's standard condition of approval, below, requiring well monitoring as well as the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use. The proposed project would result in a slight decrease in the demand for ground water supplies and therefore would not interfere with groundwater recharge or lowering the local groundwater level.

Wastewater System - A Wastewater Feasibility Report, dated November 25, 2024, was prepared by RSA+, detailing the existing system and its capacity to accommodate winery operations. According to the study, the project proposes ongoing use of existing systems to serve the residences on site. The existing primary residential system will be repaired and will remain to serve the residence and the increased visitation. This report demonstrates that the existing primary residential wastewater system has sufficient capacity to handle the peak visitation for a weekend day, but in order to utilize this existing system, events will require the use of portable sanitation facilities.

The existing winery system will remain to serve the winery for production and employees domestic flows at this time, but the on-site process wastewater system will either be upgraded to meet the new Winery General Order, or a Hold and Haul system will be implemented. This report demonstrates both Hold & Haul and on-site treatment of process wastewater are feasible. If an onsite system is proposed, a package treatment system will be selected that will meet all applicable State and County requirements, and treated process wastewater would

then be used for vineyard irrigation. The Division of Environmental Health reviewed this report and concurred with its findings.

Greenhouse Gas Emissions - On April 20, 2022, the Bay Area Air District (BAAD) adopted updated thresholds for determining the significance of individual projects' greenhouse gas impacts under CEQA. Under the new thresholds, proposed land use projects may be analyzed for consistency with a qualified greenhouse gas (GHG) reduction strategy in the event one has been adopted. To date, Napa County has not adopted a qualified GHG reduction strategy pursuant to CEQA Guidelines section 15183.5. Absent an adopted strategy, BAAD recommends that a land use project include specified minimum design elements to ensure that the project is contributing its "fair share" toward achieving the state's key climate goal of carbon neutrality by 2045. Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAD recommended minimum design elements.

The project will be required, through Conditions of Approval, to meet relevant design standards identified by BAAD, including prohibiting the use of natural gas appliances or plumbing and compliance with the California Building Code Title 24 standards. Additionally, Conditions of Approval require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application which include providing shuttle service for large marketing events, solar hot water heating, energy conserving lighting, the installation of water efficient fixtures, water efficient landscaping, implementing a sustainable purchasing and shipping program, and limiting the amount of grading and tree removal. The applicant also intends to use recycled materials, educate staff and visitors about sustainable practices, and retain biomass via pruning and thinning by chipping the material for reuse rather than burning.

Biological Resources - The property contains developed and disturbed areas including the existing winery building, agricultural and residential structures, and supporting infrastructure. The site is dominated by approximately 10-acres of vineyards with some edge communities of Douglas-fir and mixed oak woodland between the vineyards and Spring Mountain Road. The nearest blue-line stream (Mill creek) is approximately 1,860 feet north of the project site. Improvements to the existing access drive will require the removal of 12 trees (six pines, three oaks, two olive trees and one unidentified tree) and approximately 93 vines. All proposed improvements are in previously developed and/or disturbed areas. Any Oak trees removed because of the project will be replaced at a 2:1 ratio and shown on the grading 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.

According to the Napa County Geographic Information System (GIS) California Natural Diversity Database (CNDDB) layers, the subject property is within an area of the County that is known to have the potential for Napa false indigo (Amorpha californica var. napensis) near the eastern portion of the access drive, and Napa checkerbloom (Sidalcea hickmanii ssp. napensis) within the western portion of the site that is planted in vines (no work is proposed in this area), and Northern Spotted Owl (NSO).

To ensure impacts to protected plant species are avoided and/or reduced significantly, mitigation measures recommended for the project include pre-construction botanical surveys in conformance with California Department of Fish and Wildlife protocols. Since the project also proposes tree removal along the access drive and the site includes communities of Douglas-fir and mixed oak woodland, preconstruction bat habitat assessments, nesting bird, raptor surveys, and NSO are recommended to mitigate any potential impacts to these species. By incorporating the recommended mitigation measures impacts on biological resources would be less

than significant.

Conditions of Approval - Widening the access drive to meet Road and Street Standards is required to be completed prior to any increases in visitation beyond the existing level and construction of the proposed hospitality building. Staff proposed a date of October 15, 2027, for completion of the widening. Standard conditions of approval do not allow the use of the main residence or other non-winery buildings for winery activities, except for winery related storage within a portion of the main residence, as proposed herein. Use of the main residence for tastings would be required to cease upon approval of this use permit modification. (See Attachment B - COA 4.5)

Public Comments - The Applicant's attorney submitted a letter dated March 4, 2026, regarding widening the access drive. Staff has also included the plans prepared by RSA+, dated April 8, 2025, referenced in the letter (Attachment K.)

Decision Making Options:

Pursuant to BOS Resolution No. 2018-164, Staff has provided separate decision-making options for the components of the project necessary to remedy the existing violation and the new expansions beyond existing entitlements for the winery Use Permit Modification.

Decision Making Options Regarding Remedying Existing Winery Use Permit Violations:

Option 1 - Approve Applicant's Proposal

Disposition - This option would result in approval of the existing visitation levels and visitation hours of operation. Widening the access drive would be required to be completed by October 15, 2027, or the winery would have to operate within its existing entitlement.

Given that the County used the winery's existing operations as the environmental baseline for the CEQA analysis related to this application, no potential environmental impacts have been identified with this project proposal. Furthermore, County divisions and departments have reviewed the proposal and are in support of the applicant's request. There would be no groundwater or wastewater impacts associated with winery operations and this request was found to be consistent with the Zoning Ordinance and applicable General Plan policies. However, widening the access drive would be required to be completed by October 15, 2027, or the winery would have to operate within its existing entitlement.

Action Required - Follow the proposed action listed in the Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made. This option has been analyzed for its environmental impacts, and the project was found to have less than significant impacts.

Option 2 - Revised Project Request - Reduce Unpermitted Existing Operations

Disposition - This option allows the Planning Commission to reduce uses on the property by decreasing the winery's existing unpermitted operations that exceed the permitted levels of their entitlements. Any decrease from existing visitation, but still above entitled visitation would require widening the access drive.

Given that the County used the winery's existing operations as the environmental baseline for the CEQA analysis related to this application, no potential environmental impacts have been identified with this

applicant's project proposal. If the Planning Commission elects to pursue this option, the recommended conditions of approval would need to reflect the revised components such as visitation, marketing, and/or employee numbers.

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

Option 3 - Deny Applicant's Proposal - Return to Levels in the Permitted Entitlements

Disposition - This option would deny applicant's proposal to remedy existing violations and would require the applicant to operate the winery in compliance with its existing entitlements. In the event the Commission determines that the project does not or cannot meet the required findings for the granting of a Use Permit Modification, Commissioners should identify what aspect or aspects of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit modification is not being approved.

Action Required - Commission would take tentative motion to deny the project and remand the matter to staff for preparation of required findings to return to the Commission on a specific date.

Option 4 - Continuance Option

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

Decision Making Options Regarding Additional Expansion Beyond Existing Conditions:

Option 5 - Approve Applicant's Proposal (Staff's Recommendation)

Disposition - This option would result in approval of increased weekly visitation beyond their approved entitlements and their existing out of compliance levels. Physical improvements would include construction of a new hospitality building , conversion of an area within the existing main residence to winery storage, and additional parking spaces. This option would also allow on-site consumption in designated areas. This option would include widening the access drive prior to implementation of the proposed winery operational change and physical improvement.

The CEQA analysis evaluated this request; no potential environmental impacts have been identified with this project proposal. Furthermore, County divisions and departments have reviewed the proposal and are in support of the applicant's request. There would be no groundwater or wastewater impacts associated with winery operations and this request was found to be consistent with the Zoning Ordinance and applicable General Plan policies.

Action Required - Follow the proposed action listed in the Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made. This option has been analyzed for its environmental impacts, and the project was found to have less than significant impacts.

Option 6 - Revised Project Request

Disposition - This option allows the Planning Commission to reduce all or some components of the requested

expansion to visitation beyond those necessary to remedy the existing violations. No potential environmental impacts have been identified with this applicant's project proposal. If the Planning Commission elects to pursue this option, the recommended conditions of approval would need to reflect the revised visitation, marketing and/or employee numbers.

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

Option 7 - Deny Applicant's Proposal

Disposition - This option would deny applicant's proposal to expand winery visitation beyond what was approved and necessary to remedy existing violations as well as other proposed winery operations and physical improvements. This option would result in no expansion beyond approved levels.

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

Action Required - Commission would make a motion to deny the applicant's proposal to expand the project.

Option 8 - Continuance Option
The Commission may continue an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS
A. Recommended Findings
B. Recommended Conditions of Approval and Final Agency Approval Memos
C. Initial Study / Mitigated Negative Declaration
D. Previous Project Conditions
E. Application Packet
F. Water Availability Analysis
G. Wastewater Feasibility Study
H. Traffic Impact Study
I. Graphics
J. Winery Comparison Analysis and Summary of Changes
K. Public Comments

“A”

Recommended Findings

PLANNING COMMISSION HEARING – MARCH 18, 2026
RECOMMENDED FINDINGS

Paloma Vineyard – Use Permit Major Modification
Application No. P19-00386-MOD
4013 Spring Mountain Road, St. Helena; APN 022-150-008

ENVIRONMENTAL:

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

1. The Planning Commission has read and considered the Mitigated Negative Declaration prior to taking action on said Negative Declaration and the proposed project.

2. The Mitigated Negative Declaration is based on independent judgment exercised by the Planning Commission.

3. The Mitigated Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).

4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.

5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.

6. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.

7. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

PLANNING AND ZONING ANALYSIS:

USE PERMIT MAJOR MODIFICATION:

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

8. The Commission has the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.

   Analysis: The project is consistent with the Agricultural Watershed (AW) zoning district regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.20.030) are permitted in the

AW District with an approved use permit. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

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

   Analysis: The Use Permit Major Modification application has been appropriately filed and notice and public hearing requirements have been met. The hearing notice and intent to adopt a Mitigated Negative Declaration were posted on February 12, 2026, and copies were forwarded to property owners within 1,000 feet of the subject parcel, as well as other interested parties. The public comment period ran from February 12, 2026 to March 17, 2026.

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

    Analysis: Granting the Use Permit Major Modification for the project, as proposed and conditioned, will not adversely affect the health, safety or welfare of the County. Various County divisions and departments have reviewed the project and commented regarding site access, wastewater disposal, parking, and fire protection. Conditions are recommended which will incorporate these comments into the project to ensure the protection of the public health, safety, and welfare.

11. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan and any applicable specific plan.

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

    Analysis: Compliance with the General Plan
    As proposed and as conditioned, the requested Use Permit is consistent with the overall goals and objectives of the General Plan (2008). The General Plan land use designation for the subject parcel is Agriculture, Watershed, and Open Space (AWOS).

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

    The approved use of the property for fermenting and processing of grape juice into wine supports the economic viability of agriculture within the County, consistent with Goal AG/LU-3 and Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space…"). By allowing the expansion of the existing agricultural

use, the requested Use Permit supports the economic viability of both the vineyard and agricultural product processing uses on the property, consistent with Economic Development Goal E-1 and Policy E-1.

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

Applicable Napa County General Plan goals and policies:

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

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

Policy AG/LU-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.

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

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

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

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

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

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

Policy CON-60.5 All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

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

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

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

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

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

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

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

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

    Analysis: The project is consistent with General Plan Conservation Policies CON-53 and CON-55, which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources.

    A *Water Availability Analysis* (WAA), including a site-specific groundwater recharge rate calculation, was prepared by RSA+, dated November 25, 2024, to demonstrate that the proposed water use is not impacting groundwater in the area. Based on the WAA, proposed water use would be 0.412 af/yr less than current water use due to water saving measures for vineyard irrigation and winery operations. The project will not require a new water system or other improvements and will not have a negative impact on local groundwater.

“B”

Recommended Conditions of Approval and Final Agency Approval Memos

Paloma Vineyard (P19-00386)
Planning Commission Hearing – March 18, 2026

PLANNING COMMISSION HEARING – MARCH 18, 2026
RECOMMENDED CONDITIONS OF APPROVAL

Paloma Vineyard – Use Permit Major Modification
Application No. P19-00386-MOD
4013 Spring Mountain Road, St. Helena; APN 022-150-008

This permit encompasses and shall be limited to the project commonly known as Paloma Vineyard, located at 4013 Spring Mountain Road, St. Helena. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

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

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

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

1.1 Approval to modify an existing 10,000 gallon per year winery to allow the following:

a. increase daily tours and tastings by appointment only as set forth in Condition of Approval (COA) 4.2 below;
b. hours of operation from 8:00 a.m. to 6:00 p.m. Monday through Sunday for tours and tastings and 7:30 AM to 5:30 PM Monday through Saturday for production;
c. construction of a new 1,065 sq. ft. hospitality building;
d. convert approximately 267 sq. ft. of floor area within the main residence to winery storage;
e. use of a patio shared by the proposed hospitality building and the existing single-family residence for outdoor tastings on-premises consumption of wines produced on site in the tasting areas (indoor and outdoor) in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5, as set forth in COA No. 4.4, below;
f. increase previously approved on-site parking from eight parking spaces to 11 parking spaces; and,
g. widening the existing access drive to meet the Napa County Road and Street Standards.

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: 22 Sunday through Friday and a maximum of 44 on Saturday
c. Maximum number of persons per week: 176
d. Hours of visitation: 8:00 AM to 6:00 PM

"Tours and tastings" mean tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times between 2:30 and 3:30 p.m. on weekdays or between 2:00 and 3:00 p.m. on Saturdays.

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

4.3 MARKETING **[RESERVED]**

4.4 ON-PREMISES CONSUMPTION

In accordance with State law and the PBES Director's July 17, 2008, memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premises consumption of wine produced on-site and purchased from the winery may occur solely on a patio shared by the hospitality building and existing residence. 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, Accessory Dwelling Unit (ADU), and agricultural buildings shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence or ADU is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

4.6 GRAPE SOURCE **[RESERVED]**

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture

(CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

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

4.8 RENTAL/LEASING

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

4.9 GROUND WATER MANAGEMENT - WELLS

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

The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County, if the PBES Director determines that substantial evidence[1] 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 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

[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.

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 (3:00 to 4:00 p.m. on weekdays and 2:00 to 3:00 p.m. on 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 **[RESERVED]**

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

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

b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

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

d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

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

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

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

a. Engineering Services Division operational conditions as stated in their Memorandum dated February 20, 2026.

b. Environmental Health Division operational conditions as stated in their Memorandum dated January 19, 2026.

c. Building Division operational conditions as stated in their Memorandum dated October 15, 2019.

d. Department of Public Works operational conditions as stated in their Memorandum dated May 23, 2025.

e. Fire Department operational conditions as stated in their Inter-Office Memo dated February 23, 2026.

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

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

a. Tours and tastings shall be limited to 24 visitors per day, maximum 65 visitors per week, and shall not increase to the levels set forth in Condition 4.2 until the following requirements have been satisfied:
   i. Improvements to the access drive shall be constructed by October 15, 2017. Access from the Napa County public right-of-way to the proposed development shall meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards for commercial development. The property owner shall obtain a grading permit for all proposed roadway improvements. If the improvements have not been constructed by this time, visitation shall revert back to the levels originally approved in the winery's original use permit (#98368).
   ii. Applicant shall submit documentation satisfactory to the Director demonstrating that all required permits, approvals, or authorizations have been obtained from Sonoma County for any portion of the access located outside Napa County jurisdiction.

b. COA's 1.1 (b – g) shall not be implemented prior to completion of the improvements to the access drive as detailed herein and in County Division memorandums.

c. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects, dated September 22, 2019, by the applicant, shall be implemented and evidence of implementation shall be provided to staff upon request.

d. The permittee shall implement the groundwater savings practices included in the Water Availability Analysis, prepared by RSA +, dated November 25, 2024. The permittee shall submit documentation to the satisfaction of the Director demonstrating that all groundwater savings practices have been implemented prior to final occupancy of the hospitality building.

4.21 PREVIOUS CONDITIONS

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

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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

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

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

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

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

a. Engineering Services Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated February 20, 2026.

b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated January 29, 2026.

c. Building Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated October 15, 2019.

d. Department of Public Works plan review/construction/ preoccupancy conditions as stated in their Memorandum dated May 23, 2025.

e. Fire Department plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated February 23, 2026.

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 District (BAAD) 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 floodlighting 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 **[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

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

a. **Mitigation Measure BIO-1:** The owner/permittee shall implement the following measures to minimize potential impacts to special-status plant species:

Prior to the initiation of earth disturbing activities, a qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall conduct botanical surveys for special-status plants at the project site. The survey shall be completed during the appropriate blooming period for the species likely to occur on site. These surveys shall be in compliance with CDFW's *Protocol's for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (2018)*. If the survey finds that there are no special-status plants within the proposed project site that would be impacted by the project, then there would be no further mitigation necessary and the project may proceed, provided all other applicable permits and authorizations are obtained for the project.

Any special-status plants/populations removed, including inadvertent removals, shall be replaced on-site at a ratio of 2:1 at locations with similar habitat. For such removal a replacement plan shall be prepared by a qualified biologist, botanist or ecologist for review and approval by the Planning Division and CDFW prior to commencement of any earth disturbing including but not limited to grading and construction activities. At a minimum, the replacement plan shall include i) a site plan showing the locations where replacement plants will be planted, ii) a plant pallet composed the special-status plants specie(s) being removed including sizes and/or application rates, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management specifications, v) an implementation and monitoring schedule, and vi) performance standards with a minimum success rate of 80% to ensure the success of re-vegetation efforts. Any replaced special-status plants shall be monitored for a period of at least three years to success criteria are met.

Method of Monitoring: Prior to issuance of any grading permit or building permit(s) and through completion of initial site disturbance, the County shall review the results of all pre-construction surveys and any proposed removal of special-status plants/populations, including inadvertent removals. For such removal, a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the PBES Director and CDFW prior to commencement of grading and construction activities. All measures shall be noted on the final project plans.

Responsible Agency: California Department of Fish and Wildlife

b. **Mitigation measure BIO-2:** The owner/permittee shall implement the following measures to minimize potential impacts to Northern Spotted Owls (NSO):

A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall provide an assessment of potential NSO nesting habitat within the Project site and a 0.25-mile radius and obtain CDFW's written acceptance of the assessment.

Alternatively, if the assessment is not completed, or if it concludes that NSO nesting habitat is present, then no Project activities within 0.25 miles of potential NSO nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts NSO surveys following the U.S. Fish and Wildlife Service (USFWS) *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012, available at https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83977&inline. Surveys shall be conducted in accordance with Section 9 of the survey protocol, Surveys for Disturbance-Only Projects. If breeding NSO are detected during surveys, CDFW shall be immediately notified and a 0.25-mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active in consultation with CDFW, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.

Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, *Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California*, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.

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

Method of Monitoring: The above measure applies to ground disturbing activities and associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. Prior to the commencement of vegetation removal and earthmoving activities, the Owner/Permittee shall provide copies of required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

Responsible Agency: California Department of Fish and Wildlife

c. **Mitigation Measure BIO-3:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.

After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.

In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.

Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

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

Method of Monitoring: The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide copies required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

Responsible Agency: California Department of Fish and Wildlife

d. **Mitigation Measure BIO-4:** Bat Tree Habitat Assessment and Surveys.

Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW.

If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats.

Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Method of Monitoring: The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities, the Owner/Permittee shall provide copies of required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

Responsible Agency: California Department of Fish and Wildlife

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. In conjunction with building permit application submittal, the permittee shall not include natural gas appliances or natural gas plumbing within new areas of building construction and/or renovation of existing buildings.

b. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

c. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices Measures submitted with the project Use Permit application shall be addressed through project construction and/or implemented through winery operation.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

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

b. DUST CONTROL

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

c. AIR QUALITY

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

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.

3. Cover all haul trucks transporting soil, sand, or other loose material off-site.

4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.

8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.

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

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

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

7.3 CONSTRUCTION NOISE
Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged,

loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES
The permittee shall comply with Mitigation Measures BIO-1 through BIO-4 as listed in COA No. 6.12 above.

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

a. Trees inadvertently removed as a result of the project shall be replaced onsite at a 2:1 ratio. Trees shall be replaced with fifteen-gallon container size trees. For such removal a replacement plan shall be prepared for county review and approval that includes at a minimum, the locations where replacement trees will be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented prior to final occupancy of the hospitality building. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate. Replacement trees shall be installed and documented that they are in good health prior to final occupancy.

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
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 are 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 **[RESERVED]**

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

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

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

a. The permittee shall implement the groundwater savings practices included in the Water Availability Analysis, prepared by RSA +, dated November 25, 2024. The permittee shall submit documentation to the satisfaction of the Director demonstrating that all groundwater savings practices have been implemented prior to final occupancy of the hospitality building.

Exhibit A

Paloma Vineyard
Use Permit Major Modification
Application No. P19-00386-MOD
4013 Spring Mountain Road, St. Helena
APN 022-150-008

PREVIOUS CONDITIONS

4.21 The permittee shall comply with the following previous conditions of approval for the facility as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in this document and the Recommended Conditions of Approval, the more stringent condition shall control.

A. USE PERMIT NO. 98368-UP (RICHARDS WINERY)

COA No. 1 The Use Permit shall be limited establishing an 10,000 gal/yr winery ~~in two phases consisting of a 1600 sq. ft. "cut and cover" barrel storage building and a 1693 sq. ft. winery building~~ with a 1720 sq. ft. crush pad~~, consistent with the attached application and related materials.~~ This winery operation is to be an Estate Bottled wine.

The Annual Production shall average not mor than 10,000 gallons pr year over any three years, and in any one year shall bot exceed12,000 gallons.

Any other expansions or changes in use, construction or design shall be subject to the approval of the Zoning Administrator or the County Planning Commission.

Wording struck through replaced by #99439-MOD Condition of Approval COA No. 1

COA No. 2 ~~Visitors to the winery for tours and tasting are limited to prior appointment only and a maximum of 2 persons per day~~. Retail sales of the wine produced will be permitted at this site. No other retail sales are permitted. ~~Hours of operation shall be limited to 7:30 AM to 4:30 PM.~~
Wording struck through replaced by P19-00386-MOD Condition of Approval 1.1(a)(b), 4.1 & 4.2

COA No. 3 Marketing activities are limited to a Harvest Party once a year for 50 persons plus two lunches per year for 25 persons. Outdoor facilities can be used for these approved marketing activities~~, but shall not be used for drop-in or by appointment visitors.~~ All marketing activity shall end by 11:00 PM.
Wording struck through replaced by P19-00386-MOD Condition of Approval 1.1(e) & 4.4

~~COA No. 4 The cut and cover building may be rotated to fit into the terrain and avoid trees only with Department review and approval prior to any building permit issuance and grading activity.~~
~~Replaced by #99439-MOD Condition of Approval COA No. 1~~

~~COA No. 5 The applicant shall comply with all applicable building codes, and requirements of various County Departments and agencies, including:~~
~~the Department of Public Works dated Feb. 26, 1999;~~
~~the Department of Environmental Management dated Mar. 18, 1999;~~
~~the Building Division dated Feb. 22, 1999;~~
~~the County Fire Dept. dated Mar. 3, 1999;~~

~~Note: The Commission modified the Public Works Department conditions regarding the road surfacing to read: the existing access road shall be maintained in a passable condition year round, based on findings of environmental sensitivity, winery size and the number of visitors.~~

COA No. 6 At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. ~~The applicant shall report to the Department every year by December 31 the source of grapes verifying that 75% of his approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.~~
~~Wording struck through replaced by P19-00386-MOD Condition of Approval 4.7~~

~~COA No. 7 Plans for any new outdoor signs shall be submitted to the Planning Department for administrative review and approval. If and when a winery identification sign is installed, a sign shall be placed at the property entrance reading "No Public Tours or Tasting." The only off-site signs allowed shall be in conformance with the County Code.~~
~~Replaced by P19-00386-MOD Condition of Approval 9.2~~

~~COA No. 8 During winery construction, all construction equipment mufflered to not cause off-site disturbance in compliance with the County Code Chapiter 8.16 regarding noise. All winery machinery or equipment not located inside a structure shall be within an acoustical enclosure to reduce noise off-site.~~
~~Replaced by P19-00386-MOD Condition of Approval 7.3~~

~~COA No. 9 No winery facilities, nor portions thereof, shall be rented, leased or used by entities other than the on-site winery itself, except as may be specifically authorized pursuant to the Temporary Events Ordinance, Sec. 5.36.010.~~
~~Replaced by P19-00386-MOD Condition of Approval 4.8~~

~~COA No. 10 A detailed landscaping plan which includes all outdoor lighting shall be submitted to the Department for review and approval indicating names and locations of plant materials along with the method of maintenance prior to~~

~~the issuance of the building permits for the first phase, and all plant material shall be planted prior to the completion of each phase as appropriate. Landscaping shall be permanently maintained in accordance with the approved landscaping plan. Exterior lighting shall be the minimum necessary for operational and security needs only. All light fixtures shall be kept as low as possible and shall be shielded and designed to deflect down and away from adjacent properties and roadways.~~
Replaced by P19-00386-MOD Condition of Approval 6.3 & 6.4

~~COA No. 11 All mechanical and electrical equipment and storage areas shall be screened from view.~~
Replaced by P19-00386-MOD Condition of Approval 6.6

~~COA No. 12 If any historic or prehistoric material is encountered during any grading or excavation activity, all work in the vicinity shall cease until a qualified archaeologist has examined the find and made a recommendation. Recommended mitigation measures, if any, shall be followed and a report shall be filed with the Department.~~
Replaced by P19-00386-MOD Condition of Approval 7.2

~~COA No. 13 All staff costs associated with monitoring compliance with these conditions, previous use permit 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.~~ ***Replaced by P19-00386-MOD Condition of Approval 3.0***

B. USE PERMIT MODIFICATION NO. 99285-MOD WAS RESCINDED BY USE PERMIT MODIFICATION NO. 99439-MOD. CONDITIONS BELOW ARE FROM 99439-MOD.

COA No. 1 This modification is a revision of the design and phasing of the winery project. It deletes the "cut and cover" barrel building approved by #98368-UP, adding a structure of the same size to the winery building, and adds 320 sq. ft. to the resulting 3283 sq. ft. winery building. The modification also establishes the winery in a single construction phase. Plans are as submitted through February 11, 2000.

COA No 2 The approved crush pad may be covered if required by another agency. Such written requirement shall be submitted to the Department prior to issuance of a building permit for the cover.

~~COA No. 3 The changes shall conform to the comments and requirements from the various County departments and other agencies, including the following:~~
~~(a) Department of Environmental Management memo dated 2/16/00;~~
~~(b) Building Division memo dated 1/21/00;~~
~~(c) County Fire Department memo dated 2/8/00.~~

~~COA No. 4 Landscaping, according to the plan submitted and approved by the Department on April 7, 2000, shall be completed prior to the use of the new facilities, and shall be permanently maintained in accordance with the approved landscape plan.~~
Replaced by P19-00386-MOD Condition of Approval 6.4

~~COA No. 5 An exterior lighting plan shall be submitted by the permittee and approved by the Department prior to issuance of a building permit. All exterior lighting shall be shielded and directed downward, kept as low to the ground as possible, and shall be the minimum necessary for security or operations.~~
Replaced by P19-00386-MOD Condition of Approval 6.3

COA No. 6 All conditions of the previous Use Permit not in conflict with these shall remain in force and effect.

~~COA No. 7 All staff costs associated with monitoring compliance with these conditions shall be borne by the property owner(s), 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.~~
Replaced by P19-00386-MOD Condition of Approval 3.0

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Brian D. Bordona
Director

MEMORANDUM

2/20/26

To:	Sean Trippi Planning Division	From:	Alexei Belov, PE Engineering Division
Date:	February 20, 2026	Re:	**P19-00386** **Paloma Vineyards** **Technical Adequacy** **Conditions of Approval** **APN: 022-150-008-000**

The Engineering Division ("Engineering") has reviewed the Use Permit Modification, P19-00386, for Paloma Vineyards located on assessor's parcel number 022-150-008. 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 November, 2024, prepared by Bruce Fenton, PE, of RSA+. 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.

SITE IMPROVEMENTS

2. The following shall be completed prior to October 15, 2027, or prior to additional increase in visitation identified in Planning Condition 4.2 or prior to construction of the new tasting room, whichever occurs first:

    a. Access from the Napa County public right-of-way to the proposed development shall meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards for commercial development. The property owner shall obtain a grading permit for all proposed roadway improvements.

    b. Applicant shall submit documentation satisfactory to the Director demonstrating that all permits, approvals, or authorizations have been obtained from Sonoma County for any portion of the access located outside Napa County jurisdiction.

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. 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.

5. 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.

6. 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:

7. 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.

8. 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.

9. All trash enclosures must be covered and protected from rain, roof, and graded to preclude surface runon.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

10. 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.

11. All roofs, gutters, and/or downspouts shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

12. All necessary access, road, and parking improvements shall be constructed prior to Final Occupancy.

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

14. An Operation and Maintenance agreement for any proposed stormwater treatment facilitiles 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.

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Brian D. Bordona
Director

MEMORANDUM

To:	Sean Trippi, Project Planner	From:	Kim Withrow, Environmental Health Supervisor
Date:	January 29, 2026	Re:	Paloma Vineyard Assessor Parcel: 022-150-008 Application: P19-00386

This Division has reviewed an application requesting a use permit modification for recognition and expansion of a winery and related improvements as described and depicted in application materials including a wastewater feasibility report dated November 25, 2024. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits or within 60 days of use permit approval:

1. An inspection of the permitted onsite wastewater system was conducted by a licensed Engineering Contractor and revealed a repair must be made to the leach field. Within 60 days of approval of this use permit and prior to increasing visitation allowed by this Use Permit, obtain a permit to repair the leach field, have the work conducted by a licensed sewage contractor, and have it inspected by staff of this Division.

2. The applicant shall enroll for coverage under the General Waste Discharge Requirements for Process Water, if required, by submitting the Notice of Intent, Technical Report and Application to the San Francisco Regional Water Quality Control Board for the proposed winery process water treatment and disposal system. All wineries not enrolled in the Napa County local program for operation and maintenance were required to enroll by January 24, 2024.

3. A well located on the parcel has been identified as no longer in use. A well is considered to be abandoned when it hasn't been connected for service to any structure and/or not used for a period of one year. The owner shall be responsible for having the well destroyed by a licensed well driller or demonstrate the well is not abandoned per Napa County Code Section 13.12.480(B). A permit to destroy the well is required prior to any work being conducted.

4. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this

time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, including completing a declaration stating they are not a public water system serving 25 or more people for at least 60 days per year.

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

Upon use permit approval and ongoing thereafter:

6. The applicant shall provide portable toilet facilities for guest use during all events as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.

7. All food served shall 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.

   The applicant shall be aware that use of existing facilities for onsite food preparation for food service at retail (guests or employees) is not allowed. If any food is to be prepared onsite, facilities for food preparation at retail must be provided and meet the California Retail Food Code, additionally an annual food permit and water system permit will be required. Questions regarding food service may be directed to the Consumer Protection team of this Division.

8. Plans for the proposed process waste system improvements identified in the wastewater feasibility report shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. A permit to construct the improvements is required and inspections will be conducted by staff of this Division. In the absence of a local program, approval from the San Francisco Regional Water Quality Control Board must be obtained prior to this Division issuing a permit to construct the improvements.

9. Adequate area must be provided for collection of recyclables and compostables. The applicant must work with the franchised garbage hauler for the service area in which they are located to determine the area and the access needed for the collection site. The designated area shall remain available and be properly maintained for its intended use.

10. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to http://cers.calepa.ca.gov/ , and be approved by this Division within 30 days of said activities.

11. The use of the absorption field/drain field area(s) and reserve area(s) shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system and reserve include equipment storage, traffic, parking, pavement, livestock, etc.

12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

13. 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.

A Tradition of Stewardship
A Commitment to Service

Planning, Building, & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

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

David Morrison
Director

To:	Wyntress Balcher, Project Planner	From:	Stacie Gutierrez, Plans and Permit Supervisor
Date:	October 15, 2019	Re:	Paloma Vineyard Winery P19-00386

Building Inspection Division; Planning Use Permit Review Comments

APN: 022-150-008-000

Project: Paloma Vineyard Winery
Description: Use Permit for an existing small winery exemption winery for recognition of two employees, one the on-site resident owner and one part-time employee; change hours of operation, and to increase visitation; conversion of an existing residence to winery hospitality facility and winery equipment storage.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards 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 P19-00386; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

The plans provided for the Use Permit application P19-00386 do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time of application is made for the required building, plumbing, mechanical, electrical, and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

1. Building permits will be required to be pulled for the construction of the project. All permits are valid 365 days from issuance of the permit. Please see the Building Departments website for more information on submittal requirements. Conversion of the existing dwelling to a winery hospitality facility and winery equipment storage will require building permits from the Napa County Building Department.

2. 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 the 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. Please be aware there is a code change coming in 2020, so all plans submitted after December 31, 2019 will need to comply with 2019 California Building Standard Codes.

3. Consult with your design professional to design an Accessibility Plan. The site and associated buildings are required to be accessible to persons with disabilities. This includes but not limited to a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public.

4. Consult with your design professional to ensure at the time of Building Permit submittal that you have provided that proper separation from mixed occupancies. In particular proper separations from the tasting room and production or storage areas. Have your design professional provide an exit plan at the time of permit application.

5. During plan review, occupant loads will determine occupancy types, exiting requirements, and restroom facilities. Consult with your design professional to make sure they accounted for that during the design phase.

Issues with the compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If there are any questions, please have the applicant give me a call at (707) 299-1337.

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 the California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.

Stacie Gutierrez
Plans and Permit Supervisor
County of Napa Building Department
1195 Third Street, Suite 210
Napa, CA 94558
Stacie.gutierrez@countyofnapa.org

A Tradition of Stewardship
A Commitment to Service

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

M E M O R A N D U M

To:	PBES Staff	From:	Anna Vickroy, P.E., T.E. Traffic Engineering Staff Consultant
Date:	May 23, 2025	Re:	Paloma Vineyards, P19-00386 Conditions of Approval

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to provide conditions of approval regarding the Amnesty Application for Use Permit Modification for Paloma Vineyards. The project is located at 4013 Spring Mountain Road, St. Helena Highway (SR 29), (APN 022-150-008), in Napa County, CA.

To prepare this memorandum, the following documents were reviewed:

- Traffic Impact Study dated January 28, 2026 by W-Trans
- Response to Comments Letter #1 dated May 14, 2025 by Coblentz, Patch, Duffy & Bass
- Stopping Sight Distance Exhibit dated February 26, 2025 by RSA
- Wastewater Feasibility Report dated November 25, 2024 by RSA
- Water Availability Analysis dated November 25, 2024 by RSA
- Civil Plans dated February 7, 2025 by RSA

After careful evaluation of the above mentioned submitted documents, we offer no additional comments at this time.

The Department of Public Works has established the following conditions of approval related to the Use Permit Application Number P19-00386. All listed conditions of approval shall be fully completed accordingly prior to the issuance of Occupancy permit:

1. Project Driveway

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

2. Landscaping Maintenance

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

3. Encroachment Permit Requirement

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

4. Transportation Demand Management Plan

It is recommended that the applicant/permittee voluntarily explore and implement a Transportation Demand Management (TDM) Plan, which should include measures to reduce daily vehicle trips, particularly during marketing and special events. These measures may include, but are not limited to, subsidized transit passes, carpool/vanpool, and bicycle trip-end facilities.

5. On Street Parking

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

If you have any questions or concerns on this matter, please call Ahsan Kazmi, P. E. at (707) 259-8370 or contact at **syedahsan.kazmi@countyofnapa.org**.

A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office

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

Jason W. Downs
Fire Marshal

Napa County Fire Department
Conditions of Approval

TO:	Planning Department	**DATE:**	2/23/2026
FROM:	Jason Downs, Fire Marshal	**PERMIT #**	P19-00386
SUBJECT:	Paloma Vineyards	**APN:**	022-150-008-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-referenced project. The project is approved as submitted, subject to the following Conditions of Approval:

GENERAL CONDITIONS

1. The following shall be completed prior to October 15, 2027, or prior to additional increase in visitation identified in Planning Condition 4.2 or prior to construction of the new tasting room, whichever occurs first:

    a. Access from the Napa County public right-of-way to the proposed development shall meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards for commercial development. The property owner shall obtain a grading permit for all proposed roadway improvements.

    b. Applicant shall submit documentation satisfactory to the Fire Marshal demonstrating that all permits, approvals, or authorizations have been obtained from Sonoma County for any portion of the access located outside Napa County jurisdiction.

2. All construction and use of the facility shall comply with all applicable codes, standards, regulations, and ordinances in effect at the time of Building Permit issuance, including the 2025 California Fire Code (CFC) as adopted and amended by Napa County.

3. Beneficial occupancy shall not be granted until all required fire and life safety systems and features have been installed, tested, inspected, and approved by the Napa County Fire Marshal's Office.

4. An approved water supply for fire protection shall be installed and made serviceable prior to the arrival of combustible materials on site in accordance with 2025 CFC Section 3312. All underground fire lines, fire pumps, and water storage tanks shall be submitted under a separate permit from the building or civil plans.

5. Where required by 2025 CFC Section 105, separate construction and/or operational permits shall be obtained as applicable. Separate permits may be required for, but are not limited to:
    - Automatic fire-extinguishing systems
    - Fire alarm and detection systems and related equipment
    - Fire pumps and related equipment
    - Private fire service mains and appurtenances
    - Gates and barricades across fire apparatus access roads

FIRE APPARATUS ACCESS

6. The property address shall comply with Section 505.1 of the 2025 California Fire Code and Napa County Municipal Code 15.32.073. Address signage must be clearly visible from the roadway, durable, reflective, and maintained for emergency access. Final placement and specifications are subject to Napa County Fire Department approval.

7. All buildings, facilities, and developments shall be accessible to fire department apparatus by approved fire apparatus access roads in accordance with 2025 CFC Section 503 and the Napa County Road & Street Standards (NCRSS).

8. Access roads shall be designed and maintained to support the weight of fire apparatus and provide reliable all-weather driving conditions. An engineered analysis must be submitted demonstrating that the roadway can support fire apparatus weighing at least 75,000 pounds.

9. Fire apparatus access roads shall be provided within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building, in accordance with 2025 CFC Section 503.1.1.

10. Gates installed across fire apparatus access roads shall comply with 2025 CFC Sections 503.6 and 503.5, the Napa County Road & Street Standards, and California Fire Safe Regulations (CCR Title 14) for projects located within the State Responsibility Area (SRA).
    - Electrically operated gates serving residential properties shall be equipped with an approved Knox® key switch (Model 3501 or 3502).
    - Manual gates shall be secured with an approved Knox® padlock.

11. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet.

12. Turnouts shall comply with the Napa County Road & Street Standards and shall be a minimum of 12 feet in width, 30 feet in length, with a 25-foot taper at each end.

13. Approved turnarounds shall be provided for driveways and dead-end roadways in accordance with 2025 CFC Section 503.2.5 and the Napa County Road & Street Standards.

14. Roadway grades shall not exceed 16 percent. Grades between 16 percent and 20 percent may be permitted where all provisions of the Napa County Road & Street Standards are satisfied.

15. Roadway curves shall have an inside turning radius of not less than 50 feet. An additional surface width of 4 feet shall be added to curves with a radius of 50–100 feet, and 2 feet shall be added to curves with a radius of 100–200 feet.

WATER SUPPLY AND FIRE PROTECTION – COMMERCIAL PROJECTS

16. For buildings not served by a public water system, water storage and fire flow calculations shall be provided by a California Licensed Civil Engineer, Fire Protection Engineer, or C-16 licensed contractor. Calculations shall demonstrate compliance with 2025 CFC Appendix B as adopted and amended by Napa County and the Napa County Municipal Code.

17. Approved pressurized fire hydrants shall be installed within 250 feet of all portions of the exterior walls of the building as measured along approved fire apparatus access roads. Hydrant spacing shall comply with 2025 CFC Appendix C as adopted and amended by Napa County. Private fire service mains shall be installed, tested, and maintained in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).

18. Fire Department Connections (FDCs) for automatic sprinkler systems shall comply with 2025 CFC Section 912 and shall be located fully visible and recognizable from the street or approved fire apparatus access road. FDCs shall be located within 50 feet of an approved fire hydrant.

19. Underground fire protection mains shall have a minimum diameter of 6 inches and shall be constructed of C-900 Class 200 piping, ductile iron, or approved equivalent materials, and installed in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).

20. Automatic fire sprinkler systems shall be installed where required by 2025 CFC Section 903 as adopted and amended by Napa County and in accordance with the applicable NFPA standard. Systems shall be designed by a California Licensed Fire Protection Engineer or C-16 licensed contractor.

LIFE SAFETY REQUIREMENTS

21. All buildings shall comply with 2025 CFC Chapter 10 – Means of Egress, including but not limited to exit signage, exit illumination, exit doors, and panic hardware where required.

22. Emergency Responder Radio Coverage (ERRCS) shall be provided where required by the Fire Code Official in accordance with 2025 CFC Section 510. Coverage shall be verified through approved testing to ensure adequate signal strength throughout the building.

DEFENSIBLE SPACE

23. A minimum 100-foot defensible space shall be provided and maintained around all structures in accordance with California Public Resources Code Section 4291, the Napa County Defensible Space Ordinance, and the Napa County Fire Marshal's Defensible Space Guidelines. Defensible space shall be established prior to final approval or occupancy and shall be maintained at all times in a fire-safe condition for the life of the project.

24. A minimum 10-foot defensible space shall be provided and maintained on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with applicable Napa County ordinances and Fire Marshal guidelines and shall be maintained at all times in a fire-safe condition.

NOTICE

The Conditions of Approval noted above are based solely on review by the Napa County Fire Marshal's Office. Additional comments or requirements may be imposed by other County Departments or Divisions during review of this application.

The Napa County Fire Marshal's Office Development Guidelines are available at:
www.countyofnapa.org/firemarshal

For questions, please contact the Napa County Fire Marshal's Office at:
Fire.Marshal@countyofnapa.org

“C”

Initial Study / Mitigated Negative Declaration

Paloma Vineyard (P19-00386)
Planning Commission Hearing – March 18, 2026

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

Initial Study Checklist
(form updated January 2019)

1. **Project Title**: Paloma Vineyard Use Permit Major Modification #P19-00386-MOD

2. **Property Owner:** Sheldon Richards, Paloma Vineyard, 4013 Spring Mountain Road, St. Helena CA 94574

3. **County Contact Person, Phone Number and email:** Sean Trippi, Supervising Planner; phone: (707) 299-1353 or email: sean.trippi@countyofnapa.org.

4. **Project Location and Assessor's Parcel Number (APN):**
The project is located on a 17.11-acre site within the Agricultural Watershed (AW) zoning district. The site is accessed via an existing private driveway on Spring Mtn. Road, approximately 3.25 miles northwest of the city of St. Helena, with the western and southern boundaries of the site abutting Sonoma County. Project address: 4013 Spring Mountain Road, St. Helena, CA 94574. APN: 022-150-008.

5. **Project sponsor's name and address:** Scott Greenwood-Meinert, Coblentz Patch Duffy & Bass, LLP., (415) 772-5741, sgreenwood-meinert@coblentzlaw.com

6. **General Plan description:** Agriculture, Watershed & Open Space (AWOS)

7. **Zoning:** Agricultural Watershed (AW)

8. **Background/Project History:**

July 7, 1999 - The Planning Commission approved the original Paloma Vineyard (aka Richards Vineyard or Richards Winery) Use Permit #98368-UP. This approval entitled a new, 10,000 gallon per year winery to be constructed in two phases consisting of a 1,600 sf cut and cover barrel storage building (Phase 1) and a 1,693 sf winery building with a 1,720 sf crush pad (Phase 2). The approval also included tours and tastings for two visitors per day by prior appointment only and a marketing plan with one event per year with a maximum of 50 people and two lunches per year with a maximum of 25 people. Outdoor facilities could be used for marketing activities which were to end by 11:00 PM, but not for tours and tastings. Hours of operation were limited to 7:30 AM to 4:30 PM, six days a week, excluding marketing activities. In addition to the owners, the winery was approved for one part-time employee. The application indicated that there were eight on-site parking spaces.

April 7, 2000 - The Zoning Administrator approved Use Permit Modification #99285-MOD for the winery to relocate the cut and cover barrel storage building above ground attached to the 1,693 sf building and a 320 sf building addition, resulting in a 3,613 sf winery building. The request also included reducing the crush pad from 1,720 sf to 1,330 sf and providing a cover over the crush pad.

May 5, 2000 - The Zoning Administrator approved Use Permit Modification #99285-MOD which was a request for a recission of Use Permit Modification #99285-MOD. The approval resulted in a revision of the design and phasing of the winery with no change to the floor area identified above, except this action did not include the reduced crush pad.

June 24, 2019 – The Director issued a status determination (P19-00120) detailing that, as established under Use Permit #98368 and its subsequent modifications, Paloma Vineyards is a 3,613 sf, 10,000 gallon per year winery limited to a maximum of two (2) visitors per day, a marketing program allowing one (1) marketing event per year with a maximum of 50 guests and two (2) marketing events per year with a maximum of 25 guests, (2) one part time employee in addition to the owners and hours of operation from 7:30 a.m. to 4:30 p.m.
(note: The Status Determination letter indicated the hours of operation were from 7:30 a.m. to 4:20 p.m. which was a typographical error, the correct hours are 7:30 a.m. to 4:30 p.m. per the original use permit approval letter (#98368-UP) dated July 12, 1999, condition of approval #2)

Existing Entitlement Summary

1) Annual wine production of 10,000 gallons
2) A one-story 3,613 sf winery building with a 1,720 sf crush pad
3) A maximum of two (2) visitors per day for tours and tastings by appointment only
4) A marketing program allowing one (1) marketing event per year with a maximum of 50 guests and two (2) marketing events per year with a maximum of 25 guests with catered food. All market activity shall end by 11:00 p.m.
5) One part time employee in addition to the owners
6) Hours of operation from 7:30 a.m. to 4:30 p.m. (six days per week - days of the week were not identified - per the original use permit application #98368-UP)
7) Eight (8) on-site parking spaces (per the original use permit application #98368-UP - a parking area was identified by the production building on the site plan)

9. **Description of Project:** This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The request is approval of a major modification of the previous project approvals for an existing 10,000 gallons per year winery to allow the following:

A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:

1) Recognition of by-appointment tours and tastings for a maximum of 24 visitors per day and no more than a maximum of 65 visitors per week, and
2) Recognition of by-appointment tours and tastings hours of 8:00 a.m. to 6:00 p.m.

B. EXPANSION BEYOND EXISTING ENTITLEMENTS:

1) Construction of a new 1,065 sq. ft. hospitality building;
2) Conversion of existing residential accessory structure (space within the existing main residence) to winery storage;
3) Production operations Monday through Saturday from the hours of 7:30 AM to 5:30 PM;
4) By-appointment Tours and Tastings for a maximum of 22 visitors per day Sunday through Friday and a maximum of 44 visitors per day on Saturdays;
5) Use of a patio shared by the proposed hospitality building and an existing single-family residence for outdoor tastings and wine consumption pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5.; and,
6) Three (3) new parking spaces near the proposed hospitality building

The applicant has also submitted plans that show widening the existing access drive to 22-feet to meet the Napa County Road and Street Standards.

10. **Describe the environmental setting and surrounding land uses.**
The project is located on a 17.11-acre parcel, approximately 3.25 miles northwest of the City of St. Helena, with the western and southern boundaries of the parcel abutting Sonoma County. Elevations on the property range from 2,020 feet above mean sea level (msl) to 2,205 feet above (msl.) The parcel is dominated by approximately 10-acres of vineyards with some edge communities of Douglas-fir and mixed oak woodland. The project parcel includes the existing winery, winery accessory structures and infrastructure such as tanks, a pump house, wastewater facilities, access routes, etc., a single-family residential structure, an accessory dwelling unit (ADU), and an accessory residential structure. The winery was established under Use Permit #98368 on July 12, 1999, by the Napa County Planning Commission.

Properties in the vicinity of the project site range in size from just under an acre to just over 47 acres. Surrounding uses include single-family homes, vineyards, and a number of producing wineries (Vineyard 7 & 8, Domaine Charbay, Guilliams, Schweiger Vineyards, Robert Keenan Winery, Philip Vineyard, Barnett Vineyards, Smith Madrone, Sherwin Family, Lokoya, and 3646 SMR Vineyard). Undeveloped areas are generally heavily wooded.

11. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).
The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, waste disposal permits, in addition to meeting CalFire standards. Permits may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms.

Responsible (R) and Trustee (T) Agencies
California Department of Fish and Wildlife

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

On January 22, 2026, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1.

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

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

Other sources of information used in the preparation of this Initial Study include site-specific studies conducted by the applicant and filed by the applicant in conjunction with Application No. P19-00386-MOD as listed below, and the environmental background information contained in the permanent file on this project. These documents and information sources are incorporated herein by reference and available for review at the Napa County Department of Planning, Building and Environmental Services located at 1195 Third Street, Suite 210, Napa, CA 94559:

- Water Availability Analysis, dated: November 25, 2024
- Winery Wastewater Feasibility Report, dated: November 25, 2024
- Transportation Impact Study, dated January 28, 2026
- Napa County Geographic Information System (GIS) sensitivity maps/layers.
- Project description and plans for Permit No. P19-00386

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Sean Trippi

Signature

February 12, 2026

Date

Name: Sean Trippi, Supervising Planner
Napa County Planning, Building and Environmental Services Department

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

Discussion:

a-c. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken in. As generally described in the **Environmental Setting and Surrounding Land Uses** section, above, this area is defined by a mix of vineyard, winery, and residential uses. The project would not result in a substantial damage to scenic resources, including trees and rock outcroppings, or substantially degrade the visual character or quality of the site and its surroundings. The project site is currently developed with a winery, vineyards, a main dwelling and an accessory dwelling unit, water storage tanks, pump house, access roads, storage buildings and associated infrastructure. External changes to the site are limited to a new 1,065 sf hospitality building replacing an existing deck adjoining the main dwelling, widening the existing access drive and new parking on existing disturbed areas. The proposed improvements would not be in an area which would damage any known scenic vista, or damage scenic resources, trees, rock outcroppings, or historic buildings.

d. The project primarily proposes operational changes including increasing the number of by appointment tours and tastings visitors and hours of operation. The proposal also includes a new winery hospitality building and parking which could include new exterior lighting. Pursuant to standard Napa County conditions of approval for wineries, any new outdoor lighting would be required to be shielded and directed downwards, with only low-level lighting allowed in parking areas. As subject to the standard conditions of approval below, the project would not have a significant impact resulting from new sources of lighting. Impacts are expected to be less than significant.

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 floodlighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

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

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

Mitigation Measures: None are required.

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

Discussion:

a/b/e. According to the Napa County Important Farmland Map of 2020 prepared by the California Department of Conservation District, Division of Land Resource Protection, the project site is mapped as Unique Farmland, pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency.

General Plan Agriculture Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. Therefore, the proposed project would not conflict with existing zoning for agricultural uses. There are no other changes included in this proposal that would result in the conversion of Farmland. As a result, the proposed project would not result in the conversion of special status farmland to a non-agricultural use. No impacts would occur.

c/d. According to the Napa County GIS Sensitivity Maps (based on the following layer – Vegetation) the project site contains agricultural land (vineyards), urban and built-up land and a band of Coniferous Forest running alongside Spring Mountain Road and around the existing buildings. The proposed hospitality building would replace an existing deck adjoining the main dwelling and improvements to the access drive are not proposed within these wooded areas. These improvements are not within areas that would cause a conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, nor would it result in the loss or, or conversion of, forest land to a non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits. No impacts would occur.

Mitigation Measures: None are required.

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

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

Discussion:

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

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

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

BAAD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion (Cal. Bldg. Indus. Ass'n vs. Bay Area Air Quality Mgmt. Dist., 62 Ca 4th 369). The May 2017 Guidelines update does not address outdated references, links, analytical methodologies, or other technical information that may be in the Guidelines or Thresholds Justification Report. The Air District is currently working to revise any outdated information in the Guidelines as part of its update to the CEQA Guidelines and thresholds of significance.

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

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

The impacts associated with implementation of the project were evaluated consistent with guidance provided by BAAQMD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NO_x and ROG), carbon monoxide (CO), nitrogen dioxide (NO_2), and suspended particulate matter (PM_{10} and $PM_{2.5}$). Other criteria pollutants, such as lead and sulfur dioxide (SO_2), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

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

As mentioned above, in 2010, the BAAD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAD through May 2017. The size of the entire project is approximately4,678 sf of enclosed floor area, including the existing winery production building (3,613 sf) and proposed hospitality building (1,065 sf). Compared to the BAAD's screening criterion of 47,000 square feet (high quality restaurant) and 541,000 square feet (general light industry) for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. Please note: a high-quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses. The project falls below the screening criteria as noted above and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

c. In the short term, potential air quality impacts are most likely to result from construction activities required for project construction. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust during construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other coatings. If grading were to result in off or on-haul of soils, these potential construction impacts would be temporary in nature and subject to standard conditions of approval from the Engineering Division as part of the grading permit or building permit review process.

The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant:

7.1 SITE IMPROVEMENTS

c. AIR QUALITY

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

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

shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.

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

7.1 SITE IMPROVEMENTS

b. DUST CONTROL

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

d. While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. The physical improvements and operational changes would not significantly increase odors associated with the winery. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

a/b. The parcel is dominated by approximately 10-acres of vineyards with some edge communities of Douglas-fir and mixed oak woodland between the vineyards and Spring Mountain Road. The nearest blue-line stream (Mill creek) is approximately 1,860 feet north of the project site. The project site includes a winery, winery accessory structures and infrastructure such as tanks, a pump house, wastewater facilities, access routes, etc., a single-family residential structure, an accessory dwelling unit (ADU), and an accessory residential structure. Additional improvements proposed on the property include construction of a new 1,065 sq. ft. hospitality building in place of a deck attached to the single-family residence, conversion of an existing residential accessory structure to winery equipment storage, three (3) new parking spaces near the proposed hospitality building, and widening the existing access drive which will require the removal of 12 trees (six pines, three oaks, two olive trees and one unidentified tree) and approximately 93 vines. All proposed improvements are in previously developed and/or disturbed areas. Any Oak trees removed because of the project shall be replaced at a 2:1 ratio and shown on the grading 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.

In review of Napa County Geographic Information System (GIS) California Natural Diversity Database (CNDDB) layers, the subject property is within an area of the County that is known to have the potential for Napa false indigo (*Amorpha californica var. napensis*) near the eastern portion of the access drive, and Napa checkerbloom (*Sidalcea hickmanii ssp. napensis*) within the western portion of the site that is planted in vines (no work is proposed in this area), and Northern Spotted Owl (NSO).

Protecting the continued presence of special-status species, including special-status plants, special-status wildlife, and their habitats is encouraged by Napa County General Plan Goal CON-3[2]. Pursuant to Napa County General Plan Policy CON-13, the County requires discretionary agricultural projects to consider and address impacts to wildlife habitat and avoid impacts to habitat supporting special status species to the extent feasible, and where impacts to special-status species and their habitat cannot be avoided, projects shall include effective mitigation measures to provide protection for habitat supporting special-status species through buffering or other means. Specifically, General Plan Policy CON-13(d) and (e) provide protections for habitat through buffering or other means, and by requiring replacement of habitat of like quantity and quality on- or off-site to mitigate impacts on special status species.

Because the project has the potential for occurrences of Napa false indigo and Napa checkerbloom, the project may result in direct or inadvertent removal of special status plants. Removal of special status plants is considered a potentially significant cumulative impact therefore, **Mitigation Measure BIO-1** has been incorporated into the project to require botanical surveys for special-status plants at the project development areas prior to any grading and/or vegetation removal. Implementation of Mitigation Measure BIO-1 will reduce potentially significant cumulative impacts on special-status plants to a less than significant level.

As noted above, the proposed project includes the removal of 12 trees as a result of the widening the existing access drive. The general attributes of NSO habitat include dense, multi-layered canopy of several tree species of varying size and ages with open spaces among the lower branches to allow flight under the canopy. NSO habitat also tends to include abundant logs, snags/cavity trees with broken tops or platform-like substrates. The trees to be removed are directly adjacent to the existing access drive and vineyards and provide low quality and highly disturbed habitat due to regular vehicle traffic and vineyard activities. In the abundance of caution and in order to mitigate any potentially significant impacts to owls, **Mitigation Measure BIO-2** requires NSO Owl surveys prior to any on site vegetation removal.

While the proposed tree removal is located next to the existing access drive, with low quality and highly disturbed habitat due to regular vehicle traffic and vineyard activities, migratory birds and raptors have the potential to nest within the woodlands adjacent to the project area. Tree removal to accommodate improvements to the project access drive and intermittent increases in noise levels due to project construction may cause nest abandonment and death of young or loss of reproductive potential at active nests located near project activities, resulting in potentially significant indirect and cumulative impacts to special-status bird species. In the abundance of caution, **Mitigation Measure BIO-3** will require preconstruction surveys for nesting birds to reduce this impact to less than significant level. Due to proposed tree removal, and in the abundance of caution, in order to mitigate any potentially significant impacts to bat species, **Mitigation Measure BIO-4** requires a bat habitat assessment and surveys prior to any on site vegetation removal. No other sensitive species have been identified. Based on the limited location of site improvements and minor modifications to winery operations, it is unlikely that the proposed project would have a substantial adverse effect on any candidate, sensitive or special status species, or that it would have a substantial adverse effect on sensitive natural communities. Due to the aforementioned factors, the proposed project would have a less than significant impact on any candidate, sensitive or special status species, or would have a substantial adverse effect on sensitive natural communities.

[2] Goal Con-3: Protect the continued presence of special-status species, including special-status plants, special-status wildlife, and their habitats, and comply with all applicable state, federal, or local laws or regulations.

c. According to the Napa County GIS Sensitivity Maps (based on the following layers – Wetlands and vernal pools and National Wetlands Inventory) there are no wetlands on the site. The project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

d. All proposed improvements would occur on, or adjacent to, previously disturbed areas of the property. Therefore, project activities would not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites. No impacts would occur.

e. The project does not require tree removal and would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts would occur.

f. The site is not subject to any adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans. No impacts would occur.

Mitigation Measures:

Mitigation Measure BIO-1: The owner/permittee shall implement the following measures to minimize potential impacts to special-status plant species:

Prior to the initiation of earth disturbing activities, a qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall conduct botanical surveys for special-status plants at the project site. The survey shall be completed during the appropriate blooming period for the species likely to occur on site. These surveys shall be in compliance with CDFW's *Protocol's for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (2018)*. If the survey finds that there are no special-status plants within the proposed project site that would be impacted by the project, then there would be no further mitigation necessary and the project may proceed, provided all other applicable permits and authorizations are obtained for the project.

Any special-status plants/populations removed, including inadvertent removals, shall be replaced on-site at a ratio of 2:1 at locations with similar habitat. For such removal a replacement plan shall be prepared by a qualified biologist, botanist or ecologist for review and approval by the Planning Division and CDFW prior to commencement of any earth disturbing including but not limited to grading and construction activities. At a minimum, the replacement plan shall include i) a site plan showing the locations where replacement plants will be planted, ii) a plant pallet composed the special-status plants specie(s) being removed including sizes and/or application rates, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management specifications, v) an implementation and monitoring schedule, and vi) performance standards with a minimum success rate of 80% to ensure the success of re-vegetation efforts. Any replaced special-status plants shall be monitored for a period of at least three years to success criteria are met.

Method of Monitoring: Prior to issuance of any grading permit or building permit(s) and through completion of initial site disturbance, the County shall review the results of all pre-construction surveys and any proposed removal of special-status plants/populations, including inadvertent removals. For such removal, a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the PBES Director and CDFW prior to commencement of grading and construction activities. All measures shall be noted on the final project plans.

Mitigation measure BIO-2: The owner/permittee shall implement the following measures to minimize potential impacts to Northern Spotted Owls (NSO):

A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall provide an assessment of potential NSO nesting habitat within the Project site and a 0.25-mile radius and obtain CDFW's written acceptance of the assessment.

Alternatively, if the assessment is not completed, or if it concludes that NSO nesting habitat is present, then no Project activities within 0.25 miles of potential NSO nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts NSO surveys following the U.S. Fish and Wildlife Service (USFWS) *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012, available at https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83977&inline. Surveys shall be conducted in accordance with Section 9 of the survey protocol, Surveys for Disturbance-Only Projects. If breeding NSO are detected during surveys, CDFW shall be immediately notified and a 0.25-mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active in consultation with CDFW, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.

Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, *Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California*, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.

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

Method of Monitoring: The above measure applies to ground disturbing activities and associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. Prior to the commencement of vegetation removal and earthmoving activities, the Owner/Permittee shall provide copies of required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

Mitigation Measure BIO-3: The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.

After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.

In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.

Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

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

Method of Monitoring: The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities pursuant to #P22-00384, the Owner/Permittee shall provide copies required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

Mitigation Measure BIO-4: Bat Tree Habitat Assessment and Surveys.

Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming or removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW.

If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats.

Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Method of Monitoring: The above measure applies to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities. The above measure applies to ground disturbing activities and associated building and grading permits. Prior to the commencement of vegetation removal and earthmoving activities, the Owner/Permittee shall provide copies of required surveys and CDFW approval(s) and/or related CDFW correspondence to the Planning Division.

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

Discussion:

a/b. According to the Napa County Environmental Resources Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no significant or potentially significant prehistoric artifacts, archaeological deposits, or features have been identified within the project area. However, if any previous undiscovered resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval that will be imposed on the project. Impacts are anticipated to be less than significant.

7.2 ARCHEOLOGICAL FINDING

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

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

c. No human remains have been previously encountered on the property; no information has been encountered that would indicate that this project would encounter human remains. If human remains are encountered during project development, construction of the project is required to cease, and the requirements of Condition of Approval 7.2, listed above, would apply. No impacts would occur.

Mitigation Measures: None are required.

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

Discussion:

a. During construction of the proposed project, the use of construction equipment, truck trips for hauling materials, and construction workers' commutes to and from the project site would consume fuel. Construction activities and corresponding fuel energy consumption would be temporary and localized. In addition, there are no unusual project characteristics that would cause the use of construction equipment or haul vehicles that would be less energy efficient compared with other similar agricultural construction sites within Napa County.

The proposed project would comply with Title 24 energy use requirements, and once construction is complete, equipment and energy use would be slightly higher than existing levels and the proposed project would not include any unusual maintenance activities that would cause a significant difference in energy efficiency compared to the surrounding developed land uses. Thus, the proposed project would not result in wasteful, inefficient, or unnecessary energy use. This impact would be less than significant

b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None are required.

VII.	**GEOLOGY AND SOILS.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv) Landslides?	☐	☐	☒	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

d)	Be located on expansive soil creating substantial direct or indirect risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion:

a.

i.) There are no known faults that run beneath the project site on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing of a known fault. Impacts would be less than significant.

ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project would be required to comply with the latest standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level in relation to seismic ground shaking.

iii.) According to Napa County GIS Sensitivity Maps (based on the following layer – Liquefaction) the property is designated in an area with a Very Low susceptibility for liquefaction. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. There were no known issues with the construction of the existing building and caves. Compliance with the latest edition of the California Building Code for seismic stability would result in less than significant impacts.

iv.) According to the Napa County GIS Sensitivity Maps (Landslides line, polygon, and geology layers) a portion of the access drive near its intersection with Spring Mountain Road is underlain by a landslide deposit. As discussed above, construction of the project will need to comply with standard County building grading permit policies which will require a geotechnical (soils investigation) report and appropriate structural design considerations as a part of the building and grading permit applications for all project structures and access drive improvements. Geotechnical reports are prepared by a California licensed geotechnical engineer and address soil stability, guiding recommendations for foundation design and earthwork operations. By incorporating conditions of approval to ensure compliance with these requirements, potential impacts are reduced to less than significant.

b. The proposed improvements would occur within the previously disturbed and/or developed portions of the site. All on site improvements will be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the County Engineering Division prior to the commencement of any on site land preparation or construction. Grading and drainage improvements will be constructed according to the current Napa County Road and Street Standards (RSS), Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code. Prior to issuance of a building or grading permit the owner will submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. Engineering Division Conditions of Approval have been included to ensure compliance with the requirements. Impacts would be less than significant.

c/d. According to the Napa County GIS Sensitivity Maps (based on the following layers - Geology, Surficial deposits, and Soil Type), the property is composed of boomer-Forward-Felta complex (5 to 30% slopes and 30 to 50% slopes), Goulding cobbly clay loam (15 to 30% slopes), and Henneke gravelly loam (4 to 46% slopes). The property is underlain by bedrock with a very low tendency to liquefy. All proposed construction will be required to comply with all the latest building standards and codes at the time of construction. The project is not proposed on an unstable geologic unit or soil that would become unstable or would create direct or indirect risks to life or property. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in less than significant impacts.

e. The project would not violate any water quality standards or waste discharge requirements. The Napa County Division of Environmental RHealth has reviewed this application and recommends approval based on the submitted *Winery Wastewater Feasibility Report* prepared by RSA+, dated November 24, 2024. Soils on the property have been determined to be adequate to support the on-site treatment and dispersal of wastewater generated by the project including the winery's domestic wastewater resulting from the proposed number of visitors.

f. No paleontological resources or unique geological features have been identified on the property in the project area or were encountered on the property when the existing building and cave were constructed, and the vines were planted. The project as proposed would require minimal earth disturbing activities and construction is unlikely to uncover paleontological or unique geological features. Impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion: On April 20, 2022, the BAAD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAD April 2022)[3]. The updated thresholds to evaluate GHG and climate impacts from land use projects are qualitative and geared toward building and transportation projects. Per the BAAD, all other projects should be analyzed against either an adopted local Greenhouse Gas Reduction Strategy (i.e., Climate Action Plan (CAP)) or other threshold determined on a case-by-case basis by the Lead Agency. If a project is consistent with the State's long-term climate goals of being carbon neutral by 2045, then a project would have a less-than-significant impact as endorsed by the California Supreme Court in Center for Biological Diversity v. Department of Fish & Wildlife (2015) 62 Cal. 4th 204). There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a very small portion of a project's lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

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

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

[3] https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines , April 2022

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

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

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

Consistent with the General Plan action items, Napa County participated in the development of a community wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009 and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County. During our ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed.

The County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). Pursuant to State CEQA Guidelines Section 15183, this assessment focuses on impacts that are "peculiar to the project," rather than the cumulative impacts previously assessed, because this Initial Study assesses a project that is consistent with an adopted General Plan for which an EIR was prepared. GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide (CO2), methane, ozone, and the fluorocarbons, which contribute to climate change. CO2 is the principal GHG emitted by human activities, and its concentration in the atmosphere is most affected by human activity. It also serves as the reference gas to which to compare other GHGs. For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed.

GHG emissions from construction represent a very small portion of a project's lifetime GHG emissions. The BAAD recommended thresholds do not include a construction-related climate impact threshold at this time. One time "Construction Emissions" associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment, and worker vehicle trips (hereinafter referred to as Equipment Emissions). The physical improvements associated with this project include the construction of approximately 1,065 sq. ft. hospitality building and widening the access drive. As discussed in Section III. Air Quality, construction emissions would have a temporary effect and BAAD recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to relevant best management practices identified by the BAAD and the County's standard conditions of project approval, construction-related impacts are considered less than significant. See Section III. Air Quality for additional information.

