

Planning, Building & Environmental Services

Stewart Ranch Winery

Micro Winery Use Permit P23-00178

Presented by Kelli Cahill



Presentation Topics

- Existing Setting
- Permit Request
- Staff Recommendation



Existing Setting

Project Parcel

2195 Golden Gate Drive, Napa,

APNs 043-190-013, 043-103-026 and ptn of
043-190-031

General Plan Designation

Agriculture, Watershed & Open Space
(AWOS)



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 ADL-114.1 regarding agricultural zoning within the land use designations

APN: 043-190-013, 043-103-026, ptn 043-190-031
Map Date: 05-12-2025

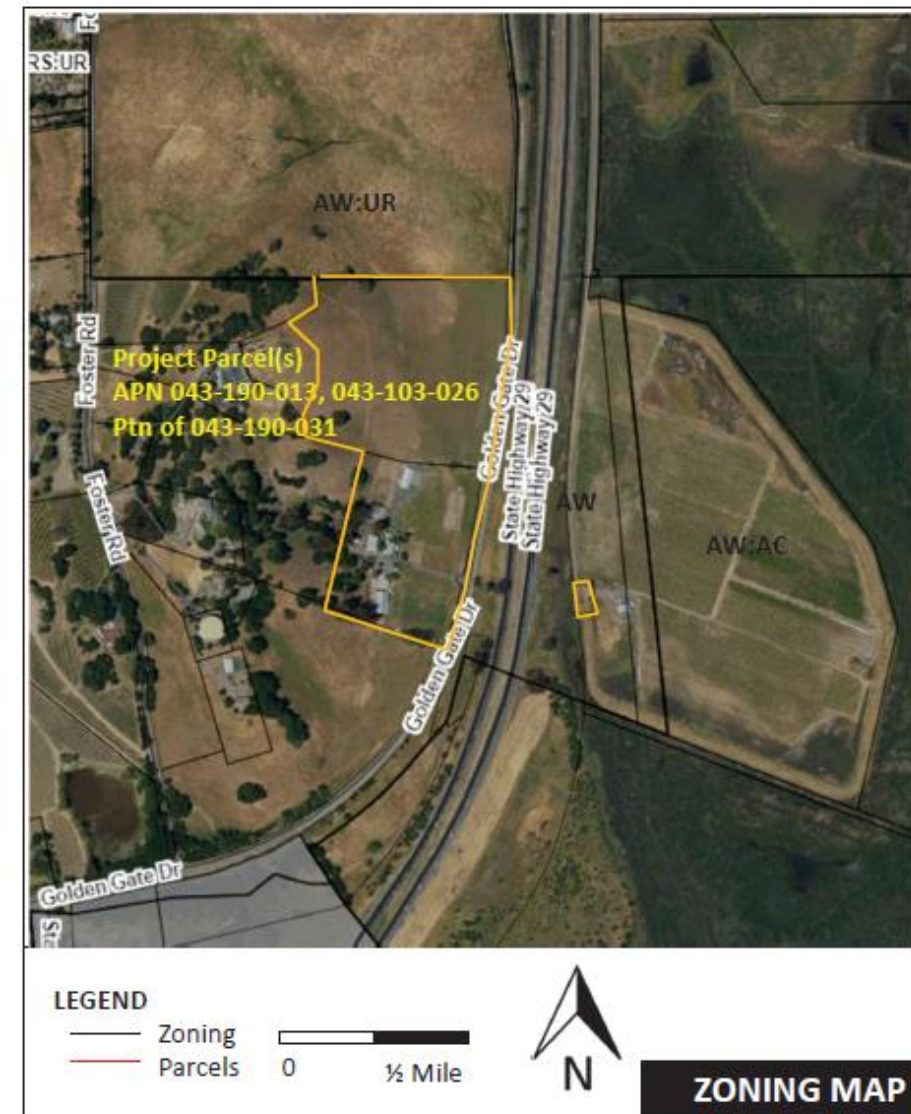
Existing Setting

Project Parcel

26.99 acres

Zoning

Agricultural Watershed (AW)



