

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, June 25, 2025

9:00 AM

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

Zoning Administrator

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

How to Watch or Listen to the Napa County Zoning Administrator Meetings

The Napa County Zoning Administrator will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator meets 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 Zoning Administrator. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Zoning Administrator's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Zoning Administrator 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 Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 811-2162-1728).

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 received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date. When the Zoning Administrator 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 and enter the webinar ID: 811-2162-1728. When the Zoning Administrator 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 ZONING ADMINISTRATOR:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Zoning Administrator, 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 Administrator 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 Zoning Administrator. Public comment is limited to three minutes per speaker, subject to the discretion of the Administrator. 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 broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Zoning Administrator from taking any action on matters raised during public comment that are not on the agenda.

- 1. AGENDA REVIEW**
- 2. PUBLIC HEARING ITEMS**

AILENE M PRICHETT TR/ STEWART RANCH MICRO-WINERY /
USE PERMIT #P23-00178-UP

[25-1136](#)

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 - Construction and operation of small wineries, other agricultural processing facilities and farm management uses. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Micro Winery Use Permit to establish a 250-gallon winery, including conversion of two existing structures with production and accessory uses, associated tours and tastings by appointment only, employees, on-premise consumption of wines, use of an existing well, four (4) 5,000-gallon water tanks for fire protection, additional septic reserve area, parking, widen the existing driveway to meet the Napa County Roads and Street Standards. The holding comprises approximately 26.99 acres, zoned Agricultural Watershed (AW) with a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS), located at 2195 Golden Gate Drive near the City of Napa; following a recent lot line adjustment of which the parcel numbers have not yet change, include all of APN 043-190-013 (winery parcel) and 043-103-026 (well parcel), and a portion of APN 043-190-031 (winery parcel).

Staff Recommendation: Find the project Categorical Exempt from CEQA and approve Use Permit P23-00178-UP, as conditioned.

Staff Contact: Kelli Cahill, Planner III, (707) 265-2325;
kelli.cahill@countyofnapa.org

Applicant Contact: Ailene Prichett and Paul Tarap, (707) 322-5557;
ailene@oreocows.net

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended Conditions of Approval](#)
[Attachment C Categorical Exemption Determination](#)
[Attachment D - Application Materials and Project Description](#)
[Attachment E Water Availability Analysis](#)
[Attachment F Wastewater Feasibility Study](#)
[Attachment G Historic Resource Evaluation.pdf](#)
[Attachment H Graphics](#)

3. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 6/18/2025 BY 5:00PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH(By e-signature)

Alexandria Quackenbush, Secretary of the Zoning Administrator



Napa County

Board Agenda Letter

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

Zoning Administrator

Agenda Date: 6/25/2025

File ID #: 25-1136

TO: NAPA COUNTY ZONING ADMINISTRATOR

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

REPORT BY: Kelli Cahill, Planner III

SUBJECT: Stewart Ranch Micro-Winery Use Permit P23-00178-UP

RECOMMENDATION

AILENE M PRICHETT TR/ STEWART RANCH MICRO-WINERY / USE PERMIT #P23-00178-UP

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 - Construction and operation of small wineries, other agricultural processing facilities and farm management uses. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Micro Winery Use Permit to establish a 250-gallon winery, including conversion of two existing structures with production and accessory uses, associated tours and tastings by appointment only, employees, on-premise consumption of wines, use of an existing well, four (4) 5,000-gallon water tanks for fire protection, additional septic reserve area, parking, widen the existing driveway to meet the Napa County Roads and Street Standards. The holding comprises approximately 26.99 acres, zoned Agricultural Watershed (AW) with a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS), located at 2195 Golden Gate Drive near the City of Napa; following a recent lot line adjustment of which the parcel numbers have not yet change, include all of APN 043-190-013 (winery parcel) and 043-103-026 (well parcel), and a portion of APN 043-190-031 (winery parcel).

Staff Recommendation: Find the project Categorical Exempt from CEQA and approve Use Permit P23-00178-UP, as conditioned.

Staff Contact: Kelli Cahill, Planner III, (707) 265-2325; kelli.cahill@countyofnapa.org

Applicant Contact: Ailene Prichett and Paul Tarap, (707) 322-5557; ailene@oreocows.net

EXECUTIVE SUMMARY

Proposed Actions:

That the Zoning Administrator:

1. Find the project to be Categorically Exempt from CEQA, as set forth in recommended Finding 1 of Attachment A; and
2. Approve Use Permit P23-00178-UP based on recommended Findings 2-6 of Attachment A, subject to recommended Conditions of Approval included in Attachment B.

Discussion:

This is the third Micro-winery to be considered by Napa County and the Zoning Administrator. On April 5, 2022, the Board of Supervisors adopted Ordinance 1474, amending Section 18.10.020 of Chapter 18.10 (Zoning Administrator); Section 18.124.130 of Chapter 18.124 (Use Permits); and added a new Section 18.08.377 to Chapter 18.08 (Definitions) of Title 18 (Zoning) of the Napa County Code regarding issuance of micro-winery use permits and modifications to use permits.

The applicant is requesting to establish a Micro-Winery Use Permit that would allow for the following: 1) establishment of a 250 gallon per year winery, 2) convert 821 square feet (sf) of an existing structure formerly used as the properties dairy storefront which will serve as the proposed tasting room, office, dry good storage (production) and combined guest/employee restroom, 3) demolish 862 sf of an existing, deteriorating garage and replace it in-kind with a fermentation building and add 360 sf crush pad and work area, 4) tours and tastings for up to 10 guests per day Monday through Sunday/70 persons per week during harvest and non-harvest seasons; 5) on-premises consumption of wines produced on-site inside the winery and outside within a 1,200 square foot patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 6) one (1) full-time and one (1) part-time employee including ownership during harvest and non-harvest seasons; 7) production hours between 7 a.m. and 7 p.m. Monday through Saturday and visitation hours between 10 a.m. to 6 p.m. Monday through Sunday; 8) improvements to widen the existing driveway from 12 to 22 feet in compliance with the Napa County Roads and Street Standards, 9) construction of a parking area with five (5) parking stalls, one of which will be ADA compatible; 10) additional septic

reserve area, 11) installation of four (4) 5,000 gallon water tanks for fire protection on the southwest side of the proposed fermentation building with construction of a new retaining wall; and, 12) installation of a new wet draft hydrant. No crushing will occur on site. Rather, crush will occur at the Laird Family custom crush facility on Solano Avenue. Grape juice will be transported to the property where it will be discharged to tanks for fermentation and barrel aging. A minimum of 201 gallons of wine will be fermented on site in the proposed fermentation building. The project well (APN 043-103-026) is located within the Napa River Watershed and is subject to 0.3-acre feet per acre of water or no net increase.

Staff has reviewed the proposed project and supports granting approval, subject to the attached findings and recommended conditions of approval included in Attachments A and B, respectively. As Micro-wineries are conditionally permitted uses within the Agricultural Preserve (AP) and Agricultural Watershed (AW) zone districts, the winery and improvements as proposed are suitable for this location, considering the existing development and road access. There are no wineries located within 1 mile of the project site, the nearest winery is located approximately 1.4 miles away. The project is surrounded by residences to the southwest and northwest, grazing lands with cattle to the north and vineyards. Furthermore, staff finds that the proposed winery is consistent with the standards set forth by the AW zone district, the provisions of the Micro-winery regulations the Water Availability Analysis (WAA), and other provisions of the County Code.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. The proposed project would be considered exempt under §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 - Construction and operation of small wineries, other agricultural processing facilities and farm management uses that: (a) are less than 5,000 square feet in size excluding caves; (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all of the excavated cave spoils to be used on site; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and 5) hold no temporary events. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner: Ailene Prichett TR, ailene@oreocows.net or (707) 322-5557

Applicant: Ailene Prichett and Paul Tarap, ailene@oreocows.net or (707) 322-5557

Zoning: Agricultural Watershed (AW)

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

Application Filed: June 23, 2023; Resubmittal Received: November 21, 2023, July 1, 2024, November 4, 2024, March 12, 2025; Application Deemed Complete: March 27, 2025

Courtesy Notice: A Courtesy Notice was mailed to all property owners within a 1,000-foot radius and interested parties on January 30, 2025, based on the revised project description.

Existing Development: 35.40 acres of vineyards, three (3) residential structures, five (5) barns, and three (3) outbuildings. All but one structure on the property today predates the Building code, which is the Horse Stable/Barn permitted in 2018.

Proposed Winery Characteristics:

Proposed Winery Building Size:

Former Dairy 821 sf (543 sf Accessory, 278 sf Production)

Garage 1222 sf Production space (862 sf within the structure, 360 sf outdoor crush pad/workspace)

2,043 sf total space (543 sf Accessory; 1,500 sf Production)

Proposed Winery Development Area: 10,463 sf

Proposed Winery Coverage Area: 22,965 sf or 0.53 acres (maximum allowed: 2 percent or approximately 26.71 acres winery parcel and 0.28-acre parcel with project well)

Proposed Production Capacity: 250 gallons produced onsite

Proposed Accessory/Production Ratio: 36 percent (maximum allowed: 40 percent); 543 sf accessory and 1,500 sf production

Proposed Number of Employees: 1 full time, 1 part time

Proposed Visitation: Hosted daily, tours and tastings by appointment for a maximum of 10 guests per day per day Monday through Sunday with a weekly maximum of 70 persons during harvest and non-harvest seasons

Proposed Days and Hours of Operation: Production hours between 7:00 a.m. and 7:00 p.m. Monday through Saturday and Visitation hours between 10:00 a.m. and 6:00 p.m. Monday through Sunday

Proposed Parking: four (4) parking stalls, one ADA compatible

Setbacks:

Required road setbacks: 300 feet from the centerline of Golden Gate Avenue and 600 feet from State Highway 29

Required property line setbacks: 20 feet front, 20 feet side, 20 feet rear

Existing Setbacks: The nearest portion of the existing agricultural structure is approximately 323 linear feet from the centerline of Golden Gate Drive. Rear Setback: 47 feet; Side Setback: 42 feet (south property line), 24 (north property line).

Proposed Setbacks: The converted portion of the former dairy retail store for the winery tasting room and garage that will be demolished and reconstructed to winery production building would be located 345+ feet

from the front property line. Rear and Side setbacks would not change. [See discussion below under Winery Setback for staff's determination on compliance with the Winery Definition Ordinance provisions on the 300-foot public road setback and 600-foot highway setback].

Adjacent General Plan Designation / Zoning / Land Use:

North: Agricultural Watershed (AW) and General Plan land use designation Agriculture, Watershed and Open Space (AWOS), rural residential and cattle grazing

South: Agricultural Watershed (AW) and General Plan land use designation Agriculture, Watershed and Open Space (AWOS), grazing land, rural residential

East: Agricultural Watershed and Agricultural Preserve (AW and AP) and General Plan land use designation Agriculture, Watershed and Open Space and Agricultural Resource (AWOS and AR), State Highway 29, vineyard, and lands owned by the Napa County Flood Control District.

West: Agricultural Watershed (AW) and General Plan land use designation Agriculture, Watershed and Open Space (AWOS), rural residential.

Wineries in Vicinity:

There are no wineries located within one (1) mile of the project site and proposed micro winery. There nearest winery is located approximately 1.4 miles from the project site.

Parcel History:

The site has historically been operated as a cattle ranch and dairy. The holding today continues to support cattle and beef operation. The site is relatively level with increase slopes on the west side, with tree coverage around the residence and barns and along western slopes. The property is served by a single well located on parcel No. 043-103-026. There is an existing septic system and leach field for on-site domestic sewage disposal. The property is accessed via Golden Gate Avenue.

Permitting history includes the following:

In 1973, Use Permit U-757273 was granted for a six (6) person rest home for the elderly. The record does not indicate how long the property operated as a rest home. The property presently has a single-family residence, guest house and several agricultural structures and garages. All existing buildings with the exception of the horse barn were constructed prior to building code. The eleven (11) stall horse barn was permitted in June 2018 under B18-00704, with construction completed August 13, 2018, as well as a final inspection of the structure. Planning permit P22-00181 is a home occupation permit issued in June 2022 for internet wine sales and associated record keeping with wine stored offsite.

More recently, with approximately 35 acres of vineyard on three separate but contiguous parcels. The parcels including 043-103-022, 043-103-021 and a portion of 043-103-027 were recently sold to the Napa County Flood Control and Water Conservation District. These parcels will be used as part of the Napa River Estuary Enhancement and Public Access Project. Through this purchase, approximately 57.8 acres of land consisting of APN Nos. 043-103-007 (access road), 043-103-021, 043-103-022, and portion of 043-103-027, in Napa County located directly east of California Highway 29 and south of South Jefferson Street just outside of Napa City limits (Refer to Attachment G) and are slated to be restored back to tidal wetlands.

Code Compliance History:

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

Discussion Points:

Proposed Micro Winery - The proposed winery would be located in a portion of an existing structure with building construction limited to the rehabilitation and interior conversion for winery use, and an existing dilapidated garage that will be demolished and replaced in the same footprint that will be used for fermentation, aging, bottling and barrel storage, construction of a detached crush pad and outdoor workspace, and outdoor patio for hospitality. The majority of the site development includes the marking of parking stalls that will utilize existing disturbed areas, and an outdoor tasting area. The winery will utilize the existing driveway which will be widened from 12 to 22 feet in compliance with the Napa County Roads and Street Standards. All driveway improvements will take place within areas presently being utilized for pasture and grazing lands. Of those lands discussed above to be restored into tidal wetlands, approximately 0.28 acres (reassigned as APN 043-103-026; formerly APN 043-103-020) where the project well is located will be retained by the project applicant (Ailene Pritchett 2020 Revocable Trust). Additionally, approximately 0.40 acres will be located on APN 043-109-013 and will provide grapes for the proposed winery.

Interior and Exterior Structural Improvements - The proposed project includes the conversion of an approximately 821 square foot portion of the existing barn. The portion to be converted was used as the dairy storefront and retail space. The interior alteration of the structure would include 543 sf of accessory and 278 sf of production area, including tasting room, private office, restroom, retail space and utility/storage. The exterior alteration includes repairing a wall, replacing where needed, the aluminum doors, windows with wooden versions including double hung windows, reframe the awning using wood elements, and replacing metal roofing materials over the wood framing consistent with other structures of the same vintage on the property. All proposed work will be performed in accordance with the Secretary of Interior Standards governing rehabilitation.

A second structure currently known as the garage is not in a condition that will allow for conversion, requiring the structure to be demolished and new structure constructed in the same location of the same size which will be used for barrel storage, fermentation and aging. The garage is 862 sf in size and 360 sf outside crush pad and work area totaling 1,222 sf of production space.

Building Design - The proposed winery buildings will be designed to incorporate a wood lap siding, vertical lap metal siding, awnings with wood elements, wood framed or double hung windows, wooden doors, and a metal roof and trim. The final colors of the winery will be compatible with the Napa County authorized Color Palette and required standard condition of approval regarding limiting colors to earth tones.

Road and Access Improvements - The applicant proposes road and access improvements. These improvements include improving the driveway apron on Golden Gate Drive at the entrance to the property, driveway improvements including widening from 12 to 22 feet and parking improvements, all of which would be constructed consistent with Napa County Road and Street Standards.

Visitation and Employees - Consistent with the definition of “marketing of wine” (County Code Section 18.08.370), the applicant proposes a visitation program to include tours and tastings for up to 10 visitors per day Monday through Sunday, with a maximum of 70 persons per week during harvest and non-harvest seasons. Visitation would be by appointment only and would occur between the hours of 10:00 a.m. and 6:00 p.m., Monday-Sunday. Parking would be provided on site. The applicant has requested one full-time and one part-

time employee for winery operations resulting in no more than 20 Average Daily Trips (ADT) generated by tasting room visitors, winery employees and deliveries to and/or from the winery. No marketing events are allowed to be conducted on site under the provisions of the Micro-winery regulations.

Groundwater - The applicant proposes use of an existing groundwater well located on APN 043-103-026. A second groundwater well located on winery parcel 043-190-013, is used for the residence located on a portion of APN 043-190-031 under recorded easement No. 2004-0021762. The project well presently serves residential uses, irrigation for vineyard, lawn and pasture lands. Future uses will include the proposed winery. The project well is located within the Napa Valley Subbasin and subject to the Tier 1 analysis. The project well is not located within 500 feet of a neighboring well or spring; therefore, a Tier 2 analysis is not required. The well is located within 1,500 feet of several tributaries to the Napa River considered significant streams which required a Tier 3. The following is a summary of the Tier 1 and 3 analyses:

Tier 1: The project parcel and project well parcel is located within the Napa Valley Subbasin and subject to a Tier 1 analysis. However, the Water Availability Analysis (WAA) dated January 2024, footnote no. 4- Where existing groundwater use exceeds the 0.3 acre-feet per year (ac-ft/ac), No Net Increase in Groundwater use is required (Subject to change by the GSA), and shall be demonstrated through a water demand analysis. The Revised WAA prepared by Applied Engineering, Inc. dated February 28, 2025, calculated a reduction in groundwater demand as the result of a property sale to the Napa County Flood Control District of 52.09 acres that includes approximately 35 acres of vineyard that are currently irrigated using the project well. The sale of the property will result in the removal of the vineyard and groundwater demand by approximately 66%, from 26.04 acre-feet per year (ac-ft/yr) to 8.92 ac-ft/yr as demonstrated in Table 1.

Table 1

Uses	Existing (acre feet per year)	Proposed (acre feet per year)
Residential	0.70	0.70
Winery	0	0.18
Vineyard irrigation	17.50	0.20
Lawn and Pasture irrigation	7.84	7.84
Total	26.04	8.92

Based upon these figures, the water demand would be a reduction meeting the criteria noted in Footnote 4 of the Napa County WAA Requirements; however, future development would be subject to no net increase above 8.92 ac-ft/yr of groundwater demand. The overall use exceeds 0.3 acre-feet/acre/year; therefore, as noted above, per Napa County standards, the subject property being located in the Napa Valley Subbasin is limited to a no net increase in groundwater and subject to monitoring requirements in Condition of Approvals (COAs) 4.20(d) and 6.15(a) and 9.9(b) of Attachment B.

Tier 2: There are no known wells within 500 feet of the project well and therefore a Tier 2 Analysis was not required. Furthermore, a Tier 2 is not required if the project is not proposing to increase groundwater demand.

Tier 3: Public Trust - The public trust doctrine requires the state and its legal subdivisions to “consider,” give “due regard,” and “take the public trust into account” when considering actions that may adversely affect a navigable waterway. (Environmental Law Foundation v. State Water Resources Control Bd. [2018] 26 Cal.App.5th 844, 861, 868; San Francisco Baykeeper, Inc. v. State Lands Com. [2018] 29 Cal.App.5th 562, 569.) There is no “procedural matrix” governing how an agency should consider public trust uses. (Citizens for

East Shore Parks v. State Lands Com. [2011] 202 Cal.App.4th 549, 576.) 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.).

Pursuant to the Napa County Application of Public Trust Doctrine to Projects Dependent on Groundwater memorandum, dated January 10, 2024, the Water Availability Analysis (WAA) was prepared by Applied Engineering, Inc. dated February 28, 2025 to document existing and proposed groundwater demand for the proposed project taking into consideration the sale of the aforementioned parcels less 0.28 acres (APN no. 043-103-026) which will be retained by the project applicant which houses the project groundwater well. It is the intent of the Flood Control District to restore the vineyard lands and enhance the existing estuary. The WAA took into consideration the overall reduction of groundwater with the sale of irrigated vineyard totaling approximately 35 acres, and the addition of 0.40 acres planted on parcel no. 043-190-013 (winery parcel). Based on a map provided by Napa County Flood Control District, the project wells are located with, the holding on the east side of State Highway 29, located within the historic Napa River floodplain and associated tributaries. Therefore, there is assumed connectivity to the estuary ecosystem. There would be a reduction in potential harm relative to existing conditions following sale of the 52.65 acres that includes 35 acres of irrigated vineyards that are presently irrigated with project well, reducing the overall groundwater demand by 66%.

Historical Resources - A Historic Resource Evaluation (HRE) was prepared for the project site, dated January 11, 2023 (Attachment H - An Abbreviated Version). The HRE determined the project site and individual structures, including the former storefront qualify to be listed in the California Register of Historic Resources, but are not presently listed on the local or state registers. Pursuant to CEQA, the lack of listing does not preclude determination as a historic resource or evaluation as specified under Public Resource Code Section 5024.1 and under Section 21084.1 of the California Environmental Quality Act (CEQA).

The HRE assessed the property including the dairy storefront and garage. Of the two structures, the HRE found that the former dairy storefront as an individual resource meets Criteria 3 of the California Register of Historic Resources (CRHR) for the association with Vernacular architecture, specifically dairy farming design within a period of significance with their construction dates, and aspects of integrity. The garage individually did not qualify under Criteria or integrity.

The CRHR uses four key criteria to determine the eligibility of a resources for listing. Criteria 3 evaluates the Embodiment of Distinctive Characteristics, that the resource(s) must embody the distinctive characteristics of type, period, region, or method of construction, or represent the work of a master, or possess high artistic value. The former dairy storefront meeting the criteria as distinct to the type, period and region has been taken into consideration as part of the project, including proposed alterations to the structure required to convert from a former dairy storefront to winery use. The alterations would qualify under CEQA Section 15331 that allows for the repair and rehabilitation of historic structures in a consistent manner the Secretary of Interior Standards for Rehabilitation that include alterations. Based on this commitment consistent with Condition of Approval 6.9, conversion of the former dairy storefront in a manner that preserves the integrity of the building individually, but also as part of the property as a dairy farm dating back to the early 20th century.

Sanitary Waste Disposal - A Wastewater Feasibility Study was prepared by Applied Engineering, Inc for the proposed project on May 18, 2023. The existing septic system serves the existing residential uses on the property, served by a septic tank and leach field system located north of the residence. The project proposes to ferment wine onsite only, with no barrel or tanks washing onsite; therefore, no process wastewater is proposed to be generated onsite.

Wastewater flows would be generated from employees and visitation totaling approximately 60 gallons of wastewater per day, combined with the main residence that consists of two bedrooms and a guest cottage with one bedroom. The three bedrooms equates to 150 gallons per day (gpd) for a total combined wastewater flow of 510 gpd. As there is no documentation on file for the existing septic system for the residence, the project proposes the addition of a new standard septic system to be installed which will service only the winery facility. Based on the increase in wastewater flows, the Wastewater Feasibility Study recommends a minimum 60 linear feet of trenching; however, the minimum requirements per code is 100 linear feet of additional leach line and additional reserve area that includes the existing main residence and guest cottage in addition to the winery for total area of 550 linear feet. Environmental Health Division staff has reviewed the proposed project and provided conditions of approval to ensure project consistency with state and local water and wastewater utility standards.

Production - Production of approximately 250 gallons will occur at a custom crush facility with wine moved to the property for fermentation and aging, with no less than 201 gallons on-site at any given time. An additional 3,800 gallons will be produced and fermented offsite at a custom crush facility. There will be storage of approximately 105 cases. The conversion of existing structures onsite will allow for future expansion to allow for up to 5,000 gallons of production subject to planting additional vineyard onsite upon grant of required Erosion Control Plan Application and Winery Use Permit Modification. The request would restrict the micro winery to produce only 250 gallons. These provisions do not have any limit restrictions for storing wine for aging purposes. In the future, the applicant will be able to process a subsequent application for an increase in the production of wine within two years after the approval of this micro-winery use permit (Chapter 18.08.377 (G) Micro-winery).

Greenhouse Gas Reduction Strategies - The applicant intends to implement voluntary best management practices to reduce GHG emissions resulting from implementation of the project (Attachment D). These practices include reuse of existing structures, use of recycled materials, and limit the amount of grading.

Grape Sourcing - A total of 0.33 tons of wine grapes would be required in order to produce 250 gallons of wine annually. The on-site vineyards produce an average of 0.27 tons of wine grapes per year. If at any point the applicant chooses to source wine grapes outside of Napa County the quantity will not exceed 0.06 tons or 25 percent of the total grapes.

Noise - The proposed project would result in a temporary increase in noise levels during demolition and construction activities and the intermittent increase of ambient noise resulting from wine making and visitation. However, noise generated by construction activities would be limited to daylight hours and the use of properly muffled vehicles. Ambient noise resulting from wine making and visitation would be intermittent and would only occur within the proposed operation hours of 7:00 a.m. to 7:00 p.m., and the nearest residence to the property is 580 linear feet from the winery production building. Hospitality activities would be conducted inside the winery and outside on the 1,200 square foot hospitality patio. No outdoor amplified music is proposed as part of the project.

Winery Setback from Golden Gate Drive - Section 18.104.230.A.2 (Wineries located in open space areas - setbacks; Minimum setback for wineries) of Napa County Code provides: "Wineries, or structures containing accessory uses allowed by Sections 18.16.060(G) and (H) and 18.20.030(I), which are located on parcels contiguous to any other public road or private road(s) used by the public: three hundred feet from the centerline of the road. Section 18.104.230.C states "Legally constructed structures, existing prior to the enactment of the Winery Definition Ordinance (January 23, 1990), may be exempted from the setback provisions of subsection A of this section if it is found that use of this exemption will result in a more environmentally beneficial

placement of the winery. The winery may not encompass or expand beyond the legally established footprint of the structure as it existed on or about stated date. Any expansion of such structure beyond the footprint that legally existed on the above date shall comply with the setback provisions of subsection A of this section. Additional setbacks are required as the property also fronts State Highway 29 - Section 18.104.230.A.1 of Napa County Code provides: "Wineries, or structures containing accessory uses allowed by Sections 18.16.030(G) and (H) and 18.20.030(I) and (J), shall meet a six-hundred-foot setback from the centerline of any state highway, Silverado Trail, or any arterial county road. Underground portions of caves are not subject to the winery or yard setback requirements. Cave portals shall be required to meet the setback if the portal is visible from the applicable road. If the associated entry pad outside of the cave portal is used for winery functions (such as, but not limited to, placement of winery equipment, crushing, visitation, etc.), then the pad is also required to meet the winery setback requirements."

The winery structures, and outdoor patio space will encompass the former dairy storefront and retail shop, and garage are located outside the required 300-foot setback from Golden Gate Drive, as well as the 600-foot setback from State Highway 29.

Public Comments - No public comment letters have been received as of the date of publishing this staff report.

Decision-making Options:

As noted in the introductory paragraphs of this report, staff recommends that the Zoning Administrator approve the project as proposed, subject to the findings and conditions of approval in Attachments A and B, respectively. However, staff has provided the following options for consideration by the Zoning Administrator:

Option 1: Approve the Project as Proposed (Staff Recommendation)

Disposition: Staff recommends the Zoning Administrator approve Option 1, to approve the project as proposed and allow for the establishment of a 250 gallon per year winery within an approximately 1,222 square foot garage that will be demolished and replaced in kind, and 821 square feet of a portion of the existing 3,800 square foot dairy barn, which will include 543 square feet of accessory space. The proposed winery is consistent with the standards set forth by the AW zone district and, the provisions of the Micro-winery regulations and other provisions of the County Code.

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 be categorically exempt from CEQA.

Option 2: Modify the Applicant's Proposal and Reduce Visitation

This Option includes approving the applicant's proposal for the 250 gallon per year winery, with a reduction in the visitation requested by the applicant. As proposed, the winery would offer visitation for up to 10 persons per day Monday through Sunday with a weekly maximum of 70 persons during harvest and non-harvest seasons. Although this project has been determined categorically exempt from CEQA, should the Zoning Administrator determine that the intensity of the visitation plan should be reduced, the Zoning Administrator may take action to further reduce the number of daily, weekly, or yearly visitors.

Action required - Follow the proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval and required conditions of approval to reduce the maximum daily visitation. If

significant revisions to the conditions of approval are required, the item may be continued to allow staff adequate time to prepare the revised conditions.

Option 3: Deny the Applicant's Proposal:

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

Action required - Take tentative action to deny the project and remand the matter to staff for preparation of findings for denial and continue the item to a date specific for final action by the Zoning Administrator.