The BAAD proposed thresholds for land use projects are designed to address "Operational" GHG emissions which represent the vast

majority of project GHG emissions. Operational emissions associated with a winery generally include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions)

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

Specifically for buildings, the project must not:

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

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

Specifically for transportation, the project must:

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

As discussed above and in section XVII. Transportation, the County maintains TIS Guidelines that include VMT analysis requirements for projects based on trip generation. Based on the project trip generation worksheets, the winery is expected to generate 29 weekday trips and 33 trips on the weekend, a net increase of 21 weekday and 25 weekend trips. A full operational study was not prepared; however, a Transportation Impact Study was prepared that included site access and safety. For a project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less-than-significant impact for VMT. See Section XVII. Transportation for additional detail.

The applicant proposes implementing some GHG reduction strategies. These include providing shuttle service for large marketing events, solar hot water heating, energy conserving lighting, the installation of water efficient fixtures, water efficient landscaping, implementing a sustainable purchasing and shipping program, and limiting the among of grading and tree removal. The applicant also intends to use recycled materials, educate staff and visitors about sustainable practices, and retain biomass via pruning and thinning by chipping the material for reuse rather than burning. A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application. The increase in emissions expected as a result of the project would be relatively modest, and the project is in compliance with the County's efforts to reduce emissions as described above. By adhering to these relevant design standards identified by BAAD, the requirements of the California Building Code, and Conditions of Approval, the project would be consistent with the State's long-term climate goals of being carbon neutral by 2045. Impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

a. The proposed project would not involve the transport of hazardous materials other than those small amounts utilized in typical winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, if the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less than significant impact. Impacts would be less than significant.

b. Hazardous materials such as diesel and maintenance fluids would potentially be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of an existing winery that would not be expected to use any substantial quantities of hazardous materials. The operational changes are not anticipated to significantly increase the quantities. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environment. Impacts would be less than significant.

c. There are no schools located within one-quarter mile from the existing winery buildings. The nearest school is within the City of St. Helena, approximately four and a half miles as the crow flies southeast of the winery. No impacts would occur.

d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.

e. No impact would occur as the project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

f. The Napa County Emergency Operations Plan (EOP) outlines procedures, including establishing leadership roles and responsibilities of various agency staff, that guide local preparedness, response, recovery, and resource management efforts associated with occurrence of a natural disaster, significant emergency, or other threat to public safety. The project would not result in closure or permanent obstruction of adjacent public rights-of-way. No component of the implementation of the EOP would otherwise be impaired by the

proposed modifications to the use permit. The driveway relocation will meet County standards. The proposed winery would not obstruct an emergency response or evacuation plan. Impacts would be less than significant.

g. According to the Napa County Environmental resource maps (based on the following GIS layer – Fire Hazard Severity Zones) the winery buildings and associated improvements are within an area designated as a very high fire risk. The proposed project would increase visitation for by appointment tours and tastings which will increase the total number of visitors and guests that would visit the project site on a daily and annual basis. The proposed physical improvements are within the existing developed area of the site and would not result in a physical modification to the site that would alter factors that would likely exacerbate wildfire risks. Although the project results in a larger amount of people on site, the proposed physical improvements and operational changes do not increase the potential for significant loss, injury or death due to wild-land fires. See section XX. Wildfire for additional detail. Impacts of the project would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

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

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

To assess potential impacts resulting from project well(s) interference with neighboring wells within 500 feet and/or springs within 1,500 feet, the County's WAA guidance[4] requires applicants to perform a Tier 2 analysis where the proposed project would result in an increase in groundwater extraction from project well(s) compared to existing levels.

To assess the potential impacts of groundwater pumping on hydrologically connected navigable waterways and those non-navigable tributaries connected to navigable waters, the County's WAA guidance requires applicants to perform a Tier 3 or equivalent analysis for new or replacement wells, or discretionary projects that would rely on groundwater from existing or proposed wells that are located within 1,500 feet of designated "Significant Streams."[5]

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

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

a. The project would not violate any water quality standards or waste discharge requirements. According to the *Winery Wastewater Feasibility Report* prepared by RSA+, dated November 25, 2024, the project site and existing systems have adequate disposal capacity to serve the project. The project proposes ongoing use of existing systems to serve the residences on site. The existing primary residential system will be repaired and will remain to serve the residence and the increased visitation. This report demonstrates that the existing primary residential wastewater system has sufficient capacity to handle the peak visitation for a weekend day, but in order to utilize this existing system, events will require the use of portable sanitation facilities. The existing winery system will remain to serve the winery for production and employees domestic flows at this time, but the on-site process wastewater system will either be upgraded to meet the new Winery General Order, or a Hold and Haul system will be implemented. This report demonstrates both Hold & Haul and on-site treatment of process wastewater are feasible. If an onsite system is proposed, a package treatment system will be selected that will meet all applicable State and County requirements, and treated process wastewater would then be used for vineyard irrigation. The Division of Environmental Health reviewed this report and concurred with its findings. No information has been encountered that would indicate a substantial impact to water quality. Any earth disturbing activities will be subject to the County's Stormwater Ordinance which complies with State requirements, would include measures to prevent erosion, sediment, and waste materials from entering waterways both during and after any construction activities. By following the above-mentioned measures the project would not have the potential to significantly impact water quality and discharge standards. Potential impacts would be less than significant.

b. A *Water Availability Analysis* (WAA), including a site-specific groundwater recharge rate calculation, was prepared by RSA+, dated November 25, 2024. As directed by the County's Water Availability Analysis Guidance Document of May 2015 (WAA) and the Interim Standards, the report includes Tier 1 calculations for the existing and proposed water uses, a groundwater recharge analysis, groundwater savings practices, and a Tier 3 Significant Streams Map.

   According to the WAA, the winery owner proposes to reduce the number of dripline emitters for vineyard irrigation from two emitters per vine to one emitter per vine. At the time of application submittal 3,500 of 7,500 vines had been converted. Upon completion of converting all vines to one emitter the proposed water use for irrigation will be reduced by 0.35 acre-feet per year (af/yr.)

[4] The County's Water Availability Guidelines (adopted May 2015)

[5] Refer to Figure 1: Significant Streams for Tier 3, located at www.countyofnapa.org/3074/Groundwater-Sustainability. The "Significant_Streams" and "Significant_Streams_1500ft_buffer" GIS layers are published as publicly-available open data through the County's ArcGIS Online Account.

The winery owner also intends to incorporate water conservation measures to reduce water use throughout the winery that will include shutoff valves for hoses and reducing the volume of hot water for more conservative barrel cleaning practices and sweeping and handwashing floors instead of using hoses. These measures would result in four gallons of process wastewater per gallon of wine. A flow meter will be placed on the existing wastewater system to confirm the reduced flow level is achieved. These measures as well as the irrigation measures above, will be added as project conditions of approval.

Tier 1: The Tier 1 analysis considered existing uses onsite to include the existing winery, single-family residence, accessory dwelling unit, and vineyard irrigation. There are two existing wells on-site, however, only one well is in use. The existing groundwater usage is estimated at 2.958 af/yr. Based on the WAA prepared for the project, the proposed project would decrease groundwater use by 0.412 af/yr resulting in an overall water usage of 2.546 af/yr due to water savings practices and water conservation measures discussed above.

Usage Type	Existing Usage (af/yr)	Standard Usage (af/yr)	Proposed Usage (af/yr)
Vineyard			
Irrigation	1.114	0.760	0.760
Winery			
Process Water	0.258	0.258	0.147
Domestic Water	0.086	0.139	0.139
Residences	1.50	1.50	1.50
Total Use (Acre-feet per Year)	**2.958**	**2.657**	**2.546**
Groundwater Recharge (Acre-feet per year)	**12.99**	**12.99**	**12.99**

Tier 2: The latest Interim Napa County Well Permit Standards and WAA Requirements require an interference analysis for any proposed increase in groundwater use occurring from project wells within 500 feet of any offsite well or 1,500 feet from any off-site spring. A Tier 2 analysis is not required for discretionary projects that use an existing well provided there is no increase in groundwater use. As discussed above, the project proposes utilizing an existing well and the project results in a decrease of water use.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the public trust doctrine. According to the WAA the well serving the property is over 2,300 feet from Mill creek, the nearest significant stream, therefore further analysis is not required.

The winery, as part of its entitlement, would include the County's standard condition of approval, below, requiring well monitoring as well as the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use. The proposed project would result in a slight decrease in the demand of ground water supplies and therefore would not interfere with groundwater recharge or lowering the local groundwater level.

4.9 GROUND WATER MANAGEMENT - WELLS

This condition is implemented by the PBES Department:

The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County, if the PBES Director determines that substantial evidence[6] 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

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

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

c. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the project site. Improvement plans prepared prior to the issuance of a grading or building permit would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50 requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Impacts would be less than significant.

d. The parcel is located within the Zone X flood boundary (500 year), considered an area of minimal flood hazard. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. No impacts would occur.

e. In January 2022 the Groundwater Sustainability Agency (GSA) submitted a Groundwater Sustainability Plan (GSP) to the Department of Water Resources (DWR). As discussed above, the property is outside the GSA and would result in a net reduction in groundwater use from 2.958 af/yr to 2.546 af/yr. Water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. Impacts would be less than significant.

Mitigation Measures: None are required.

XI.	**LAND USE AND PLANNING.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion:

a. The proposed project would not change the existing agricultural land uses of the property, which are consistent with the single-family houses and vineyards developed on properties proximate to the site. The proposed project would not introduce a non-agricultural use, nor any new, non-winery related development to the property. The proposed project would integrate with the property's surroundings and would not physically divide an established community. The project would have no impact.

b. The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. Agricultural Preservation and Land Use Policy AG/LU-1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is Agriculture, Watershed, and Open Space (AWOS), which allows "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan. The proposed use of the property for the "fermenting and processing of grape juice into wine" (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space…") and General Plan Economic Development Policy E-1 (The County's economic development will focus on ensuring the continued viability of agriculture…). There are no applicable habitat conservation plans or natural community conservation plans applicable to the property. Impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

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

Mitigation Measures: None are required.

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

Discussion:

a/b. The project would result in a temporary increase in noise levels during grading construction activities of the proposed improvements. Construction activities would be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. As such, the project would not result in potentially significant temporary construction noise or vibration impacts. The nearest residence to the project is located on the parcel across Spring Mountain Road to the northeast, approximately 830 feet from the proposed hospitality building and approximately 675 feet from the existing winery building. Due to the distance and natural vegetation in the area there is a low potential for impacts related to construction noise to result in substantial temporary or long-term construction noise impacts. Further, construction activities would occur during the period of 7a.m. – 7 p.m. on weekdays, during normal hours of human activity. All construction activities would be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). In addition to the County Noise Ordinance, the project applicant will be required to comply with project

Conditions of Approval (outlined below) related to construction noise, which will limit activities further by requiring construction vehicles to be muffled and backup alarms adjusted to the lowest allowable levels. Impacts would be less than significant

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

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

Noise from winery operations is generally limited and intermittent, meaning the sound level can vary during the day and over the course of the year, depending on the activities at the winery. The primary noise-generating activities are equipment associated with wineries including refrigeration equipment, bottling equipment, barrel washing, de-stemmers and press activities occurring during the harvest crush season, delivery trucks, and other vehicles. The Napa County General Plan EIR indicates the average, or equivalent, sound level (Leq) for winery activities is 51dBA in the morning and 41dBA in the afternoon. Audibility of a new noise source and/or increase in noise levels within recognized acceptable limits are not usually considered to be significant noise impacts, but these concerns should be addressed and considered in the planning and environmental review processes.

As indicated above, the nearest off-site residence to the proposed winery is approximately 830 feet to the northeast. Under the proposed project, the largest outdoor event that would occur on the parcel would have an attendance of no more than 100 guests, and all events would end by 9:00 p.m., including clean-up. Winery operations would occur between 8:00 a.m. and 5:00 p.m. (production, excluding harvest) and 8:00 a.m. to 4:00 p.m. (tours and tasting).

There are no proposed changes to wine production, marketing events, or the number of employees. The proposal includes a request to expand production hours of operations Monday through Saturday from 7:30 a.m. to 4:30 p.m. to 7:30 a.m. to 5:30 p.m. The request also includes recognition of by-appointment tours and tastings for a maximum of 24 visitors per day and no more than a maximum of 65 visitors per week between 8:00 a.m. and 6:00 p.m. and then modifying by-appointment Tours and Tastings to a maximum of 22 visitors per day Sunday through Friday and a maximum of 44 visitors per day on Saturdays. Use of a patio shared by the proposed hospitality building and an existing single-family residence for outdoor tastings and wine consumption is also included in the request. Due to the distance from the nearest non-project related residence (approximately 830 feet) and natural vegetation in the area the potential for the creation of significant noise from visitation is significantly reduced. Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should further ensure that winery activities do not create a significant noise impact. Project Conditions of Approval require events and non-amplified music to finish by 10:00 p.m., with quiet cleanup finished by 11:00 p.m. in accordance with the Exterior Noise Limits Table under Section 8.16.070 of the County Code. Amplified music or sound systems would not be permitted for outdoor events as identified in Standard Condition of Approval 4.10 below. Temporary events would be subject to County Code Chapter 5.36 which regulates proposed temporary events. The proposed project would not result in long-term significant permanent noise impacts.

"4.10 b. AMPLIFIED MUSIC
There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings."

c. The project site is not located within the boundaries of an airport land use compatibility plan nor the vicinity of a private airstrip. No impact would occur.

Mitigation Measures: None are required.

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

Discussion:

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

The Association of Bay Area Governments' Plan Bay Area 2050 Growth Pattern figures indicate that the total households for Napa County are projected to increase some 10% by the year 2050, increasing from 50,000 to 56,000. Unincorporated Napa County, along with the cities of American Canyon, Napa, St. Helena, Calistoga and the town of Yountville all have existing compliant 6th Cycle Housing Elements certified by the State Department of Housing and Community Development. For the 6th Cycle, which runs from 2023 – 2031, Napa county jurisdictions have identified and have rezoned or are in the process of rezoning land to accommodate 3,844 dwelling units, more than half of the households projected by ABAG to develop in Napa county by 2050. Five (5) employees are requested as part of the project; two of the five employees would be owner operators who live onsite. The three additional employees who do not live onsite could lead to negligible population growth in Napa County. Relative to the County's projected low to moderate growth rate and overall adequate programmed housing supply that population growth does not rise to a level of environmental significance. In addition, the project would be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs. Cumulative impacts on the local and regional population and housing balance would be less than significant.

The proposed project does not require installation of any new infrastructure, including that which might induce growth by extending services outside of the boundaries of the subject site or increasing the capacity of any existing roadway. Napa County collects fees from developers of nonresidential projects to help fund local affordable housing (see Napa County Code Section 18.107.060 – Nonresidential developments – Housing fee requirement). New visitors to the winery could increase demand for group transportation services to the winery, though the potential for employment changes of other businesses supporting the winery's requested operations is uncertain, unquantifiable, and speculative.

The policies and programs identified in the General Plan Housing Element function, in combination with the County's housing impact mitigation fee, ensure adequate cumulative volume and diversity of housing. With small staffing increases proposed and no off-site expansion of utilities or facilities to serve other developments, the project would have a less than significant impact on population growth.

b. No residential buildings on or off the property would be demolished as a result of the project. Thus, no residents would be displaced, and there would be no impact.

Mitigation Measures: None are required.

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

Discussion:

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

Mitigation Measures: None are required.

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

Discussion:

a. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.

b. No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit application. The proposed project would not result in substantial population growth, resulting in no increase in the use of recreational facilities and requiring no construction or expansion of recreational facilities. The proposed project would have no impact.

Mitigation Measures: None are required.

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

Discussion:

a./c./d. The parcel is accessed via a private access drive off Spring Mountain Road. The applicant has submitted plans that show widening the existing access drive to meet the commercial standards of the County's Road and Street Standards (RSS). The plans have been reviewed by the Engineering Division and Fire Marshal's Office and has approved the proposed widening as conditioned.

While the study area lacks pedestrian facilities and transit service, there is not expected to be a demand, and therefore, the lack of facilities is considered acceptable. There are no planned future bicycle facilities on Spring Mountain Road. As proposed, the project would not conflict with any plans, ordinances or policies addressing the circulation system. All designs will comply with County RSS and Public Works standards for safe access into and throughout the site. The project would not substantially increase hazards due to design features or result in inadequate emergency access. Impacts would be less than significant.

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

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

The new *CEQA Guidelines* and the OPR Technical Advisory note that CEQA provides a categorical exemption (Section 15303) for additions to existing structures of up to 10,000 square feet, so long as the project is in an area that is not environmentally sensitive and where public infrastructure is available. OPR determined that "typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract 110-

124 trips per 10,000 square feet". They concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips. Based on the County's winery trip generation assumptions, the proposed project would be expected to generate 26 daily trips on weekdays (a net increase of 18 trips) and 41 trips on Saturdays (33 net), including seven new trips during the weekday p.m. peak hour and 19 during the Saturday p.m. peak hour, compared to permitted conditions. At some point the winery owner will be updating the winery process wastewater system to either a hold and system or an on-site system. If the owner installs a hold and haul system an additional 54 to 72 annual trips will be generated. The trip generation does not exceed 110 net new daily trips; therefore, the project is not required to prepare a traffic impact study (TIS). However, the project included a Traffic Impact Study (TIS) prepared by W-Trans, dated January 28, 2026, to address any potential access and/or safety issues. The TIS concluded that the proposed roadway volumes did not warrant the requirement for a left-turn lane at the project entry and adequate sight distance is available at the project driveway onto Spring Mountain Road.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. This project would fall into the category of a "project modifying an existing facility that would generate additional trips". The TIS Guidelines state that if the net cumulative result of all project modifications after January 1, 2022, would generate less than 110 net new daily passenger vehicle and truck trips the project is presumed to have a less than significant impact for VMT. As noted above, based on the trip generation sheet, the maximum employee and visitor/guest data for the harvest/crush season, the proposed project would not exceed the 110 trip threshold and is therefore presumed to have a less than significant impact. The project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

e. Developers of new or expanded land uses are required to provide adequate parking or demonstrate that adequate parking exists to meet their anticipated parking demand. Excess parking that could stimulate unnecessary vehicle trips or commercial activity exceeding the site's capacity is discouraged. The winery currently has eight parking spaces and proposes to add three additional spaces for a total of 11 parking spaces. Visitors to the winery will be by-appointment only allowing the winery schedule visitors in a staggered arrangement so that the on-site parking should never be more than ten guest vehicles if all tours were scheduled at the same time. Occasionally, visitors could arrive in a higher-occupancy vehicle such as an SUV, minivan or smaller shuttle bus. The owners represent the two full-time employees, The part-time employee would occupy one parking spaces. The proposed project would not be in conflict with General Plan Policy CIR-14. The TIS determined that the proposed parking supply is adequate for the anticipated demand based on increase to the number of employees and visitors. The proposed project would not be in conflict with General Plan Policy CIR-14.

Mitigation Measures: None are required.

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

significance of the resource to a California Native American tribe.

Discussion:

a/b. On January 22, 2026, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. Staff received a response from the Yocha Dehe Wintun Nation, dated February 6, 2026, indicating that the project site is not within their aboriginal territories and has no comment regarding the project.

Mitigation Measures: None are required.

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

Discussion:

a. The project would not violate any water quality standards or waste discharge requirements. A Wastewater Feasibility Report, dated November 25, 2024, was prepared by RSA+, detailing the existing system. According to the study, the additional domestic flows from increased visitation will be sent to the existing main residence system which has sufficient capacity to treat the increased flows. No additional or new domestic wastewater treatment or dispersal system is needed. Treatment of production wastewater and employee domestic waste will continue to be treated by the existing winery system. The Wastewater Feasibility Report also presented options for future upgrades to the process wastewater treatment system, either an onsite system or hold and haul. The owner intends to meter process wastewater flows to determine the best option. No change to the winery process wastewater system is proposed at this time. However, per Napa County guidelines, a Registered Civil Engineer, Registered Environmental Health Specialist, or Licensed Contractor would provide semi-annual monitoring and evaluation of any new system. The contract with the responsible party would be provided prior to the final inspection for any new that would be installed. The Division of Environmental Health reviewed this report and concurred with its findings, conditioning that the selected design and plans for any new system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Impacts would be less than significant.

Stormwater drainage would be managed through the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. All on site civil improvements shall be constructed according to plans prepared by a registered civil engineer,

which will be reviewed and approved by the Engineering Division. The project does not require the construction of new or expanded electric power, natural gas, or telecommunications facilities. Impacts are expected to be less than significant.

b. As discussed in Section X. a Water Availability Analysis was prepared by RSA+, dated November 25, 2024, there is no net increase in water consumption associated with the proposed project. The increased demand for the winery's domestic water for the increased number of visitors will be offset by water savings associated with the proposed changes to vineyard irrigation water conservation measures to reduce water use throughout the winery. Overall, the proposed water use of 2.546 af/yr is slightly less than the existing levels of 2.9586 af/yr. The proposed water use would not impact groundwater availability.

c. As discussed above and in Section X, Hydrology, the existing on-site domestic waste system can accommodate the proposed increases to visitors. The proposal does not include an increase in production and winery process waste will continue to be treated by the existing onsite system. The Division of Environmental Health reviewed this report and concurred with its findings, conditioning that the selected design and plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. The project is not served by a wastewater treatment provider; therefore, no impact would occur.

d/e. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation. The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

a. There are no proposed project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The access drive will be widened to meet commercial standards as defined in the Napa County Road and Street Standards (RSS). Access onto and throughout the parcel includes design components to accommodate fire and emergency apparatus. The Fire Marshal's office has reviewed the plans, which demonstrate that the project would have adequate emergency access to the existing development. Impacts would be less than significant.

b. According to the Napa County Environmental resource maps (based on the following GIS layer – Fire Hazard Severity Zones) the property is within an area designated as a high fire risk. The proposed physical improvements are within the existing developed area of the site and vineyards. Although the project results in a larger amount of people on site, the physical improvements and operational changes would not result in a physical modification to the slope of the site, change prevailing winds, or alter other factors that would likely exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c. The Fire Marshal's office has reviewed the plans, which demonstrate that the project would have adequate emergency access to the existing development. The project does not require installation or maintenance of infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Impacts will be less than significant.

d. The physical improvements are in an area of the site which is already developed, disturbed or planted in vines. The proposed project would not physically alter the site in a way which would expose people or structures to risks such as downstream or downslope flooding or landslides resulting from runoff, post-fire instability or drainage changes. Impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

a. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community or substantially reduce the number or restrict the range of a rare or endangered plant or animal species. Mitigation Measures BIO-1 through BIO-4 require the applicant to obtain preconstruction surveys for special-status plants, Northern Spotted Owl, nesting birds and raptors, and bats to minimize impacts associated with construction related activities to special-status plants, nesting birds and raptors, and bat species. Through implementation of the aforementioned Mitigation Measures, the project is anticipated to result in less than significant impacts to special status plant and animal species. Additionally, the project does not have the potential to eliminate important examples of the major periods of California's history or prehistory. As discussed in Section V. Cultural Resources and Section XVIII. Tribal Cultural Resources, the project has the possibility of unearthing cultural resources during ground disturbance activities. The County's standard Archeological Finding Condition of Approval has been incorporated into the Project to ensure the preservation or mitigation of significant impacts to cultural resources that could be uncovered during ground disturbing activities.

b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to air quality, greenhouse gas emissions, hydrology, and traffic are discussed in the respective sections above and were determined to have a less than significant impact. As discussed in Section VIII. Green House Gas and Section XVII. Transportation, potential impacts to air pollution and GHG emissions are being addressed through meeting BAAD recommended design elements, with the addition of Greenhouse Gas Voluntary Best Management Practices, and VMT reduction strategies, and standard conditions of approval. The applicant intends to implement a number of greenhouse gas reduction strategies. These include providing shuttle service for large marketing events, solar hot water heating, energy conserving lighting, the installation of water efficient fixtures, water efficient landscaping, implementing a sustainable purchasing and shipping program, and limiting the among of grading and tree removal. The applicant also intends to use recycled materials, educate staff and visitors about sustainable practices, and retain biomass via pruning and thinning by chipping the material

for reuse rather than burning. Section X. Hydrology includes detail on the Water Availability Analysis which demonstrates that the proposed project would result in an overall decrease in groundwater use (-0.412af/yr) over the existing levels. Potential cumulative impacts would be less than significant.

c. All potential impacts identified in this Mitigated Negative Declaration are less than significant with the exception of Biological Resources for which Mitigation measures are proposed. Therefore, the proposed project would not result in significant environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant

Mitigation Measures: None are required.

“D”

Previous Project Conditions

NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Jeffrey Redding
Secretary-Director

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

July 12, 1999

James W. & Barbara J. Richards
4013 Spring Mountain Rd
St Helena Ca. 94574

RE: Request for Use Permit # 98368-UP (Assessor Parcel No. 22-150-008)

Dear Mr. & Mrs. Richards:

Please be advised that **Use Permit Application #98368-UP** has been **APPROVED** by the Napa County Conservation, Development and Planning Commission on July 7, 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: July 18, 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,

Jeffrey R. Redding
Director

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

CONDITIONS OF APPROVAL
Use Permit Application #98368-UP (RICHARDS WINERY)

1. The Use Permit shall be limited to establishing an 10,000 gal/yr winery in two phases consisting of a 1600 sq.ft. "cut and cover" barrel storage building and a 1693 sq.ft. winery building with a 1720 sq.ft. crush pad, consistent with the attached application and related materials. This winery operation is to be an Estate Bottled winery.

   The Annual Production shall average not more than 10,000 gallons per year over any three years, and in any one year shall not exceed 12,000 gallons.

   Any other expansions or changes in use, construction or design shall be subject to the approval of the Zoning Administrator or the County Planning Commission.

2. Visitors to the winery for tours and tasting are limited to prior appointment only and a maximum of 2 persons per day. Retail sales of the wine produced will be permitted at this site. No other retail sales are permitted. Hours of operation shall be limited to 7:30 AM to 4:30 PM.

3. Marketing activities are limited to a Harvest Party once a year for 50 persons plus two lunches per year for 25 persons. Outdoor facilities can be used for these approved marketing activities, but shall not be used for drop-in or by appointment visitors. All marketing activity shall end by 11:00 PM.

4. The cut and cover building may be rotated to fit into the terrain and avoid trees only with Department review and approval prior to any building permit issuance and grading activity.

5. The applicant shall comply with all applicable building codes, and requirements of various County departments and agencies, including:
   the Department of Public Works dated Feb. 26, 1999;
   the Department of Environmental Management dated Mar. 18, 1999;
   the Building Division dated Feb.22, 1999;
   the County Fire Dept. dated Mar. 3, 1999;

Note: The Commission modified the Public Works Department conditions regarding the road surfacing to read: the existing access road shall be maintained in a passable condition year round, based on findings of environmental sensitivity, winery size and the number of visitors.

6. At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department every year by December 31 the source of grapes verifying that 75% of his approved

production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.

7. Plans for any new outdoor signs shall be submitted to the Planning Department for administrative review and approval. If and when a winery identification sign is installed, a sign shall be placed at the property entrance reading "No Public Tours or Tasting.". The only off-site signs allowed shall be in conformance with the County Code.

8. During winery construction, all construction equipment shall be mufflered to not cause off-site disturbance, in compliance with the County Code Chapter 8.16 regarding noise. All winery machinery or equipment not located inside a structure shall be within an acoustical enclosure to reduce noise off-site.

9. No winery facilities, nor portions thereof, shall be rented, leased or used by entities other than the on-site winery itself, except as may be specifically authorized pursuant to the Temporary Events Ordinance, Sec. 5.36.010.

10. A detailed landscaping plan which includes all outdoor lighting shall be submitted to the Department for review and approval indicating names and locations of plant materials along with the method of maintenance prior to the issuance of the building permits for the first phase, and all plant material shall be planted prior to the completion of each phase as appropriate. Landscaping shall be permanently maintained in accordance with the approved landscaping plan. Exterior lighting shall be the minimum necessary for operational and security needs only. All light fixtures shall be kept as low as possible and shall be shielded and designed to deflect light down and away from adjacent properties and roadways.

11. All mechanical and electrical equipment and storage areas shall be screened from view.

12. If any historic or prehistoric material is encountered during any grading or excavation activity, all work in the vicinity shall cease until a qualified archaeologist has examined the find a made a recommendation. Recommended mitigation measures, if any, shall be followed and a report shall be filed with the Department.

13. All staff costs associated with monitoring compliance with these conditions, previous use permit 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.

NAPA COUNTY

CONSERVATION, DEVELOPMENT and
PLANNING DEPARTMENT

Jeffrey Redding
Director

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

May 15, 2000

James W. Richards
RICHARDS VINEYARD
4013 Spring Mountain Road
St. Helena, CA 94574

RE: Request for Rescission of April 7, 2000 ZA Action (#99285-MOD) and
Request for Use Permit Modification #99439-MOD
APN 022-150-008

Dear Mr. Richards:

The above requests came before the Zoning Administrator for action on May 5, 2000. The rescission was granted in order to clarify the request for modification as revised by #99439-MOD. The modification essentially would consolidate the approved structural component of the winery into a single building, complete construction in a single phase, and allow covering of the outdoor work area under certain circumstances, modifying the winery approved under #98368-UP on a 17.11-acre parcel on Spring Mountain Road. The permit was **APPROVED** with the attached conditions.

Your appeal of the April 7 action (now rescinded) was not perfected and was therefore dismissed. The May 5 actions may be appealed to the Board of Supervisors by 5 PM on May 19 in accordance with the procedures in Chapter 2.88 of the Napa County Code. The appeal fee in this matter is $125.00.

Please contact Bob Nelson, Project Planner, if you have any further questions.

Michael Miller
Zoning Administrator

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Bob Nelson
Christine Secheli
Barbara Easter
Linda Emerson, DP&F

mmp34

CONDITIONS OF APPROVAL
WINERY USE PERMIT MODIFICATION #99439-MOD (Richards)

1. This modification is a revision of the design and phasing of the winery project. It deletes the "cut and cover" barrel building approved by #98368-UP, adding a structure of the same size to the winery building, and adds 320 sq.ft. to the resulting 3293 sq.ft. winery building. The modification also establishes the winery in a single construction phase. Plans are as submitted through February 11, 2000.

2. The approved crush pad may be covered if required by another agency. Such written requirement shall be submitted to the Department prior to issuance of a building permit for the cover.

3. The changes shall conform to the comments and requirements from various County departments and other agencies, including the following:
   (a) Department of Environmental Management memo dated 2/16/00;
   (b) Building Division memo dated 1/21/00;
   (c) County Fire Department memo dated 2/8/00.

4. Landscaping, according to the plan submitted and approved by the Department on April 7, 2000, shall be completed prior to the use of the new facilities, and shall be permanently maintained in accordance with the approved landscaping plan.

5. An exterior lighting plan shall be submitted by the permittee and approved by the Department prior to issuance of a building permit. All exterior lighting shall be shielded and directed downward, kept as low to the ground as possible, and shall be the minimum necessary for security or operations.

6. All conditions of the previous Use Permit not in conflict with these conditions shall remain in force and effect.

7. All staff costs associated with monitoring compliance with these conditions shall be borne by the property owner(s), other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Board of Supervisors Resolution #95-77 or as that resolution may be amended.

“E”

Application Packet

Paloma Vineyard (P19-00386)
Planning Commission Hearing – March 18, 2026

PALOMA VINEYARD
AMNESTY APPLICATION FOR USE PERMIT MODIFICATION

PROJECT DESCRIPTION

The Property: Paloma Vineyard is located near the top of Spring Mountain at 4013 Spring Mt. Road (APN 022-150-008) on a parcel approximately 17.11 acres in area. Existing site improvements include a winery, a winery storage building, the residence formerly occupied by the owner's parents - now serving as both the applicant's residence and a tasting room – a second dwelling unit, and other accessory structures.

The Status Determination: The winery was originally built and operated by the parents of the current owner, Sheldon Richards. Mr. Richards requested a status determination on March 27, 2019. The Planning Director ("Director") issued the requested status determination with a date of June 24, 2019. Pursuant to the conditions of approval of Use Permit # 98368-UP, approved July 7, 1999, the Director determined that Paloma Vineyard is entitled to (a) produce an average of not more than 10,000 gallons/year, not to exceed 12,000 gallons in any one year; (b) 1 part-time employee plus the owners who live on the parcel; (c) hours of operation from 7:30am to 4:20PM; (d) visitation limited to prior appointment only with a maximum of two visitors per day; (d) marketing events consisting of one harvest party per year with a maximum of 50 persons and two lunches per year for 25 persons, with any food served to be catered or prepared on existing facilities, with all marketing events required to end by 11:00pm; (e) allow customers to picnic on the property by appointment; and (f) use outdoor facilities for marketing activities but not for drop-in or by-appointment visitors.

The Application in Relation to the Status Determination: With reference to the items identified in the status determination summary above, this application does *not* propose any changes to (a) production volume, (b) the number of full-time and part-time employees, (d) marketing events, (e) picnicking, or (f) use of outdoor facilities, but *does* propose changes to (c) the hours of operation and the number of visitors, as described below. Please note that although the total number of full-time employees remains the same at two, now that the applicant is the only family member on the property, only one of the full-time employees is an owner living on the property, the other lives off-site.

This application also proposes the addition of a new, approximately 1,065 square foot (SF) structure adjacent to the primary residence to serve as a visitor center, and approval of the use of the deck at the rear of the primary residence as well as a picnic area for outdoor tastings and wine consumption pursuant to the provisions of AB 2004. All indoor areas in the primary residence that have been used to receive visitors and conduct wine tastings will be returned to exclusively residential use. This application also requests approval of the use of an existing accessory building for winery equipment storage. Other than the new tasting room, this application does not propose any new construction. Sadly, the architect who prepared the construction plans for the new tasting room passed away, and the applicant's requests for CAD files of the plans was refused. Floor plans and elevations for the winery and the new tasting room have been adapted from the plans on file with Napa County.

Existing Visitation: A review of the winery calendar for the 12 months prior to the amnesty application submittal shows visitor activities seven days a week starting as early as 8:00am and ending as late as 6:00pm, with a maximum of 24 visitors on the busiest day, and a maximum of 65 visitors on the busiest week.

Proposed Visitation: This application proposes visitation seven days a week from 8:00am to 6:00pm, with a maximum of 22 visitors/day Sunday through Friday, and a maximum of 44 visitors/day on Saturday. These daily maximums add up to 176 visitors on the busiest allowable week. The application also propose that winery operations occur six days a week from Monday through Saturday, with hours of operation from 7:30am to 5:30pm.

Marketing Events: The applicant proposes to continue the marketing events approved by the status determination.

Primary Residence Used for Visitor Reception and Wine Tastings: The residence formerly occupied by the owner's parents has been used for many years for wine tasting with visitors. It has always been furnished as a residence, and is currently occupied by the applicant. This application proposes to terminate the use of the residence for any winery uses, including visitor reception and wine tastings, but does seek approval for use of the deck for wine tastings and outdoor wine consumption.

Accessory Building Converted into Winery Equipment Storage: An accessory structure near the winery is now used to store the winery forklift and other equipment as needed.

Water and Wastewater: An existing well provides water for all uses on the property, including the vineyard. There are 7500 vines planted on the property, of which approximately 3500 are irrigated by one emitter per vine, with the remaining vines irrigated by two emitters per vine. Existing irrigation demand is approximately 1.11 acre-feet in total. As part of this application, the applicant proposes to remove the second emitter from the 4000 vines that currently have two. This will result in total vineyard irrigation demand of 0.76 acre-feet per year (AFY). Taking all of the water demand on the property into account, the water availability analysis shows a net reduction of 0.3 acre AFY, with existing usage calculated at 2.47 - 2.97 AFY, and proposed usage at 2.16 - 2.67 AFY. The winery wastewater feasibility report proposes use of the existing septic systems, as no change in the approved winery production is proposed, and the existing system serving the primary residence has adequate capacity to serve both the residence and the proposed tasting room.

Areas: The Winery Parcel is 17.11 acres. The existing Winery Development Area is 9,506 SF, or 0.22 acres. The existing Winery Coverage is 1.19 acres, or 6.9% of the Winery Parcel. The existing Production Facility occupies 6,297 square feet, and existing Accessory Uses occupy 1,739 square feet, which is 28% of the Production Facility area.

The proposed Winery Development Area is 8,833 SF, or 0.20 acres. The proposed Winery Coverage is 1.40 acres, or 8.2% of the Winery Parcel. There is no change in the Production Facility at 6,297 SF, and the proposed Accessory Area is 1,063 SF, which is 17% of the Production area.

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

A Tradition of Stewardship
A Commitment to Service

PLANNING APPLICATION FORM

Applicant Information

Applicant's Name: Sheldon Richards	Phone: (707) 963-7504	E-Mail Address: info@palomavineyard.com
Applicant's Mailing Address: 4013 Spring Mt. Road	City: St. Helena	State/Zip Code: CA 94574
Property Owner's Name: (if different from Applicant)	Phone:	E-Mail Address:
Property Owner's Mailing Address:	City:	State/Zip Code:
Agent's Name: (if different from Applicant)	Phone:	E-Mail Address:
Agent's Mailing Address:	City:	State/Zip Code:
Other Representative: (Engineer/Architect) Lester Hardy	Phone: (707) 967-9610	E-Mail Address: LESTER@LFHARDY.COM
Representative's Mailing Address: P.O. Box 667	City: ST. HELENA	State/Zip Code: CA/94574

Property Information

Project Name and Address: Paloma Vineyard 4013 Spring Mt. Road St Helena 94574

Assessor's Parcel Number(s): 022-150-008

Site of site (acreage and/or square footage): 17.11 acre ±

General Plan Designation: AWOS Zoning: AW

Application Type[1] (For Staff Use)

Administrative	Zoning Administrator	Planning Commission/ALUC/BOS	Misc. Services
☐ Admin Viewshed	☐ Certificate of Legal Non Conformity	☐ AG Preserve Contract	☐ Use Determination
☐ Erosion Control Plan: Track II	☐ Viewshed	☐ Development Agreement	☐ Status Determination
☐ Erosion Control Plan: Track I	☐ Minor Modification	☐ Airport Land Use Consistency Determination	
☐ Fence Entry Structure Permit	☐ Road Exception	☐ General, Specific or Airport Land Use Plan Amendment	
☐ Land Division/Mergers	☐ Variance	☐ Use Permit	
☐ Site Plan Approval/Modif.		☐ Major Modification	
☐ Temporary Event: _____		☐ Variance	
☐ Very Minor Modification		☐ Zoning Map/Text Amendment	
☐ Addressing		☐ Road Exception	
☐ Signs		☐ Con. Reg. Exception	
☐ Other: _____	☐ Other: _____	☐ Other: _____	☐ 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 Board of Supervisor Resolution No. 2018-102 including the establishment of an hourly fee application agreement and initial deposit (Section 80.250 Hourly Project Policies and Procedures). 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.

✳ Property Owner's Signature and Date 9/23/19

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.

N/A

Applicant's Signature and Date

Date Received: 9/23/2019	Application Fees	
Received by: TA	Deposit Amount	$ 10,000.-
Receipt No. 138223	Flat Fee Due	$
File No. PL9-00386-MOD	Total	$
	Check No	11466

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.

Sheldon Richards

Print Name of Property Owner

Signature of Property Owner

9/23/19

Date

Print Name Signature of Applicant (if different)

Signature of Applicant

Date

Hourly Fee Agreement

PROJECT File: _____; request for _____

Winery use permit modification. I, Sheldon Richards, 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 $ 10,000 (for Hydrogeo 7.11.13) 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):

Sheldon Richards

Mailing Address of the Applicant responsible for paying processing fees:

403 Spring Mt. Road
St. Helena CA 94574

Signature:* 

Email Address: info@palomaVineyard.com

Date: 9/23/19

Phone Number: 707 963 7504

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

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.

Owner's Signature

9/23/19
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.

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 statement should include information on location and quantity of grapes.

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.)

As permitted by #98368-UP

Food Service

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

As permitted by #98368-UP

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	[X] Existing	[ ] Expanded	[ ] Newly Proposed	[ ] None
Tours and Tasting- Open to the Public	[ ] Existing			
Tours and Tasting- By Appointment	[X] Existing	[X] Expanded	[ ] Newly Proposed	[ ] None
Food at Tours and Tastings	[ ] Existing	[ ] Expanded	[ ] Newly Proposed	[X] None
Marketing Events*	[X] Existing	[ ] Expanded	[ ] Newly Proposed	[ ] None
Food at Marketing Events	[X] Existing	[ ] Expanded	[ ] Newly Proposed	[ ] None
Will food be prepared...	[ ] On-Site?	[X] Catered?		
Public display of art or wine-related items	[ ] Existing	[ ] Expanded	[ ] Newly Proposed	[X] None
Wine Sales/Consumption – AB 2004	[X] Existing		[X] Proposed	[ ] 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: 10,000/yr over any 3 yr period; 12,000/yr maximum gal/y Per permit #: #98368-UP Permit date: 7/7/1999

Current maximum actual production: 8,000 gal/y For what year? 2018

Average 3 year production: 5,800 gal/y

Proposed production capacity: as permitted by #98368-UP

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

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation:	24 existing	Sun-Fri: 22; Sat: 44 proposed
Maximum weekly tours/tastings visitation:	65 existing	176 proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	Sun-Sat 8am-6pm existing	Sun-Sat 8am-6pm proposed
Production days and hours[1]:	Mon-Sat 7:30am-5:30pm existing	Sun-Sat 7:30am-5:30pm proposed

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

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 6,200 sq. ft. 0.14 acres

Proposed 5,538 sq. ft. 0.13 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).

52,455 sq. ft. 1.2 acres 7.0 % 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 5,271 sq. ft. Proposed 5,271 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 1,739 sq. ft. 33% % of production facility

Proposed 1,063 sq. ft. 20% % 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:

☒ None – no visitors/tours/events (**Class I**) ☐ Guided Tours Only (**Class II**) ☐ Public Access (**Class III**)

☐ Marketing Events and/or Temporary Events (**Class III**)

Expanded or New Cave:

☒ None – no visitors/tours/events (**Class I**) ☐ Guided Tours Only (**Class II**) ☐ Public Access (**Class III**)

☐ Marketing Events and/or Temporary Events (**Class III**)

Please identify the winery's...

Cave area (total)	Existing:	0 sq. ft.	Proposed:	0 sq. ft.
Cave area (Production)	Existing:	0 sq. ft.	Proposed:	0 sq. ft.
Cave area (Accessory)	Existing:	0 sq. ft.	Proposed:	0 sq. ft.
Covered crush pad area	Existing:	0 sq. ft.	Proposed:	0 sq. ft.
Uncovered crush pad area	Existing:	1,195 sq. ft.	Proposed:	— sq. ft.
Cave Spoils total: N/A			Proposed:	0 cy.

Cave Spoils Use: ☐ Onsite ☐ Offsite

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

A Tradition of Stewardship
A Commitment to Service

Project name & APN:
Project number if known:
Contact person: Lester Hardy
Contact email & phone number: LESTER@LFHARDY.COM 707/967-9610
Today's date: 9/22/2019

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

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

Already Doing	Plan To Do	ID #	BMP Name
☐	☐	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 calcuate how much electrical energy your project may need.

☐	☐	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 Doing | Plan 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 transporation (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 Doing | Plan 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 Doing | Plan 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 Doing	Plan 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 Doing | Plan 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?

UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES

Page 1 of _

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)	1	EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)	PALOMA VINEYARD		3
BUSINESS SITE ADDRESS	4013 SPRING MT. ROAD		103
BUSINESS SITE CITY	ST. HELENA 104	CA ZIP CODE 94574	105
CONTACT NAME	LESTER HARDY 106	PHONE 707/967-9610	107

II. ACTIVITIES DECLARATION

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

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

F. LOCAL REQUIREMENTS 15

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

UPCF Rev. (12/2007)

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:** Total Fees are based on actual time and materials. A deposit in the amount of **$10,000, 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 Department Site Plan Handout.***

☑ **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 link: https://www.countyofnapa.org/DocumentCenter/View/2514/Requirements-for-Preparation-of-Traffic-Impact-Studies-PDF.

N/A

3. Archeological/Cultural Resources Study (consistent with 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)
7. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

N/A

- ☐ 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.

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:**

Please contact Engineering Services for any additional handouts or forms related to use permit application submittal.

☑ ***Please Note***

While this checklist includes all information generally required to process a Use Permit application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Planning Manager, and in particular in those cases where non-winery commercial uses (such as restaurants) 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 CD, USB Drive and/or DropBox link.**

“F”

Water Availability Analysis

Paloma Vineyard (P19-00386)
Planning Commission Hearing – March 18, 2026

WATER AVAILABILITY ANALYSIS

For

PALOMA VINEYARDS
4013 SPRING MOUNTAIN ROAD
ST. HELENA, CA 94574
APN 022-150-008

PREPARED FOR:
Paloma Vineyard
4013 Spring Mountain Road
St. Helena, CA 94574



Project #4119046.0
November 25, 2024

1515 Fourth Street, Napa, CA 94559 www.rsacivil.com 707.252.3301.v 707.252.4966.f

Table of Contents

EXECUTIVE SUMMARY **1**

VINEYARD IRRIGATION **2**

WATER SAVING PRACTICES **2**

WATER USAGE CALCULATIONS **3**

Appendices

1. Site Maps
2. Tier III Significant Streams Map
3. Groundwater Recharge Rate Calculation

EXECUTIVE SUMMARY

These calculations document the existing and proposed water use for Paloma Vineyards. The calculations reflect what the original use permit allowed for in visitation and captures the existing residential uses on the parcel as well. The existing winery is located on APN 022-150-008. The parcel has an area of 17.1 acres. A Vicinity map for the site can be found in Appendix 1. There are two (2) residences on the property as well as the winery. As part of the use permit modification a new tasting room is proposed as well as an increase in visitors. There will be no increase in production, employees, or vineyard area.

A site-specific Groundwater Recharge Rate was calculated for the site and has been included in Appendix 3. Based on the site-specific analysis, we have adopted a groundwater recharge rate of 0.76 ac-ft/ac/year for parcel 022-150-008. This yields an annual estimated recharge (Allowable Water Allotment) of 12.99 ac/ft per year.

The owner has informed RSA+ that there are two (2) wells on the property. Only one (1) well on the west side of the property is in use and it supplies domestic, process, and irrigation water for the winery, visitor center, residence, and vineyards.

Below is a summary of the existing and proposed water use. Detailed calculations can be found on the following page.

Usage Type	Existing Usage [af/yr]	Standard Usage [af/yr]	Proposed Usage [af/yr]
Vineyard			
Irrigation	1.114	0.760	0.760
Winery			
Process Water	0.258	0.258	0.147
Domestic Water	0.086	0.139	0.139
Residences	1.50	1.50	1.50
Totals (Acre-ft per year)	**2.958**	**2.657**	**2.546**
Groundwater Recharge (Acre ft per year)	**12.99**	**12.99**	**12.99**

The proposed water demand of 2.546 ac-ft per year results in a decrease of 0.412 af/yr over the estimated existing water demand by utilizing a reduction in vineyard irrigation which is discussed below. This proposed water usage is less than the estimated annual recharge of 12.99 ac-ft per year in an average rainfall year.

As demonstrated in the table above, the proposed project will reduce water usage from the existing condition and therefore a Tier II analysis is not required. In addition to the proposed reduction in groundwater usage, the site is not located within 1500 feet of a significant stream so a Tier III analysis is also not required. An exhibit showing the limits of the 1500-foot significant streams setback can be found in Appendix 2.

VINEYARD IRRIGATION

These calculations document the existing and proposed water use for the vineyard irrigation at Paloma Vineyards. The existing calculations are based on irrigation schedules and additional information provided by the owner. There will be no increase in production or vineyard area.

There are currently a total of 7,500 existing vines. These vines were irrigated by a dripline with two (2) emitters per vine. The owner has begun converting a number of vines from two (2) emitters to one (1) per vine. At the time of this application, 3,500 vines have been converted to one (1) emitter/vine. The project proposes to modify the remaining driplines to ensure that all 7,500 vines have one (1) emitter.

We have estimated the proposed saving from the change in the water use calculations on the following page. This calculation takes into account the owner provided information for the irrigation cycle time and number of cycles per year. The proposed saving from the dripline modification will be 0.35af/yr.

WATER SAVING PRACTICES

Paloma Vineyards is proposing winery operations that will ensure water usage is consistent with or better than the industry standard for process water. Water conservation measures to reduce water usage throughout the facility will include shutoff valves for hoses and reducing the volume of hot water for more conservative barrel cleaning practices. In addition, floor cleaning will be performed as needed with handwashing and push brooms in place of using hoses. These practices allow adoption of four (4) gallons of process wastewater per gallon of wine. In order to confirm current wastewater production level a flow meter will be placed on the existing wastewater system. This site-specific wastewater generation is consistent with other efficient wineries encountered.

WATER USAGE CALCULATIONS

Existing Vineyard Irrigation and Landscaping Water Demand				
Existing Vineyard (4,000 vines x 1 emitter/vine x 0.5 gph/emitter x 6 hr/cycle x 11cycles/yr) + (3,500 vines x 2 emitters/vine x 0.5 gal/emitter x 6 ph/cycle x 11 cycles/yr) =			1.114	af/yr
Existing Winery Process Water Demand				
Process Water – (2.15 af / 100,000 gallon-wine x	12,000	gal wine/year) =	0.258	af/yr
Existing Residential Water Demand				
Domestic Water – (Main Dwelling – 0.75 af/yr x	2	dwelling) =	1.500	af/yr
Existing Winery Domestic Water Demand				
FT Employees – (15 gal/person/day x 365 days/yr x	2	employees/day) =	0.034	af/yr
PT Employees – (15 gal/person/day x 365 days/yr x	1	employees/day) =	0.017	af/yr
Average Visitors – (3 gal/person x 52 weeks/yr	65	visitors/week) =	0.031	af/yr
Marketing Events – (25 visitors @ 15 gal/guest x	2	days/yr) =	0.002	af/yr
Marketing Events – (50 visitors @ 15 gal/guest x	1	days/yr) =	0.002	af/yr
		Total =	0.086	af/yr
Total Existing Water Demand		**Total =**	**2.958**	**af/yr**

			Proposed Standard		Proposed Reduced	
Proposed Vineyard Irrigation and Landscaping Water Demand						
Proposed Vineyard (7,500 vines x 1 emitter/vine x 0.5 gph/emitter x 6 hr/cycle x 11 cycles/year) =			0.760	af/yr	0.760	af/yr
Proposed Winery Process Water Demand						
[1][2] Process Water – (2.15 af / 100,000-gallon wine x	12,000	gal wine/year) =	0.258	af/yr	0.147	af/yr
Proposed Residential Water Demand						
Domestic Water – (Main Dwelling – 0.75 af/yr x	2	dwelling) =	1.500	af/yr	1.500	af/yr
Proposed Winery Domestic Water Demand						
FT Employees – (15 gal/person/day x 365 days/yr x	2	employees/day) =	0.034	af/yr	0.034	af/yr
PT Employees – (15 gal/person/day x 365 days/yr x	1	employees/day) =	0.017	af/yr	0.017	af/yr
[3] Average Visitors – (3 gal/person x 52 weeks/yr	176	visitors/week) =	0.084	af/yr	0.084	af/yr
[4] Marketing Events – (25 visitors @ 15 gal/guest x	2	days/yr) =	0.002	af/yr	0.002	af/yr
[4] Marketing Events – (50 visitors @ 15 gal/guest x	1	days/yr) =	0.002	af/yr	0.002	af/yr
		Total =	0.139	af/yr	0.139	af/yr
Total Proposed Water Demand		**Total =**	**2.657**	**af/yr**	**2.546**	**af/yr**

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

[1] 2.15 ac-ft per 100,000 gallons wine per Napa County WAA – Guidance Document

[2] Reduced water uses to four (4) gallons per gallon of wine or 1.23 ac-ft per 100,000 gallons wine

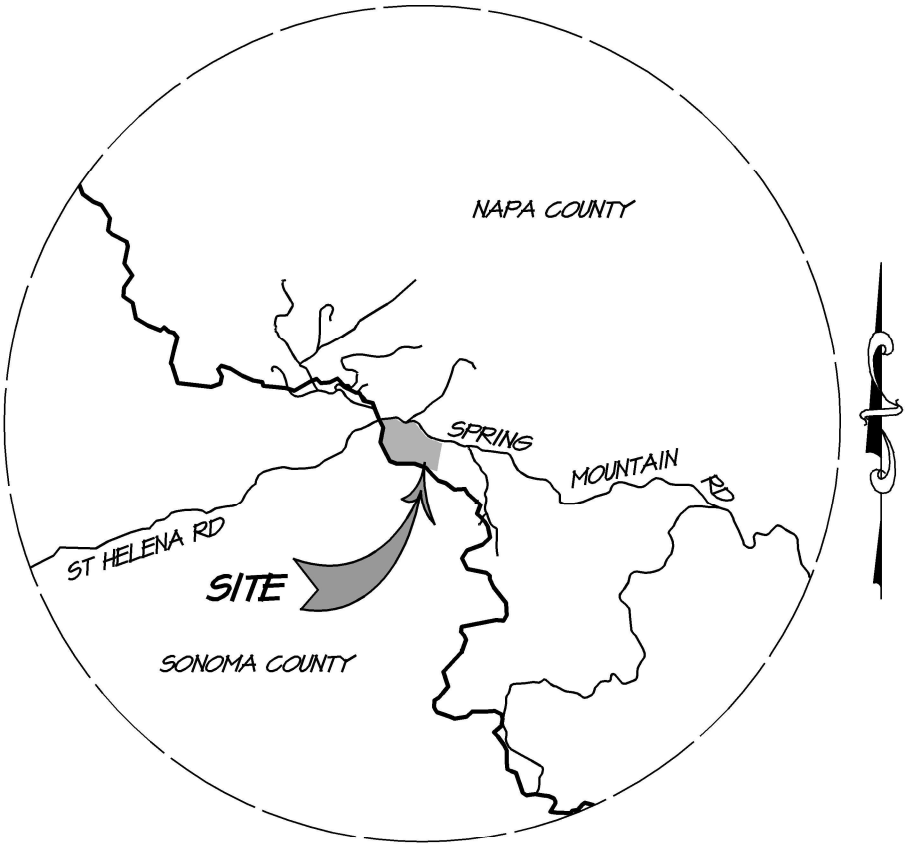
[3] 3 gallons of water per guest per Napa County WAA – Guidance Document

[4] 15 gallons of water per guest per Napa County WAA – Guidance Document

Appendix 1

Site Maps

PALOMA VINEYARDS
VICINITY MAP
SAINT HELENA CALIFORNIA



VICINITY MAP

SCALE: 1" = 4000'

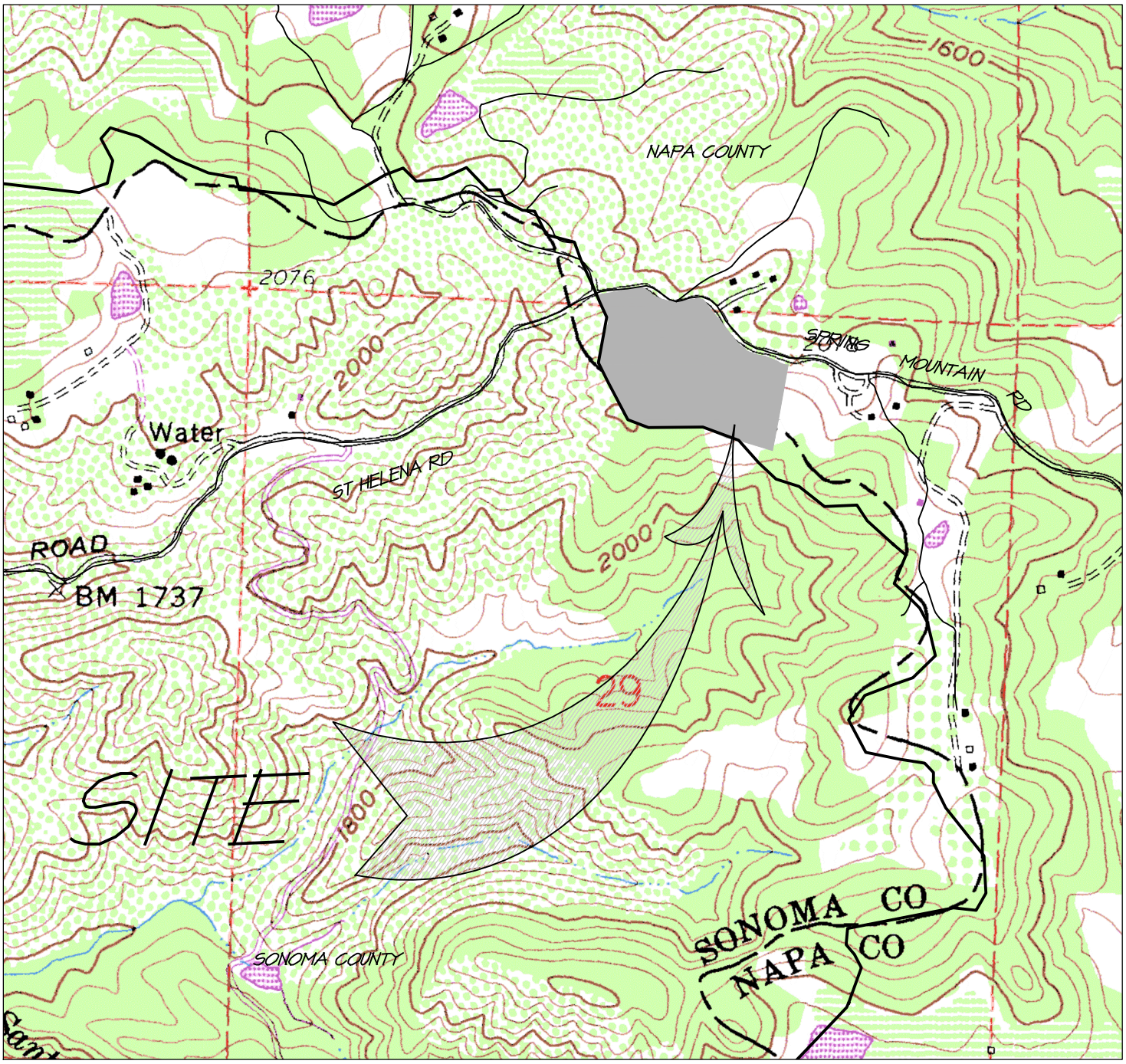
RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +

RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

10/02/2023 4119046.0

\Client\R$\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\EXHIBITS\Exh-VicMap.dwg 10/02/2023

PALOMA VINEYARDS
USGS MAP
SAINT HELENA CALIFORNIA



GRAPHIC SCALE

1000 0 1000 2000

(IN FEET)

1 inch = 1000 FT

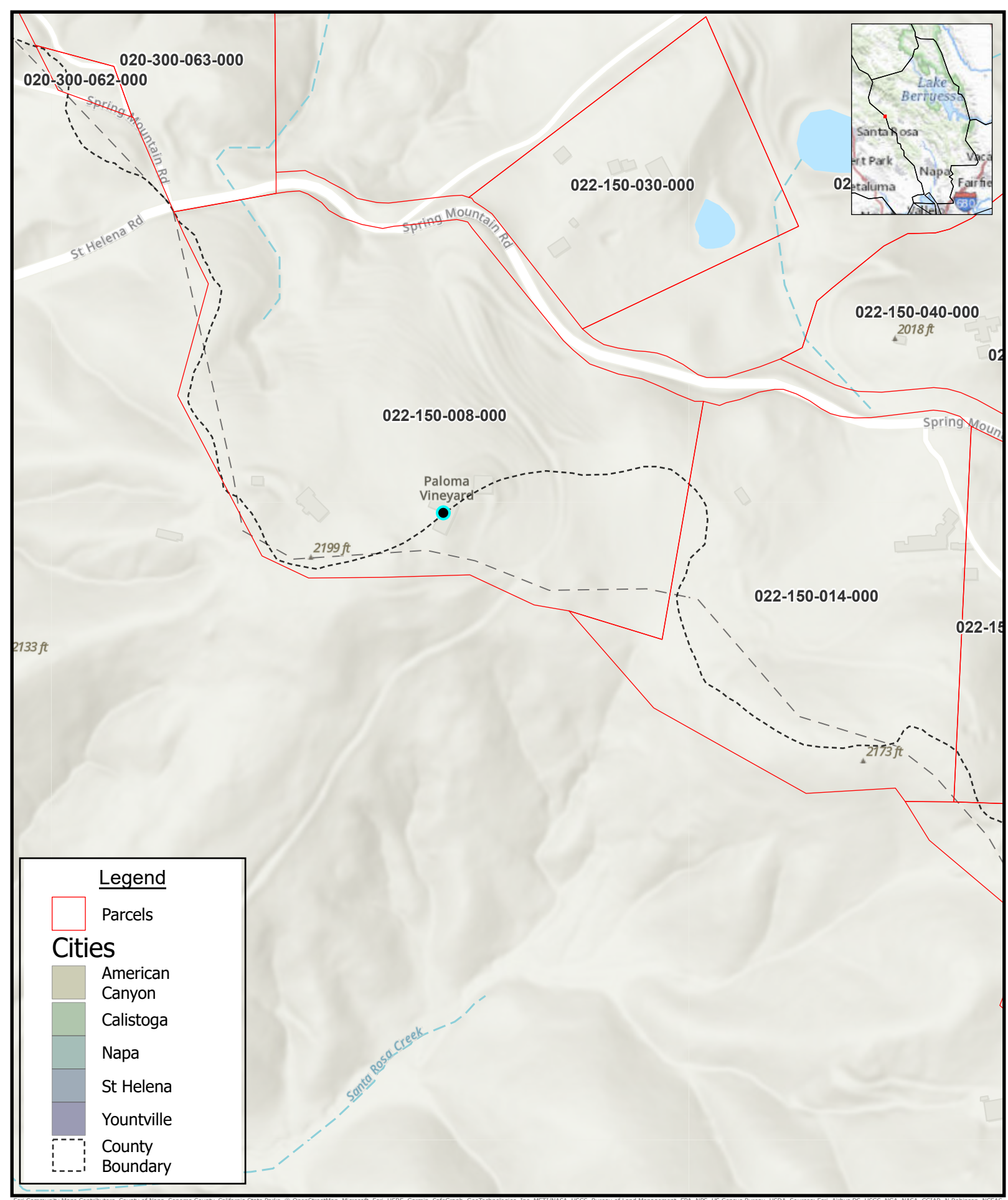
RSA+

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +

RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

10/02/2023 4119046.0

R:\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\EXHIBITS\Exh-USGSMap.dwg 10/02/2023



Esri Community Maps Contributors, County of Napa, Sonoma County, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,

Produced by Napa County GIS

County of Napa

Printed On: 9/25/2023

0 2.25 4.5 9 mi

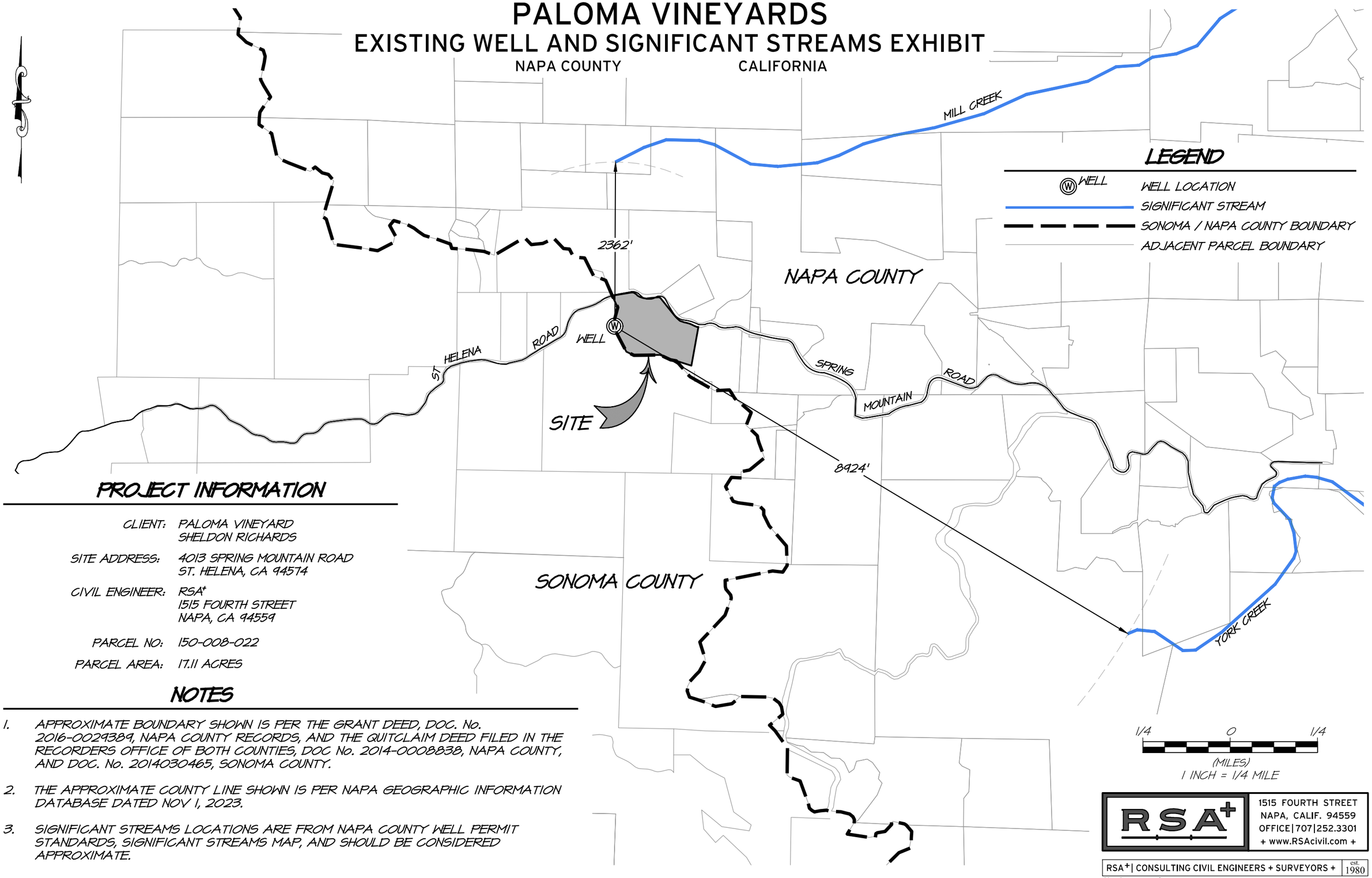
Disclaimer: This map was prepared for info... purposes only. No liability is assumed f... accuracy of the data delineated hereon.

Appendix 2

Tier III Significant Streams Map

PALOMA VINEYARDS
EXISTING WELL AND SIGNIFICANT STREAMS EXHIBIT

NAPA COUNTY CALIFORNIA



PROJECT INFORMATION

CLIENT:	PALOMA VINEYARD SHELDON RICHARDS
SITE ADDRESS:	4013 SPRING MOUNTAIN ROAD ST. HELENA, CA 94574
CIVIL ENGINEER:	RSA+ 1515 FOURTH STREET NAPA, CA 94559
PARCEL NO:	150-008-022
PARCEL AREA:	17.11 ACRES

NOTES

1. APPROXIMATE BOUNDARY SHOWN IS PER THE GRANT DEED, DOC. No. 2016-0029389, NAPA COUNTY RECORDS, AND THE QUITCLAIM DEED FILED IN THE RECORDERS OFFICE OF BOTH COUNTIES, DOC No. 2014-0008838, NAPA COUNTY, AND DOC. No. 2014030465, SONOMA COUNTY.
2. THE APPROXIMATE COUNTY LINE SHOWN IS PER NAPA GEOGRAPHIC INFORMATION DATABASE DATED NOV 1, 2023.
3. SIGNIFICANT STREAMS LOCATIONS ARE FROM NAPA COUNTY WELL PERMIT STANDARDS, SIGNIFICANT STREAMS MAP, AND SHOULD BE CONSIDERED APPROXIMATE.

