
Planning, Building & Environmental Services

Promise Winery

P25-00283-Variance, NCRSS Exception, P22-00384-Use Permit

Presented by Hannah Spencer, Project Planner



Agenda

- Existing Setting
- Permit Request
- General Plan/Zoning Consistency
- CEQA Review
- Public Comments
- Staff Recommendation



Existing Setting

Project Parcel

2004 Sage Canyon Rd, St. Helena

APN 032-520-009

62.56 acres

AWOS General Plan

AW Zoning District

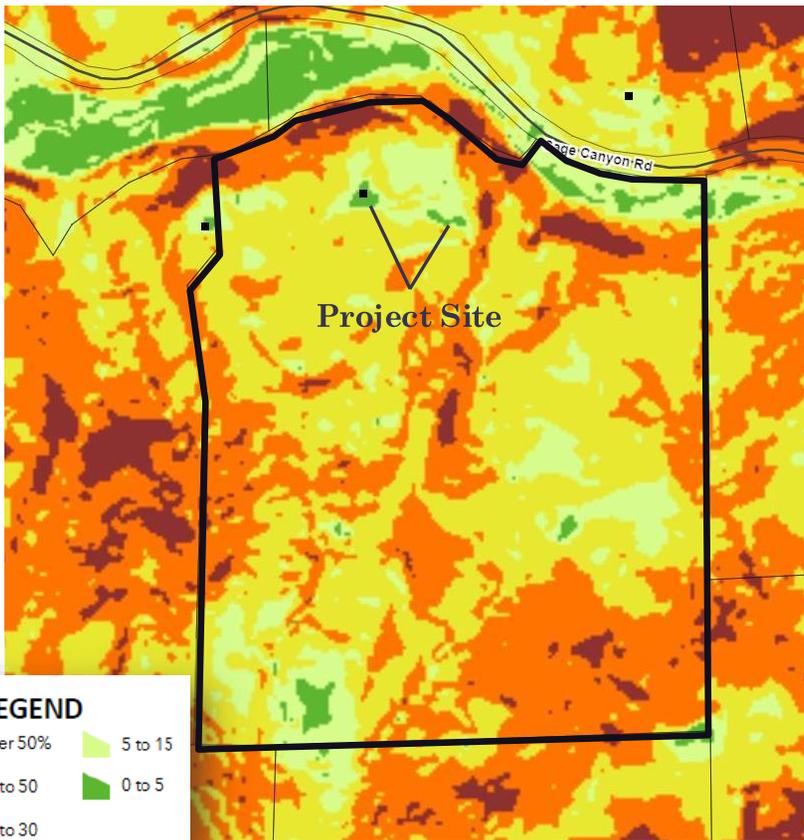
Driveway Easement

APN 032-520-006

Owned by City of Napa



Slope & Vegetation



Permit Request

1. Variance to 300' & 600' Winery Road Setbacks

2. Exception to Road and Street Standards

3. Phased Winery Use Permit

Phase I 5,000-gal Winery (barrel aging only):

- Convert/expand 1,300 sq ft Barn to 2,794 sq ft Winery w/ 2,465 sq ft patio
- Convert 1,268 sq ft ADU to Tasting Room, use existing septic system
- Construct 900 sq ft covered parking/ADA restroom building
- Upgrades to Hwy 128 entrance, road widening
- Remove 5 oak trees

