

“G”

Use Permit, Variance, and Viewshed
Applications and Narratives



A Tradition of Stewardship
A Commitment to Service

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

Applicant Information

Applicant Contact Name: <u>Mark Schratz</u> Mailing Address: <u>3199 St. Helena Highway No.</u> City: <u>St. Helena</u> State: <u>CA.</u> Zip: <u>94574</u> Phone: <u>(925) 785-3117</u> E-Mail Address: <u>mark@axnapavalley.com</u>	Property Owner Contact Name: <u>Silverado Trail Wine Partners LLC</u> Mailing Address: <u>P.O. Box 292</u> City: <u>St. Helena</u> State: <u>CA.</u> Zip: <u>94574</u> Phone: <u>(925) 699-1123</u> E-Mail Address: <u>don@axmapavalley.com</u>
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Agent Contact Name: <u>Land Use Planning Services</u> Mailing Address: <u>2423 Renfrew Street</u> City: <u>Napa</u> State: <u>CA.</u> Zip: <u>94558</u> Phone: <u>(707) 815-0723</u> E-Mail Address: <u>jreddingaicp@comcast.net</u>	Other Representative Contact <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Agent Name: <u>Juancarlos Fernandez</u> Mailing Address: <u>c/o Signum Architecture 1050 Adams Street suite D</u> City: <u>St. Helena</u> State: <u>CA.</u> Zip: <u>94574</u> Phone: <u>(707) 963-8831 ext 101</u> E-Mail Address: <u>juancarlos@signumarchitecture.com</u>
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Property Information

Project Name: AXR Napa Valley Use Permit Modification. An application for a development permit

Project Address: 3199 St. Helena Highway St. Helena, Ca.

Assessor's Parcel Number(s): 022-080-025

Size of site (acreage and/or square footage): 7.85 acres +/-

General Plan Designation: Agricultural, Watershed & Open Space 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 checked="" type="checkbox"/> Winery <input type="checkbox"/> Other Use Permit: <input type="checkbox"/> Winery <input type="checkbox"/> Other <input checked="" 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 checked="" 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 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: _____ 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.

[Handwritten Signature] 12/16/2022 *[Handwritten Signature]* 12-16-2022

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.

[Handwritten Signature] 12-16-2022

Applicant's Signature and Date

Application Fees	
Date Received: _____	Deposit Amount \$
Received by: _____	Flat Fee Due \$
Receipt No. _____	Total \$
File No. _____	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://Napa County Road & Street Standards (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): __~4.5__ acres
 Tree canopy cover to be removed: _0__ acres _0__%
 Tree canopy cover to be retained: ___ acres ___%

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

Understory cover (1993): __~4.5__ acres
 Understory to be removed: __0__ acres __0__%
 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)

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.

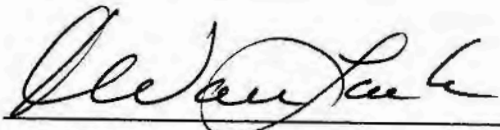
In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not 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.

Donald Van Laeken

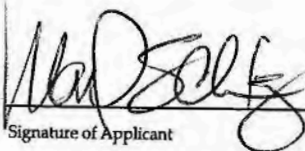
Print Name of Property Owner

Mark Schratz

Print Name Signature of Applicant (if different)



Signature of Property Owner



Signature of Applicant

12-16-2022

Date

Hourly Fee Agreement

PROJECT File: AXR Napa Valley; request for use permit modification to construct production caves, conve
I, Don Van Laeken

the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ 10,000 as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided.
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

Don Van Laeken

Mailing Address of the Applicant responsible for paying processing fees:

P.O. Box 292

St. Helena, CA. 94574

Signature:*



Email Address: don@axrnapavalley.com

Date: 12-16-2022

Phone Number: (925) 699-1123

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

WINERY OPERATIONS

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Wine Sales/Consumption – AB 2004	<input checked="" type="checkbox"/> Existing		<input checked="" type="checkbox"/> Proposed	<input type="checkbox"/> None

Edit per H.S. 12-18-25

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing permitted production capacity: 20,000 gal/y Per permit: P04-0541-UP Permit date: /21/2005

Current maximum actual production: 26,302 gal/y For what year? 2021

Average 3 year production: 16,051 gal/y

Proposed production capacity: 20,000* ~~35,000~~ gallons annual production

*Edit per H.S. 12-18-25

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

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation: 20 existing 60 proposed

Maximum weekly tours/tastings visitation: 90 existing 420 proposed

Visitation hours (e.g. M-Sa, 10am-4pm): Sun-Sat, 8:00am-4:30pm existing Sun-Sat, 10:00am-6:00pm proposed

Production days and hours¹: Sun-Sat, 8:00am-6:00pm existing Sun-Sat, 8:00am-6:00pm proposed

¹ It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C). The project description should include information on location and quantity of grapes.