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +

RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

NOV 22, 2024 4119046.0 Exh-Significant Streams.dwg

\\RSA-DC-3\RSAData\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\EXHIBITS\Exh-Significant Streams.dwg 11/22/2024

Appendix 3

Groundwater Recharge Rate Calculation

ANNUAL GROUNDWATER RECHARGE RATE

PALOMA VINEYARDS
4013 SPRING MOUNTAIN ROAD
ST. HELENA, CA 94574

APN 022-150-008

PREPARED FOR:

Paloma Vineyard
4013 Spring Mountain Road
St. Helena, CA 94574

Project #4119046.0
October 4, 2023

1515 Fourth Street, Napa, CA 94559 www.rsacivil.com 707.252.3301.v 707.252.4966.f

INTRODUCTION

This report determines the annual groundwater recharge rate for the Paloma Vineyards property. The existing winery and two (2) residences use the same driveway located on APN 022-150-008. As part of the use permit modification a new tasting room is proposed as well as an increase in visitors. There will be no increase in production or vineyard area. The parcel is overlapping into Sonoma County resulting in a parcel spanning two Counties. The project proposes a lot line adjustment in favor of adding the smaller parcel into the larger parcel for a total area of 19.8+/- acres that is evaluated in this report. The Napa County APN parcel currently has an area of +/- 17.1 acres. The parcel has slopes ranging from 5-30%.

For the analysis, the parcel has been divided into four areas, impervious, vineyard, grassland, and coastal oak tree areas.

METHODOLOGY

The groundwater recharge rate has been determined by examining the annual rainfall, runoff and species-specific evapotranspiration during winter months. Napa County's new 10-year PRISM data was used to determine the annual rainfall amount and site runoff volumes. It was determined that the average annual rainfall amounts to 34.01 inches per year.

The runoff volumes were determined by calculating the site-specific runoff coefficient. The runoff coefficients were calculated using aerial images to view the terrain and the county topography to estimate the slopes in each area.

The evapotranspiration losses were calculated using the Water Use Classifications of Landscape Species (WUCOLS) methodology for the vineyard, grassland, and coastal oak tree areas. Only evapotranspiration from the winter was considered, as it is assumed that evapotranspiration in summer will be from irrigation water.

The groundwater recharge rate was calculated as the difference of the total annual rainfall and losses from the stormwater runoff and evapotranspiration. Refer to attached calculations.

Average Recharge Rate = Average Rainfall - Runoff – Evapotranspiration

CONCLUSION

The Paloma Vineyard property has an average annual rainfall of 34.01 inches per year, equating to 56.10 acre-feet per year for the parcel.

Total evapotranspiration volume that occurs through the vineyard, grassland, and oak tree areas is 3.26 acre-feet per year. The stormwater runoff from the parcels totals 37.79 acre-feet per year. The total average evapotranspiration and runoff is 41.05 acre-feet per year. This equates to a groundwater recharge rate of 15.06 acre-feet per year, or 0.76 acre-feet per acre per year.

Paloma Vineyards
Groundwater Recharge Rate

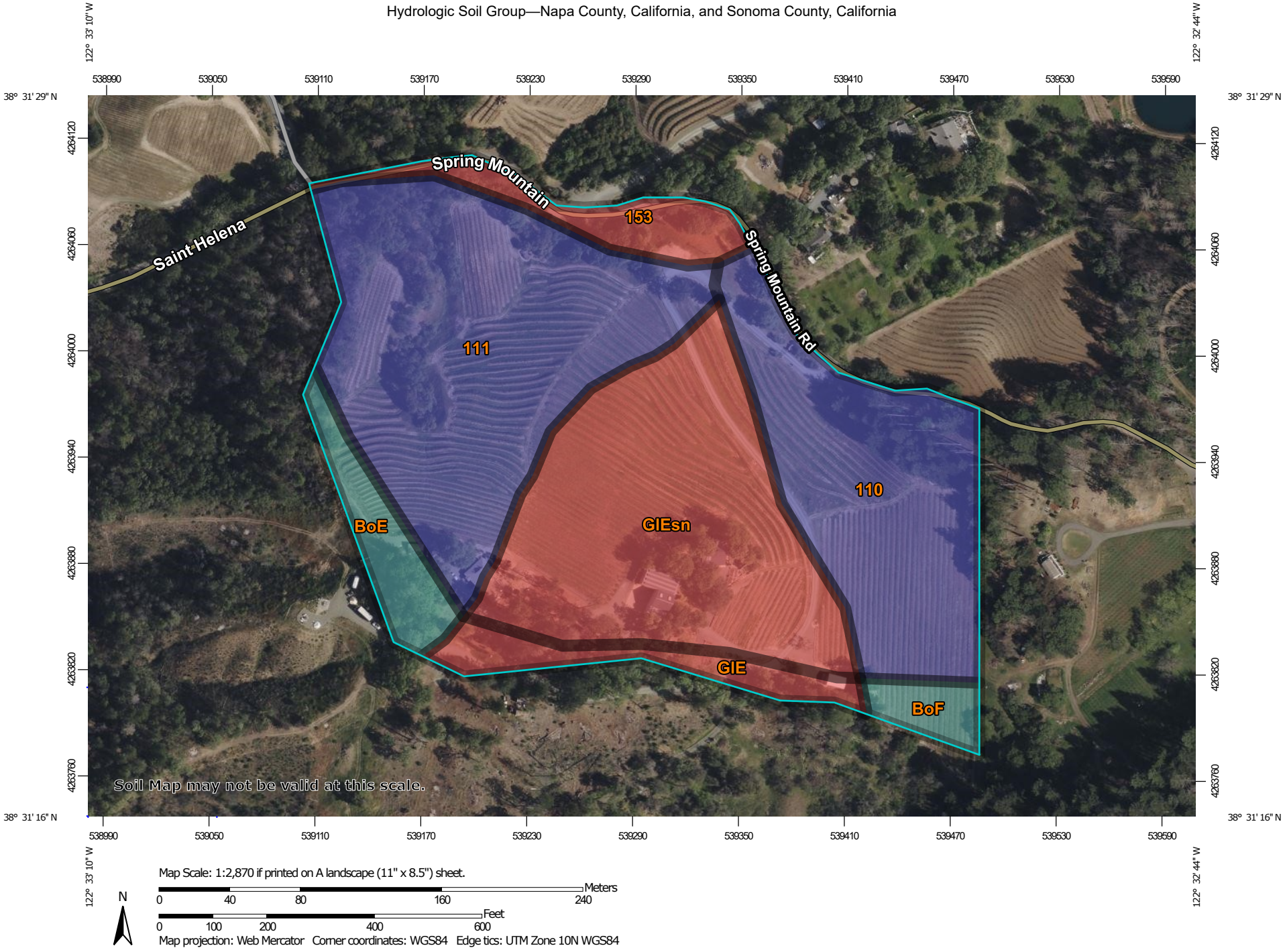
Parcels 020-440-004 & 020-400-012

Site Description	Hydrologic Soil Group	Area (ft^2)	Area (ac)	Total Annual Rainfall (in/yr)	Total Rainfall (ft^3/yr)
Impervious Area	B	72,816	1.67	34.01	206,373
Vineyard Area	B	606,562	13.92	34.01	1,719,098
Grass and Shrubs	B	31,208	0.72	34.01	88,449
Coastal Oak Trees	B	151,686	3.48	34.01	429,903
Total			**19.80**	**34.01**	**2,443,823**

Evapotranspiration (ET_0)										
Site	January (Et_o) (in)	February (Et_o) (in)	March (Et_o) (in)	October (Et_o) (in)	November (Et_o) (in)	December (Et_o) (in)	Total ET_o (in)	Landscape Coefficient (k_c)	Landscape Evapotrans. (Et_c) (in) = Total Et_o x k_c	Total Landscape Evapotranspiration (ft^3/yr)
Impervious Area	0	0	0	0	0	0	0	0	0.00	0
Vineyard Area	1.24	1.68	3.41	3.41	1.8	0.93	12.47	0.08	1.00	50,426
Grass and Shrubs	1.24	1.68	3.41	3.41	1.8	0.93	12.47	0.68	8.48	22,053
Coastal Oak Trees	1.24	1.68	3.41	3.41	1.8	0.93	12.47	0.44	5.49	69,356
Total										**141,834**

Runoff		
Site	Run-Off Coefficient (C)	Total Runoff (ft^3/yr)
Impervious Area	0.98	202,245
Vineyard Area	0.64	1,100,223
Grass and Shrubs	0.58	51,300
Coastal Oak Trees	0.68	292,334
Total		**1,646,102**

Groundwater Recharge Rate						
Site	Total Rainfall (ft^3/yr)	Total Crop Evapotranspiration (ft^3/yr)	Total Runoff (ft^3/yr)	Total Stormwater loss on site (ft^3/yr)	Groundwater Recharge Rate (ft^3/yr)	Groundwater Recharge Rate (ac-ft/ac/yr)
Impervious Area	206,373	0	202,245	202,245	4,127	0.06
Vineyard Area	1,719,098	50,426	1,100,223	1,150,648	568,450	0.94
Grass and Shrubs	88,449	22,053	51,300	73,353	15,096	0.48
Coastal Oak Trees	429,903	69,356	292,334	361,690	68,213	0.45
Total	**2,443,823**	**141,834**	**1,646,102**	**1,787,936**	**655,886**	**0.76**



Map Scale: 1:2,870 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Lines

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Points

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Napa County, California
Survey Area Data: Version 16, Sep 11, 2023

Soil Survey Area: Sonoma County, California
Survey Area Data: Version 17, Sep 11, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
110	Boomer-Forward-Felta complex, 30 to 50 percent slopes	B	4.7	21.4%
111	Boomer-Forward-Felta complex, 5 to 30 percent slopes	B	7.4	33.2%
153	Henneke gravelly loam, 4 to 46 percent slopes, MLRA 15	D	1.1	4.9%
GlEsn	Goulding cobbly clay loam, 15 to 30 percent slopes	D	6.4	28.8%
Subtotals for Soil Survey Area			**19.6**	**88.4%**
Totals for Area of Interest			**22.2**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoE	Boomer loam, 7 to 50 percent slopes, moist, MLRA 15	C	1.1	4.8%
BoF	Boomer loam, 30 to 50 percent slopes	C	0.5	2.2%
GlE	Goulding cobbly clay loam, 15 to 30 percent slopes	D	1.0	4.6%
Subtotals for Soil Survey Area			**2.6**	**11.6%**
Totals for Area of Interest			**22.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

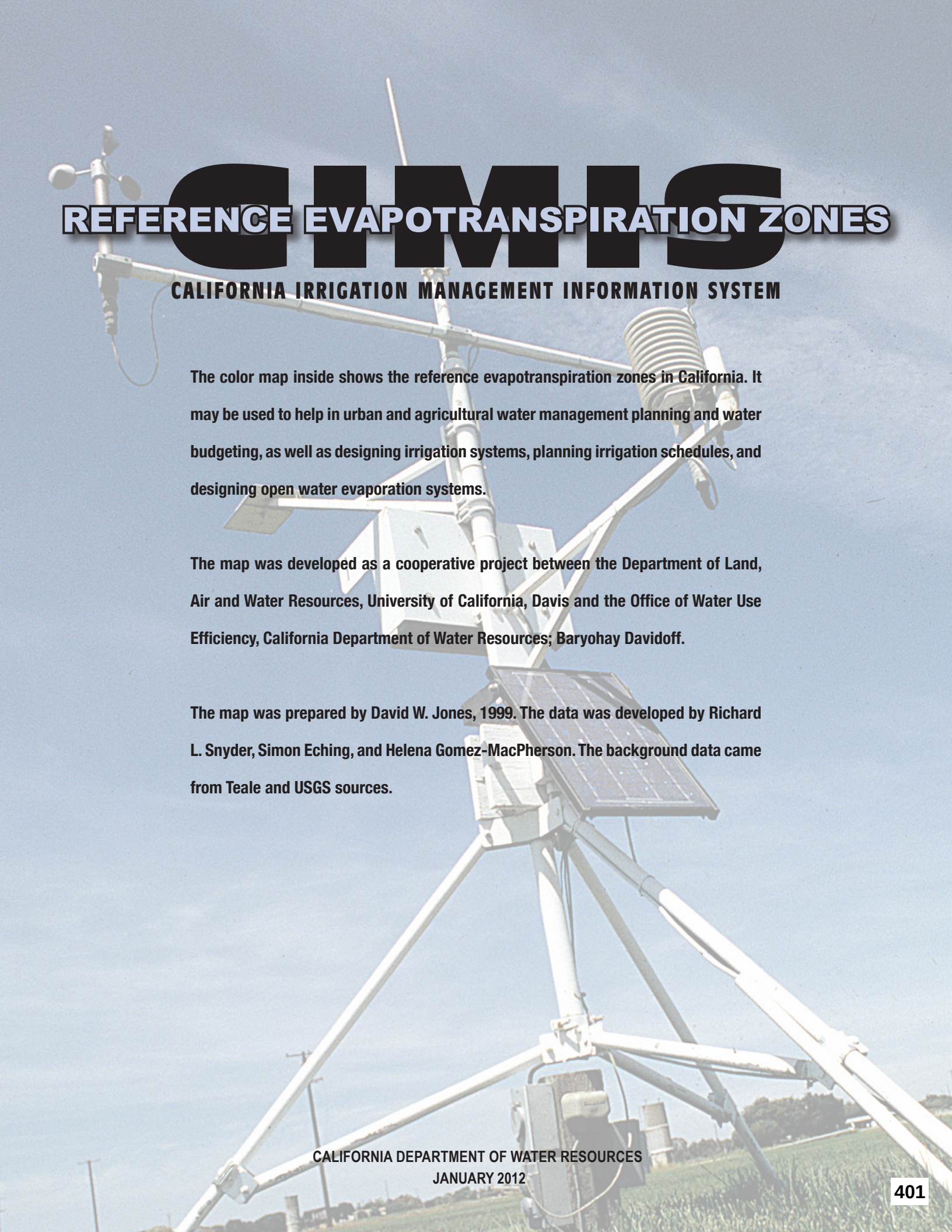
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



CIMIS

REFERENCE EVAPOTRANSPIRATION ZONES

CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM

The color map inside shows the reference evapotranspiration zones in California. It may be used to help in urban and agricultural water management planning and water budgeting, as well as designing irrigation systems, planning irrigation schedules, and designing open water evaporation systems.

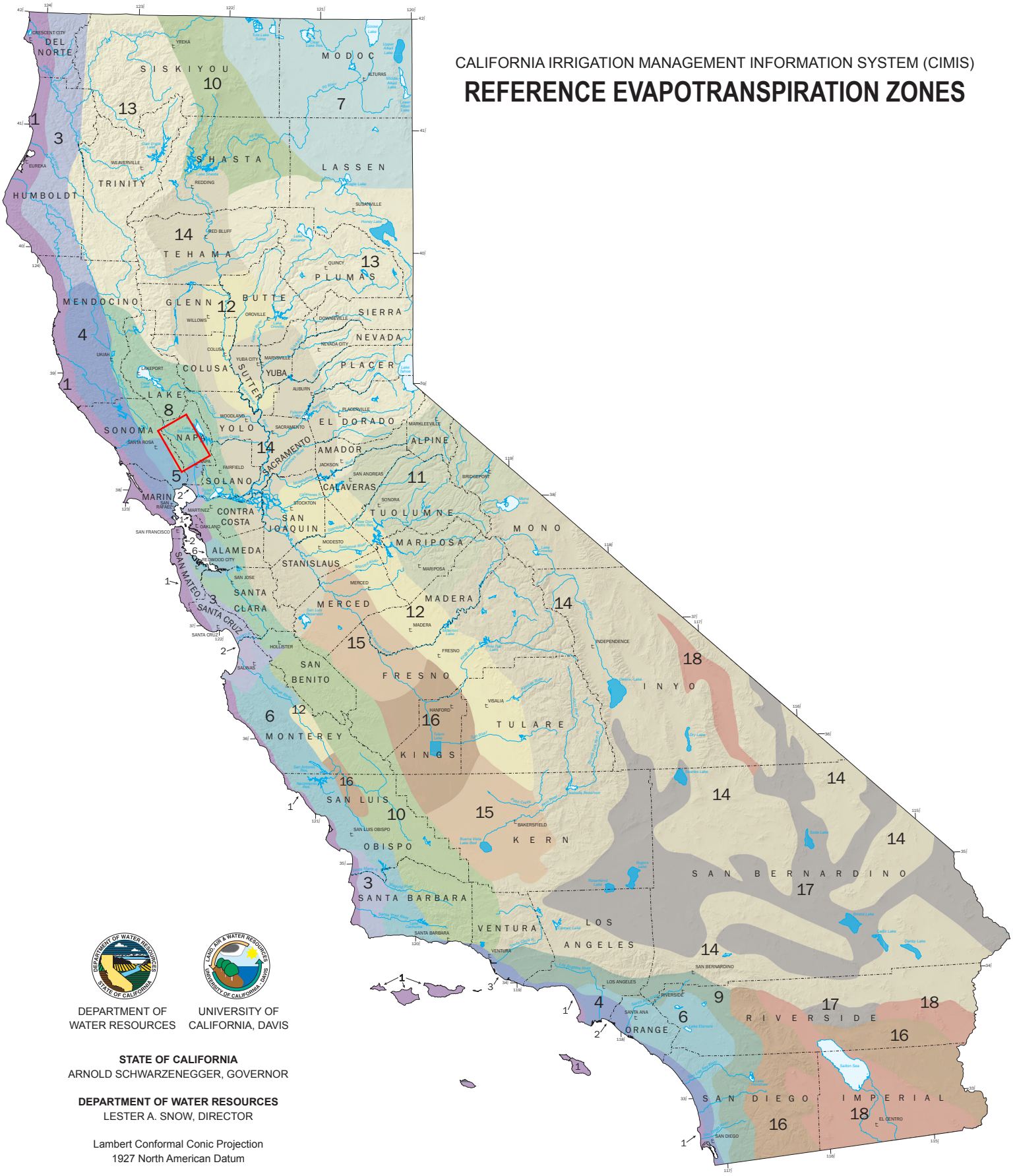
The map was developed as a cooperative project between the Department of Land, Air and Water Resources, University of California, Davis and the Office of Water Use Efficiency, California Department of Water Resources; Baryohay Davidoff.

The map was prepared by David W. Jones, 1999. The data was developed by Richard L. Snyder, Simon Eching, and Helena Gomez-MacPherson. The background data came from Teale and USGS sources.

CALIFORNIA DEPARTMENT OF WATER RESOURCES
JANUARY 2012

CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS)

REFERENCE EVAPOTRANSPIRATION ZONES



DEPARTMENT OF WATER RESOURCES

UNIVERSITY OF CALIFORNIA, DAVIS

STATE OF CALIFORNIA
ARNOLD SCHWARZENEGGER, GOVERNOR

DEPARTMENT OF WATER RESOURCES
LESTER A. SNOW, DIRECTOR

Lambert Conformal Conic Projection
1927 North American Datum

Reference EvapoTranspiration (ETo) Zones

1 **COASTAL PLAINS HEAVY FOG BELT** lowest ETo in California, characterized by dense fog

2 **COASTAL MIXED FOG AREA** less fog and higher ETo than zone 1

3 **COASTAL VALLEYS & PLAINS & NORTH COAST MOUNTAINS** more sunlight than zone 2

4 **SOUTH COAST INLAND PLAINS & MOUNTAINS NORTH OF SAN FRANCISCO** more sunlight and higher summer ETo than zone 3

5 **NORTHERN INLAND VALLEYS** valleys north of San Franciaco

6 **UPLAND CENTRAL COAST & LOS ANGELES BASIN** higher elevation coastal areas

7 **NORTHEASTERN PLAINS**

8 **INLAND SAN FRANCISCO BAY AREA** inland area near San Francisco with some marine influence

9 **SOUTH COAST MARINE TO DESERT TRANSITION** inland area between marine & desert climates

10 **NORTH CENTRAL PLATEAU & CENTRAL COAST RANGE** cool, high elevation areas with strong summer sunlight; zone has limited climate data & the zones selection is somewhat subjective

11 **CENTRAL SIERRA NEVADA** mountain valleys east of Sacramento with some influence from delta breeze in summer

12 **EAST SIDE SACRAMENTO-SAN JOAQUIN VALLEY** low winter & high summer ETo with slightly lower ETo than zone 14

13 **NORTHERN SIERRA NEVADA** northern Sierra Nevada mountain valleys with less marine influence than zone 11

14 **MID-CENTRAL VALLEY, SOUTHERN SIERRA NEVADA, TEHACHAPI & HIGH DESERT MOUNTAINS** high summer sunshine and wind in some locations

15 **NORTHERN & SOUTHERN SAN JOAQUIN VALLEY** slightly lower winter ETo due to fog and slightly higher summer ETo than zones 12 & 14

16 **WESTSIDE SAN JOAQUIN VALLEY & MOUNTAINS EAST & WEST OF IMPERIAL VALLEY**

17 **HIGH DESERT VALLEYS** valleys in the high desert near Nevada and Arizona

18 **IMPERIAL VALLEY, DEATH VALLEY & PALO VERDE** low desert areas with high sunlight & considerable heat advection

Monthly Average Reference Evapotranspiration by ETo Zone (inches/month)

Zone	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1	0.93	1.40	2.48	3.30	4.03	4.50	4.65	4.03	3.30	2.48	1.20	0.62	32.9
2	1.24	1.68	3.10	3.90	4.65	5.10	4.96	4.65	3.90	2.79	1.80	1.24	39.0
3	1.86	2.24	3.72	4.80	5.27	5.70	5.58	5.27	4.20	3.41	2.40	1.86	46.3
4	1.86	2.24	3.41	4.50	5.27	5.70	5.89	5.58	4.50	3.41	2.40	1.86	46.6
5	0.93	1.68	2.79	4.20	5.58	6.30	6.51	5.89	4.50	3.10	1.50	0.93	43.9
6	1.86	2.24	3.41	4.80	5.58	6.30	6.51	6.20	4.80	3.72	2.40	1.86	49.7
7	0.62	1.40	2.48	3.90	5.27	6.30	7.44	6.51	4.80	2.79	1.20	0.62	43.3
8	1.24	1.68	3.41	4.80	6.20	6.90	7.44	6.51	5.10	3.41	1.80	0.93	49.4
9	2.17	2.80	4.03	5.10	5.89	6.60	7.44	6.82	5.70	4.03	2.70	1.86	55.1
10	0.93	1.68	3.10	4.50	5.89	7.20	8.06	7.13	5.10	3.10	1.50	0.93	49.1
11	1.55	2.24	3.10	4.50	5.89	7.20	8.06	7.44	5.70	3.72	2.10	1.55	53.1
12	1.24	1.96	3.41	5.10	6.82	7.80	8.06	7.13	5.40	3.72	1.80	0.93	53.4
13	1.24	1.96	3.10	4.80	6.51	7.80	8.99	7.75	5.70	3.72	1.80	0.93	54.3
14	1.55	2.24	3.72	5.10	6.82	7.80	8.68	7.75	5.70	4.03	2.10	1.55	57.0
15	1.24	2.24	3.72	5.70	7.44	8.10	8.68	7.75	5.70	4.03	2.10	1.24	57.9
16	1.55	2.52	4.03	5.70	7.75	8.70	9.30	8.37	6.30	4.34	2.40	1.55	62.5
17	1.86	2.80	4.65	6.00	8.06	9.00	9.92	8.68	6.60	4.34	2.70	1.86	66.5
18	2.48	3.36	5.27	6.90	8.68	9.60	9.61	8.68	6.90	4.96	3.00	2.17	71.6

Variability between stations within single zones is as high as 0.02 inches per day for zone 1 and during winter months in zone 13. The average standard deviation of the ETo between estimation sites wihtin a zone for all months is about 0.01 inches per day for the 200 sites used to develop the map.

Zoom to

10-Year Avg. Rainfall

2012 - 2021 Water Years
(PRISM)
[PBES]

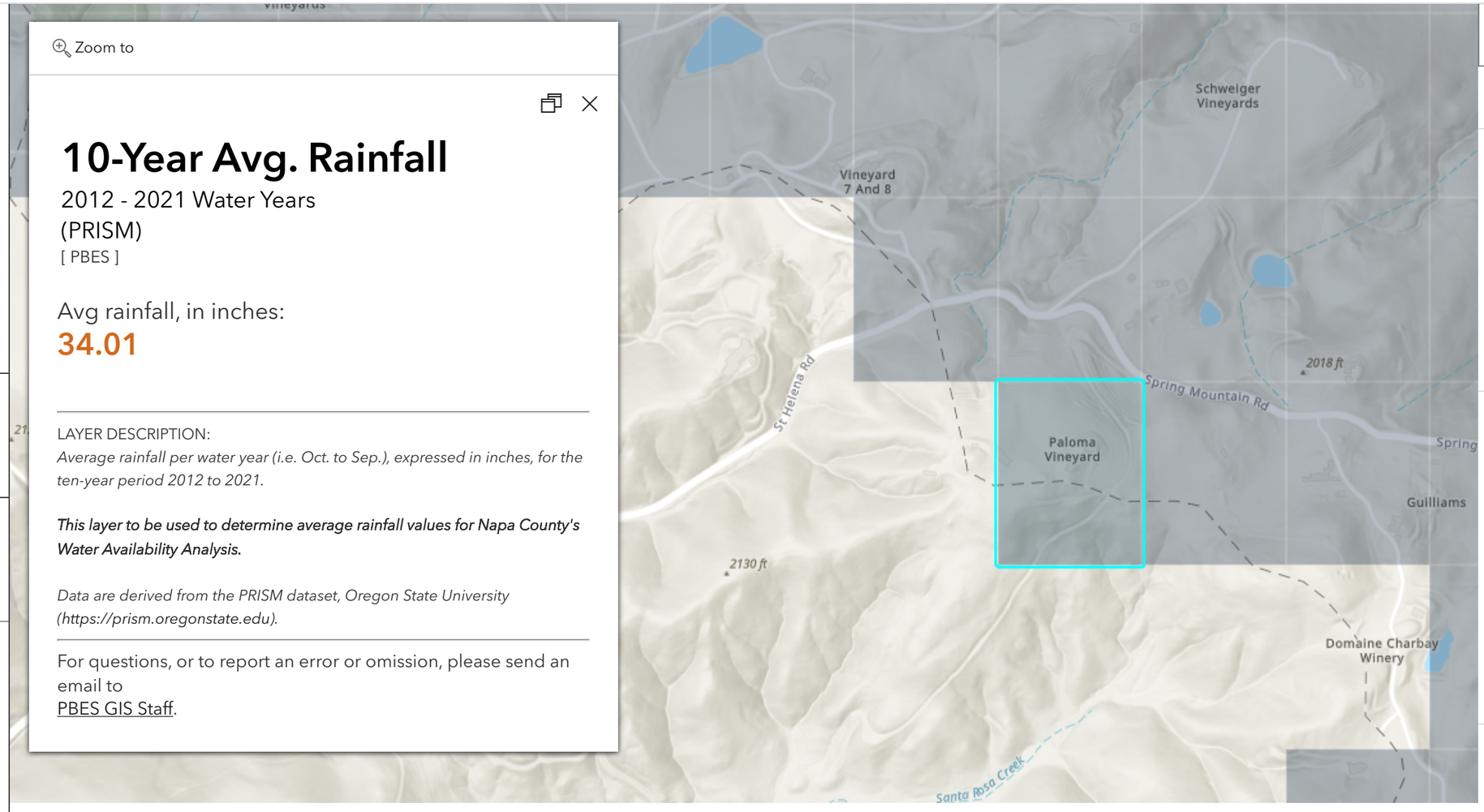
Avg rainfall, in inches:
34.01

LAYER DESCRIPTION:
Average rainfall per water year (i.e. Oct. to Sep.), expressed in inches, for the ten-year period 2012 to 2021.

This layer to be used to determine average rainfall values for Napa County's Water Availability Analysis.

Data are derived from the PRISM dataset, Oregon State University (https://prism.oregonstate.edu).

For questions, or to report an error or omission, please send an email to
PBES GIS Staff.



MeanPrecip_WY_2012_2021_PRISM

Properties

AvgRain_IN
> 32
27.4
< 23

Appearance

Blending
Normal

Transparency
70%
25% 50% 75%

Visibility

Visible range
City Room

Refresh interval

Automatically refresh layer

Feature display order

Custom parameters

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Napa, Sonoma County, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, G… Powered by Esri

TABLE 1. Crop coefficients used in daily modeling of soil water processes in vineyards, oak trees and grasslands

Vineyards		Oak trees		Grasslands	
Period	K_c	Period	K_c	Period	K_c
3/1–4/15	0.10	3/1–3/31	0.5	3/1–3/15	0.90
4/16–4/30	0.20	4/1–10/1	0.6	3/16–4/30	0.95
5/1–5/15	0.25	10/2–11/25	0.5	5/1–5/15	0.25
5/16–5/31	0.30	11/26–2/28	0.4	5/16–6/15*	0.10
6/1–6/15	0.35			6/16*–10/13	0.00
6/16–6/30	0.40			10/14–10/31	0.25
7/1–9/30	0.50			11/1–2/28	0.75
10/1–10/15	0.30				
10/16–10/31	0.20				
11/1–11/15	0.15				
11/16–11/30	0.05				
12/1–2/28	0.01				

Sources: Allen et al. 1998 (grasses and trees); Caprile 2007 (vineyards).

* Variable date depending on available soil moisture.

Oak Trees - weighted average for October to March

Time Period	# of Days	K_C	Days * K^C	
3/1-3/31	31	0.5	15.5	
10/01	1	0.6	0.6	Weighted Kc=
10/2-11/25	55	0.5	27	80.7/182 = 0.44
11/26-2/28	95	0.4	37.6	
Totals=	182		80.7	

Vineyard - weighted average for October to March

Time Period	# of Days	K_C	Days * K^C	
3/1-4/15	31	0.1	3.1	
10/1-10/15	15	0.3	4.5	
10/16-10/31	16	0.2	3.2	
11/1-11/15	15	0.15	2.25	Weighted Kc=
11/16-11/30	15	0.05	0.75	14.7/182 = 0.08
12/1-2/28	90	0.01	0.9	
Total=	182		14.7	

Grasslands - weighted average for October to March

Time Period	# of Days	K_C	Days * K^C	
3/1-3/15	15	0.9	13.5	
3/16-3/31	16	0.95	15.2	Weighted Kc=
10/1-10/13	13	0.00	0.00	123.2/182 = 0.68
10/14-10/31	18	0.25	4.5	
11/1-2/28	120	0.75	90	
Totals=	182		123.2	

Grass & Shrubs

WATERSHED TYPES AND FACTORS

RUN-OFF PRODUCING CHARACTERISTICS OF WATERSHEDS SHOWING FACTORS FOR EACH CHARACTERISTIC FOR VARIOUS WATERSHED TYPES				
WATERSHED TYPES AND FACTORS				
Run-off Producing Features	**Extreme**	**High**	**Normal**	**Low**
Relief	**0.28 – 0.38** Steep, rugged terrain, with average slopes above 30%	0.28 **0.20 – 0.28** Rolling, with average slopes of 10 to 30%	**0.14 – 0.20** Rolling, with average slopes of 5 to 10%	**0.08 – 0.14** Relatively flat land, with average slopes of 0 to 5%
Soil Infiltration	0.14 **0.12 – 0.16** No effective soil cover either rock or thin soil mantle of negligible infiltration capacity.	**0.08 – 0.12** Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.	**0.06 – 0.08** Normal; well drained light and medium textured soils sandy loams, silt, and silt loams.	**0.04 – 0.06** Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.
Vegetation Cover	**0.12 – 0.16** No effective plant cover; bare or very sparse cover.	**0.08 – 0.12** Poor to fair; clean cultivation crops or poor natural cover; less than 20% of drainage area under good cover.	**0.06 – 0.08** Fair to good; about 50% of area in good grassland or woodland; not more than 50% of area in cultivated crops.	0.06 **0.04 – 0.06** Good to excellent; about 90% of drainage area in good grassland, woodland, or equivalent crop.
Surface	**0.10 – 0.12** Negligible; surface depressions, few and shallow; drainage ways steep and small; no marshes.	0.10 **0.08 – 0.10** Low well-defined system of small drainage ways; no ponds or marsh.	**0.06 – 0.08** Normal; considerable surface depression storage; lakes, ponds, and marshes.	**0.04 – 0.06** High; surface storage high; drainage system not sharply defined; large floodplain storage or large number of ponds or marshes.

THE RUNOFF FACTOR IS DETERMINED BY THE SUM OF THE FACTORS FOR RELIEF INFILTRATION, COVER, AND SURFACE. NOT APPLICABLE TO BUILT UP AREAS.

FIGURE 3

Sum = 0.28 + 0.14 + 0.06 + 0.10 = 0.58

Coastal Oak Trees

WATERSHED TYPES AND FACTORS

RUN-OFF PRODUCING CHARACTERISTICS OF WATERSHEDS SHOWING FACTORS FOR EACH CHARACTERISTIC FOR VARIOUS WATERSHED TYPES				
WATERSHED TYPES AND FACTORS				
Run-off Producing Features	**Extreme**	**High**	**Normal**	**Low**
Relief	0.38 **0.28 – 0.38** Steep, rugged terrain, with average slopes above 30%	**0.20 – 0.28** Rolling, with average slopes of 10 to 30%	**0.14 – 0.20** Rolling, with average slopes of 5 to 10%	**0.08 – 0.14** Relatively flat land, with average slopes of 0 to 5%
Soil Infiltration	0.12 **0.12 – 0.16** No effective soil cover either rock or thin soil mantle of negligible infiltration capacity.	**0.08 – 0.12** Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.	**0.06 – 0.08** Normal; well drained light and medium textured soils sandy loams, silt, and silt loams.	**0.04 – 0.06** Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.
Vegetation Cover	**0.12 – 0.16** No effective plant cover; bare or very sparse cover.	**0.08 – 0.12** Poor to fair; clean cultivation crops or poor natural cover; less than 20% of drainage area under good cover.	**0.06 – 0.08** Fair to good; about 50% of area in good grassland or woodland; not more than 50% of area in cultivated crops.	0.06 **0.04 – 0.06** Good to excellent; about 90% of drainage area in good grassland, woodland, or equivalent crop.
Surface	0.12 **0.10 – 0.12** Negligible; surface depressions, few and shallow; drainage ways steep and small; no marshes.	**0.08 – 0.10** Low well-defined system of small drainage ways; no ponds or marsh.	**0.06 – 0.08** Normal; considerable surface depression storage; lakes, ponds, and marshes.	**0.04 – 0.06** High; surface storage high; drainage system not sharply defined; large floodplain storage or large number of ponds or marshes.

THE RUNOFF FACTOR IS DETERMINED BY THE SUM OF THE FACTORS FOR RELIEF INFILTRATION, COVER, AND SURFACE. NOT APPLICABLE TO BUILT UP AREAS.

FIGURE 3

Sum = 0.38 + 0.12 + 0.06 + 0.12 = 0.68

Vineyard Area

WATERSHED TYPES AND FACTORS

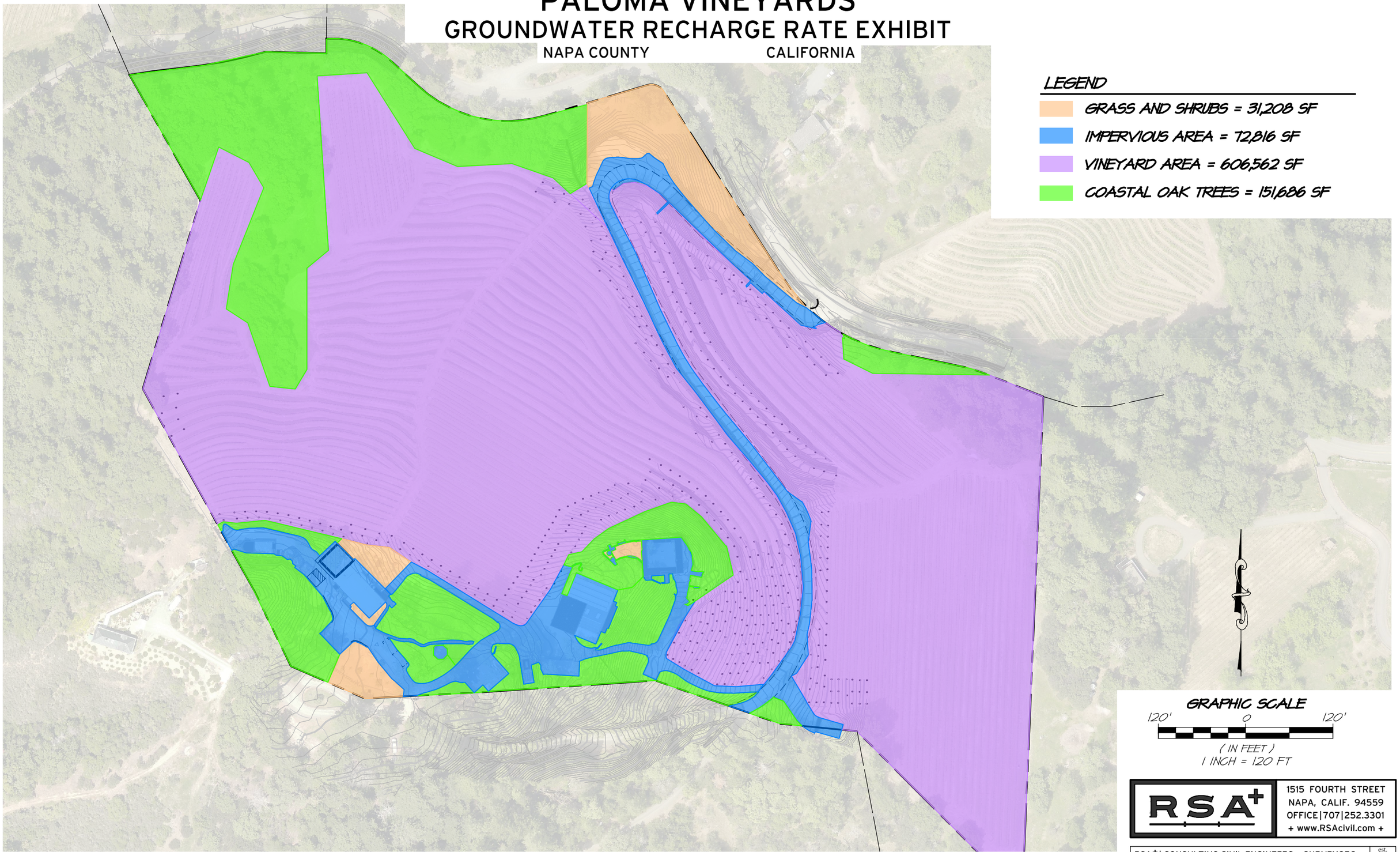
RUN-OFF PRODUCING CHARACTERISTICS OF WATERSHEDS SHOWING FACTORS FOR EACH CHARACTERISTIC FOR VARIOUS WATERSHED TYPES				
WATERSHED TYPES AND FACTORS				
Run-off Producing Features	**Extreme**	**High**	**Normal**	**Low**
Relief	**0.28 – 0.38** Steep, rugged terrain, with average slopes above 30%	0.24 **0.20 – 0.28** Rolling, with average slopes of 10 to 30%	**0.14 – 0.20** Rolling, with average slopes of 5 to 10%	**0.08 – 0.14** Relatively flat land, with average slopes of 0 to 5%
Soil Infiltration	0.16 **0.12 – 0.16** No effective soil cover either rock or thin soil mantle of negligible infiltration capacity.	**0.08 – 0.12** Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.	**0.06 – 0.08** Normal; well drained light and medium textured soils sandy loams, silt, and silt loams.	**0.04 – 0.06** Slow to take up water; clay or shallow loam soils of low infiltration capacity imperfectly or poorly drained.
Vegetation Cover	**0.12 – 0.16** No effective plant cover; bare or very sparse cover.	0.12 **0.08 – 0.12** Poor to fair; clean cultivation crops or poor natural cover; less than 20% of drainage area under good cover.	**0.06 – 0.08** Fair to good; about 50% of area in good grassland or woodland; not more than 50% of area in cultivated crops.	**0.04 – 0.06** Good to excellent; about 90% of drainage area in good grassland, woodland, or equivalent crop.
Surface	0.12 **0.10 – 0.12** Negligible; surface depressions, few and shallow; drainage ways steep and small; no marshes.	**0.08 – 0.10** Low well-defined system of small drainage ways; no ponds or marsh.	**0.06 – 0.08** Normal; considerable surface depression storage; lakes, ponds, and marshes.	**0.04 – 0.06** High; surface storage high; drainage system not sharply defined; large floodplain storage or large number of ponds or marshes.

THE RUNOFF FACTOR IS DETERMINED BY THE SUM OF THE FACTORS FOR RELIEF INFILTRATION, COVER, AND SURFACE. NOT APPLICABLE TO BUILT UP AREAS.

FIGURE 3

Sum = 0.24 + 0.16 + 0.12 + 0.12 = 0.64

PALOMA VINEYARDS
GROUNDWATER RECHARGE RATE EXHIBIT
NAPA COUNTY CALIFORNIA



LEGEND

- GRASS AND SHRUBS = 31,208 SF
- IMPERVIOUS AREA = 72,816 SF
- VINEYARD AREA = 606,562 SF
- COASTAL OAK TREES = 151,686 SF

GRAPHIC SCALE

120' 0 120'

(IN FEET)
1 INCH = 120 FT

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +

RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

OCT 4, 2023 4119046.0

V:\Client\RSA\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\EXHIBITS\Exh-Groundwater Recharge.dwg 10/04/2023

“G”

Wastewater Feasibility Study

Paloma Vineyard (P19-00386)
Planning Commission Hearing – March 18, 2026

WINERY WASTEWATER FEASIBILITY REPORT

PALOMA VINEYARDS
4013 SPRING MOUNTAIN ROAD
ST. HELENA, CALIFORNIA 94574

APN 022-150-008



Prepared for:
Paloma Vineyard
4013 Spring Mountain Road
St. Helena, CA 94574

Project# 4119046.0
November 25, 2024

1515 Fourth Street, Napa, CA 94559 www.rsacivil.com 707.252.3301.v
707.252.4966.f

Table of Contents

EXECUTIVE SUMMARY **1**

INTRODUCTION **1**

EXISTING PROCESS AND DOMESTIC WASTEWATER SYSTEMS **1**

DOMESTIC WASTEWATER CHARACTERISTICS **2**

PROPOSED DOMESTIC WASTEWATER SYSTEM IMPROVEMENTS – RESIDENCE/TASTING ROOM **3**

WINERY PROCESS WASTEWATER CHARACTERISTICS **4**

PROCESS WASTEWATER GENERATION **4**

WATER SAVING PRACTICES **4**

PROPOSED WINERY PROCESS WASTEWATER TREATMENT AND DISPOSAL SYSTEM **5**

TREATMENT SYSTEM **5**

IMPLEMENTATION PROGRAM **6**

CONCLUSION **7**

Appendices

1. Vicinity Map, USGS Quad Map
2. Existing Process and Wastewater System Design Documentation
3. McCollum General Engineering Septic Inspection Report
4. Irrigation Water Balance & BOD Loading Limit Calculation
5. Process Wastewater System Information

EXECUTIVE SUMMARY

Paloma Vineyards is applying to the County of Napa for a modification to a Use Permit for an existing winery. This modification is to allow for an increase in daily visitation and construction of a new tasting room.

Paloma Vineyards is proposing to continue to direct all existing domestic wastewater flows to their respective wastewater systems onsite. The project proposes to send the additional domestic flows from the increased visitation to the existing main residence system. This report demonstrates that the existing main residence system has sufficient capacity to treat the increased domestic wastewater flows.

Although the project is not proposing any increase in production, options for the process wastewater system are evaluated in this report. The on-site process wastewater system will either be upgraded to meet the new Winery General Order, or, a Hold and Haul system will be implemented. If an on-site system is proposed, a package treatment system will be selected that will meet all applicable State and County requirements. Treated process wastewater would be used for vineyard irrigation. The option for a Hold and Haul system is also shown to be feasible.

INTRODUCTION

Paloma Vineyards is applying to the County of Napa for a modification to a Use Permit for an existing winery. This modification is to allow for an increase in daily visitation, and construction of a new tasting room. The existing permit allows production of 10,000 gallons per year and no change is proposed to the production, number of employees, or marketing events.

The project proposes to increase visitation from twenty-four (24) guests per day on the busiest day to twenty-two (22) visitors per day Sunday through Friday with a maximum of forty-four (44) visitors/day on Saturday. The number of employees will remain two (2) full-time and one (1) part-time. Marketing events will remain at one fifty (50) person event and two twenty-five (25) person events.

The property is a 17.1 ± acre parcel located at 4013 Spring Mountain Road, St. Helena (APN 022-150-008). Access to the property is via an existing driveway connection to Spring Mountain Road.

The owner has informed RSA$^+$ that there are two (2) wells on the property. Only one (1) well on the west side of the property is in use and it supplies domestic, process, and irrigation water for the winery, tasting and reception area, residences, and vineyards.

EXISTING PROCESS AND DOMESTIC WASTEWATER SYSTEMS

There are three (3) existing standard septic systems on the site that serve the residential and winery uses for the site.

The owner's residence septic field is located southeast of the residence and was constructed under permit E05-0632. The 1200-gallon septic tank is located on the west side of the residence entry driveway, then drains to the opposite side of the driveway to 150 linear feet of leachline in the dispersal field. This system will continue to serve the residence and will remain with no alterations to the system.

The winery wastewater system is located next to the southeast side of the winery building and next to the existing agricultural equipment shed. This system disposes of process and domestic wastewater from the winery building. The crush pad is connected to the Process Wastewater System with a diversion valve. The winery septic system is a combined system consisting of a 1,200-gallon tank for domestic flows and a 1,500-gallon tank for process flows. These tanks are located adjacent to the winery and agricultural equipment shed. From the tanks, the combined flows drain to 500 feet of leach line. This system will be modified under separate permit in the future to comply with the latest State Waterboard Winery Ordinance.

The main residence septic system has historically served what was previously the 1-bedroom residence. This building will remain a residence and a new tasting room is proposed for future tastings. The proposed tasting room would be connected to this existing domestic system. Given the information from the Napa County records Environmental SD 1990 and SD 1992, a system capacity of 450 gallons per day was established for 600LF of leech line. A septic inspection was conducted on this system in February of 2020 which showed that this septic system consists of a cleanout, a 1200-gallon septic tank, a transmission line, and 445 feet of leach line east of the existing residence. Based on the current provided line lengths, the system capacity is shown below:

Existing Dispersal Field Capacity:

$$= 450 \text{ gallons per day} / 600 \text{ lf of leach line}$$
$$= 0.75 \text{ gal per day/ft leach line}$$

Current Dispersal Field Capacity:

$$= 0.75 \text{ gal/day x } 445 \text{ ft of leach line}$$
$$\mathbf{= 333 \text{ gallons/day}}$$

Information on these systems from Napa County are contained in Appendix 2, and McCollum General Engineering's inspection report can be found in Appendix 3.

DOMESTIC WASTEWATER CHARACTERISTICS

The domestic wastewater system for the residence and new tasting room will need to accommodate the unit values in Table 1 and 2 below. The proposed number of visitors and employees are shown in Table 1 below. The projected flows are based on County of Napa Environmental Management guidelines. The following is a summary of the estimated maximum daily flows from the winery.

Table 1

Source	Number	Projected Flow (gpd per unit)	Total Flow Saturday (gpd)	Total Flow Small Event Day (gpd)	Total Flow Large Event Day (gpd)
Peak Tasting Employees	3	15	45	45	45
Peak Weekend Day Visitors	44	3	132	0	0
Small Private Event (offsite catered) [2 per yr]	25	15	0	375	0
Large Private Event (offsite catered) [1 per yr]	50	15	0	0	750
		Peak Totals	**177**	**420**	**795**

The domestic wastewater flows for the existing residential system are based on the bedroom count for the home as shown in the Use Permit Modification floorplans. The flows are shown in Table 2 below.

Table 2

Use	Source	Number	Projected Flow (gpd)	Total Flow (gpd)
Residential	Bedrooms	1	150	150
Residential Total				**150**

Table 3

Source	Total Flow (gpd)
Residential Total	150
Winery Total (Peak Visitation Day, no events)	177
Total Domestic Flow	**327**

The number of visitors is based on the maximum daily visitor count. The existing primary residence/tasting room system has capacity for the peak visitation day. For event days, portable sanitation facilities will be used.

PROPOSED DOMESTIC WASTEWATER SYSTEM IMPROVEMENTS – RESIDENCE/TASTING ROOM

The septic system inspection completed on the primary residence/tasting room system on February 14, 2020 by McCollum General Engineering found that the septic system is in need of minor repairs. The repair of leach line #5 will be completed, and this system will continue to be used for the residence and tasting room.

WINERY PROCESS WASTEWATER CHARACTERISTICS

According to the latest State Water Resources Control Board regulations – General Waste Discharge Requirements, winery process wastewater must be treated prior to surface discharge.

Based on our experience, winery wastewater characteristics are as follows:

Characteristics	Units	Average
pH		3.5
BOD5	mg/l	6000
TSS	mg/l	500
Nitrogen	mg/l	20
Phosphorus	mg/l	10

PROCESS WASTEWATER GENERATION

The Paloma Vineyards is currently entitled for 10,000 gallons of wine per year, but based on the information provided by the Client, the current production is closer to 3,000 cases of wine per year. Client has informed RSA+ that there is no intention to increase production.

WATER SAVING PRACTICES

Paloma Vineyards is proposing winery operations that will ensure water usage is consistent with or better than the industry standard for process water. Water conservation measures to reduce water usage throughout the facility will include shutoff valves for hoses and reducing volume of hot water for more conservative barrel cleaning practices. In addition, floor cleaning will be performed as needed with handwashing and push brooms in place of using hoses. These practices allow adoption of four (4) gallons of process wastewater per gallon of wine. In order to confirm current wastewater production level, a flow meter will be placed on the existing wastewater system. This site-specific wastewater generation is consistent with other efficient wineries encountered.

The following is a summary of the winery wastewater characteristics:

Wine Production:
Entitled: 10,000 gallons of wine per year
Actual & Future: 3,000 cases of wine per year
2.38 gallons of wine per case
= 3,000 cases x 2.38 gal/case
= 7,140 gallons of wine per year

Wastewater Production:
4 gallons of wastewater/gallon of wine
= 7,140 gallons of wine x 4 gal ww/gal wine
= 28,560 gallons/year

Peak Daily Waste Water Flow:
Crush Period = 30 days
= 7,140 gallons x 2 / 30 days
= 476 gallons/day

Average Daily Flow:
28,560/365 = 78 gallons/day

Monthly Wastewater Flows:

Table 1

	% By Month	Waste/Month	
Sept	15%	4,284	Gal/Month
Oct	13%	3,713	Gal/Month
Nov	11%	3,141	Gal/Month
Dec	8%	2,285	Gal/Month
Jan	4%	1,142	Gal/Month
Feb	6%	1,714	Gal/Month
Mar	6%	1,714	Gal/Month
Apr	5%	1,428	Gal/Month
May	6%	1,714	Gal/Month
Jun	7%	1,999	Gal/Month
Jul	9%	2,570	Gal/Month
Aug	10%	2,856	Gal/Month
Totals	100%	28,560	Gal/Year

PROPOSED WINERY PROCESS WASTEWATER TREATMENT AND DISPOSAL SYSTEM

Paloma Vineyard proposes modifications to the existing process wastewater system. The winery is evaluating options for this system including hold and haul of process wastewater flows or the installation of a pre-packaged treatment system to treat and disperse winery process wastewater onsite. The proposed treatment system would be a BioFiltro system, STS system, NVIRO system, or equivalent. If onsite treatment is selected, treatment will meet the requirements of the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water with particular focus on Biological Oxygen Demand (BOD), Total Suspended Solids (TSS) and Total Nitrogen (TN).

It is likely that treatment will meet previously required County of Napa requirements of 160 mg/L for BOD and 80 mg/L for TSS. A conservative approach for calculating BOD loading was adopted by using the peak monthly generation (4,284 gallons from Table 1) of process wastewater. Based on calculations in Appendix 4, this treatment level will meet BOD loading limits given in Clause 35D of the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water.

TREATMENT SYSTEM

Option 1: Hold & Haul

Paloma Vineyards may propose to take process wastewater flows from the pump tank and store them in a 5,000-gallon tank from where it would be hauled off site. Based on the weekly analysis, 3,332 gallons of storage would be required, being 7 days of peak storage. A 5,000-gallon storage tank would be provided. The additional storage would act as a buffer during extended periods when off-hauling is not feasible.

If a Hold & Haul system is implemented, coverage under the Winery Order would not be required.

Option 2: Pre-Packaged Treatment System

The treatment system will be composed of a BioFiltro "Can of Worm" system, STS system, NVIRO system, or equivalent. The flow will be conveyed to the selected treatment unit via the initial pump/holding tank. After treatment, the treated water will be pumped to an irrigation storage tank. Treatment system information can be found in Appendix 5. Below is a potential layout of the proposed pre-packaged systems.

Pump Tank

The initial flows will drain to an existing 1,500-gallon pump tank which will provide greater than 3 days storage. From this tank, flow will be pumped to a 1,000-gallon equalization tank at the control unit. This pump tank will serve to buffer peak flows and strengths from overwhelming the system and impairing treatment, as well as house the pump to convey flow to the proposed treatment system.

Holding Tank and Dispersal Field

To provide a preliminary estimate of the amount of storage tanks required, we have prepared a monthly water balance, as shown in Appendix 4. Monthly wastewater production is based on a percentage of the total annual wastewater production from the full entitled use. The amount of water allowed to be applied is estimated by the typical vine and cover crop water demand. The irrigation will be applied to areas of vineyards outside of setback requirements. An area of 5.20 acres of vineyard and 0.2 acres of cover crop has been used to calculate the storage capacity required. Based on the monthly analysis, no extra storage is required. To buffer peak flows and allow for wet weather periods without irrigation, a 5,000-gallon tank will be installed to store treated process wastewater prior to it being used for irrigation.

During the summer months all of the treated wastewater will be used for irrigation. During the wet winter months, a limited discharge will be consistent with vineyard water demand; no discharge will occur within 24-hours of a forecasted rain event and also for 24-hours after a rain event. These irrigation scheduling constraints necessitate installing a tank to store excess water that cannot be discharged during the periods of rain. All stored water will then be used for irrigation during dry periods.

IMPLEMENTATION PROGRAM

Owner proposes to install meters to monitor process wastewater flows over the next three (3) years to further inform the design of the winery process wastewater treatment and disposal system. The process wastewater system may be expanded in the future if production ever increases to the full current entitlement.

Owner intends to submit plans to County of Napa permitting during the fall/winter 2027 for an installation of the proposed system during the spring/summer of 2028 in order to comply with the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water timelines. Permit plans will also be submitted to the State Water Resources Control Board.

CONCLUSION

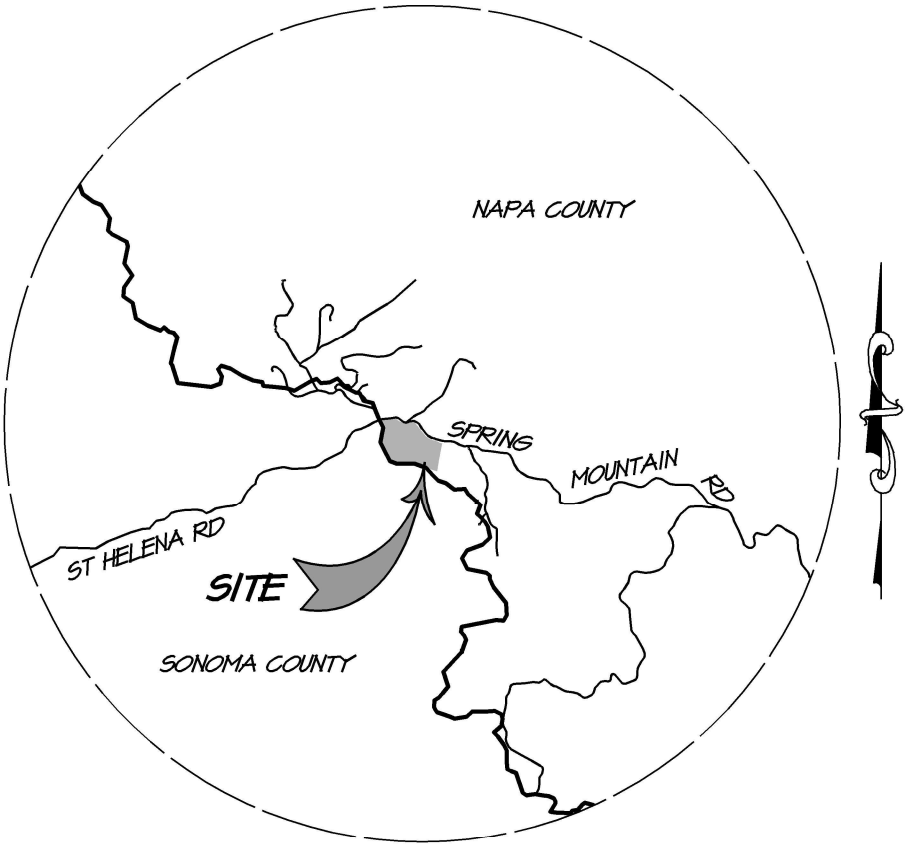
The project proposes ongoing use of existing systems to serve the residences on site. The existing primary residential system will be repaired and will remain to serve the residence and the increased visitation. This report demonstrates that the existing primary residential wastewater system has sufficient capacity to handle the peak visitation for a weekend day, but in order to utilize this existing system, events will require the use of portable sanitation facilities.

The existing winery system will remain to serve the winery for production and employees domestic flows at this time, but the on-site process wastewater system will either be upgraded to meet the new Winery General Order, or, a Hold and Haul system will be implemented. This report demonstrates both Hold & Haul and on-site treatment of process wastewater are feasible. If an on-site system is proposed, a package treatment system will be selected that will meet all applicable State and County requirements, and treated process wastewater would then be used for vineyard irrigation.

Appendix 1

Vicinity Map
USGS Quad Map

PALOMA VINEYARDS
VICINITY MAP
SAINT HELENA CALIFORNIA



VICINITY MAP

SCALE: 1" = 4000'

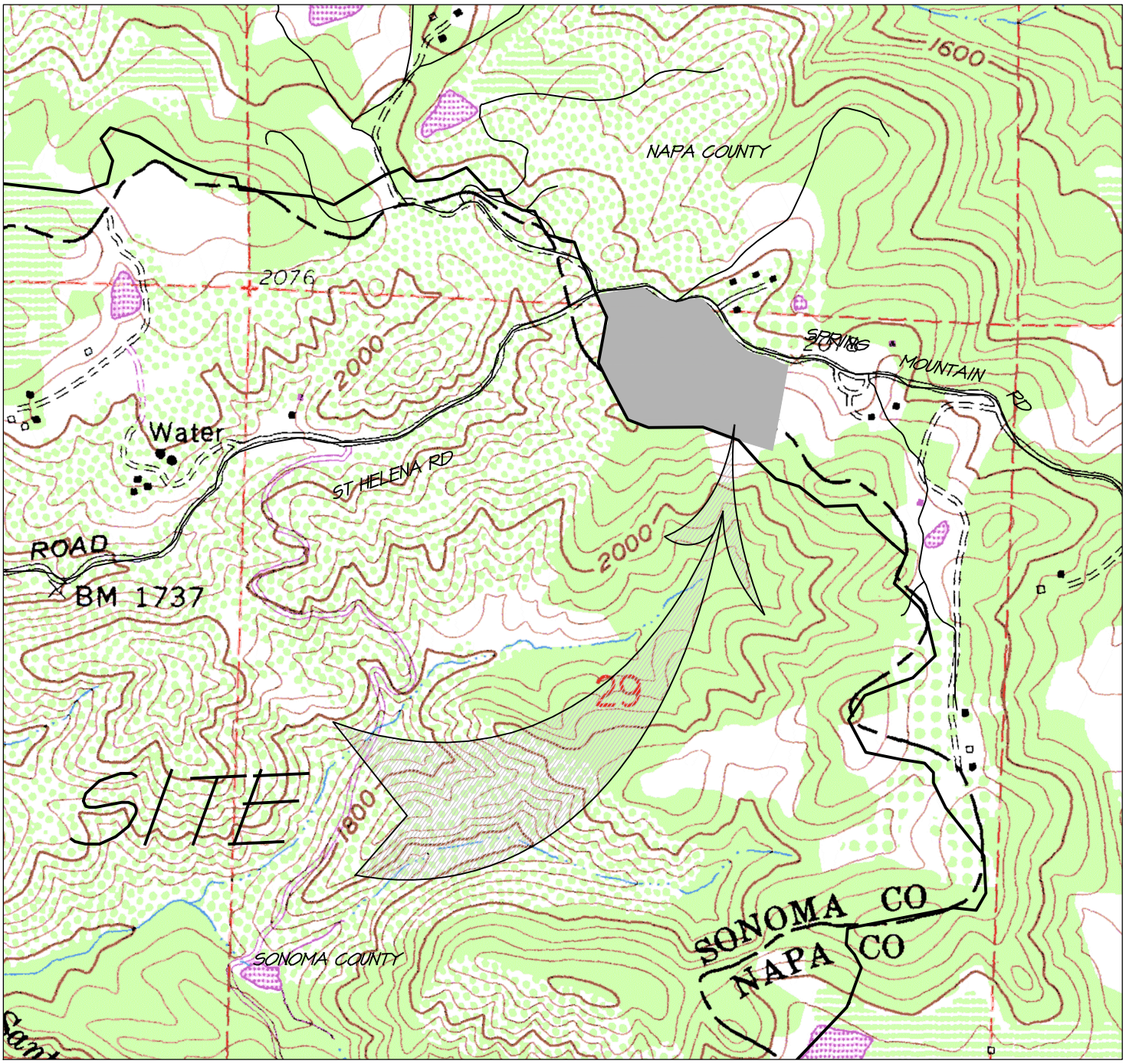
RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +

RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

10/02/2023 4119046.0

\Client\R$\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\EXHIBITS\Exh-VicMap.dwg 10/02/2023

PALOMA VINEYARDS
USGS MAP
SAINT HELENA CALIFORNIA



GRAPHIC SCALE

1000 0 1000 2000

(IN FEET)

1 inch = 1000 FT

RSA+

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +

RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

10/02/2023 4119046.0

R:\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\EXHIBITS\Exh-USGSMap.dwg 10/02/2023

Appendix 2

Existing Process and Wastewater System Design Documentation

WASTEWATER SYSTEM INFO FOR
(E) RESIDENCE/(P) TASTING ROOM

Environmental

Cover Sheet

APN	022-150-008-000
Permit #	
Program	SD
DocType	PMT
Street #	4013
Street Name	SPRING MTN
Year	1992

DATE 3/3/92
FEE 122—
RECEIPT NO. 30390
BY M. Castoldi

A.P.# 22-150-08
RECORD # 3903

NAPA COUNTY
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

APPLICATION & PERMIT TO CONSTRUCT A SEWAGE SYSTEM

OWNER: James Richards	CONTRACTOR:
SITE ADDRESS: 4013 Spring Mtn. Rd	ADDRESS:
MAILING ADDRESS: 1144 Oak Ave. St	
PHONE # 963-0804	PHONE #

TYPE OF WORK: NEW CONSTRUCTION (✓) REPAIR ( ) ADDITION ( ) ALTERATIONS ( )
SPECIAL DESIGN ( ) PRIVATE SEWAGE DISPOSAL SYSTEM (Ponds) ( )

PROPOSED USE: Residential(✓) Units 1 /BDRMS _____ Commercial/Industrial( ) _____ G.P.D.
Other( ) Explain _____

WATER SUPPLY: Public ( ) Individual (✓) (Well ✓, Spring _____, Creek _____ or Lake _____)
Name of Agency _____ Individual Water Supply Permit Issued _____
Distance from well to any part of nearest sewage disposal system 100+ feet.
Additional nearby wells 100+. Plot plan of proposed sewage system received _____.

County Road setback _____ feet from center line. Bldg. Dept. Form Received (✓)

SPECIFICATIONS: **Septic Tank:** Type Concrete Size 1200 (gallons)
Drainline: Total Length 600 LF Trench Depth 18" Rock Under Leach Line 12"
Sewer Line: Type ABS/PVC SCH 40 Approximate Length _____ Depth _____
Sump Pump: Tank Size _____ Alarm Type _____
Date Special Design Plans Approved: _____ Designer _____
Date Private Sewage Disposal System Plans Approved: _____ Designer _____
Other Provide 12" fill over system

Issuing Sanitarian: M Mecchetti

WORKER'S COMPENSATION COVERAGE: (Check one of the following)
( ) A certificate of current Worker's Comp. Insurance is on file with this office.
( ) A certificate of current Worker's Comp. Insurance is being filed with this application.
(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner without complying with the Worker's Compensation laws California.

TERMS OF PERMIT

Applicant agrees that:
1) Sanitarian will be notified a minimum of 24 hours prior to requiring inspection(s).
2) Sanitarian and engineer's inspection, when indicated, will be obtained prior to covering the system.
3) The permit and a copy of the approved sewage disposal system design shall be available at the parcel site at all times.
4) Any deviation from approved plan and specifications without prior approval of this office will be cause for stopping work until the changes are fully justified and approved.
5) Prior to authorizing occupancy of any building with an engineered designed system a signed statement by the design engineer certifying that the system was installed in compliance with the approved plan must be submitted to the Department of Environmental Health.
6) This permit is subject to revocation if found to be in nonconformance with Napa County Code of Ordinances, Title V, Article 3 (The Sewage Ordinance).

IT IS UNDERSTOOD THAT THE ISSUANCE OF A PERMIT IN NO WAY INDICATES THAT A GUARANTEE OF PERFECT AND INDEFINITE OPERATION OF THIS SYSTEM IS MADE BY THE NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THAT THE OWNER IS REQUIRED TO MAKE ANY REPAIRS NECESSARY TO CONFINE SEWAGE AS REQUIRED BY THE COUNTY SEWAGE ORDINANCE. I HEARBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING CONSTRUCTION OF SEWAGE DISPOSAL SYSTEMS. THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK AUTHORIZED IS NOT COMMENCED WITHIN 2 YEARS.

EHD-10:11/12/86

Owner or Authorized Agent James W. Richards

20 LF ±

INSPECTION RECORD

Sewer Line ABS SCH 40 (Material) 4" (Size) 12" (Depth) 5/18/92 (Date) CMS (Inspector)

Septic Tank CONCRETE (Type) 1200 (Size) 5/18/92 (Date) CMS (Inspector)

Leach Lines 5/18/92 (Date) CMS (Inspector)

Soil Compares with Percolation Record

Average Surface Slope(s)

Trench Width 18+ Depth 18" Total Length 600 No. Lines 6

Rock Under Leachline 12" Distance Between Trenches 10-20' varies

Top of Leachline to Finish Grade 12" FILL Distance Wells from System 100'+ to tanks

Accessory Facilities (Diversion Drains, Sump Pumps, etc.)