Option 4: Continuance Option:

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

SUPPORTING DOCUMENTS

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Categorical Exemption Determination
- D. Applications Materials and Project Description
- E. Water Availability Analysis
- F. Wastewater Feasibility Study
- G. Historic Resource Evaluation (Abbreviated)
- H. Graphics

“A”

Recommended Findings

Stewart Ranch Micro Winery Use Permit P23-00178-UP
Zoning Administrator Hearing - June 25, 2025

**ZONING ADMINISTRATOR HEARING –JUNE 25, 2025
RECOMMENDED FINDINGS**

**Stewart Ranch Micro-Winery
Use Permit P23-00178-UP**

**2195 Golden Gate Drive, Napa
APNs 043-190-013, 043-103-026 and portion of 043-190-031**

ENVIRONMENTAL:

The Zoning Administrator has received and reviewed the subject application 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 project is Categorically Exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 – Construction and operation of small wineries, other agricultural processing facilities and farm management uses that: (a) are less than 5,000 square feet in size excluding caves; (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all of the excavated cave spoils to be used on site; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and 5) hold no temporary events. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5 and will not cause a substantial adverse change in the significance of a historical resource.

Use Permit:

The Zoning Administrator (ZA) has reviewed the use permit request in accordance with the requirements of the Napa County Code §18.124.070 and makes the following findings:

1. The Zoning Administrator 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 Micro-winery (as defined in the Napa County Code Section 18.08.377) 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.

2. 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 application has been appropriately filed, and notice and public hearing requirements have been met. The hearing notice was posted and published in the newspaper on June 12, 2025, and copies were forwarded to property owners within 1,000 feet of the subject parcel, as well as other interested parties. No CEQA public comment period was required [CEQA Guidelines Section 15164 (c)].

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

Analysis: Grant of approval of the Use Permit for the project as proposed and conditioned will not affect the public health, safety or welfare of the County. Various County divisions and departments and responsible agencies have reviewed the project and commented regarding water, waste disposal, fire protection, building construction, access improvements and traffic. Conditions are recommended that will incorporate these comments into the project to assure the ongoing protection of the public health, safety and welfare of the County.

4. 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 Napa County Code Section 18.20.030) is permitted within the AW Zoning District with the approval of a use permit. The proposed project includes the establishment of a 250 gallon per year winery within 821 square feet of an existing structure formerly used as the dairy storefront and retail store, and demolish and replace in-kind of an 862 square foot garage with new 360 square foot outdoor crush pad and work area, a visitation program, one full-time and one part-time employees, 1,200 sf outdoor patio for hospitality, widening the onsite driveway and including parking areas. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

Analysis: Compliance with the General Plan

As proposed and conditioned, the requested Use Permit is consistent with the overall goals and policies of the 2008 Napa County General Plan. The General Plan land use designation for the subject parcel is 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 use of the property for fermenting and processing grape juice into wine supports the economic viability of agriculture within the County, consistent with Goal AG/LU-3 and

Policy AG/LU-4 (“The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space...”). By allowing the proposed agricultural use, the requested Use Permit supports the economic viability of the existing vineyards and agricultural product processing, consistent with Economic Development Goal E-1 and Policy E-1.

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

Applicable Napa County General Plan goals and policies:

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

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

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

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

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

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

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

Policy CON-53: The County shall ensure that the intensity and timing of new development are consistent with the capacity of water supplies and protect groundwater and other water supplies by requiring all applicants for discretionary projects to demonstrate the availability of an adequate water supply prior to approval. Depending on the site location and the specific circumstances, adequate demonstration of availability may include evidence or calculation of groundwater availability via an appropriate hydrogeological analysis or may

be satisfied by compliance with County Code “fair-share” provisions or applicable State law. In some areas, evidence may be provided through coordination with applicable municipalities and public and private water purveyors to verify water supply sufficiency.

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

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

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

Policy CON-81: The County shall require dust control measures to be applied to construction projects consistent with measures recommended for use by the BAAQMD [Bay Area Air Quality Management District]. Goal E-1: Maintain and enhance the economic viability of agriculture. Policy E-1: The County’s economic development will focus on ensuring the continued viability of agriculture in Napa County.

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.
6. The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on an affected groundwater

basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Sections 13.15.070 or 13.15.080 of the Napa County Code.

The subject property is not located in a “groundwater deficient area” as identified in Section 13.15.010 of the Napa County Code, and is consistent with General Plan Conservation Policies CON-53 and CON-55 which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources. Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is, for purposes of the application of the County’s Groundwater Conservation Ordinance, assumed not to have a significant effect on groundwater levels. However, based on the location of the winery well within the Napa Valley Subbasin and located historic Napa River tidal wetlands, there is assumed connectivity to the estuary ecosystem. The sale of 52.65 acres that included 35 acres of irrigated vineyards to the Napa County Flood Control District with the intention of restoring the vineyard to tidal wetlands would result in the reduction of groundwater demand from winery well by 66%, which will require compliance with well monitoring conditions as outlines in Conditions of Approval 4.20 (d), 6.15 (b) and 9.9 (b).

It should be noted that the County is not aware of, nor has it received any reports of, groundwater shortages near the project area. The project is not anticipated to interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level. Therefore, the project is considered not to have potential to significantly impact groundwater resources. Because the projected water demand for the project is below the estimated water availability acre feet per year for the parcel, the requested Use Permit is consistent with General Plan Goals CON-10 and CON-11, as well as the policies mentioned above that support reservation and sustainable use of groundwater for agricultural and related purposes. The project will not require a new water system or other improvements and will not have a negative impact on local groundwater.

**ZONING ADMINISTRATOR HEARING – JUNE 25, 2025
RECOMMENDED CONDITIONS OF APPROVAL**

***Stewart Ranch Micro-Winery Use Permit
Application Number P23-00178-UP
2195 Golden Gate Drive, Napa
APNs 043-190-013, 043-103-026, and portion of 043-190-031***

This permit encompasses and shall be limited to the project commonly known as **Stewart Ranch Micro-Winery** located at 2195 Golden Gate Drive 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 of a Micro-Winery Use Permit for a 250 gallon per year winery to allow for the following:
 - a. Conversion of an 821 square foot portion of the existing Dairy storefront and retail store to hospitality and production space, including 1,200 square foot outdoor patio;
 - b. Demolition and replacement in kind of an 862 square foot garage to barrel storage, fermentation and aging, with approximately 360 square feet of outdoor crush pad and work space;
 - c. Visitation, tours and tastings, as set forth in Conditions of Approval (COAs) Nos. 4.1 and 4.2 below;
 - d. One full-time and one part-time employee during harvest and non-harvest seasons;
 - e. On-premises consumption of wines as set forth in Condition of Approval No. 4.4 below;

- f. Production hours between 7:00 a.m. and 7:00 p.m. Monday through Saturday and visitation hours between 10:00 a.m. to 6:00 p.m. Monday through Sunday;
- g. Installation of a five parking stalls, one (1) of which will be ADA compatible;
- h. Installation of four 5,000 gallon above-ground water storage tanks for fire protection;
- i. Installation of additional 100 linear feet of leachlines; and
- j. Improvements to driveway, widen from 12 to 22 feet to meet the current Napa County Roads 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 Zoning Administrator may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Zoning Administrator at some time in the future, the Zoning Administrator 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 Zoning Administrator 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 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: Ten (10)
- c. Maximum number of persons per week: Seventy (70)
- d. Hours of visitation: 10:00 a.m. to 6:00 p.m.
- e. No more than twenty Average Daily Trips (ADT) (ten daily round trips) are generated by tasting room visitors, all winery employees including seasonal employees, and deliveries to and/or from the winery.

“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 4:00-5:00 p.m.

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

In accordance with State law and the PBES Director’s July 17, 2008 memo, “Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises,” on-premises consumption of wine produced on-site and purchased from the winery

may occur solely in the winery tasting room and in a 1,200 square area located outside to the east of the winery building. 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 set forth in COA No.4.2 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES

Unless specifically authorized by this permit or a previously approved permit, no other structure, residential, barn or outbuilding as identified on by the project plans shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

4.6 GRAPE SOURCE **[RESERVED]**

4.7 COMPLIANCE REVIEW

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

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

4.8 RENTAL/LEASING

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

4.9 GROUND WATER MANAGEMENT – WELLS **[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 4:00-5:00 p.m. weekdays; 1:45-2:45 p.m. Saturdays; and 1:45-2:45 p.m. 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 **[RESERVED]**

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 Water Availability Technical Adequacy & Conditions of Approval Memorandum dated June 9, 2025.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated July 17, 2023.
- c. Fire Department operational conditions as stated in their Inter-Office Memo dated June 13, 2025.

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

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. At least 75% of the grapes used in fermentation on-site shall be grown on the same property as the micro-winery or contiguous parcels under the same ownership. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from grapes grown on the property or contiguous parcel under the same ownership. 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.
- b. No marketing events as defined in Section 18.08.370, are permitted.
- c. Pursuant to Section 18.08.377 (G), as amended from time to time, no subsequent application for an increase in the production of wine or tasting room visitation shall be considered within two years after the approval of the original micro-winery use permit.

- d. Groundwater Management - The project shall be limited to 8.92 acre-feet of groundwater per year for the winery, residential uses and residential landscaping (utilizing the Project Well) on the 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 evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

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

4.21 PREVIOUS CONDITIONS [RESERVED]

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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

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

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

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

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply

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

- a. Engineering Services Division Water Availability Technical Adequacy & Conditions of Approval Memorandum dated June 9, 2025.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated July 17, 2023.
- c. Fire Department operational conditions as stated in their Inter-Office Memo dated June 13, 2025.

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

6.2 BUILDING DIVISION – GENERAL CONDITIONS

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- a. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and

shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No 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

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

6.9 HISTORIC RESOURCES

All permitted work performed on any eligible historic resources shall follow the latest edition of the Secretary of the Interior's Standards for Historic Preservation and Guidelines for Treatment of Historic Properties (Standards). Written verification that such work meets the Standards shall be submitted by a qualified historic architect for review and approval by the PBES Department prior to issuance of any grading or building permit.

6.10 DEMOLITION ACTIVITIES

- a. Final demolition plans of the **862 square foot Garage** shall be submitted for building permit issuance. A site plan prepared by a qualified professional shall denote streams, stream setbacks, existing and proposed improvements and slopes. No new construction or earthmoving activities are allowed within

established stream setbacks unless specifically approved as part of this permit in COA No. 1.0 (Scope) above. As determined by the PBES Director or designee, temporary construction fencing shall be placed at the stream setback line to prevent unauthorized encroachments.

- b. A landscape plan or restoration plan for the demolition area (existing residential and accessory structures) shall be submitted showing how the area will be restored to its natural vegetation state to the extent feasible. The landscape plan shall be approved by the PBES Director or designee prior to installation.

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

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

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Groundwater Demand Management Program

1. The permittee shall install a meter on the Project well. 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 or expanding any operations as approved under this modification, the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on all wells serving the parcel.
2. The Plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
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 a 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 modification.
5. For the first twelve months of operation under this permit, the permittee shall read the meters at the beginning of each month and provide the data to the PBES Director monthly. If the water usage of the Project Well exceeds, or is on track to exceed, 8.92 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 and shall 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(a)(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.
 - ii. Upon continued increases in operations approved under this permit, the PBES Director, or the Director's designated representative, has the right to revise the data submittal schedule.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

- a. **GRADING AND SPOILS**
All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.
- b. **DUST CONTROL**
Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.
- c. **AIR QUALITY**
During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:
 1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.

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

d. **STORM WATER CONTROL**

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

7.2 **ARCHEOLOGICAL FINDING**

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

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

7.3 CONSTRUCTION NOISE

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

7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]

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

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

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

8.1 TEMPORARY OCCUPANCY

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

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

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

9.1 FINAL OCCUPANCY

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

9.2 SIGNS

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

9.3 GATES/ENTRY STRUCTURES

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

9.4 LANDSCAPING

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

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS

The permittee shall improve the driveway apron on Cuttings Wharf Drive at the entrance to the property. The design of the driveway apron shall be submitted to the Public Works Department for review and approval. The driveway apron shall be designed in substantial conformance with the submitted site plan, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

9.6 DEMOLITION ACTIVITIES

All demolition activities associated with the **862 square foot Garage** shall be completed, landscaping installed, and debris cleared from the subject parcel.

9.7 GRADING SPOILS

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

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

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

- a. The following Best Management Practices shall be implemented.

1. Reuse of existing structures.
 2. Use of recycled materials.
 3. Limit the amount of grading.
- b. All required meters shall be installed and all groundwater usage monitoring required in COA 4.20(d) and 6.15(a) above shall commence prior to final occupancy.



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Planning, Building & Environmental Services

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Brian D. Bordona
Director

MEMORANDUM

To: Kelli Cahill Planning	From: Raulton Haye Engineering
Date: June 9, 2025	Re: Permit No. P23-00178 Stewart Ranch Micro Winery WAA Technical Adequacy & Condition of Approval

The Engineering Division has reviewed the Water Availability Analysis (WAA) February 28 2025, by Applied Civil Engineering for the Stewart Ranch Micro-Winery – Use Permit, P23-00178, located on Assessor parcel number 043-190-013 at 2195 Golden Gate Drive, Napa. The proposed plan requests the installation of a micro-winery.

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

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

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

PREREQUISITES FOR ISSUANCE OF PERMITS

2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.

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

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

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

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

9. Site shall be completely stabilized to the satisfaction of the County Engineer 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 Raulton Haye from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)253-4621 or by email at

Rauton.Haye@countyofnapa.org



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Brian Bordona
Interim Director

MEMORANDUM

MSB

To: Kelli Cahill, Project Planner	From: Maureen S. Bown, Senior Environmental Health Specialist
Date: July 17, 2023	Re: Stewart Ranch Micro Winery APN 043-190-013-000 P23-00178

This Division has reviewed an application requesting approval to establish a new micro winery and related improvements as depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. Plans for the proposed alternative sewage treatment system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
2. A permit to construct the sanitary wastewater treatment system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
3. If any food or beverage facilities are included in the project, plan review and approval shall be obtained from this Division prior to issuance of any building permits. An annual food permit will be required.
4. 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.

During construction and/or prior to granting final occupancy:

5. An annual alternative sewage treatment system monitoring permit must be obtained for the sanitary wastewater subsurface drip onsite wastewater treatment system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
6. The existing well must be properly protected from potential contamination. Any changes to the existing well must comply with NCC Chapter 13.12 – Wells Article 1, including 13.12.400- Well pits and below-ground discharge pipes.
6. During the construction, demolition, or 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.

Upon final occupancy and thereafter:

7. Per the Onsite Wastewater Disposal Feasibility Study, dated May 18, 2023, no process wastewater will be generated onsite; the micro winery will ferment and age wine, but no barrel washing or tank washing will occur onsite.
8. 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.
9. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors, and odors.
10. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system, the plan submitted for review and approval must address bentonite disposal.
11. Any hazardous waste produced on site must be stored and disposed of in a manner consistent with Chapter 6.5, Division 20 of the California Health and Safety Code and with Title 22, Division 4.5 of the California Code of Regulations. Additionally, a Hazardous Waste Generator Permit must be obtained from this Division.



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Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	6/13/2025
FROM:	Jason Downs, Fire Marshal	PERMIT #	P23-00178
SUBJECT:	Stewart Ranch Micro Winery - Revised	APN:	043-190-013-000

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

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
 1. Automatic fire-extinguishing systems
 2. Fire alarm and detection systems and related equipment
 3. Fire pumps and related equipment
 4. Private Fire service mains and their appurtenances
4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

7. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
8. Turnarounds are required on driveways and dead-end roadways.
9. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.
10. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
11. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.
12. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
13. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.
14. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
15. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

16. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
17. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
18. The permittee shall provide and maintain a minimum 100-foot defensible space around all structures, in compliance with the Napa County Defensible Space Ordinance, the Napa County Fire Marshal's Defensible Space Guidelines, and California Public Resources Code Section 4291, as applicable. Defensible space shall be established prior to final project approval or occupancy and maintained in a fire-safe condition for the life of the project, subject to inspection by the Napa County Fire Marshal's Office.
19. The permittee shall provide and maintain a minimum 10-foot defensible space 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 the Napa County Defensible Space Ordinance and the Fire Marshal's Defensible Space Guidelines, and shall be maintained in a fire-safe condition at all times, subject to inspection and verification by the Napa County Fire Marshal's Office.

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

“C”

Categorical Exemption Determination

Stewart Ranch Micro Winery Use Permit P23-00178-UP
Zoning Administrator Hearing - June 25, 2025



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Planning, Building & Environmental Services

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Brian D. Bordona
Director

To: Zoning Administrator

From: Kelli Cahill, Planner III

Date: May 5, 2025

Re: Stewart Ranch Use Permit Micro-Winery
Application P23-00178-UP
Categorical Exemption Determination
2195 Golden Gate Drive
Napa Assessor's Parcel Numbers all of APN
043-190-013 (Winery), 043-103-026 (Well)
and portions of APN 043-190-031 (Winery)

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 Stewart Ranch Use Permit Micro-Winery Application (File No. P23-00178-UP).

The Napa County Planning Division has received a request for a Use Permit Micro-Winery for a new winery.

The applicant is requesting Approval of a Micro-Winery Use Permit that would allow for the following: 1) establishment of a 250 gallon per year winery, 2) convert 821 square feet (sf) of an existing structure formerly used as the properties' dairy storefront which will serve as the proposed tasting room, office, dry good storage and combined guest/employee restroom, 3) demolish 862 sf of an existing, deteriorating garage and replace it in-kind with a fermentation building and add 360 sf crush pad and work area, 4) tours and tastings for up to 10 guests per day Monday through Sunday with a weekly maximum of 70 persons during harvest and non-harvest seasons; 5) on-premises consumption of wines produced on-site inside the winery and outside within a 1,200 square foot patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 6) one (1) full-time and one (1) part-time employee including ownership during harvest and non-harvest seasons; 7) production hours between 7 a.m. and 7 p.m. Monday through Saturday and visitation hours between 10 a.m. to 6 p.m. Monday through Sunday; 8) improvements to widen the existing driveway from 12 to 22 feet in compliance with the Napa County Roads and Street Standards, 9) construction of a parking area with five (5) parking stalls, one of which will be ADA compatible; 10) additional septic reserve area, 11) installed four (4) 5,000 gallon water tanks for fire protection on the southwest side of the proposed fermentation building with construction of a new retaining wall; and, 12) installation of a new wet draft hydrant.

Existing Setting

The 26.99-acre project site is located at 2195 Golden Gate Drive, approximately 2,000 feet east of the intersection of Golden Gate Drive and Foster Road. The property is zoned Agricultural Watershed District

(AW) and is designated Agriculture Watershed and Open Space (AWOS) by the Napa County General Plan.

The project site has historically been operated as a cattle ranch and dairy. The holding today continues to support cattle and beef operation, 0.40 acre of wine grape vineyard. The vineyard will produce approximately 201 gallons of wine grapes annually, and processed onsite and accounts for 75% of the grapes necessary to produce the requested 250 gallons of wine annually. These grapes would be utilized for the proposed winery once it is established.

The property is currently developed with five barns, three residential structures, and three outbuildings. The property is served by a well located on a separate, but contiguous parcel for potable water and a septic system and leach field for on-site sewage disposal.

CEQA Exemption Criteria and Analysis

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. The proposed project would be considered exempt under §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 –

10. Construction and operation of small wineries, other agricultural processing facilities and farm management uses that:

- (a) Are less than 5,000 square feet in size excluding caves;

The proposed winery facility would consist of approximately 1,683 square feet and 360 square feet of crush pad and outdoor workspace. Thus, the winery area would be less than 5,000 square feet in size and would meet the requirement of 10(a). The remaining area, approximately 1,200 square feet, would be used for an outdoor hospitality patio.

- (b) Will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all of the excavated cave spoils to be used on site;

The proposed project does not include construction of a wine cave.

- (c) Will produce 30,000 gallons or less per year;

The proposed project will produce 250 gallons of wine per year.

- (d) Will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place;

According to the County of Napa's Winery Traffic Information/Trip Generation Sheet, based on the proposed number of employees and daily/weekly visitors, the project's daily traffic volumes during harvest season would be 12 vehicle trips with 5 daily vehicle trips during the p.m. peak hours (4:00 p.m. – 6:00 p.m.). Weekend vehicle trips during harvest season would

be 8 with 5 trips occurring during peak hours (3:00 p.m. to 4:00 p.m.). Therefore, the proposed winery would not generate more than 40 vehicle trips per day and not more than 5 peak hour trips per day.

- (e) Will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance;

The proposed project does not include marketing events. Micro-Winery projects are not permitted to have marketing events.

- (f) Hold no temporary events.

The proposed project does not include any requests for temporary events at this time. However, such events are permitted under Napa County Code Section 5.36 Temporary Events.

Ground Water – The applicant proposes use of an existing groundwater well located on parcel 043-103-026. A second groundwater well located on the winery parcel is used for the residence located on a portion of parcel 043-190-031 under recorded easement No. 2004-0021762. The Project well presently serves residential uses, irrigation for vineyard, lawn and pasture lands. Future uses will include the proposed winery. The project well is located within the Napa Valley Subbasin and subject to the Tier 1 analysis. The Project well is not located within 500 feet of a neighboring well or spring; therefore, a Tier 2 analysis is not required. The well is located within 1,500 feet of several tributaries to the Napa River considered significant streams which required a Tier 3. The following is a summary of the Tier 1 and 3 analyses:

Tier 1: The parcel and Project well parcel is located within the Napa Valley Subbasin and subject to a Tier 1 analysis. However, the Water Availability Analysis (WAA) dated January 2024, footnote no. 4- Where existing groundwater use exceeds the 0.3 acre-feet per year (ac-ft/ac), No Net Increase in Groundwater use is required (Subject to change by the GSA), and shall be demonstrated through a water demand analysis. The Revised WAA prepared by Applied Engineering, Inc. dated February 28, 2025, calculated a reduction in groundwater demand as the result of a property sale to the Napa County Flood Control District of 52.09 acres that includes approximately 35 acres of vineyard that are currently irrigated using the winery well. The sale of the property will result in the removal of the vineyard and groundwater demand by approximately 66%, from 26.04 acre-feet per year (ac-ft/yr) to 8.92 ac-ft/yr as demonstrated in Table 1.

Table 1

Uses	Existing (acre feet per year)	Proposed (acre feet per year)
Residential	0.70	0.70
Winery	0	0.18
Vineyard irrigation	17.50	0.20
Lawn and Pasture irrigation	7.84	7.84
Total	26.04	8.92

Based upon these figures, the water demand would be a reduction meeting the criteria noted in Footnote 4 of the Napa County WAA Requirements; however, future development would be subject to no net increase above 8.92 ac-ft/yr of groundwater demand. The overall use exceeds 0.3 acre-feet/acre/year; therefore, as noted above, per Napa County standards, the subject property being located in the Napa Valley Subbasin is limited to a no net increase in groundwater and subject to Conditions of Approval 4.20d, 6.15 and 9.9 - of

Attachment B.

Tier 2: There are no known wells within 500 feet of the winery well and therefore a Tier 2 Analysis was not required. Furthermore, a Tier 2 is not required if the project is not proposing to increase groundwater demand.

Tier 3: Public Trust - The public trust doctrine requires the state and its legal subdivisions to “consider,” give “due regard,” and “take the public trust into account” when considering actions that may adversely affect a navigable waterway. (Environmental Law Foundation v. State Water Resources Control Bd. [2018] 26 Cal.App.5th 844, 861, 868; San Francisco Baykeeper, Inc. v. State Lands Com. [2018] 29 Cal.App.5th 562, 569.) There is no “procedural matrix” governing how an agency should consider public trust uses. (Citizens for East Shore Parks v. State Lands Com. [2011] 202 Cal.App.4th 549, 576.) 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.).

Pursuant to the Napa County Application of Public Trust Doctrine to Projects Dependent on Groundwater memorandum, dated January 10, 2024, the Water Availability Analysis (WAA) was prepared by Applied Engineering, Inc. dated February 28, 2025 to document existing and proposed groundwater demand for the proposed project taking into consideration the sale of the aforementioned parcels less 0.28 acres (APN no. 043-103-026) which will be retained by the project applicant which houses the project groundwater well. It is the intent of the Flood Control District to restore the vineyard lands by removing the vineyard to enhance the existing estuary. The WAA took into consideration the overall reduction of groundwater with the sale of irrigated vineyard totaling approximately 35 acres, and the addition of 0.40 acres planted on parcel no. 043-190-013 (winery parcel).

Based on a map provided by Napa County Flood Control District, the project wells are located with, the holding on the east side of State Highway 29, located within the historic Napa River floodplain and associated tributaries. Therefore, there is assumed connectivity to the estuary ecosystem. There would be a reduction in potential harm relative to existing conditions following sale of the 52.65 acres that includes 35 acres of irrigated vineyards that are presently irrigated with project well, reducing the overall groundwater demand by 66%.

Because the projected water demand for the project is below the estimated recharge for the parcel, and the requested Use Permit is consistent with General Plan Goals CON-10, CON-11, and CON-12. The project will not require a new water system or other improvements and will not have a negative impact on local groundwater.

Historical Resources - A Historic Resource Evaluation (HRE) was prepared for the project site, dated January 11, 2023. The HRE determined the project site and individual structures, including the former storefront qualify to be listed in the California Register of Historic Resources, but are not presently listed on the local or state registers. Pursuant to CEQA, the lack of listing does not preclude determination as a historic resource or evaluation as specified under Public Resource Code Section 5024.1 and under Section 21084.1 of the California Environmental Quality Act (CEQA).

The HRE assessed the property including the dairy storefront and garage. Of the two structures, the HRE found that the former dairy storefront as an individual resource meets Criteria 3 of the California Register of Historic Resources (CRHR) for the association with Vernacular architecture, specifically dairy farming design within a period of significance with their construction dates, and aspects of integrity. The garage individually did not qualify under Criteria or integrity.

The CRHR uses four key criteria to determine the eligibility of a resources for listing. Criteria 3 evaluates the Embodiment of Distinctive Characteristics, that the resource(s) must embody the distinctive characteristics of type, period, region, or method of construction, or represent the work of a master, or possess high artistic value.

The former dairy storefront meeting the criteria as distinct to the type, period and region has been taken into consideration as part of the project, including proposed alterations to the structure required to convert from a former dairy storefront to winery use. The alterations would qualify under CEQA Section 15331 that allows for the repair and rehabilitation of historic structures in a consistent manner with the Secretary of Interior Standards for Rehabilitation that include alterations. Based on this commitment consistent with Condition of Approval 6.9, conversion of the former dairy storefront in a manner that preserves the integrity of the building individually, but also as part of the property as a dairy farm dating back to the early 20th century. The proposed project includes the conversion of an approximately 821 square foot portion of the existing barn. The portion to be converted was used as the dairy storefront and retail space. The interior alteration of the structure would include 543 sf of accessory and 278 sf of production area, including tasting room, private office, restroom, retail space and utility/storage. The exterior alteration includes repairing a wall, replacing where needed, the aluminum doors, windows with wooden versions including double hung windows, reframe the awning using wood elements, and replacing metal roofing materials over the wood framing consistent with other structures of the same vintage on the property. All proposed work will be performed in accordance with the Secretary of Interior Standards governing rehabilitation.