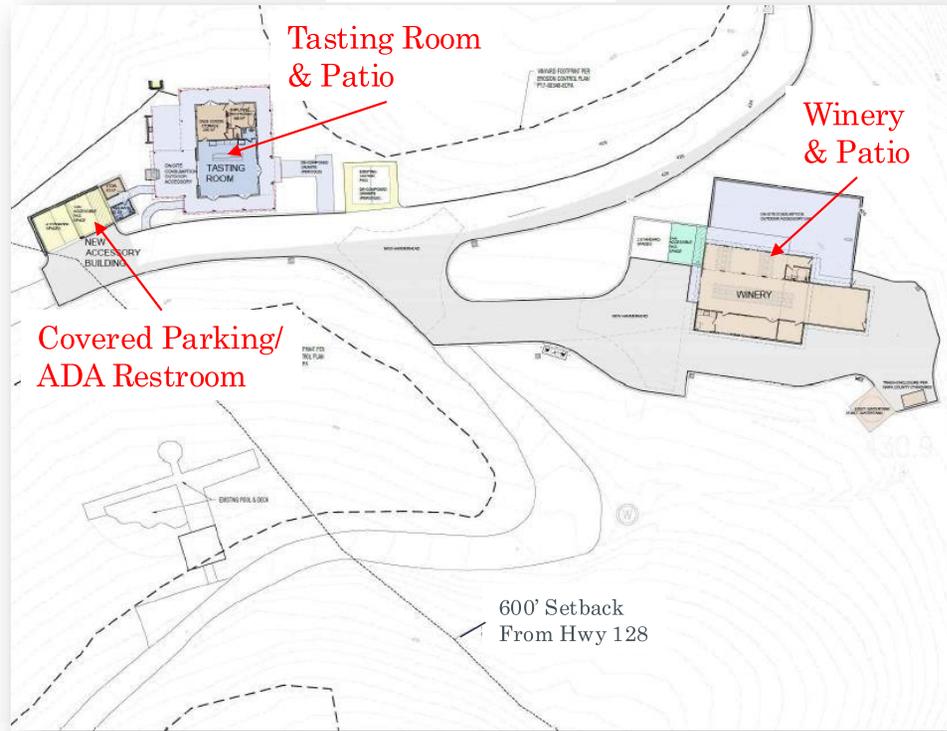
Phase II 30,000-gal Winery (all stages production):

- Construct Type I Wine Cave, covered crush pad, mechanical enclosure
- Install winery wastewater treatment system, recycled PW for irrigation