1 85 4 85
2 90 5 100 — solid pipe 12'
3 90 6 100

Additional Field Notes

Plot Plan Accuracy Checked NEED / REC. 5-28-92

Date of Final 6-1-92 Inspector CMS

Date Bldg. Dept. Final 6-1-92 Inspector CMS

EHD-10:10/86

WESFLEX PERF LEACH PIPES 3"
ASTM F-810

P.E.
O'HARE

AP'D BUILTPLOT
SEPTICPLOT

MR + MRS JAMES RICHARDS
4013 SPRING MT. ROAD.
AP# 22-150-08
DATE 5-20-92
BY BLAKELEY

SCALE 1" = 20'

NORTH

TBM 1:2 SPIKE IN TREES.

LINE ① — 85'
② — 90'
③ — 90'
④ — 85'
⑤ — 150'
⑥ — 100'

1200 GAL. TANK

600' - 18" deep x 18" WIDE LEECH LINE
12" ROCK UNDER PIPES
12" ADDITIONAL FILL OVER.

BASE LINE SQUARE OFF DECK

EXIST 15' Gravel Road

N 39° 30' 08" W

FUTURE PARKING

EXISTING DECK EL = 108.9

TBM #2 97.02

TBM 100.00

WASTEWATER SYSTEM INFO FOR
(E) RESIDENCE/(P) TASTING ROOM

Environmental

Cover Sheet

APN	022-150-008-000
Permit #	
Program	SD
DocType	SER
Street #	4013
Street Name	SPRING MTN
Year	1990



(2nd) - Park at Drive - 10/16/90

NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
REQUEST FOR SITE EVALUATION INSPECTION

ENVIRONMENTAL HEALTH DEPT. USE ONLY

FEE: #112.00

DATE: 10-16-90

RECEIPT: 27240

BY: JL

PARCEL NUMBER: 22-150-08 ✓

JOB ADDRESS: 4013 Spring Mtn Rd

OWNER: Jim Richards

TEST CONDUCTED BY: Blakeley

TYPE OF TEST: FIELD ANALYSIS ✓

To be run on 10-15 at 10:30 11:30 am pm

PERCOLATION TEST ____

To be run on ____ from ____ am/pm to ____ pm

PURPOSE OF TEST: HOUSE: X WINERY: ____ OTHER: ____

PROJECTED WASTEWATER FLOWS: 450 gpd

****

PERCOLATION TEST INSPECTION RESULTS

Pre-soak checked? yes ____ no ____ Length of pre-soak: ____

Checked by: ____ Date: ____

Rate at time of inspection: ____ Stabilized perc rate: ____

Gravel and Pipe Used? yes ____ no ____ If so, take the perc rate ____ x .6 = ____ in/hr

****

TYPE OF SYSTEM APPROVED

STANDARD SYSTEM

Acceptable soil to: 54" / Assigned perc range: (1-3) / 3-6 / 6-12

Depth of trenches: 18" / Rock under pipe: 12" / Cover over rock: 12" with fill

Lineal feet of leachline required: 600 / Plot plan received: No 10/15/90 OR

Slope: 3-5% / Surface drainage problems: NO

Additional information: ____

SPECIAL DESIGN SYSTEM DUE TO THE FOLLOWING - Size constraints: ____

Perc rate too slow: ____ /Perc rate too fast: ____ /Steep slope: ____

Insufficient soil depth: ____ /High seasonal groundwater: ____

Acceptable soil for special design: ____ /Other problems: ____

E.H. Specialist CMBechelli **Date** 10/11/90

FIELD ANALYSIS

TEXTURE (In the proposed trench zone)

CLAY CONTENT

Core Hole	1	2	3	4	5	6
Low (<12)						
Mod (12-27)						
High (27-40)	X	X	X			
High (>40)						

SAND CONTENT

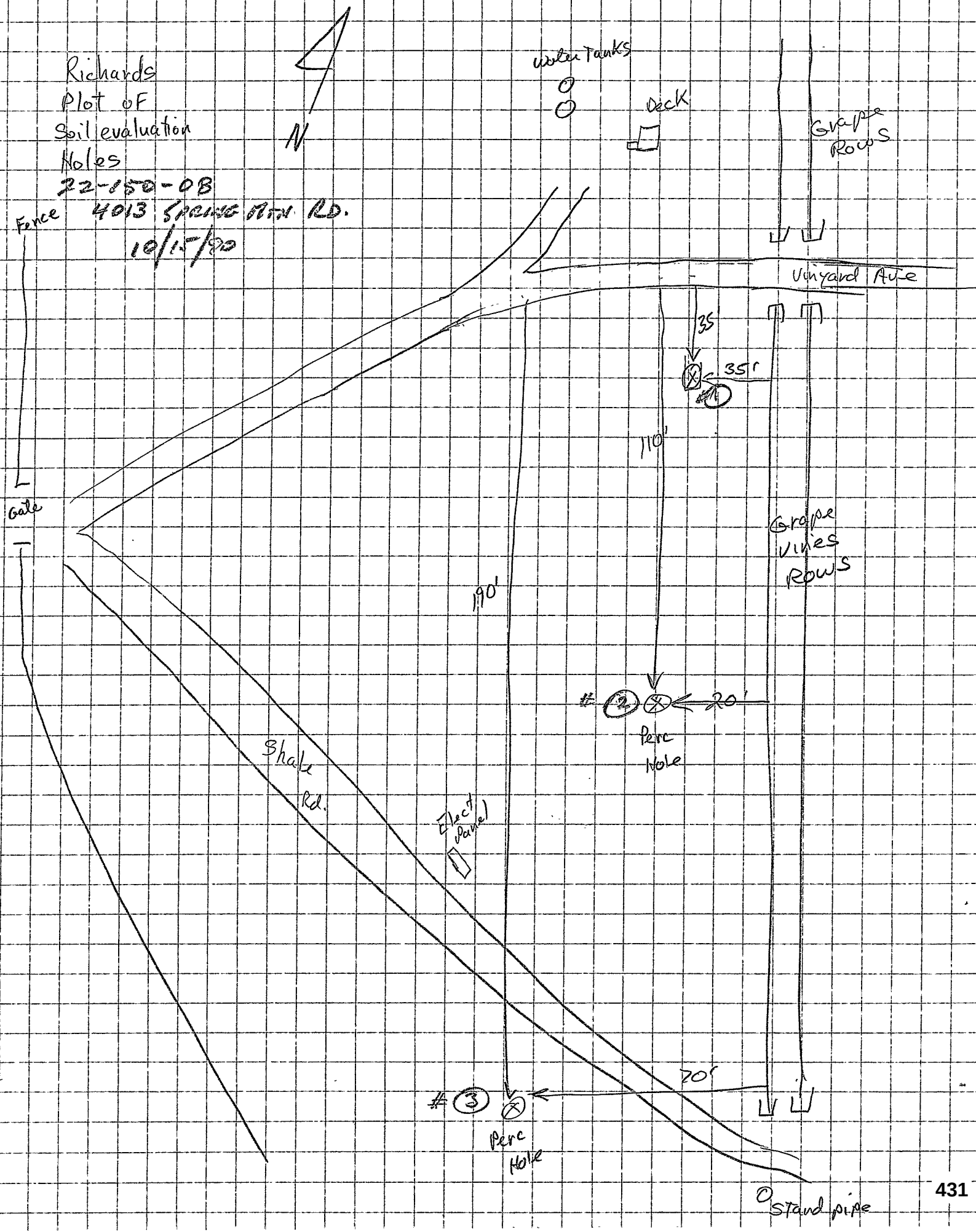
Core Hole	1	2	3	4	5	6
High (>50)						
Mod (20-50)	X	X	X			
Low (<20)						

GRAVEL, COBBLE, STONE CONTENT

Core Hole	1	2	3	4	5	6
Very High (>60)						
High(35-60)						
Mod (15-35)		X	X			
Low (<15)	X					

* * * *

Richards
Plot of
Soil evaluation
Holes
22-150-08
4013 Spring Mtn Rd.
10/15/20



PERC PLOT

MR & MRS JAMES RICHARDS
4013 SPRING MT. ROAD.
AP# 22-150-08
DATE 10-15-90
BY BLAKELEY

SCALE 1"=16'

NORTH

6' Vineyard Avenue

112'

TOP WALL ROW

90

27'

80'

33'

PORCH

EXISTING DECK EL = 108.9

PROPOSED F.F. 108.0

10'

BASE LINE SAMPLE FROM DECK LINE

15' Gravel Road

N 39° 39'08"W

119.61'

157.07'

56'

S 11° 30' W

76'

43'

TBM EL 25'

ELECTRICAL PANNEL

UTILITY POLES

311

TOP

RECEIVED
JAN 20 1992
DEPT. OF ENVIRONMENTAL MANAGEMENT
COUNTY

WASTEWATER SYSTEM INFO FOR
(E) PROCESS WASTEWATER SYSTEM

Environmental

Cover Sheet

APN	022-150-008-000
Permit #	
Program	SD
DocType	PMT
Street #	4013
Street Name	SPRING MTN
Year	2000



DATE 5/8/00
FEE #205
RECEIPT NO 13009
BY DLP
CK - #4340

A.P. # 22-150-08
JOB # 93-12751
ISSUE DATE 6/16/00
EXPIRATION DATE 6/16/02

NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
APPLICATION & PERMIT TO CONSTRUCT A SEWAGE SYSTEM

OWNER: Richards, James
SITE ADDRESS: 4013 Spring Mtn. Rd, St. Helena
MAILING ADDRESS: Same
PHONE #: 963-7504

CONTRACTOR: self
ADDRESS: - CW Backhoe
PHONE #:

TYPE OF PROJECT: NEW SYSTEM (X) REPLACE SYSTEM ( ) ADDITION ( ) RELOCATION ( ) DESTRUCTION ( ) TANK ( ) SEWER LINE ( ) REPAIR ( )
reason for replace/relocate/repair

PROPOSED USE

	EXISTING BEDROOMS	TOTAL POTENTIAL BEDROOMS
RESIDENTIAL:		
RESIDENCE ( )		
2nd DWELLING ( )		
GUESTHOUSE ( )		

COMMERCIAL/INDUSTRIAL (X) 500 GPD
OTHER ( )
FLOW (gpd)

BUILDING DEPARTMENT FORM RECEIVED (X) (IF APPLICABLE)
CITY/SEWER DISTRICT CLEARANCE ( ) APPROVED ( ) NOT APPROVED BY

WATER SUPPLY PUBLIC ( ) NAME OF AGENCY
INDIVIDUAL (X) WELL (X) SPRING ( ) OTHER
INDIVIDUAL WATER SUPPLY PERMIT ISSUED YES ( ) NO ( )
DISTANCE OF CLOSEST WATER SOURCE TO ANY PART OF THE SEWAGE DISPOSAL SYSTEM

SPECIFICATIONS
SEPTIC TANK: EXISTING SIZE (GAL) PROPOSED SIZE 1500 Process 1200 Domestic (GAL)
DRAINLINE: TOTAL LENGTH 500 TRENCH DEPTH 18" TRENCH WIDTH 18"
ROCK UNDER PIPE 12" DEPTH COVER MATERIAL OVER ROCK- BACKFILL FILL 12"
SEWER LINE: TYPE ABS or PVC Sch 40 APPROX. LENGTH
SUMP PUMP: SIZE N/A GAL (audible and visual alarms required on all pump systems)
SPECIAL DESIGN PLANS: DATE APPROVED DESIGNER
PRIVATE SEWAGE DISPOSAL SYSTEM PLANS: DATE APPROVED DESIGNER

ISSUING ENVIRONMENTAL HEALTH SPECIALIST: Stacey M. Farm

WORKER'S COMPENSATION COVERAGE: (CHECK ONE OF THE FOLLOWING)
( ) A certificate of current Worker's Compensation Insurance is on file with this office
( ) A certificate of current Worker's Compensation Insurance is being filed with this application
(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner without complying with the Worker's Compensation laws of California

TERMS OF PERMIT: APPLICANT AGREES THAT:
1) EH SPECIALIST WILL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO REQUIRING INSPECTION(S)
2) EH SPECIALIST'S INSPECTION WILL BE OBTAINED PRIOR TO COVERING THE SYSTEM
3) THE PERMIT AND A COPY OF THE APPROVED SPECIAL DESIGN SEWAGE DISPOSAL SYSTEM DESIGN (IF APPLICABLE) SHALL BE AVAILABLE AT THE PARCEL SITE AT ALL TIMES
4) ANY DEVIATION FROM PERMIT SPECIFICATIONS WITHOUT PRIOR APPROVAL FROM THIS OFFICE WILL BE CAUSE FOR STOPPING WORK UNTIL THE CHANGES ARE FULLY JUSTIFIED AND APPROVED
5) PRIOR TO AUTHORIZING OCCUPANCY OF ANY BUILDING WITH A SPECIAL DESIGN SEWAGE SYSTEM, A SIGNED STATEMENT BY THE DESIGNER CERTIFYING THE SYSTEM WAS INSTALLED IN COMPLIANCE WITH THE APPROVED PLANS MUST BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

I, THE UNDERSIGNED, AGREE TO COMPLY WITH ALL CONDITIONS OF THIS PERMIT AND ALL OTHER APPLICABLE CODE REQUIREMENTS. FURTHERMORE, I UNDERSTAND THAT THE OFFICE OF ENVIRONMENTAL MANAGEMENT IN NO WAY GUARANTEES INDEFINITE TROUBLE-FREE OPERATION OF THIS SYSTEM, AND THAT FUTURE REPAIR MAY BE NECESSARY.

OWNER OR AUTHORIZED AGENT: James W. Richards

INSPECTION SCHEDULE

WORK PERFORMED BY (CONTRACTOR) D.C. Backhoe

SEWER LINE:
MATERIAL AND SIZE 4" PVC
FALL OK FINAL DEPTH >1'-0"
DISTANCE TO ANY WATER SOURCE >100 FT
COMMENTS C
INSPECTOR Cy Frye DATE 2/5/00

SEPTIC TANK:
MANUFACTURER Selvage TYPE Concrete SIZE Room 1,500 + 1,200
DISTANCE TO ANY WATER SOURCE
COMMENTS Ends are grated
INSPECTOR Cy Frye DATE 2/6/00

LEACH LINES:
TRENCH WIDTH 18" TRENCH DEPTH 18"
TOTAL LENGTH 500 FT NUMBER OF LINES
ROCK UNDER LEACH LINE 12" DISTANCE BETWEEN TRENCHES Varies 6'-10'-0"
DEPTH OF COVER MATERIAL OVER ROCK DISTANCE TO ANY WATER SOURCE >100 FT
COMMENTS Lines are level, will add solid ground where solid pipe (Excavate dry in trench)
INSPECTOR Cy Frye DATE 2/5/00

SUMP PUMP:
MANUFACTURER TYPE SIZE
PUMP CHECKED N/A ALARM CHECKED
COMMENTS
INSPECTOR DATE

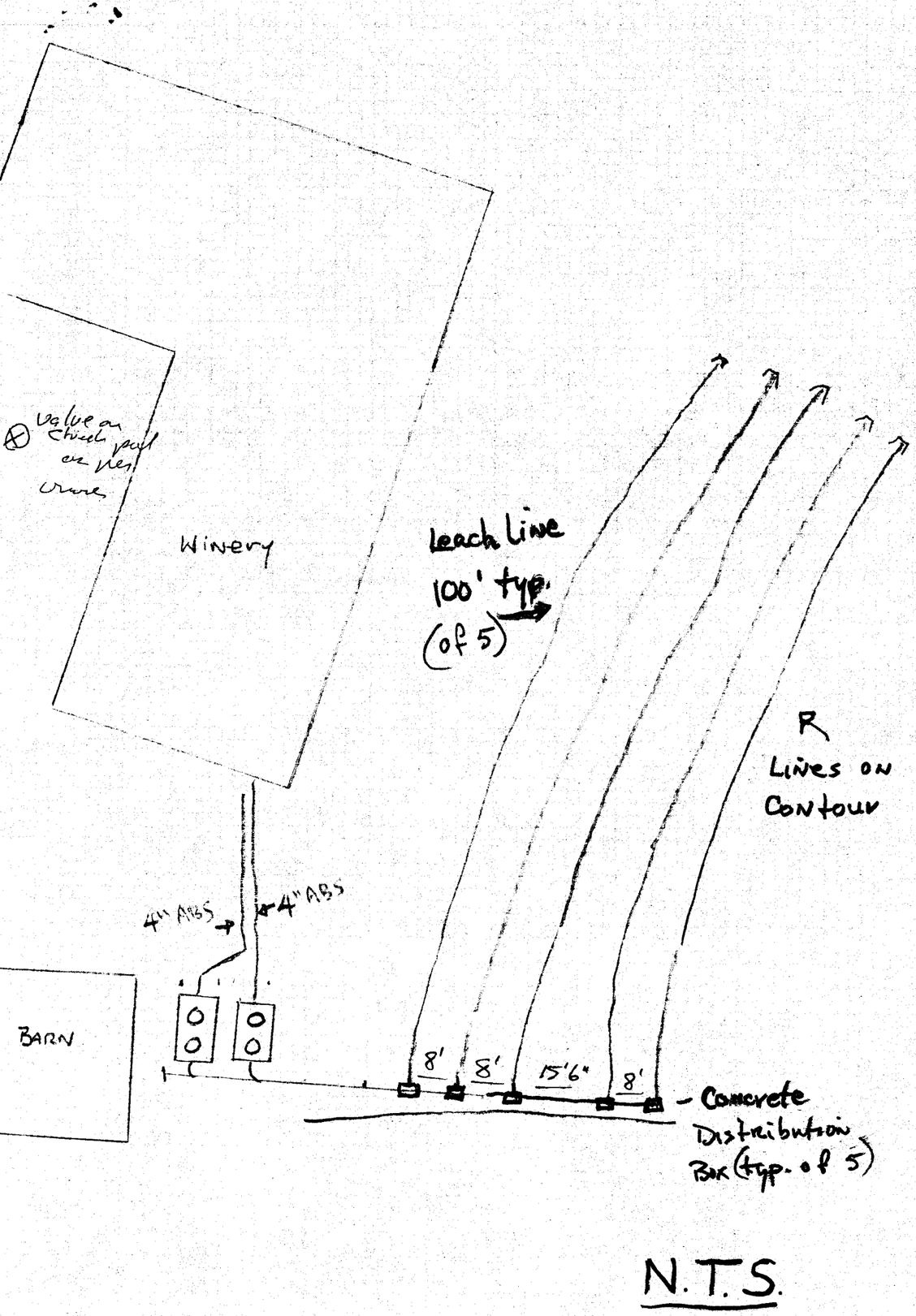
ACCESSORY FACILITIES:
(DIVERSION DRAINS, D-BOXES, ETC.)
Inspect ⇒ Valves Diverting PW to/away from Septic/Storm drains
see plan on file.
COMMENTS Owner stated valves were checked by Plumber
INSPECTOR DATE

FINAL INSPECTION:
(construction completed and approved)
INSPECTOR V.L. Alwyn DATE 11/17/00

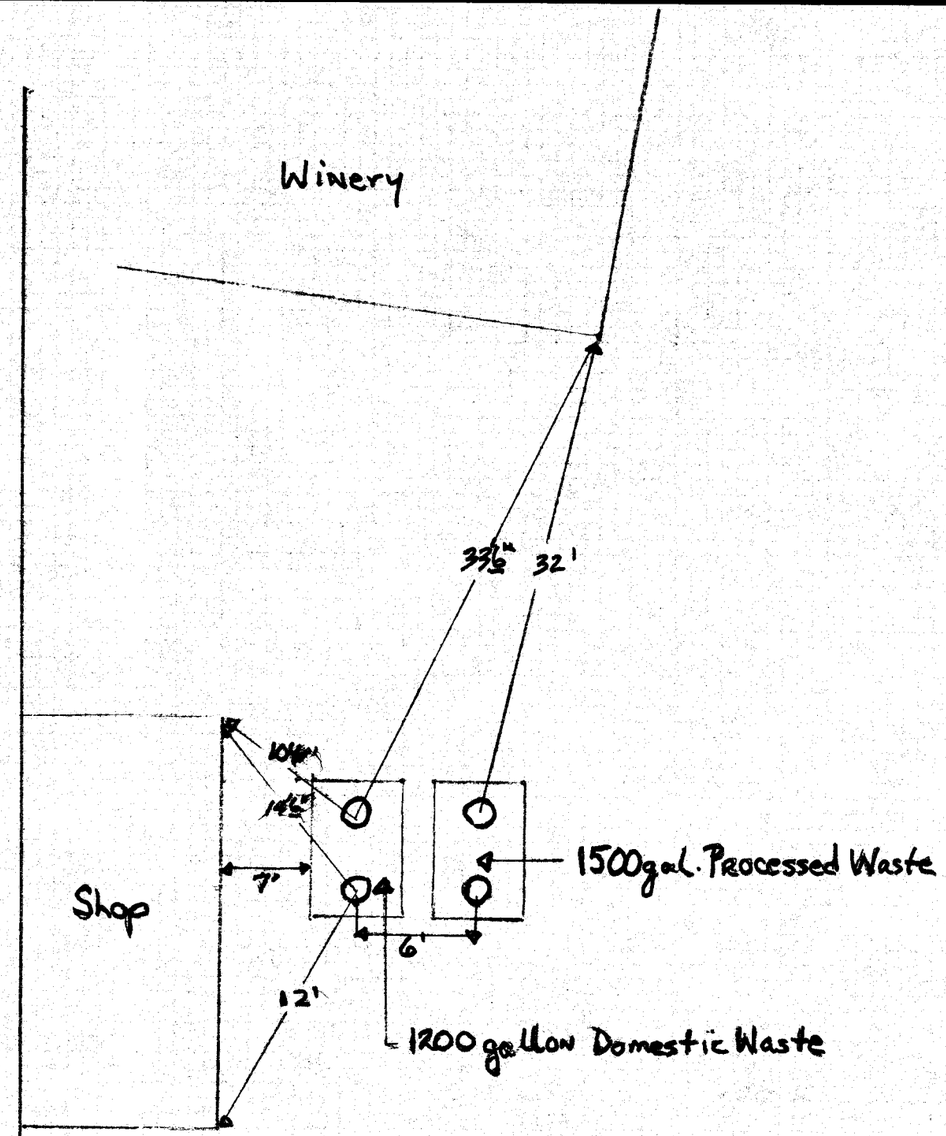
DATE DESIGNER'S LETTER RECEIVED (IF APPLICABLE)
⇒ DATE PLOT PLAN RECEIVED/ACCURACY CHECKED
DATE INDIVIDUAL WATER SYSTEM WAS FINALED (IF APPLICABLE)
DATE APPROVAL ON ELECTRICAL (FOR SUMP PUMP) RECEIVED FROM BUILDING (IF APPLICABLE)
DATE NOTICE OF COMPLETION SENT TO BUILDING DEPARTMENT (IF APPLICABLE)
DATE PERMIT CLOSED

Richards Winery
4013 Spring Mtn. Rd.
St. Helena Ca. 94574
[redacted]
Job # 92-12751

RECEIVED
JUL 19 2000
DEPT. OF
ENVIRONMENTAL MANAGEMENT



N.T.S.



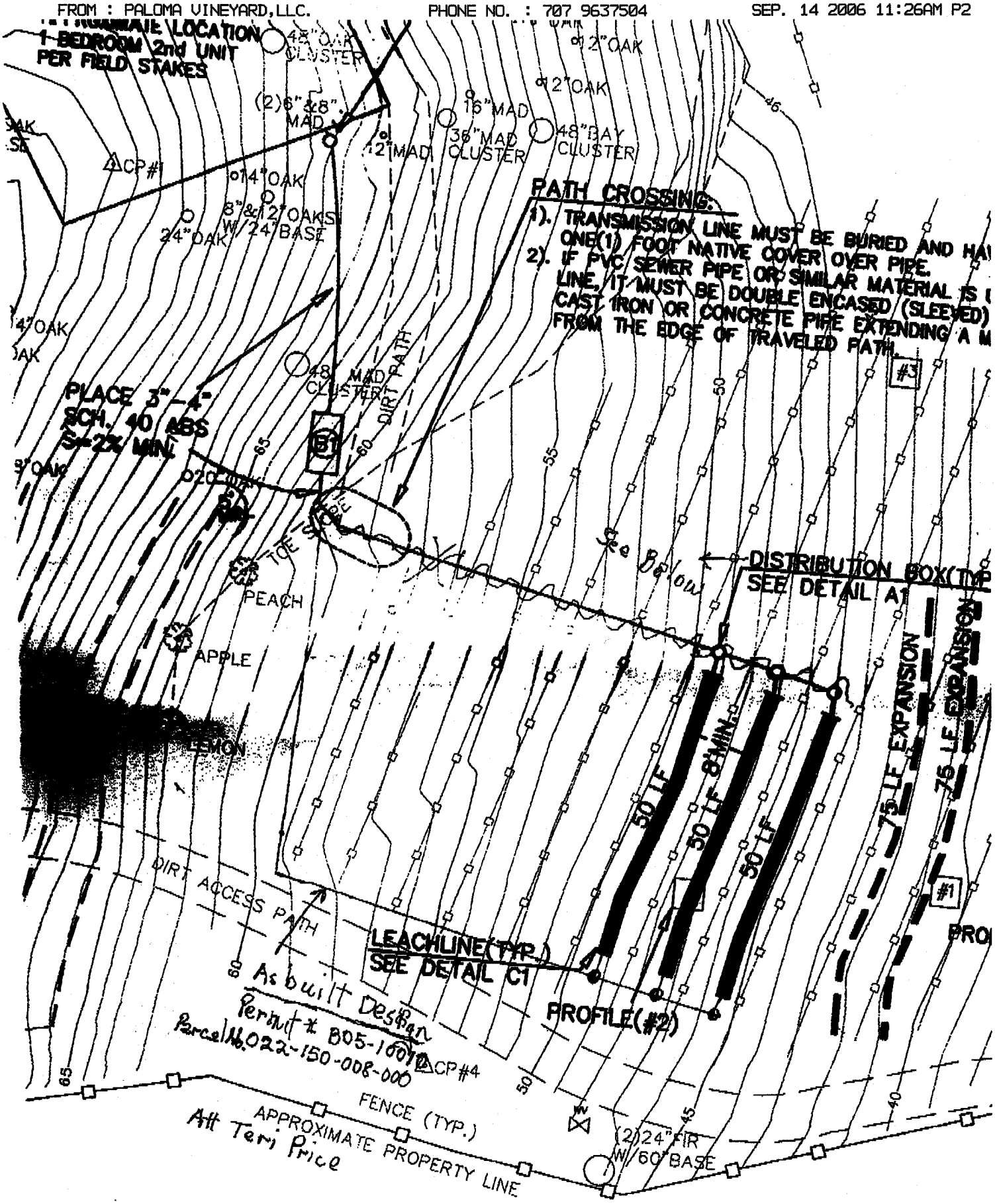
"AS Built"
Not to Scale
July 7, 2000
D.C. Backhoe, Inc.
Dennis W. Clary

WASTEWATER SYSTEM INFO FOR
(E) OWNER"S RESIDENCE

Environmental

Cover Sheet

APN	022-150-008-000
Permit #	
Program	SD
DocType	ASBLT
Street #	4013
Street Name	SPRING MTN
Year	2006


1 BEDROOM 2nd UNIT
PER FIELD STAKES
48" OAK CLUSTER
(2)6" &8" MAD
16" MAD
36" MAD CLUSTER
48" BAY CLUSTER
12" OAK
12" MAD
CP#1
14" OAK
8" &12" OAKS W/24" BASE
24" OAK
PATH CROSSING:
1). TRANSMISSION LINE MUST BE BURIED AND HA
ONE(1) FOOT NATIVE COVER OVER PIPE.
2). IF PVC SEWER PIPE OR SIMILAR MATERIAL IS
LINE, IT MUST BE DOUBLE ENCASED (SLEEVED)
CAST IRON OR CONCRETE PIPE EXTENDING A M
FROM THE EDGE OF TRAVELED PATH.
#3
48" MAD CLUSTER
DIRT PATH
PLACE 3"-4" SCH. 40 ABS @ 2% MIN.
B1
20 MIL
TOE
PEACH
APPLE
LEMON
See Below
DISTRIBUTION BOX(TYP
SEE DETAIL A1
50 LF
50 LF 8" MIN.
50 LF
75 LF EXPANSION
75 LF EXPANSION
#1
DIRT ACCESS PATH
LEACHLINE(TYP.)
SEE DETAIL C1
PROFILE(#2)
As built Design
Permit # B05-1601
Parcel No. 022-150-008-000
CP#4
FENCE (TYP.)
APPROXIMATE PROPERTY LINE
Alt Term Price
(2)24" FIR W/60' BASE

WASTEWATER SYSTEM INFO FOR
(E) OWNER"S RESIDENCE

Environmental

Cover Sheet

APN	022-150-008-000
Permit #	E05-0632
Program	SD
DocType	PMT
Street #	4013
Street Name	SPRING MTN
Year	2005

NAPA COUNTY

DEPARTMENT OF Environmental Management
1195 THIRD STREET ROOM 101 NAPA, CALIFORNIA 94559
PHONE 707-253-4471 FAX 707-253-4545 www.co.napa.ca.us

TRENT CAVE, R.E.H.S.
Director of Environmental Management

SEWAGE PERMIT

Permit Number:	**E05-0632**		
Status:	**ISSUED**	Applied:	08/03/2005
Comp Type:	EMSEWAGE - ADDITION	Issued Date:	09/08/2005
Fee:	$456.00	Permit Expires On:	09/08/2007

Site Address:	**4013 SPRING MOUNTAIN RD STH**	**Parcel Number:**	022-150-008-000
Owner:	**RICHARDS JAMES W AND BARBARA J T**	Phone:	
Address:	4013 SPRING MTN RD ST HELENA CA 94574-9773		
Applicant:	**JAMES RICHARDS**	Phone:	

Type of Project: **Septic Addition**
Prosposed Use:

Residence:	1	bedrooms	150 gpd		Commercial-UP#	
2nd Dwelling:	0	bedrooms	0 gpd		0	gpd Sanitary Waste
Guest House:	0	bedrooms	0 gpd		0	gpd Process Waste
	Total waste Flow:		150	Total	0	

Water Supply:
Individual: Well: Y Spring: Other: Public:
Distance from closest water source to any part of sewage system: >100 ft.

Specifications:
Designer: Dimensions 4 Engineered plan approval date: Conventional Plan approved:09/08/2005
Septic Tank:1200 gal. Drainline: 150 ft. Trench Depth:30 in. Rock under pipe: in.
Chamber Manufacture:ADS Model number Narrow Bio 3
Depth of cover: backfill:18 in. Fill:
Sewer line: type: Length: ft. Sump Pump: gal.
Audible and Visual alarm required? N Remote alarm required? N Electrical self certification required? N

Worker's Compensation Coverage:
( ) A certificate of current Worker's Comp. Insurance Coverage is on file with this office(or filed with this application).
(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

I, the undersigned, agree to comply with all conditions of this permit and all other applicable code requirements. Furthermore, I understand that the office of Environmental Management in no way guarantees indefinite trouble-free operation of the system, and that future repair may be necessary.

Applicant Signature: James W Richards Date: 9/9/05

Staff Signature: Darren Coute Date: 9-8-05

NAPA COUNTY

DEPARTMENT OF Environmental Management
1195 THIRD STREET ROOM 101 NAPA, CALIFORNIA 94559
PHONE 707-253-4471 FAX 707-253-4545 www.co.napa.ca.us

TRENT CAVE, R.E.H.S.
Director of Environmental Management

CONDITIONS/INSPECTIONS

Type: EMSEWAGE SubType: ADDITION

Owner:	RICHARDS JAMES W AND BARBARA J T	Permit Number:	**E05-0632**
	STH SPRING MOUNTAIN ROAD STH	Status:	**ISSUED**
Parcel No:	**022-150-008-000**	Applied Date:	**08/03/2005**
Applicant:	**JAMES RICHARDS**	Issue Date:	**09/08/2005**

Conditions

1: As-Built Drawing to be submitted.
2: Environmental Managment must be notified a minimum of 24 hours prior to requesting inspection(s)
3: Environmental Management specialist's inspection must be obtained prior to covering the system
4: Any deviation from permit specifications without prior approval from this office will be cause for stopping work until the changes are fully justified and approved
5: The applicant (owner/contractor) shall comply with all stormwater measures as identified on approved construction drawing for building permit , as it pertains to the sewage disposal system only.
6: The applicant shall comply with the Department of Public Works "Conditions of Approval_National Pollution Discharge Elimination System Requirements", a copy of which was provided at the time of permit issuance. Failure to comply with the NPDES requirements will result in a stop-work order.

Inspections

Inspected by: **Date:**

Item: 00612 E Septic Tank Installation DC 10·6·05
Item: 00618 E D-Box 11·18·05
Item: 00632 E- Leach Lines 11·18·05
Item: 00610 E-Sewer Line DC 10·6·05

GENERAL NOTES

1) Underground Service Alert (U.S.A.) – Call toll free 800–642–2444 at least 72 hours prior to excavation.

2) No guarantee is intended that underground obstructions, not shown on the plans, may not be encountered. Those shown are based upon information available and the Contractor is cautioned that the owner and the engineers or the County of Napa assume no responsibility for any obstruction either shown or not shown on these plans.

3) Contractor shall uncover existing buried utilities with utility owner to verify locations and elevations of utilities. Buried utilities include but are not limited to water mains, sewer lines, storm drains, gas mains and laterals, electrical distribution lines, C.A.T.V., and telephone lines. All utilities conflicting with the proposed construction shall be relocated prior to start of construction.

4) All graded areas and exposed soil within this project shall be seeded for erosion control prior to the onset of winter rains.

5) The contractor will hold harmless, indemnify, and defend the County of Napa, the engineer, and his consultants, and all liability claims, losses, or damage arising or alleged to arise from the performance of the work described herein, but not including the sole negligence of the County of Napa, the engineer, and his consultants, and each of their officers, employees and agents.

6) The engineer shall be notified immediately of any adverse conditions discovered during construction.

7) Trench shoring and groundwater controlling may be required during rainy season. Construction may not be allowed during or following wet weather. The contractor is responsible for receiving approval to begin construction from the engineer and district sanitarian.

8) All sumps require a building permit or use of a standard sump design whose construction already has approval of the Building Department. An electrical permit is also required from the Building Department for the sump and alarm system which shall be obtained by the contractor.

9) All sump pump systems must be reviewed and hydraulically tested for proper operation by a public health dept. sanitarian along with recommended involvement by the engineer prior to final approval. The contractor shall supply electrical power and water at the site sufficient to test water tightness of the tanks and operation of the pump and electrical system.

10) Sump and (or) septic tanks shall require a water tightness test in areas of high groundwater and (or) as required by the district sanitarian.

11) Contractor to give the engineer 72 hours notice for review of the septic system. Phone (707)578–3433. Recorder will take message 24 hours per day.

12) The Environmental Health Sanitarian must be notified on a county work day, at least 48 hours in advance of the desired inspection. A transit must be provided on the site at the time of inspection. The leachlines are to remain exposed for inspection.

13) Contractor is responsible for insuring that all construction meets code.

14) Contractor is responsible for verification of all dimensions shown

15) All dimensions shown take precedence over specified scale.

NOTES TO OWNER

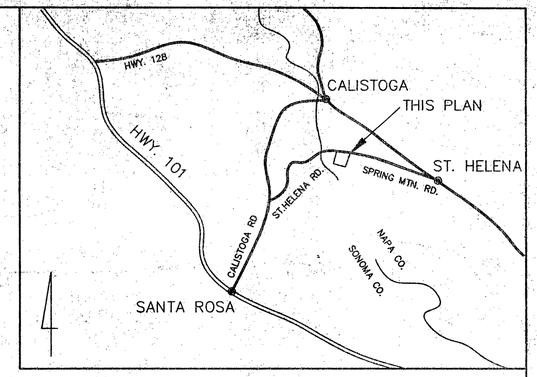
1) Although these plans do not require a site review by the engineer during construction, the engineers involvement is recommended. The cost of these reviews will be billed at current hourly rates and are to be paid by the owner. Additional field reviews due to incomplete work by the contractor will also be billed to the owner at the current hourly rate during the time of the review. Present rate for review is $100 per hour.

2) Subsurface conditions are complex and may differ from those indicated by surface features or encountered at percolation test hole or profile hole locations. Therefore, rock or other variations in subsurface conditions not indicated in reports or shown on this plan could be encountered. The engineer should be notified immediately if any adverse conditions are discovered during construction so that timely action can be taken to modify this plan.

3) This plan is based on current standards and technical data requirements of the Napa County Public Health Department. This professional compliance with currently applied county codes, standards, and requirements is not a guarantee or warranty, either expressed or implied, of septic system function or performance of this site.

VINEYARD CONSTRUCTION NOTE:

CONTRACTOR TO PLAN ON NARROW EQUIPMENT FOR INSTALLATION OF THE SEPTIC SYSTEM BETWEEN VINE ROWS, TO THE EXTENT POSSIBLE. HAND WORK WILL BE REQUIRED TO AVOID DAMAGE TO VINES.
CONTACT OWNER: JIM RICHARDS (707)–963–7504 REGARDING VINE AND TRELLIS WIRE SPACING.



VICINITY MAP
NTS

INDEX OF SHEETS

SHEET NO.	TITLE
1	TITLE SHEET
2	PLAN SHEET
3	NOTE & DETAIL SHEET
4	NOTE & DETAIL SHEET

California Council of Civil Engineers & Land Surveyors

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for , or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

--IMPORTANT--	PUBLIC HEALTH DEPT. FEE PAYMENTS		
	DATE	SERVICE	AMOUNT
PRINTS OF THESE PLANS USED IN CONSTRUCTION MUST HAVE A WET STAMP OF APPROVAL BY THE NAPA COUNTY PUBLIC HEALTH DEPARTMENT DISTRICT SANITARIAN TO INDICATE THAT A PERMIT TO INSTALL THE SEPTIC SYSTEM HAS BEEN GRANTED. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR CONSTRUCTION DONE WITHOUT ALL PUBLIC AGENCY PERMITS AND THE FINAL COUNTY APPROVED PLAN.			

	CONSTRUCTION REVIEWS	
TOPOGRAPHIC SURVEY BY: DIMENSIONS 4 ENGR. MAY/2005 DATE	REVIEW NO. 1	COMMENTS:
SITE EVALUATION DIMENSIONS 4 ENGR. 6/1/2005 DATE	DATE:	
SOILS REPORT BY: DATE	D4E REP.:	
SANITARIAN: DARRYL CHOATE	SANITARIAN:	
ARCHITECT/DESIGNER:	CONTRACTOR:	
SEPTIC SYSTEM CONTRACTOR:	REVIEW NO. 2	COMMENTS:
GENERAL CONTRACTOR:	DATE:	
	D4E REP.:	
	SANITARIAN:	
	CONTRACTOR:	
	REVIEW NO. 3	COMMENTS:
	DATE:	
	D4E REP.:	
	SANITARIAN:	
	CONTRACTOR:	
	REVIEW NO. 4	COMMENTS:
	DATE:	
	D4E REP.:	
	SANITARIAN:	
	CONTRACTOR:	

LEGEND

A.B. = AGGREGATE BASE	G.B. = GRADE BREAK	S.W.E. = SIDEWALK EASEMENT	⑤ 20/36 = PERCOLATION TEST HOLE NO. 5 WITH 20 M.P.I. AT A 36" DEPTH
A.C. = ASPHALT CONCRETE	G.V. = GATE VALVE	T.C. = TOP OF CURB	[A] = SOIL PROFILE HOLE 'A'
A.S.B. = AGGREGATE SUBBASE	I.G. = INVERT GRADE	T.G. = TOP OF GRATE	① 54" = GROUNDWATER DETERMINATION HOLE NO. 1 WITH A DEPTH OF 54" BELOW GRND. SURFACE
B.O. = BLOW–OFF	I.P. = IRON PIPE, SIZE AS NOTED	TYP. = TYPICAL	△1 = MONITORING WELL NO. 1
B.V.C. = BEGIN VERTICAL CURVE	J.P. = JOINT POLE	W.M. = WATER METER	◉ = FOUND IRON PIPE PROPERTY CORNER
C.B. = CATCH BASIN	L.F. = LINEAL FEET	—W— = EX. WATER LINE	o = CALCULATED PROPERTY CORNER
C.I. = CURB INLET	P.I. = POINT OF INTERSECTION	—S— = EX. SEWER LINE	
C.L. = CENTERLINE	P.L. = PROPERTY LINE	= EX. STORM DRAIN	
C.M.P. = CORRUGATED METAL PIPE	P.U.E. = PUBLIC UTILITIES EASEMENT	—G— = EX. GAS LINE	
CONC. = CONCRETE	R = = RADIUS	—E— = EX. UNDERGROUND ELECTRIC	
D.I. = DROP INLET	R.C.P. = REINFORCED CONCRETE PIPE	—CATV— = EX. UNDERGROUND CABLE T.V.	
D/W = DRIVEWAY	RED. = REDUCER	—T— = EX. UNDERGROUND TELEPHONE	
E.P. = EDGE OF PAVEMENT	R/W = RIGHT OF WAY	= APPROXIMATE PROPERTY LINE	
ESMT. = EASEMENT	S = = SLOPE	54.9 = EX. SPOT ELEVATION	
E.V.C. = END VERTICAL CURVE	S.D. = STORM DRAIN	100 = EX. GROUND CONTOUR	
EX. = EXISTING	S.S.C.O. = SANITARY SEWER CLEANOUT	= STREET LIGHT	
F.G. = FINISH GRADE	S.S.M.H. = SANITARY SEWER MANHOLE	—C— = STREET LIGHT CONDUIT	
F.H. = FIRE HYDRANT	STD. = STANDARD	PB = PULL BOX	
	S/W = SIDEWALK	= CENTERLINE MONUMENT	

	REVISIONS		
DESIGNED BY: LDC	REVISION	BY	DATE
	SEPTIC TANK LOCATION	LDC	8/2/05
DRAWN BY: LDC	LEACHFIELD LAYOUT	LDC	7/29/05
	INFILTRATOR TYPE	LDC	7/29/05
REVIEWED BY: DEW	SOIL COVER / FILTER FABRIC	LDC	8/2/05

APPROVED:

REGISTERED PROFESSIONAL ENGINEER DAN WRIGHT No. C 22296 Exp. 6/30/07 CIVIL STATE OF CALIFORNIA

DAN WRIGHT, R.C.E. 22296 DATE 7/6/05

COPYRIGHT, 2002
FOR DIMENSIONS FOUR ENGINEERING, INC.

REVISED 8-8-02

PLANS APPROVED
County of Napa
Dept. of Environmental Mgmt
BY DATE
OFFICE COPY

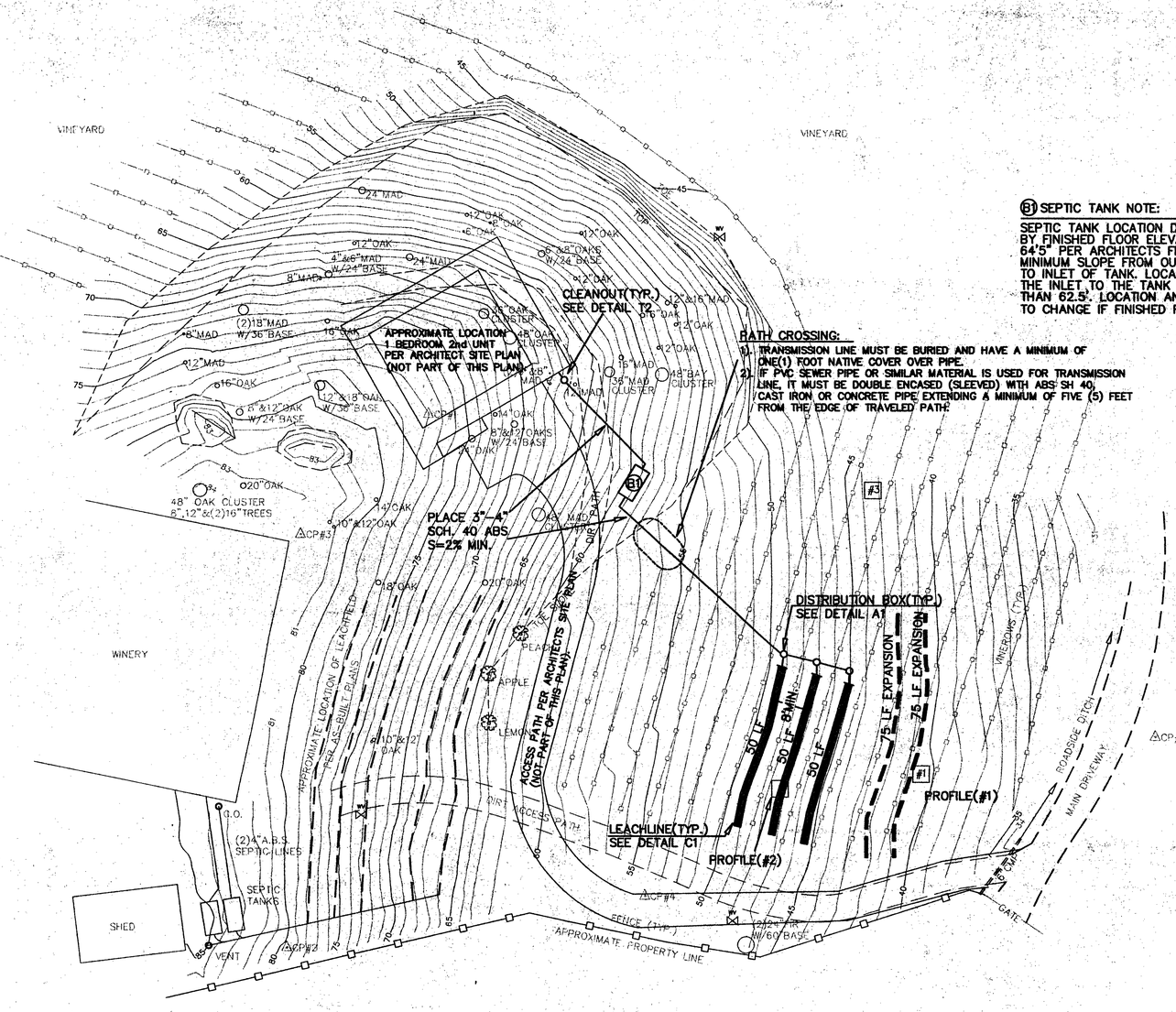
RECEIVED
SEP 07 2005
DEPT. OF ENVIRONMENTAL MANAGEMENT

STANDARD SEPTIC SYSTEM WITH INFILTRATOR TRENCH

FOR
JIM & BARBARA RICHARDS
AT
4013 SPRING MOUNTAIN ROAD
ST. HELENA, CALIFORNIA
A.P. NO. 022–150–08

dimensions 4 engineering inc
ANALYSIS • PLANNING • SURVEYING • ENGINEERING
2952 MENDOCINO AVENUE, SANTA ROSA, CA. 95403 (707) 578–3433

AUG 2005 6298 SHEET 1 OF 4



LEGEND

△CP#1	= SET BRIDGE SPIKE
CMP	= CORRUGATED METAL PIPE
C.O.	= CLEANOUT
MAD	= MADRONE TREE
W	= HOSE BIB

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BOUNDARY NOTE

PROPERTY LINES SHOWN ARE TO BE CONSIDERED AS APPROXIMATE ONLY.

BASIS OF BEARING

COMPASS BEARING OF S 15° W BETWEEN CONTROL POINTS NUMBER ONE AND NUMBER TWO.

VERTICAL DATUM NOTE

ELEVATIONS AND CONTOURS SHOWN ARE BASED ON AN ASSUMED ELEVATION OF 78.0' DESIGNATED ON CONTROL POINT NUMBER ONE, PER PREVIOUS TOPOGRAPHIC SURVEY PERFORMED BY TUCKER & ASSOCIATES, AUGUST 1999.

B1 SEPTIC TANK NOTE:

SEPTIC TANK LOCATION DETERMINED BY FINISHED FLOOR ELEVATION OF 64'5" PER ARCHITECTS FLOOR PLANS, AND 2% MINIMUM SLOPE FROM OUTLET AT HOUSE TO INLET OF TANK. LOCATION SHOWN REQUIRES THE INLET TO THE TANK TO BE NO GREATER THAN 62.5'. LOCATION AND INLET ELEVATION SUBJECT TO CHANGE IF FINISHED FLOOR ELEVATION IS MODIFIED.

PATH CROSSING:

1). TRANSMISSION LINE MUST BE BURIED AND HAVE A MINIMUM OF ONE(1) FOOT NATIVE COVER OVER PIPE.
2). IF PVC SEWER PIPE OR SIMILAR MATERIAL IS USED FOR TRANSMISSION LINE, IT MUST BE DOUBLE ENCASED (SLEEVED) WITH ABS: SH 40, CAST IRON OR CONCRETE PIPE EXTENDING A MINIMUM OF FIVE (5) FEET FROM THE EDGE OF TRAVELED PATH.

NOTE:
SEE SHEET ONE FOR VINEYARD CONSTRUCTION REQUIREMENTS.

DESIGN CRITERIA:

SYSTEM TYPE: STANDARD W/ INFILTRATOR TRENCH
APPLICATION RATE: 0.333 GAL./S.F./DAY
TOTAL # OF BEDROOMS: ONE
TOTAL S.F./ L.F. LEACHLINE: 3
TOTAL # LEACHLINE REQUIRED: 150 LF/BEDROOM
TOTAL LEACHLINE SHOWN: 150 LF
TOTAL EXPANSION REQUIRED: 100%
TOTAL EXPANSION SHOWN: 100%

STANDARD SEPTIC SYSTEM WITH INFILTRATOR TRENCH

FOR
JIM & BARBARA RICHARDS
AT
4013 SPRING MOUNTAIN ROAD
ST. HELENA, CALIFORNIA
A.P. NO. 022-150-08

dimensions 4 engineering inc
ANALYSIS • PLANNING • SURVEYING • ENGINEERING
2952 MENDOCINO AVENUE, SANTA ROSA CA. 95403 (707) 578-3433

LOAN/JOBPROJECTS/6298/PLANS/PG05-9-05

AUG 2005 6298 SHEET 2 OF 4

A. INSTALLING THE CHAMBERS

1. Excavate trenches to proper width, and depth as shown on plans
2. Smooth irregularities in the excavation. A level, flat surface is required.
3. Assemble Biodiffuser leaching chambers and universal end plates together in trenches.
4. Punch out pipe hole openings in the end plates as needed and connect inlet pipes.
5. Check the installed chambers to be sure it is level or has the prescribed slope.
6. Fill sidewall area to top chambers with native soil or 3/8"–3/4" double washed gravel, as required by Napa County Dept. of Enviromental Health.
7. Place backfill and "walk" it in on both sides of Biodiffuser This is very important to achieve load rating.
8. Cover Biodiffuser leaching chambers to a minimum of 18" native material avoid large rocks and debri in cover material.
9. Pack down the fill by walking along the edges of the trench. This is an important step that assures correct structural support.
10. Proceed to the next trench and begin with step 1 again.

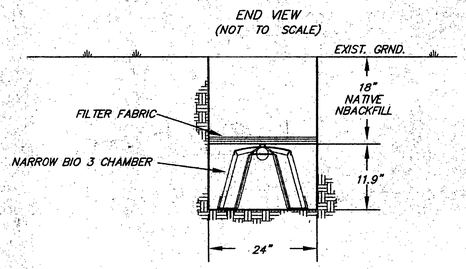
B. COVERING THE SYSTEM

NOTE: Before backfilling, the system should be inspected by a health official or as otherwise required.

1. Backfill the trench by pushing the cover onto the units. Keep a minimum of 12" of compacted cover over the chambers before driving over the system. When finishing the system, it is best to leave several inches of soil above the trenches to allow for settling and to ensure than runoff water is diverted away from the system.
2. When the system is covered, the site should be seeded or sodded to prevent erosion.

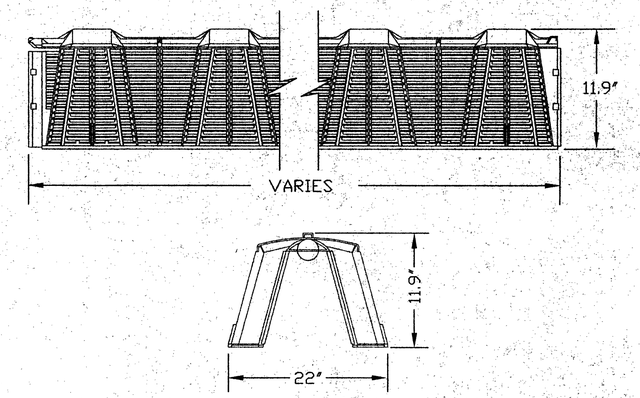
TYPICAL TRENCH DETAIL

(C1)



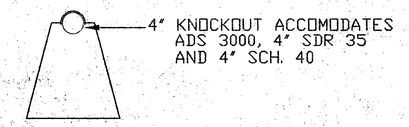
ADS BIODIFFUSER® NARROW BIO 3 CHAMBER SIDE VIEW TYPICAL DETAIL

N.T.S.

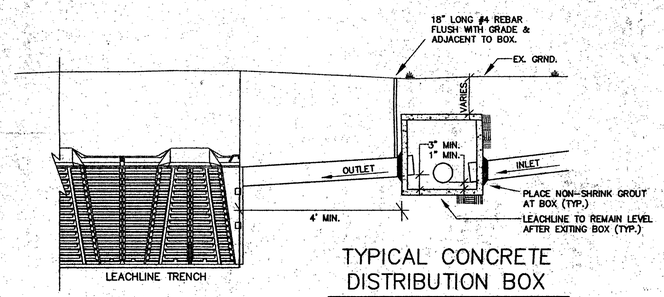


ADS BIODIFFUSER® BIO 3 UNIVERSAL END CAP TYPICAL DETAIL

N.T.S.



N.T.S.



TYPICAL CONCRETE DISTRIBUTION BOX

(A1)

N.T.S.

STANDARD SEPTIC SYSTEM WITH INFILTRATOR TRENCH

FOR

JIM & BARBARA RICHARDS

AT

4013 SPRING MOUNTAIN ROAD
ST. HELENA, CALIFORNIA
A.P. NO. 022–150–08

dimensions 4 engineering inc

ANALYSIS • PLANNING • SURVEYING • ENGINEERING
2952 MENDOCINO AVENUE, SANTA ROSA CA. 95403 (707) 578–3433

AUG. 2005 6298 SHEET 3 OF 4

SEPTIC TANK AND RISER REQUIREMENTS

I. GENERAL NOTES:

1) All septic tanks (reinforced concrete, fiberglass, or other durable non-corrodible synthetic materials) installed for all types of septic systems must be accepted by I.A.P.M.O. as meeting standard PS-1.
2) All septic tanks shall be of two-compartment construction. The first compartment shall be twice the capacity of the second and separated by a baffle.
3) Metal or wooden tanks are prohibited.
4) All septic tanks shall be watertight.
5) Septic tank shall be capable of withstanding anticipated structural loads. (See ordinance no. 3999)

II. PLACEMENT NOTES:

1) Septic tanks shall be installed per manufacturer's specifications.
2) All tanks shall be coated on the interior and shall cover all of the internal area with an approved waterproof compound and shall be applied per the manufacturer's recommendations.
3) Tanks shall bear on undisturbed soil a min. of 12 inches below original grade on a solid bed and to be installed level.
4) If tank hole is over excavated or has rocky unlevel bottom, 2 inches of sand-pea gravel to level bottom is recommended.
5) Fill tank with water after it has been set in place and the sides backfilled and compacted.

III. SEPTIC TANK CONNECTION NOTES:

1) All pipes leaving and entering tanks shall be sealed with a non-shrink grout mix and thoroseated.
2) All connections from building to septic tanks shall be made in accordance with the most recent edition of the Uniform Building Code.
3) The Sonoma County Building Dept. is the legal inspecting authority for the septic tank.

IV. SEPTIC TANK SIZES:

Septic tank size is determined by the number of bedrooms for residential uses, such that:
1 – 2 bedrooms = minimum 810 gallon precast tank. (1200 gal. recommended)
3 – 4 bedrooms = minimum 1200 gallon precast tank.
5 – 6 bedrooms = minimum 1500 gallon precast tank.

V. VARIANCES:

1) Septic tanks which deviate from the above design criteria must be approved by the Sonoma County Building Dept.
In such cases, a registered civil engineer shall submit plans and specifications of such a tank to the building dept. for approval and inspection.

VI. ACCESS RISER NOTES:

1) Access risers shall be mandatory for all pressure distribution, mound, in-grade & at-grade systems, and all construction within The Sea Ranch Subdivision. Risers for standard systems are recommended when finish grade is more than 6 inches above tank.
2) Access risers shall be installed from the top of the tank to above the ground surface at both the inlet & outlet ends of the septic tank.
3) The top of the septic tank riser shall be clean and dry and fully exposed. Fiberglass, P.V.C., or masonry risers are acceptable. The riser must have a watertight seal to the top of the tank, be large enough for maintenance (roughly 2' x 2' min.) and be watertight at all joints. Lids shall be either gasketed or weather stripped to prevent surface water and insect entry and the escape of odors. P.V.C. and fiberglass lids shall include locking mechanism.
4) Risers and lids shall extend a min. 6 inches above existing grade to maintain access and prevent burial.
5) Risers installed in a driveway or parking area must be designed to withstand traffic loads or be barricaded from traffic.
6) Access risers must also be installed on all pump chambers. These should be sized according to chamber cover openings and must allow full access for maintenance and repair of the pump, or control equipment.

BEDROOM DEFINITION

The following guidelines are generally applicable in determining "bedrooms" for purposes of designing an on-site sewage disposal system:

1. Sewing rooms, dens, offices, studios, lofts, game rooms, ect., of at least 70 square feet as shown on the floor plan are considered bedrooms.
2. A bedroom has a minimum 7'6" ceiling height, portions of which may be sloping, 70 square feet superficial floor area, is no less than 7' in any one dimension, and has at least one window with a sill height no more than 44" above the floor and a net clear opening of 5.7 square feet.
3. A closet, or lack thereof, does not determine whether a room is potentially a bedroom.
4. If a room described in (1) above is at the same end of the dwelling as the bedroom(s) and meets the criteria of (2), it will be considered a bedroom in designing the sewage disposal system. Rooms on a second story which otherwise consist of room space will be considered a bedroom. Second story lofts will also generally be considered bedrooms. A single large upstairs room adaptable to portioning will be counted as one bedroom for each 70 square feet of superficial floor area.
5. If a "family room" is shown on the plan, it will generally not be counted as a bedroom if it meets the criteria outlined in (6). If both a "family room" and a "den" are proposed, then at least one bedroom will be counted for the two rooms, even if both rooms meet the criteria of (6).
6. Some features which, in various combinations (generally having only one feature does not preclude use as a bedroom), may make it unlikely that a room will be used as a bedroom include:

A. A large, arched, doorway without a door which opens onto the entryway or a main activity area.
B. Use of a half wall of railing along at least one side of the room.
C. A conversation pit which encumbers the floor area.
D. Presence of a fuel-burning water heater or fireplace in a room designated as the family room, game room or recreation room.
E. Location in a main activity area of the dwelling.
F. Wet bar in family, game or recreation room.
G. Built-in bookcase, file cabinets, desk, etc.

LEACHFIELD NOTES

LEACHLINE PLACEMENT:

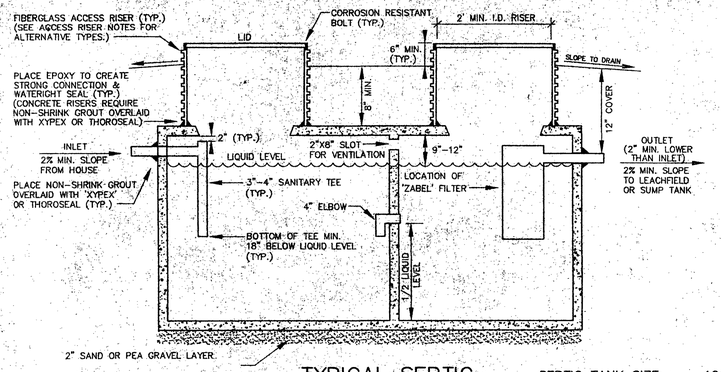
1) **_150_ lineal feet of distribution line is required, __150__ lineal feet is to be placed. (__150__ lineal feet per bedroom.)**
2) Additional lines shall be constructed in expansion areas if capacity in use is inadequate as determined by the County Health Department.

LEACHLINE MONUMENTATION:
(Applies to standard septic systems only)

In order to aid in the future location of leachfield lines and all distribution boxes for on-site septic systems installed without monitoring wells the following shall be required:

1) The placement of 1/2" rebar or 1/2" galvanized pipe, a minimum of 2' in length, in a vertical position against the trench wall at a maximum depth of 24" below ground surface.
2) Rebar or galvanized pipe is to be installed every 50' and at ends in lines that are not straight, and at the end wall of the leachfield line.
3) One 2' x 1/2" rebar or galvanized pipe is to be installed flush with each distribution box.

COPYRIGHT, 2002
DIMENSIONS FOUR ENGINEERING, INC.
REVISED 8-8-02



TYPICAL SEPTIC TANK DETAIL

(B1)

N.T.S.

SEPTIC TANK SIZE: _____1200 GAL_____
(I.A.P.M.O. APPROVED)



CLEANOUT DETAIL (GRAVITY LINES ONLY)

(T2)

N.T.S.

STANDARD SEPTIC SYSTEM CONSTRUCTION REQUIREMENTS FOR A SINGLE FAMILY DWELLING

1. A Standard septic system consists of an approved septic tank and standard leachlines.
2. Septic tank size is determined by number of bedrooms. Studies, sewing rooms, dens, lofts, home offices, etc., of at least 70 square feet as shown on floor plan are generally considered as bedrooms for the purpose of these standards (refer to Environmental Health Instruction 23-85). Septic tanks must be accepted by I.A.P.M.O. as meeting standard PS-1.
   1-2 bedrooms minimum 810 gallon precast tank (1200 gal. recommended)
   3-4 bedrooms minimum 1200 gallon precast tank
   5-6 bedrooms minimum 1500 gallon precast tank
3. The septic tank is to be set level in the excavation with a recommended earth cover of 12". If cover over the tank will be greater than 18", risers over both manholes shall be installed with top no less than 6" of surface level; risers shall have appropriate covers to prevent insect and rodent access and exclude surface water. Wooden risers are not allowed.
4. The area over a septic tank cannot be subjected to weight loads in excess of 1,000 pounds. In areas where ground water can be expected to be higher than 5 feet from the surface, concrete tanks must be waterproofed on this inside with Thoroseal or equivalent sealants.
5. Tanks other than concrete are to be installed in accordance with the manufacturer's specifications for that type of tank. Tanks other than concrete must be filled with water to the midpoint to check for leakage during the final inspection. Check with the Division of Environmental Health for approval of any tank before installation.
6. The system is to have at least one distribution box. A minimum of 4 feet of solid pipe shall be provided, surrounded by undisturbed native earth, connected to the perforated pipe in the leachline. This 4 feet of solid line is not considered as contributing to the total lineal footage of leachline required. The solid pipe from the distribution box shall be sloped at 1/4" per foot, unless a 4" pipe shall be laid level.
7. The connection between the the septic tank and the first distribution box, or a minimum length of 5 feet, shall be A.B.S. Schedule 40, or any other material approved for a house sewer connection. Fall from the septic tank to the first distribution box be 1/4" per foot, unless a 4" pipe is used which allows 1/8" per foot.
8. A standard leachline consists of 63 to 165 lineal feet of trench per bedroom (length of line required is determined by percolation rate). The width of the trench is 24", and a minimum depth is 36" with 12" of rock below the pipe. (The depth of trench is dependent upon slope and percolation depth.) Maximum length of any one leachline is 100 feet.
9. The bottom of the leachline is to be a minimum of 60" above the seasonal high groundwater table (refer to Rule V-2, Sonoma County Public Health Department). Greater depths to seasonal high groundwater table are required in instances of rapid percolation. (Refer to Regional Water Quality Control Board Basin Plan.)
10. The trench bottom and total length of line shall be level and installed with the aid of a transit. Leachlines must follow the surface contours to minimize variations in trench depth.
11. Compacted trench sides are to be scarified to a depth of 1" and the loose material removed before placing the drain rock in the trench. System installation shall not be attempted during winter months when the potential for sidewall smearing can occur.
12. The drain rock used in the line shall be clean, 3/4" to 2 1/2" in size, and either coarse aggregate, crushed rock, or washed river gravel from an approved source.
13. The perforated pipe is to be of 3" or 4" (inside diameter) approved plastic or other approved material. Perforations shall be 5/8" dia. in size and the pipe placed perforations down in the trench with the pipe laid level with the aid of a transit.
14. There must be at least 2" of level drain rock over the top of the perforated pipe.
15. Straw, untreated building paper, or other approved material must be placed over the drain rock prior to backfill to prevent infiltration of soils.
16. On sloping ground, leachlines are to be installed to allow for serial distribution into individual lines.
17. If a dual leachfield system utilizing an approved diversion valve is installed, the total system is to be equal to 1 1/2 times the amount of leachline required for a single system. The dual leachfield system is recommended as a means of increasing the efficiency and expected life of the leaching system.
18. The Environmental Health Specialist must be notified on a county work day, at least 24 hours in advance of the desired inspection. A transit must be provided on the site at the time of inspection. No portion of the septic system may be covered until it is inspected by the S.C.P.H.D.

STANDARD SEPTIC SYSTEM WITH INFILTRATOR TRENCH

FOR

JIM & BARBARA RICHARDS

AT

4013 SPRING MOUNTAIN ROAD
ST. HELENA, CALIFORNIA
A.P. NO. 022-150-08

dimensions 4 engineering inc
ANALYSIS • PLANNING • SURVEYING • ENGINEERING
2932 MENDOCINO AVENUE, SANTA ROSA CA. 95403 (707) 578-3433

AUG 2005 6298 SHEET 4 OF 4

C:\ACAD\LAND\PROJECTS\6298\TEXTS.DWG(08-3-02)

Appendix 3

McCollum General Engineering Septic Inspection Report

McCollum

General Engineering Contractor

P.O. Box 2223

Yountville, CA 94599

Phone: 707.252.6220

Fax: 707.224.1753

MGECONSTRUCTION@YAHOO.COM

Sheldon Richards

RE: 4013 Spring Mountain Rd.

As instructed by Sheldon Richards, McCollum General Engineering (M.G.E.) conducted an investigation of the existing septic system located at 4013 Spring Mountain Rd, St. Helena CA. The following information was collected during a one day investigation (02/14/2020).

1. The septic tank was located, opened, pumped and visually inspected. Septic tank is a pre fab concrete with concrete lids. The concrete access lids do not have a tight seal. The inlet T, outlet T are in place. The baffle wall is in place. The tank is located fourteen feet away from the house foundation. The tank was at normal operating range upon arrival.

2. Leach lines were probed, rodded and potholed for location and depth. The outlet tight line from the septic tank flows directly into a serial distribution gravity leach field. There are six random length leach lines in the leach field. The leach line pipe is Hancore PVC. There is four hundred forty five of leach line in the field. Leach line five is damaged and is full of soil debris and obstructions.

MGE replaced all access lids at the septic tank and secured. Potholes were backfilled and covered in the leach field area.

In summary the existing septic system is not operating correctly. Water enters the septic tank from the inlet T, settles solids, passes through the baffle wall and exits the tank through the outlet T. Water flows from the tank outlet into a serial distribution leach field. The leach field has six Hancore PVC leach lines. Line five is damaged and full of soil debris.

Septic systems will process water differently depending on household water usage, cleaning chemicals, number of residents and daily flows. (Please see attachment for proper septic system operation and maintenance.)