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, hours, location/facilities to be used, food service details, etc. Provide a site plan showing where the marketing event activities will occur, including overflow/off-site parking. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Approved Marketing Plan (P04-0541-UP)

One (1) Harvest Event annually for a maximum of 75 persons
One (1) holiday event annually for a maximum of 75 people
Two (2) events annually for a maximum of 75 persons/event
Six (6) wine and food events annually for a maximum of 20 persons/event

Proposed Marketing Plan

Two (2) events per month for a maximum of 25 persons
Four (4) per year for a maximum of 75 persons
Three (3) events per year for a maximum of 150 persons

Participation in Napa Valley charity auctions with a maximum attendance of 75 persons

On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur.

The attached site plan shows the location of AB 2004 on site consumption

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service and existing type of commercial kitchen (low, medium or high risk) and/or food preparation areas authorized by the County Environmental Health Division. (Attach additional sheets as necessary.)

Daily food pairings will consist of pre-packaged food items such as cheeses, nuts, salami, crackers and similar food items. All food at marketing events will be prepared and provided by a county-approved catering company. Food will be assembled and plated in the on site employee break room

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing 4,306 sq. ft. 0.10 acres
 Proposed 5,297 sq. ft. 0.12 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).

49,697 sq. ft. 1.14 acres 14 % of parcel

Production Facility. Consistent with the definition at "c.," and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing 6,251 sq. ft. Proposed 20,745 sq. ft.

Accessory Use. Consistent with the definition at "d.," and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing 1,547 sq. ft. 24 % of production facility

Proposed ~~4,243~~ *5,843 sq. ft. ~~30~~ *28 % of production facility

*Edit per HS 3-2-26

Caves and Crush pads

If new or expanded caves are proposed, please indicate which of the following best describes the public accessibility of the proposed and existing cave space: Please denote on cave floor plans the location of existing and proposed cave type/activities and identify location of on-site cave spoils on a site plan.

Existing Cave:

- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
 Marketing Events and/or Temporary Events (Class III)

Expanded or New Cave:

- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
 Marketing Events and/or Temporary Events (Class III)


Please identify the winery's...

Cave area (total) Existing: 0 sq. ft. Proposed: 17,190 sq. ft.
 Cave area (Production) Existing: 0 sq. ft. Proposed: 17,190 sq. ft.
 Cave area (Accessory) Existing: 0 sq. ft. Proposed: 0 sq. ft.
 Covered crush pad area Existing: 1,204 sq. ft. Proposed: 5,197 sq. ft.
 Uncovered crush pad area Existing: 0 sq. ft. Proposed: 0 sq. ft.
 Cave Spoils total: Proposed: _____ cy.

Cave Spoils Use: Onsite Offsite

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c), I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.



12-16-2022

Owner's Signature

Date

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



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

Winery Name: _____	Date Prepared: _____
---------------------------	-----------------------------

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

*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).

TRIP GENERATION

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

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

Net New Trips		Harvest	Non-Harvest
<u>Maximum Weekday Traffic (Friday)</u>			
If total net new daily trips is greater than 40, a TIS is required		Net New Weekday Daily Trips	
		Net New Weekday Peak Hour Trips*	
<u>Maximum Weekend Traffic (Saturday)</u>			
If total net new daily trips is greater than 40, a TIS is required		Net New Weekend Daily Trips	
		Net New Weekend Peak Hour Trips*	
<u>Maximum Annual Traffic</u>			
		Net New Annual Trips**	

#Trips associated with Grape Haul represent harvest season only.

*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.



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: AXR Permit Modification
Project number if known:
Contact person: Mark Schratz
Contact email & phone number: 925-785-3117 mark@axrnapavalley.ca.gov
Today's date: 12/19/22

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

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

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input checked="" 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/> <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/> <hr/> <hr/>			

Already Doing Plan To Do

BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.