Under Section 15300.2 of the California Environmental Quality Act, Exceptions [to findings of exemption], a project cannot be deemed exempt under Section 15303, Class 3 (New Construction or Conversion of Small Structures), if environmental sensitivities exist on the project site. The list of sensitivities identified in Section 15300.2 include: (a) Location; (b) Cumulative Impact; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources. Staff has reviewed the County's GIS Environmental Resource maps (which identify potential environmental sensitivities) in conjunction with Section 15300.2 and determined that such environmental sensitivities do not exist on the project site. This determination was made based on the analysis discussed below:

15300.2. EXCEPTIONS [to Exemption from CEQA]

- (a) Location. Classes 3, 4, 5, 6, 11, and 31 are qualified by consideration of where the project is to be located and historical resources – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The applicant proposes establishing a new, 250-gallon winery on the project site with visitation. Uses within the immediate area of the project site include rural residential, grazing lands, and vineyards. While it is possible that a new winery in the project area would contribute to cumulative impacts, the modest nature of the proposed project would not increase activities in the project area enough to result in significant cumulative impacts to the area. In addition, the property is presently developed with 0.40 acres of grape vineyards, approximately 1.65 acres of development that includes five existing barns, one single family residence, one second dwelling

and four outbuildings. An 821 square foot (sf) portion of an existing barn formerly used as a dairy storefront that will be converted to tasting room, dry good storage and restroom. Alterations proposed to the dairy storefront shall be done in a manner consistent with the Secretary of Interior Standards for Rehabilitation. A second structure, an 862-sf garage will be demolished and replaced in-kind structure, which will be converted into the proposed fermentation with 360 sf of new space outside that will serve as a crush pad and outdoor workspace. The project also proposes a 1,200 sf outdoor patio for hospitality to be located on the east side of the former dairy building. The project development would occur within previously disturbed areas and would cause minimal ground disturbance. Further, the project proposes a visitation program that would produce, at most, 10 vehicle trips to the property on a weekend day during non-harvest, five of which would occur during peak traffic hours of 3:00 p.m. to 4:00 p.m. Therefore, staff has concluded that the project site would not result in cumulative impacts.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no proposed activities on the subject property that would result in a significant effect on the environment due to unusual circumstances. Development of the proposed project would occur within previously disturbed areas on the project site, including an interior remodel to a portion of the existing portion of a barn, demolition of an existing garage in-kind that is in disrepair, the addition of a crush pad and outdoor work area, the driveway widening and the parking area, all of which are presently utilized. No additional development of the property is proposed. In addition, the subject parcel is presently developed and includes 0.40 acres of vineyards, which is consistent with the proposed winery use. As such, there are no unusual circumstances on the subject property that could be subject to impacts resulting from implementation of the proposed project.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR. The subject property is accessed via Golden Gate Drive and State Route 29. Based on the Caltrans State Scenic Highway System Map, this section of Highway 29 from its intersection with Highway 12 to Trancas Street in the City of Napa is not designated as a state scenic highway. The project would result in no tree removal and no rock outcroppings exist on the project site. There are structures that could be listed on the California Register of Historic Resources which will be altered in accordance with the Secretary of Interior Standards for Rehabilitation. As such, the project would not result in damage to scenic resources within a state scenic highway.
- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project is not on any lists of hazardous waste sites.

- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The project proposes conversion of two existing structures, including a former dairy storefront that was identified within a Historic Resource Evaluation. All alterations shall be done in a manner consistent with the Secretary of Interior Standards for Rehabilitation and consistent with Condition of Approval 6.9. No other structural modifications on the subject property are proposed. The property, as well as individual structures have been identified as meeting the criteria for listing on the California Register of Historic Resources and have been considered as part of the project as discussed.

Therefore, based upon the analysis above, the proposed project meets the criteria for a categorical exemption under §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 – Construction and operation of small wineries.

“D”

Micro Winery Use Permit Application & Project Description

Stewart Ranch Micro Winery Use Permit P23-00178-UP
Zoning Administrator Hearing - June 25, 2025

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT MICRO-WINERY APPLICATION
WINERY USES



A Tradition of Stewardship
A Commitment to Service

CLEAR FORM

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

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact

Name: Ailene and Paul Tarap
Mailing Address: 2195 Golden Gate Avenue
City: Napa State: CA. Zip: 94558
Phone: (707) 322-5557
E-Mail Address: ailene@oreocows.net

Property Owner Contact

Name: Ailene Pritchett
Mailing Address: 2195 Golden Gate Avenue
City: Napa State: CA. Zip: 94558
Phone: (707) 322-5557
E-Mail Address: ailene@oreocows.net

Agent Contact

Name: Land Use Planning Services
Mailing Address: 2423 Renfrew Street
City: Napa State: CA. Zip: 94558
Phone: (707) 815-0723
E-Mail Address: jreddingaicp@comcast.net

Other Representative Contact

☐ Engineer ☒ Architect ☐ Agent
Name: Roger Wolff
Mailing Address: P.O. Box 5836
City: Napa State: CA Zip: 94581
Phone: (707) 738-0969
E-Mail Address: roger@rwarchitect.net

Property Information

Project Name: Stewart Ranch Micro Winery An application for a development permit
Project Address: 2195 Golden Gate Avenue Napa, CA.
Assessor's Parcel Number(s): 043-190-013
Size of site (acreage and/or square footage): 26.71 acres +/-
General Plan Designation: Agricultural Water Shed and Open Space (AWOS) Zoning: Agricultural Watershed (AW)

Application Type¹

File No(s) _____

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

¹: Include corresponding submittal requirements for each application type.

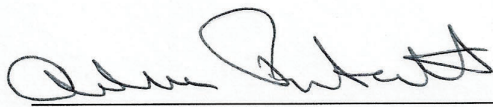
Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage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

Conditions of Application

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

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

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

 11/17/23
Property Owner's Signature and Date

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

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:** (Please refer to the following link for applicable application fees per permit type: [Fees & Payments | Napa County, CA \(countyofnapa.org\)](#))
 - Use Permit/Major Modification (All Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
 - Micro-Winery Use Permit:** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
 - Small Winery Exemption (Winery Uses):** Total fees are based on actual time and materials and flat fees. A deposit in the amount of \$5,000. Check made payable to County of Napa.
 - Minor Modification (Winery Uses):** Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials for project review and Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Administrative Permit (Winery Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$1,500. Check made payable to County of Napa.
 - Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Very Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
- ☐ **Read and Sign the Hourly Fee Agreement**
- ☐ **Read and Sign Certification and Indemnification Form**
- ☐ **Read and Sign Initial Statement of Grape Source Form or Micro Winery Grape Source Form**
- ☐ **Provide Adjoining Property Owners List for Courtesy Notice and Public Hearing Notice Mailouts**
- ☐ **Detailed Project Description:** The Project Description should address all of the applicable items listed below:
 1. Existing site conditions and uses.
 2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
 3. Days of the week and hours of operation.
 4. Maximum number of employees per shift and hours of shifts.
 5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
 6. What is your water supply? How/where is liquid/solid waste disposed?
- ☐ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**
Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans consistent with information contained in the *Building Division – Design Information - Sample Site Plan Handout*: [Sample-Site-Plan-PDF \(countyofnapa.org\)](#)
- ☐ **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. FOR MICRO-WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Micro-Winery Use Permit Supplemental Submittal Requirements.
3. Traffic Study consistent with Traffic Impact Study (TIS) Guidelines. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study. Study (TIS). If it is determined that a TIS is not required, physical traffic improvements (such as a left turn lane) or a site distance analysis may be required as determined by the Director of Public Works. Please consult with the Department of Public Works and the current version of the Napa County Road and Street Standards, which can be found following this link: [Napa County Road & Street Standards \(countyofnapa.org\)](http://NapaCountyRoad&StreetStandards.countyofnapa.org)
4. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
5. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
6. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
7. Water Availability/Groundwater Study (consistent with the WAA *Guidance Document* adopted by the Board 5/12/2015). Please refer to the following link: [Attachment-D---Water-Availability-Analysis-Guidelines-5-12-15-PDF \(countyofnapa.org\)](http://Attachment-D---Water-Availability-Analysis-Guidelines-5-12-15-PDF.countyofnapa.org)
8. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

Tree canopy coverage:

Tree canopy cover (1993): _____ acres

Tree canopy cover to be removed: _____ acres _____%

Tree canopy cover to be retained: _____ acres _____%

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

Understory cover (1993): _____ acres

Understory to be removed: _____ acres _____%

Understory to be retained: _____ acres _____%

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

9. 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: _____

10. Voluntary Best Management Practices Checklist – Please fill out enclosed form.

☐ **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
6. Solid Waste & Recycling Storage area location and size included on overall site plan.
7. Cave setback plan if a cave is proposed.

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:**

2021 Napa County Road & Street Standards

[Napa County Road & Street Standards \(countyofnapa.org\)](https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF)

Project Guidance for Stormwater Compliance

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

BASMAA Post-Construction Stormwater Management Manual

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

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

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

☐ **Additional Information Required by the Fire and Building for Wine Cave Design:**

Proposed or Modified Winery Caves – Please include a description of uses to be conducted in the Cave. A cave floor plan shall be provided identifying where all production and hospitality uses will be conducted. Please identify how exiting requirements will be met pursuant to Building and Fire Codes.

☐ **Please Note**

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

- ☐ Please contact the Planning Division Staff at the following email address: Planning@countyofnapa.org to obtain a PBES Cloud link to upload application materials and to process filing payment.

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.

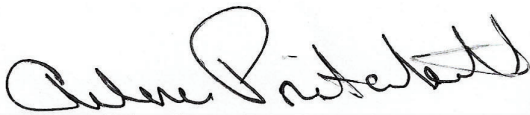
Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, 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.

Ailene Pritchett

Print Name of Property Owner

Print Name Signature of Applicant (if different)



10/24/22

Signature of Property Owner

Date

Signature of Applicant

Date

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):

Ailene Pritchett

Mailing Address of the Applicant responsible for paying processing fees:

2195 Golden Gate Avenue

Napa, CA. 94558

Signature:*



Email Address: ailene@oreocows.net

Date:

6/15/23

Phone Number: (707) 322-5557

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

WINERY OPERATIONS

Please indicate whether the activity or uses below are **NEWLY PROPOSED** as part of this application, or whether they are not proposed (**NONE**).

Retail Wine Sales	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Tours and Tasting- By Appointment	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Wine Sales/Consumption – AB 2004	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Food at Tours & Tastings	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Will food be prepared		On Site?	<input type="checkbox"/>	Catered <input type="checkbox"/>

Food type to be served: Pre-packaged foods such as but not limited to salumi, nuts, dried fruit and cheeses

Production Capacity *

Ferments on-site at least 201 gallons of wine annually and has a production capacity of no more than 5,000 gallons of wine (NCC Section 18.337(A)).

Please identify the winery's

Proposed production capacity: 250 gallons annually
 Proposed fermentation to be conducted on site: 250 gallons (105 cases)
 Proposed fermentation utilizing a custom crush facility: 3,800 gallons (1999) cases)
 (Please describe fully your wine production process in the project description)

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

Visitation, Hours of Operations and Employees

No more than twenty Average Daily Trips (ADT) (ten daily round trips) are generated by tasting room visitors, all winery employees including seasonal employees, and deliveries to and/or from the winery (NCC Section 18.08.337(D)). Tours and tastings, as defined in Section 18.08.620, and retail sales as defined in NCC Sections 18.16.030(G)(5)(C) for wineries in the Agricultural Preserve and 18.20.030.(H)(5)(C) for the Agricultural Watershed, may be conducted on-site but are limited to between the hours of 9:00 a.m. and 6:00 p.m. (NCC Section 18.08.337(F)). Please fill out the Trip Generation Sheet provided with these materials.

Please identify the winery's...

Maximum daily tours/tastings visitation: Ten (10) proposed
 Maximum weekly tours/tastings visitation: Seventy (70) proposed
 Visitation hours (e.g. M-Su, 10am-4pm): Mon-Sun 10:00am-6:00pm proposed
 Production days and hours¹: Mon-Sat 7:00am-7:00pm proposed

¹ It is assumed that wineries will operate up to 24 hours per day during crush if it occurs on-site.

Total Number of Winery Employees (including winery ownership):	<u>one (1) FT, one (1) PT</u> proposed
Total Number of Winery Employees (residing on the property):	<u>0</u> proposed
Total Number of Winery Employees (not residing on the property):	<u>one (1) FT, one (1) PT</u> proposed

Grape Origin

All new wineries shall must comply with the 75% rule pursuant to NCC Section 18.104.250 (B) & (C). The Micro-Winery shall have at least 75 percent of the grapes used in fermentation on-site are grown on the same property as the micro-winery or contiguous parcels under the same ownership. For the purpose of this section, "the same property as the micro-winery" means any parcel or parcels identified as included within the Use Permit application. See NCC Section 18.08.377(B).

The project description should include information regarding the following:

- On-site vineyard acreage and quantity of grapes;
- The Assessors Parcel Number (APN) of contiguous parcels under the same ownership (if proposed for production) and the vineyard acreage and quantity of grapes;
- Additional vineyard sources; and
- Information on anticipated custom crush activities, including quantity of "production" occurring off-site.

On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur and include the proposed area(s) in your project description.

Winery Coverage and Accessory/Production Ratio

Has a maximum of 5,000 square feet of total enclosed space including storage, processing facilities, tasting areas, and caves (See NCC Section 18.08.377(C)).

Total square feet of Enclosed Winery Facility:

Fermentation Bldg: 900 s.f.; Tasting/Retail Bldg: 800 s.f.
_____sq.ft.

Total square feet of Outdoor Hospitality Space:
accessibility)

1200 +/- sq.ft. (Please show area on site plan to evaluate ADA

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.

Proposed 10,463 sq. ft. 0.24 +/- 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).

22,965 +/- (rev) sq. ft. 0.51 acres 2 % 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.

Proposed 1,500 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)

Proposed 543 +/- sq. ft. 36 % of production facility

Caves and Crush pads and Other Outdoor Work Areas

If new caves are proposed, please indicate which of the following best describes the public accessibility of the proposed cave space: Please denote on cave floor plans the location of proposed cave type/activities and identify location of on-site cave spoils on a site plan. Please identify all proposed outdoor work areas including the winery's proposed covered crush pad area on a site plan.

New Cave:

☒ None – no visitors/tours/events (Class I)

☐ Guided Tours Only (Class II)

☐ Public Access (Class III)

Please identify the winery's...

Cave area (total)

Proposed:

0

sq.ft.

Cave area (Production)

Proposed:

0

sq ft.

Cave area (Accessory)

Proposed:

0

sq.ft.

Covered crush pad area

Proposed:

sq.ft.

Other Outdoor Work Areas

Proposed:

0

sq.ft.

Cave Spoils total:

Proposed:

0

cy.

Cave Spoils Use*:

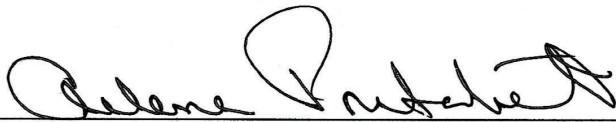
☒ Onsite

☐ Offsite

*Indicate location of spoils on-site on-site plan.

Initial Statement of Grape Source for a Micro-Winery

Pursuant to Napa County Zoning Ordinance Sections 18.08.377(B), I hereby certify that the current application for establishment of a Micro winery pursuant to the Napa County Micro Winery Use Permit Ordinance #2022-1474 will employ sources of grapes in accordance with the requirements of Section 18.08.377(B) of that Ordinance.



Owner's Signature

6-15-23

Date

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



A Tradition of Stewardship
A Commitment to Service

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services

1195 Third Street, Suite 210

Napa, CA 94559-3082

(707) 253-4417

PROJECT DESCRIPTION

Clear Form

Winery Name: <u>Stewart Ranch Winery</u>	Date Prepared: <u>6/23/25</u>
---	--------------------------------------

Existing/Permitted Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday		
	Weekend		
Number of Part Time Employees*	Weekday		
	Weekend		
Maximum Daily Visitation	Weekday		
	Weekend		
Annual Gallons of Production			
Annual Tons of Grape Haul		0.0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday		
	Weekend		

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	0	1
	Weekend	0	0
Number of Part Time Employees*	Weekday	0	1
	Weekend	0	1
Maximum Daily Visitation	Weekday	10	10
	Weekend	10	10
Annual Gallons of Production		250	250
Annual Tons of Grape Haul		1.6	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

*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).

Stewart Ranch Winery

TRIP GENERATION

Existing Winery					Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	0	1	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	1	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors			2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event			2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production			0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
					Total Weekday Daily Trips	0
					Total Weekday Peak Hour Trips*	0
<u>Maximum Daily Weekend Traffic (Saturday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	0	1	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	1		1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors			2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event			2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production			0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
					Total Weekend Daily Trips	0
					Total Weekend Peak Hour Trips*	0
<u>Maximum Annual Traffic</u>						
					Total Annual Trips**	0

Proposed Winery					Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	0	1	3.05 one way trips/employee	FT Employee Daily Trips	0.0	3.1
PT Employees	0	1	1.9 one way trips/employee	PT Employee Daily Trips	0.0	1.9
Max Visitors	10	10	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	7.7	7.7
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	250		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	1.6		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
					Total Weekday Daily Trips	8
					Total Weekday Peak Hour Trips*	3
<u>Maximum Daily Weekend Traffic (Saturday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	0	1	1.9 one way trips/employee	PT Employee Daily Trips	0.0	1.9
Max Visitors	10	10	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	7.1	7.1
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	250		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	1.6		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
					Total Weekend Daily Trips	8
					Total Weekend Peak Hour Trips*	5
<u>Maximum Annual Traffic</u>						
					Total Annual Trips**	4,114

Net New Trips				Harvest	Non-Harvest
<u>Maximum Weekday Traffic (Friday)</u>					
If total net new daily trips is greater than 110, a TIS is required					
				Net New Weekday Daily Trips	8
				Net New Weekday Peak Hour Trips*	3
<u>Maximum Weekend Traffic (Saturday)</u>					
If total net new daily trips is greater than 110, a TIS is required					
				Net New Weekend Daily Trips	8
				Net New Weekend Peak Hour Trips*	5
<u>Maximum Annual Traffic</u>					
A Traffic Impact Study is NOT Required				Net New Annual Trips**	4,114

#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 on average occurs every day.



A Tradition of Stewardship
A Commitment to Service

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

Project name & APN: Stewart Ranch Micro Winery APN 043-190-013
Project number if known: _____
Contact person: Jeffrey Redding
Contact email & phone number: jreddingaicp@comcast.net (707) 815-0724
Today's date: _____

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

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

Already Plan
Doing To Do

ID # BMP Name

- | | | |
|---|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-1 Generation of on-site renewable energy |
| <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i> | | |
| <hr/> | | |
| <hr/> | | |
| <hr/> | | |

- | | | |
|---|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-2 Preservation of developable open space in a conservation easement |
| <i>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.</i> | | |
| <hr/> | | |
| <hr/> | | |

Already Plan
Doing To Do

- ☐ ☐ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**
Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.

- ☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**
The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.
- Number of total vehicles** _____
Typical annual fuel consumption or VMT _____
Number of alternative fuel vehicles _____
Type of fuel/vehicle(s) _____
Potential annual fuel or VMT savings _____

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

- ☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**
Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.
- Tick box(es) for what your Transportation Demand Management Plan will/does include:
- ☐ employee incentives
 - ☐ employee carpool or vanpool
 - ☐ priority parking for efficient 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 Plan
Doing To Do

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

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

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

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

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

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

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

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

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

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

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

Already Plan
Doing To Do

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

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

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

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

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

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

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

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

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

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

☐ ☐ **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)	<input type="checkbox"/>	LEED™ Silver (check box BMP-25 and this one)
BMP-25 (b)	<input type="checkbox"/>	LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	<input type="checkbox"/>	LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

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

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

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

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

Already Plan
Doing To Do

☐ ☐ **BMP-28 Use of recycled materials**

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

☐ ☐ **BMP-29 Local food production**

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

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

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

☐ ☐ **BMP-31 Use 70-80% cover crop**

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

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

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

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

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

Comments and Suggestions on this form?

Project Statement
Stewart Ranch Micro Winery
2195 Golden Gate Avenue, Napa

Background

The project site, originally 12+ acres when the application was first filed in June 2023, was increased to 26+/- acres by a recently approved lot line adjustment. The portion of the parcel that will house the wine production facility is part of the historic Stewart Dairy. Adjustments to the remainder of the application have been made to accurately reflect the new parcel size and configuration. No other aspects of the winery operation or characteristics change as a consequence of the lot line adjustment.

The dream of the applicants, Ailene Pritchard and Paul Tarap is to marry an historic agricultural use with a modern state of the art winemaking facility that will allow the public to be hosted and taste wine in a fledging historic district. In fact, proposed tasting will occur in the historic 1928 dairy storefront where former customers would pick up fresh milk.

Winery operations would take place in two of the existing buildings:

- The former dairy storefront and retail shop will be converted to use as a tasting room, office, dry good storage and restroom for both the guts and employees. The existing building will be renovated in accordance with the Secretary of Interior Standards for Rehabilitation. No enlargement of the existing building footprint is proposed. Use of the former retail shop will be a combination of accessory and production uses as described in the architectural plans prepared by Roger Wolf and enclosed with this application.
- The deteriorating 1940-era garage will be demolished and replaced with a fermentation building and crush pad/work area measuring a combined 1,222 s.f.

Prior to initiating the project, the applicants sought the counsel of a qualified historian at the consulting firm, Evans & DeShazo to evaluate the historical context of the project. The preliminary report dated June 2023 is attached for the files. The two buildings proposed for winery use are within a compound that together is eligible for listing as a State Historic District. While the historic dairy storefront retains its integrity of design, the 1940 garage proposed for demolition has lost its design integrity and can be removed without adversely affecting the eligibility of other buildings for listing as a State Historic District.

Project Description

The proposed project consists of the replacement of the existing deteriorating 1940 garage with a new combined fermentation building and outdoor crush/work area. The new fermentation building is located on approximately the same footprint as the former garage.

The historic 1928 dairy storefront will be converted to a tasting room, dry good storage, office and restrooms. No change in building footprint is proposed. That said the project design includes an outdoor patio area that extends eastward from the tasting room. The outdoor patio overlooks the city of Napa and county lands to the south. The proposed patio also provides outstanding views of the Vaca Mountains and Skyline Park to the east.

The existing driveway and access to the proposed winery will be reconstructed as shown on sheet C4 of the May 2023 civil plans prepared by ACE.

Future winery operations will be in compliance with the adopted micro winery ordinance:

1. Proposed Gallonage and Fruit Source: 201 gallons will be fermented on-site from existing vineyard. With the allowable importation of 25% off site fruit, proposed production will be approximately 250 gallons annually. . The location of the new 0.4-acre vineyard is shown on the revised water availability analysis (WAA) prepared by ACE and included with this submittal. . Future production increases will be dependent upon the availability of on site and off site grapes.
2. Employees: one (1) full-time and one (1) part-time employee. Note that the applicants live on site but will not be engaged in regular wine making activity.
3. Visitation: maximum of ten (10) visitors/day.
4. Marketing Events: No marketing events are proposed;
5. Winery Traffic: The proposed winery is projected to generate thirteen (13) non-harvest weekday trips and ten (10) weekend trips. Up to twenty (20) ADT (Average Daily Trips) are permitted by the micro winery ordinance;

Note that an equivalency analysis of groundwater was submitted/accepted in June 2024. There will be no change in water use or impacts on groundwater/Napa River as a consequence of the increase in parcel size where the proposed micro winery would be located. Production, employee and visitation remains as originally submitted.

Existing non-winery related uses and structures including cattle grazing, barns and arenas and existing residences will remain and are not part of the proposed project.

Wine Making Process

As noted in the attached wastewater feasibility study, no crushing will occur on site. Rather, crush will occur at the Laird Family custom crush facility on Solano Avenue. Grape juice will be transported to the property where it will be discharged to tanks for fermentation and barrel aging. A minimum of 201 gallons of wine will be fermented on site in the proposed fermentation building..

Zoning Compliance (winery setbacks, patio compliance)

As discussed briefly above, winery operations will be consistent with section 18.08.377 (Micro Winery Procedures). Additionally the proposed project exceeds the minimum parcel requirements for new micro wineries (10.0 acres required 26+/- acres). The updated site plan prepared by ACE depicts the location of the new and converted buildings with reference to the 'new' property lines, winery well and septic setbacks. Please see sheet C2. A couple of items to note from this site plan:

1. The existing dairy storefront building to be converted to winery use complies with the 300' and 600' centerline setback from Golden Gate Avenue and State Highway 29 respectively
2. The proposed improvements are outside of the 100 year and 500 year flood hazard boundaries;
3. Well and septic system setbacks are consistent with county requirements;
4. The existing driveway will be improved to county standards applicable to micro wineries. See sheet C2 of the engineering plans prepared by ACE and incorporated by reference
5. A standard county required fire truck turnaround is provided as shown on sheet C1;and
6. A proposed unenclosed outdoor patio adjacent to the tasting room encroaches into both the Gold Gate Avenue and State Highway 29 setback. County staff advised the applicant that this encroachment is permitted under section 18.104.230(C) of the zoning code.

The project as designed complies with all applicable zoning and winery development standards.

Summary and Conclusions

The proposed micro winery is consistent with newly adopted micro winery development standards, property line and winery setbacks, and winery development standards embodied by the WDO. Historic buildings proposed s part of the winery project will be rehabilitated or constructed in accordance with the Secretary of Interior Standards governing rehabilitation. No environmental resources will be impacted by the project design.

Approval of the project will provide access to a heretofore-historic resource off limits to the general public. The project represents the evolution of Napa Valley agriculture from the dairy period prevalent in the Carneros region in the 1910s and 1920s to the wine and vineyard-based economy prevalent in Carneros today. The applicants' goal is to provide visitors a snap shot in time when the property was used as a dairy while integrating existing agriculture with a modern wine making facility.

Approval of the Stewart Ranch Micro Winery is requested.

Rev 6/24/24

Rev 11/1/24

Rev 3/11/25

“E”

Water Availability Analysis

Stewart Ranch Micro Winery Use Permit P23-00178-UP
Zoning Administrator Hearing - June 25, 2025

WATER AVAILABILITY ANALYSIS

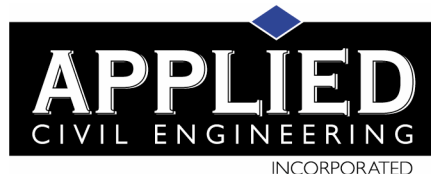
FOR THE

STEWART RANCH MICRO-WINERY

LOCATED AT:
2195 Golden Gate Drive
Napa, CA 94558
Former Napa County APNs 043-190-013 & 043-190-031 (PTN) (Winery) &
043-103-020 (Well)

PREPARED FOR:
Ailene Pritchett & Paul Tarap
2195 Golden Gate Drive
Napa, CA 94558

PREPARED BY:



2160 Jefferson Street, Suite 120
Napa, California 94559
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 22-112

Original Date: 5/18/2023
Revision #1: 11/10/2023
Revision #2: 6/3/2024
Revision #3: 2/28/2025



Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

2/28/2025

Date

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INTRODUCTION

Ailene Pritchett and Paul Tarap are applying for a Micro-Winery Use Permit to construct and operate a new micro-winery at the property located at 2195 Golden Gate Drive in Napa County, California. The subject property where the winery will be located is also known as former Napa County Assessor's Parcel Number 043-190-013 and a portion of former APN 043-190-031. A new APN will be assigned after recordation of the approved lot line adjustment (LLA 2107). Water is supplied by a well located on APN 043-103-020 which is located directly east of the subject property on the east side of State Route 29. It should be noted that there is a well on the subject property however it is dedicated to being used on an adjacent property owned by others via an easement so it is not used to meet the water demand on the subject property. Water from the well located on APN 043-103-020 is also used to irrigate vineyards on that property as well as adjacent APNs 043-103-021 and 043-103-022.