Repairs needed:

1. Replace damaged section of line five in leach field.
2. County repair permit.
3. Plan draft fee.

Budget $3,500.00 To be preformed on a time and material basis

Recommended repairs:

1. Install PVC access risers and lids on septic tank.
2. Install a Zabel filter on the septic tank outlet.

Budget $2,850.00 To be performed on a time and material basis.

Municode setbacks for septic system construction–

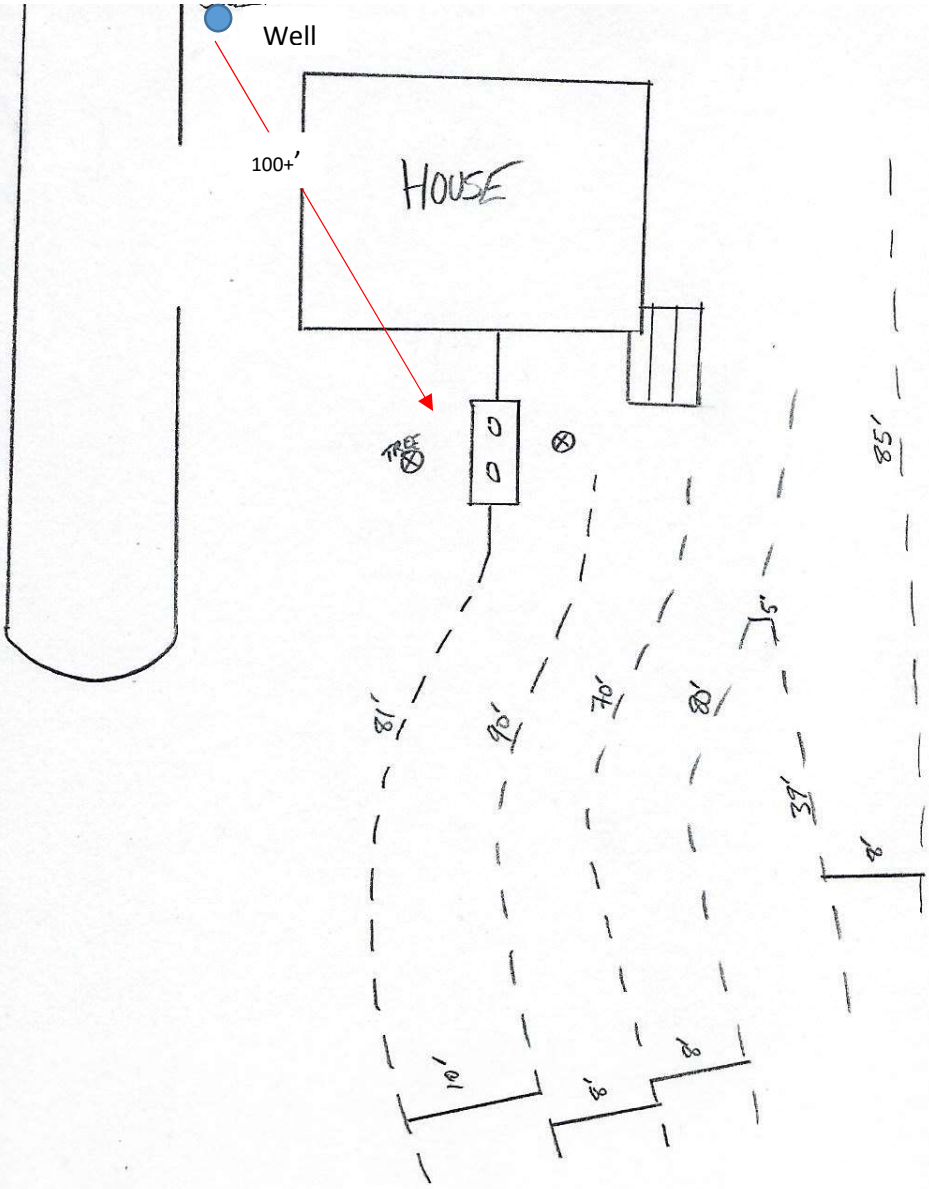
http://library.municode.com/index.aspx?clientId=16513&stateId=5&stateName=California

Please call if you have any questions.

Sincerely,
Gary L. McCollum
COWA/NAWT Certified Onsite
Waste Water Inspector/Installer

Company Disclaimer

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment System Inspection Report based on the present condition of the onsite wastewater treatment system. McCollum General Engineering has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of a wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular owner or buyer. McCollum General Engineering DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.



4013 Spring Mountain Rd
2-14-20
As Built

EXISTING INDIVIDUAL SEPTIC SYSTEM INSPECTION REPORT FORM FOR NAPA COUNTY

PROPERTY OWNER *Richards* DATE: *2/14/2020*
ADDRESS: *4013 Spring Mountain Rd, St Helena, CA* A.P.N.

PRIMARY TREATMENT SEPTIC TANK
Distance from closest well:
This parcel *100+'* Adjacent parcel *100+'*
Distance from foundation: *14'*
Distance from property line: *80'*
Material-tank *Concrete* Lid *Concrete*
Number of compartments: *Two*
Total Capacity: *1200gal.*

Date tank was last pumped: *2/14/2020*
Pumped by: Dependable
Pre-fab tank or poured in place (describe):
Pre fab Concrete
Inside Length 9' Width 4.5' Depth 5'

SECONDARY TREATMENT-DISPOSAL FIELD (if other than leach field, describe below)
Distance from closest well:
this parcel *100+'* Adjacent parcel *100+'*
Distance from foundation: *31'*
Distance to property line: *75'*
Number of lines: *6*

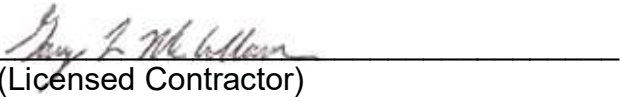
Total length on leach line: *445'*
Total effective sidewall: *890'*
Amount of filter Material: *16"* Type of pipe: *3" Hancore*
Below pipe: *12"* Type of filter material: *1" rock*
Above pipe: 4" Depth of cover over pipe: 12"
Trench Width: 18" Depth: 31"

GENERAL INFORMATION
Is the house/structure presently occupied? *Yes* How many bedrooms? 1
If commercial use, how many employees (FT / PT) *N/A* How many units served by this system? *One*
Any other septic systems of the property? *No* If yes, how many? 0

CONDITION OF SYSTEM
Make a statement of the condition of the septic tank and interior surfaces, including baffles and fittings. How was this determined? *Septic tank was located, pumped and visually checked. Inlet T and outlet T are in place. The Baffle wall is in place. Tank has no risers or filter. Tank is pre fab concrete with concrete access lids.* Note: If tank is over five years old, it must be inspected (pumping is required to allow inspection).

Make a statement on the condition of the sump/pump (if applicable), including size, alarm, structure, etc. *N/A*

Make a statement on the condition of the distribution box, leaching line, etc. How was the length and location of the disposal field determined? *Leach lines were probed, rodded and potholed for location and depth. There are six Hancore leach lines in the field. Leach line five is full of obstructions and soil debris.* Note: Information on disposal field must be determined by physically locating each line by exposing the ends. All distribution boxes must be uncovered and inspected.



(Licensed Contractor)

Appendix 4

Irrigation Water Balance & BOD Loading Limit Calculation

Reclaimed Process Wastewater
Water Balance for Irrigation and Storage

Project Description		Annual Process Waste Flow Volume		
Project Number:	4119046.0	Wine Production:	7,140	gal/year
Project Name:	Paloma Winery			
Prepared By:	DRL/BTF	Annual Process Waste per Gallon Wine:	4	gal/year
Date:	November 25, 2024	Total Annual Process Waste Generated:	28,560	gal/year

Vineyard Irrigation Parameters		Landscape Irrigation Parameters		
Acres of irrigated vineyard:	5.20 acres	Crop type / name:	Cover Crop	
Row spacing:	11.0 feet	Total irrigated acres of crop:	0.20 acres	
Vine spacing:	6.0 feet			
Total number of vines:	3,432 vines			
Water use per vine per month (peak):	7 gal			
Total peak monthly irrigation demand:	24,024 gal			

Monthly Process Wastewater Generation

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly process wastewater generated as % of annual total:	4%	6%	6%	5%	6%	7%	9%	10%	14%	14%	11%	8%
Monthly process wastewater generated [gallons]:	1,142	1,714	1,714	1,428	1,714	1,999	2,570	2,856	3,998	3,998	3,142	2,285

Monthly Vineyard Irrigation Water Use

(Based on per-vine water use)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Beginning of month reclaimed water in storage [gallons] (This number brought forward from end of previous month)	0	0	0	0	0	0	0	0	0	0	0	0
Vineyard irrigation as % of peak month irrigation demand:	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	0%	0%
Irrigation per month per vine (gallons):	0.0	0.0	0.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	0.0	0.0
Total vineyard irrigation demand [gallons]:	0	0	0	24,024	24,024	24,024	24,024	24,024	24,024	24,024	0	0
Will vineyard be irrigated with reclaimed water this month?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Process wastewater generated this month, reclaimed for vineyard irrigation [gallons]	0	0	0	1,428	1,714	1,999	2,570	2,856	3,998	3,998	0	0
Remaining vineyard irrigation demand after using this month's process water [gallons]	0	0	0	22,596	22,310	22,025	21,454	21,168	20,026	20,026	0	0
Drawdown from storage for remaining vineyard irrigation [gallons]	0	0	0	0	0	0	0	0	0	0	0	0
Well water required to satisfy remaining vineyard irrigation demand	0	0	0	22,596	22,310	22,025	21,454	21,168	20,026	20,026	0	0
Net storage after vineyard irrigation drawdown [gallons]	0	0	0	0	0	0	0	0	0	0	0	0
This month's process wastewater, remaining after vineyard irrigation, available for landscape irrigation[gallons]	1,142	1,714	1,714	0	0	0	0	0	0	0	3,142	2,285

Water balance continues on next page for cover crop irrigation.

Monthly Landscape Irrigation Water Use

(Based on evapotranspiration crop demand and irrigated area)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
This month's process wastewater, remaining after vineyard irrigation, available for landscape irrigation[gallons] *(From sheet 1)*	1,142	1,714	1,714	0	0	0	0	0	0	0	3,142	2,285
Reference ET (ETo) (in/month) (see note 1)	1.32	1.8	3.32	4.78	6.11	6.84	7.07	6.3	4.9	3.45	1.74	1.29
Crop Coefficient (k_c) (see note 2)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
Crop water demand per acre [inches]	0.79	1.08	1.99	2.87	3.67	4.10	4.24	3.78	2.94	2.07	1.04	0.77
Crop water demand per acre [gallons]	21,505	29,325	54,088	77,873	99,541	111,433	115,180	102,636	79,828	56,205	28,347	21,016
Total crop water demand for irrigated area [gallons]	4,301	5,865	10,818	15,575	19,908	22,287	23,036	20,527	15,966	11,241	5,669	4,203
Will landscape be irrigated with reclaimed water this month?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Process wastewater remaining after vineyard irrigation, reclaimed for landscape irrigation [gallons]	1,142	1,714	1,714	0	0	0	0	0	0	0	3,142	2,285
Landscape irrigation water required from storage or other source [gallons]	3,159	4,151	9,104	15,575	19,908	22,287	23,036	20,527	15,966	11,241	2,528	1,918
Drawdown from storage for landscape irrigation [gallons]	0	0	0	0	0	0	0	0	0	0	0	0
Process wastewater generated this month, unused for irrigation, to be reclaimed and stored [gallons]	0	0	0	0	0	0	0	0	0	0	0	0
Net end-of-month reclaimed water storage after all irrigation [gallons]	0	0	0	0	0	0	0	0	0	0	0	0

End of Water Balance

Peak Monthly Storage = **0 gallons**

Notes:

1. Reference ETo from California Irrigation Management Information System
2. Crop Coefficient from Table 1 of "Estimating Irrigation Water Needs of Landscape Plantings in California", University of California Cooperative Extension, August 2000.

Paloma Vineyards - BOD Loading Calculation		
Input Criteria		
Land Application Area	5.07	Acres
Post Treatment BOD (County of Napa)	160	mg/L
* Loading Limit (Target)	100	lbs/acre/day
Peak Process Wastewater month, Sept.	4284	Gallons/month
Calculations		
Process Wastewater Generation per week (4 weeks / month)	1071	Gallons/week
Process Wastewater Generation per week (1 gallon / 3.78541 Liters)	4054	Liters/week
BOD Generation per week (160 mg/L Post Treatment Loading)	648668	mg/week
BOD Generation per week (453,592 mg/lb)	1	lbs/week
BOD loading per acre	0.3	lbs/acre/day **
Conclusion		
BOD Loading per acre less than loading limit	0.3< 100	lbs/acre/day **
* State Water Board General Waste Discharge Requirements For Winery Process Water, Section 35-D		
** Assumes irrigation once per week with a 7-day irrigation cycle		

Appendix 5

Process Wastewater System Information

BIOFILTRO
worm powered wastewater solutions



BIDA® Modular System Quote

Prepared for:
Sheldon Richards of Paloma Vineyards, 4013 Spring Mountain Rd., St. Helena, CA 94574

Prepared by:
Sarah Haupt, of BioFiltro, 1949 5th Street, Suite 101, Davis, CA 95616

Proposal is Valid for 30 Days

1. INTRODUCTION

1.1 Background Information

RSA+ has solicited a proposal on behalf of Paloma Vineyards ("Client") for the process water (PW) treatment of an existing winery in St. Helena, California. Client is requesting a proposal based off an estimated annual production up to 10,000 gallons of wine. As the winery does not have existing flow data, RSA+ has estimated the peak harvest flow below.

Annual Total Wine Production (Gallons)	Peak Harvest Flow (GPD)
10,000	335

1.2 Project Description

BioFiltro proposes one (1) **Can of Worms,** a compact wastewater package system housed in a 20' shipping container. The Can of Worms consists of 90 square feet of BioFiltro's patented Biodynamic Aerobic (BIDA®) Technology.

1.3 Influent Parameters

Influent parameters for BioFiltro's system require for pH to range between 6.0 - 9.0. As there is currently no existing pH adjustment system at the winery, BioFiltro is including one in this proposal. Assuming typical winery process water levels and influent temperature of 30 degrees Celsius or less, BioFiltro has considered the following design parameters:

Constituent	Influent	Effluent	Unit
Influent Flow Estimated Maximum	335	335	GPD
pH	3-9	6-9	S.U.
Maximum BOD5	5,000	750	mg/l
Maximum TSS	1000	150	mg/l

1.4 Overall Treatment Method/Technology

The BioFiltro BIDA® System could be classified as a trickling filter, where the filtering media is made of wood chips and shavings. Wastewater is spray irrigated over the media, and organic constituents in water are retained and digested by the microbiological community that grows in the media (biofilm). Additionally, the media is inhabited by worms (Eisenia andrei) as an improvement to biological treatment by providing natural aeration, proliferating the biofilm, mixing, and further reducing biological solids.

2. PACKAGE OFFERING

2.1 Package Offering

Units	Item	Dimensions
1	Can of Worms – A compact wastewater package system housed in one container	20’ L x 8’ W x 8’ H
	Includes all system medias (wood shavings, geotextiles, irrigation system, drainage cells)	
	Includes starter worms and microbes	
1	Rosedale LCO Bag Filter	
1	pH Adjustment System	
1	1,000 Gallon Storage Tank	
1	Mazzei Venturi Injector	
2	Recirculation and BIDA Irrigation Pumps	
1	Lot of pH, temperature, pressure, and ultrasonic level influent and effluent sensors and probes	
1	Pressure Relief Valve	
1	Programmable Logic Controller	
1	Flow Meter	
1	Overhead Light and Ventilation Fan	

The Sustainable Choice

Thank you for considering BioFiltro for your wastewater treatment needs. We are a carbon neutral company with a mission to provide climate smart regenerative solutions that enable companies and communities to treat water, build soil health, and offset their carbon footprint. In doing so, we use business as a force for good to cultivate a harmonious relationship between people, planet, and profit.

By harnessing the natural digestive power of worms, BioFiltro is a non-combustion technology that demands up to 95% less energy than traditional wastewater systems while still delivering the same, if not better, water quality. By improving water quality, BioFiltro enables its customers to reduce their environmental footprint and land application area, thereby freeing up land for more beneficial uses.

BioFiltro is also a nature-based solution that does not generate sludge, a byproduct of wastewater treatment that is often hauled to landfill. Instead, BioFiltro generates vermicompost, a beneficial soil amendment rich in nutrients and microbial activity that can be used to improve water retention, root structure, and soil diversity and health. BioFiltro is currently participating in the California Department of Food and Agriculture's Healthy Soils Program to study the application of our vermicompost on croplands and it's effects on carbon sequestration. In 2021, BioFiltro generated more than 45,000 cubic yards of vermicompost in the United States, enough to amend ~450,000 acres.

BioFiltro's systems have also been validated and verified to prevent the formation of greenhouse gases from forming. In one case study, one of our dairy systems is preventing the formation of 42,000 metric tons of CO2 equivalent every year. Carbon credit generation varies and depends on upstream practices, existing wastewater treatment infrastructure, and pre-existing water quality.



BIOFILTRO
worm powered wastewater solutions

A Whole New Can Of Worms



Ideal for sanitary, food & beverage, and livestock wastewater

Our **Can of Worms** is a compact stand alone wastewater package system housed in a 20' shipping container. With a maximum treatment capacity up to 1,000 gallons per day, this system is ideal for rural sanitary needs, boutique processors, and/or for research.

The Can of Worms comes with its own solid separator, equalization tank, lift station, PLC, monitoring camera. If necessary, the system can be upgraded to include a pH adjustment system, climate control equipment, and/or tertiary disinfection.

Our units are designed and built in California and take 4 - 6 weeks to deliver. They are available to purchase or can be financed through our Wastewater as a Service model.

Treatment Process	Continuous Batch
Treatment Time	4 Hours
Operating Weight	12,000 lbs
Operating Dimensions	20' L x 8' W x 8' H
Sitework	90% Compaction, 4" Gravel Pad; 2-3% Slope





Removal Efficiencies	
BOD5	85 - 99%
TSS	85 - 99%
TKN	60 - 95%
Ammonia	65 - 85%
Phosphorus	50 - 75%

TREATMENT CAPACITY	
Influent BOD5 mg/L	Gallons Per Day
0 - ≤ 500	≤ 1,500
500 - ≤ 1,000	≤ 1,125
1,000 - ≤ 6,000	≤ 450
6,000	≤ 225

Take Control of Your Wastewater



- Energy Efficient
- Mobile & Scalable
- Turn Key Installation
- Remotely Monitored
- Beneficial Byproducts
- Self Contained

Our systems come equipped with Nightcrawler, our very own monitoring software. Accessible from tablets, cell phones, and desktops, Nightcrawler enables users to execute basic operational and troubleshooting functions while logging water usage and influent and effluent water quality data. Customers can also leverage this software to reduce their water usage and increase their sustainability metrics.

Should the customer's flow, water quality, or discharge permit change and thereby require additional treatment, additional Cans of Worms and or tertiary treatment systems can be snapped on to keep the system within compliance.

1949 5th Street, Suite 101, Davis, CA 95616 530 302 5692
www.biofiltro.com info@biofiltro.com

Wastewater Treatment Solutions

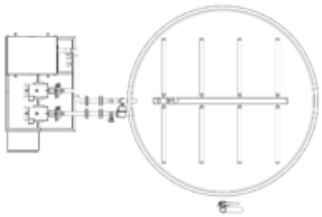
Winery wastewater treatment for compliance

MICRO SEQUENCING BATCH REACTOR (mSBR)

Nviro's Micro Sequence Batch Reactor (mSBR) offers a compact, cost-effective solution for small to medium size wineries needing to meet waste discharge requirements.

KEY FEATURES

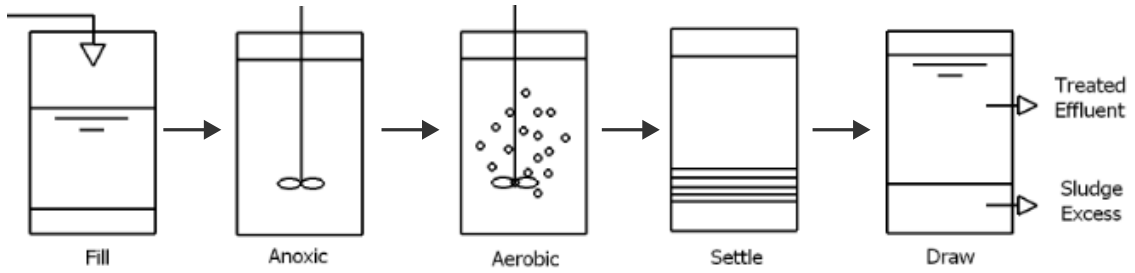
- Industrial HDPE or Stainless-Steel Tanks
- Stainless-Steel Equipment Skid and Piping
- Aeration Manifold with Fine Bubble Membrane Diffusers
- Premium Efficiency Pump and Regenerative Blower
- PLC/HMI Controls, UL508A Control Panel with AC
- Adjustable Stainless-Steel Influent Static Screen





info@nviro.com
(888) 88 NVIRO

TECHNICAL



The mSBR performs a series of batch cycles, including filling, aeration, settling, decanting, and idling – all within a single treatment tank. This process integrates aerobic and anoxic phases to effectively reduce Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS) while promoting nitrification and denitrification.

PRODUCT DETAILS

Designed for small to medium sized facilities, the mSBR can operate in series or parallel and is available in Ultrafiltration and micro-SBR variations.

Model	Capacity (gallons)	Max Flow (gpd)	Influent Constituents		Treated Effluent	
			BOD (mg/L)	TSS (mg/L)	BOD (mg/L)	TSS (mg/L)
mSBR 10.0*	10,000	1,350	5,000	350	<100	<80

*Performance is contingent upon meeting Nviro's operational requirements as outlined in the mSBR Operations and Maintenance Manual.
*Standalone unit does not meet Title 22 reclaimed compliance.

BENEFITS

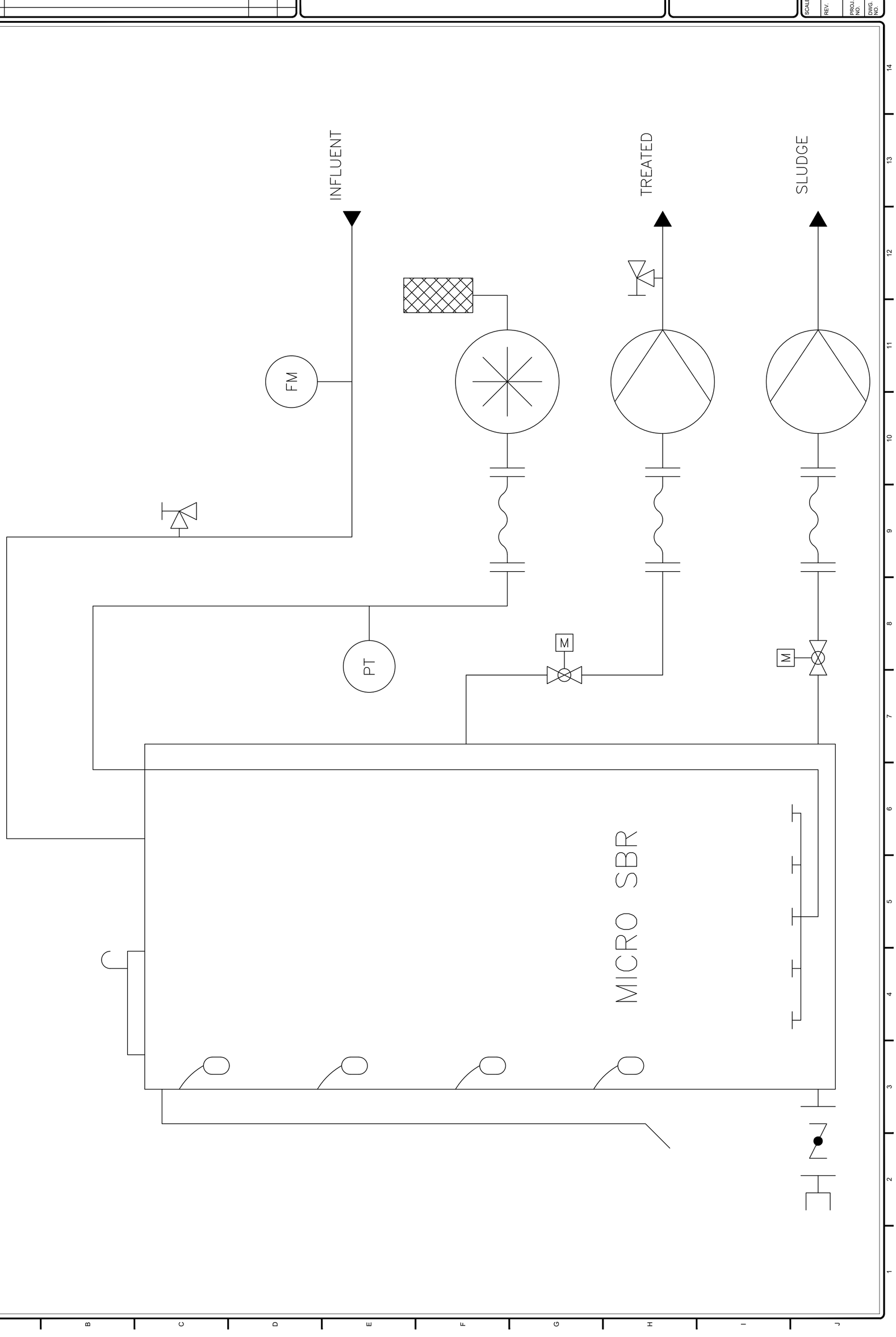
- **Efficient and Flexible:** Easily manages variable flows and loadings.
- **High Treatment Performance:** Effectively removes BOD, TSS, and nutrients.
- **Cost-Effective:** Simplified design and automation reduce operational costs.

PIPING AND INSTRUMENTATION DIAGRAM
MICRO SBR

NVIRO

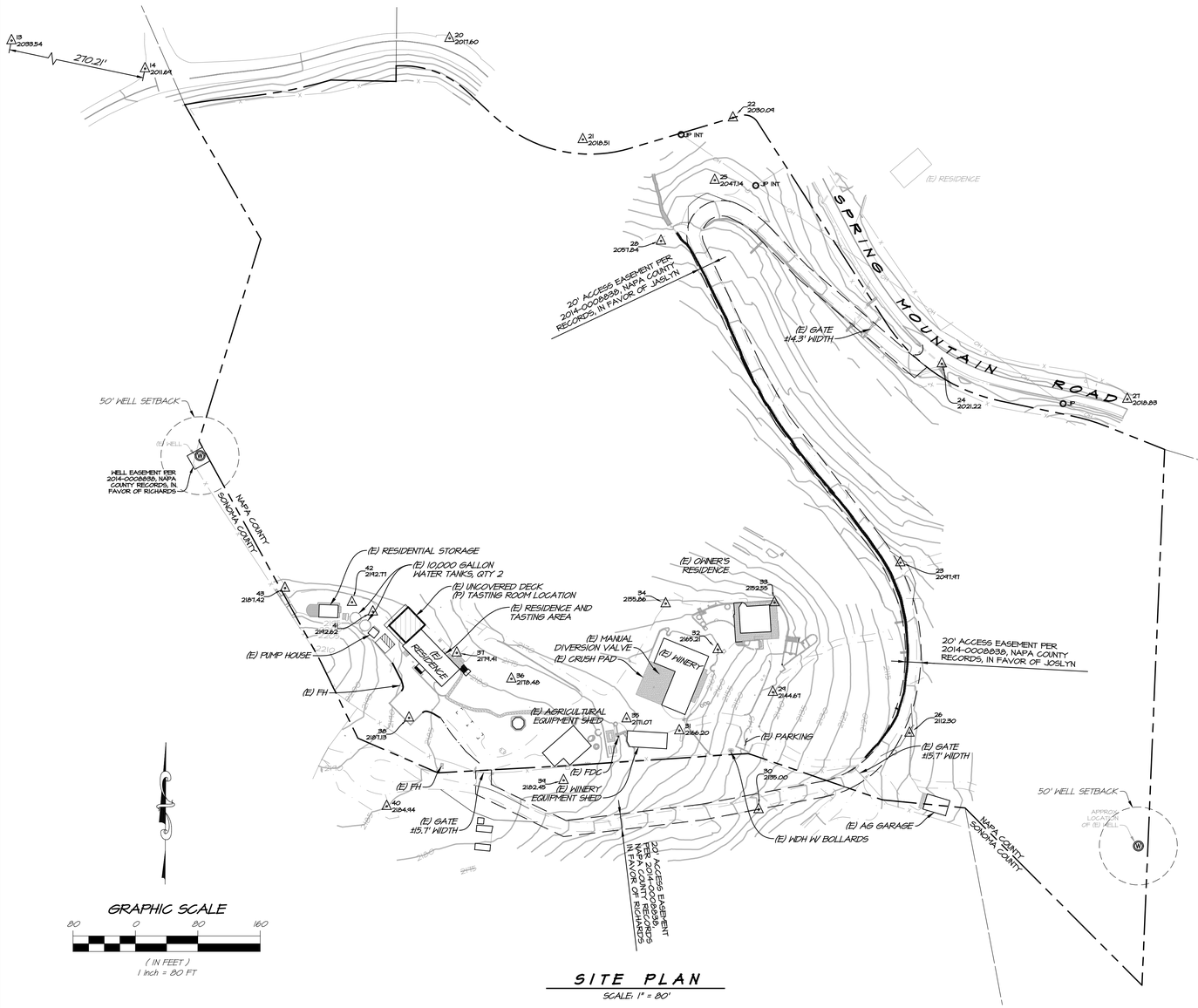
SCALE:	SHT.
NTS	
REV.	
0	
PROJ. NO.	244007
DWG. NO.	244007-11

REV.	DATE	REVISION DESCRIPTION	DWN	CHK	APP



PALOMA VINEYARD

PROCESS WASTEWATER SYSTEM CONCEPT



GRAPHIC SCALE

80 0 80 160

(IN FEET)

1 inch = 80 FT

SITE PLAN

SCALE: 1" = 80'

SYMBOL LEGEND

EXISTING

TREE	TREE (AS NOTED)
	SURVEY CONTROL STATION
ICV	IRRIGATION CONTROL VALVE
JP / PP	JOINT POLE / POWER POLE
FIV / FDC	FIV / FDC
	SANITARY SEWER MANHOLE
AD	AREA DRAIN
W WELL	WELL
JT	JOINT TRENCH LINE
SS	SANITARY SEWER LINE
W	WATER LINE
OH	OVERHEAD UTILITY LINE
DW	DOMESTIC WATER LINE
FW	FORCED SANITARY SEWER LINE
SSFM	FIRE WATER LINE
	FLOWLINE
X	FENCE
	GRADE BREAK
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	TOE OF BANK
	TOP OF BANK

PROPOSED

	STORM DRAIN LINE
DW	WATER LINE
FW	FIRE WATER LINE
JT	JOINT TRENCH LINE
	PERF PIPE / RAIN WATER LEADER
SS	SANITARY SEWER LINE
	TO BE DEMOLISHED
SSCO	SANITARY SEWER CLEANOUT
AD	AREA DRAIN
DI	BIO-RETENTION OVERFLOW OR JUNCTION BOX OR DROP INLET
FIV / FDC	FIV / FDC
FH	WET DRAFT HYDRANT
WV	WATER VALVE
	OVERLAND RELEASE
TOP TOE	SLOPE AS SHOWN

ABBREVIATION LEGEND

AB	AGGREGATE BASE	(F)	FUTURE	NCRS	NAPA COUNTY ROAD & STREET STANDARDS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
AC	ASPHALT CONCRETE	FC	FACE OF CURB			SD	STORM DRAIN
AD	AREA DRAIN	FDC	FIRE DEPT. CONNECTION	(P)	PROPOSED	SL	STREET LIGHT
APPROX	APPROXIMATE	FES	FLARED END SECTION	PC	POINT OF CURVATURE	S.L.A.D.	SEE LANDSCAPE ARCHITECT'S DRAWINGS
BCV	BEGIN VERTICAL CURVE	FF	FINISH FLOOR	PCC	PORTLAND CEMENT CONCRETE		
BFG	BOTTOM FINISH GRADE	FG	FINISH GRADE	PG&E	PACIFIC GAS AND ELECTRIC	S.P.D.	SEE PLUMBING DRAWINGS
BM	BENCHMARK	℄	FLOWLINE	℗	PROPERTY LINE	SS	SANITARY SEWER
BO	BLOWOFF	FSS	FORCED SANITARY SEWER	PVC	POLYVINYL CHLORIDE	S.S.D.	SEE STRUCTURAL DRAWINGS
B.S.D.	BRICK SLOT DRAIN	FW	FIRE WATER	PVI	POINT OF VERTICAL INTERSECTION	SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN	GB	GRADE BREAK			STA	STATION
℄	CENTERLINE	GV	GATE VALVE	PW	PROCESS WASTE	TC	TOP OF CURB
CO	CLEANOUT	HP	HIGH POINT	PWW	PROCESS WASTEWATER	TFG	TOP OF FINISH GRADE
CONF	CONFORM	INV	INVERT	R	RADIUS	TYP	TYPICAL
CV	CHECK VALVE	IW	IRRIGATION WATER	ROW	RIGHT OF WAY	TW	TOP OF WALL
DCV	DOUBLE CHECK VALVE	JP	JOINT POLE	RCP	REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE
DI	DRAIN INLET	LAA	LAND APPLICATION AREA	RG	ROUGH GRADE	W	WATER
DS	DOWNSPOUT	LF	LINEAL FEET/FOOT	RWL	RAIN WATER LEADER	WM	WATER METER
DW	DOMESTIC WATER	LP	LOW POINT	RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR	WV	WATER VALVE
(E)	EXISTING	MH	MANHOLE				
EP	EDGE OF PAVEMENT	MIN	MINIMUM	RW	RECLAIMED WATER		
EVC	END VERTICAL CURVE	MON	MONUMENT	S	SLOPE (FEET/FOOT)		



VICINITY MAP

SCALE: 1" = 4000'

PROJECT INFORMATION

CLIENT:	PALOMA VINEYARD SHELDON RICHARDS
SITE ADDRESS:	4013 SPRING MOUNTAIN ROAD ST. HELENA, CA 94574
CIVIL ENGINEER:	RSA+ 1515 FOURTH STREET NAPA, CA 94559
PARCEL NO:	150-008-022
PARCEL AREA:	17.11 ACRES

SURVEY NOTES

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS BASED ON A FIELD SURVEY BY RSA+ SEPTEMBER, 2022.
2. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
3. APPROXIMATE BOUNDARY SHOWN IS PER GRANT DEED, DOCUMENT No. 2016-0029384, NAPA COUNTY RECORDS, AND THE QUITCLAIM DEED FILED IN HE RECORDS OFFICE OF BOTH COUNTIES, DOCUMENT No. 2014-0008828, NAPA COUNTY, AND DOCUMENT No. 2014030465, SONOMA COUNTY.
4. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
6. THE APPROXIMATE COUNTY LINE SHOWN IS PER THE RECORD OF SURVEY FILED IN THE OFFICE OF THE SONOMA COUNTY RECORDER IN BOOK 762 OF SURVEYS AT PAGES 39-44.

SHEET INDEX

PWW-1	COVER SHEET
PWW-2	PROCESS WASTEWATER IRRIGATION
PWW-3	PROCESS WASTEWATER TREATMENT OPTION 1
PWW-4	PROCESS WASTEWATER TREATMENT OPTION 2

LOCAL SITE CONTROL

#	GROUND NORTHING	GROUND EASTING	ELEVATION	DESCRIPTION
13	1953342.08	6403613.99	2033.54'	SET 90D EVR
14	1953286.72	6403878.46	2011.64'	SET 90D N AC AT ENT/SMR
20	1953325.58	6404268.72	2017.60'	SET MAG N, ERD SPRING MTN SIGN
21	1953145.87	6404434.74	2018.51'	SET MAG N, EP SPRING MTN RD
22	1953223.78	6404632.14	2030.09'	SET RBR TOP S, RD CUT
23*	1952653.20	6404846.83	2047.97'	SET RBR D/N HP VIEW
24	1952908.28	6404100.06	2021.22'	SET MAG S, EP D/N ENT
25	1953143.62	6404608.42	2047.14'	SET RBR N, 25.0 GVL D/N HAIRPIN
26	1952434.75	6404858.62	2112.30'	SET RBR NE, D/N TURNAROUND
27	1952862.80	6405137.87	2018.83'	SET RBR E, 1.75 EP
28	1953065.80	6404534.84	2057.84'	SET RBR W/PUNCH E, 6.4 EVR-2
29	1952487.12	6404683.40	2144.67'	SET RBR W/ PUNCH N, 1.65 WALL RCK
30	1952336.58	6404665.12	2135.00'	SET RBR W/ PUNCH W, 2' ERD GVL
31	1952437.77	6404563.40	2166.20'	SET RBR W/PUNCH NW, 5.4 TANK PROP
32	1952541.77	6404612.57	2165.21'	SET RBR W/PUNCH SW, 5.7 WALL WD COR
33	1952602.10	6404685.58	2152.55'	SET X S, 1.32 EOC
34	1952600.68	6404545.90	2159.86'	SET RBR W/ PUNCH@EVR
35	1952453.18	6404445.77	2171.07'	SET RBR W/PUNCH N, 14.25 WALL RCK END
36	1952504.19	6404348.05	2178.48'	SET RBR W/PUNCH SW, 35.0+/- WALL RCK
37	1952537.54	6404278.08	2179.41'	SET RBR W/PUNCH W, 3.9 EOC COR
38	1952454.24	6404216.93	2187.13'	SET RBR W/PUNCH N, 4.5 WALL RCK
39	1952374.09	6404415.08	2182.45'	SET RBR W/PUNCH S, 14.2 ELEC VLT
40	1952340.70	6404188.22	2184.94'	SET RBR W/PUNCH @E, EOG
41	1952590.23	6404170.50	2192.62'	SET 90D W/PUNCH N, 12.6 EOC WTR TANK
42	1952602.48	6404143.68	2192.71'	SET 90D W/PUNCH N, 15.2 EOC COR
43	1952620.60	6404057.85	2187.42'	SET 90D W/PUNCH E, 9.3 WALL RCK PLNTR

* POINT #23 USED AS BASE FOR GRID TO GROUND CONVERSION. SCALE: 1.0000151719

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CA 94559
OFFICE (707) 252-2310
+ www.RSAcivil.com +
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +

PALOMA VINEYARD
COVER SHEET
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRUCE WILLIAM PENDOLA
No. 77859
Exp 6-30-25
CIVIL
STATE OF CALIFORNIA

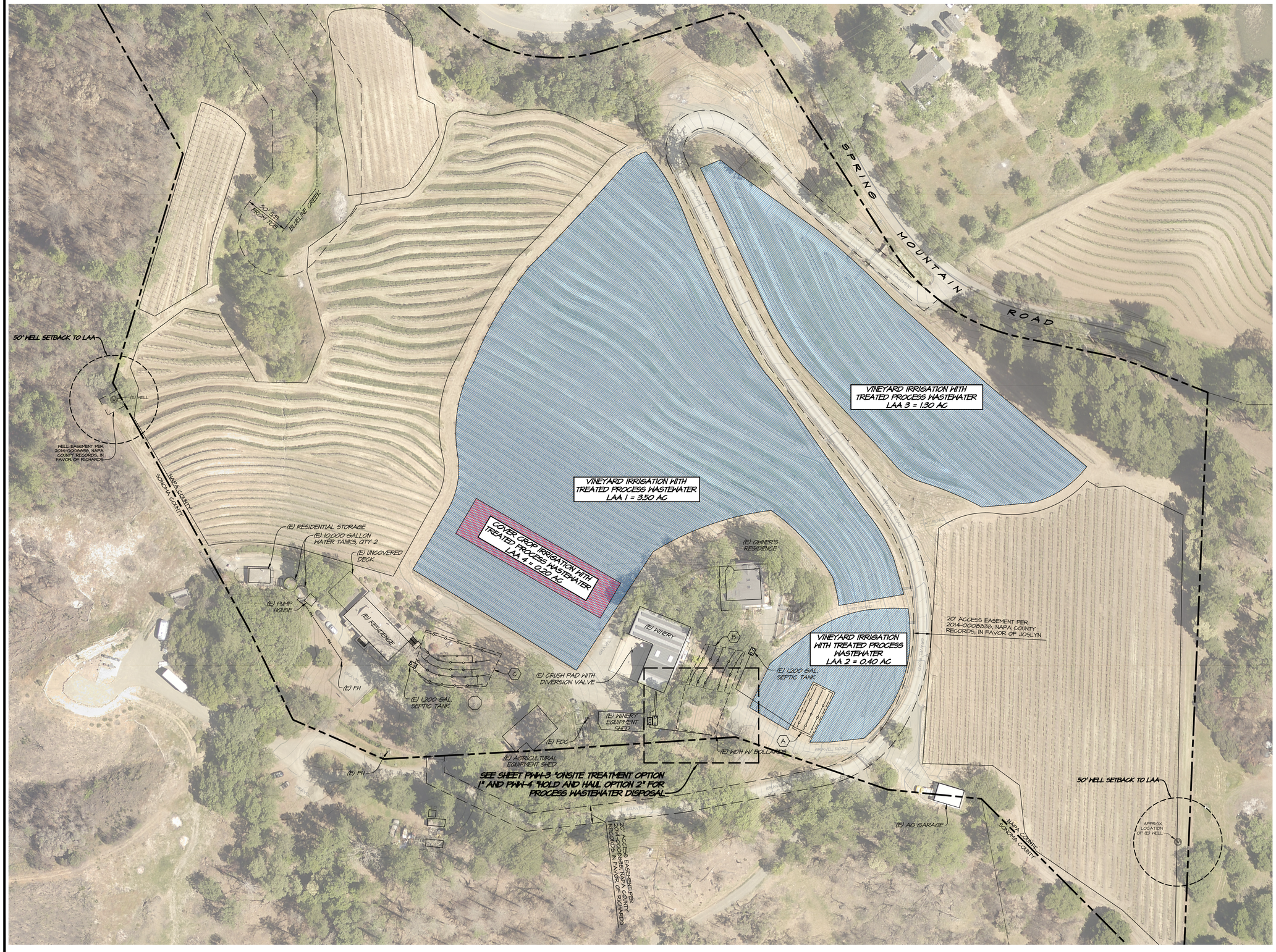
DATE	NOV 25, 2024	
DRAWN	DCB	
DESIGNED	DRL	
CHECKED	BWP	
JOB NO.	4119046.0	

SHEET NO.
PWW-1
1 OF 4 SHEETS

N:\RSA-DC-3\RSA\Projects\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - PWW CONCEPT\PWW1-COVER.dwg 11/26/2024 10:25:10 AM DBeardsley COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW



LAA NOTE

LAA 1-3 ARE VINEYARD IRRIGATION 5.20 ACRES (LAA 1-3)

LEGEND

- (A) APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER E05-0632
- (B) APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 92-1275I
- (C) APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCOLLUM SEPTIC INSPECTION REPORT DATED 02/24/2020

GRAPHIC SCALE

50 0 50 100

(IN FEET)
1 inch = 50 FT

FOR AGENCY REVIEW

Printed on Recycled Paper ♻ Please Continue the Cycle

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CA 94559
OFFICE (707)252.2330
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | DBE

PALOMA VINEYARD PROCESS WASTEWATER IRRIGATION

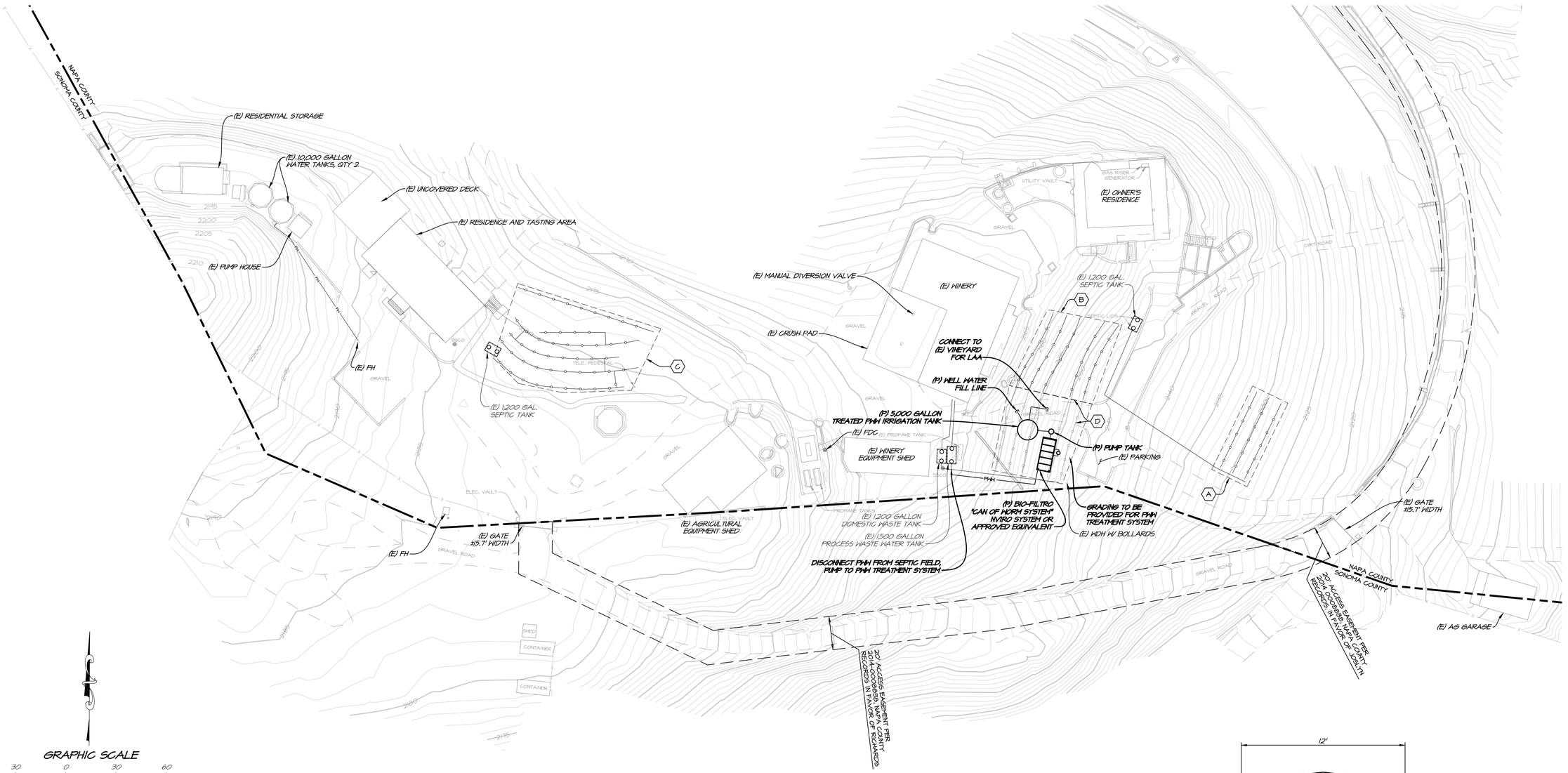
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRADLEY CHARLES WILLIAM FERGUSON No. 77859 Exp. 9-30-25 CIVIL STATE OF CALIFORNIA

DATE	NOV 25, 2024
DRAWN	DCB
DESIGNED	DRL
CHECKED	BWF
JOB NO.	4119046.0

SHEET NO.
PWW-2
2 OF 4 SHEETS

\\RSA-DC-2019\Data\Data\JOBS\4119046.0 - Paloma, Vineyard, Spring Mountain Road\DESIGN\PLANS - PWW CONCEPT\PWW-2 UTILITY.dwg 11/25/2024 01:38:01 PM DBeardsley COPYRIGHT RSA+



GRAPHIC SCALE

30 0 30 60

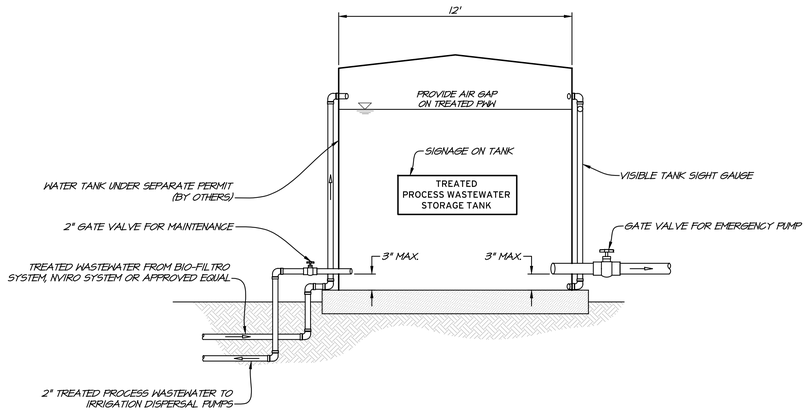
(IN FEET)
1 inch = 30 FT.

ONSITE TREATMENT CONCEPT OPTION 1

SCALE: 1" = 30'

LEGEND

- (A) APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER EG15-0632.
- (B) APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 92-1215I.
- (C) APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCOLLUM SEPTIC INSPECTION REPORT DATED 02/24/2020.
- (D) (E) SEPTIC LINES TO BE SHORTENED TO ALLOW FOR GRADING FOR BIO-FILTRO SYSTEM AND IRRIGATION TANK. (E) SEPTIC LINES TO REMAIN SHALL BE MINIMUM 30 LF AS ALLOWED BY COUNTY OF NAPA.



1 (P) 5,000 GALLON TREATED WASTEWATER STORAGE TANK

REV WA0000-10 MOD

NOT TO SCALE

FOR AGENCY REVIEW

Printed on Recycled Paper Please Continue the Cycle

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | (NV)

PALOMA VINEYARD
PROCESS WASTEWATER SYSTEM OPTION 1
NAPA COUNTY CALIFORNIA

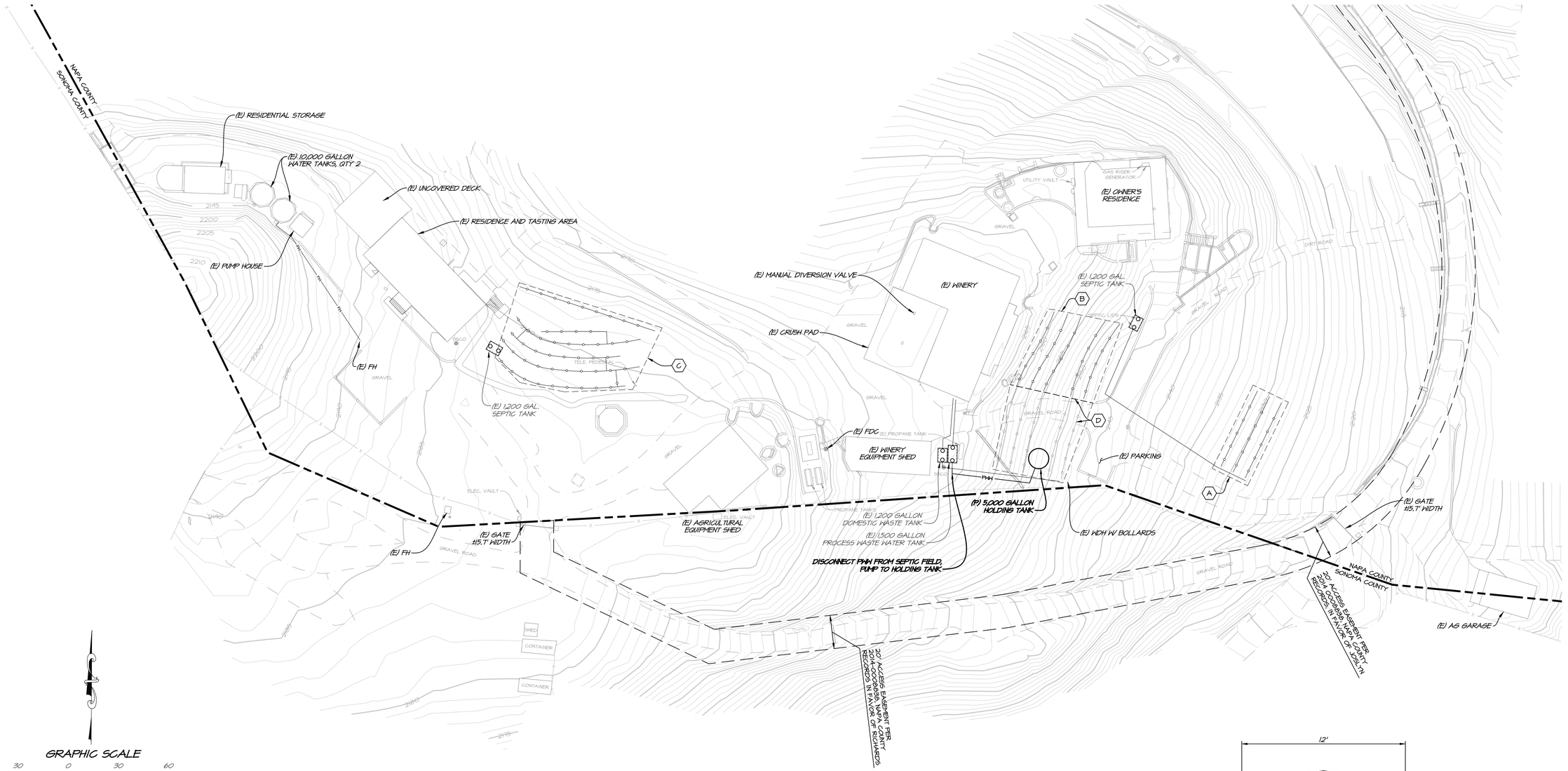
REGISTERED PROFESSIONAL ENGINEER BRUCE H. WILLIAMSON No. 77859 Exp. 6-30-25 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	NOV 25, 2024
DRAWN	DCB
DESIGNED	DRL
CHECKED	BHW
JOB NO.	4119046.0

SHEET NO.
PWW-3
3 OF 4 SHEETS

COPYRIGHT RSA+

V:\RSA-DC-2\RSADocs\DOCS\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - PWW CONCEPT\PWW-3 option 1.dwg 11/25/2024 10:26:06 AM DBowdoin



GRAPHIC SCALE

30 0 30 60

(IN FEET)
1 inch = 30 FT

LEGEND

(A) APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER E08-0832.

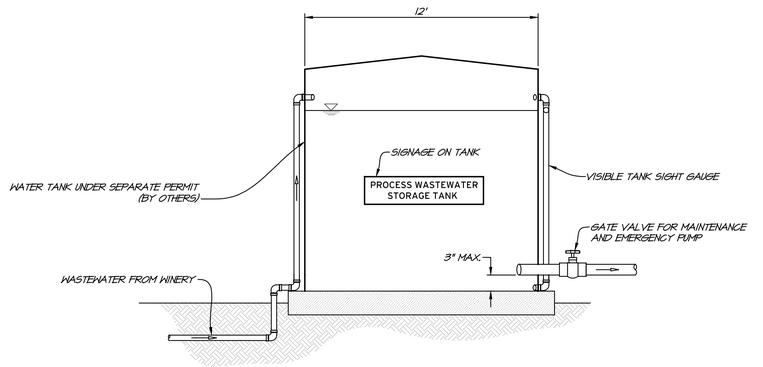
(B) APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 92-1215L.

(C) APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCOLLUM SEPTIC INSPECTION REPORT DATED 02/24/2020.

(D) (E) SEPTIC LINES TO BE SHORTENED TO ALLOW FOR GRADING FOR BIO-FILTRO SYSTEM AND IRRIGATION TANK. (E) SEPTIC LINES TO REMAIN SHALL BE MINIMUM 30 LF AS ALLOWED BY COUNTY OF NAPA.

HOLD AND HAUL CONCEPT OPTION 2

SCALE: 1" = 30'



1 (P) 5,000 GALLON HOLD AND HAUL WASTEWATER STORAGE TANK

REV WA0000-10 MOD

NOT TO SCALE

NO.	DATE	REVISIONS	BY	APPD

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-3301
+ www.RSAcivil.com +

PALOMA VINEYARD
PROCESS WASTEWATER SYSTEM OPTION 2
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRIDGE WILLIAM TAYLOR
No. 77859
Exp. 6-30-25
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	NOV 25, 2024
DRAWN	DCB
DESIGNED	DRL
CHECKED	BWT
JOB NO.	4119046.0

SHEET NO.
PWW-4
4 OF 4 SHEETS

\\RSA-DC-01\RSADocs\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - PWW CONCEPT\PWW-4 Option Detail.dwg 11/25/2024 10:24:45 AM DBoardberg COPYRIGHT RSA+

“H”

Traffic Impact Study

Paloma Vineyard (P19-00386)
Planning Commission Hearing – March 18, 2026

January 28, 2026

Mr. Scott Greenwood-Meinert
Coblentz Patch Duffy & Bass LLP
700 Main Street, Suite 301
Napa, CA 94559

Transportation Impact Study for the Paloma Vineyard Project

Dear Mr. Greenwood-Meinert;

W-Trans has completed an evaluation of the potential transportation impacts associated with the proposed changes to the Conditional Use Permit (CUP) for Paloma Vineyard located at 4013 Spring Mountain Road in the County of Napa. We understand that the project as proposed was initiated under the County's amnesty program to legitimize long-term operations that were out of synch with the project's CUP. The purpose of this letter is to address potential transportation impacts as identified in a memorandum from Anna Vickroy of TJKM to PBES Staff dated February 15, 2024.

Project Description

The project as proposed was initiated under the County's amnesty program to legitimize long-term operation that was out of synch with the project's Use Permit. The proposed modification to the CUP includes an increase from one full-time employee to two, though there are currently no employees beyond the applicant who lives on the site, and an increase in visitation from 2 guests per day to 22 daily visitors on weekdays and 44 on Saturday; the winery would be closed on Sunday. No changes in production or the number of part-time staff are proposed.

Setting

The study area consists of the section of Spring Mountain Road fronting the project site and the project access point. Traffic speed and volume data were collected near the project driveway on Spring Mountain Road for a period of 48 hours, on Friday, July 26 and Saturday, July 27, 2024. A copy of the traffic data is enclosed.

Trip Generation

The County of Napa's Winery Traffic Information/Trip Generation Sheet was used to determine the anticipated trip generation for the permitted and proposed conditions. The form estimates the number of daily trips for weekdays and Saturdays based on the number of full- and part-time employees, maximum daily visitors, and production.

Based on the change in staffing and visitation, during harvest the winery would be expected to generate 26 daily trips on weekdays compared to 8 trips for conditions under the current CUP. Similarly, on Saturdays the increase in visitation and staffing would result in 41 trips, while there are 8 trips currently permitted. As shown in Table 1, this would result in a net increase of 18 trips per weekday and 33 trips per weekend day. Under the County's policies, because the project would result in fewer than 110 additional daily trips, an operational study is not required. A copy of the worksheet is enclosed for reference.

Table 1 – Trip Generation Summary (Harvest Conditions)				
Scenario	**Daily**		**Peak Hour**	
	Weekday	**Weekend**	**Weekday (PM)**	**Weekend (MD)**
Permitted	8	8	3	3
Proposed	*26*	*41*	*10*	*22*
Net Winery Increase	***18***	***33***	***7***	***19***
Residence	*10*	*6*	*1*	*0*
Total Driveway Trips	***38***	***39***	***8***	***19***

For the purpose of evaluating the total volume of traffic entering and exiting the site, the trips associated with the existing residence were also considered. Standard trip generation rates for a single-family residence published in the *Trip Generation Manual*, 11th Edition, 2021, were applied. As shown in Table 1, the combined trip generation for the winery operating under the proposed Use Permit and the residence is 39 trips per day.

Given the location of the project site, it was assumed that all trips would be from/to the east on Spring Mountain Road.

Access

The need for a northbound left-turn lane on Spring Mountain Road at the project driveway was evaluated based on the County of Napa's published guidance. A left-turn lane meets the warrant when the point indicating the daily traffic volume versus the driveway volume plots above the curve indicated on the Left Turn Lane Warrant Graph from the *Napa County Road and Street Standards* and is unwarranted if the value plots below the curve.

Counts were obtained just south of the project driveway for a period of 48 hours including a Friday and a Saturday. On Friday, the roadway daily volume was 676 vehicles and on Saturday, the total volume was 370 vehicles. The driveway daily volume with the project would be 38 on weekdays and 39 on Saturdays. Based on the daily roadway volumes and project driveway volumes for both weekdays and weekends, a left-turn lane is not warranted. Copies of the County's graphs are enclosed.

Sight Distance

Sight distance along Spring Mountain Road at the project driveway was evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. The recommended sight distance at rural driveways is based on stopping sight distances with the approach travel speeds used as the basis for determining the recommended sight distance. A speed survey was conducted to sample traffic speeds at the location of the proposed driveway on Spring Mountain Road. It was determined that the critical, or 85th percentile, speed of the traffic flow was 36 mph in the eastbound direction and 35 mph in the westbound direction on Friday, and 34 mph in either direction on Saturday. For a design speed of 35 mph the minimum stopping sight distance needed is 250 feet in each direction. Based on aerial imagery, sight lines for traffic turning out of the project site extend more than 300 feet from the driveway in either direction, which is adequate for 40 mph. Since the available sight lines exceed the recommended minimum sight distance and meet the required sight distance even for the 95th percentile speed measured, sight lines are adequate to accommodate all turns out of the project driveway. A sight distance exhibit is enclosed.

Conclusions and Recommendations

- The proposed winery currently generates eight trips on a daily basis and is expected to generate 26 trips on weekdays and 41 trips on Saturdays with the proposed change in use. The combined trip generation for the winery and the residence would be 38 trips per day on weekdays and 39 daily trips on Saturdays.

- A left-turn lane is not warranted on Spring Mountain Road at the project driveway based on daily roadway and driveway volumes.

- Adequate sight distances are available at the project driveway on Spring Mountain Road.

Thank you for giving us the opportunity to provide these services.