BMP-4 Alternative fuel and electrical vehicles in fleet

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____

BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2

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

BMP-6 Vehicle Miles Traveled (VMT) reduction plan

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
 - employee carpool or vanpool
 - priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
 - bike riding incentives
 - bus transportation for large marketing events
 - Other: _____
-
-

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Plan
Doing To Do

- BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

- BMP-8 Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

- BMP-9 Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

- BMP-10 Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

- BMP-11 Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

- BMP-12 Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Doing Plan To Do

BMP-13 Connection to recycled water

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

BMP-14 Install Water Efficient fixtures

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

BMP-15 Low-impact development (LID)

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

BMP-16 Water efficient landscape

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

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

BMP-17 Recycle 75% of all waste

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

Already Doing Plan To Do

BMP-18 Compost 75% food and garden material

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

BMP-19 Implement a sustainable purchasing and shipping programs

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

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

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

BMP-21 Electrical Vehicle Charging Station(s)

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

BMP-22 Public Transit Accessibility

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

Already Doing Plan To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

BMP-25 Will this project be designed and built so that it could qualify for LEED?

BMP-25 (a)

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b)

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c)

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

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

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

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

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

Already Doing Plan To Do

- BMP-28 Use of recycled materials**

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

- BMP-29 Local food production**

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

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

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

- BMP-31 Use 70-80% cover crop**

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

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

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

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

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

Comments and Suggestions on this form?



A Tradition of Stewardship
A Commitment to Service

FILE # _____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____
TYPE OF APPLICATION: _____ Date Published: _____
REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT

PROJECT NAME: AXR Napa Valley Permit Modification

Assessor's Parcel #: 022-080-025 Existing Parcel Size: 7.85 +/- acres

Site Address/Location: 3199 St. Helena Hwy No. St. Helena, CA. 94574
No. Street City State Zip

Property Owner's Name: Silverado Trail Wine Partners LLC

Mailing Address: P.O. Box 292 St. Helena, CA. 94574
No. Street City State Zip

Telephone #: (925) 699-1123 Fax #: () N/A E-Mail: don@axrnapa.com

Applicant's Name: Mark Schratz

Mailing Address: 3199 St. Helena Hwy No. St. Helena, CA. 94574
No. Street City State Zip

Telephone #: (925) 785-3177 Fax #: () E-Mail: mark@axrnapa.com

Status of Applicant's Interest in Property: Owner

Representative Name: Land Use Planning Services

Mailing Address: 2423 Renfrew Street Napa, CA. 94558
No. Street City State Zip

Telephone #: (707) 815-0723 Fax #: () None E-Mail: ireddingaicp@comcast.net

I certify that all the information contained in this application, 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 my knowledge. I 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.

[Signature] 2/17/2026
Signature of Property Owner Date Signature of Applicant Date
DON VAN LAEKEN Print Name _____ Print Name _____

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
Total Fees: \$ _____ Receipt No. _____ Received by: _____ Date: _____

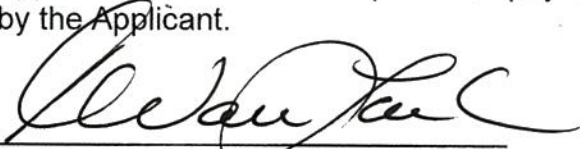
INDEMNIFICATION AGREEMENT

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.

Applicant



Property Owner (if other than Applicant)

Date

Project Identification

2/17/2026

REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Special Circumstances

The subject parcel exhibits a number of site conditions and regulatory conditions that are unique to this property. The subject parcel is a designated county landmark that includes an operating pre-prohibition historic winery, historic cottages and related improvements. The subject parcel is irregularly shaped approximately 7.85 +/- acres whereas parcels in the vicinity are larger in size. Parcels in the vicinity that are developed in wineries are greater in size when compared to the subject parcel. Almost ½ of the parcel area occupied by mature, producing vineyards.

Under the ordinance adopted in 1990 a 10-acre minimum parcel size is required for new wineries. Exceptions to the 10-acre minimum parcel size are permitted for historic wineries. Historic wineries may be permitted on parcels of 5-acres. The 1990 ordinance also established development standards that apply equally to conforming (10 acre) parcels as well as pre-prohibition wineries located on smaller sized parcels. Thus, the same development standards including winery setbacks and maximum coverage apply to this property even though the parcel is 20% smaller than a parcel for which the 1990 development standards were adopted.

In addition to the 'sub-standard' parcel size, the property has a number of other physical and regulatory constraints that impact development options. A heavily wooded steeply sloping hillside (the majority of which is over 30%) occupies the southwestern boundary of the property. The majority of vegetation located along the western-most 'point' of the property, along Hirsch Creek and on the east facing hillside above the winery site. Hirsch Creek an ephemeral watercourse forms a portion of the northern parcel boundary. This mature native vegetation is recognized as contributing to the property's landmark designation and is to be preserved. These existing physical conditions greatly limit areas where future improvement (s) may be located, a condition not found on other parcels in the vicinity.