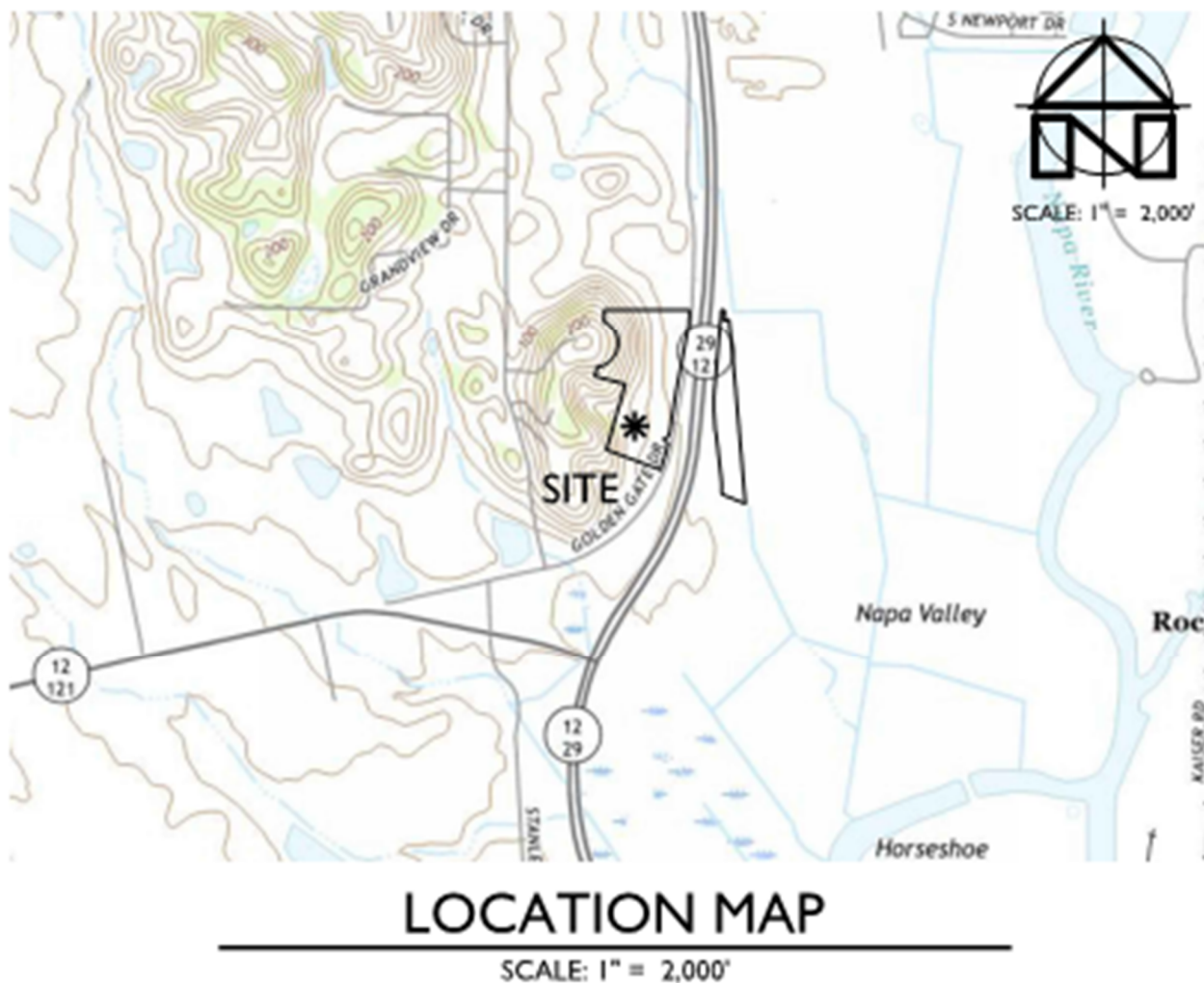


Figure 1: Location Map

The Micro-Winery Use Permit application under consideration proposes the construction and operation of a new micro-winery with the following characteristics:

- Wine Production:
 - 5,000 gallons of wine per year
 - Fermentation and aging onsite
- Employees:
 - One (1) full-time employee
 - One (1) part-time employee
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 10 visitors per day maximum

Existing improvements on the property include a main residence, guest cottage, ag and accessory residential buildings, a groundwater well, water tanks, paved, dirt and gravel driveways and the utility infrastructure associated with this type of rural residential and agricultural development.

Two existing structures will be modified to accommodate the proposed winery production and accessory functions. Please see the Stewart Ranch Micro-Winery Use Permit Conceptual Site Plans for approximate locations of existing and proposed facilities.

As previously noted, groundwater is currently used for vineyard irrigation, residential and pasture irrigation on the subject property as well as other nearby properties. This water is supplied by a well located on APN 043-103-020 which is located directly east of the subject property on the east side of State Route 29. Water from the well located on APN 043-103-020 is also used to irrigate vineyards on that property as well as adjacent APNs 043-103-021 and 043-103-022. There is no formal agreement for water use or obligation to continue to provide water to APNs 043-103-021 and 043-103-022 but they are nonetheless included in this analysis as that is the baseline existing condition.

It is planned that the well located on APN 043-103-020 will be the supply of water for the micro-winery and therefore that well is considered the “Project Well”.

It is noted that the Applicants are coordinating with Napa County to facilitate the Napa River Estuary Enhancement and Public Access Acquisition Project (P24-00037). As part of this project a portion of APN 043-103-020 (the well parcel) will be reduced in size and APNs 043-103-021 & -022 which contain vineyards that are currently irrigated with by the well on APN 043-103-020 will be sold to Napa County and all vineyard will be removed. The well will be retained by the Applicants for their exclusive use. In order to partially offset the vineyard lost due to the property sale the Applicants have planted 0.4 acres of grape vines on the winery parcel. The new grapes are located on slopes <5% as determined by HDVine LLC.

Ailene Pritchett and Paul Tarap have requested that Applied Civil Engineering Incorporated (ACE) prepare a Tier I Water Availability Analysis in accordance with the Water Availability Analysis (WAA) – Guidance Document adopted by the Napa County Board of Supervisors on May 12,

2015 as updated by the Interim Napa County Well Permit Standards and WAA Requirements – January 2024. The remainder of this report describes the estimated groundwater demand on the subject property for existing and proposed conditions and compares that to the prescribed water use screening criteria (Tier 1 Analysis) and also addresses the project’s compliance with Teir 2 and Tier 3 requirements.

ESTIMATED GROUNDWATER DEMAND

Groundwater is currently used to irrigate approximately 35 acres of vineyard, 2 acres of lawn and irrigated pasture and for residential purposes as shown in Figure 2.

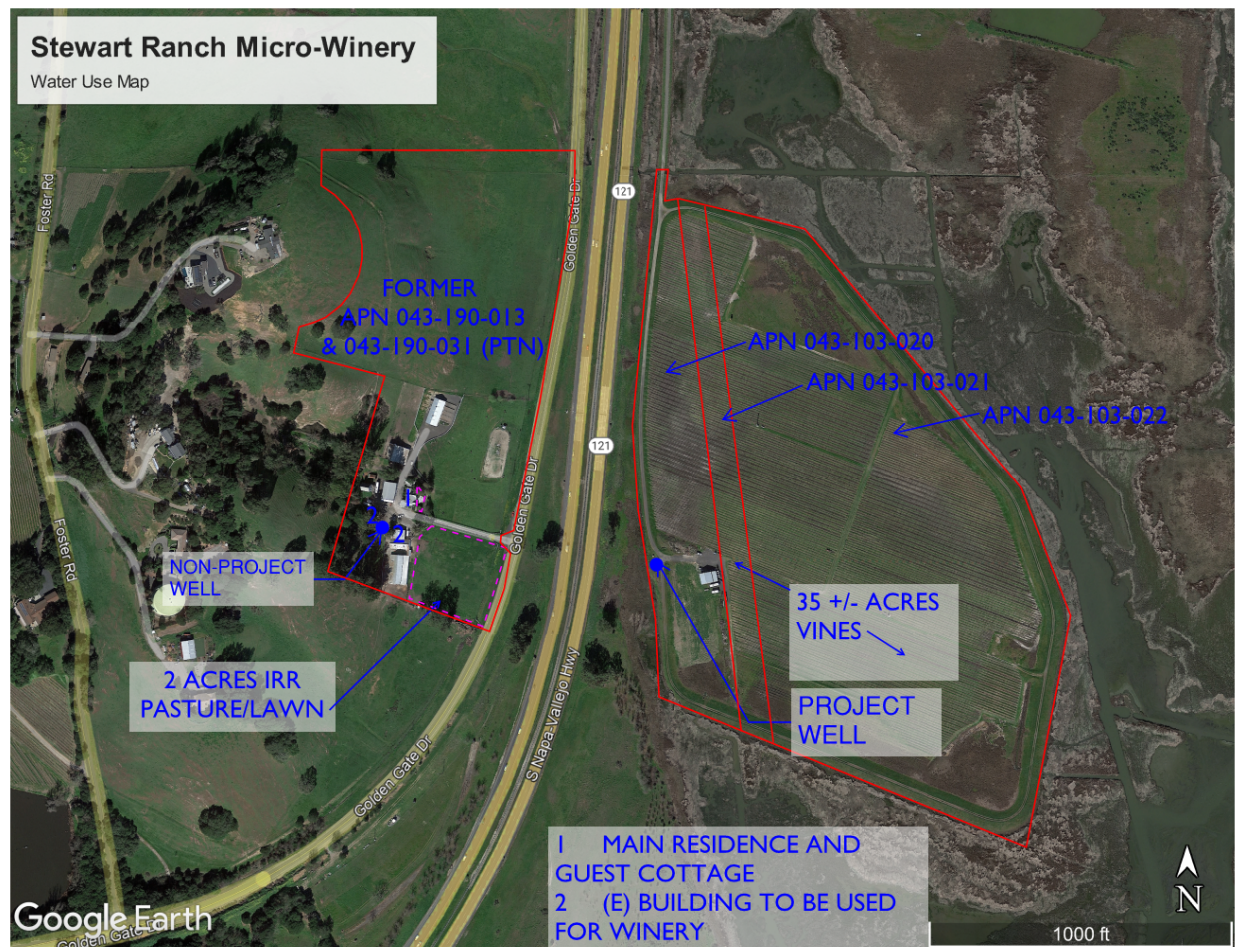


Figure 2: Existing Water Use Map

Proposed water use will include all existing uses with the exception that all 35 acres of vineyard on APNs 043-103-020, -021 & -022 will be removed. Proposed water use will also include the proposed micro-winery facility plus the newly planted 0.4 acres of vines on the winery parcel as shown in Figure 3.

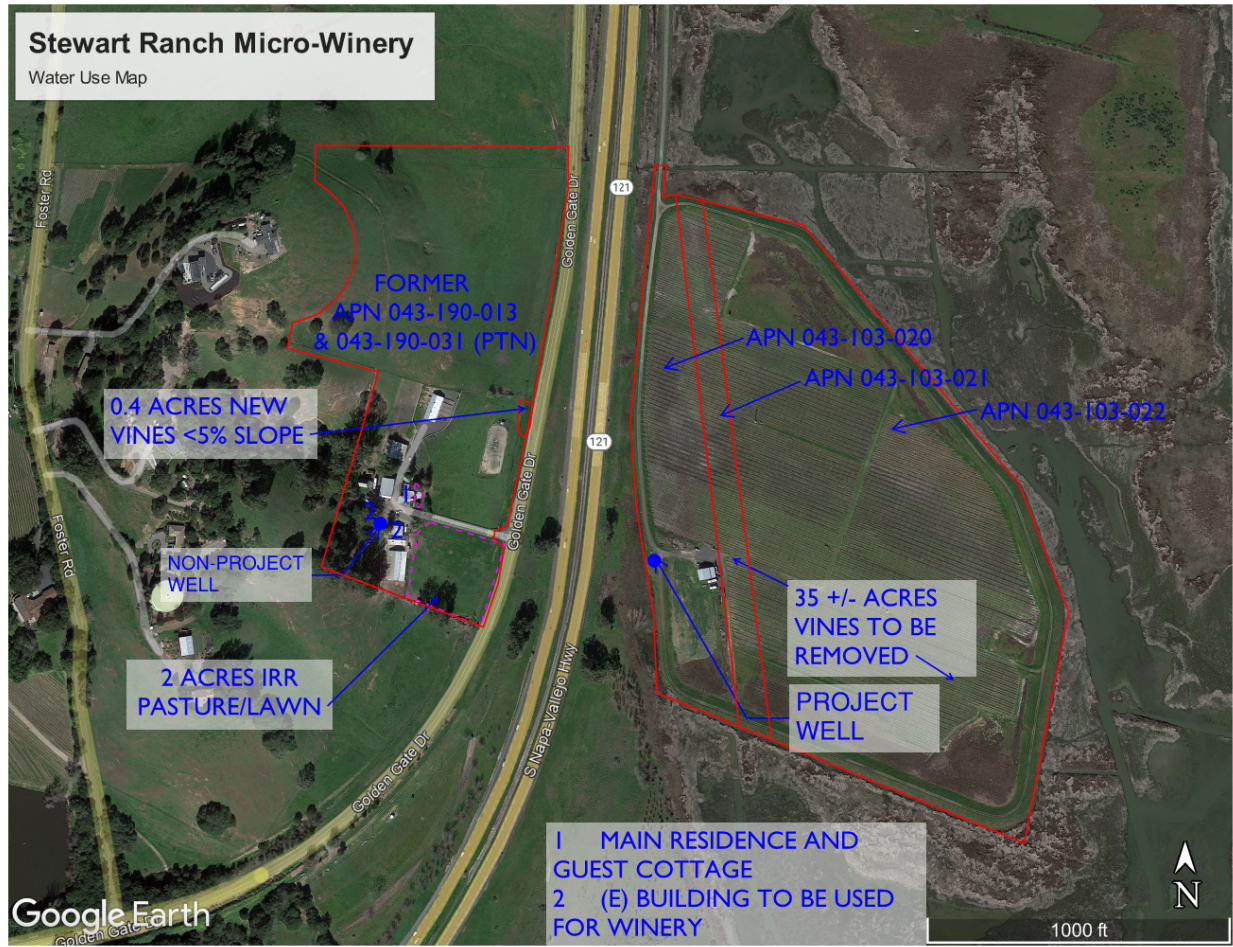


Figure 3: Proposed Water Use Map

The estimated groundwater demand is summarized in the table below and details of the calculations supporting these estimates are included in the Water Use Estimate Supporting Calculations in Appendix I.

Table I: Estimated Groundwater Demand

	Existing (ac-ft/yr)	Proposed (ac-ft/yr)
Residential	0.7	0.7
Winery	0	0.18
Vineyard Irrigation	17.50	0.20
Lawn & Pasture Irrigation	7.84	7.84
Total	26.04	8.92

TIER I ANALYSIS

Since all water is extracted from the Valley Floor area this project will be analyzed according to Valley Floor area requirements. According to the Napa County WAA - Guidance Document properties located in the Napa Valley Floor area are subject to a Water Use Screening Criteria of 1.0 acre-feet of water per acre of land per year. A project complies with the requirements of the Tier I WAA if the total water use on the property is less than 1.0 acre-feet per acre per year.

Furthermore, Napa County is now also requiring that properties in the Napa Valley Floor area limit groundwater use to a Reduced Water Use Screening Criteria of 0.3 acre-feet per acre per year due to extended drought conditions except on properties where current use is more than 0.3 acre-feet per year in which case no-net increase in water use beyond existing baseline conditions is the applicable screening criteria.

The Project Well, and the parcel it is located on as well as the two adjacent properties that the well currently provides vineyard irrigation to are all located in the Napa Valley Subbasin (#2-002.01) per CA DWR Bulletin 118 as shown in Figure 4.

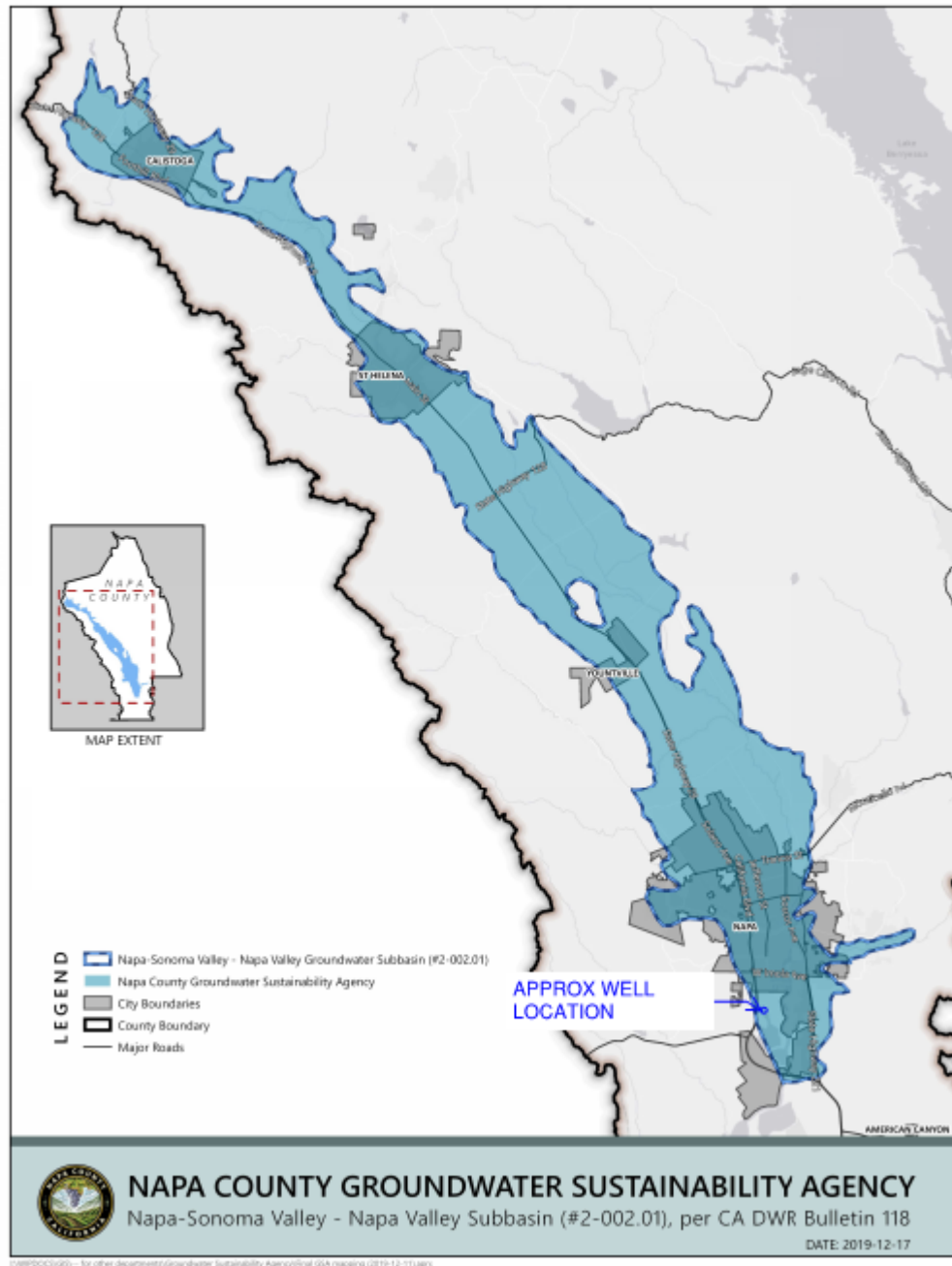


Figure 4: Map of Napa Valley Subbasin (#2-002.01)
 (Source Napa County Groundwater Sustainability Agency)

The parcel sizes according to the Napa County Assessor's Parcel Maps are summarized below:

APN 043-103-020	8.48 +/- acres
APN 043-103-021	4.39 +/- acres
APN 043-103-022	40.06 +/- acres
Total	52.93 +/- acres

Note that the subject parcel where the winery will be located is not located within the Napa Valley Floor area and is therefore conservatively not included in this analysis for potential recharge. The total parcel acreage within the Napa Valley Floor area is approximately 52.93 acres and therefore the water use screening criteria is calculated as follows:

WAA Guidance Document Water Use Screening Criteria = 52.93 acres x 1.0 acre-foot per acre per year

WAA Guidance Document Water Use Screening Criteria = 52.93 acre-feet per year

Reduced Water Use Screening Criteria = 52.93 acres x 0.3 acre-feet per acre per year

Reduced Water Use Screening Criteria = 15.88 acre-feet per year

The total Estimated Water Use for existing conditions (26.04 ac-ft/yr) and proposed conditions (8.92 ac-ft/yr) are both significantly less than the WAA Water Use Screening Criteria (52.93 ac-ft/yr) and the existing use is more than the Reduced Water Use Screening Criteria (15.88 ac-ft/yr).

Since the existing water use is already above the Reduced Water Use Screening Criteria the project must comply with the no net increase criteria and the proposed water use must be the same or less than the current water use (26.04 ac-ft/yr).

TIER 2 ANALYSIS

There are no known wells within 500' of the existing well and therefore a Tier 2 Analysis is not required. Furthermore, according to the Interim Napa County Well Permit Standards and WAA Requirements – January 2024 a Tier 2 Analysis is not required for projects like this one that do not increase water use.

TIER 3 ANALYSIS

According to the Interim Napa County Well Permit Standards and WAA Requirements – January 2024 a Tier 3 Analysis is required since the project well is located within 1,500 feet of a significant stream. However, the requirements state that the Tier 3 Analysis is not required if modifications to the location, construction, or operations of the project well(s) are made to reduce harm relative to current conditions based on the conclusions by a qualified professional. By reducing the total volume of groundwater from 26.04 ac-ft/year to 8.92 ac-ft/year the operations of the

project well will be changed in a manner that reduces potential harm relative to current conditions. This is based on the fact that reduced pumping duration, resulting from reduced pumping volume, will lessen drawdown and potential for interference with stream flows.

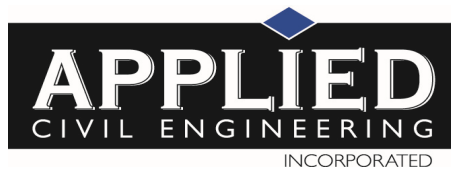
CONCLUSION

The project complies with the WAA Water Use Screening Criteria of 1.0 acre foot per acre per year of groundwater use but this criteria has been superseded by a new Reduced Water Use Screening Criteria. The property currently uses more than the Reduced Water Use Screening Criteria of 0.3 acre-feet per year and therefore the proposed project must not increase water use beyond current levels. Since 35 acres of vineyard that are currently irrigated by the project well are being removed and only 0.4 acres of new vineyard will be irrigated the project results in a net decrease in water use.

Tier 2 Analysis is not required since there are no wells within 500 feet of the project well.

Tier 3 Analysis is also not required because the proposed conditions with a significant reduction in pumping volume will alter the project well operations to reduce potential harm relative to existing conditions.

APPENDIX I: Water Use Estimate Supporting Calculations



**Stewart Ranch Winery
Groundwater Use Estimate**

	Estimated Water Use (Acre-Feet / Year)		
	Existing		Proposed
Residential Water Use			
Primary Residence ⁽¹⁾	0.500		0.500
Pool ^(1A) - Not Applicable	0.000		0.000
Second Dwelling Unit - Not Applicable	0.000		0.000
Guest Cottage - Not Applicable	0.200		0.200
Total Residential Domestic Water Use	0.700		0.700
Winery Domestic & Process Water Use			
Winery - Daily Visitors ⁽²⁾⁽³⁾	0.000		0.034
Winery - Events with Meals Prepared Onsite ⁽²⁾⁽⁴⁾	0.000		0.000
Winery - Events with Meals Prepared Offsite ⁽²⁾⁽⁵⁾	0.000		0.000
Winery - Employees ⁽²⁾⁽⁶⁾	0.000		0.034
Winery - Event Staff ⁽²⁾⁽⁶⁾	0.000		0.000
Winery - Process ⁽²⁾⁽⁷⁾	0.000		0.108
Total Winery Water Use	0.000		0.175
Irrigation Water Use			
Lawn / Irrigated Pasture ⁽⁸⁾	7.841		7.841
Other Landscape ⁽⁹⁾	0.000		0.000
Vineyard - Irrigation ⁽¹⁰⁾	17.500		0.200
Vineyard - Frost Protection - Not Applicable	0		0
Vineyard - Heat Protection - Not Applicable	0		0
Total Irrigation Water Use	25.341		8.041
Total Combined Water Use	26.04		8.92

Estimates per Napa County Water Availability Analysis - Guidance Document, May 12, 2015 unless noted

⁽¹⁾ 0.5 to 0.75 ac-ft/yr for Primary Residence, includes some landscaping per Napa County WAA Guidance Document

^(1A) 0.1 ac-ft/yr for pool without cover per Napa County WAA Guidance Document

⁽²⁾ See attached Winery Production, Guest, Employee and Event Staff Statistics

⁽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

⁽⁵⁾ 5 gallons of water per guest used because all food preparation, dishwashing, etc. to occur offsite

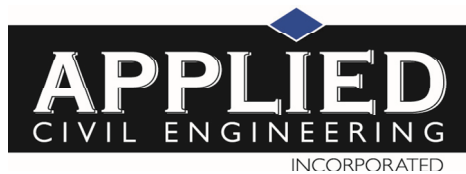
⁽⁶⁾ 15 gallons per shift per Napa County WAA - Guidance Document

⁽⁷⁾ 2.15 ac-ft per 100,000 gallons wine per Napa County WAA - Guidance Document

⁽⁸⁾ 0.1 ac-ft/yr per 1,000 sf of lawn per Napa County WAA - Guidance Document - 1.8 ac lawn & irrigated pasture

⁽⁹⁾ Existing landscape around house included in residential estimate above

⁽¹⁰⁾ 0.5 ac-ft/ac per Napa County WAA - Guidance Document - 35 acres of vineyard for existing and 0.4 acres of vineyard for proposed



Stewart Ranch Micro-Winery
Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production⁽¹⁾	5,000	gallons per year
--	-------	------------------

Tours and Tastings by Appointment⁽¹⁾

Monday through Thursday	10 guests max per day	
Friday through Sunday	10 guests max per day	
Total Guests Per Year		3,640

Events - Meals Prepared Offsite⁽¹⁾

0 per year	0 guests max	0
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		0

Events - Meals Prepared Onsite⁽¹⁾

0 per year	0 guests max	0
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		0

Winery Employees⁽²⁾

2 employees (1 FT / 1 PT)	1 shift per day	
Total Employee Shifts Per Year		730

Event Staff⁽³⁾

0 per year, 0 guests	0 event staff	0
0 per year, 0 guests	0 event staff	0
0 per year, 0 guests	0 event staff	0
Total Event Staff Per Year		0

⁽¹⁾ Winery production, tours and tasting and event guest statistics per Winery Use Permit Application

⁽²⁾ Employee counts per Winery Use Permit Application

⁽³⁾ Assumes 1 event staff per 10 guests (in addition to regular winery employees)

“F”

Wastewater Feasibility Study

Stewart Ranch Micro Winery Use Permit P23-00178-UP
Zoning Administrator Hearing - June 25, 2025



May 18, 2023

Job No. 22-112

Kim Withrow, REHS
Environmental Health Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Onsite Wastewater Disposal Feasibility Study for the
Stewart Ranch Micro Winery Use Permit Application
2195 Golden Gate Drive, Napa, California APN 042-190-013

Dear Ms. Withrow:

At the request of Ailene Pritchett & Paul Tarap we have evaluated the process and sanitary wastewater flows associated with the proposed Micro Winery Use Permit application. We have also analyzed the capacity of the existing residential sanitary wastewater system serving the existing structures to determine if it is adequate to serve the proposed changes in use.

The Use Permit application under consideration proposes the construction and operation of a winery with the following characteristics:

- Wine Production:
 - 5,000 gallons of wine per year
 - Fermentation and aging onsite
- Employees:
 - One (1) full-time employee
 - One (1) part-time employee
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 10 visitors per day maximum

Existing improvements on the property include a main residence, guest cottage, ag and accessory residential buildings, a groundwater well, water tanks, paved, dirt and gravel driveways and the utility infrastructure associated with this type of rural residential and agricultural development.

Two existing structures will be modified to accommodate the proposed winery production and accessory functions.

Please see the Stewart Ranch Micro-Winery Use Permit Conceptual Site Plans (attached) for approximate locations of existing and proposed facilities.

The remainder of this letter describes the existing wastewater disposal system, its design capacity, peak flows associated with the proposed changes in use and our analysis and recommendations related to the system's ability to handle the anticipated wastewater flows.

Existing Septic System

Based on information provided by the property owner the existing residential uses on the property are served by a septic tank and leach field system located to the north of the residence. No permits were discovered during our permitting review with Napa County and it is expected that the system was installed prior to permitting requirements given the age of the buildings.

Proposed Winery Process Wastewater Design Flows

It is planned that the winery will ferment and age wine but no barrel washing or tank washing will occur onsite. Therefore, there will be no process wastewater generated onsite at this winery facility.