Sincerely,





Dalene J. Whitlock, PE (Civil, Traffic), PTOE
Senior Principal

DJW/djw/NAX193.L1

Enclosure: Traffic Data, Winery Trip Generation Worksheet, Napa County Left-Turn Lane Warrant Graphs, Sight Distance Exhibit

Prepared by National Data & Surveying Services

SPEED

Spring Mountain Rd E/O Langtry Rd

Day: Friday

Date: 7/26/2024

City: St Helena

Project #: CA24_080192_001

HOURLY BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS													
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	1	0	0	0	0	0	0	0	0	3
1:00	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	0	3	1	0	0	0	0	0	0	0	0	4
2:00	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0	1	1	0	0	0	0	0	0	0	2	0	0	0	0	1	3	0	0	0	0	0	0	0	4
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2	0	0	0	0	1	1	0	0	0	0	0	0	0	2
4:00	0	0	0	0	0	1	1	0	0	0	0	0	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	3	0	0	0	0	3	1	1	0	0	0	0	0	0	5
5:00	0	0	1	1	4	4	0	0	0	0	0	0	0	10	0	0	1	3	7	3	1	0	0	0	0	0	0	15	0	0	2	4	11	7	1	0	0	0	0	0	0	25
6:00	0	0	0	0	9	6	2	0	0	0	0	0	0	17	0	0	3	5	5	0	0	0	0	0	0	0	0	13	0	0	3	5	14	6	2	0	0	0	0	0	0	30
7:00	0	0	0	3	5	2	1	0	0	0	0	0	0	11	0	1	1	4	1	2	0	0	0	0	0	0	0	9	0	1	1	7	6	4	1	0	0	0	0	0	0	20
8:00	0	0	7	3	14	2	1	0	0	0	0	0	0	27	1	1	0	7	5	5	0	0	0	0	0	0	0	19	1	1	7	10	19	7	1	0	0	0	0	0	0	46
9:00	0	0	1	4	2	5	3	0	0	0	0	0	0	15	0	0	3	13	7	1	1	0	0	0	0	0	0	25	0	0	4	17	9	6	4	0	0	0	0	0	0	40
10:00	0	0	0	4	4	5	1	0	0	0	0	0	0	14	0	0	5	15	3	1	2	0	0	0	0	0	0	26	0	0	5	19	7	6	3	0	0	0	0	0	0	40
11:00	0	1	6	16	6	0	0	0	0	0	0	0	0	29	0	0	3	10	6	2	1	0	0	0	0	0	0	22	0	1	9	26	12	2	1	0	0	0	0	0	0	51
12:00	0	0	5	7	6	2	0	0	0	0	0	0	0	20	1	2	2	8	10	2	0	0	0	0	0	0	0	25	1	2	7	15	16	4	0	0	0	0	0	0	0	45
13:00	0	0	3	6	5	1	0	0	0	0	0	0	0	15	0	1	2	2	5	0	1	0	0	0	0	0	0	11	0	1	5	8	10	1	1	0	0	0	0	0	0	26
14:00	0	0	3	12	4	1	1	0	0	0	0	0	0	21	0	2	3	17	11	6	1	0	0	0	0	0	0	40	0	2	6	29	15	7	2	0	0	0	0	0	0	61
15:00	0	1	1	9	17	4	0	0	0	0	0	0	0	32	0	0	2	29	23	10	7	0	0	0	0	0	0	71	0	1	3	38	40	14	7	0	0	0	0	0	0	103
16:00	0	0	6	8	16	3	0	0	0	0	0	0	0	33	0	0	5	17	23	7	0	0	0	0	0	0	0	52	0	0	11	25	39	10	0	0	0	0	0	0	0	85
17:00	0	0	4	10	13	3	1	0	0	0	0	0	0	31	0	0	2	6	9	2	0	0	0	0	0	0	0	19	0	0	6	16	22	5	1	0	0	0	0	0	0	50
18:00	0	1	1	4	2	1	0	0	0	0	0	0	0	9	0	0	1	1	1	1	0	0	0	0	0	0	0	4	0	1	2	5	3	2	0	0	0	0	0	0	0	13
19:00	0	1	0	3	2	0	0	0	0	0	0	0	0	6	0	0	1	1	1	1	0	0	0	0	0	0	0	4	0	1	1	4	3	1	0	0	0	0	0	0	0	10
20:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
21:00	0	0	1	0	0	1	0	0	0	0	0	0	0	2	0	0	0	1	1	1	0	0	0	0	0	0	0	3	0	0	1	1	1	2	0	0	0	0	0	0	0	5
22:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	1	1	3	0	0	0	0	0	0	0	0	5	0	0	1	2	4	0	0	0	0	0	0	0	0	7
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	**0**	**4**	**39**	**94**	**112**	**43**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**303**	**2**	**7**	**36**	**141**	**127**	**46**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**373**	**2**	**11**	**75**	**235**	**239**	**89**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**676**
% of Totals		1%	13%	31%	37%	14%	4%							100%	1%	2%	10%	38%	34%	12%	4%							100%	0%	2%	11%	35%	35%	13%	4%							100%

STATISTICS

00:00 - 12:00	0	1	15	34	45	27	9	0	0	0	0	0	0	131	1	2	17	58	40	16	5	0	0	0	0	0	0	139	1	3	32	92	85	43	14	0	0	0	0	0	0	270
%	0%	0%	5%	11%	15%	9%	3%	0%	0%	0%	0%	0%	0%	43%	0%	1%	6%	19%	13%	5%	2%	0%	0%	0%	0%	0%	0%	46%	0%	1%	11%	30%	28%	14%	5%	0%	0%	0%	0%	0%	0%	89%
Peak Hour	0:00	10:45	11:30	11:00	8:00	6:00	8:45	0:00	0:00	0:00	0:00	0:00	0:00	10:45	7:15	6:30	9:45	9:30	11:45	7:30	10:15	0:00	0:00	0:00	0:00	0:00	0:00	9:30	7:15	11:15	11:30	11:15	8:00	8:45	8:45	0:00	0:00	0:00	0:00	0:00	0:00	11:00
Peak Volume	0	1	8	16	14	6	3	0	0	0	0	0	0	29	1	1	7	18	11	5	3	0	0	0	0	0	0	29	1	2	10	28	19	8	4	0	0	0	0	0	0	51
12:00 - 24:00	0	3	24	60	67	16	2	0	0	0	0	0	0	172	1	5	19	83	87	30	9	0	0	0	0	0	0	234	1	8	43	143	154	46	11	0	0	0	0	0	0	406
%	0%	1%	8%	20%	22%	5%	1%	0%	0%	0%	0%	0%	0%	57%	0%	2%	6%	27%	29%	10%	3%	0%	0%	0%	0%	0%	0%	77%	0%	3%	14%	47%	51%	15%	4%	0%	0%	0%	0%	0%	0%	134%
Peak Hour	12:00	14:15	16:00	14:00	15:15	16:45	14:00	12:00	12:00	12:00	12:00	12:00	12:00	16:45	12:00	12:00	15:45	15:00	15:00	14:15	15:00	12:00	12:00	12:00	12:00	12:00	12:00	15:00	12:00	14:15	16:00	14:45	15:00	14:45	14:45	12:00	12:00	12:00	12:00	12:00	12:00	15:00
Peak Volume	0	1	6	12	18	5	1	0	0	0	0	0	0	37	1	2	6	29	23	14	7	0	0	0	0	0	0	71	1	3	11	38	40	17	7	0	0	0	0	0	0	103
07:00 - 09:00	0	0	7	6	19	4	2	0	0	0	0	0	0	38	1	2	1	11	6	7	0	0	0	0	0	0	0	28	1	2	8	17	25	11	2	0	0	0	0	0	0	66
%	0%	0%	2%	2%	6%	1%	1%	0%	0%	0%	0%	0%	0%	13%	0%	1%	0%	4%	2%	2%	0%	0%	0%	0%	0%	0%	0%	9%	0%	1%	3%	6%	8%	4%	1%	0%	0%	0%	0%	0%	0%	22%
Peak Hour	7:00	7:00	7:45	7:45	8:00	7:15	7:15	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:15	7:00	7:00	8:00	7:45	7:30	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:15	7:00	7:45	7:30	8:00	8:00	7:15	7:00	7:00	7:00	7:00	7:00	7:00	8:00
Peak Volume	0	0	7	5	14	3	2	0	0	0	0	0	0	27	1	1	1	7	5	5	0	0	0	0	0	0	0	19	1	1	7	10	19	7	2	0	0	0	0	0	0	46
16:00 - 18:00	0	0	10	18	29	6	1	0	0	0	0	0	0	64	0	0	7	23	32	9	0	0	0	0	0	0	0	71	0	0	17	41	61	15	1	0	0	0	0	0	0	135
%	0%	0%	3%	6%	10%	2%	0%	0%	0%	0%	0%	0%	0%	21%	0%	0%	2%	8%	11%	3%	0%	0%	0%	0%	0%	0%	0%	23%	0%	0%	6%	14%	20%	5%	0%	0%	0%	0%	0%	0%	0%	45%
Peak Hour	16:00	16:00	16:00	16:45	16:30	16:45	16:45	16:00	16:00	16:00	16:00	16:00	16:00	16:45	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:15	16:00	16:45	16:00	16:00	16:00	16:00	16:00	16:00	16:00
Peak Volume	0	0	6	10	18	5	1	0	0	0	0	0	0	37	0	0	5	17	23	7	0	0	0	0	0	0	0	52	0	0	11	25	40	10	1	0	0	0	0	0	0	85

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
EASTBOUND	25	31	31	36	40	303
WESTBOUND	25	30	30	35	39	373
TOTALS	25	30	30	36	40	676

Prepared by National Data & Surveying Services

SPEED

Spring Mountain Rd E/O Langtry Rd

Day: Friday

Date: 7/26/2024

City: St Helena

Project #: CA24_080192_001

15-MINUTE BREAKDOWN

Time	EASTBOUND														WESTBOUND												TOTALS											
	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 99	Total	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 99	Total	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 99	Total
0:00	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**
0:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
0:30	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
0:45	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**
1:00	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	2	0	0	0	0	0	0	0	0	0	**2**
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
1:30	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
2:00	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**
2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**
2:30	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**
3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
4:45	0	0	0	0	0	1	1	0	0	0	0	0	0	**2**	0	0	0	0	3	0	0	0	0	0	0	0	0	**3**	0	0	0	0	3	1	1	0	0	0	0	0	0	**5**
5:00	0	0	0	0	2	2	0	0	0	0	0	0	0	**4**	0	0	0	2	2	0	0	0	0	0	0	0	0	**4**	0	0	0	2	4	2	0	0	0	0	0	0	0	**8**
5:15	0	0	0	1	1	2	0	0	0	0	0	0	0	**4**	0	0	0	0	2	1	0	0	0	0	0	0	0	**3**	0	0	0	1	3	3	0	0	0	0	0	0	0	**7**
5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	1	0	2	1	0	0	0	0	0	0	0	**4**	0	0	1	0	2	1	0	0	0	0	0	0	0	**4**
5:45	0	0	1	0	1	0	0	0	0	0	0	0	0	**2**	0	0	0	1	1	1	1	0	0	0	0	0	0	**4**	0	0	1	1	2	1	1	0	0	0	0	0	0	**6**
6:00	0	0	0	0	1	2	1	0	0	0	0	0	0	**4**	0	0	1	1	1	0	0	0	0	0	0	0	0	**3**	0	0	1	1	2	2	1	0	0	0	0	0	0	**7**
6:15	0	0	0	0	3	0	0	0	0	0	0	0	0	**3**	0	0	1	0	1	0	0	0	0	0	0	0	0	**2**	0	0	1	0	4	0	0	0	0	0	0	0	0	**5**
6:30	0	0	0	0	3	3	0	0	0	0	0	0	0	**6**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	4	3	0	0	0	0	0	0	0	**7**
6:45	0	0	0	0	2	1	1	0	0	0	0	0	0	**4**	0	0	1	4	2	0	0	0	0	0	0	0	0	**7**	0	0	1	4	4	1	1	0	0	0	0	0	0	**11**
7:00	0	0	0	1	1	0	0	0	0	0	0	0	0	**2**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	0	0	1	1	1	0	0	0	0	0	0	0	0	**3**
7:15	0	0	0	0	1	2	1	0	0	0	0	0	0	**4**	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	0	1	0	0	1	2	1	0	0	0	0	0	0	**5**
7:30	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	3	0	1	0	0	0	0	0	0	0	**4**	0	0	0	3	1	1	0	0	0	0	0	0	0	**5**
7:45	0	0	0	2	2	0	0	0	0	0	0	0	0	**4**	0	0	0	1	1	1	0	0	0	0	0	0	0	**3**	0	0	0	3	3	1	0	0	0	0	0	0	0	**7**
8:00	0	0	2	1	2	1	1	0	0	0	0	0	0	**7**	1	0	0	0	2	1	0	0	0	0	0	0	0	**4**	1	0	2	1	4	2	1	0	0	0	0	0	0	**11**
8:15	0	0	4	1	3	0	0	0	0	0	0	0	0	**8**	0	0	0	2	1	2	0	0	0	0	0	0	0	**5**	0	0	4	3	4	2	0	0	0	0	0	0	0	**13**
8:30	0	0	1	1	5	0	0	0	0	0	0	0	0	**7**	0	1	0	1	1	1	0	0	0	0	0	0	0	**4**	0	1	1	2	6	1	0	0	0	0	0	0	0	**11**
8:45	0	0	0	0	4	1	0	0	0	0	0	0	0	**5**	0	0	0	4	1	1	0	0	0	0	0	0	0	**6**	0	0	0	4	5	2	0	0	0	0	0	0	0	**11**
9:00	0	0	0	0	1	0	1	0	0	0	0	0	0	**2**	0	0	0	4	2	1	0	0	0	0	0	0	0	**7**	0	0	0	4	3	1	1	0	0	0	0	0	0	**9**
9:15	0	0	0	0	0	2	1	0	0	0	0	0	0	**3**	0	0	0	1	3	0	0	0	0	0	0	0	0	**4**	0	0	0	1	3	2	1	0	0	0	0	0	0	**7**
9:30	0	0	0	2	0	3	1	0	0	0	0	0	0	**6**	0	0	0	6	2	0	1	0	0	0	0	0	0	**9**	0	0	0	8	2	3	2	0	0	0	0	0	0	**15**
9:45	0	0	1	2	1	0	0	0	0	0	0	0	0	**4**	0	0	3	2	0	0	0	0	0	0	0	0	0	**5**	0	0	4	4	1	0	0	0	0	0	0	0	0	**9**
10:00	0	0	0	1	1	0	0	0	0	0	0	0	0	**2**	0	0	2	5	1	1	0	0	0	0	0	0	0	**9**	0	0	2	6	2	1	0	0	0	0	0	0	0	**11**
10:15	0	0	0	1	0	2	0	0	0	0	0	0	0	**3**	0	0	1	5	0	0	0	0	0	0	0	0	0	**6**	0	0	1	6	0	2	0	0	0	0	0	0	0	**9**
10:30	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	0	0	1	2	1	0	2	0	0	0	0	0	0	**6**	0	0	1	2	1	1	2	0	0	0	0	0	0	**7**
10:45	0	0	0	2	3	2	1	0	0	0	0	0	0	**8**	0	0	1	3	1	0	0	0	0	0	0	0	0	**5**	0	0	1	5	4	2	1	0	0	0	0	0	0	**13**
11:00	0	0	2	2	4	0	0	0	0	0	0	0	0	**8**	0	0	1	1	0	1	1	0	0	0	0	0	0	**4**	0	0	3	3	4	1	1	0	0	0	0	0	0	**12**
11:15	0	0	0	6	1	0	0	0	0	0	0	0	0	**7**	0	0	1	2	3	1	0	0	0	0	0	0	0	**7**	0	0	1	8	4	1	0	0	0	0	0	0	0	**14**
11:30	0	1	1	4	0	0	0	0	0	0	0	0	0	**6**	0	0	1	3	1	0	0	0	0	0	0	0	0	**5**	0	1	2	7	1	0	0	0	0	0	0	0	0	**11**
11:45	0	0	3	4	1	0	0	0	0	0	0	0	0	**8**	0	0	0	4	2	0	0	0	0	0	0	0	0	**6**	0	0	3	8	3	0	0	0	0	0	0	0	0	**14**

Prepared by National Data & Surveying Services

SPEED

Spring Mountain Rd E/O Langtry Rd

Day: Friday

Date: 7/26/2024

City: St Helena

Project #: CA24_080192_001

15-MINUTE BREAKDOWN

Time	EASTBOUND														WESTBOUND												TOTALS											
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
12:00	0	0	2	1	1	0	0	0	0	0	0	0	0	4	0	1	1	4	0	1	0	0	0	0	0	0	0	7	0	1	3	5	1	1	0	0	0	0	0	0	0	11
12:15	0	0	2	2	1	1	0	0	0	0	0	0	0	6	0	0	0	1	2	1	0	0	0	0	0	0	0	4	0	0	2	3	3	2	0	0	0	0	0	0	0	10
12:30	0	0	1	2	3	1	0	0	0	0	0	0	0	7	0	0	1	1	7	0	0	0	0	0	0	0	0	9	0	0	2	3	10	1	0	0	0	0	0	0	0	16
12:45	0	0	0	2	1	0	0	0	0	0	0	0	0	3	1	1	0	2	1	0	0	0	0	0	0	0	0	5	1	1	0	4	2	0	0	0	0	0	0	0	0	8
13:00	0	0	0	1	2	0	0	0	0	0	0	0	0	3	0	1	0	0	1	0	0	0	0	0	0	0	0	2	0	1	0	1	3	0	0	0	0	0	0	0	0	5
13:15	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	0	1	1	0	1	0	0	0	0	0	0	3	0	0	0	2	2	0	1	0	0	0	0	0	0	5
13:30	0	0	2	2	1	1	0	0	0	0	0	0	0	6	0	0	1	1	1	0	0	0	0	0	0	0	0	3	0	0	3	3	2	1	0	0	0	0	0	0	0	9
13:45	0	0	1	2	1	0	0	0	0	0	0	0	0	4	0	0	1	0	2	0	0	0	0	0	0	0	0	3	0	0	2	2	3	0	0	0	0	0	0	0	0	7
14:00	0	0	1	2	0	1	0	0	0	0	0	0	0	4	0	0	1	3	1	1	0	0	0	0	0	0	0	6	0	0	2	5	1	2	0	0	0	0	0	0	0	10
14:15	0	0	1	2	2	0	0	0	0	0	0	0	0	5	0	2	0	1	2	0	0	0	0	0	0	0	0	5	0	2	1	3	4	0	0	0	0	0	0	0	0	10
14:30	0	0	1	3	1	0	0	0	0	0	0	0	0	5	0	0	1	9	1	0	0	0	0	0	0	0	0	11	0	0	2	12	2	0	0	0	0	0	0	0	0	16
14:45	0	0	0	5	1	0	1	0	0	0	0	0	0	7	0	0	1	4	7	5	1	0	0	0	0	0	0	18	0	0	1	9	8	5	2	0	0	0	0	0	0	25
15:00	0	1	0	2	4	1	0	0	0	0	0	0	0	8	0	0	0	4	4	9	4	0	0	0	0	0	0	21	0	1	0	6	8	10	4	0	0	0	0	0	0	29
15:15	0	0	0	2	5	1	0	0	0	0	0	0	0	8	0	0	0	6	3	0	0	0	0	0	0	0	0	9	0	0	0	8	8	1	0	0	0	0	0	0	0	17
15:30	0	0	1	3	4	1	0	0	0	0	0	0	0	9	0	0	1	12	7	0	1	0	0	0	0	0	0	21	0	0	2	15	11	1	1	0	0	0	0	0	0	30
15:45	0	0	0	2	4	1	0	0	0	0	0	0	0	7	0	0	1	7	9	1	2	0	0	0	0	0	0	20	0	0	1	9	13	2	2	0	0	0	0	0	0	27
16:00	0	0	1	2	5	1	0	0	0	0	0	0	0	9	0	0	0	3	1	2	0	0	0	0	0	0	0	6	0	0	1	5	6	3	0	0	0	0	0	0	0	15
16:15	0	0	1	4	3	0	0	0	0	0	0	0	0	8	0	0	3	3	5	3	0	0	0	0	0	0	0	14	0	0	4	7	8	3	0	0	0	0	0	0	0	22
16:30	0	0	2	0	4	0	0	0	0	0	0	0	0	6	0	0	2	9	6	1	0	0	0	0	0	0	0	18	0	0	4	9	10	1	0	0	0	0	0	0	0	24
16:45	0	0	2	2	4	2	0	0	0	0	0	0	0	10	0	0	0	2	11	1	0	0	0	0	0	0	0	14	0	0	2	4	15	3	0	0	0	0	0	0	0	24
17:00	0	0	1	2	6	1	0	0	0	0	0	0	0	10	0	0	0	2	1	0	0	0	0	0	0	0	0	3	0	0	1	4	7	1	0	0	0	0	0	0	0	13
17:15	0	0	0	4	4	1	0	0	0	0	0	0	0	9	0	0	0	4	2	0	0	0	0	0	0	0	0	6	0	0	0	8	6	1	0	0	0	0	0	0	0	15
17:30	0	0	2	2	2	1	1	0	0	0	0	0	0	8	0	0	0	0	3	0	0	0	0	0	0	0	0	3	0	0	2	2	5	1	1	0	0	0	0	0	0	11
17:45	0	0	1	2	1	0	0	0	0	0	0	0	0	4	0	0	2	0	3	2	0	0	0	0	0	0	0	7	0	0	3	2	4	2	0	0	0	0	0	0	0	11
18:00	0	1	0	1	1	0	0	0	0	0	0	0	0	3	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	1	1	1	0	0	0	0	0	0	0	0	4
18:15	0	0	0	2	1	1	0	0	0	0	0	0	0	4	0	0	0	1	0	1	0	0	0	0	0	0	0	2	0	0	0	3	1	2	0	0	0	0	0	0	0	6
18:30	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	1	1	1	0	0	0	0	0	0	0	0	3
18:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	1	0	2	1	0	0	0	0	0	0	0	0	4	0	0	0	1	0	1	0	0	0	0	0	0	0	2	0	1	0	3	1	1	0	0	0	0	0	0	0	6
19:15	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
19:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2	0	0	1	0	1	0	0	0	0	0	0	0	0	2
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:15	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
20:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2	0	0	0	0	1	1	0	0	0	0	0	0	0	2
21:30	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
21:45	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	2
22:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	0	2	1	0	0	0	0	0	0	0	0	3
22:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2	0	0	1	0	1	0	0	0	0	0	0	0	0	2
22:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1
22:45	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	**0**	**4**	**39**	**94**	**112**	**43**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**303**	**2**	**7**	**36**	**141**	**127**	**46**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**373**	**2**	**11**	**75**	**235**	**239**	**89**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**676**
% of Totals	0%	1%	13%	31%	37%	14%	4%	0%	0%	0%	0%	0%	0%	100%	1%	2%	10%	38%	34%	12%	4%	0%	0%	0%	0%	0%	0%	100%	0%	2%	11%	35%	35%	13%	4%	0%	0%	0%	0%	0%	0%	100%

Prepared by National Data & Surveying Services

VOLUME

Spring Mountain Rd E/O Langtry Rd

Day: Friday
Date: 7/26/2024

City: St Helena
Project #: CA24_080192_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	303	373	676

DAILY TOTALS

15-Minutes Interval

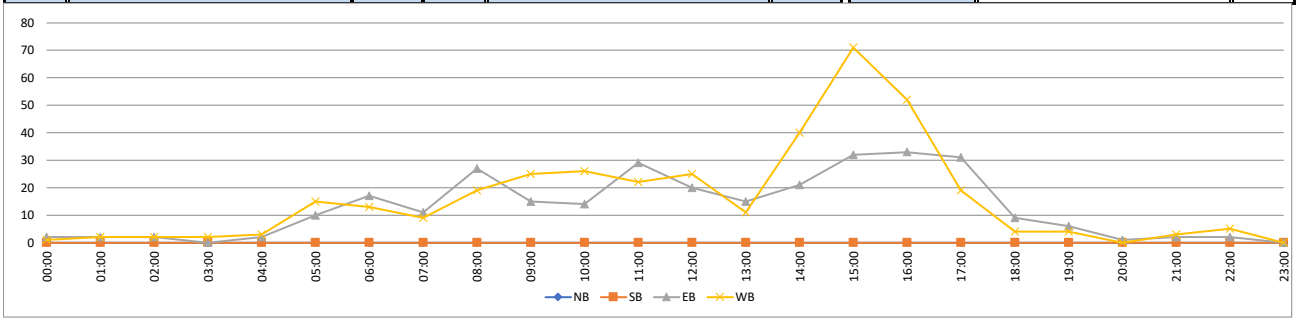
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			1	0	1	12:00			4	7	11
0:15			0	0	0	12:15			6	4	10
0:30			1	0	1	12:30			7	9	16
0:45			0	1	1	12:45			3	5	8
1:00			1	1	2	13:00			3	2	5
1:15			0	0	0	13:15			2	3	5
1:30			1	0	1	13:30			6	3	9
1:45			0	1	1	13:45			4	3	7
2:00			1	0	1	14:00			4	6	10
2:15			0	1	1	14:15			5	5	10
2:30			1	0	1	14:30			5	11	16
2:45			0	1	1	14:45			7	18	25
3:00			0	1	1	15:00			8	21	29
3:15			0	0	0	15:15			8	9	17
3:30			0	0	0	15:30			9	21	30
3:45			0	1	1	15:45			7	20	27
4:00			0	0	0	16:00			9	6	15
4:15			0	0	0	16:15			8	14	22
4:30			0	0	0	16:30			6	18	24
4:45			2	3	5	16:45			10	14	24
5:00			4	4	8	17:00			10	3	13
5:15			4	3	7	17:15			9	6	15
5:30			0	4	4	17:30			8	3	11
5:45			2	4	6	17:45			4	7	11
6:00			4	3	7	18:00			3	1	4
6:15			3	2	5	18:15			4	2	6
6:30			6	1	7	18:30			2	1	3
6:45			4	7	11	18:45			0	0	0
7:00			2	1	3	19:00			4	2	6
7:15			4	1	5	19:15			2	0	2
7:30			1	4	5	19:30			0	0	0
7:45			4	3	7	19:45			0	2	2
8:00			7	4	11	20:00			0	0	0
8:15			8	5	13	20:15			1	0	1
8:30			7	4	11	20:30			0	0	0
8:45			5	6	11	20:45			0	0	0
9:00			2	7	9	21:00			0	0	0
9:15			3	4	7	21:15			0	2	2
9:30			6	9	15	21:30			1	0	1
9:45			4	5	9	21:45			1	1	2
10:00			2	9	11	22:00			1	2	3
10:15			3	6	9	22:15			0	2	2
10:30			1	6	7	22:30			0	1	1
10:45			8	5	13	22:45			1	0	1
11:00			8	4	12	23:00			0	0	0
11:15			7	7	14	23:15			0	0	0
11:30			6	5	11	23:30			0	0	0
11:45			8	6	14	23:45			0	0	0
TOTALS	0	0	131	139	270	TOTALS	0	0	172	234	406
SPLIT %	0%	0%	49%	51%	40%	SPLIT %	0%	0%	42%	58%	60%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00			2	1	3
01:00	02:00			2	2	4
02:00	03:00			2	2	4
03:00	04:00			0	2	2
04:00	05:00			2	3	5
05:00	06:00			10	15	25
06:00	07:00			17	13	30
07:00	08:00			11	9	20
08:00	09:00			27	19	46
09:00	10:00			15	25	40
10:00	11:00			14	26	40
11:00	12:00			29	22	51
12:00	13:00			20	25	45
13:00	14:00			15	11	26
14:00	15:00			21	40	61
15:00	16:00			32	71	103
16:00	17:00			33	52	85
17:00	18:00			31	19	50
18:00	19:00			9	4	13
19:00	20:00			6	4	10
20:00	21:00			1	0	1
21:00	22:00			2	3	5
22:00	23:00			2	5	7
23:00	00:00			0	0	0

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			131	139	270
Peak Hour			10:45	9:30	11:00
Peak Volume			29	29	51
Peak Hour Factor			0.906	0.806	0.911
Peak Period	12:00	to	00:00		
Volume			172	234	406
Peak Hour			16:45	15:00	15:00
Peak Volume			37	71	103
Peak Hour Factor			0.925	0.845	0.858
Peak Period	07:00	to	09:00		
Volume			38	28	66
Peak Hour			8:00	8:00	8:00
Peak Volume			27	19	46
Peak Hour Factor			0.844	0.792	0.885
Peak Period	16:00	to	18:00		
Volume			64	71	135
Peak Hour			16:45	16:00	16:00
Peak Volume			37	52	85
Peak Hour Factor			0.925	0.722	0.885



Prepared by National Data & Surveying Services

SPEED

Spring Mountain Rd E/O Langtry Rd

Day: Saturday

Date: 7/27/2024

City: St Helena

Project #: CA24_080192_001

HOURLY BREAKDOWN

Time	EASTBOUND 5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 99	Total	WESTBOUND 5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 99	Total	TOTALS 5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 99	Total
0:00	0	0	0	0	2	0	0	0	0	0	0	0	0	**2**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	1	2	0	0	0	0	0	0	0	0	**3**
1:00	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	0	0	0	1	1	0	0	0	0	0	0	0	0	**2**	0	0	1	1	1	0	0	0	0	0	0	0	0	**3**
2:00	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	0	0	1	1	0	0	0	0	0	0	0	0	0	**2**
3:00	0	0	0	1	1	0	0	0	0	0	0	0	0	**2**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	0	0	1	1	1	0	0	0	0	0	0	0	0	**3**
4:00	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	1	0	1	0	0	0	0	0	0	0	0	**2**	0	0	1	0	2	0	0	0	0	0	0	0	0	**3**
5:00	0	0	0	0	1	1	0	0	0	0	0	0	0	**2**	0	0	1	5	3	2	0	0	0	0	0	0	0	**11**	0	0	1	5	4	3	0	0	0	0	0	0	0	**13**
6:00	0	0	0	3	1	1	0	0	0	0	0	0	0	**5**	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	0	0	0	3	1	2	0	0	0	0	0	0	0	**6**
7:00	0	0	1	3	0	0	0	0	0	0	0	0	0	**4**	0	1	0	2	0	1	0	0	0	0	0	0	0	**4**	0	1	1	5	0	1	0	0	0	0	0	0	0	**8**
8:00	0	0	0	6	1	1	0	0	0	0	0	0	0	**8**	0	0	1	2	5	2	0	0	0	0	0	0	0	**10**	0	0	1	8	6	3	0	0	0	0	0	0	0	**18**
9:00	0	0	3	2	3	1	0	0	0	0	0	0	0	**9**	0	0	4	6	4	0	0	0	0	0	0	0	0	**14**	0	0	7	8	7	1	0	0	0	0	0	0	0	**23**
10:00	0	0	1	2	7	1	0	0	0	0	0	0	0	**11**	0	1	4	7	1	1	0	0	0	0	0	0	0	**14**	0	1	5	9	8	2	0	0	0	0	0	0	0	**25**
11:00	0	0	1	8	3	0	0	0	0	0	0	0	0	**12**	0	0	1	6	3	2	0	0	0	0	0	0	0	**12**	0	0	2	14	6	2	0	0	0	0	0	0	0	**24**
12:00	0	1	6	8	4	0	0	1	0	0	0	0	0	**20**	0	1	4	5	5	0	0	0	0	0	0	0	0	**15**	0	2	10	13	9	0	0	1	0	0	0	0	0	**35**
13:00	0	1	1	5	5	0	0	0	0	0	0	0	0	**12**	1	0	1	4	1	1	1	0	0	0	0	0	0	**9**	1	1	2	9	6	1	1	0	0	0	0	0	0	**21**
14:00	1	0	3	7	3	3	1	1	0	0	0	0	0	**19**	0	0	8	11	0	0	0	0	0	0	0	0	0	**19**	1	0	11	18	3	3	1	1	0	0	0	0	0	**38**
15:00	0	1	1	3	4	0	1	0	0	0	0	0	0	**10**	0	0	3	9	5	0	0	0	0	0	0	0	0	**17**	0	1	4	12	9	0	1	0	0	0	0	0	0	**27**
16:00	0	0	5	8	8	0	1	1	0	0	0	0	0	**23**	0	0	2	3	1	0	0	0	0	0	0	0	0	**6**	0	0	7	11	9	0	1	1	0	0	0	0	0	**29**
17:00	0	0	2	10	7	2	0	0	0	0	0	0	0	**21**	0	0	0	7	5	1	0	0	0	0	0	0	0	**13**	0	0	2	17	12	3	0	0	0	0	0	0	0	**34**
18:00	0	0	1	3	2	4	0	0	0	0	0	0	0	**10**	0	0	0	4	5	1	0	0	0	0	0	0	0	**10**	0	0	1	7	7	5	0	0	0	0	0	0	0	**20**
19:00	0	0	3	2	3	0	0	0	0	0	0	0	0	**8**	0	0	0	2	2	0	1	0	0	0	0	0	0	**5**	0	0	3	4	5	0	1	0	0	0	0	0	0	**13**
20:00	0	0	0	3	1	0	0	0	0	0	0	0	0	**4**	0	0	0	0	0	1	1	0	0	0	0	0	0	**2**	0	0	0	0	3	2	1	0	0	0	0	0	0	**6**
21:00	0	0	2	1	0	0	1	0	0	0	0	0	0	**4**	0	0	0	2	1	0	0	0	0	0	0	0	0	**3**	0	0	2	3	1	0	1	0	0	0	0	0	0	**7**
22:00	0	0	1	0	2	0	0	0	0	0	0	0	0	**3**	0	0	0	0	4	0	0	0	0	0	0	0	0	**4**	0	0	1	0	6	0	0	0	0	0	0	0	0	**7**
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	2	0	0	0	0	0	0	0	0	0	**2**
Totals	**1**	**3**	**32**	**74**	**61**	**15**	**4**	**3**	**0**	**0**	**0**	**0**	**0**	**193**	**1**	**3**	**32**	**78**	**47**	**13**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**177**	**2**	**6**	**64**	**152**	**108**	**28**	**7**	**3**	**0**	**0**	**0**	**0**	**0**	**370**
% of Totals	1%	2%	17%	38%	32%	8%	2%	2%						100%	1%	2%	18%	44%	27%	7%	2%							100%	1%	2%	17%	41%	29%	8%	2%	1%						100%

STATISTICS

00:00 - 12:00	0	0	7	26	20	5	0	0	0	0	0	0	0	58	0	2	14	30	18	9	0	0	0	0	0	0	0	73	0	2	21	56	38	14	0	0	0	0	0	0	0	131
%	0%	0%	4%	13%	10%	3%	0%	0%	0%	0%	0%	0%	0%	30%	0%	1%	7%	16%	9%	5%	0%	0%	0%	0%	0%	0%	0%	38%	0%	1%	11%	29%	20%	7%	0%	0%	0%	0%	0%	0%	0%	68%
Peak Hour	0:00	11:30	11:45	11:15	9:30	8:30	0:00	11:30	0:00	0:00	0:00	0:00	0:00	11:45	0:00	6:15	9:15	10:15	8:15	10:15	0:00	0:00	0:00	0:00	0:00	0:00	0:00	10:15	0:00	6:15	11:45	11:00	9:30	8:30	0:00	11:30	0:00	0:00	0:00	0:00	0:00	11:45
Peak Volume	0	1	7	9	8	2	0	1	0	0	0	0	0	22	0	1	5	9	6	3	0	0	0	0	0	0	0	19	0	1	11	14	11	4	0	1	0	0	0	0	0	33
12:00 - 24:00	1	3	25	48	41	10	4	3	0	0	0	0	0	135	1	1	18	48	29	4	3	0	0	0	0	0	0	104	2	4	43	96	70	14	7	3	0	0	0	0	0	239
%	1%	2%	13%	25%	21%	5%	2%	2%	0%	0%	0%	0%	0%	70%	1%	1%	9%	25%	15%	2%	2%	0%	0%	0%	0%	0%	0%	54%	1%	2%	22%	50%	36%	7%	4%	2%	0%	0%	0%	0%	0%	124%
Peak Hour	13:15	12:00	12:00	12:30	15:30	17:30	13:45	12:00	12:00	12:00	12:00	12:00	12:00	16:00	13:00	12:00	14:00	14:15	17:15	13:00	13:00	12:00	12:00	12:00	12:00	12:00	12:00	14:15	13:15	12:00	12:15	14:15	17:15	17:45	13:45	12:00	12:00	12:00	12:00	12:00	12:00	14:15
Peak Volume	1	1	6	10	9	6	1	1	0	0	0	0	0	23	1	1	8	15	8	1	1	0	0	0	0	0	0	25	2	2	11	20	14	7	2	1	0	0	0	0	0	39
07:00 - 09:00	0	0	1	9	1	1	0	0	0	0	0	0	0	12	0	1	1	4	5	3	0	0	0	0	0	0	0	14	0	1	2	13	6	4	0	0	0	0	0	0	0	26
%	0%	0%	1%	5%	1%	1%	0%	0%	0%	0%	0%	0%	0%	6%	0%	1%	1%	2%	3%	2%	0%	0%	0%	0%	0%	0%	0%	7%	0%	1%	1%	7%	3%	2%	0%	0%	0%	0%	0%	0%	0%	13%
Peak Hour	7:00	7:00	7:00	7:45	7:15	8:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:45	7:00	7:00	8:00	7:00	8:00	7:45	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:00	7:00	7:00	8:00	8:00	8:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00
Peak Volume	0	0	1	6	1	1	0	0	0	0	0	0	0	8	0	1	1	2	5	2	0	0	0	0	0	0	0	10	0	1	1	8	6	3	0	0	0	0	0	0	0	18
16:00 - 18:00	0	0	7	18	15	2	1	1	0	0	0	0	0	44	0	0	2	10	6	1	0	0	0	0	0	0	0	19	0	0	9	28	21	3	1	1	0	0	0	0	0	63
%	0%	0%	4%	9%	8%	1%	1%	1%	0%	0%	0%	0%	0%	23%	0%	0%	1%	5%	3%	1%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	5%	15%	11%	2%	1%	1%	0%	0%	0%	0%	0%	33%
Peak Hour	16:00	16:00	16:45	16:15	16:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:45	16:45	16:30	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:45	16:00	16:00	16:00	17:00	17:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	17:00
Peak Volume	0	0	6	10	8	2	1	1	0	0	0	0	0	23	0	0	2	7	5	1	0	0	0	0	0	0	0	13	0	0	7	17	12	3	1	1	0	0	0	0	0	34

Direction	Percentiles 15th	50th	Average	85th	95th	ADT
EASTBOUND	24	29	29	34	39	193
WESTBOUND	24	28	29	34	38	177
TOTALS	24	29	29	34	38	370

Prepared by National Data & Surveying Services

SPEED

Spring Mountain Rd E/O Langtry Rd

Day: Saturday
Date: 7/27/2024

City: St Helena
Project #: CA24_080192_001

15-MINUTE BREAKDOWN

Time	EASTBOUND														WESTBOUND												TOTALS											
	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 99	Total	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 99	Total	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 99	Total
0:00	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
0:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**
0:30	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
0:45	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
1:00	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	1	0	1	0	0	0	0	0	0	0	0	**2**
1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
2:00	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**
2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**
2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
3:00	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**
3:45	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
4:30	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**
5:00	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	4	0	0	0	0	0	0	0	0	0	**4**	0	0	0	4	1	0	0	0	0	0	0	0	0	**5**
5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	1	1	1	0	0	0	0	0	0	0	**3**	0	0	0	1	1	1	0	0	0	0	0	0	0	**3**
5:30	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	1	1	0	0	0	0	0	0	0	**2**
5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	1	0	1	1	0	0	0	0	0	0	0	**3**	0	0	1	0	1	1	0	0	0	0	0	0	0	**3**
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
6:30	0	0	0	1	1	1	0	0	0	0	0	0	0	**3**	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	0	0	0	1	1	2	0	0	0	0	0	0	0	**4**
6:45	0	0	0	2	0	0	0	0	0	0	0	0	0	**2**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	2	0	0	0	0	0	0	0	0	0	**2**
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
7:30	0	0	0	2	0	0	0	0	0	0	0	0	0	**2**	0	0	0	2	0	0	0	0	0	0	0	0	0	**2**	0	0	0	4	0	0	0	0	0	0	0	0	0	**4**
7:45	0	0	1	1	0	0	0	0	0	0	0	0	0	**2**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	1	1	0	1	0	0	0	0	0	0	0	**3**
8:00	0	0	0	1	1	0	0	0	0	0	0	0	0	**2**	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	1	1	0	0	0	0	0	0	0	0	**2**
8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**
8:30	0	0	0	4	0	0	0	0	0	0	0	0	0	**4**	0	0	0	1	0	1	0	0	0	0	0	0	0	**2**	0	0	0	5	0	1	0	0	0	0	0	0	0	**6**
8:45	0	0	0	1	0	1	0	0	0	0	0	0	0	**2**	0	0	1	1	4	1	0	0	0	0	0	0	0	**7**	0	0	1	2	4	2	0	0	0	0	0	0	0	**9**
9:00	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	0	0	0	3	1	0	0	0	0	0	0	0	0	**4**	0	0	0	3	2	0	0	0	0	0	0	0	0	**5**
9:15	0	0	2	0	1	1	0	0	0	0	0	0	0	**4**	0	0	3	0	0	0	0	0	0	0	0	0	0	**3**	0	0	5	0	1	1	0	0	0	0	0	0	0	**7**
9:30	0	0	1	1	1	0	0	0	0	0	0	0	0	**3**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	1	2	1	0	0	0	0	0	0	0	0	**4**
9:45	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	1	2	3	0	0	0	0	0	0	0	0	**6**	0	0	1	3	3	0	0	0	0	0	0	0	0	**7**
10:00	0	0	0	0	3	0	0	0	0	0	0	0	0	**3**	0	0	1	1	0	0	0	0	0	0	0	0	0	**2**	0	0	1	1	3	0	0	0	0	0	0	0	0	**5**
10:15	0	0	1	1	4	0	0	0	0	0	0	0	0	**6**	0	0	1	1	0	1	0	0	0	0	0	0	0	**3**	0	0	2	2	4	1	0	0	0	0	0	0	0	**9**
10:30	0	0	0	1	0	1	0	0	0	0	0	0	0	**2**	0	0	2	2	1	0	0	0	0	0	0	0	0	**5**	0	0	2	3	1	1	0	0	0	0	0	0	0	**7**
10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	1	0	3	0	0	0	0	0	0	0	0	0	**4**	0	1	0	3	0	0	0	0	0	0	0	0	0	**4**
11:00	0	0	0	1	1	0	0	0	0	0	0	0	0	**2**	0	0	0	3	2	2	0	0	0	0	0	0	0	**7**	0	0	0	4	3	2	0	0	0	0	0	0	0	**9**
11:15	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	0	0	0	1	1	0	0	0	0	0	0	0	0	**2**
11:30	0	0	0	2	1	0	0	0	0	0	0	0	0	**3**	0	0	1	0	1	0	0	0	0	0	0	0	0	**2**	0	0	1	2	2	0	0	0	0	0	0	0	0	**5**
11:45	0	0	1	5	0	0	0	0	0	0	0	0	0	**6**	0	0	0	2	0	0	0	0	0	0	0	0	0	**2**	0	0	1	7	0	0	0	0	0	0	0	0	0	**8**

Prepared by National Data & Surveying Services

SPEED

Spring Mountain Rd E/O Langtry Rd

Day: Saturday

Date: 7/27/2024

City: St Helena

Project #: CA24_080192_001

15-MINUTE BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS											
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
12:00	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	1	3	1	0	0	0	0	0	0	0	0	5
12:15	0	1	2	0	2	0	0	1	0	0	0	0	0	6	0	0	3	2	0	0	0	0	0	0	0	0	0	5	0	1	5	2	2	0	0	1	0	0	0	0	0	11
12:30	0	0	3	2	2	0	0	0	0	0	0	0	0	7	0	0	1	0	1	0	0	0	0	0	0	0	0	2	0	0	4	2	3	0	0	0	0	0	0	0	0	9
12:45	0	0	0	4	0	0	0	0	0	0	0	0	0	4	0	1	0	2	3	0	0	0	0	0	0	0	0	6	0	1	0	6	3	0	0	0	0	0	0	0	0	10
13:00	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0	0	1	1	1	0	0	0	0	0	0	0	0	3	0	0	2	3	1	0	0	0	0	0	0	0	0	6
13:15	0	0	0	2	2	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	4
13:30	0	0	0	1	3	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3	0	0	0	0	0	0	0	0	4
13:45	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	3	0	1	1	0	0	0	0	0	0	6	1	1	0	3	0	1	1	0	0	0	0	0	0	7
14:00	1	0	0	2	1	1	0	1	0	0	0	0	0	6	0	0	3	0	0	0	0	0	0	0	0	0	0	3	1	0	3	2	1	1	0	1	0	0	0	0	0	9
14:15	0	0	0	2	1	1	0	0	0	0	0	0	0	4	0	0	3	6	0	0	0	0	0	0	0	0	0	9	0	0	3	8	1	1	0	0	0	0	0	0	0	13
14:30	0	0	3	1	0	1	1	0	0	0	0	0	0	6	0	0	0	3	0	0	0	0	0	0	0	0	0	3	0	0	3	4	0	1	1	0	0	0	0	0	0	9
14:45	0	0	0	2	1	0	0	0	0	0	0	0	0	3	0	0	2	2	0	0	0	0	0	0	0	0	0	4	0	0	2	4	1	0	0	0	0	0	0	0	0	7
15:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	2	4	3	0	0	0	0	0	0	0	0	9	0	0	2	4	4	0	0	0	0	0	0	0	0	10
15:15	0	0	1	2	2	0	0	0	0	0	0	0	0	5	0	0	1	1	1	0	0	0	0	0	0	0	0	3	0	0	2	3	3	0	0	0	0	0	0	0	0	8
15:30	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	3
15:45	0	1	0	0	1	0	1	0	0	0	0	0	0	3	0	0	0	2	1	0	0	0	0	0	0	0	0	3	0	1	0	2	2	0	1	0	0	0	0	0	0	6
16:00	0	0	0	2	4	0	0	0	0	0	0	0	0	6	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0	0	1	4	4	0	0	0	0	0	0	0	0	9
16:15	0	0	0	3	4	0	0	0	0	0	0	0	0	7	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	3	4	0	0	0	0	0	0	0	0	8
16:30	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3
16:45	0	0	4	1	0	0	1	1	0	0	0	0	0	7	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	4	2	1	0	1	1	0	0	0	0	0	9
17:00	0	0	0	4	1	0	0	0	0	0	0	0	0	5	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	5	1	0	0	0	0	0	0	0	0	6
17:15	0	0	0	0	2	0	0	0	0	0	0	0	0	2	0	0	0	1	2	1	0	0	0	0	0	0	0	4	0	0	0	1	4	1	0	0	0	0	0	0	0	6
17:30	0	0	2	3	1	0	0	0	0	0	0	0	0	6	0	0	0	4	2	0	0	0	0	0	0	0	0	6	0	0	2	7	3	0	0	0	0	0	0	0	0	12
17:45	0	0	0	3	3	2	0	0	0	0	0	0	0	8	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	0	4	4	2	0	0	0	0	0	0	0	10
18:00	0	0	1	1	0	3	0	0	0	0	0	0	0	5	0	0	0	1	3	0	0	0	0	0	0	0	0	4	0	0	1	2	3	3	0	0	0	0	0	0	0	9
18:15	0	0	0	1	0	1	0	0	0	0	0	0	0	2	0	0	0	3	2	0	0	0	0	0	0	0	0	5	0	0	0	4	2	1	0	0	0	0	0	0	0	7
18:30	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	1	1	0	0	0	0	0	0	0	3
18:45	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
19:00	0	0	1	0	2	0	0	0	0	0	0	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	1	2	0	0	0	0	0	0	0	0	4
19:15	0	0	1	1	1	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	1	1	1	0	1	0	0	0	0	0	0	4
19:30	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2	0	0	0	0	0	0	0	0	3	0	0	1	1	2	0	0	0	0	0	0	0	0	4
19:45	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	1
20:15	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
20:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:45	0	0	0	0	2	1	0	0	0	0	0	0	0	3	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	2	1	1	0	0	0	0	0	0	4
21:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	2
21:15	0	0	1	0	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2
21:30	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	0	2	1	0	0	0	0	0	0	0	0	3
21:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	3	0	0	0	0	4	0	0	0	0	0	0	0	0	4
22:15	0	0	1	0	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2
22:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1
22:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
23:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	1	3	32	74	61	15	4	3	0	0	0	0	0	193	1	3	32	78	47	13	3	0	0	0	0	0	0	177	2	6	64	152	108	28	7	3	0	0	0	0	0	370
% of Totals	1%	2%	17%	38%	32%	8%	2%	2%	0%	0%	0%	0%	0%	100%	1%	2%	18%	44%	27%	7%	2%	0%	0%	0%	0%	0%	0%	100%	1%	2%	17%	41%	29%	8%	2%	1%	0%	0%	0%	0%	0%	100%

Prepared by National Data & Surveying Services

VOLUME

Spring Mountain Rd E/O Langtry Rd

Day: Saturday
Date: 7/27/2024

City: St Helena
Project #: CA24_080192_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	193	177	370

DAILY TOTALS

15-Minutes Interval

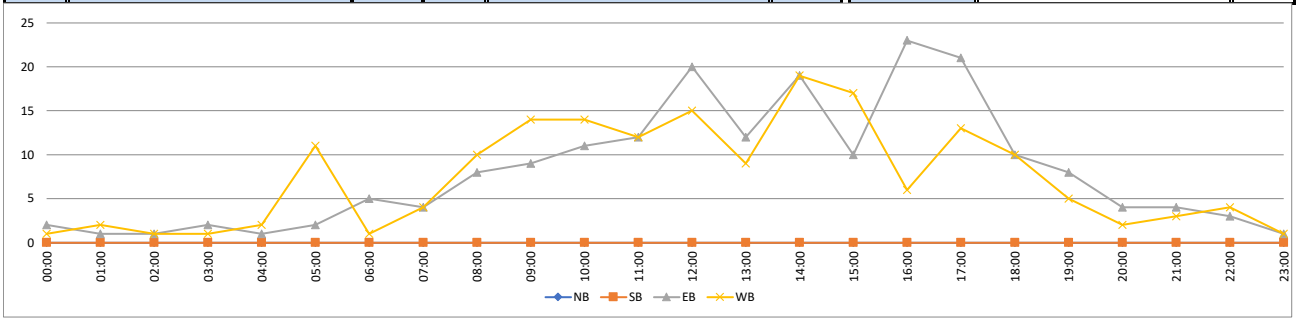
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			1	0	1	12:00			3	2	5
0:15			0	1	1	12:15			6	5	11
0:30			0	0	0	12:30			7	2	9
0:45			1	0	1	12:45			4	6	10
1:00			1	1	2	13:00			3	3	6
1:15			0	0	0	13:15			4	0	4
1:30			0	1	1	13:30			4	0	4
1:45			0	0	0	13:45			1	6	7
2:00			1	0	1	14:00			6	3	9
2:15			0	1	1	14:15			4	9	13
2:30			0	0	0	14:30			6	3	9
2:45			0	0	0	14:45			3	4	7
3:00			1	0	1	15:00			1	9	10
3:15			0	0	0	15:15			5	3	8
3:30			0	1	1	15:30			1	2	3
3:45			1	0	1	15:45			3	3	6
4:00			0	1	1	16:00			6	3	9
4:15			0	0	0	16:15			7	1	8
4:30			1	0	1	16:30			3	0	3
4:45			0	1	1	16:45			7	2	9
5:00			1	4	5	17:00			5	1	6
5:15			0	3	3	17:15			2	4	6
5:30			1	1	2	17:30			6	6	12
5:45			0	3	3	17:45			8	2	10
6:00			0	0	0	18:00			5	4	9
6:15			0	0	0	18:15			2	5	7
6:30			3	1	4	18:30			2	1	3
6:45			2	0	2	18:45			1	0	1
7:00			0	1	1	19:00			3	1	4
7:15			0	0	0	19:15			3	1	4
7:30			2	2	4	19:30			1	3	4
7:45			2	1	3	19:45			1	0	1
8:00			2	0	2	20:00			0	1	1
8:15			0	1	1	20:15			1	0	1
8:30			4	2	6	20:30			0	0	0
8:45			2	7	9	20:45			3	1	4
9:00			1	4	5	21:00			1	1	2
9:15			4	3	7	21:15			2	0	2
9:30			3	1	4	21:30			1	2	3
9:45			1	6	7	21:45			0	0	0
10:00			3	2	5	22:00			1	3	4
10:15			6	3	9	22:15			2	0	2
10:30			2	5	7	22:30			0	1	1
10:45			0	4	4	22:45			0	0	0
11:00			2	7	9	23:00			1	0	1
11:15			1	1	2	23:15			0	0	0
11:30			3	2	5	23:30			0	1	1
11:45			6	2	8	23:45			0	0	0
TOTALS	0	0	58	73	131	TOTALS	0	0	135	104	239
SPLIT %	0%	0%	44%	56%	35%	SPLIT %	0%	0%	56%	44%	65%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00			2	1	3
01:00	02:00			1	2	3
02:00	03:00			1	1	2
03:00	04:00			2	1	3
04:00	05:00			1	2	3
05:00	06:00			2	11	13
06:00	07:00			5	1	6
07:00	08:00			4	4	8
08:00	09:00			8	10	18
09:00	10:00			9	14	23
10:00	11:00			11	14	25
11:00	12:00			12	12	24
12:00	13:00			20	15	35
13:00	14:00			12	9	21
14:00	15:00			19	19	38
15:00	16:00			10	17	27
16:00	17:00			23	6	29
17:00	18:00			21	13	34
18:00	19:00			10	10	20
19:00	20:00			8	5	13
20:00	21:00			4	2	6
21:00	22:00			4	3	7
22:00	23:00			3	4	7
23:00	00:00			1	1	2

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			58	73	131
Peak Hour			9:30	10:15	10:15
Peak Volume			13	19	29
Peak Hour Factor			0.542	0.679	0.806
Peak Period	12:00	to	00:00		
Volume			135	104	239
Peak Hour			16:00	14:15	14:15
Peak Volume			23	25	39
Peak Hour Factor			0.821	0.694	0.750
Peak Period	07:00	to	09:00		
Volume			12	14	26
Peak Hour			7:45	8:00	8:00
Peak Volume			8	10	18
Peak Hour Factor			0.500	0.357	0.500
Peak Period	16:00	to	18:00		
Volume			44	19	63
Peak Hour			16:00	16:45	17:00
Peak Volume			23	13	34
Peak Hour Factor			0.821	0.542	0.708



WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559-3082
(707) 253-4417

A Tradition of Stewardship
A Commitment to Service

Clear Form

PROJECT DESCRIPTION

Winery Name: Paloma Vineyards **Date Prepared:** 1/28/26

Existing/Permitted Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	1	1
	Weekend	1	1
Number of Part Time Employees*	Weekday	1	1
	Weekend	1	1
Maximum Daily Visitation	Weekday	2	2
	Weekend	2	2
Annual Gallons of Production		10,000	10,000
Annual Tons of Grape Haul		62.5	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	2	2
	Weekend	2	2
Number of Part Time Employees*	Weekday	1	1
	Weekend	1	1
Maximum Daily Visitation	Weekday	22	22
	Weekend	44	44
Annual Gallons of Production		10,000	10,000
Annual Tons of Grape Haul		62.5	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	
	Weekend	0	

*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).

Paloma Vineyards
TRIP GENERATION

Existing Winery					Harvest	Non-Harvest
Maximum Daily Weekday Traffic (Friday)						
	Harvest	*Non-Harvest*				
FT Employees	1	1	3.05 one way trips/employee	FT Employee Daily Trips	3.1	3.1
PT Employees	1	1	1.9 one way trips/employee	PT Employee Daily Trips	1.9	1.9
Max Visitors	2	2	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	1.5	1.5
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	10,000		0.000018 truck trips	Production Daily Trips	0.2	0.2
Tons of Grape Haul#	62.5		0.013889 truck trips	Grape Haul Daily Trips	0.9	0.0
				Total Weekday Daily Trips	8	7
				Total Weekday Peak Hour Trips*	3	3
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	*Non-Harvest*				
FT Employees	1	1	3.05 one way trips/employee	FT Employee Daily Trips	3.1	3.1
PT Employees	1	1	1.9 one way trips/employee	PT Employee Daily Trips	1.9	1.9
Max Visitors	2	2	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	1.4	1.4
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	10,000		0.000018 truck trips	Production Daily Trips	0.2	0.2
Tons of Grape Haul#	62.5		0.013889 truck trips	Grape Haul Daily Trips	0.9	0.0
				Total Weekend Daily Trips	8	7
				Total Weekend Peak Hour Trips*	3	3
Maximum Annual Traffic						
				Total Annual Trips**	2,632	

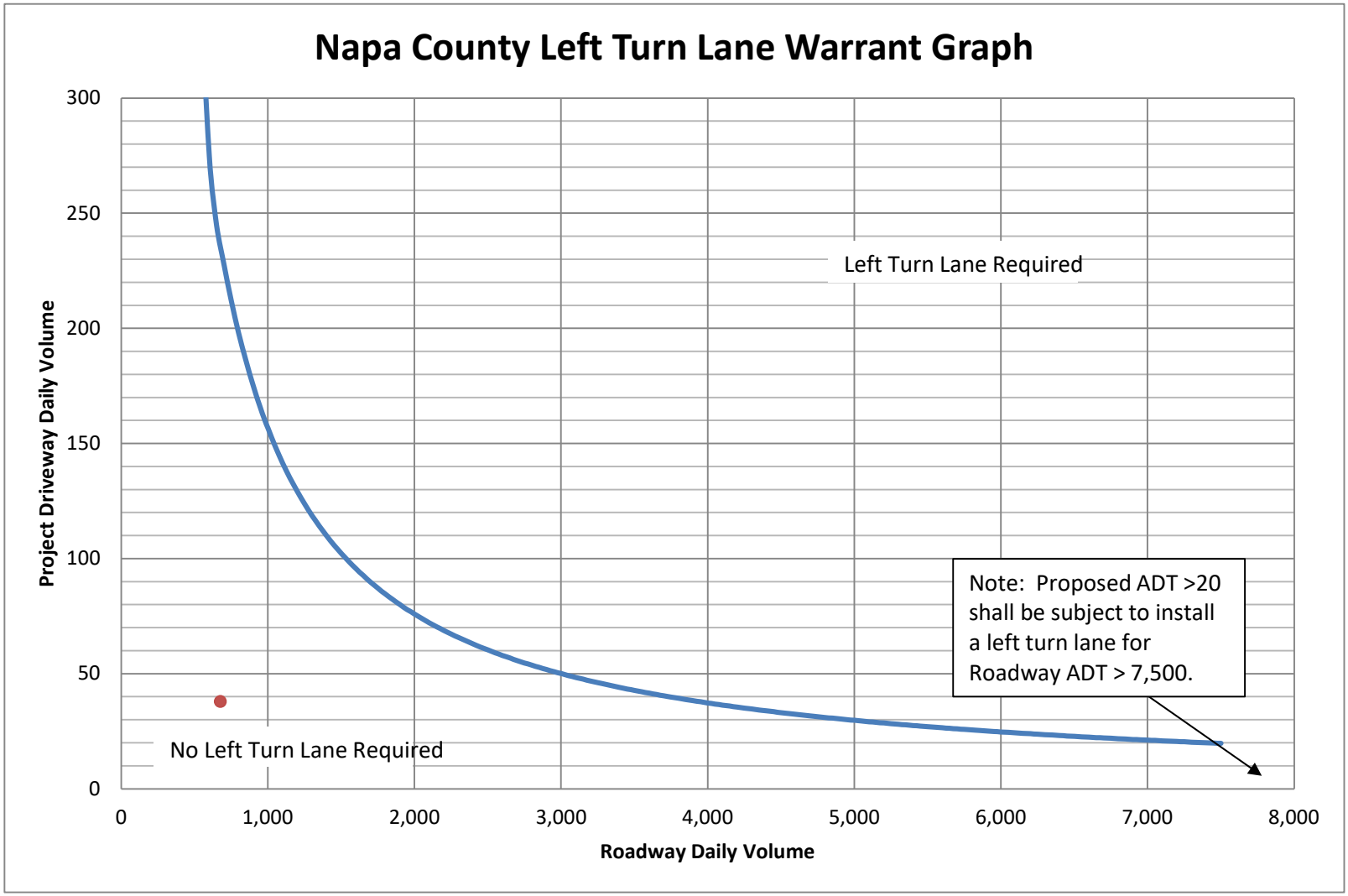
Proposed Winery					Harvest	Non-Harvest
Maximum Daily Weekday Traffic (Friday)						
	Harvest	*Non-Harvest*				
FT Employees	2	2	3.05 one way trips/employee	FT Employee Daily Trips	6.1	6.1
PT Employees	1	1	1.9 one way trips/employee	PT Employee Daily Trips	1.9	1.9
Max Visitors	22	22	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	16.9	16.9
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	10,000		0.000018 truck trips	Production Daily Trips	0.2	0.2
Tons of Grape Haul#	62.5		0.013889 truck trips	Grape Haul Daily Trips	0.9	0.0
				Total Weekday Daily Trips	26	26
				Total Weekday Peak Hour Trips*	10	9
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	*Non-Harvest*				
FT Employees	2	2	3.05 one way trips/employee	FT Employee Daily Trips	6.1	6.1
PT Employees	1	1	1.9 one way trips/employee	PT Employee Daily Trips	1.9	1.9
Max Visitors	44	44	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	31.4	31.4
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	10,000		0.000018 truck trips	Production Daily Trips	0.2	0.2
Tons of Grape Haul#	62.5		0.013889 truck trips	Grape Haul Daily Trips	0.9	0.0
				Total Weekend Daily Trips	41	40
				Total Weekend Peak Hour Trips*	22	21
Maximum Annual Traffic						
				Total Annual Trips**	10,968	

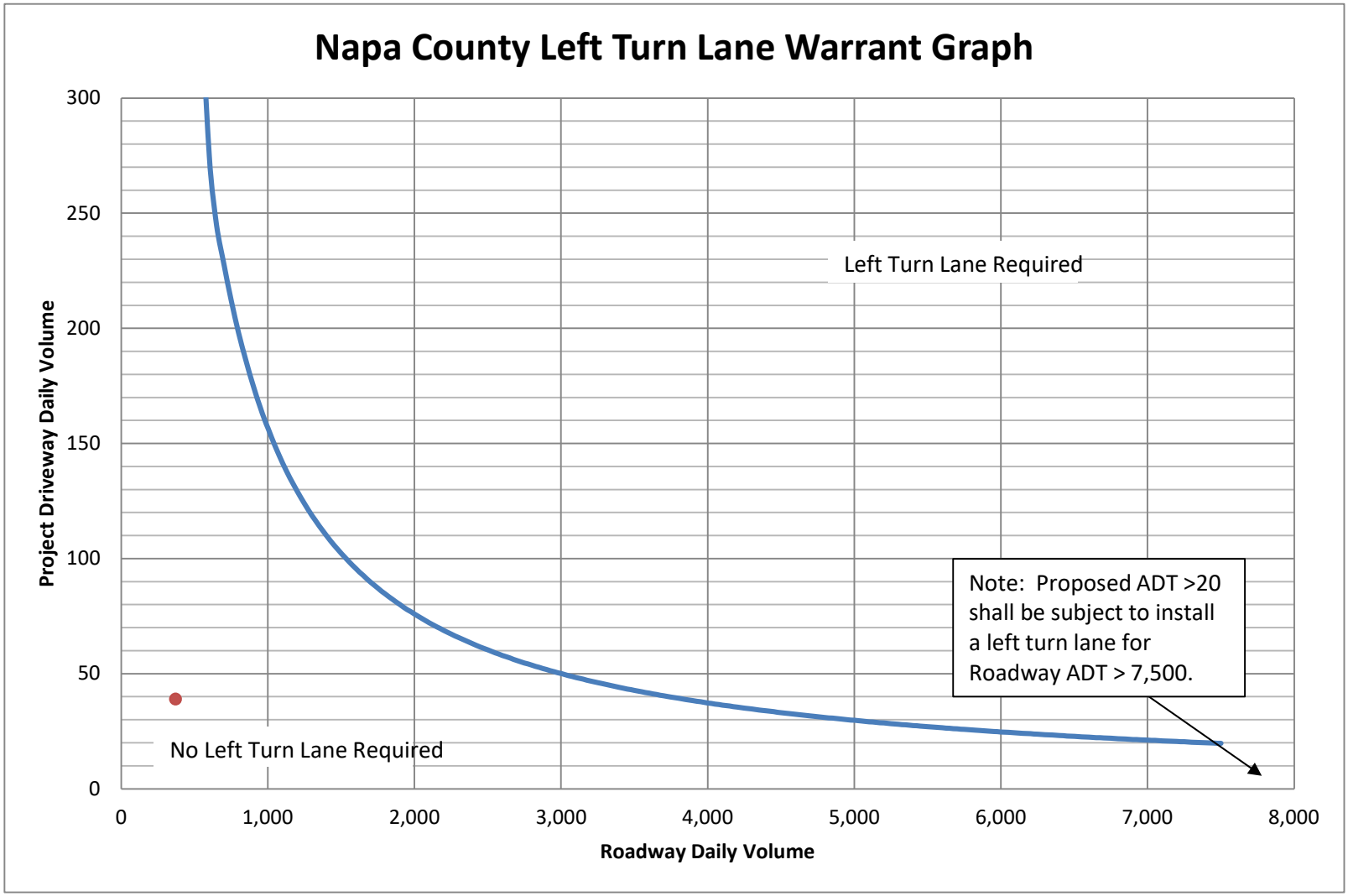
Net New Trips			Harvest	Non-Harvest
Maximum Weekday Traffic (Friday)				
If total net new daily trips is greater than 110, a TIS is required	**Net New Weekday Daily Trips**		18	19
	Net New Weekday Peak Hour Trips*		7	6
Maximum Weekend Traffic (Saturday)				
If total net new daily trips is greater than 110, a TIS is required	**Net New Weekend Daily Trips**		33	33
	Net New Weekend Peak Hour Trips*		19	18
Maximum Annual Traffic	*A Traffic Impact Study is NOT Required*	**Net New Annual Trips****	8,336	

#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.

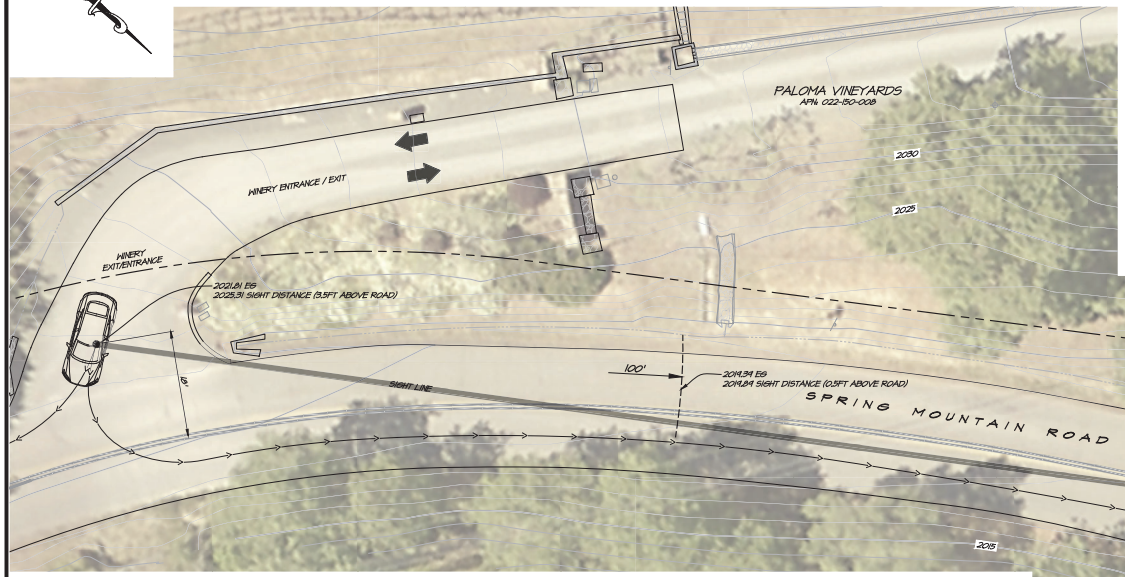
**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.

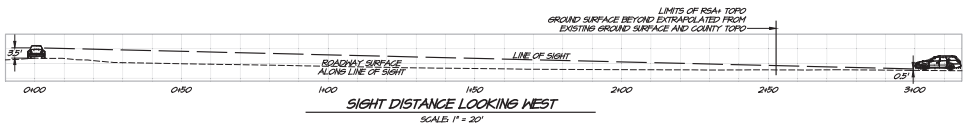

Napa County Left Turn Lane Warrant Graph
Project Driveway Daily Volume
300
250
200
150
100
50
0
0
1,000
2,000
3,000
4,000
5,000
6,000
7,000
8,000
Roadway Daily Volume
Left Turn Lane Required
No Left Turn Lane Required
Note: Proposed ADT >20 shall be subject to install a left turn lane for Roadway ADT > 7,500.


Napa County Left Turn Lane Warrant Graph
Project Driveway Daily Volume
300
250
200
150
100
50
0
0
1,000
2,000
3,000
4,000
5,000
6,000
7,000
8,000
Roadway Daily Volume
Left Turn Lane Required
No Left Turn Lane Required
Note: Proposed ADT >20 shall be subject to install a left turn lane for Roadway ADT > 7,500.

PALOMA VINEYARDS

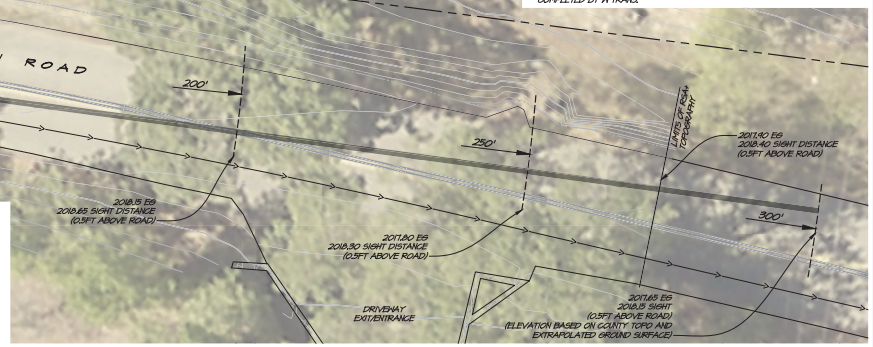
STOPPING SIGHT DISTANCE





SIGHT DISTANCE LOOKING WEST

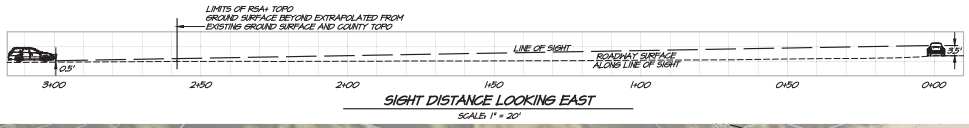
SCALE: 1" = 20'





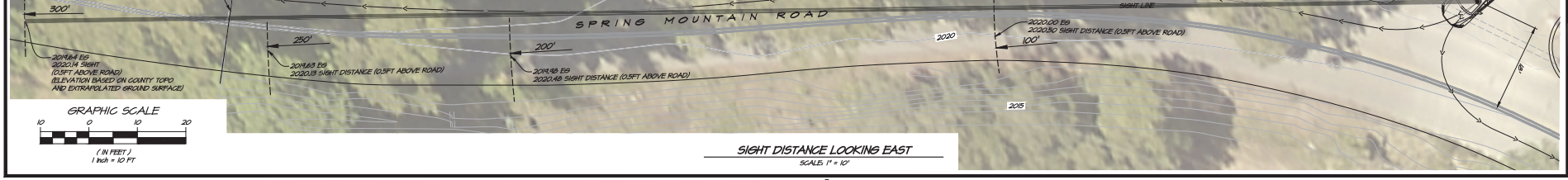
SIGHT DISTANCE LOOKING EAST

SCALE: 1" = 10'



SIGHT DISTANCE LOOKING EAST

SCALE: 1" = 20'



SIGHT DISTANCE LOOKING WEST

SCALE: 1" = 10'

GRAPHIC SCALE

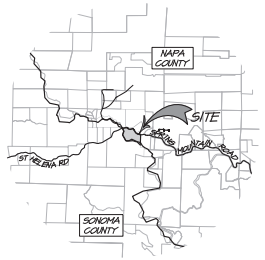
10 0 10 20

(IN FEET)

1 inch = 10 FT

SURVEY NOTES

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS BASED ON A FIELD SURVEY BY RSA+ SEPTEMBER, 2022.
2. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
3. APPROXIMATE BOUNDARY SHOWN IS PER GRANT DEED, DOCUMENT No. 2016-0022809, NAPA COUNTY RECORDS, AND THE QUITCLAIM DEED FILED IN THE RECORDS OFFICE OF BOTH COUNTIES, DOCUMENT No. 2014-0008028, NAPA COUNTY, AND DOCUMENT No. 201403046, SONOMA COUNTY.
4. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD1983) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
6. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED JANUARY 2022 AND MAY NOT REPRESENT CURRENT CONDITIONS.
7. THE ELEVATIONS NOTED "BASED ON COUNTY TOPO" ON THIS EXHIBIT ARE NOT REPRESENTED BY A TOPOGRAPHIC SURVEY. THEY WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, PANEL K128, DATED DECEMBER 2003 AND AN EXTRAPOLATION OF THE GROUND SURFACE FROM THE MORE RECENT RSA+ SURVEY. THESE ELEVATIONS MAY NOT REPRESENT CURRENT CONDITIONS. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. RSA+ ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION OUTSIDE THE LIMITS OF THE RSA+ SURVEY DATED SEPT., 2022.