In addition to existing physical conditions, regulatory constraints further impact future

development options. Foremost among them is the property's landmark status that limits changes to the exterior of existing buildings, location and design of new buildings and building additions; alteration or removal of heritage site landscaping. Future placement of site improvements are impacted by a required 600' setback from State Route 29, a 300' setback from the private driveway located at the rear of the parcel, the required setback from Hirsch Creek and the limitations imposed by the Mills Act.

The combination of exceptional and extraordinary regulatory and physical constraints that impact this property are unique to this parcel and are not shared by any other parcel in the vicinity.

Hardship

Section 18.104.230(A) read in conjunction with 18.20.030(I2) prohibits **above ground disposal** of wastewater generated by the winery within the 600' setback from State Route 29. The applicant proposes to locate an above ground hold and haul tank above ground proximate to **existing** infrastructure within the required 600' setback area.

The approximate cost to underground the hold and haul tank was estimated by Summit Engineering (February 13, 2026 personal communication). While it is difficult to develop a precise estimate to underground the hold and haul tanks pending more detailed soil analysis and final design, the engineering estimate to underground 2-5,000 gallon hold and haul tanks is \$80,000.

Given the other expenses associated with project implementation including the construction of a left turn lane in State Route 29 at an estimated costs of over \$1,000,000, retention of archeological monitoring during that construction, costs of processing the required encroachment permit, conversion of the existing water system to a public water system, fire protection and construction of the historian approved caves for production a requirement to spend an additional monies to underground the hold and haul tank without a significant public benefit to doing so poses a severe hardship to the applicant. Further we note what appears to be an inconsistency in how the county regulated the different type of above ground tanks. Whereas above ground tanks storing irrigation water with potential impacts identical to an above ground hold and haul tank are permitted within the winery setback, above ground hold and haul tanks that may be of identical size are prohibited. From our perspective, there is no basis for this distinction and thus appears inequitable and poses an unfair hardship on

the applicants..

Parity

Since adoption of the winery development standards in 1990 the county has granted variances to setback and other development standards. Specifically, the county has approved winery setback variances for several wineries under similar or identical zoning classification (and subsequent expansions) within the setback. These wineries include Amizetta, Casttalucci, Chateauneuf Du Pott, Kelham and Gandona to name a few. In addition to avoiding severe hardship associated with the costs of undergrounding and maintaining either approved wastewater alternative, approval of the requested variance will allow the Applicant to achieve parity with other properties that share the special circumstances shared by the AXR Napa Valley property..

2. Please state why the granting of your variance is necessary for the preservation and enjoyment of your substantial property rights,

As noted in #1 above, the winery is located on a 'substandard' parcel with respect to current winery standards. Yet the same development standards including winery setbacks apply to this property even though it is over 20% smaller than the typically winery parcel. Given the historic designation, the location and extent of existing improvements as well as the numerous physical and regulatory constraints applicable to the property limit the area where future **above ground** improvements may be located. This combination of regulatory and physical constraints is exceptional or special and is not shared by other parcels in the vicinity.

Since adoption of the winery development standards in 1990 the county has granted variances to setback and other development standards. Specifically, the county has approved winery setback variances for several wineries under similar or identical zoning classification (and subsequent expansions) within the setback. These wineries include Amizetta, Casttalucci, Chateauneuf Du Pott, Kelham and Gandona to name a few. In addition to avoiding severe hardship associated with the costs of undergrounding and maintaining either approved wastewater alternative, approval of the requested variance will allow the Applicant to achieve parity with other properties that share the special circumstances shared by the

AXR Napa Valley property..

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

There is nothing included in the variance proposal that would adversely impact our neighbors, or the public health, safety, or welfare of the County of Napa. The proposed improvements have been sited to minimize impacts to the site's historic resources, or on-site heritage trees. Additionally water use will not adversely impact the groundwater basin nor adversely affect significant watercourses. The project complies with the required setback from Hirsch Creek. And a left turn lane proposed for State Route 29 will enhance access to and from the winery.

The traffic impact study revealed no significant or potentially significant traffic impacts and includes project appropriate mitigation measures as necessary to ensure compatibility with circulation element goals and policies. All improvements to the existing winery and barrel storage building are required to meet current county building code, fire department requirements, and water and wastewater requirements. The granting of the variance to the winery road setback will not adversely affect the health or safety of persons residing or working in the neighborhood of the property as evidenced by the letters of support provided by our neighbors. Various County departments have reviewed the project and commented regarding water, waste water disposal, access, building permits, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure protection of public health and safety.