Existing Setting

Project Parcel

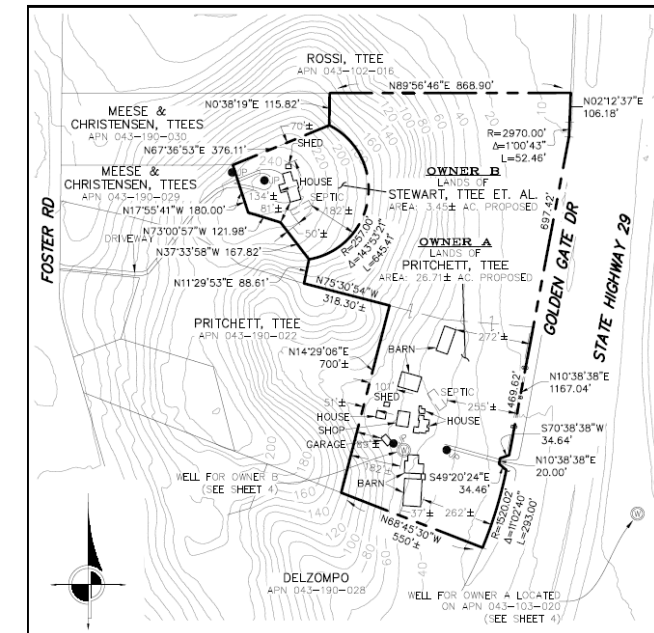
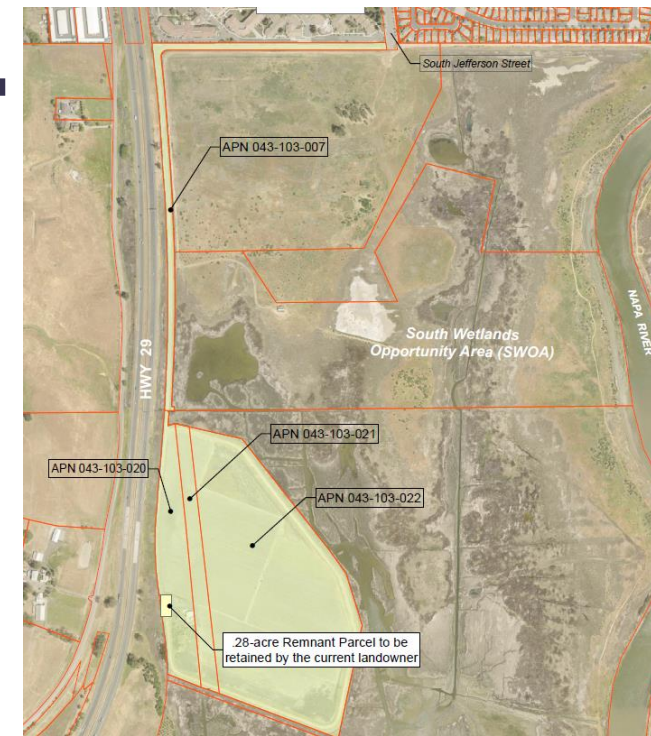
- 35.40 acres of vineyards,
- three (3) residential structures,
- five (5) barns, and
- three (3) outbuildings,

All but one structure on the property today predates the Building code, which is the Horse Stable/Barn permitted in 2018