VICINITY MAP

SCALE: 1" = 4000'

PROJECT INFORMATION

CLIENT:	PALOMA VINEYARDS SHELDON RICHARDS
SITE ADDRESS:	4013 SPRING MOUNTAIN ROAD ST. HELENA, CA 94574
CIVIL ENGINEER:	RSA+ 1515 FOURTH STREET NAPA, CA 94559
TRAFFIC ENGINEER:	W TRANS 490 MENDOCINO AVENUE, SUITE 201 SANTA ROSA, CA 95401
PARCEL NO:	022-150-008
PARCEL AREA:	17.11 ACRES

NOTE:
BASE MAP FOR EXHIBIT PREPARED BY RSA+. SIGHT DISTANCE STUDY COMPLETED BY W TRANS.

1515 FOURTH STREET
NAPA, CA 94559
OFFICE (707) 252-3301
www.RSAcivil.com
RSA+ CONSULTING CIVIL ENGINEERS • SURVEYORS • PLANNERS

NO.	DATE	REVISIONS	BY	APPD

PALOMA VINEYARDS
STOPPING SIGHT EXHIBIT
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRIAN T. FEE
No. 76660
CIVIL
STATE OF CALIFORNIA

DATE	FEB 26, 2025
DRAWN	DCB
DESIGNED	BTF
CHECKED	BNF
JOB NO.	419046.0
SHEET NO.	EXH
	1 OF 1 SHEETS

K:\2019\419046.0_Paloma_Vineyard_Spring_Mountain_Road\Fig\Ex-Sight Dist-Prof.dwg 02/27/2025 1:07:10 PM BRandley Comfort Reichers Spence + Assoc.

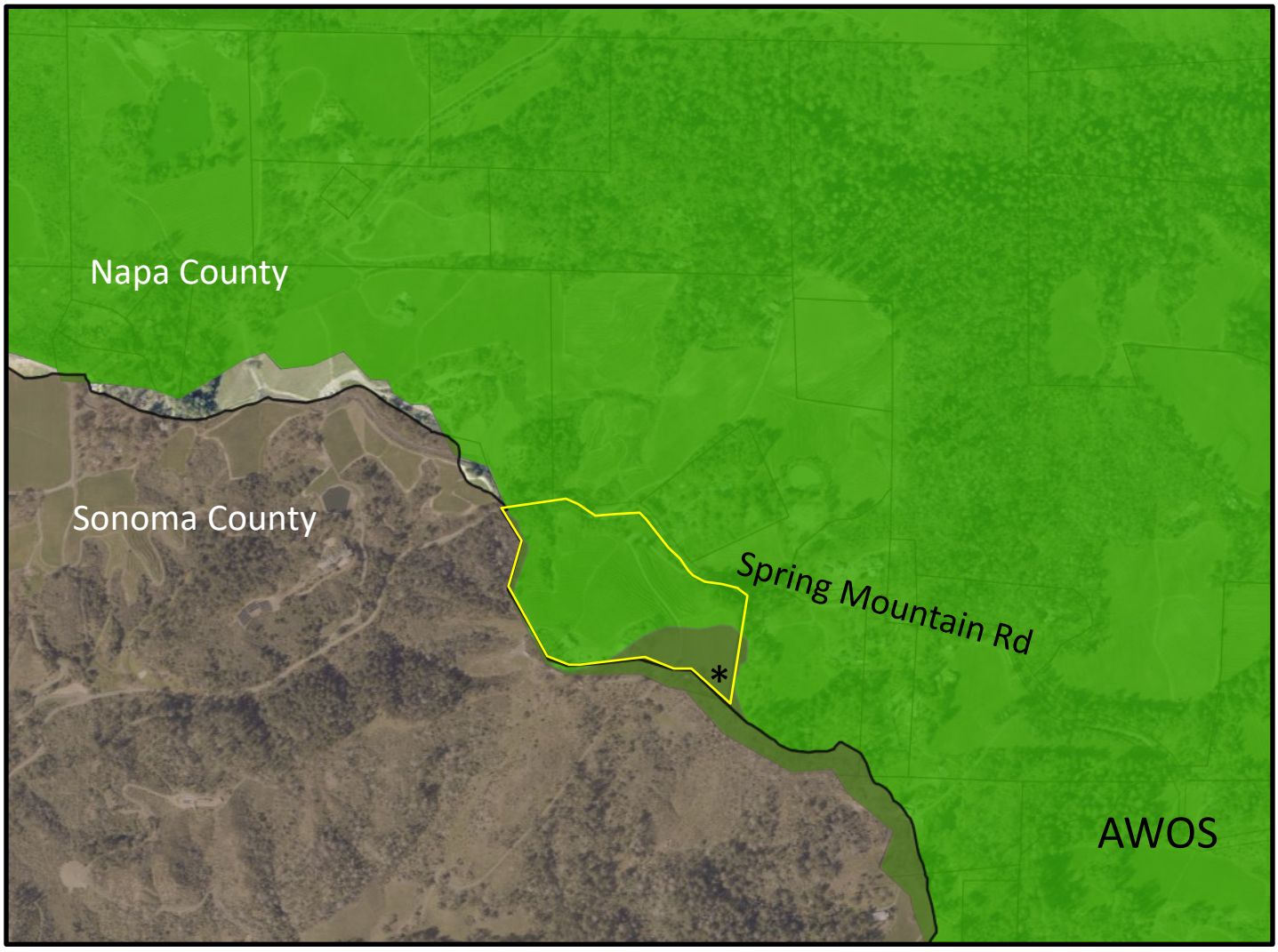
Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW

“I”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

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

Winery Parcel
APN 022-150-008

*Napa/Sonoma County Line is reflected in error. The entirety of the parcel is within Napa County limits.

GENERAL PLAN MAP



LEGEND

Parcel

AW Zoning

N

ZONING MAP

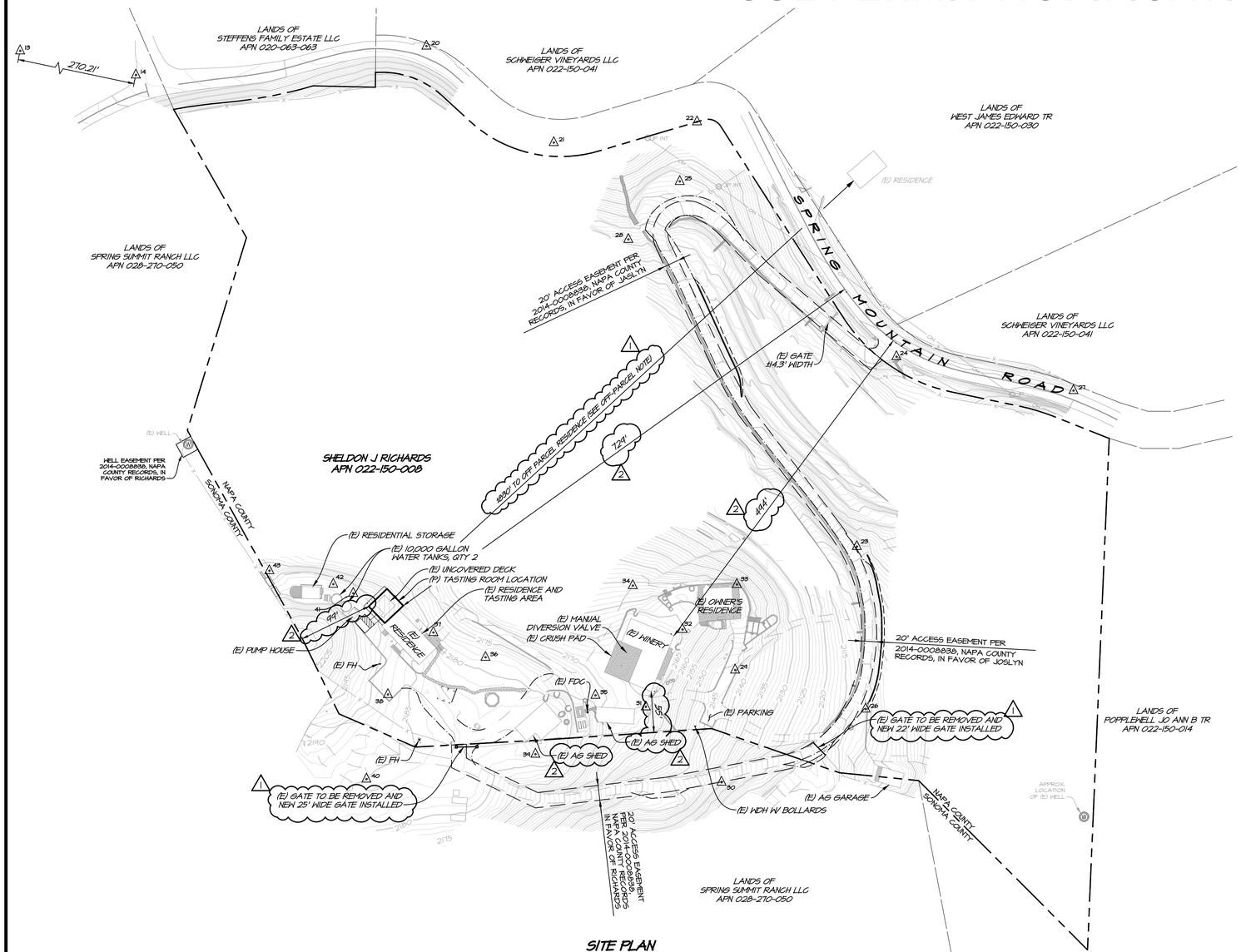


N

Existing Conditions

PALOMA VINEYARDS

USE PERMIT MODIFICATION



SITE PLAN

SCALE: 1" = 80'

SYMBOL LEGEND

EXISTING

TREE	TREE (AS NOTED)
	SURVEY CONTROL STATION
ICV	IRRIGATION CONTROL VALVE
JP / PP	JOINT POLE / POWER POLE
FIV / FDC	FIV / FDC
	SANITARY SEWER MANHOLE
AD	AREA DRAIN
WELL	WELL
JT	JOINT TRENCH LINE
SS	SANITARY SEWER LINE
W	WATER LINE
OH	OVERHEAD UTILITY LINE
DW	DOMESTIC WATER LINE
FW	FORCED SANITARY SEWER LINE
SSFM	FIRE WATER LINE
	FLOWLINE
X	FENCE
	GRADE BREAK
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	TOE OF BANK
	TOP OF BANK

PROPOSED

DR	STORM DRAIN LINE
DW	WATER LINE
FW	FIRE WATER LINE
JT	JOINT TRENCH LINE
	PERF PIPE / RAIN WATER LEADER
SS	SANITARY SEWER LINE
	TO BE DEMOLISHED
SSCO	SANITARY SEWER CLEANOUT
AD	AREA DRAIN
DI	BIO-RETENTION OVERFLOW OR JUNCTION BOX OR DROP INLET
FIV	FIV / FDC
FH	WET DRAFT HYDRANT
WV	WATER VALVE
	OVERLAND RELEASE
TOP / TOE	SLOPE AS SHOWN

GRAPHIC SCALE

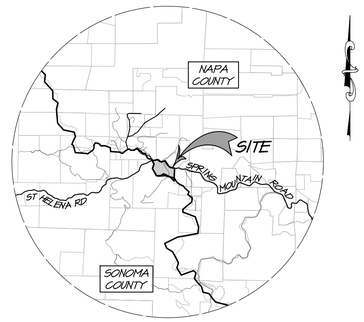
80 0 80 160

(IN FEET)
1 inch = 80 FT

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

ABBREVIATION LEGEND

AB	AGGREGATE BASE	(F)	FUTURE	(P)	PROPOSED	S.L.A.D.	SEE LANDSCAPE ARCHITECTS DRAWINGS
AC	ASPHALT CONCRETE	FC	FACE OF CURB	PC	POINT OF CURVATURE	S.P.D.	SEE PLUMBING DRAWINGS
AD	AREA DRAIN	FDC	FIRE DEPT. CONNECTION	PCC	PORTLAND CEMENT CONCRETE	SS	SANITARY SEWER
APPROX	APPROXIMATE	FES	FLARED END SECTION	PG&E	PACIFIC GAS AND ELECTRIC	S.S.D.	SEE STRUCTURAL DRAWINGS
BCV	BEGIN VERTICAL CURVE	FF	FINISH FLOOR	PL	PROPERTY LINE	SSMH	SANITARY SEWER MANHOLE
BFG	BOTTOM FINISH GRADE	FG	FINISH GRADE	PVC	POLYVINYL CHLORIDE	STA	STATION
BM	BENCHMARK	FL	FLOWLINE	PVI	POINT OF VERTICAL INTERSECTION	TC	TOP OF CURB
BO	BLOWOFF	FSS	FORCED SANITARY SEWER	PW	PROCESS WASTE	TFG	TOP OF FINISH GRADE
B.S.D.	BRICK SLOT DRAIN	FW	FIRE WATER	R	RADIUS	TYP	TYPICAL
CB	CATCH BASIN	GB	GRADE BREAK	ROW	RIGHT OF WAY	TW	TOP OF WALL
℄	CENTERLINE	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE
CO	CLEANOUT	HP	HIGH POINT	RG	ROUGH GRADE	W	WATER
CONF	CONFORM	INV	INVERT	RWL	RAIN WATER LEADER	WM	WATER METER
CV	CHECK VALVE	IW	IRRIGATION WATER	RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR	WV	WATER VALVE
DCV	DOUBLE CHECK VALVE	JP	JOINT POLE	RW	RECLAIMED WATER		
DI	DRAIN INLET	LF	LINEAL FEET/FOOT	S	SLOPE (FEET/FOOT)		
DS	DOWNSPOUT	LP	LOW POINT	S.A.D.	SEE ARCHITECTURAL DRAWINGS		
DW	DOMESTIC WATER	MH	MANHOLE	SD	STORM DRAIN		
(E)	EXISTING	MIN	MINIMUM	SL	STREET LIGHT		
EP	EDGE OF PAVEMENT	MON	MONUMENT				
EVC	END VERTICAL CURVE	NCRS	NAPA COUNTY ROAD & STREET STANDARDS				



VICINITY MAP

SCALE: 1" = 4000'

PROJECT INFORMATION

CLIENT:	PALOMA VINEYARDS SHELDON RICHARDS
SITE ADDRESS:	4013 SPRING MOUNTAIN ROAD ST. HELENA, CA 94574
CIVIL ENGINEER:	RSA+ 1515 FOURTH STREET NAPA, CA 94559
PARCEL NO:	022-150-008
PARCEL AREA:	17.11 ACRES

SURVEY NOTES

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS BASED ON A FIELD SURVEY BY RSA+ SEPTEMBER, 2022.
2. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
3. APPROXIMATE BOUNDARY SHOWN IS PER GRANT DEED, DOCUMENT No. 2016-0023384, NAPA COUNTY RECORDS, AND THE QUITCLAIM DEED FILED IN HE RECORDS OFFICE OF BOTH COUNTIES, DOCUMENT No. 2014-0008828, NAPA COUNTY, AND DOCUMENT No. 2014030465, SONOMA COUNTY.
4. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD830 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).

1 6. THE APPROXIMATE COUNTY LINE SHOWN IS PER THE MINOR BOUNDARY CHANGE INCLUDED IN THE NAPA COUNTY BOARD OF SUPERVISORS FILE NUMBER 24-73 - "EXHIBIT A, NAPA COUNTY / SONOMA COUNTY MINOR BOUNDARY CHANGE GEOGRAPHICAL DESCRIPTION."

OFF-PARCEL NOTE

THE DIMENSION SHOWN TO THE NEAREST OFF-PARCEL RESIDENCE IS BASED ON CURRENT COUNTY AND PUBLICLY AVAILABLE AERIAL IMAGERY.

SHEET INDEX

UP1.0	COVER SHEET
UP2.0	EXISTING SITE PLAN
UP3.0	DRIVEWAY & CIRCULATION PLAN
UP3.1 – UP3.4	DRIVEWAY PLAN & PROFILE
UP4.0	UTILITY PLAN
1 UP4.1	PROCESS WASTEWATER IRRIGATION
UP4.2 - UP4.3	PROCESS WASTEWATER SYSTEM OPTION 1 AND OPTION 2
UP5.0	(E) COVERAGE & DEVELOPMENT AREAS
UP5.1	(P) COVERAGE & DEVELOPMENT AREAS

LOCAL SITE CONTROL

#	GROUND NORTHING	GROUND EASTING	ELEVATION	DESCRIPTION
13	1953342.08	6403613.99	2033.54'	SET 90D EVR
14	1953286.72	6403878.46	2011.69'	SET 90D N AC AT ENT/SMR
20	1953325.58	6404268.72	2017.60'	SET MAG N, ERD SPRING MTN SIGN
21	1953145.87	6404439.74	2018.51'	SET MAG N, EP SPRING MTN RD
22	1953223.78	6404632.14	2030.09'	SET RBR TOP S, RD CUT
23*	1952653.20	6404846.83	2047.97'	SET RBR D/W HP VIEW
24	1952408.28	6404400.06	2021.22'	SET MAG S, EP D/W ENT
25	1953143.62	6404608.92	2047.14'	SET RBR N, 25.0 GVL D/W HAIRPIN
26	1952434.75	6404858.62	2112.30'	SET RBR NE, D/W TURNAROUND
27	1952862.80	6405137.87	2018.83'	SET RBR E, 1.75 EP
28	1953065.80	6404534.89	2057.84'	SET RBR W/PUNCH E, 6.4 EVR-2
29	1952487.12	6404683.40	2144.67'	SET RBR W/ PUNCH N, 1.65 WALL RCK
30	1952336.58	6404665.12	2135.00'	SET RBR W/ PUNCH W, 2' ERD GVL
31	1952437.77	6404563.40	2166.20'	SET RBR W/PUNCH NW, 5.4 TANK PROP
32	1952541.77	6404612.57	2165.21'	SET RBR W/PUNCH SW, 5.7 WALL WD COR
33	1952602.10	6404685.58	2152.55'	SET X S, 1.32 EOC
34	1952600.68	6404545.90	2159.86'	SET RBR W/ PUNCH@EVR
35	1952453.18	6404495.77	2171.07'	SET RBR W/PUNCH N, 14.25 WALL RCK END
36	1952504.19	6404348.05	2178.48'	SET RBR W/PUNCH SW, 35.0+/- WALL RCK
37	1952537.54	6404278.08	2179.41'	SET RBR W/PUNCH W, 3.4 EOC COR
38	1952454.24	6404216.93	2187.13'	SET RBR W/PUNCH N, 4.5 WALL RCK
39	1952374.09	6404415.08	2182.45'	SET RBR W/PUNCH S, 14.2 ELEC VLT
40	1952340.70	6404188.22	2184.94'	SET RBR W/PUNCH @E, EOG
41	1952590.23	6404170.50	2192.62'	SET 90D W/PUNCH N, 12.6 EOC WTR TANK
42	1952602.48	6404143.68	2192.77'	SET 90D W/PUNCH N, 15.2 EOC COR
43	1952620.60	6404057.85	2187.42'	SET 90D W/PUNCH E, 9.3 WALL RCK PLNTR

* POINT #23 USED AS BASE FOR GRID TO GROUND CONVERSION. SCALE: 1.0000151174

NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF
2	02/05/26	RESPONSE TO PLANNING COMMENTS	JFW	BWF

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CA 94559
OFFICE (707) 252-2300
+ www.RSAcivil.com +

PALOMA VINEYARD
COVER SHEET
NAPA COUNTY
CALIFORNIA

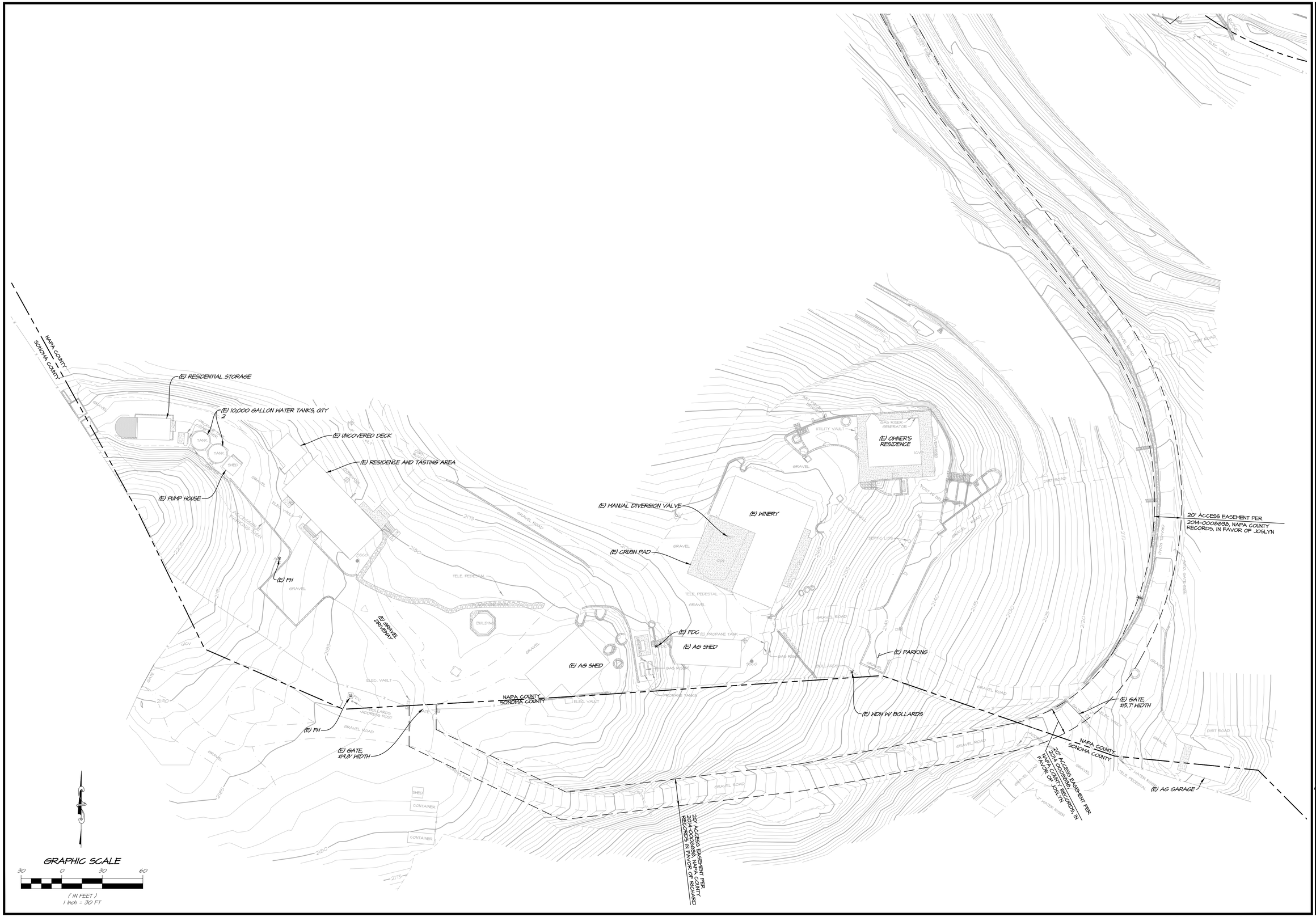
REGISTERED PROFESSIONAL ENGINEER
BRIAN T. FISH
No. 71859
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	FEB. 5, 2026
DRAWN	DCB / JFW
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0

SHEET NO.
UP1.0
1 OF 13 SHEETS

R:\DWG\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MOD\UP1.0-COVER.dwg 02/05/2026 9:51:41 PM jaxson

COPYRIGHT RSA+



NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF
2	02/05/26	RESPONSE TO PLANNING COMMENTS	JFW	BWF

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-2330
+ www.RSA-civil.com +

PALOMA VINEYARD
EXISTING SITE PLAN
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRIAN WILLIAM FORTE
No. 71859
Exp. 6/30/26
CIVIL ENGINEER
STATE OF CALIFORNIA

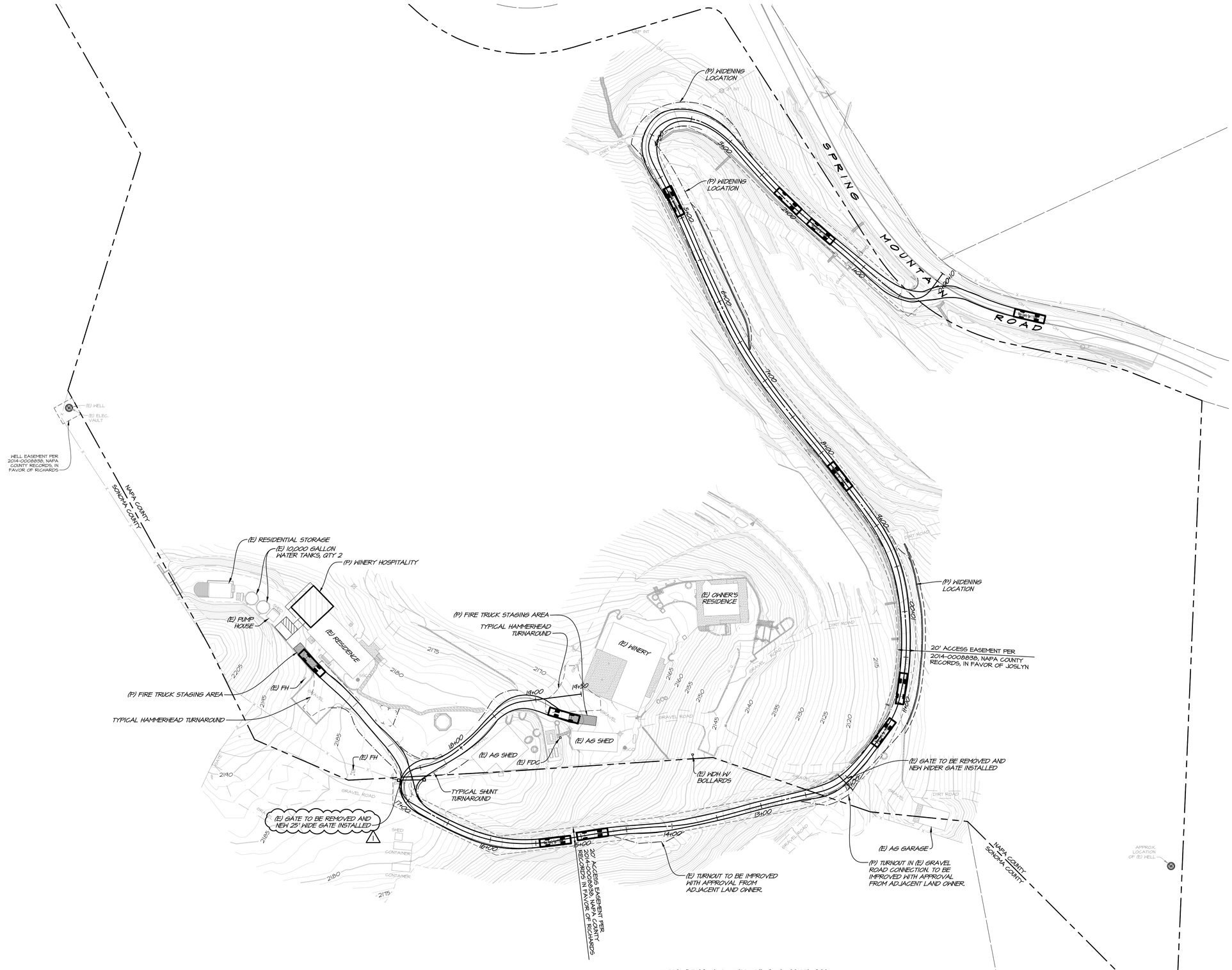
DATE	FEB. 5, 2026
DRAWN	DCB JFW
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0

SHEET NO.
UP2.0
2 OF 13 SHEETS

K:\DOM\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MOD\UP2.0-SITE.dwg 02/05/2026 5:31:58PM Jeffrey

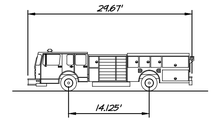
COPYRIGHT RSA+

FOR AGENCY REVIEW



DRIVEWAY & CIRCULATION PLAN

SCALE: 1" = 50'



NAPA COUNTY TYPE I ENGINE

NOT TO SCALE

OVERALL LENGTH	24.670 FT
OVERALL WIDTH	8.000 FT
OVERALL BODY HEIGHT	8.761 FT
MIN BODY GROUND CLEARANCE	1.221 FT
TRACK WIDTH	8.000 FT
LOCK TO LOCK TIME	7.00 S
CURB TO CURB TURNING RADIUS	26.500 FT

GRAPHIC SCALE

50 0 50 100

(IN FEET)
1 inch = 50 FT

NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF
2	02/05/26	RESPONSE TO PLANNING COMMENTS	JFW	BNF

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-2330
+ www.RSAcivil.com +

PALOMA VINEYARD
DRIVEWAY & CIRCULATION PLAN
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER WILLIAM F. WHITTEMORE No. 71159 Exp. 12-31-26 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	FEB. 5, 2026
DRAWN	DCB / JFW
DESIGNED	BTF
CHECKED	BNF
JOB NO.	4119046.0

SHEET NO. UP3.0
3 OF 13 SHEETS

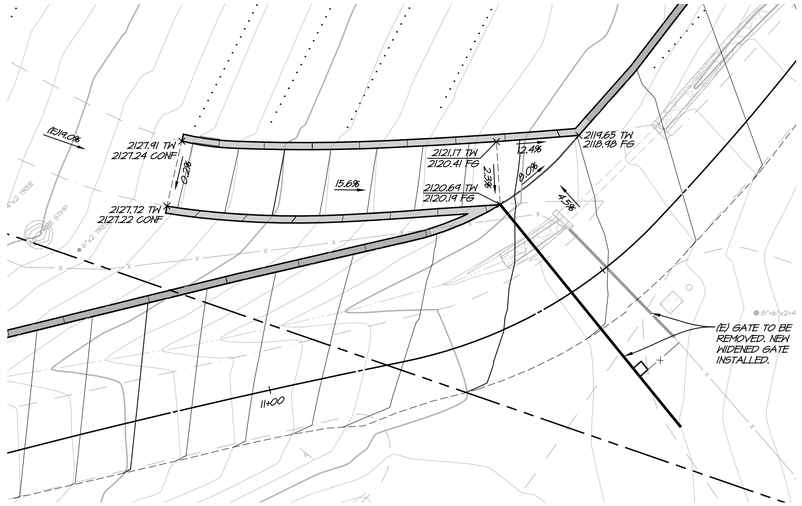
R:\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP M:\DWG\PSD-CIRC.dwg 02/05/2026 3:50:16PM jwilson COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW

PALOMA VINEYARDS

CONCEPTUAL FULL DRIVEWAY PLANS



GRAPHIC SCALE

10 0 10 20

(IN FEET)
1 inch = 10 FT

GRADING DETAIL

SCALE: 1" = 10'

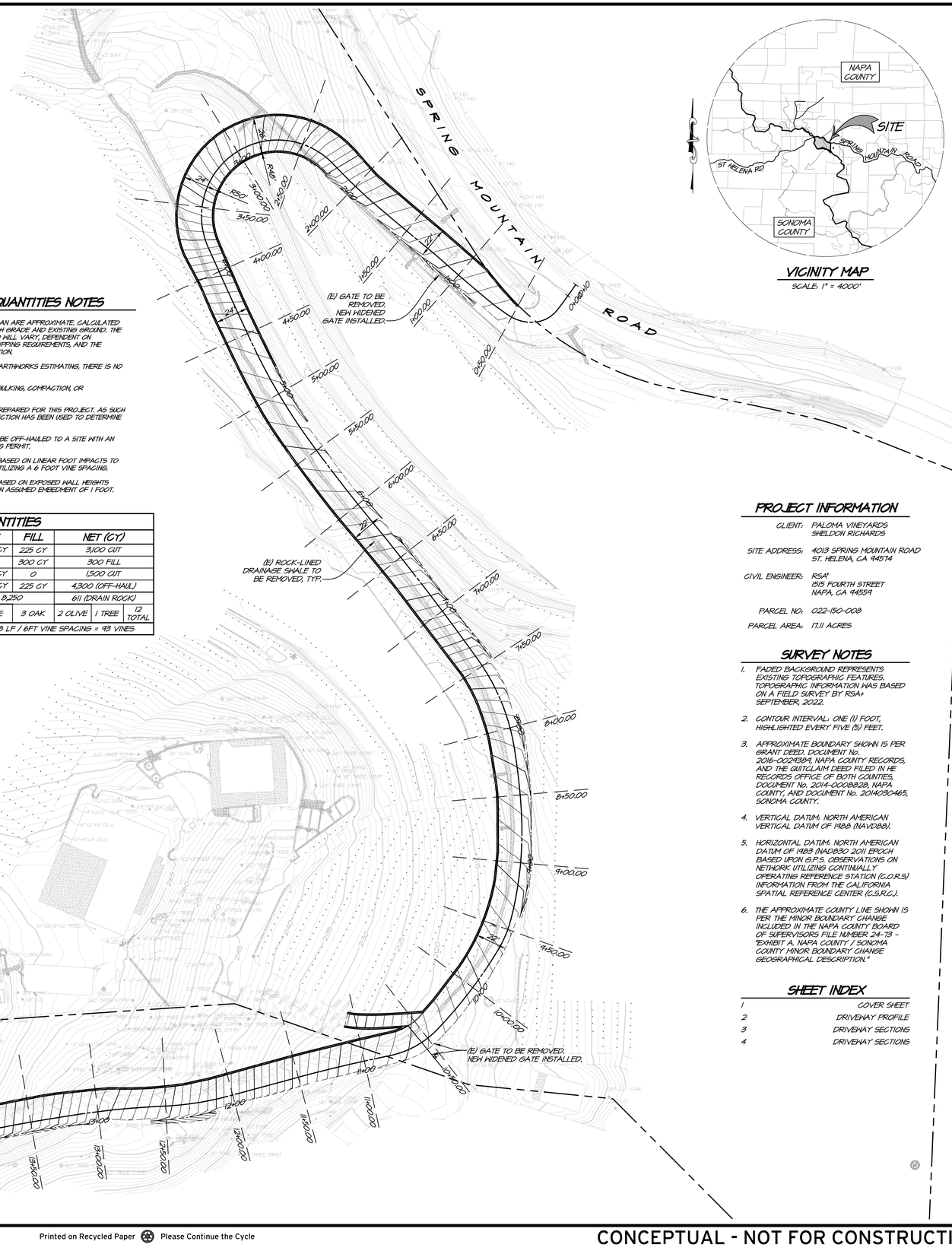
EARTHWORKS AND QUANTITIES NOTES

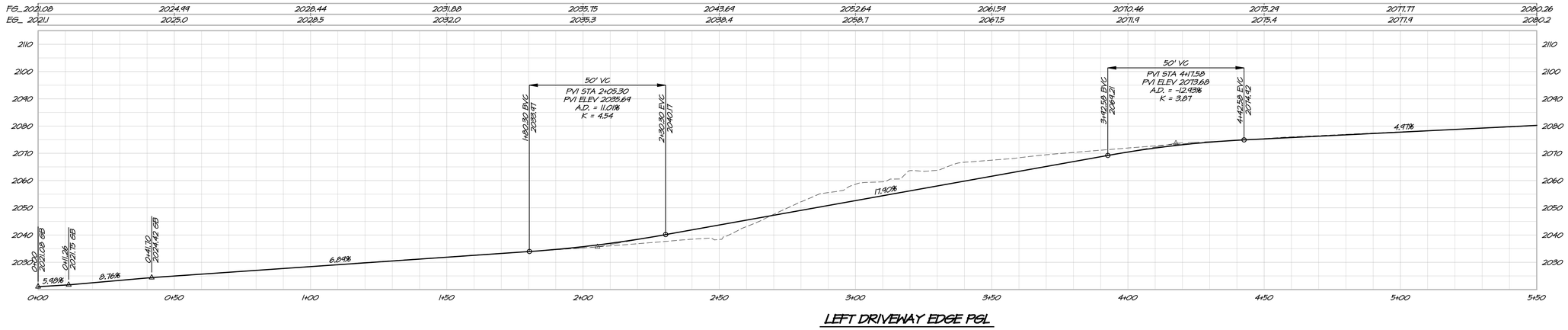
1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED EXCESS AND SHORTAGE ARE FINISH GRADE AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY, DEPENDENT ON COMPACTION, CONSOLIDATION STRIPPING REQUIREMENTS, AND THE CONTRACTOR' METHOD OF OPERATION.
2. DUE TO THE INEXACT NATURE OF EARTHWORKS ESTIMATING, THERE IS NO GUARANTEE OF THESE QUANTITIES.
3. NO ASSUMPTIONS ARE MADE FOR BULKING, COMPACTION, OR CONSOLIDATION.
4. NO GEOTECHNICAL REPORT HAS PREPARED FOR THIS PROJECT. AS SUCH A NOMINAL FULL DEPTH PAVING SECTION HAS BEEN USED TO DETERMINE CLASS II AB AND AC QUANTITIES.
5. EXCESS SPOILS ARE ASSUMED TO BE OFF-HAULED TO A SITE WITH AN APPROVED NAPA COUNTY GRADING PERMIT.
6. NUMBER OF VINES REMOVED ARE BASED ON LINEAR FOOT IMPACTS TO SURVEYED VINE LOCATIONS AND UTILIZING A 6 FOOT VINE SPACING.
7. WALL SQUARE FOOTAGES AREA BASED ON EXPOSED WALL HEIGHTS SHOWN ON SHEETS 3 AND 4 WITH AN ASSUMED EMBEDMENT OF 1 FOOT.

QUANTITIES					
AREA	CUT	FILL	NET (CY)		
DWY & WALL RG TO EG	3,325 CY	225 CY	3,100 CUT		
ADDITIONAL DWY FILL	-	300 CY	300 FILL		
WALL FOOTING	1,500 CY	0	1,500 CUT		
TOTAL EARTHWORKS	4,825 CY	225 CY	4,300 (OFF-HAUL)		
WALLS (SQ.FT)	8,250		611 (DRAIN ROCK)		
TREE REMOVAL	6 PINE	3 OAK	2 OLIVE	1 TREE	12 TOTAL
VINEROW REMOVAL	558 LF / 6FT VINE SPACING = 93 VINES				

PAVING SECTION

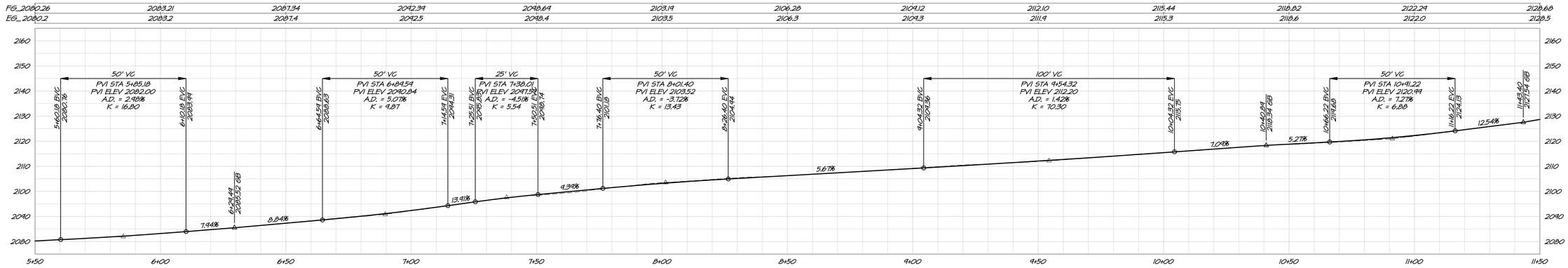
3" AC OVER 12" CLASS 2 AB


SPRING MOUNTAIN ROAD
(E) GATE TO BE REMOVED, NEW WIDENED GATE INSTALLED.
(E) ROCK-LINED DRAINAGE SWALE TO BE REMOVED, TYP.
(E) GATE TO BE REMOVED, NEW WIDENED GATE INSTALLED.
3 NEW PARKING STALLS
(E) GATE TO BE REMOVED, NEW WIDENED GATE INSTALLED.
R50'
R80'
25'
24'
16400.00
15400.00
14400.00
13400.00
12400.00
11400.00
10400.00
9400.00
8400.00
7400.00
6400.00
5400.00
4400.00
3400.00
2400.00
1400.00
0400.00
0450.00
1450.00
2450.00
3450.00
4450.00
5450.00
6450.00
7450.00
8450.00
9450.00
10450.00
11400.00
12400.00
13400.00
14400.00
15400.00
16400.00
11+00
10+00
9+00
8+00
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00
10+40.00
11+00.00
11+50.00
12+00.00
12+50.00
13+00.00
13+50.00
14+00.00
14+50.00
15+00.00
15+50.00
16+00.00
16+40.00
17+00.00
17+50.00
18+00.00
18+50.00
19+00.00
19+50.00
20+00.00
20+50.00
21+00.00
21+50.00
22+00.00
22+50.00
23+00.00
23+50.00
24+00.00
24+50.00
25+00.00
25+50.00
26+00.00
26+50.00
27+00.00
27+50.00
28+00.00
28+50.00
29+00.00
29+50.00
30+00.00
30+50.00
31+00.00
31+50.00
32+00.00
32+50.00
33+00.00
33+50.00
34+00.00
34+50.00
35+00.00
35+50.00
36+00.00
36+50.00



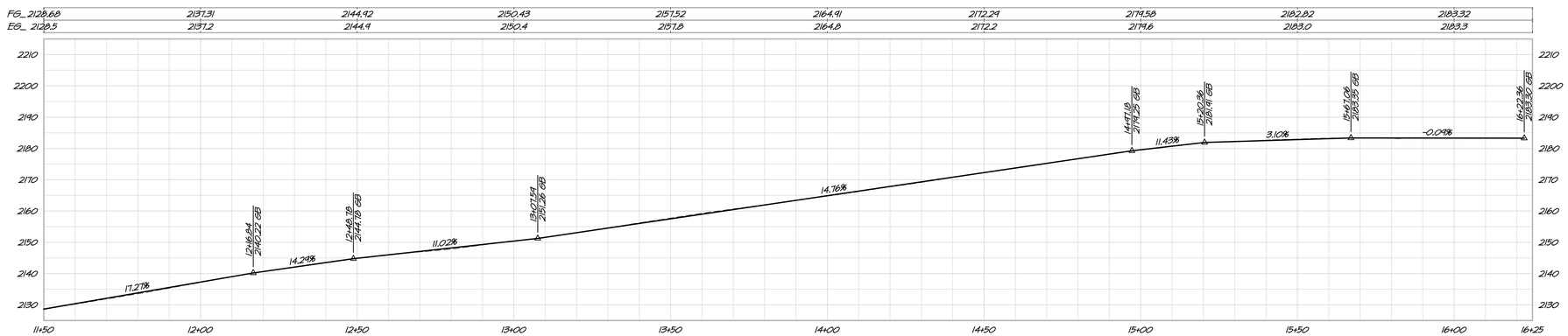
LEFT DRIVEWAY EDGE PGL

SCALE: 1" = 20'



LEFT DRIVEWAY EDGE PGL

SCALE: 1" = 20'



LEFT DRIVEWAY EDGE PGL

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 Inch = 20 FT

Printed on Recycled Paper Please Continue the Cycle

CONCEPTUAL - NOT FOR CONSTRUCTION

NO.	DATE	BY	APPD
		REVISIONS	

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-3301
+ www.RSAcivil.com +

PALOMA VINEYARD DRIVEWAY PROFILE

NAPA COUNTY

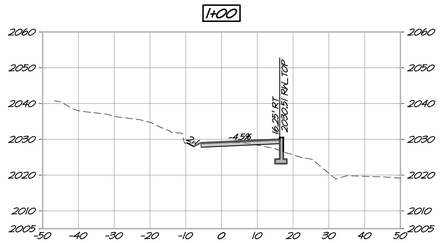
CALIFORNIA

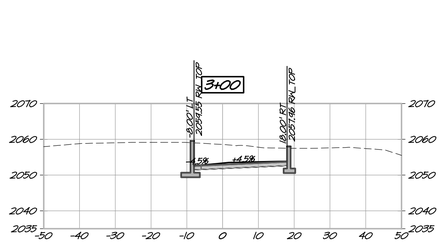
REGISTERED PROFESSIONAL ENGINEER
BRADLEY WILLIAM FORD
No. 77359
CIVIL ENGINEER
STATE OF CALIFORNIA
Exp. 6/30/26

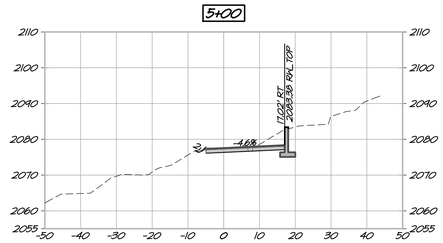
DATE	FEB. 7 2025
DRAWN	DCB / JFW
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0

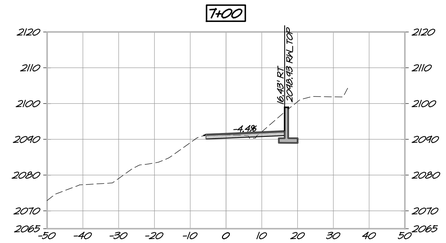
SHEET NO.
2
2 OF 4 SHEETS

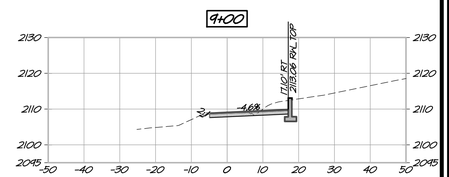
R:\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP HOD\corridor.dwg 02/07/2025 8:39:49 AM rsadesign5 COPYRIGHT RSA+

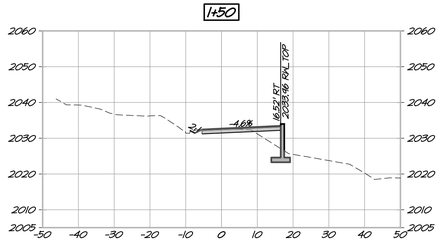


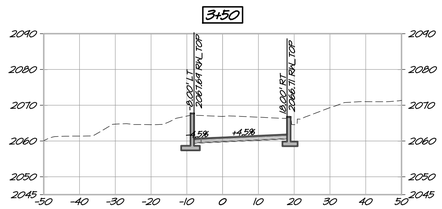


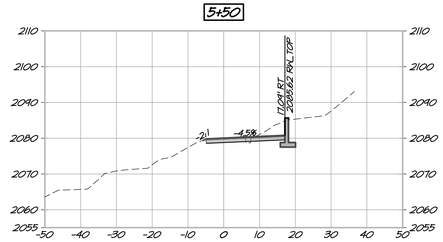


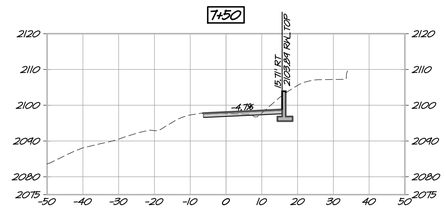


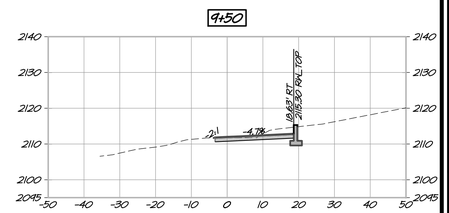


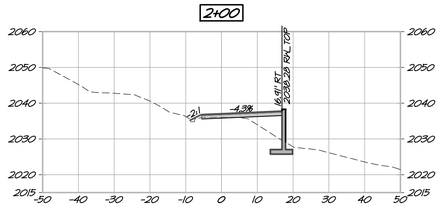


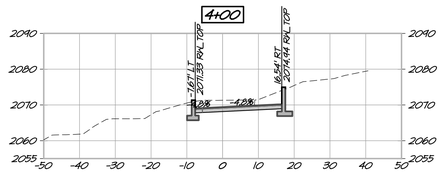


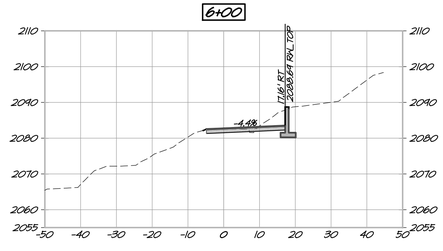


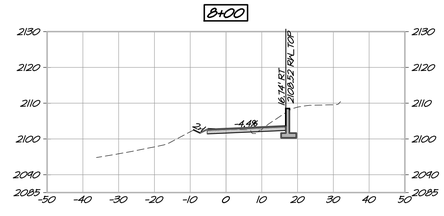


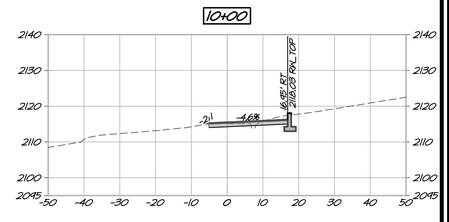


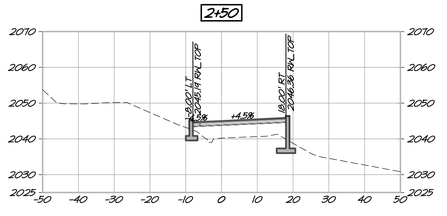


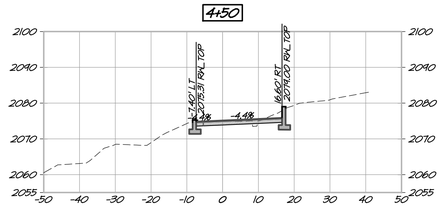


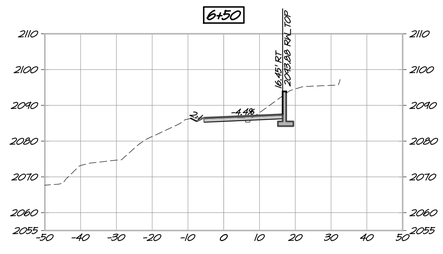


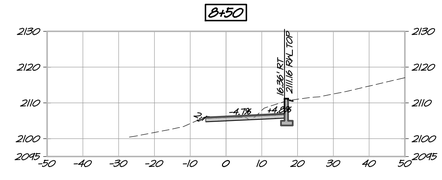


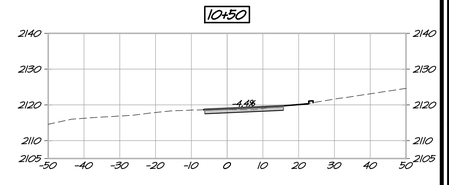












GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20 FT

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-2330
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | (NV)

PALOMA VINEYARD
DRIVEWAY SECTIONS
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRUCE WILLIAM FRENCH
No. 77007
Exp. 12/31/26
CIVIL ENGINEER
STATE OF CALIFORNIA

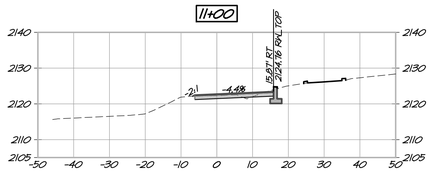
DATE	FEB. 7 2025
DRAWN	DCB / JFN
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0

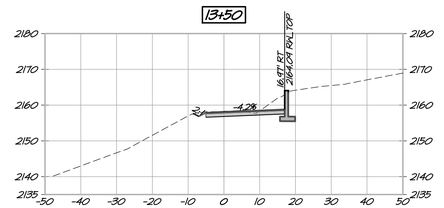
SHEET NO.
3
3 OF 4 SHEETS

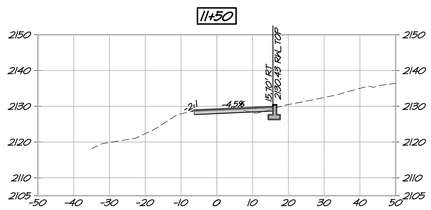
K:\2004\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - SP MOD\Xcorridor.dwg 02/07/2025 8:40:14 AM frederique5 COPYRIGHT RSA+

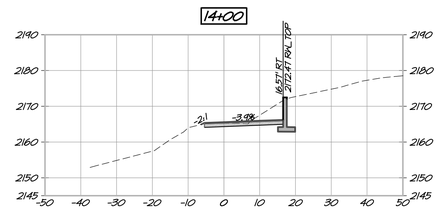
Printed on Recycled Paper Please Continue the Cycle

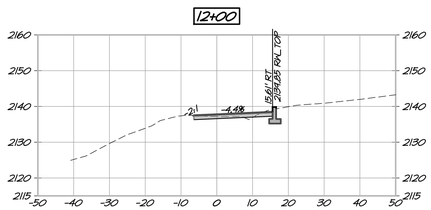
CONCEPTUAL - NOT FOR CONSTRUCTION

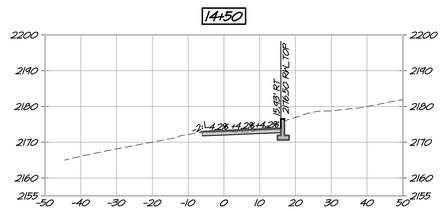


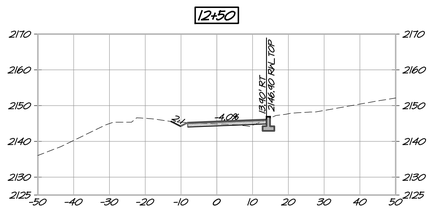


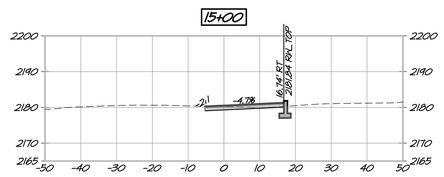


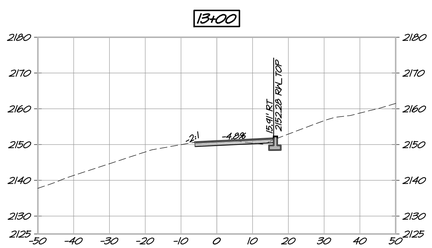


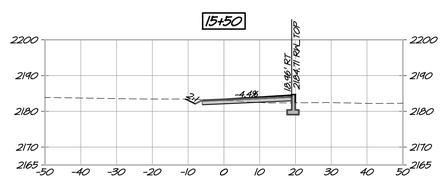












GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20 FT

CONCEPTUAL - NOT FOR CONSTRUCTION

Printed on Recycled Paper Please Continue the Cycle

NO.	DATE	REVISIONS	BY	APPD

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-2330
+ www.RSAcivil.com +

PALOMA VINEYARD
DRIVEWAY SECTIONS

NAPA COUNTY

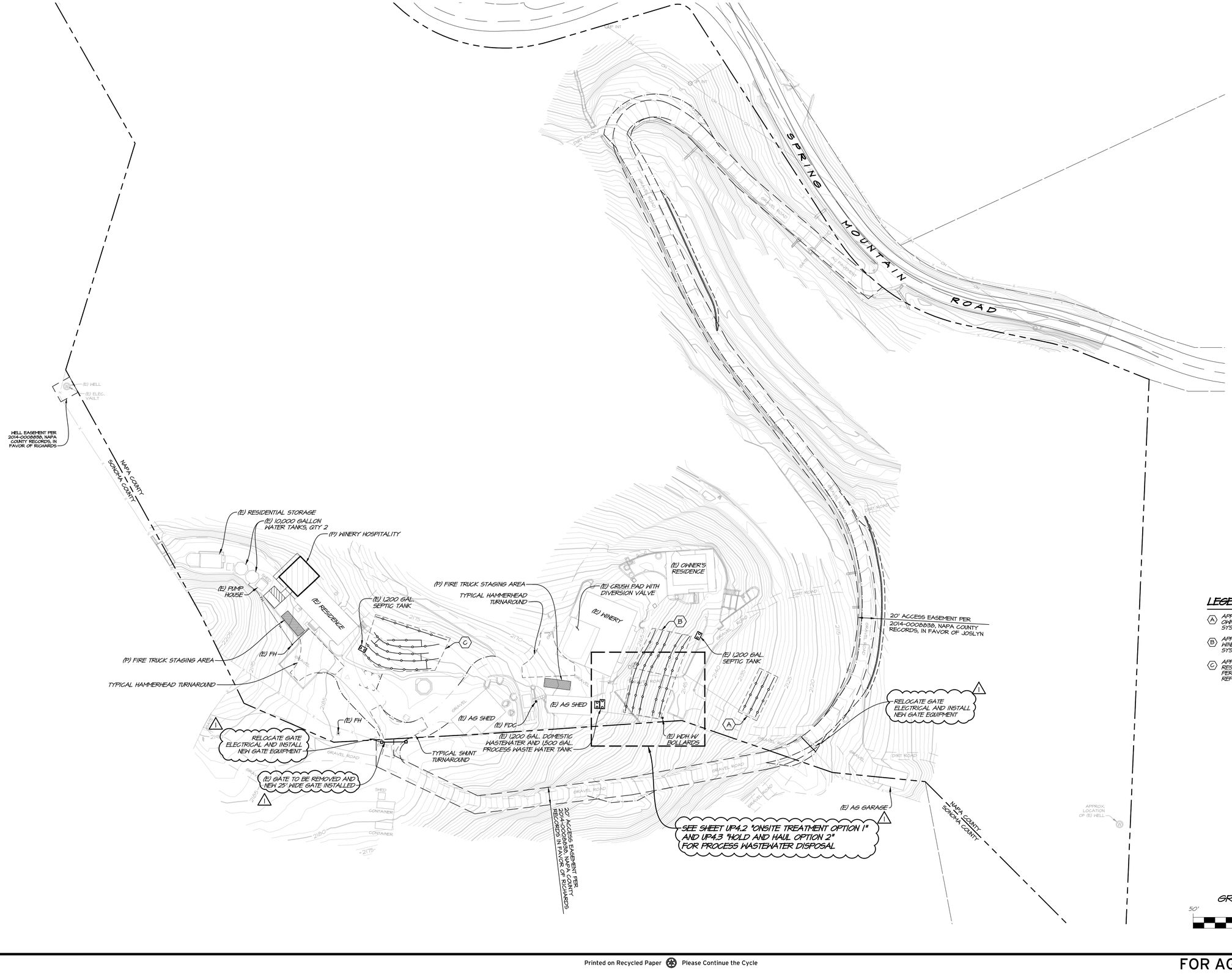
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRUCE WILLIAM FOSS
No. 77858
Exp. 12-31-25
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	FEB. 7 2025
DRAWN	DCB / JFW
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0

SHEET NO.
4
4 OF 4 SHEETS

R:\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\CFS\4NPLANS - LP MXD\vicinity.dwg 02/07/2025 8:40:31AM rsadesigner5 COPYRIGHT RSA+



LEGEND

- (A) APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER EO5-0632
- (B) APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 92-1275
- (C) APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCOLLUM SEPTIC INSPECTION REPORT DATED 02/24/2020

GRAPHIC SCALE

50' 0 50' 100'

(IN FEET)
1 INCH = 50 FT.

FOR AGENCY REVIEW

Printed on Recycled Paper Please Continue the Cycle

NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF
2	02/05/26	RESPONSE TO PLANNING COMMENTS	JFH	BNF

RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-2330
+ WWW.RSACIVIL.COM +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + (DBA)

PALOMA VINEYARD UTILITY PLAN

NAPA COUNTY

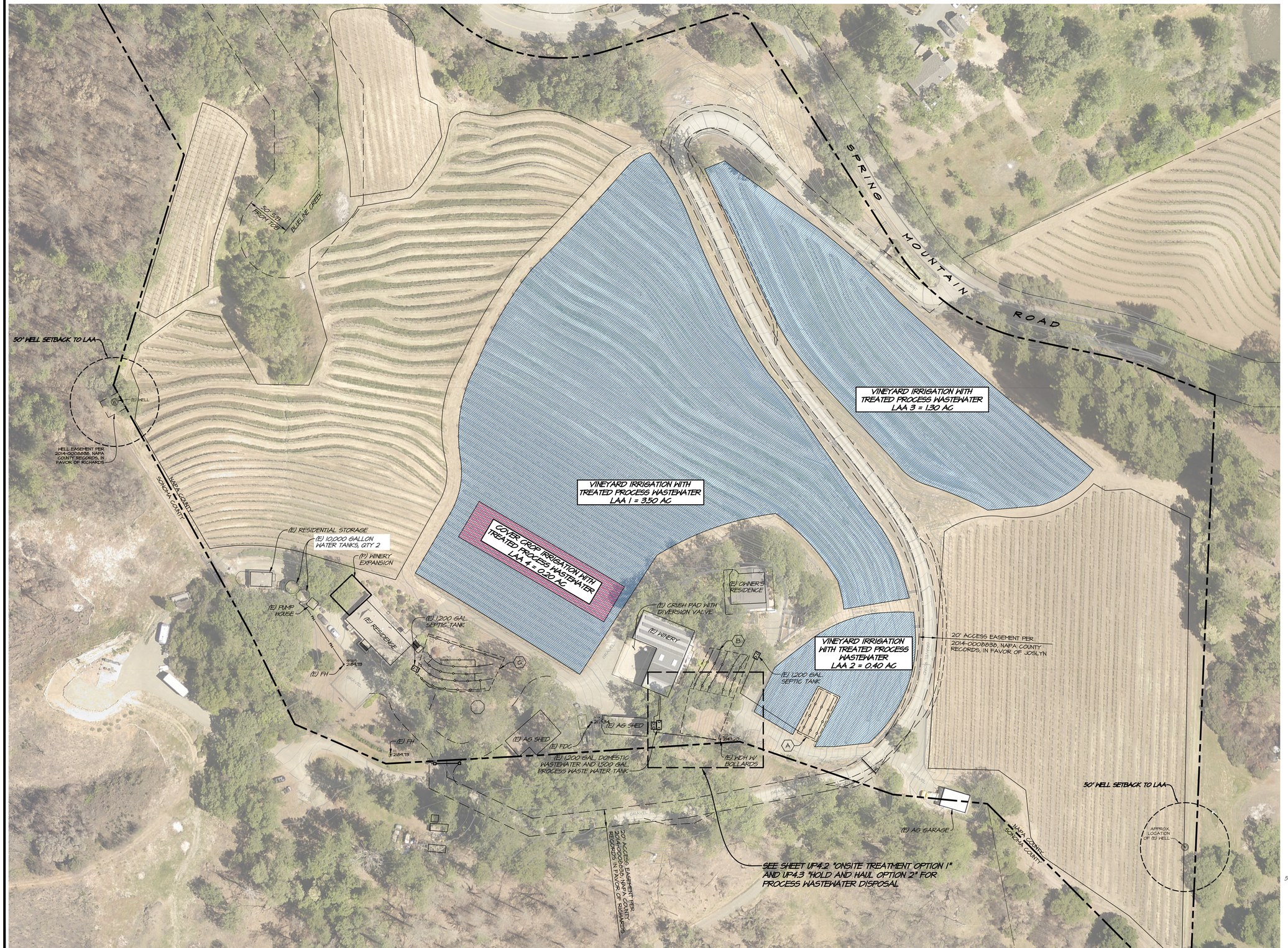
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRIAN T. FAY No. 71858 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	FEB. 5, 2026
DRAWN	DCB / JFH
DESIGNED	BTF
CHECKED	BNF
JOB NO.	4119046.0

SHEET NO.
UP4.0
8 OF 13 SHEETS

K:\DOM\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MOD\UP4.0-UTILITY.dwg 02/05/2026 5:54:40PM jwilson COPYRIGHT RSA+



LAA NOTE

LAA 1-3 ARE VINEYARD IRRIGATION
5.20 ACRES (LAA 1-3)

LEGEND

- (A) APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER EO5-0632
- (B) APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 92-12751
- (C) APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCULLUM SEPTIC INSPECTION REPORT DATED 02/24/2020

GRAPHIC SCALE
50' 0 50' 100'
(IN FEET)
1 INCH = 50 FT

NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF
2	02/05/26	RESPONSE TO PLANNING COMMENTS	JFW	BHF

RSA+
1515 FOURTH STREET
NAPA, CA 94559
OFFICE | 707.252.3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | DBA

PALOMA VINEYARD PROCESS WASTEWATER IRRIGATION

NAPA COUNTY CALIFORNIA

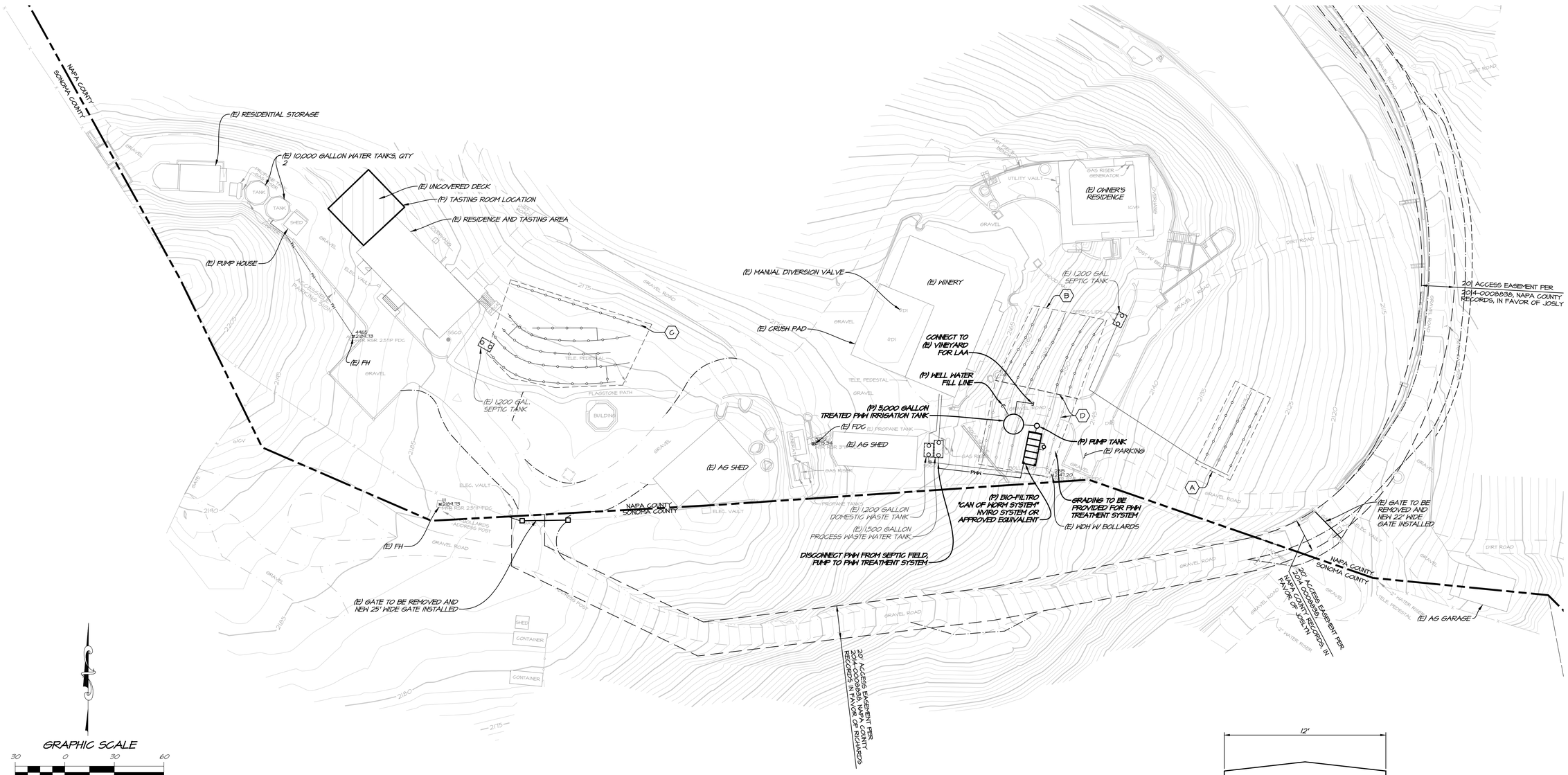
REGISTERED PROFESSIONAL ENGINEER BRIAN WILLIAM FOGG No. 77859 Exp. 6/30/26 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	FEB. 5, 2026
DRAWN	DCB / JFW
DESIGNED	BTF
CHECKED	BHF
JOB NO.	4119046.0

SHEET NO.
UP4.1
9 OF 13 SHEETS

R:\DOCUMENTS\RSA-C_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MOD\UP4.1 PWIrrDwg 02/05/2026 5:54:47PM JWilson COPYRIGHT RSA+

FOR AGENCY REVIEW



GRAPHIC SCALE

30 0 30 60

(IN FEET)
1 inch = 30 FT

LEGEND

Ⓐ APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER E05-0632.