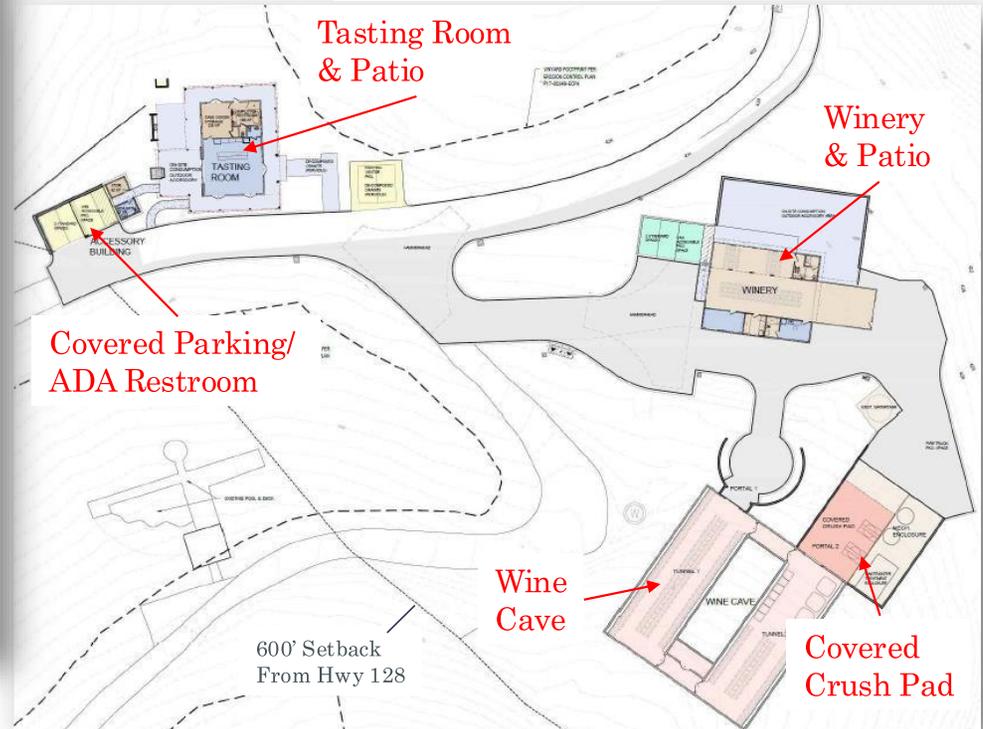


Proposed Site Plan

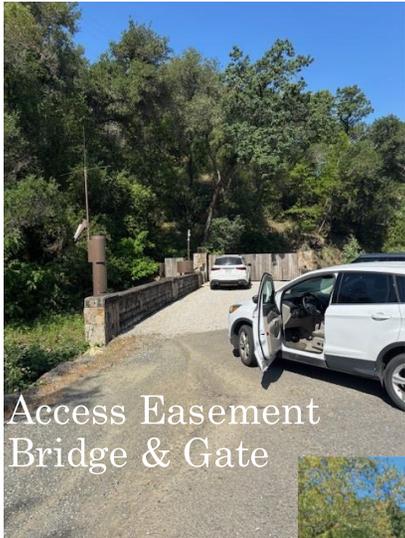
Phase I



Phase II



Existing Setting



Access Easement
Bridge & Gate



Existing ADU



Existing Ag Barn

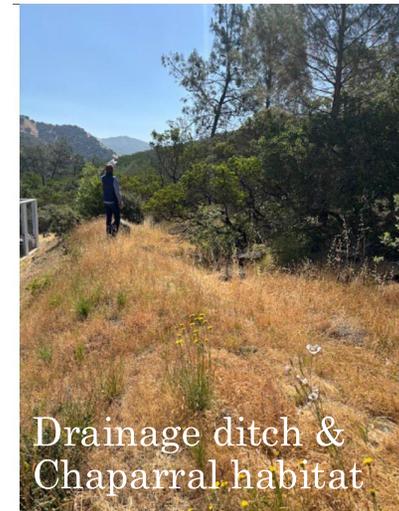


Looking West



Looking East

Project Entrance off Hwy 128



Drainage ditch &
Chaparral habitat



Permit Request - Operations

	Phase I	Phase II
Visitation	8 visitors/day 56 visitors/week 2,912 visitors/year 9:00 a.m. – 6:00 p.m., daily	15 visitors/day 105 visitors/week 5,460 visitors/year 9:00 a.m. – 6:00 p.m., daily
Marketing Program	2 events/year 25 guests each 6:00 p.m. – 10:00 p.m. (clean-up by 11:00 p.m.)	6 events/year 25 guests each 1 event/year 100 guests 6:00 p.m. – 10:00 p.m. (clean-up by 11:00 p.m.)
Employees	2 FTE, 1 PTE	2 FTE, 3 PTE
Parking Spaces	7 (Including 2 ADA)	9 (Including 2 ADA)
Production	5,000 gallons 8:00 a.m. – 5:00 p.m., daily	30,000 gallons 8:00 a.m. – 5:00 p.m., daily
On-site Consumption	Outdoor patios of Tasting Room and Winery	Outdoor patios of Tasting Room and Winery
Average Daily Trips	15 weekday / 15 weekend day	27 weekday / 26 weekend day

Proposed Water Use

Table 1. Phase I: Proposed Groundwater Usage (entire parcel)

Source of Demand	Well No.	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Main Residence	2	0.75	0.75	No change
Accessory Dwelling Unit (ADU)	1	0.40	0 (converted to tasting room)	-0.40
Landscaping	1	0.10	0.10	No change
Vineyard	1	1.78 (permitted under P17-00348)	1.78	No change
Employees (winery and tasting room employees)	1	0	0.04	+0.04
Tasting Room Visitation	1	0	0.026	+0.026
Marketing Events	1	0	250 gallons	+250 gallons
Total	--	3.03	2.696	-0.334