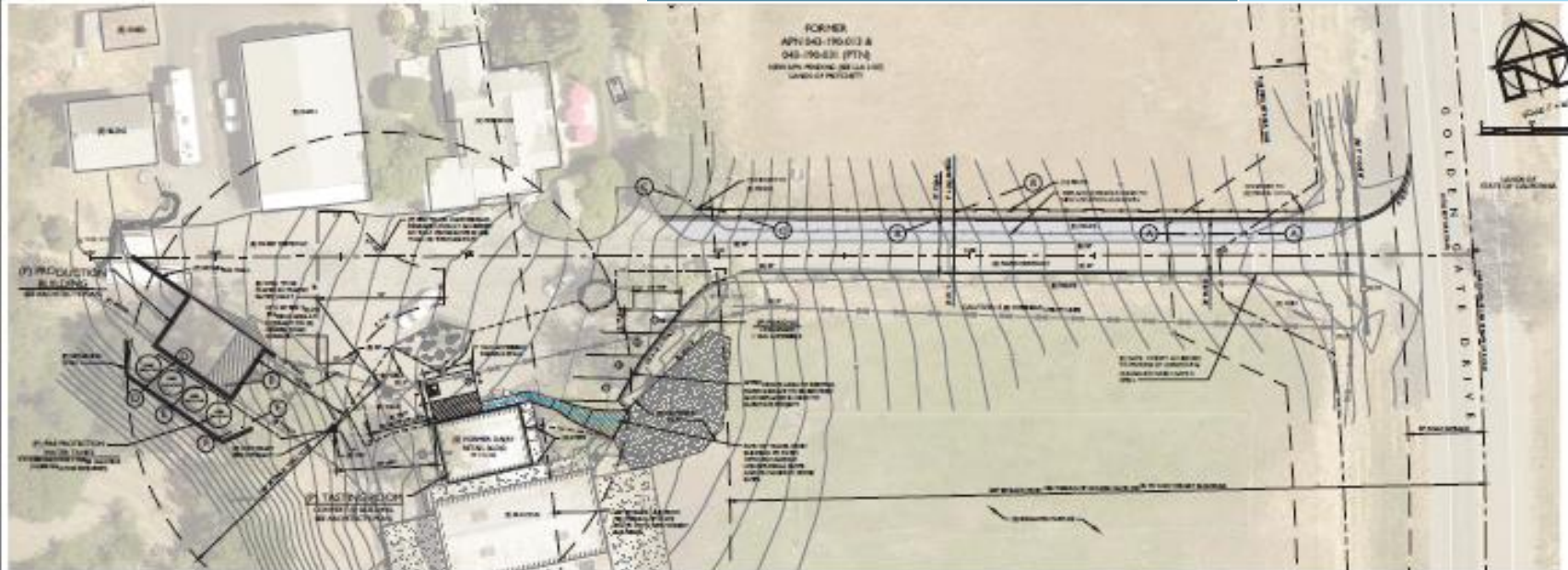
Additional Background

- Sale of vineyard parcels to Napa County Flood Control District, and Lot Line Adjustment
- Lot Line Adjustment with neighboring parcel whereby the winery parcel acquired lands

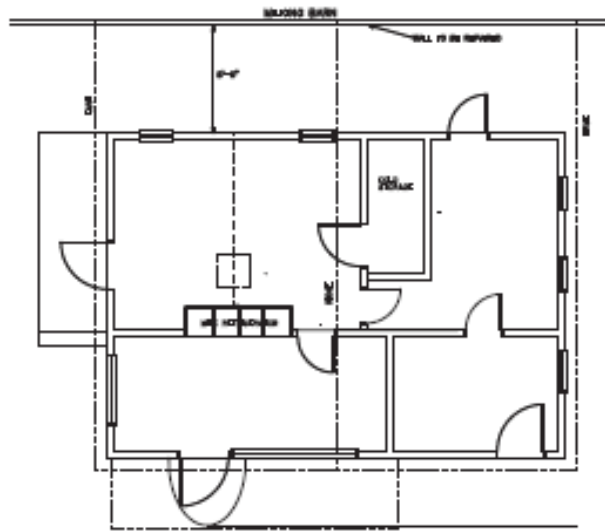


Project Request

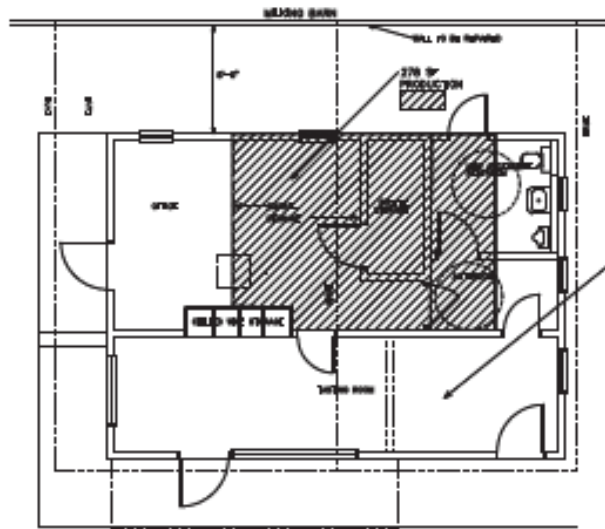
Proposed Request	
Visitation	10 Visitors / Day 70 Visitors / Week 3,640 Visitors / Year
Employees	1 full time 1 part time
Buildings	<ul style="list-style-type: none"> Former Dairy 821 sf (543 sf Accessory, 278 sf Production) Garage 1222 sf Production space (862 sf within the structure, 360 sf outdoor crush pad/workspace) 2,043 sf total space (543 sf Accessory; 1,500 sf Production)
Production	250 gallons
Onsite Vineyard	0.40 acres
Operating Hours	10 am to 6 pm
On-site Consumption	1,200 sf outdoor patio