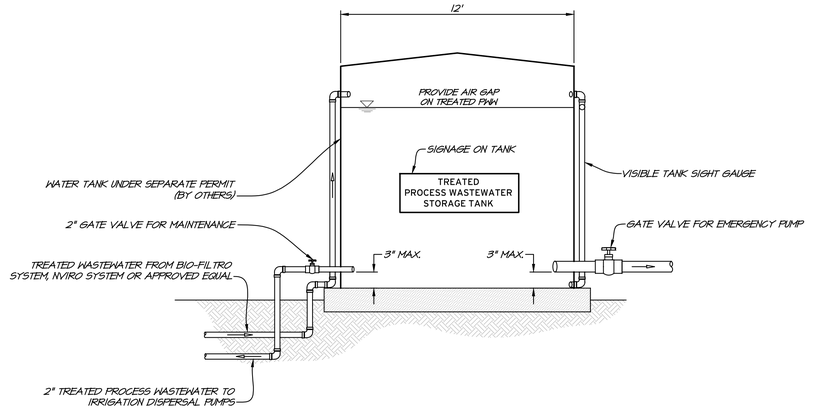
Ⓑ APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 92-1215I.

Ⓒ APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCOLLUM SEPTIC INSPECTION REPORT DATED 02/24/2020.

Ⓓ (E) SEPTIC LINES TO BE SHORTENED TO ALLOW FOR GRADING FOR BIO-FILTRO SYSTEM AND IRRIGATION TANK. (E) SEPTIC LINES TO REMAIN SHALL BE MINIMUM 50 LF AS ALLOWED BY COUNTY OF NAPA.

ONSITE TREATMENT CONCEPT OPTION 1

SCALE: 1" = 30'



1 (P) 5,000 GALLON TREATED WASTEWATER STORAGE TANK

REV WA0000-10 MOD

NOT TO SCALE

NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF
2	02/05/26	RESPONSE TO PLANNING COMMENTS	JFW	BWF

RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-3301
+ WWW.RSACIVIL.COM +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | DBE

PALOMA VINEYARD
PROCESS WASTEWATER SYSTEM OPTION 1
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER WILLIAM T. FRYER No. 71859 Exp. 6/30/27 CIVIL ENGINEER STATE OF CALIFORNIA

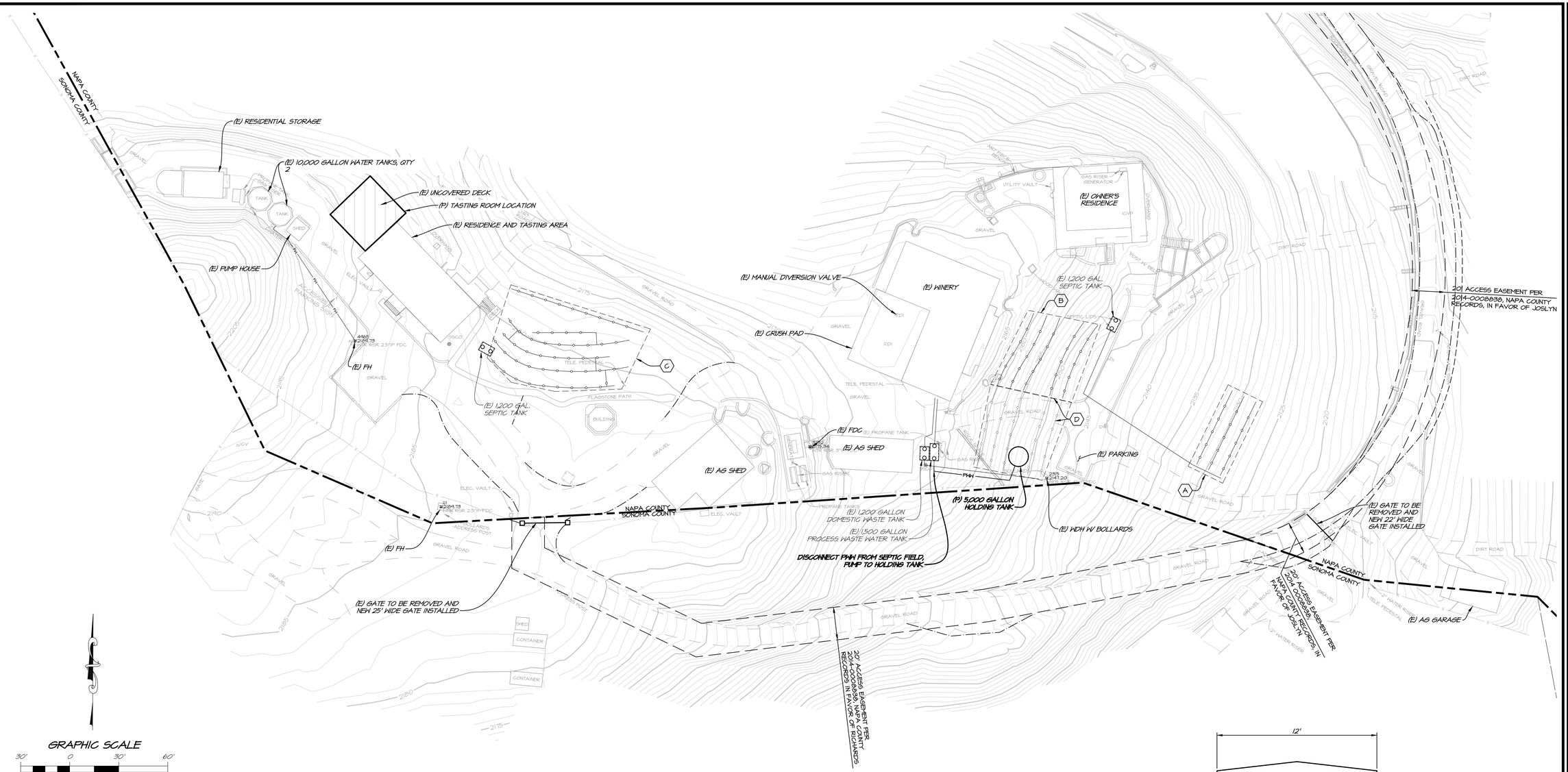
DATE	FEB. 5, 2026
DRAWN	DCB / JFW
DESIGNED	BTF
CHECKED	BWF
JOB NO.	411.9046.0

SHEET NO.
UP4.2
10 OF 13 SHEETS

Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW

N:\JOBS\411.9046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MOD\411.9.2-PWW.dwg 02/05/2026 3:55:02PM Allison COPYRIGHT RSA+



GRAPHIC SCALE

30' 0 30' 60'

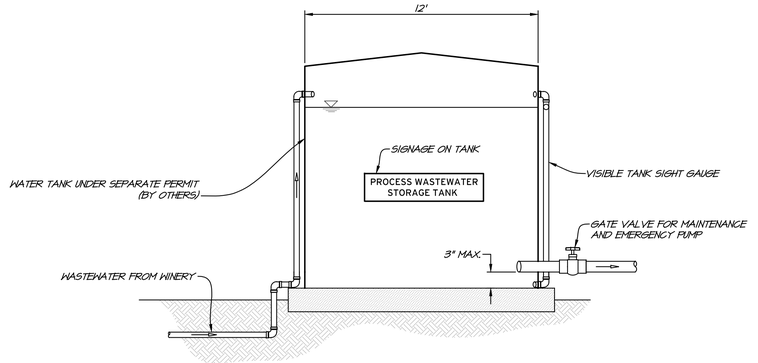
(IN FEET)
1 INCH = 30 FT

LEGEND

- (A) APPROXIMATE LOCATION OF (E) OWNER'S RESIDENCE WASTEWATER SYSTEM PER E05-0632.
- (B) APPROXIMATE LOCATION OF (E) WINERY PROCESS WASTEWATER SYSTEM PER JOB # 92-1215I.
- (C) APPROXIMATE LOCATION OF (E) RESIDENCE WASTEWATER SYSTEM PER MCCOLLUM SEPTIC INSPECTION REPORT DATED 02/24/2020.
- (D) (E) SEPTIC LINES TO BE SHORTENED TO ALLOW FOR GRADING FOR BIO-FILTRO SYSTEM AND IRRIGATION TANK. (E) SEPTIC LINES TO REMAIN SHALL BE MINIMUM 50 LF AS ALLOWED BY COUNTY OF NAPA.

HOLD AND HAUL CONCEPT OPTION 2

SCALE: 1" = 30'



1 (P) 5,000 GALLON HOLD AND HAUL WASTEWATER STORAGE TANK
REV WA0000-10 MOD

NOT TO SCALE

NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF
2	02/05/26	RESPONSE TO PLANNING COMMENTS	JFW	BWF

RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-3301
+ WWW.RSACIVIL.COM +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | (NV)

PALOMA VINEYARD
PROCESS WASTEWATER SYSTEM OPTION 2
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRIAN T. FEE No. 71859 Exp. 12/31/26 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	FEB. 5, 2026
DRAWN	DCB / JFW
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0

SHEET NO.
UP4.3
11 OF 13 SHEETS

Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW

P:\JOBS\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MOD\UP4.3-PWH.dwg 02/05/2026 3:55:11 PM Jkilson COPYRIGHT RSA+

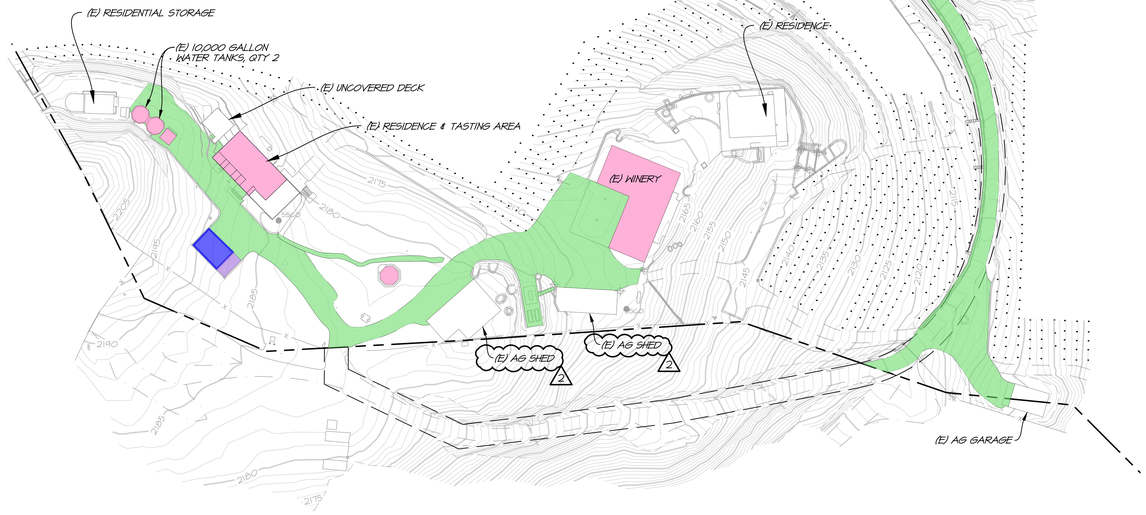
LEGEND

- STRUCTURES = 6,012 SF (2)
- EMPLOYEE PARKING = 188 SF
- VISITOR PARKING = 542 SF
- PAVED AREAS = 42,134 SF
- DEVELOPMENT AREA = 6,200 SF
- COVERAGE AREA = 48,876 SF (2)
- TOTAL PARCEL AREA = 171.1± AC (2)
- COVERAGE AREA AS PERCENT OF PARCEL = 6.6% (1)

GRAPHIC SCALE

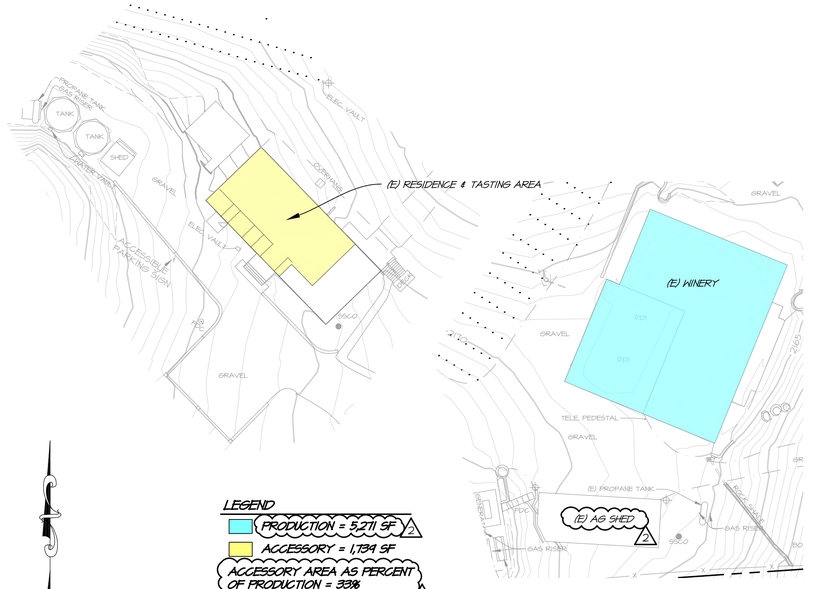
60' 0 60' 120'

(IN FEET)
1 INCH = 60 FT



COVERAGE & DEVELOPMENT

SCALE: 1" = 60'



LEGEND

- PRODUCTION = 5,271 SF (2)
- ACCESSORY = 1,734 SF
- ACCESSORY AREA AS PERCENT OF PRODUCTION = 33% (2)

GRAPHIC SCALE

30' 0 30' 60'

(IN FEET)
1 INCH = 30 FT

PRODUCTION & ACCESSORY AREAS

SCALE: 1" = 30'

NO.	DATE	REVISIONS	BY	APPD
1	04.28.25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF
2	02.05.26	RESPONSE TO PLANNING COMMENTS	JPH	BHF

RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252.2330
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | (NV)

PALOMA VINEYARD
(E) COVERAGE & DEVELOPMENT
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRIAN T. FUNK
No. 78859
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	FEB. 5, 2026
DRAWN	DCB / JPH
DESIGNED	BTF
CHECKED	BHF
JOB NO.	4119046.0

SHEET NO.
UP5.0
12 OF 13 SHEETS

R:\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MOD\PLP5.0-(E) Exhibit.dwg 02/05/2026 9:55:42PM JAWson COPYRIGHT RSA+

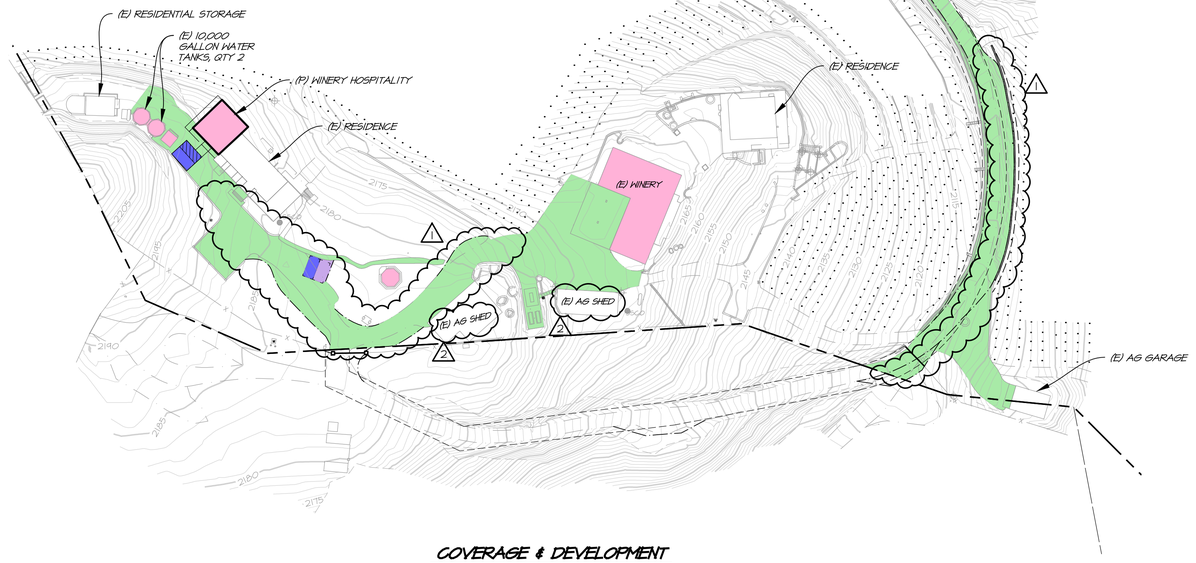
LEGEND

- STRUCTURES = 5,324 SF (2)
- EMPLOYEE PARKING = 209 SF
- VISITOR PARKING = 489 SF
- PAVED AREAS = 48,660 SF
- DEVELOPMENT AREA = 5,538 SF
- COVERAGE AREA = 52,455 SF
- TOTAL PARCEL AREA = 171.1± AC (2)
- COVERAGE AREA AS PERCENT OF PARCEL = 7.0% (1)

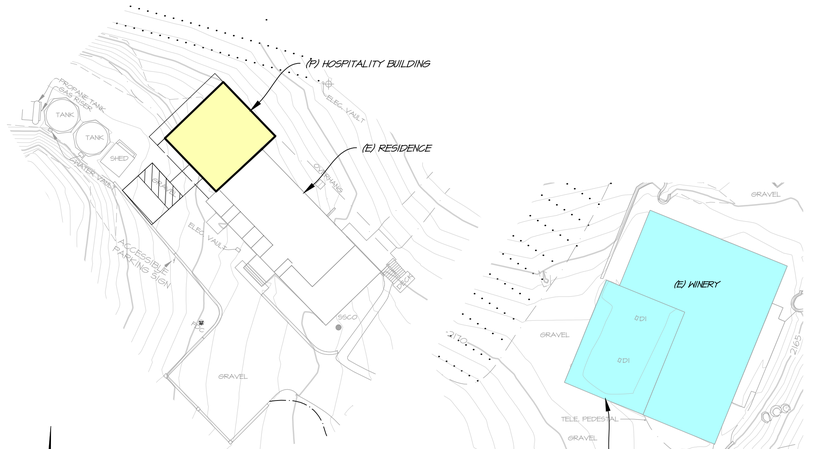
GRAPHIC SCALE

60' 0 60' 120'

(IN FEET)
1 INCH = 60 FT



COVERAGE & DEVELOPMENT
SCALE: 1" = 60'



LEGEND

- PRODUCTION = 5,271 SF (2)
- ACCESSORY = 1,063 SF
- ACCESSORY AREA AS PERCENT OF PRODUCTION = 20% (2)

GRAPHIC SCALE

30' 0 30' 60'

(IN FEET)
1 INCH = 30 FT

PRODUCTION & ACCESSORY AREAS
SCALE: 1" = 30'

NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF
2	02/05/26	RESPONSE TO PLANNING COMMENTS	JFW	BNF

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-2330
+ www.RSAcivil.com +

PALOMA VINEYARD
(P) COVERAGE & DEVELOPMENT
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRENDAN WILLIAM FOX No. 71859 Exp. 12/31/26 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	FEB. 5, 2026
DRAWN	DCB / JFW
DESIGNED	BTF
CHECKED	BNF
JOB NO.	411.9046.0

SHEET NO.
UP5.1
13 OF 13 SHEETS

R:\2019\411.9046.0_Paloma_Vineyard_Spring_Mountain_Road\CES\SHP\LANS - UP PKG\UP5.1-C4D-P.dwg 02/09/2026 1:02:28PM rodolfogarcia COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW

“J”

Winery Comparison Analysis and Summary of Changes

Paloma Vineyard (P19-00386)
Planning Commission Hearing – March 18, 2026

Paloma Vineyard
Permit P19-00386
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	17.11
Proximity of Nearest Residence	830 feet to the east
Number of Wineries Located Within One Mile	11
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	No
Primary Road a Dead End	Yes
Located Within a Flood Zone	500 Year Flood Zone - Area of minimal flood hazard
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	SRA Very High Hazard Severity Zone
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	**STAFF COMMENTS**
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	Approximately 10 acres of existing vineyard on site
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Provide shuttle service for large marketing events, solar hot water heating, energy conserving lighting, water efficient fixtures, water efficient landscaping, sustainable purchasing and shipping program, and limiting the amount of grading and tree removal. The applicant also intends to use recycled materials, educate staff and visitors about sustainable practices, and retain biomass via pruning and thinning by chipping the material for reuse rather than burning.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None
Violations Currently Under Investigation	Current application will resolve violations.
High Efficiency Water Use Measures Proposed	None
Existing Vineyards Proposed to be Removed	Approximately 93 vines

Paloma Vineyard
Permit P19-00386
Summary of Location and Operation Criteria

On-Site Employee or Farmworker Housing Proposed	Yes. Winery owners
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	Yes (as an option)
Trucked in Water Proposed	No

Paloma Vineayrd
Permit P19-00386
Winery Comparison 10,000 Gallons

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
CIMAROSSA WINERY	5,875	2,500	10,000	0	40	2,080	400	11	2,480	56.81	Angwin	No
DIAMOND MOUNTAIN WINERY	1,408	1,540	10,000	25	25	1,300	222	16	1,522	54.69	hillside	No
PHIFER PAVITT FAMILY VINEYARDS	3,360	0	10,000	4	28	1,456	110	9	1,566	22.84	hillside	No
DIAMOND CREEK VINEYARDS	9,000	0	10,000	10	10	520	500	5	1,020	69.86	hillsdie	Yes
BOESCHEN WINERY	1,360	5,000	10,000	10	70	3,640	40	4	3,680	18.47	hillside	No
ARNS WINERY	800	0	10,000	0	0	0	0	0	0	160	hillsdie	Yes (SWE)
MELKA WINERY	6,359	4,784	10,000	16	112	5,824	160	3	5,984	10.57	hillsdie	No
VINEYARD 22	1,565	10,050	10,000	50	350	18,200	270	9	18,470	22.61	hillsdie	No
FUTO WINERY	14,302	0	10,000	10	25	1,300	152	5	1,452	40	hillsdie	No
WHL WINERY	8,042	0	10,000	0	0	0	0	0	0	19.97	valley floor	No
HEITZ WINE CELLARS 2	6,000	0	10,000	0	0	0	0	0		74.03	valley floor	Yes
NEMEREVER WINERY	4,092	3,356	10,000	10	24	1,248	80	6	1,328	10.08	valley floor	No
BRAND NAPA VALLEY	7,988	7,700	10,000	18	108	5,616	1,870	19	7,486	42.26	hillside	No
KEEVER WINERY	7,474	2,800	10,000	8	32	1,664	420	15	2,084	21.11	hillside	No
COMBS BROTHERS CELLARS	900	0	10,000	0	0	0	0	0	0	18.8	valley floor	Yes (SWE)
CELANI FAMILY VINEYARDS	2,677	0	10,000	13*	91*	4732*	0	0	4732*	20.11	valley floor	No
SCIAMBRA WINERY	5,159	0	10,000	0	0	0	0	0	0	41.6	Atlas Peak	No
MADOROM WINERY	2,210	0	10,000	0	0	0	0	0	0	10	valley floor	No
ALTA NAPA VALLEY	5,160	0	10,000	10	70	3,640	100	4	3,740	22.65	valley floor	No
JAMES COLE WINERY	3,333	0	10,000	20	72	3,744	260	5	4,004	10.67	hillside	No
FAVIA ERICKSON WINEGROWERS	7,085	0	10,000	15	100	5,200	600	18	5,800	6.35	valley floor	No
MT. VEEDER SPRINGS WINERY	2,860	0	10,000	0	0	0	110	5	110	45.93	hillside	No
SAWYER CELLARS	3,743	0	10,000	8	56	2,912	400	11	3,312	0.06	industrial	No
CHANTICLEER WINERY	6,900	,900	10,000	10	70	6,340	300	12	3,940	40.06	valley floor	No
CANARD WINERY	3,005	0	10,000	10	70	3,640	240	8	3,800	24.69	valley floor	No
AVERAGE CALCULATION	**3,716**	**2,984**	**10,000**	**14**	**79**	**4,128**	**213**	**7**	**4,340**	**51.98**		
MEDIAN CALCULATION	**2,463**	**0**	**10,000**	**10**	**34**	**1,768**	**191**	**7**	**3,680**	**22.61**		

PALOMA VINEYARD (APPROVED)	**3613**	**0**	**10,000**	**2**	**14**	**728**	**100**	**3**	**828**	**17.11**	**hillside**	**No**
PALOMA VINEYARD (EXISTING AND PROPOSED RECOGNITION)	**5352**	**0**	**10,000**	**24**	**65**	**3,380**	**100**	**3**	**3,480**	**17.11**	**hillside**	**No**
PALOMA VINEYARD (PROPOSED)	**4676**	**0**	**10,000**	**22 (Su-Fri) 44 (Sa)**	**176**	**9,152**	**100**	**3**	**9,252**	**17.11**	**hillside**	**No**

* No tours or tasting permitted

Paloma Vineyard
Permit P19-00386
Summary of Operational Changes

Entitled Conditions	Existing Conditions	Proposed Conditions	Entitlement Changes
Visitation	**Visitation**	**Visitation**	**Visitation**
2 visitors per day 14 visitors per week 728 visitors per year	24 visitors per day 65 visitors per week 3,380 visitors per year	22 visitors per day (Su-Fri); 44 per day (Sat) 176 visitors per week 9,152 visitors per year	20-22 visitors per day 162 visitors per week 8,424 visitors per year
Days/Hours of Operation	**Days/Hours of Operation**	**Days/Hours of Operation**	**Days/Hours of Operation**
7:00 AM to 4:30 PM 6 days per week	7:00 AM to 4:30 PM 6 days per week	7:30 AM to 5:30 PM Monday - Saturday	0.5 hour per day
Days/Hours of Visitation	**Days/Hours of Visitation**	**Days/Hours of Visitation**	**Days/Hours of Visitation**
7:30 AM to 4:30 PM 7 days a week	7:30 AM to 6:00 PM 7 days a week	7:30 AM to 6:00 PM 7 days a week	1.5 hours per day
Winery Building Area	**Winery Building Area**	**Winery Building Area**	**Winery Building Area**
3,613 sq. ft	5,352 sq. ft	4,676 sq. ft.	1,063 sq. ft.

“K”

Public Comments

Coblentz
Patch Duffy
& Bass LLP

One Montgomery Street, Suite 3000
San Francisco, CA 94104
415 391 4800

700 Main Street, Suite 301
Napa, CA 94559
707 603 2722

coblentzlaw.com

Scott Greenwood-Meinert
D (415) 772-5741
sgreenwood-meinert@coblentzlaw.com

March 4, 2026

Via Email Only to: Sean.Trippi@countyofnapa.org

County of Napa
Planning, Building, and Environmental
Services
Attn: Sean Trippi, Supervising Planner
1695 Third St, Suite 210
Napa, CA 94559

Re: P19-00386; Paloma Vineyard Code Compliance Major Modification
4013 Spring Mountain Road; APN 022-150-008

Dear Sean,

This letter is regarding the Paloma Vineyard (also referred to as "Applicant") Code Compliance Major Modification (the "Project"), located at 4013 Spring Mt. Road (APN 022-150-008) (the "Property"). The purpose of this letter is a request to compromise as to compliance with the Napa County Road and Street Standards ("NCRSS").

As you are well aware, the wine industry is currently in a tumultuous state. Grape growers are not able to sell their grapes; wine is sitting on the bulk market at low prices unable to be sold, and growers are ripping out vines. Wineries and tasting rooms are shutting their doors across both Napa and Sonoma Counties. As the entire wine industry is in an extremely fragile state, any potential strain on business presents a potential threat to growers and wineries across the Napa Valley.

This Project is a perfect example of how the County's cost prohibitive rules unfortunately contribute to the problem of the economic state of the wine industry. The County's rigid road standards have, in recent years, contributed to the downturn of the wine industry by making things prohibitively expensive for wineries. If the County continues down the path of requiring compliance with such cost prohibitive standards, any small, family-run winery hoping to continue operations in Napa Valley will be forced to shut down.

With all of this important context in mind, the purpose of this letter is explain why the County's unreasonable request to widen Applicant's road to meet the stringent requirements of the NCRSS is not feasible for this Project.

For context, this letter is based on the requirements of Engineering's comment below (with the Applicant's response) from the County's March 24, 2024 comment letter:

Engineering Services:

> *Comment 1: Based on site visits by Engineering and Fire, and review of the submittal documents, there is sufficient opportunity to improve the access road to meet the requirements of the Napa County Road and Street Standards (NCRSS). If the applicant refrains from improving the access to meet standards, Engineering will therefore recommend denial of the project, as configured.*
>
> ***Response 1:***
> ***The project is proposing additional driveway improvements in order to reduce the areas of the driveway that are seeking exceptions. The additional improvements include identification and improvement of additional turnout locations, and additional driveway widening to the full 22 feet per NCRSS requirements.***
> ***RSA+ also performed a preliminary cost analysis of the full driveway widening and the work associated with improving the road to meet the current requirements established by the NCRSS would result in an economic hardship for the small winery.***

In anticipation of the upcoming Planning Commission hearing, this letter will explain (1) the general difficulty of compliance with the NCRSS; (2) the narrow exceptions provided for in the NCRSS and why such restricted exceptions are a problem for most projects; and (3) why it is not possible for the Project to comply with the NCRSS.

1. The NCRSS do not provide clear, usable standards

As a general matter, the NCRSS are not easy to follow and hard to decipher. The setup of the document, with a combination of technical graphics intertwined with wordy paragraphs, makes it extremely hard to understand the applicable standards. For example, section 12, residential driveways, refers to section 15 for "specific design criteria." However, section 15 says only that there is a general requirement for "all streets, drives, and roads" which shall have "a minimum of two ten (10) foot traffic lanes, of homogeneous surface, and a minimum of one (1) foot of shoulder on each side of the roadway providing two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided herein, or additional requirements are mandated by the inspection authority or local subdivision requirements."[1] Section 15 does not provide specific design criteria, and in addition, it is unclear what the "other standards" referred to here means. This example is not the only instance of conflicting and disorganized language.

[1] NCRSS, p. 14.

2. The NCRSS's constraining exception criteria

The NCRSS do not allow for flexibility beyond the exception criteria in Section 3(d), which says:

> *(d) An exception to these Standards may be allowed as provided if one or more of the following findings can be made and the findings in subsection (e) can also be made:*
> *i. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of at least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like;*
> *ii. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or*
> *iii. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.*
>
> *Exceptions are only allowed "where the exceptions provide the same overall practical effect as 'the SRA Fire Safe Regulations' towards providing defensible space." Exceptions shall be made on a case-by-case basis only. Exceptions granted by the County shall be forwarded to the Sonoma-Lake-Napa Unit of CAL FIRE.*

The exception attempts to provide three criteria, however, it also states that "exceptions shall be made on a case-by-case basis." If it is actually Napa County's intent to allow for exceptions on a "case-by-case basis," then it would seem more projects would be able to take advantage of such exception. The manner in which the County chooses to apply these exception criteria is extremely limiting and inconsistent. In the case of the Project, even though the site has obvious site limitations due to the steep grade, the County has prevented Applicant from being able to take advantage of criteria (ii), without any reasonable basis. The County's interpretation of this rule is clearly far too narrow.

To add to the confusion, the NCRSS provide the following definition of "Exception": "[a]n alternative to the specified standard requested by the developer that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites that mitigates the problem."[2] The definition appears to provide for a more widely applicable exception standard, however, in actuality, Napa County defers to the narrow Section 3 exception criteria above. The intention of the NCRSS is to ensure the safety of County roads. But, the way the County has historically applied the standards, it appears to value preservation of the natural environment over safety. Of course, Applicant understands the need to preserve oak trees, riparian areas, and valuable environmental

[2] NCRSS, p. 6.

resources. But, preserving such resources at the expense of completely shutting down a project is entirely out of line with the safety focus of the NCRSS.

3. Other counties provide examples of usable road and street standards and exceptions

To understand where the NCRSS fall short, it is helpful to look at other counties' road construction standards. As described below, nearby counties have standards that tailor to the needs of specific areas and have more widely applicable exception criteria.

Sonoma County's Road Construction Standards

Sonoma County's Road Construction Standards are somewhat more flexible and lenient. Sonoma County's standards for rural driveways/ roadways (for example, Section 8.15 of the county's standards), provides that exceptions by the Sonoma County Fire Prevention Division are allowed to reduce the required driveway requirements.[3] For approval of an exception to various standards, Sonoma County's Fire Services Division evaluates the exception request based on the "same practical effect" standard.[4] Sonoma County has a specific exception request form, which allows an applicant to choose what standard it requests an exception from (roadway width, surface, grade, etc.) which must be submitted with the application. This exception process allows for a clear, standardized approach to granting exceptions. Although the NCRSS also contain the "same practical effect" language in regards to exceptions, Napa County does not appear to, in practice, utilize the "same practical effect" standard as the basis for approving exceptions, but rather relies on the more stringent exception criteria contained in Section 3 above.[5]

San Mateo County's Standard Details Book

San Mateo County also allows for more flexibility with its requirements. San Mateo County has specific, technical requirements tailored to different areas in the county. Providing for area-specific standards addresses the physical constraints of each area, and reduces the need for exception requests. For example, for the West Menlo Park area, the road width has a range

[3] "(5) Driveway radii may be less than 25' with approved written exception by the Sonoma County Fire Prevention Division" and "(6) Throat width shall be a minimum of 12' for driveways and 20' for roadways *unless otherwise approved by the Sonoma County Fire Prevention Division*." (Sonoma County Construction Standard No. 815, emphasis added.) This is the driveway standard for Rural Driveways/ Roadways, however, this same exception allowance is repeated for other roadway standards.

[4] This standard comes from California's Fire Safe Regulations, 14 CCR §1270.06. As explained, this exception standard is included in the NCRSS, but because the NCRSS provides for a separate exception criteria, Napa County's exception process results in far fewer allowed exceptions than are allowed by other counties.

[5] See NRCSS, pp. 9-10.

requirement of 18 to 22 feet, depending on survey results for the specified project.[6] As another example, the requirements for driveway width and curb openings provide for a range rather than a specified requirement, providing for more flexibility.[7] Such flexibility is a reasonable way to ensure that projects that may not be able to meet stringent, inflexible and costly standards can still be approved.

Given the wide variety of land uses and varying topographical areas in Napa County, it is surprising that the NCRSS do not provide standards tailored to the various areas within the County. If Napa County did so (specifically, in the more mountainous areas of the County), applicants would have an easier time ensuring projects comply with the required standards. As well, the County would not be required to allocate substantial time ensuring each project meets such requirements.

4. This Project cannot comply with NCRSS requirements

The Project cannot meet the costly width requirements of the NCRSS based on the topography of the site. Applicant has spent considerable time, energy and effort to work diligently with RSA+ to creatively engineer a road leading to the Property. As the County is aware, certain portions of the road leading up to the Property cannot be widened to meet the 22 foot width standard due to steep terrain. As currently designed, the road includes as much roadway as possible that meets the 22 foot width requirement. If the road were to be widened along its entirety, the drainage system for the Property would be required to be fully redesigned and replaced. Applicant simply cannot afford to perform such upgrades. The road can be constructed per the plans dated April 8, 2025, but Applicant cannot offer more.

Widening the entirety of the road would not be in the best interest of Applicant or the state of the wine industry as a whole in Napa County. Should the County impose NCRSS standards for the entirety of the road, Applicant would be forced to rip out vines, which would result in further economic loss. In addition, there is no option for Applicant to obtain any amount of commercial financing for a replant or otherwise. Such financing is generally not feasible for small, independent, family-run wineries.

Of note as to the road on the Property, during the 2020 Glass Fire, firefighters easily drove up the road to reach the Richards' house. The fire trucks had no issue navigating the road to the Property, even during smoky, stressful conditions. They luckily saved the house, the winery, and the neighboring properties.
Imposing the County's cost prohibitive standards here is impractical and will force Applicant to shut down its entire business. The Paloma Vineyard is an award winning, family owned and

[6] San Mateo County Standard Details Book, West Menlo Park Road Standard A-6H.
[7] San Mateo County Standard Details Book, Standard Structures – Driveway Widths and Curb Openings for Single Family Residential Dwellings, Standard D-1.

operated vineyard and winery at the top of the Spring Mountain District. It is the epitome of what Napa Valley stands for: historic, family owned operations, and world renowned wines. The Property has 7,500 vines, consisting of Merlot, Syrah and Cabernet Sauvignon grapes, which produce highly regarded estate-grown wines. As the first grape production occurred in 1987, Paloma Vineyard is a truly historic feature of the Napa Valley wine industry. It started from scratch with the planting of grapes on the Property by the first generation of Paloma Vineyard owners (the Richards family) and has remained largely the same since its inception. The business is now run by the third generation of Richards' family farmers and winemakers, who hope to continue operations far into the future.

It is crucial to ensure that the Paloma Vineyard maintain its existing character while allowing its visitor operations to expand and continue. The Project seeks to add a tasting room, which is a simple and reasonable ask for a well-regarded winery. However, the County's ask for approximately $1,000,000 in road upgrades, when there are other viable and practical options, is unreasonable.

Given the fragile state of the winery and Applicant's efforts to meet the County's standards, Applicant would like to reiterate its request to allow for a reasonable exception to the NCRSS. The Project already complies with the County's requirements in all other respects. Applicant simply cannot overstretch its resources to comply with the County's costly standards.

5. Conclusion

In conclusion, the NCRSS are much too restrictive and do not allow for the type of development that would be beneficial for the County given the current state of the wine industry. Applicant therefore requests that the Planning Commission either (1) approve its application by allowing the Project to meet the requirements for an exception from the NCRSS; or (2) alter the standards so that more projects like Paloma can comply.

Cordially,

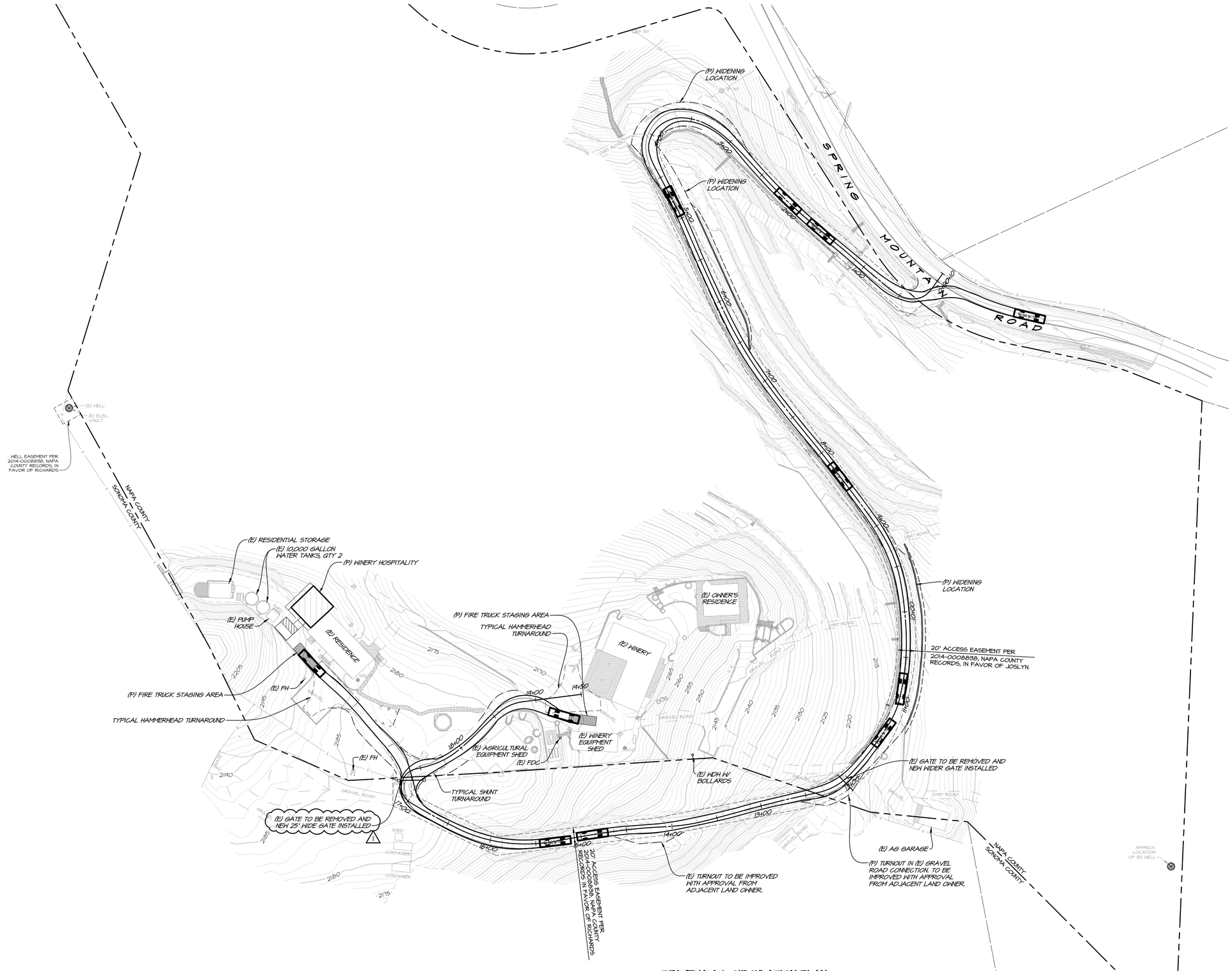


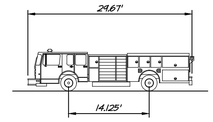
Scott Greenwood-Meinert

cc: Planning Commissioners:
Chair Kara Brunzell Kara.Brunzell@countyofnapa.org
Vice-Chair Pete Richmond pete.richmond@countyofnapa.org
Commissioner Walter Brooks walter.brooks@countyofnapa.org

Commissioner Molly Williams molly.williams@countyofnapa.org
Commissioner Megan Dameron megan.dameron@countyofnapa.org
Michael Parker, Planning Manager michael.parker@countyofnapa.org

Following is the plan set prepared by RSA+, dated April 8, 2025, referenced in the letter from the applicant's Counsel





NAPA COUNTY TYPE I ENGINE

NOT TO SCALE

OVERALL LENGTH	24.670 FT
OVERALL WIDTH	8.000 FT
OVERALL BODY HEIGHT	8.761 FT
MIN BODY GROUND CLEARANCE	1.221 FT
TRACK WIDTH	8.000 FT
LOCK TO LOCK TIME	7.00 S
CURB TO CURB TURNING RADIUS	26.500 FT

DRIVEWAY & CIRCULATION PLAN

SCALE: 1" = 50'

GRAPHIC SCALE

50 0 50 100

(IN FEET)
1 inch = 50 FT

NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-2330
+ www.RSAcivil.com +

PALOMA VINEYARD
DRIVEWAY & CIRCULATION PLAN
NAPA COUNTY CALIFORNIA

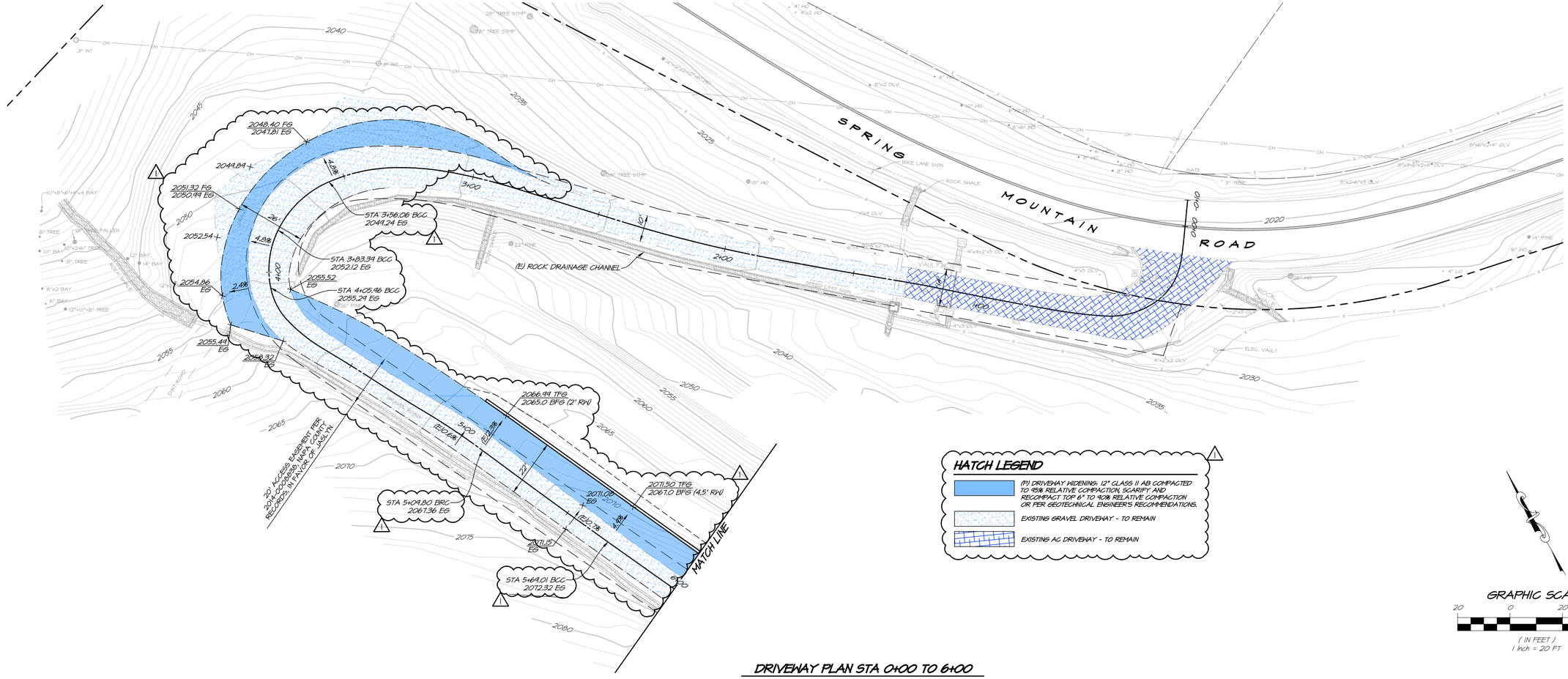
REGISTERED PROFESSIONAL ENGINEER
BRUCE WILLIAM FOSTER
No. 77057
Exp. 12/31/25
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	APRIL 8, 2025
DRAWN	DCB / JFH
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0
SHEET NO.	UP3.0
	3 OF 13 SHEETS

R:\2019\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP PKG\PLOT\UP3.0-CIRC.dwg 04/08/2025 8:01:43PM DBoardsley COPYRIGHT RSA+

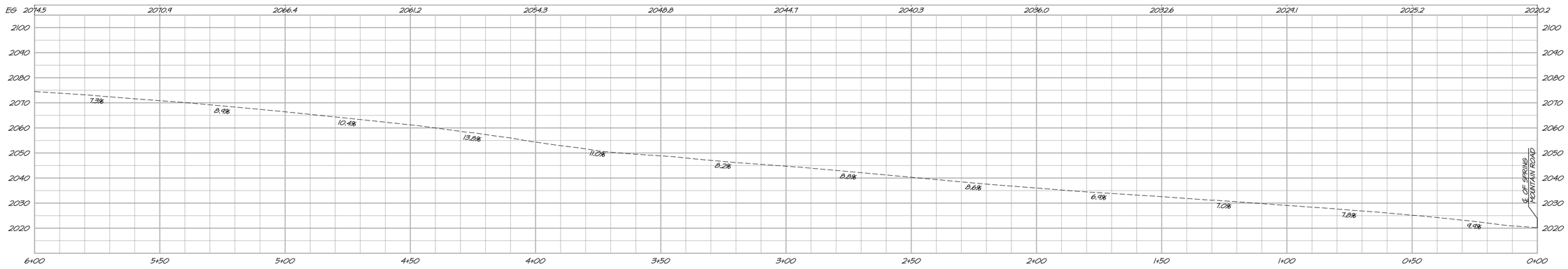
Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW



DRIVEWAY PLAN STA 0+00 TO 6+00

SCALE: 1" = 20'



DRIVEWAY PROFILE STA 0+00 TO 6+00

SCALE: 1" = 20'

Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW

NO.	DATE	REVISIONS	BY	APPD
1	04/28/25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-2300
+ www.RSAcivil.com +

PALOMA VINEYARD
DRIVEWAY PLAN & PROFILE

NAPA COUNTY

CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FENTON No. 71000 Exp. 6/30/25 CIVIL ENGINEER STATE OF CALIFORNIA

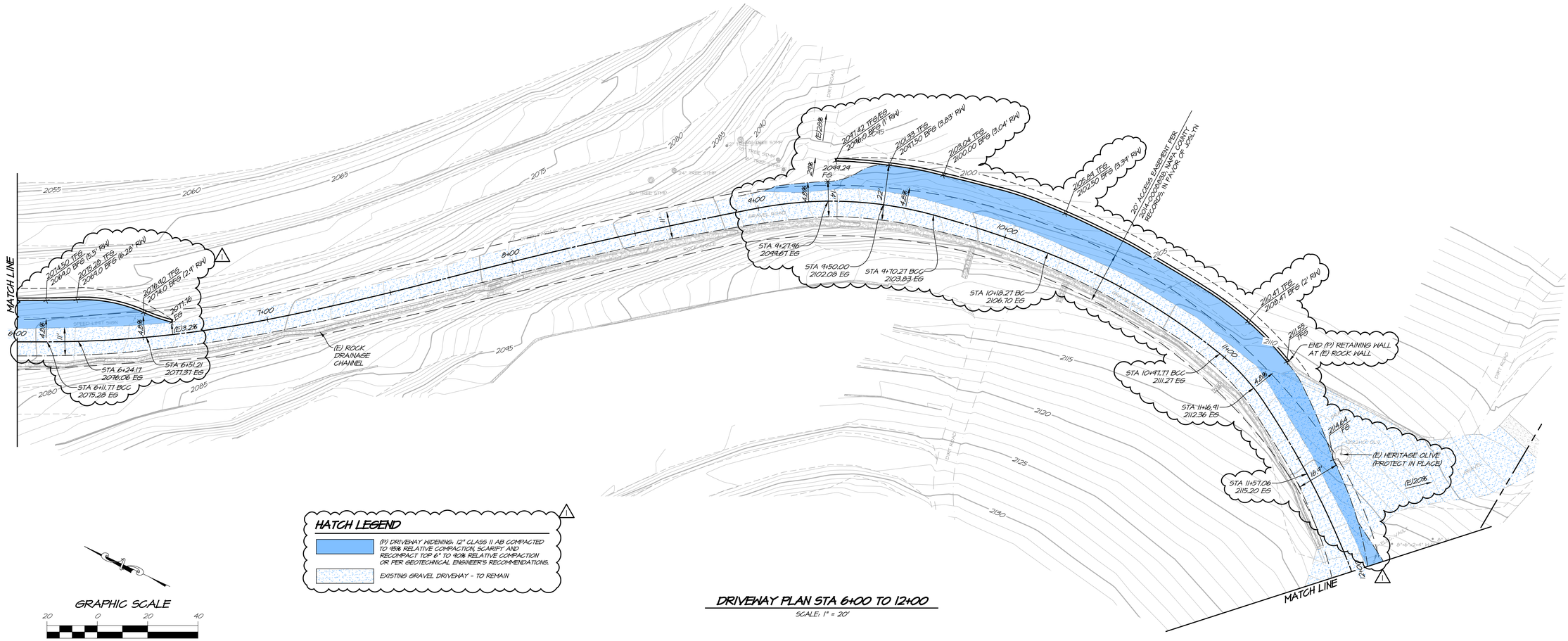
DATE	APRIL 8, 2025
DRAWN	DCB / JFN
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0

SHEET NO.

UP3.1

4 OF 13 SHEETS

R:\JOBS\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MOD\UP3.1.PNT.dwg 04/08/2025 9:00:04AM DBlanding COPYRIGHT RSA+



HATCH LEGEND

(P) DRIVEWAY WIDENING, 12" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 6" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

EXISTING GRAVEL DRIVEWAY - TO REMAIN

GRAPHIC SCALE

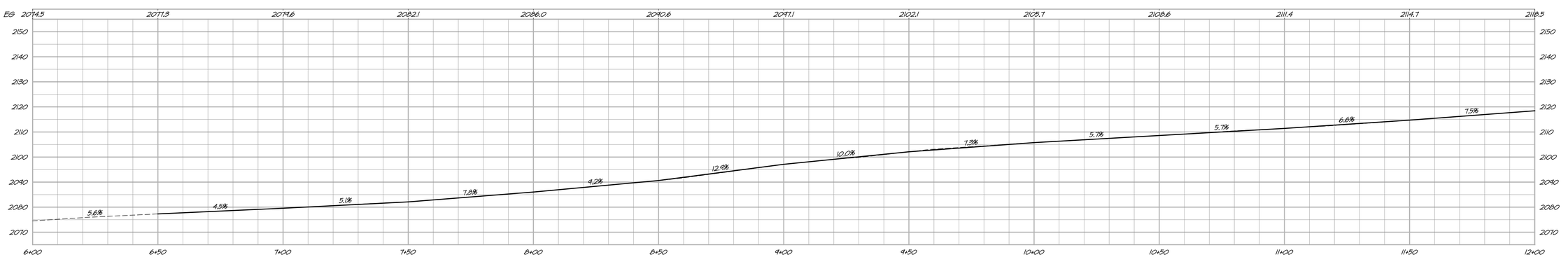
20 0 20 40

(IN FEET)

1 inch = 20 FT

DRIVEWAY PLAN STA 6+00 TO 12+00

SCALE: 1" = 20'



DRIVEWAY PROFILE STA 6+00 TO 12+00

SCALE: 1" = 20'

NO.	DATE	REVISIONS	BY	APPD
1	04.08.25	RESPONSE TO USE PERMIT COMMENTS	DGB	BTF

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252.2310
+ www.RSAcivil.com +

PALOMA VINEYARD
DRIVEWAY PLAN & PROFILE
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FOSTER No. 71822 CIVIL ENGINEER STATE OF CALIFORNIA

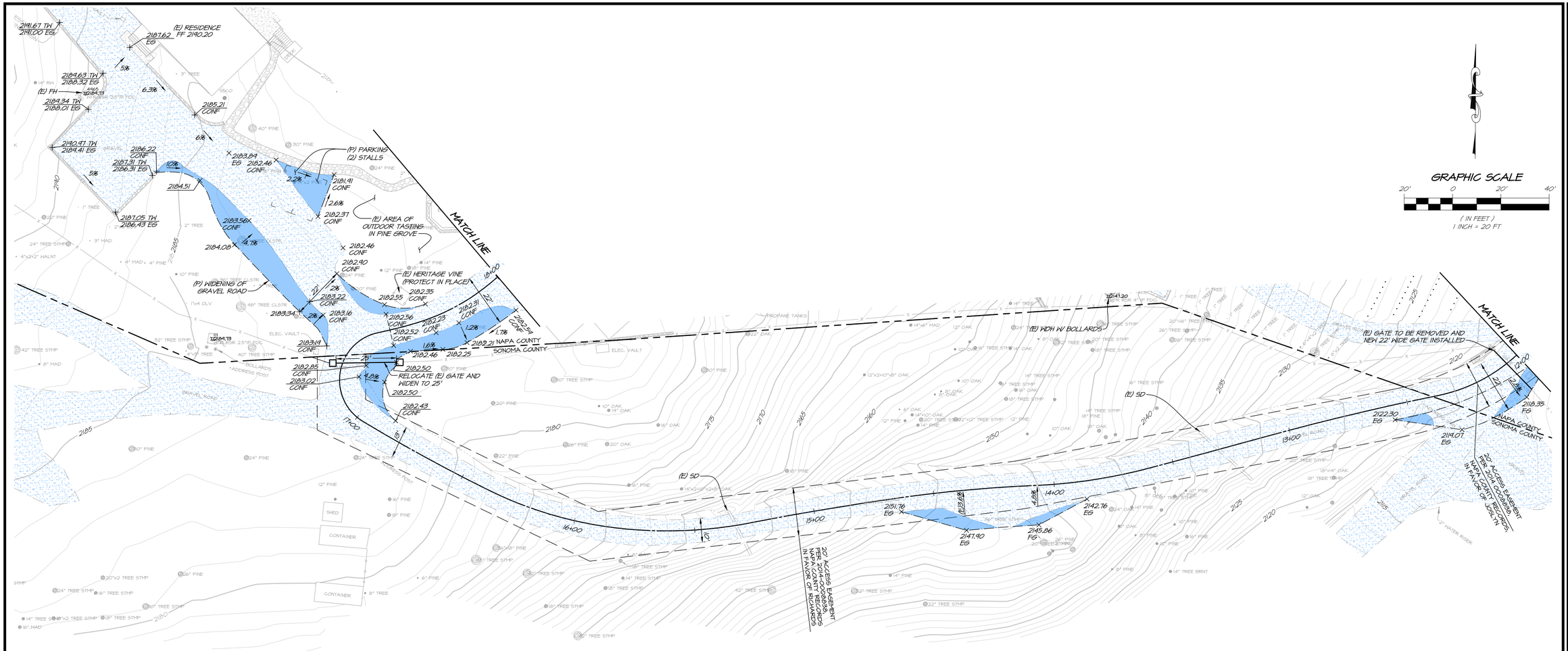
DATE	APRIL 8, 2025
DRAWN	DGB LJFN
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0

SHEET NO.
UP3.2
5 OF 13 SHEETS

R:\DOM4\19046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MODIFY\2-PHP.dwg 04/08/2025 8:40:29 PM DBoarding C3P-HIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW

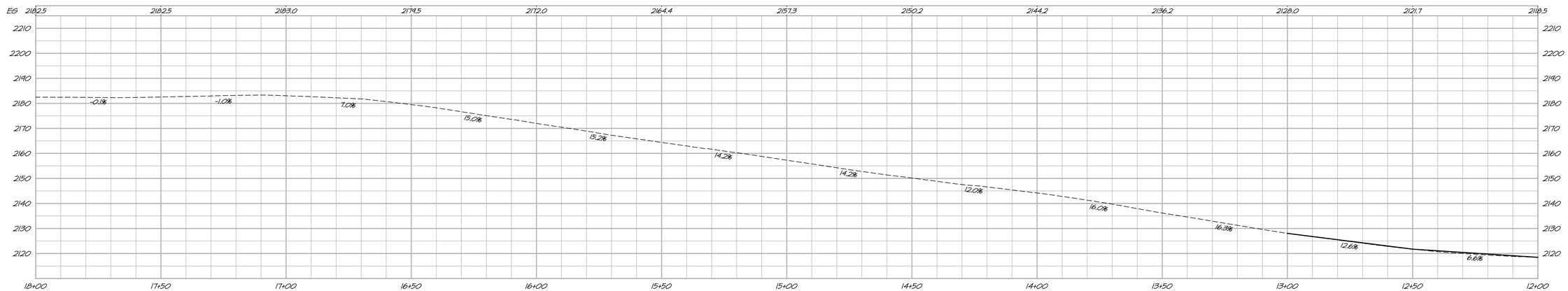


DRIVEWAY PLAN STA 12+00 TO 18+00

SCALE: 1" = 20'

HATCH LEGEND

- (P) DRIVEWAY WIDENING: 12" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TO 8" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- EXISTING GRAVEL DRIVEWAY - TO REMAIN



DRIVEWAY PROFILE STA 12+00 TO 18+00

SCALE: 1" = 20'

Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW

NO.	DATE	REVISIONS	BY	APPD
1	04.09.25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF

RSA+
1515 FOURTH STREET
NAPA, CA 94559
OFFICE (707) 252.3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS +

PALOMA VINEYARD
DRIVEWAY PLAN & PROFILE

NAPA COUNTY

CALIFORNIA

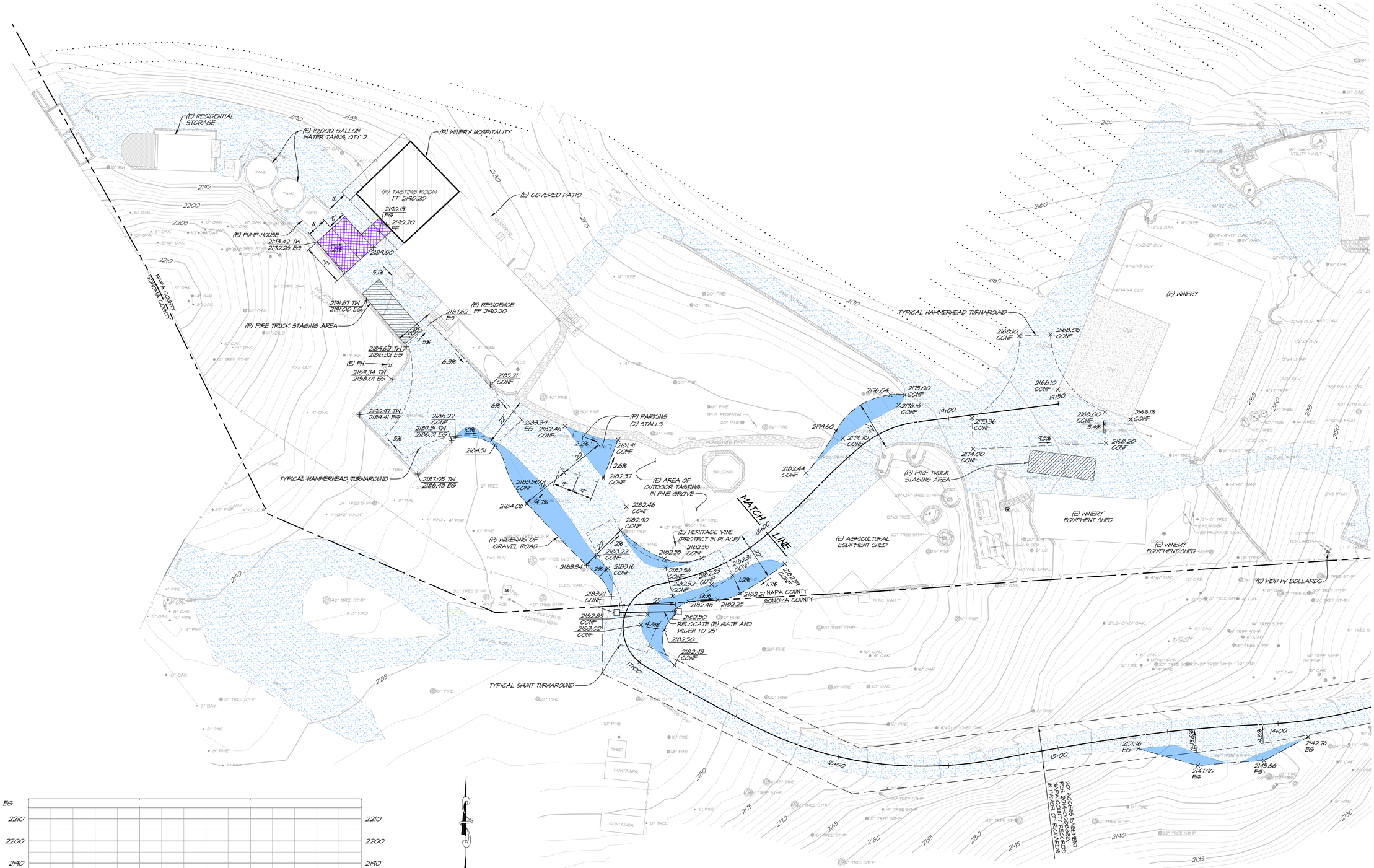
REGISTERED PROFESSIONAL ENGINEER BRUCE WILLIAM FERSON No. 76014 Exp. 6-30-25 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	APRIL 8, 2025
DRAWN	DCB LJFH
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4119046.0

SHEET NO. UP3.3

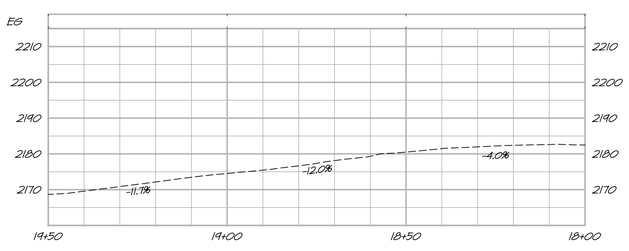
6 OF 13 SHEETS

K:\DOM4\119046.0_Paloma_Vineyard_Spring_Mountain_Road\DESIGN\PLANS - UP MODIFIED\3-PHP.dwg 04/8/2025 9:20:59PM rsadesigner5 COPYRIGHT RSA+



DRIVEWAY PLAN STA 18+00 TO 19+50

SCALE: 1" = 20'



DRIVEWAY PROFILE STA 18+00 TO 19+50

SCALE: 1" = 20'

HATCH LEGEND

(P) ADA PARKING STALL AND PATH OF TRAVEL: 6" PCC WITH #4 BARS AT 12" ON CENTER EACH WAY OVER 4" CLASS 2 AB, COMPACT SUBGRADE TO 95% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

(P) DRIVEWAY WIDENING: 12" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 6" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

EXISTING GRAVEL DRIVEWAY - TO REMAIN

NO.	DATE	REVISIONS	BY	APPD
1	04.08.25	RESPONSE TO USE PERMIT COMMENTS	DCB	BTF

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS +
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE (707) 252-2301
+ www.RSAcivil.com +

PALOMA VINEYARD
DRIVEWAY PLAN & PROFILE
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRUCE T. WILLIAMSON No. 78857 Exp. 6/30/25 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	APRIL 8, 2025	
DRAWN	DCB	JFW
DESIGNED	BTF	
CHECKED	BWF	
JOB NO.	4119046.0	

SHEET NO.
UP3.4
7 OF 13 SHEETS

R:\DWA\4119046.0_Paloma_Vineyard_Spring_Mountain_Road\CES\SHP\LANS - UP MOD\UP3.4 PRF.dwg 04/08/2025 5:06:29PM rsadesigner5 COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

FOR AGENCY REVIEW