Table 2. Phase II: Proposed Groundwater Usage (entire parcel)

Source of Demand	Well No.	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Main Residence	2	0.75	0.75	No change
Accessory Dwelling Unit	1	0.40	0 (converted to tasting room)	-0.40
Landscaping	1	0.10	0.10	No change
Vineyard	1	1.78 (permitted under P17-00348)	1.23 (recycled process wastewater to supplement vineyard irrigation)	-0.55
Winery Production (process wastewater)	1	0	0.55	+0.55
Employees (winery and tasting room employees)		0	0.06	+0.06
Tasting Room Visitation	1	0	0.05	+0.05
Marketing Events	1	0	0.0038 (1,250 gallons)	+0.0038 (1,250 gallons)
Total	--	3.03	2.7438	-0.2862



Proposed Water Use / Availability

Existing Residential & Agricultural Uses:

- Well #1 Project well: 1988 construction, 20 gpm; serves vineyard, ADU
- Well #2 Non-project well: 2014 construction, 1 gpm; serves main dwelling

WAA Tier 1:

- **Estimated Water Demands:**
 - Existing: Well #1 2.28 AFY (*includes entire vineyard entitlement*); Well #2 0.75 AFY
 - Proposed: Well #1 1.99 AFY; Well #2 no change
- **Estimated Parcel Specific Recharge:** 50.05 AFY

WAA Tier 2:

- Not required for existing well with proposed decrease in water use
- Net decrease of approx. 0.2862 AFY
- Well #1 over 500 feet from property lines

WAA Tier 3:

- Not required for existing well with proposed decrease in water use
- Approx. 416 feet from Significant Stream
- COA limits pumping from Well #1 to not exceed 2.28 AFY

General Plan & Zoning Consistency

- ❖ Consistent w/ General Plan Agricultural & Conservation Policies
 - Wineries recognized as agricultural uses, vineyards maintained onsite, local grape sourcing; sufficient parking
 - Groundwater management, Title 24 standards, air quality, fire safety, biological resource protection, CO2 sequestration
- ❖ Complies w/ Winery Definition Ord. if Variance granted
- ❖ Complies w/ Viewshed Protection Program
- ❖ Conservation Regs. Exception not required

Variance to Winery Setbacks

- ❖ **Special Circumstances:** Existing building complex surrounded by steep slopes and sensitive habitat
- ❖ **Unnecessary Hardship:** Alternative locations require substantial grading on steep slopes, elevating geologic hazard and cost
- ❖ **Necessary for preservation and enjoyment of substantial property rights:**
 - Exceeds min parcel size, complies with all other development standards
 - Approval allows agricultural use consistent with Zoning and General Plan designations
- ❖ **Will not adversely affect the public health, safety or welfare of the County:**
 - Avoids scenic areas, substantial grading, and conversion of sensitive habitat; minimizes tree removal
 - COAs for water, wastewater disposal, access, grading and building permits, fire protection, noise, air quality

Environmental Review

- Initial Study/Mitigated Negative Declaration circulated December 18, 2025 – February 3, 2026
- Proposed IS/MND finds impacts could be mitigated to less than significant level

MMRP:

- Pre-construction surveys for protected plants, nesting birds/raptors, and bats
- Tribal monitoring during all ground disturbance
- Agency Comments



Public Comments

Public Comments:

- Concerns with the RSS exception, variance, cave excavation
- Three comments in support of project

Applicant Comments:

- Winery website corrections
- Shuttling services for events



Staff Recommendation

- Adopt the proposed Mitigated Negative Declaration and MMRP
- Approve the request for a Variance, Exception to RSS and Winery Use Permit based on recommended Findings and Conditions of Approval (Attachments A and B)



Thank you

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