Proposed Winery Sanitary Wastewater Design Flows

The peak sanitary wastewater flow from the winery is calculated based on the number of winery employees and the number of daily visitors for tastings. In accordance with Table 4 of the Napa County "Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems" we have used a design flow rate of 15 gallons per day per employee and 3 gallons per day per visitor for tastings. Based on these assumptions, the peak winery sanitary wastewater flows are calculated as follows:

Employees

Peak Sanitary Wastewater Flow = 2 employees X 15 gpd per employee
Peak Sanitary Wastewater Flow = 30 gpd

Daily Tastings

Peak Sanitary Wastewater Flow = 10 visitors per day X 3 gallons per visitor
Peak Sanitary Wastewater Flow = 30 gpd

Total Peak Winery Sanitary Wastewater Flow

The worst-case peak winery sanitary wastewater flow is calculated based on two employees and 10 visitors for tours and tastings. The peak flow for this scenario is calculated as follows:

$$\text{Total Peak Winery Sanitary Wastewater Flow} = 30 \text{ gpd} + 30 \text{ gpd}$$

$$\text{Total Peak Winery Sanitary Wastewater Flow} = 60 \text{ gpd}$$

Residential Sanitary Wastewater Design Flow

It is our understanding that the main house consists of two bedrooms and the guest cottage has one bedroom. The total residential sanitary wastewater flow is based on 150 gpd per bedrooms as follows:

$$\text{Total Residential Sanitary Wastewater Design Flow} = 150 \text{ gpd / bedroom} \times 3 \text{ bedrooms}$$

$$\text{Total Residential Sanitary Wastewater Design Flow} = 450 \text{ gpd}$$

Combined Sanitary Wastewater Flow

The combined sanitary wastewater flow includes the flow from both the winery and residence and is calculated as follows:

$$\text{Combined Sanitary Wastewater Flow} = 60 \text{ gpd} + 450 \text{ gpd}$$

$$\text{Combined Sanitary Wastewater Flow} = 510 \text{ gpd}$$

Existing Septic System Capacity

As noted above there is no permit history for the existing septic system so it is assumed that it is adequate for the existing residential uses only.

Recommendations

We recommend a new standard septic system be installed to serve the Micro-Winery facility sanitary wastewater flows. Based on our site evaluation on November 30, 2022 (E22-00808) the application rate for the septic system is 0.33 gpd/sf and the acceptable soil depth is 66 inches which allows for trenches with 3 sf of sidewall per lineal foot of trench. Using these parameters the required length of trench is calculated as follows:

$$\text{Required Length of Trench} = 60 \text{ gpd} \times \frac{1 \text{ square foot}}{0.33 \text{ gpd}} \times \frac{1 \text{ lineal foot}}{3 \text{ square feet}}$$

$$\text{Required Length of Trench} = 60 \text{ lineal feet}$$

Based on the site maps ACE has determined that there is enough area to install approximately a code minimum system with 100 lf of leach line in the area of Test Pits #2 & #3 as shown on the Stewart Ranch Micro-Winery Use Permit Conceptual Site Plans prepared by ACE.

Reserve Area

The reserve must accommodate the three bedrooms from the main house and guest cottage (450 lf) as well as the micro-winery (100 lf). The reserve areas for each system are shown on the Stewart Ranch Micro-Winery Use Permit Conceptual Site Plans prepared by ACE.

Summary

The calculations presented above illustrate that the sanitary wastewater flows associated with the proposed Micro Winery Use Permit can be accommodated with a new small standard septic system. Furthermore, process wastewater will not be generated onsite and therefore the project is not subject to winery process wastewater disposal regulations at this time.

We trust that this provides the information you need to process the subject Micro Winery Use Permit application. Please feel free to contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:



Michael R. Muelrath RCE 67435
Principal

Copy:

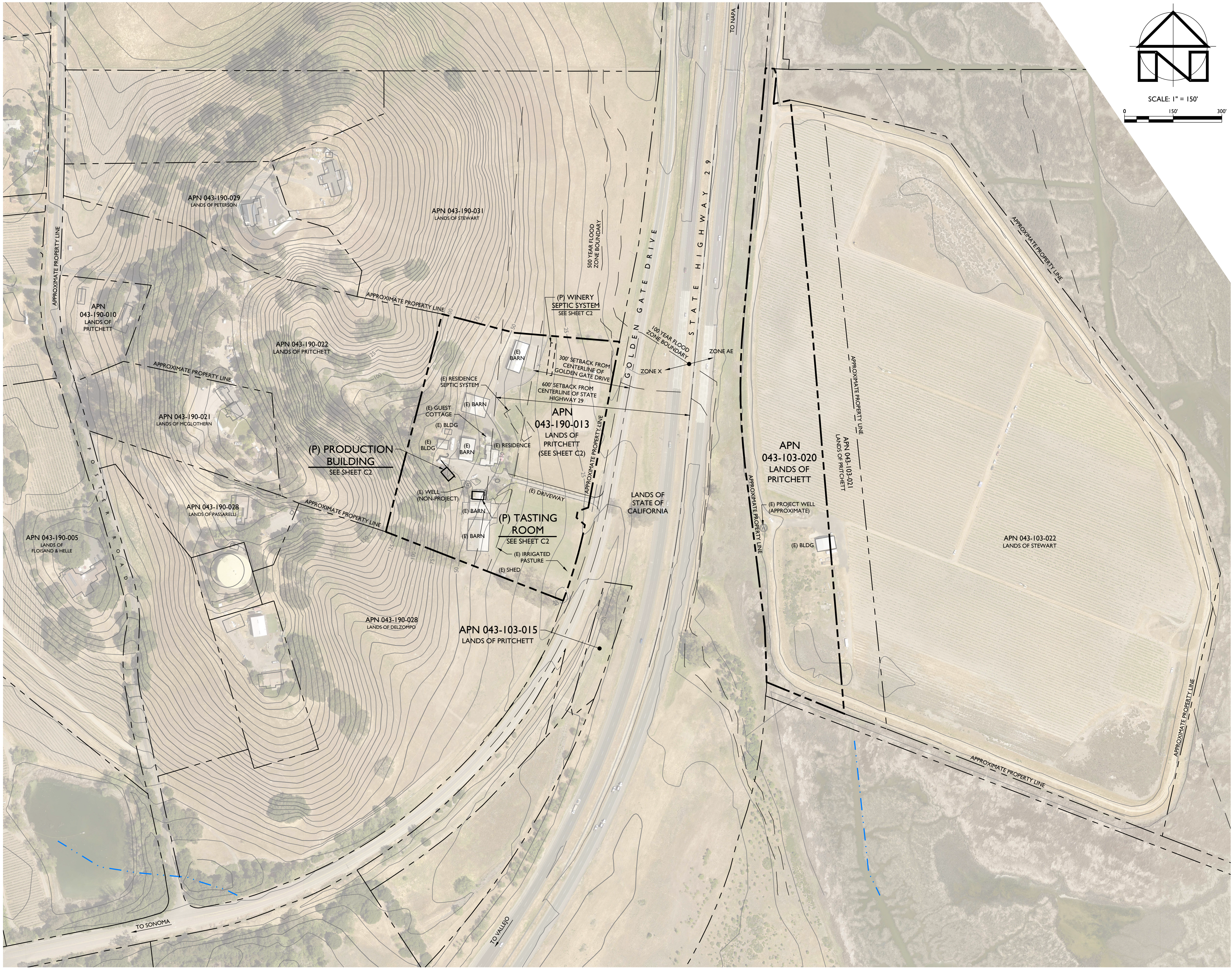
Ailene Pritchett and Paul Tarap (via email)
Jeffery Redding (via email)

Attachments:

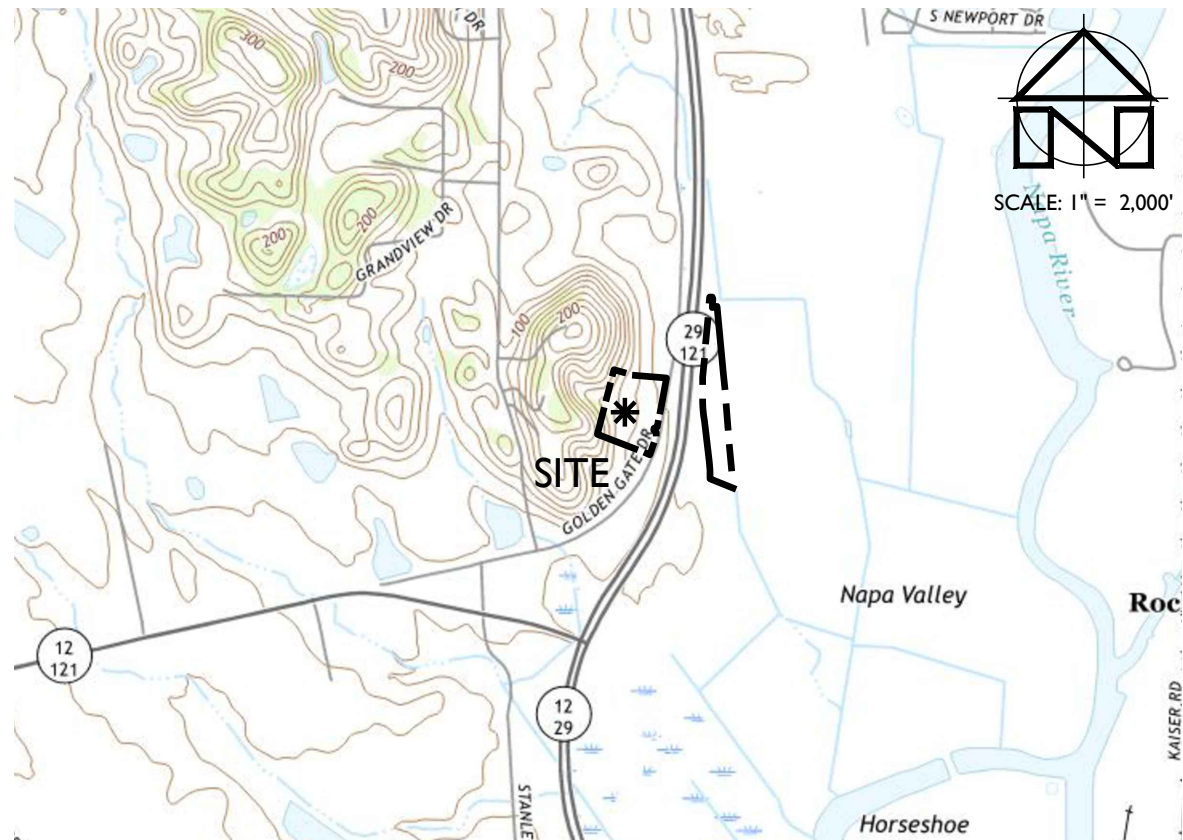
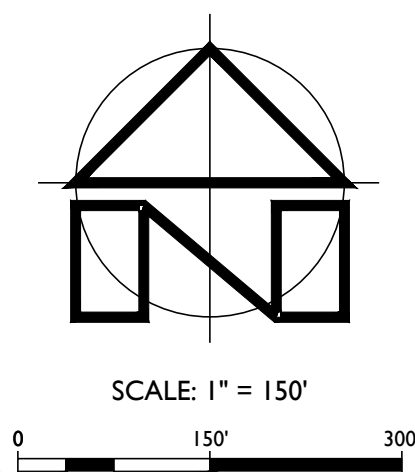
Stewart Ranch Micro Winery Use Permit Conceptual Site Plans

STEWART RANCH

MICRO-WINERY USE PERMIT CONCEPTUAL SITE PLANS



VICINITY MAP
SCALE: 1" = 150'



LOCATION MAP
SCALE: 1" = 2,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
AILENE PRITCHETT & PAUL TARAP
2195 GOLDEN GATE DRIVE
NAPA, CA 94558
(707) 738-3079

SITE ADDRESS:
2195 GOLDEN GATE DRIVE
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBERS:
043-190-013 (WINERY)
043-103-020 (WELL ONLY)

PARCEL SIZES:
12.71 ± ACRES
8.48 ± ACRES

PROJECT SIZE:
0.2 ± ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
STORAGE TANK

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	VICINITY MAP
C2	OVERALL SITE PLAN
C3	DRIVEWAY PLAN & PROFILE
C4	IMPERVIOUS SURFACE EXHIBIT

PROJECT STATEMENT:

THE PURPOSE OF THESE PLANS IS TO ILLUSTRATE THE SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MICRO-WINERY USE PERMIT APPLICATION.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0518G, EFFECTIVE AUGUST 3, 2016, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 0.2% CHANCE ANNUAL FLOOD (500 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.

NOTES:

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEETS C1 AND C2 WERE TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN ON FROM THE "TOPOGRAPHIC MAP FOR THE TARAP PROPERTY" PREPARED BY CMP CIVIL ENGINEERING & LAND SURVEYING, INC., DATED JULY, 2022. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INTERVAL:
SHEET C1 & C2: FIVE (5) FOOT, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
ALL OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- BENCHMARK: SHEETS C1 & C2 (NAVD83), SHEET C3 (ASSUMED)
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PREPARED UNDER THE
DIRECTION OF:

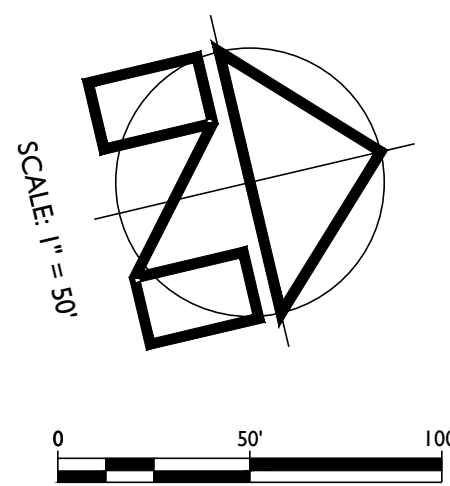


DRAWN BY: SMH
CHECKED BY: MRM
DATE: MAY 18, 2023
REVISIONS: BY:

JOB NUMBER: 22-112
FILE: 22-112CONC_VICIN.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



OVERALL SITE PLAN
SCALE: 1" = 50'

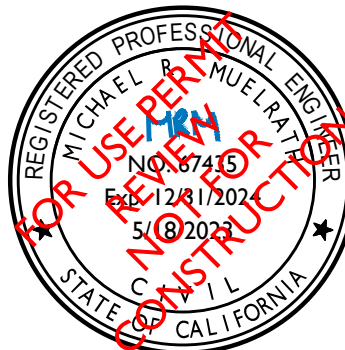


TEST PIT NOTES:

1. TEST PITS ONE THROUGH FIVE (TP #1 - TP #5) WERE EXCAVATED BY THE OWNER AND WERE WITNESSED BY MIKE MUELRATH OF APPLIED CIVIL ENGINEERING INCORPORATED AND ARMEDA SIMPSON-VAN DAM OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION ON NOVEMBER 30, 2022.

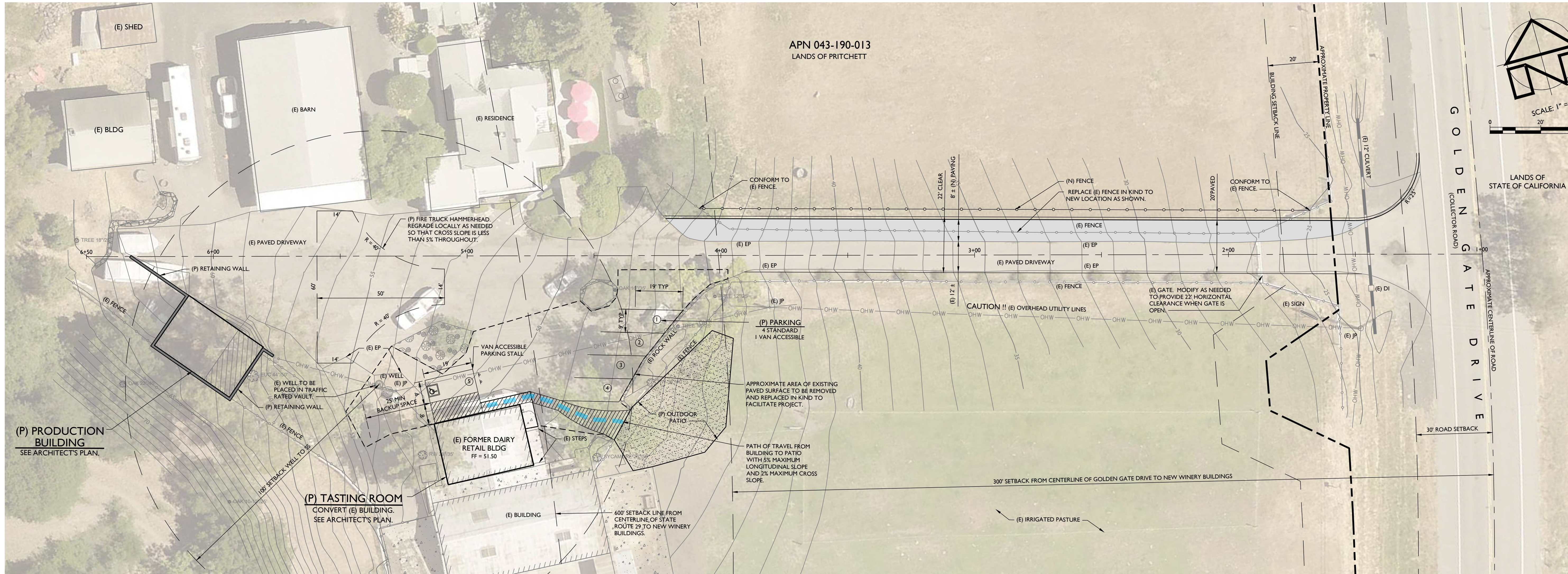
STEWART RANCH
MICRO-WINERY USE PERMIT CONCEPTUAL SITE PLANS
OVERALL SITE PLAN

PREPARED UNDER THE
DIRECTION OF:

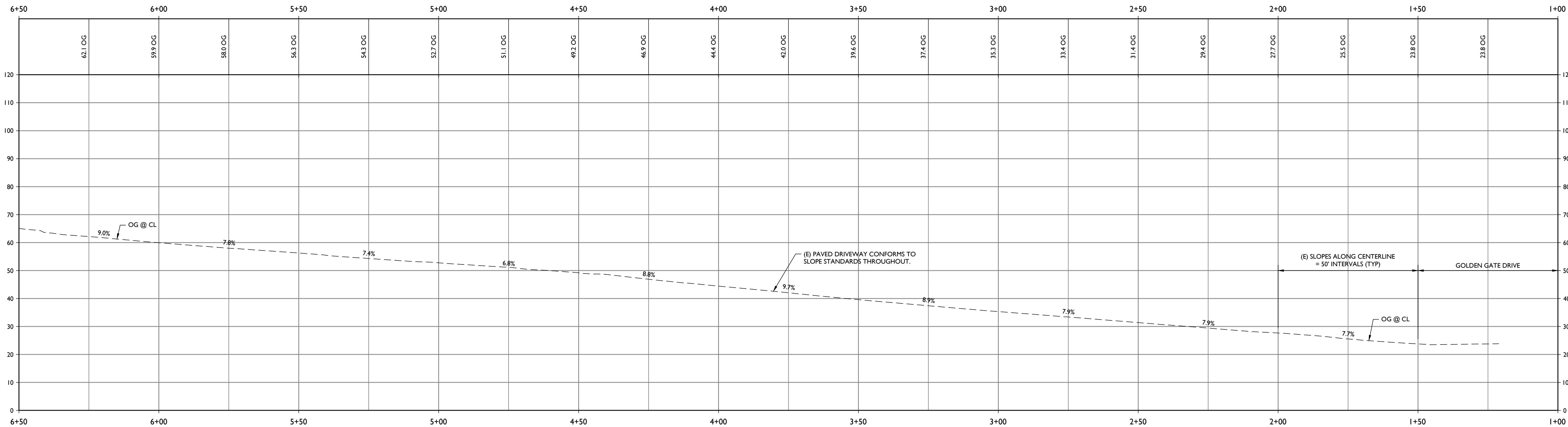


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CHECKED BY: MRM
DATE: MAY 18, 2023
REVISIONS: BY:

JOB NUMBER: 22-112
FILE: 22-112CONC_OSP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



DRIVEWAY PLAN
STA 1+00 TO STA 6+50
SCALE: 1" = 20'



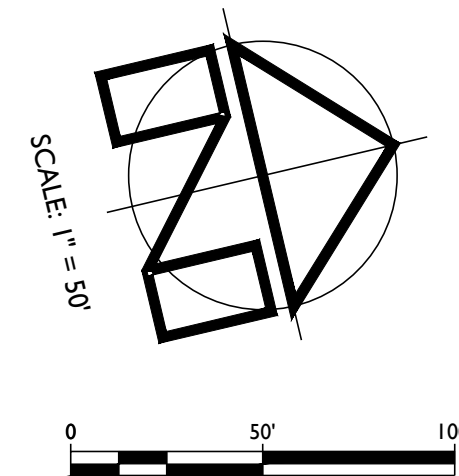
DRIVEWAY PROFILE
STA 1+00 TO STA 6+50
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY: SMH
CHECKED BY: MRM
DATE: MAY 18, 2023
REVISIONS: BY:

JOB NUMBER: 22-112
FILE: 2-112CONC_DRWY P&P.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



APPLIED
CIVIL ENGINEERING
INCORPORATED

21160 Jefferson Street, Suite 230
Napa, CA 94559
(707) 320-4968 | www.appliedcivil.com

STEWART RANCH

◆

MICRO-WINERY USE PERMIT CONCEPTUAL SITE PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE
DIRECTION OF:

DRAWN BY:
SMI

CHECKED BY:
MRM

DATE: MAY 18, 2023

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

IMPERVIOUS SURFACE SUMMARY				
	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF) A ^B B ^{RE}	TOTAL NEW AND RECONSTRUCTED AREA (SF)
IMPERVIOUS AREAS	71,660 ±	4,233 ±	6,230 ± 0	10,463 ±

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

***RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

22,205 ± SF WINERY COVERAGE AREA

IMPERVIOUS SURFACE EXHIBIT

SCALE: 1" = 50'

JOB NUMBER:
22-112

FILE:
22-112CONC_ISE.DW

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C4

“G”

Historical Resource Evaluation

Stewart Ranch Micro Winery Use Permit P23-00178-UP
Zoning Administrator Hearing - June 25, 2025



EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

**HISTORIC RESOURCE EVALUATION AND
SECRETARY OF INTERIOR'S STANDARDS
FOR THE TREATMENT OF HISTORIC
PROPERTIES REVIEW OF THE PROPERTY
AT 2195 GOLDEN GATE DRIVE, IN
UNINCORPORATED NAPA COUNTY,
CALIFORNIA**

SUBMITTED TO:

Paul and Ailene Pritchett
ailene@oreocows.net
Stewart Ranch

SUBMITTED BY:

Stacey De Shazo, M.A.
Principal Architectural Historian
with
Nicole LaRochelle, M.S., Architectural Historian
and
Bee Thao, M.A., Researcher

Updated January 11, 2023

Evans & De Shazo, Inc
1141 Gravenstein Highway S
Sebastopol, CA 95472
707-823-7400
www.evans-deshazo.com



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ATTACHMENT: Department of Parks and Recreation (DPR) 523 forms (Appendix A)	



1928 DAIRY STOREFRONT

The 1928 dairy storefront is associated with Vernacular architecture. Prior to the storefront being opened within the building, it may have been used as a milking house – due to its location and roof extension from the dairy barn. The building has a front-facing gable and a square footprint. The building is set on a raised concrete slab foundation and is constructed with a concrete masonry unit (CMU) knee-wall on which wood framing is built. The wood framing is clad with horizontal wood shiplap. The gable roof is clad with corrugated metal sheets and extends past the form of the building. The roof extension is supported by a wall extending from the north elevation of the 1939 dairy barn south of the dairy storefront. This roof extension has a raised ridge for ventilation, but this does not continue along the rest of the ridge. The roof has two square openings. On the east side of the roof, the square opening is protected with a vented cupola that has a front-facing gable of its own and a metal rooster weathervane. The opening on the west side of the roof has a raised cap with corrugated metal.

North Elevation

The north elevation (primary façade) of the building consists of the public entrance to the former dairy “retail” storefront (Figure 28). The main entrance to the building is located at the east corner of the elevation and is an aluminum-framed glass storefront entry door adjacent to a large aluminum-framed picture window. The west corner of the elevation consists of a wood-paneled door with a single light. A metal awning extends over half of the elevation, covering the aluminum door and window. At the peak of the gable is a rectangular vent.

East Elevation

The east elevation consists of the eave end of the building and contains a door and window (Figure 29). The paneled wood door, which has a wood silhouette of a cow over the paneling and original hardware, is centrally located and has decorative trim framing the door (Figure 30). To the north of the door is a large aluminum window with two fixed lights. To the south of the door is an original sign that reads “Feed & Seed Farm Supply” and has the image of a chicken surrounded by pink checkered patterns (Figure 31). The east elevation opens onto a raised concrete walkway, which operates as a dock for loading the dairy’s produce.

South Elevation

The south elevation consists of a central door accessing the dairy barn. At the west side of the elevation is a cornerstone with the date of 1928 (Figure 32). The elevation has a central, wood-paneled door with the same decorative framing as seen on the east elevation (Figure 33). This door is between two one-over-one, double-hung wood windows with horn stiles (aka lugs). At the west end of the elevation, there is a porcelain water fountain below a square mirror that is framed into the elevation. The gable has a wood vent at its peak. The elevation opens onto a walkway between the storefront and the dairy barn; over the walkway, there is a raised deck housing the machinery required to move milk into the processing room located within the store (Figure 34). The machinery is protected by the gabled roof that extends to the dairy barn.

West Elevation

The west elevation consists of the eave end and consists of three windows (Figure 35). The three windows are one-over-one, double-hung wood windows with horn stiles on the exterior window. The north window is larger than the southern two but is boarded up with plywood (Figure 36). The central window has a window



CA. 1940 GARAGE

The ca. 1940 garage is a Vernacular form, consisting of a side-facing gable building with a rectangular footprint, where only the southern third of the building is enclosed. The wood-framed building is clad with corrugated metal on the walls and roof. The enclosed section of the building is on a raised pier foundation, while the open section has an asphalt floor that follows the natural slope of the hill. On the northeast elevation, the enclosed section consists of a one-over-one wood window to the south of a wood-paneled door (Figure 57). The door is accessed via a wood stair of seven steps. While only a third of the northeast elevation is enclosed, the remaining section is exposed as a covered parking area for farm equipment. The southeast elevation consists of two one-over-one wood windows (Figure 58). Neither the northwest nor northeast elevations have any fenestration (Figure 59).



Figure 57. Northeast elevation, facing southwest.



loading shoots, as well as the pasture locations, as there is skill and knowledge needed to develop a dairy ranch.

Therefore, 1916 cow barn, 1928 storefront, and 1939 dairy barn and the Property retain integrity of workmanship.

- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historical sense of a past period. The 1916 cow barn, 1928 storefront, and 1939 dairy barn evokes the feeling of Vernacular architecture, associated with dairying ranch and farming construction their date of construction, respectively. Their utilitarian design and the pastures and fences within the Property contribute to the feeling of a property as dairy ranch.

Therefore, the 1916 cow barn, 1928 storefront, and 1939 dairy barn and the Property retain integrity of feeling.

- **Association.** The 1916 cow barn, 1928 storefront, and 1939 dairy barn is associated with Vernacular architecture, and the Property, though no longer a working dairy ranch, is a working cattle ranch and conveys an association with ranching.

Therefore, the 1916 cow barn, 1928 storefront, and 1939 dairy barn retain its association with Vernacular architecture, and the Property retains integrity of association with ranching.

An assessment of integrity found that the 1916 cow barn, 1928 storefront, and 1939 dairy barn and the 12.71-acre Property associated with the agricultural practices of dairy ranching in Napa Valley within a period of significance of 1904 to 1956, retain all seven aspects of integrity.

STANDARDS REVIEW

To be added when the design is ready.

