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Planning, Building & Environmental Services

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

Brian D. Bordona
Director

MEMORANDUM

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

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

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

REMOVE AND REPLACE:

a. Groundwater Demand Management Program

1. The permittee shall install a meter on each well serving the parcel (Domestic Well, ~~the Harlan Easement Well~~, Well 1, Well 2). Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the ~~three~~ ~~four~~ wells serving the parcel.