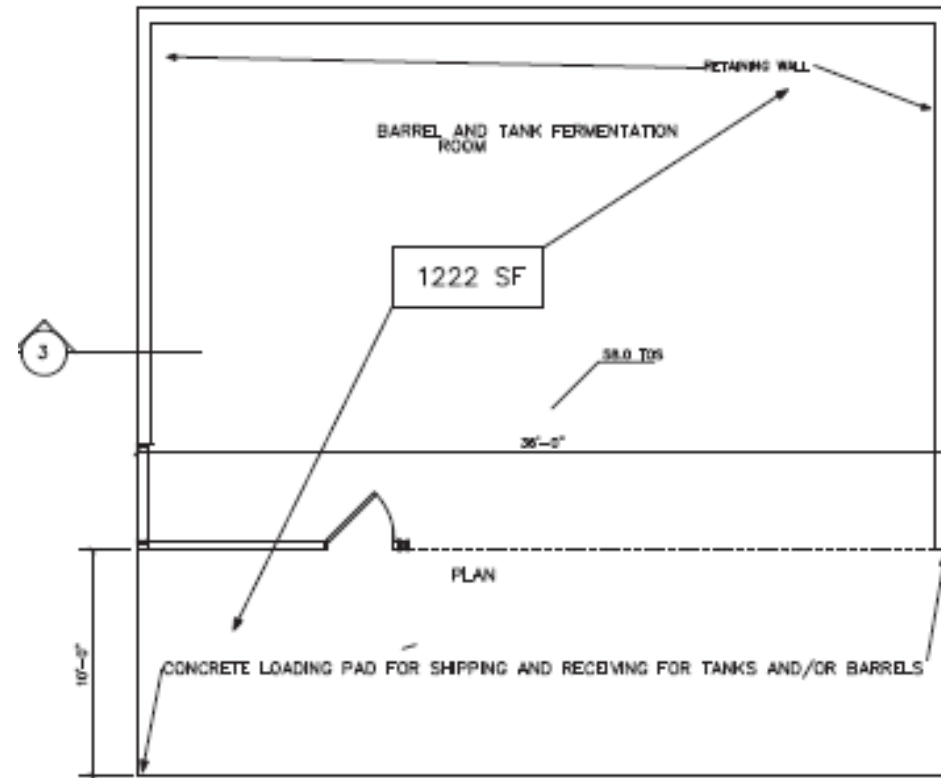




EXISTING PLAN



PROPOSED PLAN



Water Use

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



Water Use

Tier 1:

- All water extraction is from a well (winery well) located on the Valley Floor where Napa County requires limiting groundwater use to a reduced water use screening criteria of 0.3 acre feet per acre per year. The total groundwater demand is 8.92 acre feet, which is a reduction of 17.12 acre feet of groundwater demand per year, resulting from the sale of irrigated vineyard lands to the Napa County Flood Control District. The overall groundwater demand remains slightly higher than the WAA Use Screening Criteria by 1.82 acre feet, therefore, the project has been conditioned to include a Groundwater Management limiting the project to 8.92 acre feet of groundwater per year with COA 4.20(d), 6.15(a) and 9.9(b).

Tier 2:

- There are no wells or springs located within 500 feet of the winery well.

Tier 3:

- The winery well is located within the historic Napa River floodplain. The WAA assumed connectivity to the estuary. The sale of 52.65 acres, including 35 acre of irrigated vineyard from the winery well would result in a reduction in overall groundwater use of 66%



Historic Resources

- A Historic Resource Evaluation was prepared for the property, including the proposed conversion of the Dairy Storefront and a detached garage. Of the two structures, the Dairy Storefront as an individual resource meets Criteria 3 of the California Register of Historic Resource.
- The proposed alterations would qualify under CEQA Categorical Exemption Section 15331 allowing for the repair and rehabilitation consistent with the Secretary of Interior Standards for Rehabilitation and Condition of Approval No. 6.9 which addresses historic resources.



Wastewater

The project proposes a code compliant septic system to serve the winery only, mainly for visitors and guest. There is no winery wastewater proposes as wine will be stored and fermented onsite only, resulting in no barrel or tank washing onsite.



Other topics

- Noise – the nearest offsite neighboring residence is located over 580 feet from the proposed winery. There are no marketing events allowed with the Micro Winery Use Permit, only daily visitation. As previously noted, visitation will be limited to 10 guests per day, 7 days a week between 10:00 am and 6:00 pm.
- Driveway and onsite parking improvements will be located in previously disturbed areas, and consistent with the Napa County Roads and Street Standards.
- Road setbacks for both Golden Gate Drive and State Highway 29 have been met.



Public Comments

- No Comments regarding the project have been received



Staff Recommendation

- Find the project Categorical Exempt from CEQA and Approve Micro Winery Use Permit P23-00178, as conditioned.



This concludes my presentation.

Staff, the applicant and members of the project team are available to answer any questions.



Thank you

Kelli Cahill

Kelli.Cahill@countyofnapa.org

(707) 265-2325