CONCLUSIONS

EDS completed an HRE of the 12.71-acre Stewart Ranch Property at 2195 Golden Gate Drive (APN 218-090-031) within Napa, Napa County, California.

The methods used to complete the HRE included research completed by Bee Thao, M.A. and Nicole LaRochelle, B.A. and an intensive level historic architectural survey and the significance evaluation and integrity analysis completed by EDS Principal Architectural Historian Stacey De Shazo, M.A. and Nicole LaRochelle, M.S., who both exceed the Secretary of the Interior's qualification standards in Architectural History and History.

The HRE determined that the Property appears eligible for listing in the CRHR as a historic district under Criterion 1 for its association with the agricultural practices of dairy ranching in Napa Valley within a period of significance between 1904 and 1956 and retains all seven aspects of integrity. The event of dairy farming in Napa Valley occurred from the 1860s to the 1960s, and the period of significance for the Property related to this event is 1904 to 1956. EDS also determined that the 1916 cow barn, 1928 storefront, and 1939 dairy barn appear individually eligible for listing in the CRHR under Criterion 3 for their association with Vernacular architecture, specifically dairy farming design within a period of significance associated with their

Historic Resource Evaluation and Secretary of Interior's Standards for the Treatment of Historic Properties Review of the Property at 2195 Golden Gate Drive, Napa, Napa County, California.

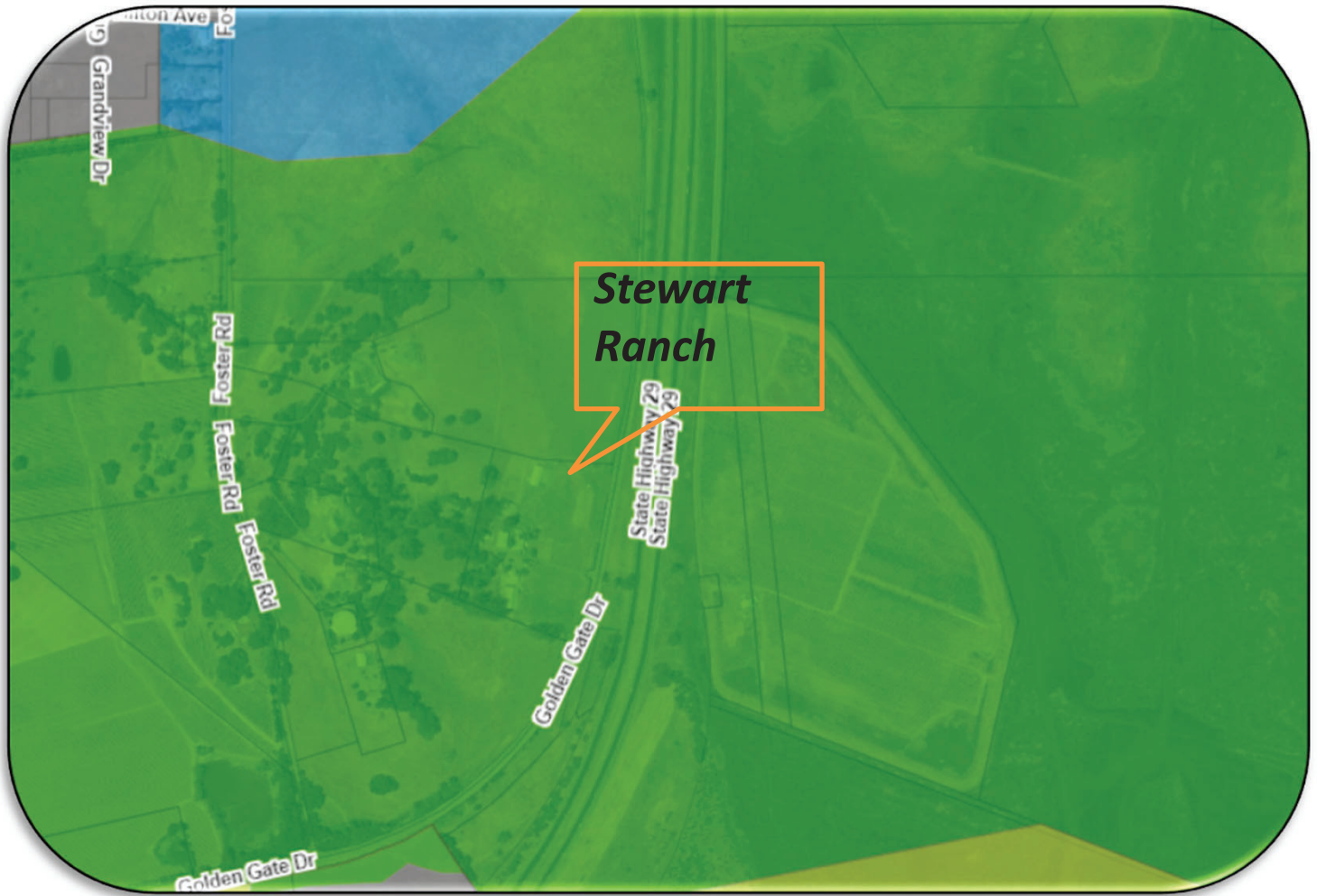


construction dates, and all three retain all seven aspects of integrity. As such, the Property – as a historic district - and the 1916 cow barn, 1928 storefront, and 1939 dairy barn - as individual resources - appear to meet the criteria to be considered historical resources under CEQA. The ca. 1895 house, 1932 main house, 1957 guest house, ca. 1970 small animal pen, ca. 1900 cave, 2017 stable, and ca. 1970 chicken coop, and the associated landscape were not found to be individually eligible under CEQA.

“H” Graphics

Stewart Ranch Micro Winery Use Permit P23-00178-UP
Zoning Administrator Hearing - June 25, 2025

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

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

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



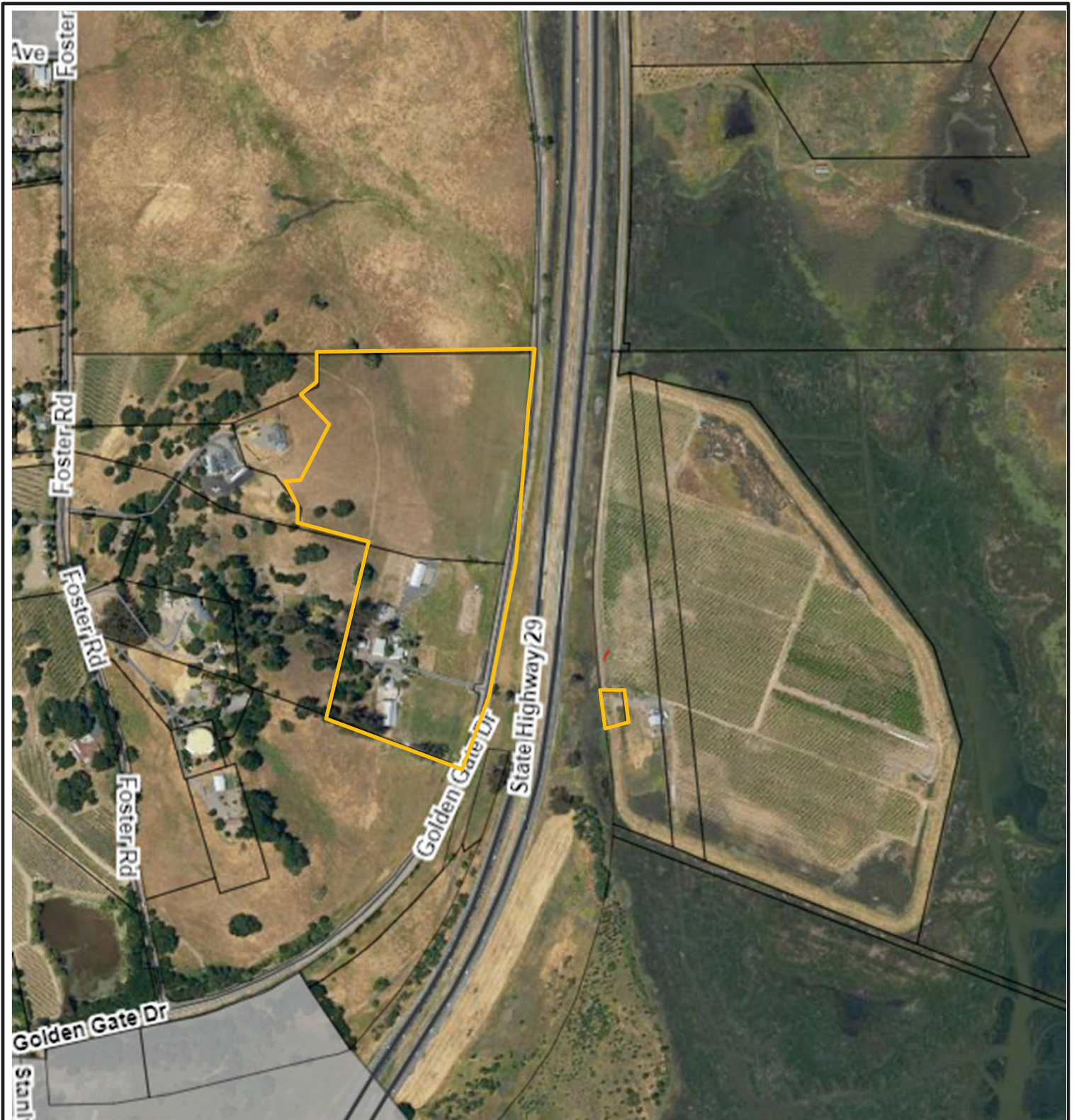
LEGEND

— Zoning
 — Parcels

0 ½ Mile

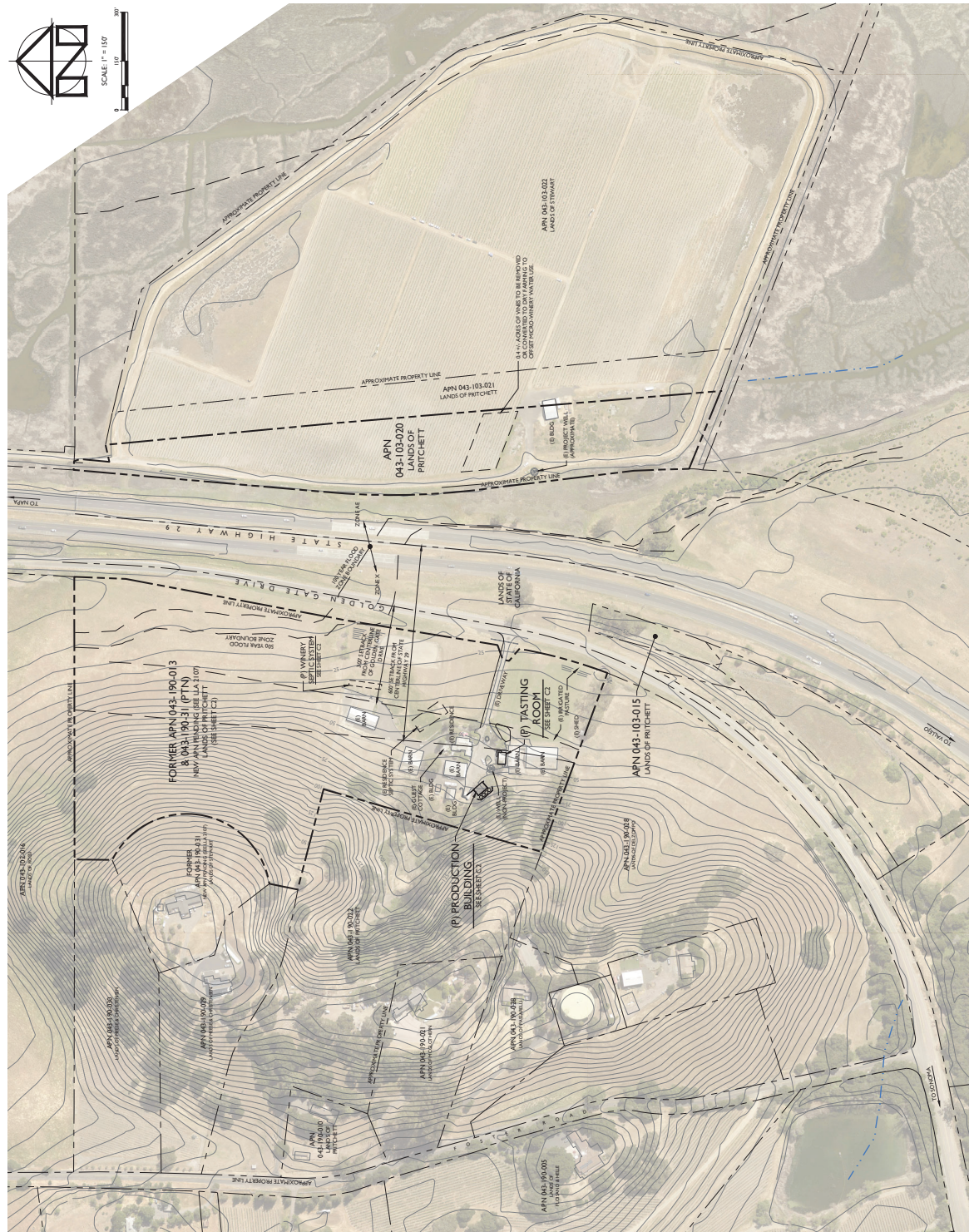


ZONING MAP



Existing Conditions

MICRO-WINERY USE PERMIT CONCEPTUAL SITE PLANS



VICINITY MAP
SCALE 1" = 150'

APPLIED
INCORPORATED
1160 Jefferson Street, Suite 120
Napá, CA 94559
(707) 320-4968 | www.appliedcivl.com

120 Jefferson Street, Suite 120
Nap, CA 94559
(707) 320-4968 | www.appliedvill.com

STEWART RANCH

STEWART RANCH

PREPARED UNDER THE
DIRECTION OF



DRAWN BY:

CHECKED BY:

DATE	FINN
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FEBRUARY 28, 2025

2/28/2025	5411
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ADJUSTMENT UPDATE

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1000 JOURNAL OF CLIMATE

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10

OB NUMBER:

FILE:

22-112CONC_VICIN.DWG

24" X 36"

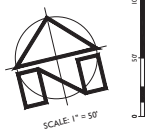
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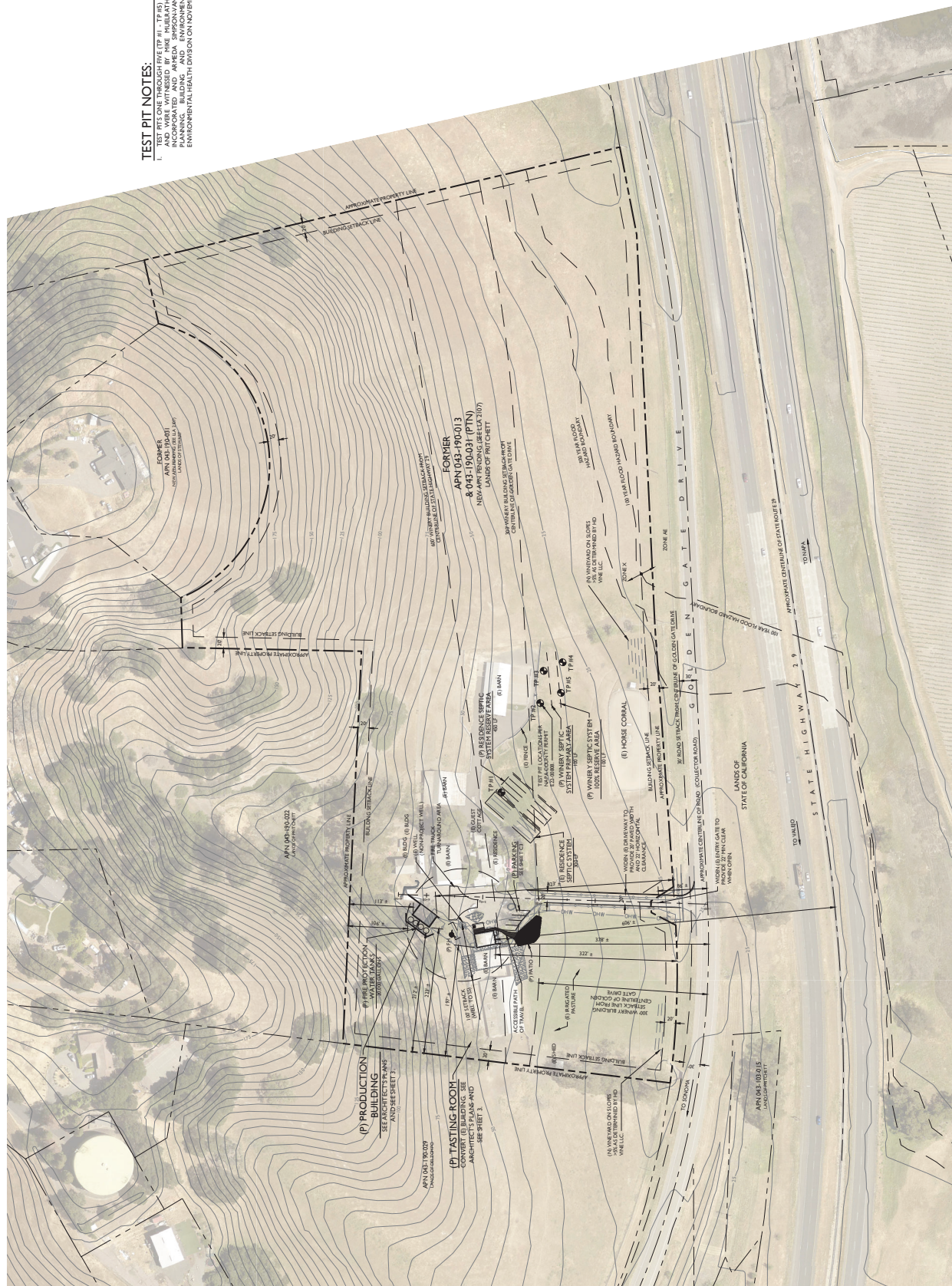
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116



TEST PIT NOTES:

TEST PIT# ONE THROUGH FIVE (TP #1 - TP #5) WERE EXCAVATED BY THE OWNER AND WERE WITNESSED BY MIKE MUELARTH OF APPLIED CIVIL ENGINEERING INCORPORATED AND ARMEDA SIMPSON/VAN DAM OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION ON NOVEMBER 30, 2022.



STEWART RANCH

MICRO-WINERY USE PERMIT CONCEPTUAL SITE PLANS

PREPARED UNDER THE
DIRECTION OF

DRAWN BY: CME

CHECKED BY:

DATE	
TIME	

REVISIONS:	BY:
FEBRUARY 28, 2023	

△ LOT LINE ADJUSTMENT UPDATE

10

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JOB NUMBER: 22-112

FILE: 22-112CONC_0SP.DWG

ORIGINAL SIZE:
24" X 36"

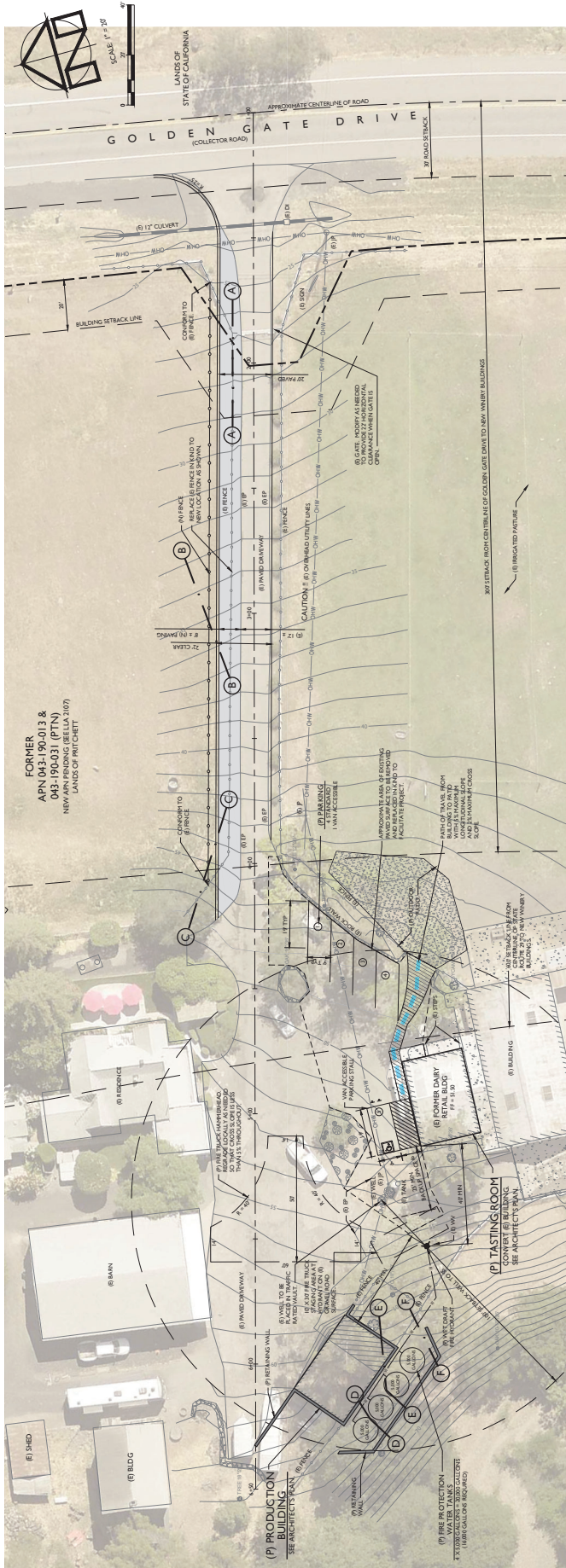
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C2

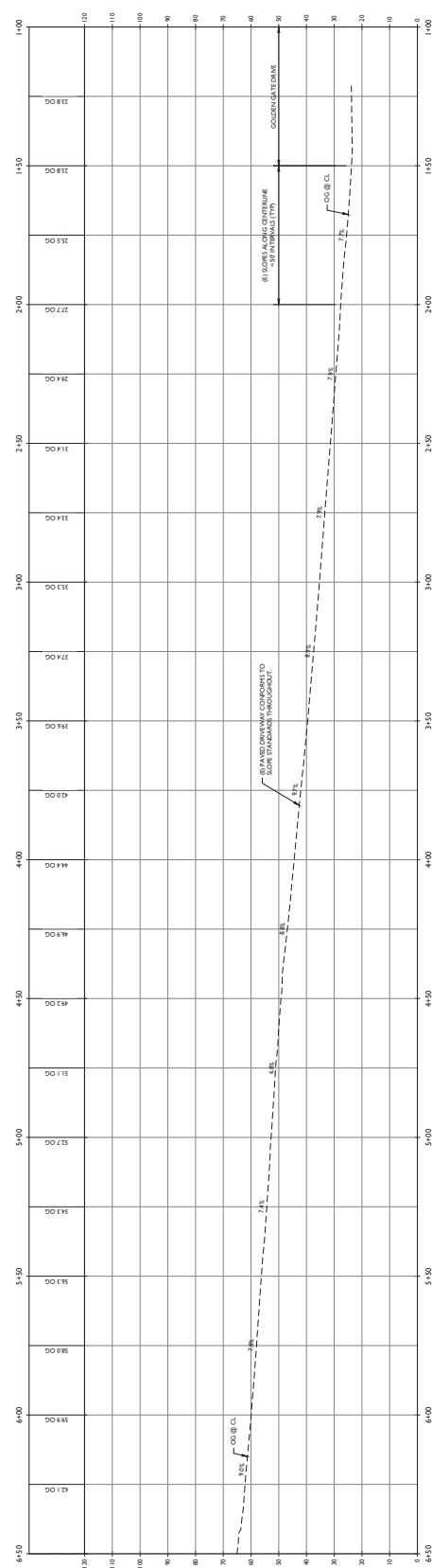
4

— 100 —

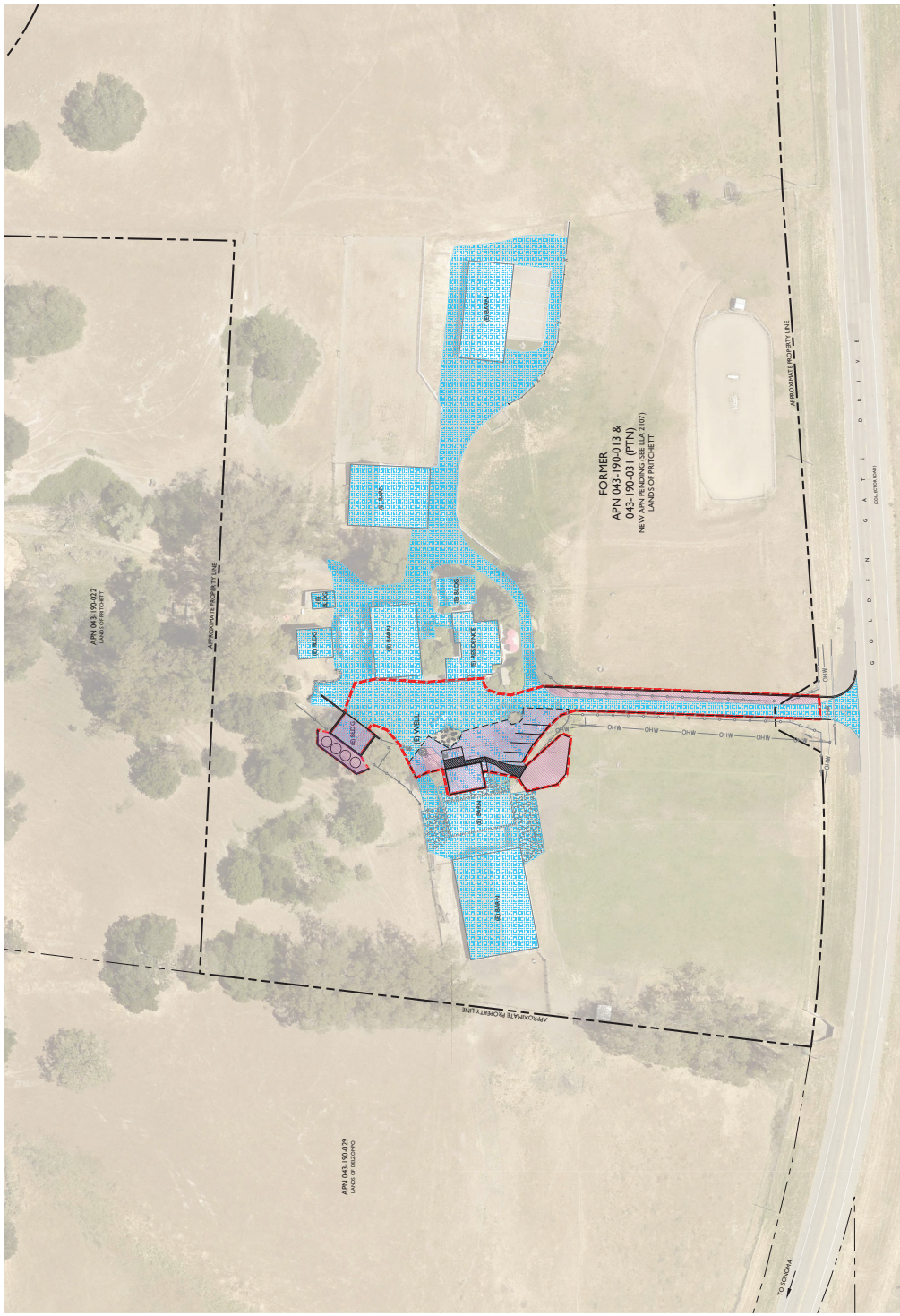
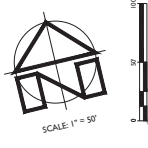
117



DRIVEWAY PLAN
STA 1+00 TO STA 6+50
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 1+00 TO STA 6+50



IMPERVIOUS SURFACE SUMMARY

IMPERVIOUS AREA	PERVIOUS AREA	RECONSTRUCTED AREA	RECONSTRUCTED AREA (SQ FT)
76,865.1	1,973.3	1,973.3	1,973.3

RECONSTRUCTED AREA (SQ FT) ARE BEING IMPROVED WITH NEW PERVIOUS SURFACE

RECONSTRUCTED AREA (SQ FT) ARE BEING IMPROVED WITH NEW PERVIOUS SURFACE

RECONSTRUCTED AREA (SQ FT) ARE BEING IMPROVED WITH NEW PERVIOUS SURFACE

WINERY COVERAGE AREA
22,816.7 SQ FT

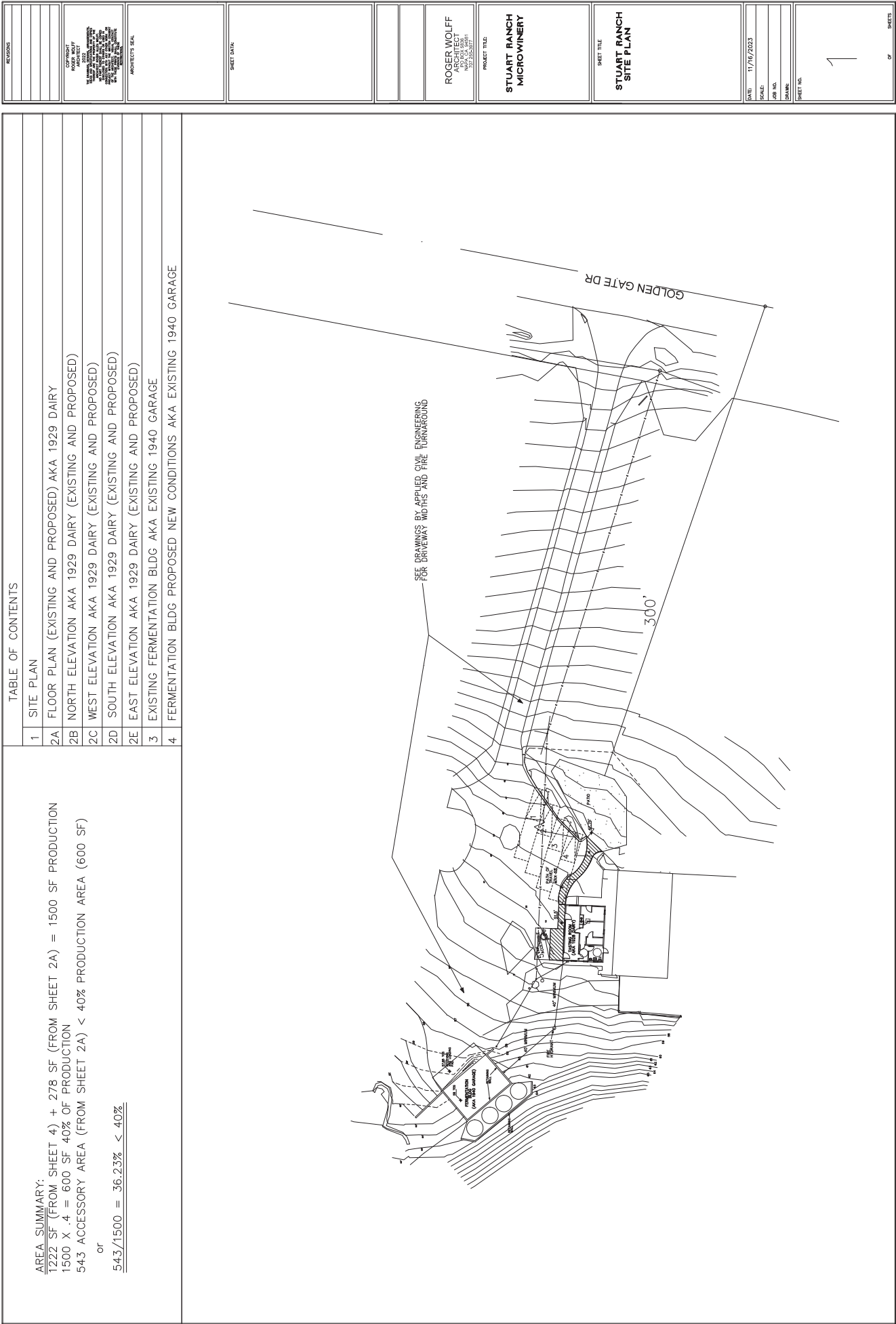
IMPERVIOUS SURFACE EXHIBIT
SCALE 1" = 50'

STEWART RANCH
MICRO-WINERY USE PERMIT CONCEPTUAL SITE PLANS
PREPARED UNDER THE
DIRECTION OF

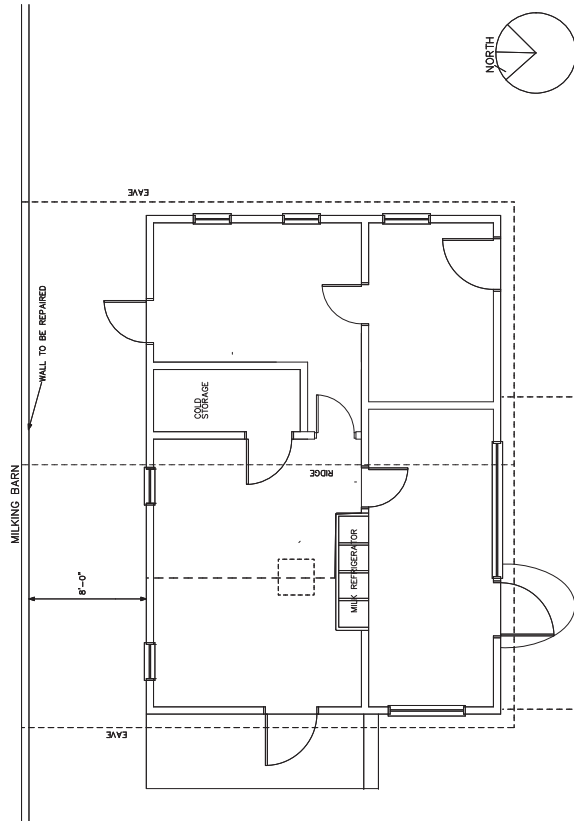


DRAWN BY: SM
CHECKED BY: HSM
DATE: FEBRUARY 28, 2023
REVISIONS:
BY: SM
DATE: 2/28/23
ADJUSTMENT UPDATE

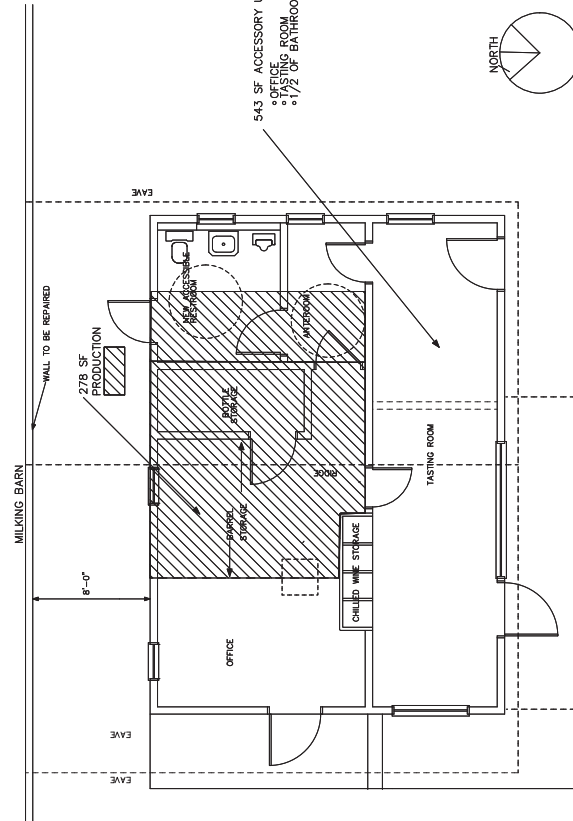
SHEET NUMBER: C4
OF 4



REVISIONS	COPYRIGHT 2023 BY ROGER WOLFF ARCHITECT 1000 10TH AVENUE SUITE 100 DENVER, CO 80202 (303) 733-1000 WWW.ROGERWOLFFARCHITECT.COM	ARCHITECT'S SEAL	SHEET DATA	PROJECT TITLE STUART RANCH MICROWINERY	SHEET TITLE TASTING ROOM STRUCTURE (AKA 1928 DAIRY)	DATE: 11/16/2023 SCALE: JOB NO. DRAWN: SHEET NO.	2A OF SHEETS
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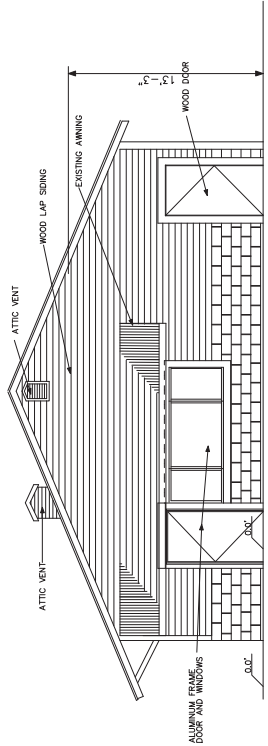


EXISTING PLAN

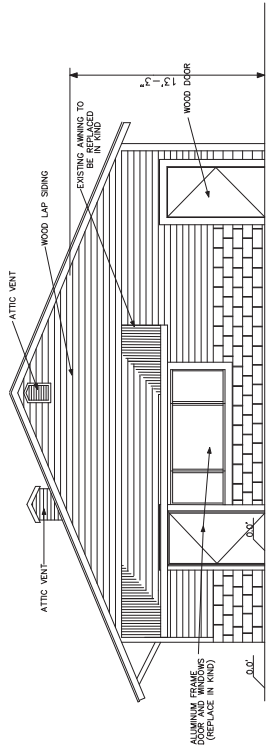


PROPOSED PLAN

REVISIONS	PROJECT: ROGER WOLFF ARCHITECT 2023 10000 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1500 FAX: 303.733.1501 WWW.ROGERWOLFFARCHITECT.COM	ARCHITECT'S SEAL	SHEET DATA	ROGER WOLFF ARCHITECT 10000 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1500 FAX: 303.733.1501 WWW.ROGERWOLFFARCHITECT.COM	PROJECT TITLE: STUART RANCH MICROWINERY	SHEET TITLE: TASTING ROOM STRUCTURE (AKA 1928 DAIRY)	DATE: 11/16/2023 SCALE: JOB NO. DRAWN: SHEET NO.	2B OF SHEETS
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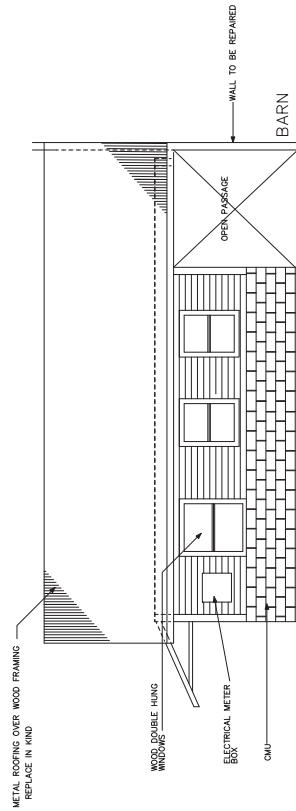


EXISTING
NORTH ELEVATION

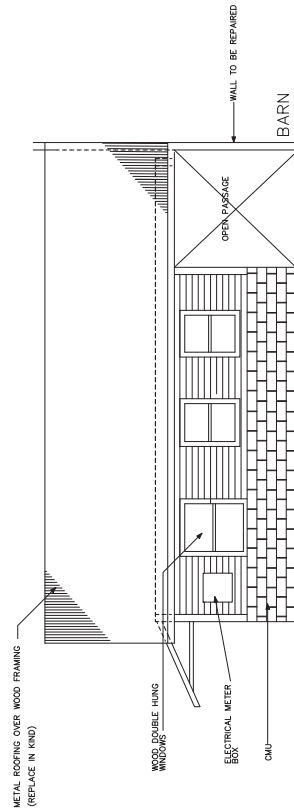


PROPOSED
NORTH ELEVATION

REVISIONS	COPYRIGHT ROGER WOLFF ARCHITECT 11/16/2023 ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION FROM THE ARCHITECT	ARCHITECT'S SEAL	SHEET DATA	ROGER WOLFF ARCHITECT 11/16/2023 ALL RIGHTS RESERVED	PROJECT TITLE STUART RANCH MICROWINERY	SHEET TITLE TASTING ROOM STRUCTURE (AKA 1928 DAIRY)	DATE: 11/16/2023	SHEET NO. <div style="font-size: 2em; font-weight: bold;">20</div>
SCALE:							DATE:	
APP. NO.							DATE:	
APP. NO.							DATE:	

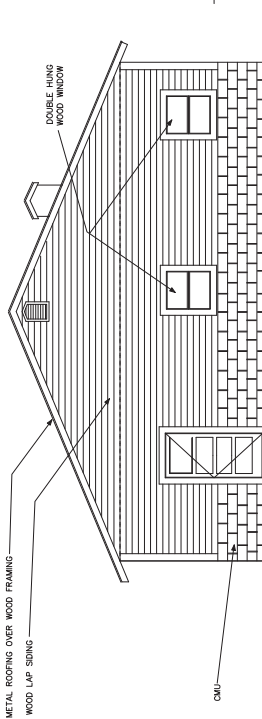


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WEST ELEVATION

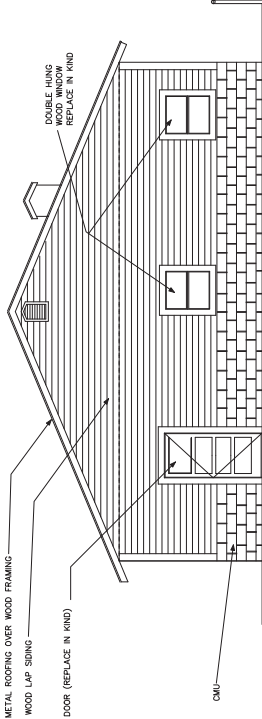


PROPOSED
WEST ELEVATION

REVISIONS 		COPYRIGHT ROGER WOLFF 2024 ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.		ARCHITECT'S SEAL 		SHEET DATA 		ROGER WOLFF ARCHITECT 1001 N. 10TH AVE., SUITE 100 AUSTIN, TX 78701 512.452.5977		PROJECT TITLE STUART RANCH MICROWINERY		SHEET TITLE TASTING ROOM STRUCTURE (AKA 1928 DAIRY)		DATE: 11/16/2023 SCALE: JOB NO. DRAWN: SHEET NO.		2D OF SHEETS	
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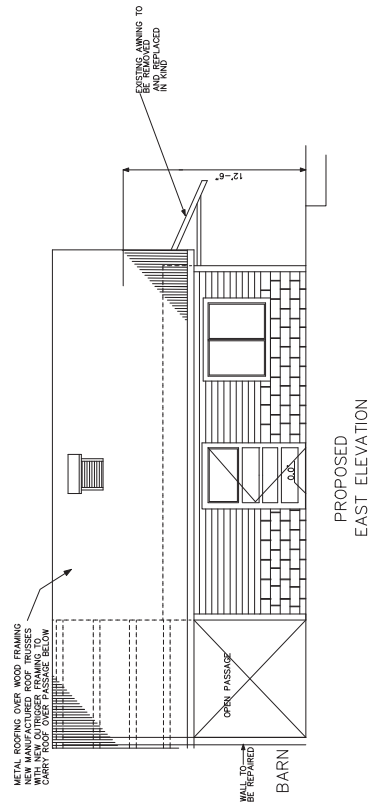
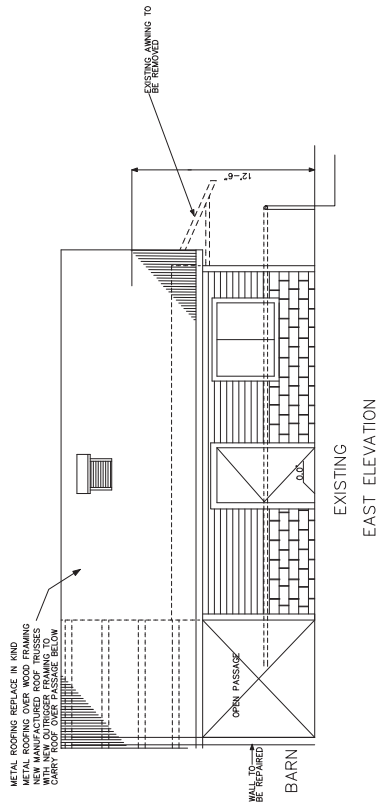


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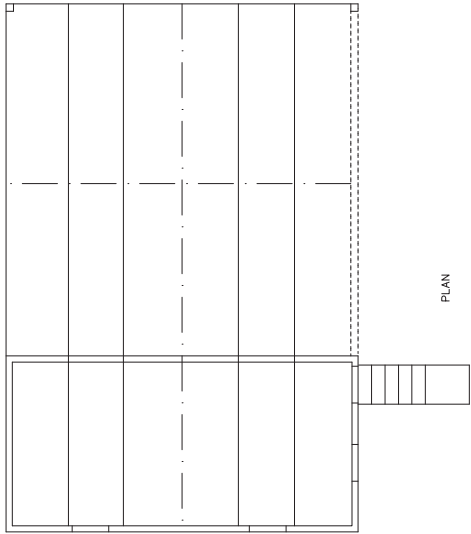
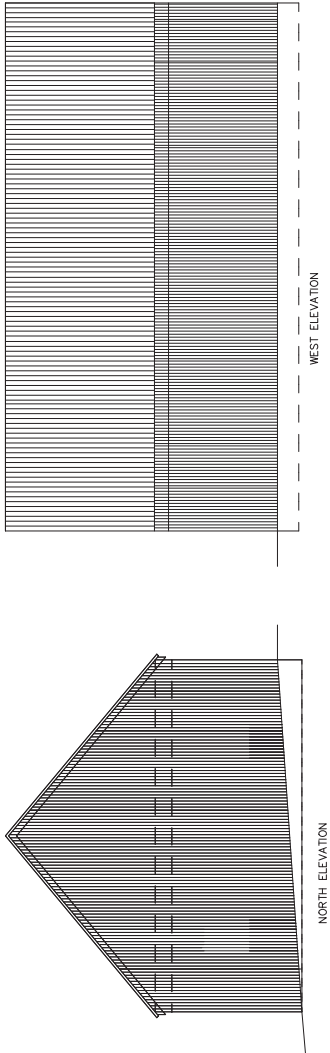
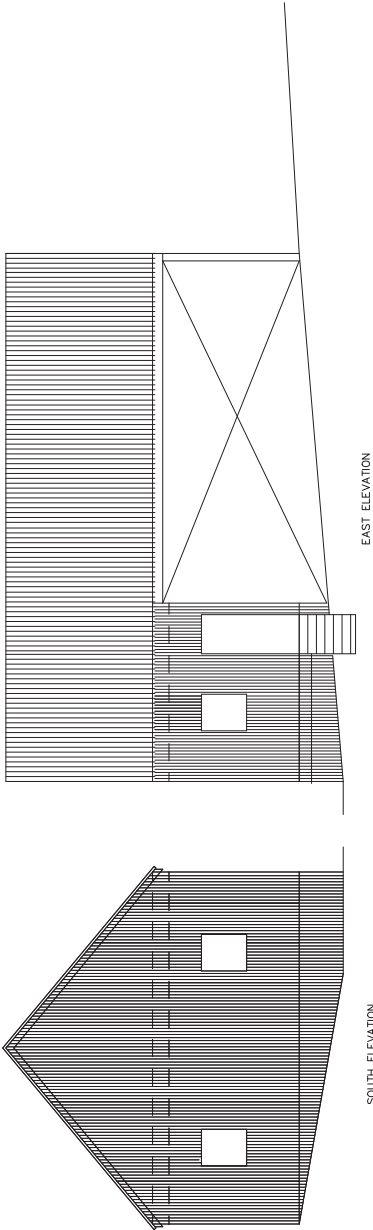


PROPOSED
SOUTH ELEVATION

REVISIONS	COPYRIGHT ARCHITECT ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT	ARCHITECT'S SEAL	SHEET DATA		ROGER WOLFF ARCHITECT 1000 10TH AVENUE NEW YORK, NY 10018	PROJECT TITLE: STUART RANCH MICROWINERY	SHEET TITLE: TASTING ROOM STRUCTURE (AKA 1928 DAIRY)	DATE: 11/16/2023 SCALE: APP. NO.: DRAWING: SHEET NO.:	2E OF SHEETS	



REVISIONS	COPYRIGHT ROGER WOLFF ARCHITECT 1000 N. 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1000 FAX: 303.733.1001 WWW.ROGERWOLFFARCHITECT.COM	ARCHITECT'S SEAL	SHEET DATA		PROJECT TITLE STUART RANCH MICROWINERY	SHEET TITLE FERMENTATION BUILDING EXISTING CONDITIONS (AKA 1940 GARAGE)	DATE: 11/16/2023 SCALE: JOB NO.: DRAWING: SHEET NO.:	3 OF SHEETS	



REVISIONS	DATE: 11/16/2023	4	OF SHEETS
CONTRACTOR: ARCHITECT: ENGINEER: DESIGNER: ARCHITECT'S SEAL: ARCHITECT'S SIGNATURE: ARCHITECT'S TITLE: ARCHITECT'S FIRM: ARCHITECT'S ADDRESS: ARCHITECT'S PHONE: ARCHITECT'S FAX: ARCHITECT'S EMAIL: ARCHITECT'S WEBSITE: ARCHITECT'S LICENSE NO.: ARCHITECT'S EXPIRATION DATE:	SCALE: JOB NO.: DRAWING: SHEET NO.:		
PROJECT TITLE: STUART RANCH MICROWINERY	SHEET TITLE: FERMENTATION BUILDING NEW CONDITIONS (AKA 1940 GARAGE)		
ROGER WOLFF ARCHITECT 1000 S. 10TH AVE. SUITE 100 TULSA, OK 74106 918.258.8881 WWW.ROGERWOLFFARCHITECT.COM			

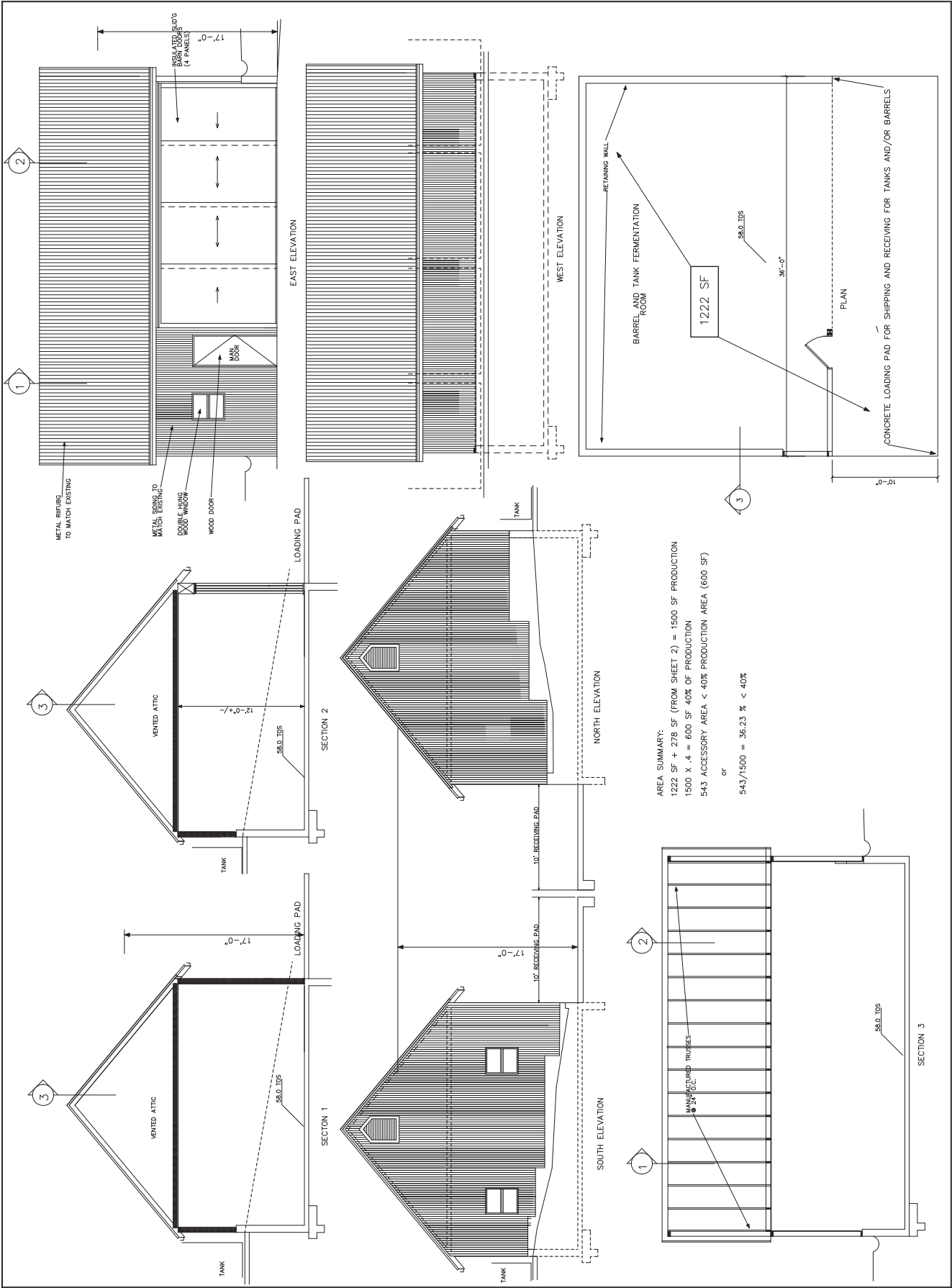
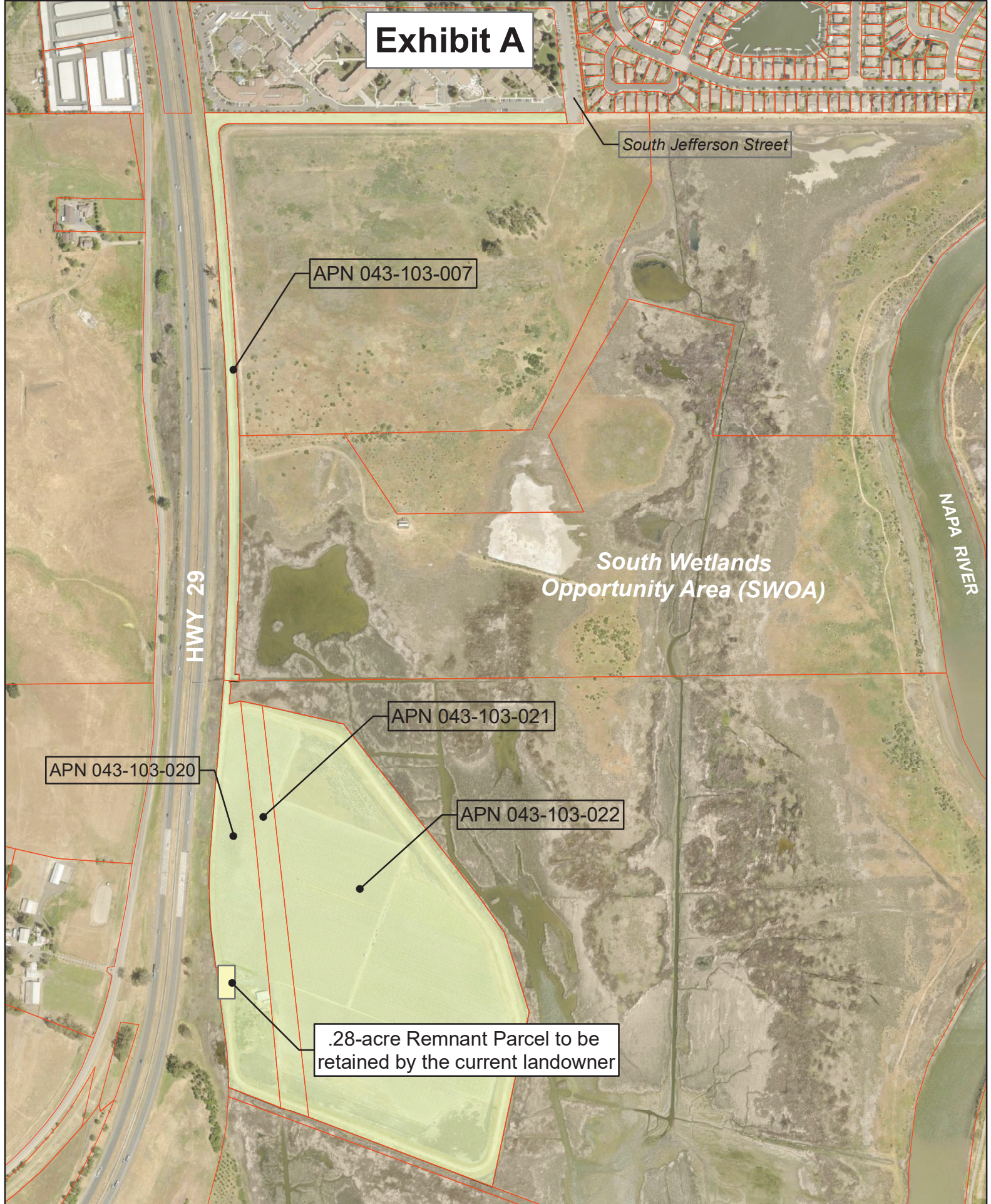


Exhibit A



South Wetlands
Opportunity Area (SWOA)

NAPA RIVER

HWY 29

South Jefferson Street

APN 043-103-007

APN 043-103-021

APN 043-103-020

APN 043-103-022

.28-acre Remnant Parcel to be
retained by the current landowner

Parcel Locations Napa River Estuary Enhancement and Public Access Project

Project Area/Parcel Boundary

0 0.1 Miles



121 & 29

HIGHWAY

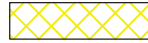
STATE OF CALIFORNIA



ACCESS EASEMENT 47,537 SF / 1.09 AC



PRIVATE UTILITY EASEMENT
1,590 SF / 0.04 AC



FEE AREA 12,354 SF / 0.28 AC



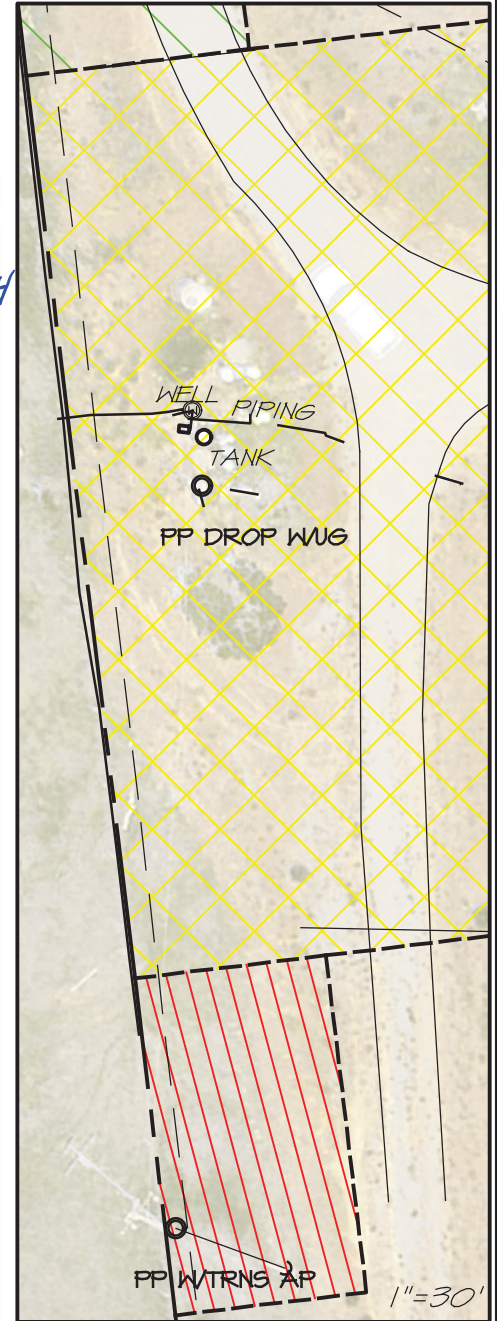
LANDS OF
PRITCHETT TRUSTEE
APN 043-103-020

LANDS OF
PRITCHETT TRUSTEE
APN 043-103-021

LANDS OF
STEWART TRUSTEE
APN 043-103-022

SEE
DETAIL

1"=200'



LEGEND
——— PROPERTY LINE
- - - EASEMENT LINE
- - - ADJACENT
——— PROPERTY LINE

**EASEMENT
MAP**



1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980

01-25-2024

043-103-020-FIGURE I

1 of 129

THIS EXHIBIT IS FOR GRAPHIC
PURPOSES ONLY. ANY ERRORS
OR OMISSIONS ON THIS EXHIBIT
SHALL NOT AFFECT THE DEED
DESCRIPTION

FEE AREA
Exhibit A-1

A portion of the Lands of Ailene M. Pritchett Trustee of the Ailene M. Pritchett 2020 Revocable Trust as described in a Grant Deed Recorded on August 07, 2020 as Document Number 2020-0019355, Napa County Records, State of California described as follows.

Commencing at the northwest corner of said Lands of Pritchett Trustee on a curve on the eastern line of California Highway 121 & 29 and the western line of said Lands of Pritchett Trustee, said curve being concave to the west, having a radius of 12,999.62 feet, and to which corner a radial line bears of South 85° 47' 54" East; thence southerly along said curve 289.22 feet through a central angle of 1° 16' 29"; thence South 5° 28' 35" West 418.77 feet to the beginning of a curve concave to the east having a radius of 2,499.93 feet; thence 537.55 feet along said curve through a central angle of 12° 19' 12"; thence South 6° 50' 37" East 114.81 feet to the **Point of Beginning**; thence leaving said west line North 83° 09' 23" East 87.00 feet; thence South 6° 50' 37" East 142.00 feet; thence South 83° 09' 23" West 87.00 feet to said west line; thence along said west line North 6° 50' 37" West 142.00 feet to the **Point of Beginning**.

Basis of Bearing being the bearing between found Caltrans Monuments shown on the map Record of Survey Map No. 5580, filed August 11, 2004 in Book 36 of Record of Surveys at Page 43-44, Napa County Records, as South 5° 28' 48" West and measured as South 5° 28' 35" West.

End Description

Area: 12,354 Sq. Ft.
0.28 Acres



STATE OF CALIFORNIA HIGHWAY 121 & 29

P.O.C. EASEMENT 2003-0038150
 S85°47'54"E (R)

R=12999.62'
 L=289.22'
 Δ-1°16'29"

S5°28'35"W
 418.77'

LANDS OF
 PRITCHETT TRUSTEE
 APN 043-103-020
 2020-0019355

LANDS OF
 PRITCHETT TRUSTEE
 APN 043-103-021
 2020-0019352

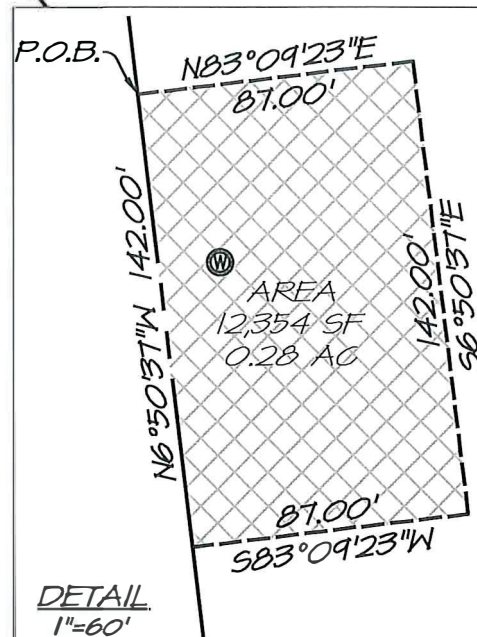
LANDS OF
 STEWART TRUSTEE
 APN 043-103-022
 2021-0009193

R=2499.93'
 L=537.55'
 Δ-12°19'12"

S6°50'37"E
 114.81'

P.O.B.

SEE
 DETAIL



1"=200'

LEGEND

WELL
 PROPERTY LINE
 EASEMENT LINE
 ADJACENT
 PROPERTY LINE

FEE AREA
 EXHIBIT A-2



RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

08-15-2023

THIS EXHIBIT IS FOR GRAPHIC
 PURPOSES ONLY. ANY ERRORS
 OR OMISSIONS ON THIS EXHIBIT
 SHALL NOT AFFECT THE DEED
 DESCRIPTION

BASIS OF BEARING: BEARING BETWEEN FOUND
 CALTRANS MONUMENTS SHOWN ON THE MAP
 RECORD OF SURVEY, FILED AUGUST 11, 2004 IN
 BOOK 36 OF RECORD OF SURVEYS AT PAGE
 43-44, NAPA COUNTY RECORDS, AS SOUTH 5° 28'
 48" WEST & MEASURED AS SOUTH 5° 28' 35" WEST. 043-103-020 C-2

5406
043-103-020 C-1
08-15-2023

North: 1858012.8690' East: 6478077.6673'

Segment #1 : Line

Course: N83°09'23"E Length: 87.00'

North: 1858023.2359' East: 6478164.0474'

Segment #2 : Line

Course: S6°50'37"E Length: 142.00'

North: 1857882.2476' East: 6478180.9681'

Segment #3 : Line

Course: S83°09'23"W Length: 87.00'

North: 1857871.8807' East: 6478094.5880'

Segment #4 : Line

Course: N6°50'37"W Length: 142.00'

North: 1858012.8690' East: 6478077.6673'

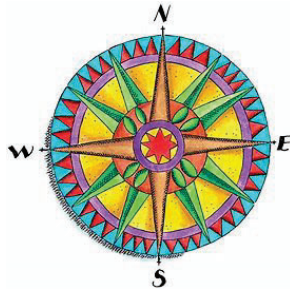
Perimeter: 458.00' Area: 12354.00 Sq. Ft.

Error Closure: 0.0000 Course: N0°00'00"E

Error North: 0.00000 East: 0.00000

Precision 1: 458000000.00





Napa County Lot Line Adjustment - Complete

Lot Line Adjustment Number :

400 Scale Map Number:

Lands of

Documents Recorded:

Document Numbers:

Agent/Title Co.:

by: Engineering Technician III

Date:

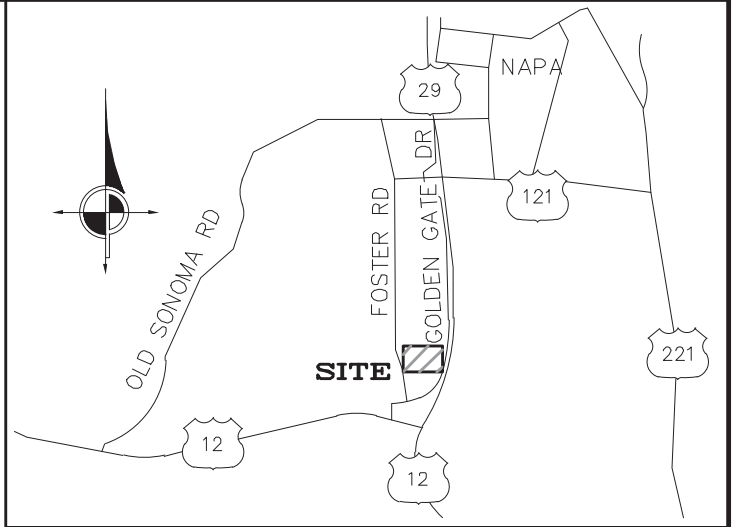
[Print Form](#)

OWNER A

AILENE M. PRITCHETT, TRUSTEE
2195 GOLDEN GATE DRIVE
NAPA, CA 94558
APN 043-190-013
(E) 12.71 ACRES ± (P) 26.71 ACRES ±

OWNER B

CHRISTY MARY STEWART, TRUSTEE ET. AL
1500 FOSTER ROAD
NAPA, CA 94558
APN 043-190-031
(E) 17.45 ACRES ± (P) 3.45 ACRES ±



LOCATION MAP — NO SCALE

ASSESSORS PARCEL NUMBERS:

(A) 043-190-013 (B) 043-190-031

EXISTING LAND USE

- (A) 323-RURAL RESIDENTIAL PARCEL > 5 AC W/THREE SFRS
(B) 32-RURAL RESIDENTIAL PARCEL < 5 AC. W/ONE RESIDENCE

PROPOSED LAND USE

- (A) 323-RURAL RESIDENTIAL PARCEL > 5 AC W/THREE SFRS
(B) 32-RURAL RESIDENTIAL PARCEL < 5 AC. W/ONE RESIDENCE

EXISTING WATER SOURCE

(A) WELL (B) WELL

PROPOSED WATER SOURCE

(A) WELL (B) WELL

EXISTING SEWAGE DISPOSAL

(A) SEPTIC (B) SEPTIC

PROPOSED SEWAGE DISPOSAL

(A) SEPTIC (B) SEPTIC

ZONING

(A) AW (B) AW

A PORTION OF APN 043-190-013 IS LOCATED IN FEMA FLOODWAY ZONES "AE" AND "X". APN 043-190-031 IS NOT WITHIN THE FEMA REGULATORY FLOODWAY.

THE PARCELS SUBJECT TO THIS LOT LINE ADJUSTMENT ARE NOT UNDER AN EXISTING WILLIAMSON ACT CONTRACT.

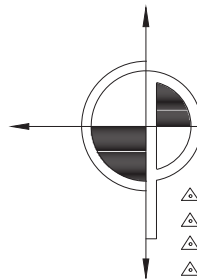
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 NAD 83, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P261 AND STATION P202; BEING A GRID BEARING OF NORTH 38°49'01" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).



LOT LINE ADJUSTMENT SITE MAP

FOR A LOT LINE ADJUSTMENT
BETWEEN THE LANDS OF
THE PRITCHETT 2020 TRUST AND
THE STEWART FAMILY TRUST

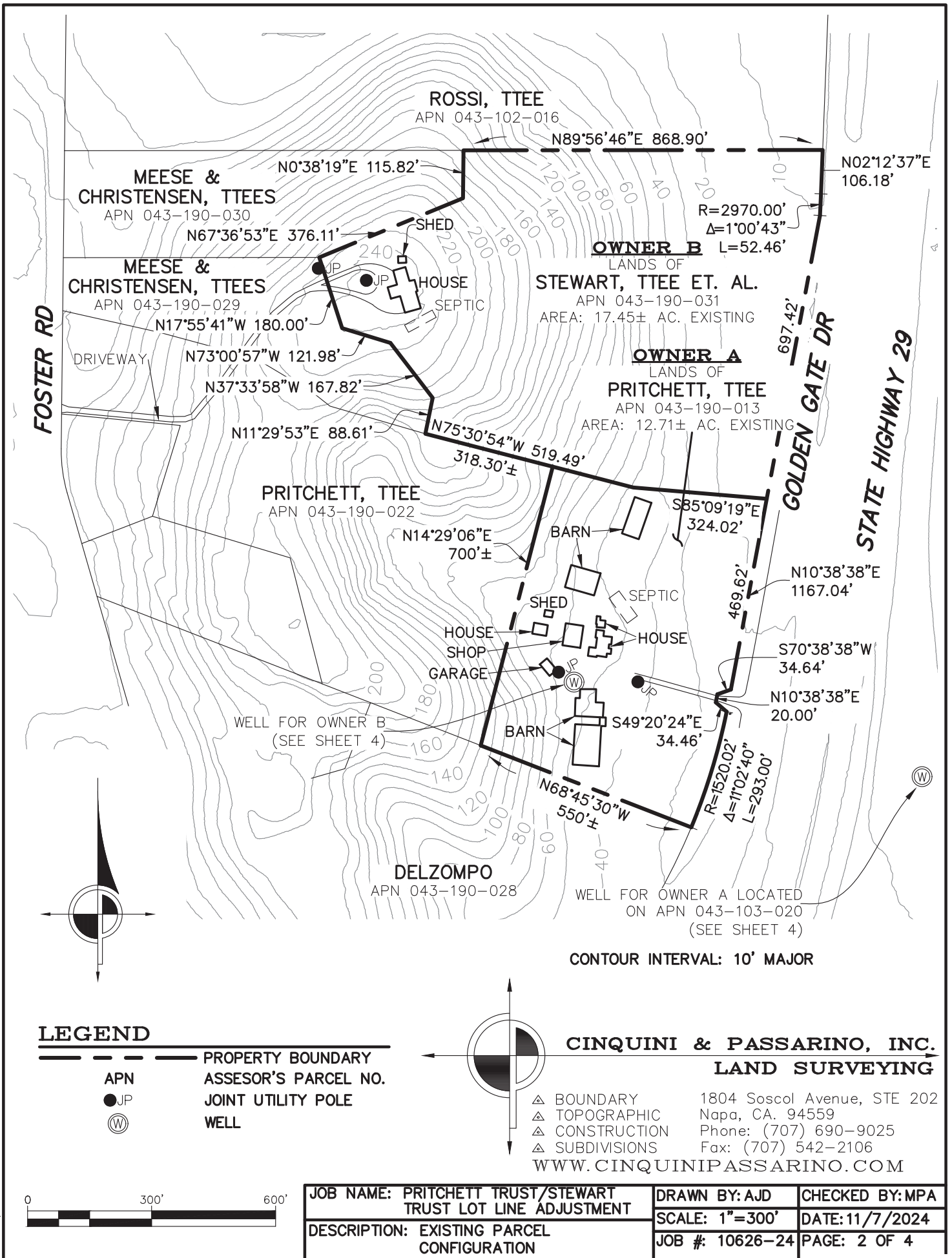


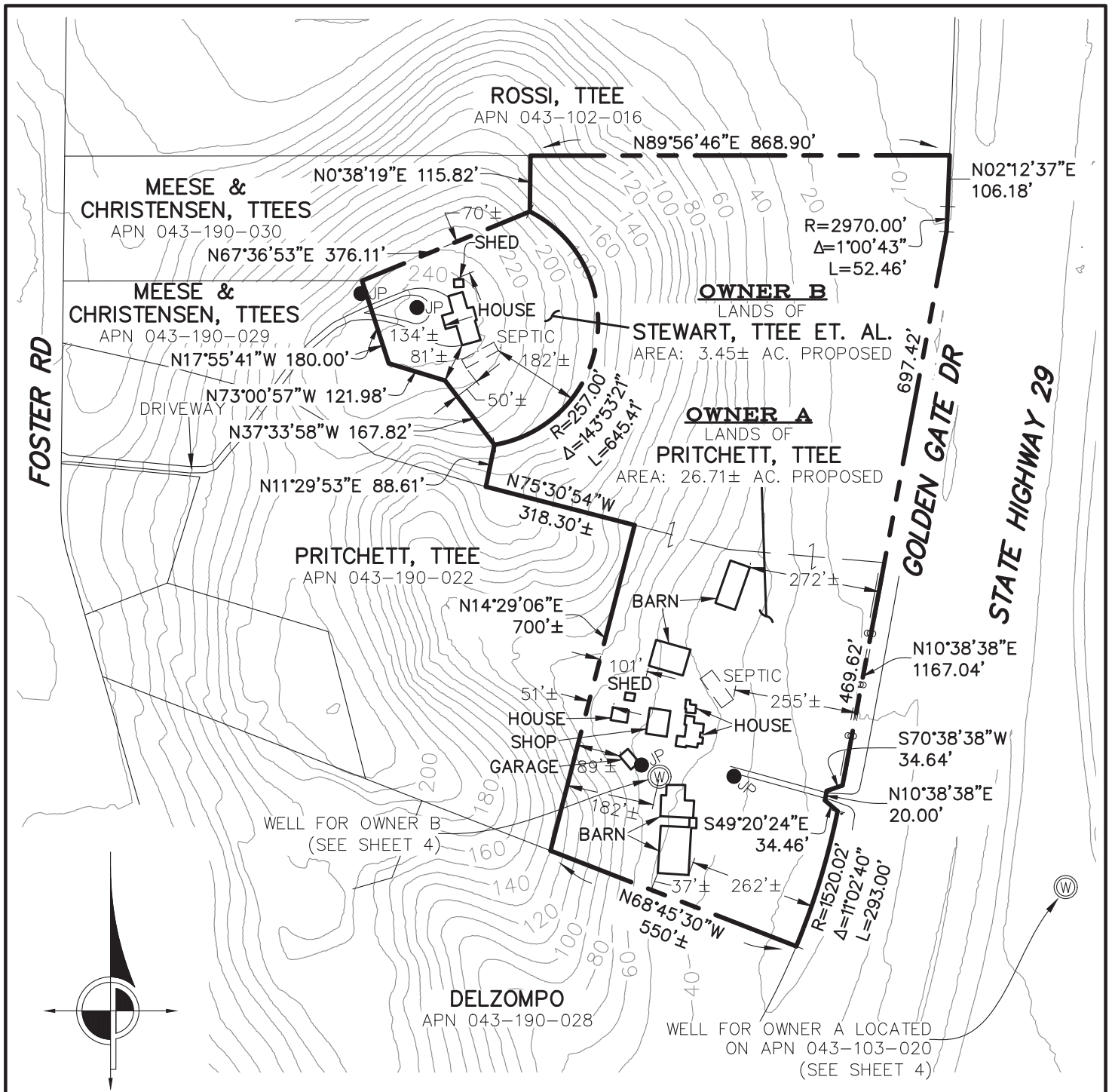
CINQUINI & PASSARINO, INC. LAND SURVEYING

△ BOUNDARY 1804 Soscol Avenue, STE 202
△ TOPOGRAPHIC Napa, CA. 94559
△ CONSTRUCTION Phone: (707) 690-9025
△ SUBDIVISIONS Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

OWNER AND LOT
LINE ADJUSTMENT
DATA

DRAWN BY: AJD	CHECKED BY: MPA
SCALE: AS SHOWN	DATE: 11/7/2024
JOB #: 10626-24	PAGE: 1 OF 4





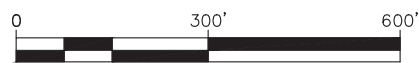
LEGEND

	PROPERTY BOUNDARY
	BOUNDARY TO BE EXTINGUISHED
	ASSESSOR'S PARCEL NO.
	JOINT UTILITY POLE
	WELL

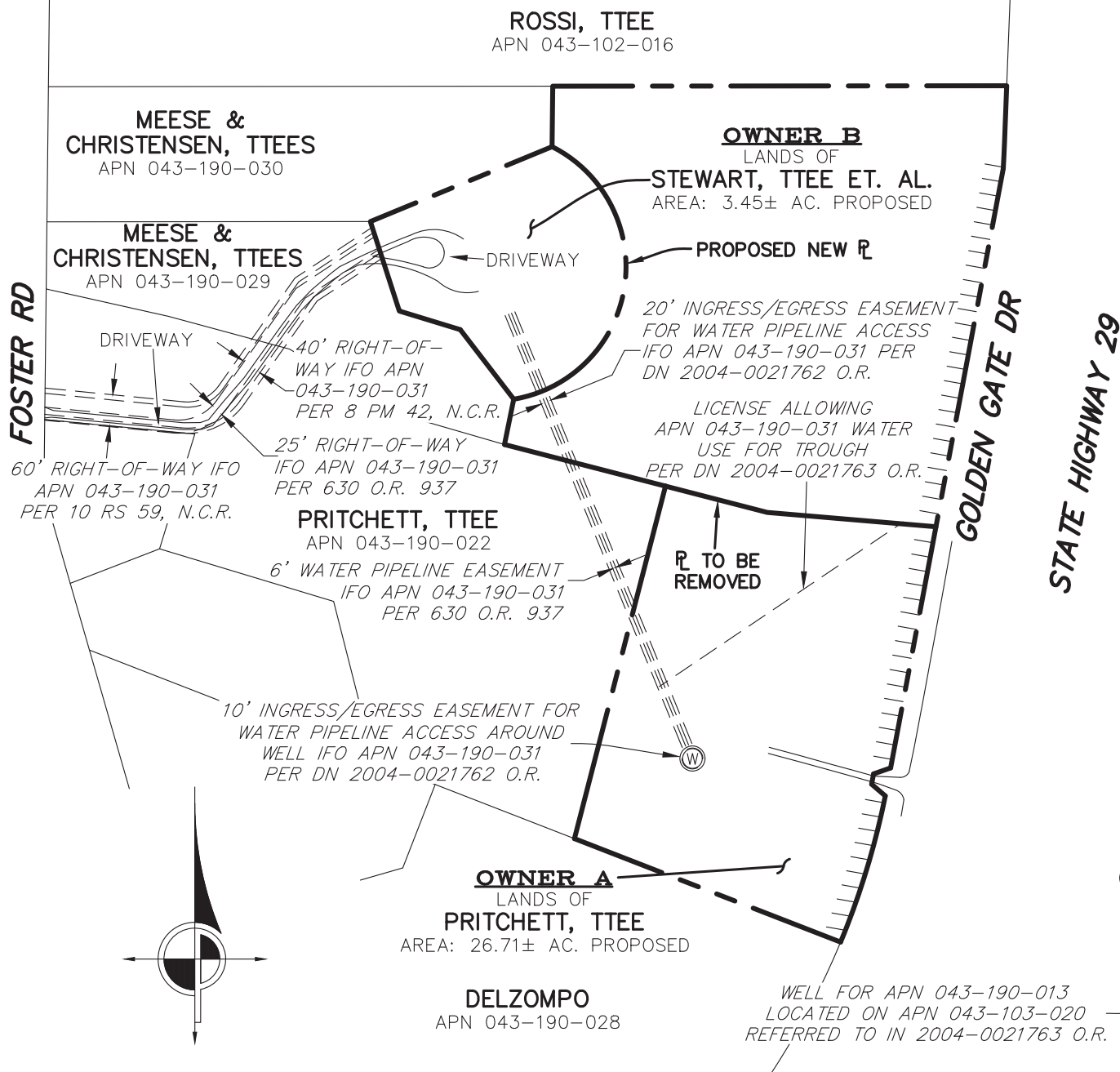
CINQUINI & PASSARINO, INC. LAND SURVEYING

△ BOUNDARY
△ TOPOGRAPHIC
△ CONSTRUCTION
△ SUBDIVISIONS

1804 Soscol Avenue, STE 202
Napa, CA. 94559
Phone: (707) 690-9025
Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM



JOB NAME: PRITCHETT TRUST/STEWART TRUST LOT LINE ADJUSTMENT	DRAWN BY: AJD	CHECKED BY: MPA
DESCRIPTION: PROPOSED PARCEL CONFIGURATION	SCALE: 1"=300'	DATE: 11/7/2024
	JOB #: 10626-24	PAGE: 3 OF 4



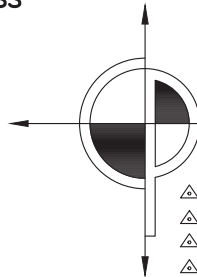
LEGEND

	PROPERTY BOUNDARY
	EASEMENT/LICENSE AS NOTED
	ABUTTER'S RIGHTS OF ACCESS RELINQUISHED
APN	ASSESSOR'S PARCEL NO.
IFO	IN FAVOR OF
N.C.R.	NAPA COUNTY RECORDS
	WELL



NOTE

EXACT LOCATION OF UTILITY EASEMENT PER DOCUMENT NUMBER 2011-0010380 O.R. ACROSS APN 043-190-030 & -031 SERVING -029, COULD NOT BE DETERMINED IN DOCUMENT.



CINQUINI & PASSARINO, INC. LAND SURVEYING

1804 Soscol Avenue, STE 202
Napa, CA. 94559
Phone: (707) 690-9025
Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

JOB NAME: PRITCHETT TRUST/STEWART TRUST LOT LINE ADJUSTMENT	DRAWN BY: AJD	CHECKED BY: MPA
DESCRIPTION: EASEMENT EXHIBIT	SCALE: 1"=300'	DATE: 11/7/2024
	JOB #: 10626-24	PAGE: 4 OF 4