A Tradition of Stewardship
& Commitment to Service

FILE # _____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210, NAPA, CALIFORNIA, 94559 • (707) 253-4417

APPLICATION FOR VIEWSHED PROTECTION PROGRAM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____
TYPE OF APPLICATION: _____
REQUEST: _____

DATE SUBMITTED: _____
DATE PUBLISHED: _____

Project Type: Structure ___ Driveway ___ Road ___ Reservoir ___ Mass Grading ___ Other ___

Other Permits Applied/Pending/Required:

ECP ___ Grading Permit ___ Use Permit ___ Variance ___

SDSDS ___ Groundwater Permit: ___

___ # ___ # ___ # ___ # ___ # ___

Review Agencies: PBES: County Consultant: ___ Name/Contact: _____

Final Approval: PBES Date: ___ / ___ / ___ Conditions: Yes ___ No ___

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Mark Schratz

Telephone #: (925) 785 - 3117 Fax #: () N/A - E-Mail: mark@axrnapavalley.com

Mailing Address: 3199 St. Helena Hwy No. St. Helena, Ca. 94574
No. Street City State Zip

Status of Applicant's Interest in Property: Partner

Property Owner's Name: Silverado Trail Wine Partners LLC

Telephone #: (925) 699 - 11223 Fax #: () - E-Mail: don@axrnapavalley.com

Mailing Address: P.O. Box 292 St. Helena, California 94574
No. Street City State Zip

Site Address/Location: 3199 St. Helena Hwy No. St. Helena, California 94574
No. Street City State Zip

Assessor's Parcel #: 022 -080 -025 Parcel Size: 7.85 acres Development Area Size: 5,297 (p) acres

Slope Range of Development Area: 5 % to 18 %

(NOTE: Contour map/survey is required for all development areas with an estimated slope of 15% or greater and for all road/driveway projects, Contour map must include all areas within 100' of the cut and fill edges. Percent slope shall be calculated and presented as whole numbers. (Please see attached Slope Determination Methodology)

I hereby certify that all the information contained in this application, including but not limited to, this application form, the supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

Mark Schratz 4/19/2023 _____
Signature of Applicant Date Signature of Property Owner Date

MARK SCHRATZ _____
Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee: \$ _____ Receipt. No. _____ Received by: _____ Date: _____

INDEMNIFICATION AGREEMENT

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.



Applicant

4-19-2023

Date

Property Owner (if other than Applicant)

Project Identification

4. Viewshed visibility analysis, prepared by Studio 1515, dated April 6, 2023

We will submit a proposed scope of work for the required TIS by separate email.

Thank you

Don Van Laeken
AXR Winery

CC:

- Jason Flowers, Summit Engineering
- Juancarlos Fernandez, Signum Architecture

Project Statement
Use Permit P22-00417
AXR Napa Valley
3199 St. Helena Highway No.
St. Helena, California

Project Setting

The project site is a 7.85 acre irregularly shaped parcel located on the west side of Highway 29 north of the City of St. Helena. The site gradually slopes from northwest to southeast with a steeper slopes along the southwest property line.

The project site is developed with the historic Hirsch Residence, now the approved AXR Napa Valley pre-prohibition ghost winery. The upstairs is used for wine tasting, offices and conference rooms as approved in 2008. The rear portion of the building includes an apartment that is proposed for conversion to winery offices as part of the proposed modification. Related accessory winery uses include the barrel building with adjacent outdoor storage pad, on-site parking, water storage tanks, water and wastewater system, improved and unimproved driveways, pedestrian pathways. The existing building inventory also includes three (3) historic cottages not included in the proposed project.

The project site also includes a three (3) acre vineyard located on the eastern portion adjacent to State Route 29 that borders the project site on the east. A wooded hillside borders the project site on the west. Signum Architecture depicts existing improvements and site conditions on sheet G0.02 (E).

Existing vegetation include redwood trees, madrones and oak with the majority of vegetation located along the western-most ‘point’ of the property, along Hirsch Creek and on the east facing hillside above the winery site. Hirsch Creek an ephemeral watercourse forms a portion of the northern parcel boundary.

Regulatory Setting

AXR Winery is located within the former historic residence constructed by August Hirsch in 1883. Between 1930 and 1950 the Hirsch residence and existing cottages were used as a restaurant and resort originally referred to as “The Madrones.” The historic uses and structures and improvements were recognized in a Certificate of Legal Nonconformity (#00516-CLN issued June 25, 2002).

The former Hirsch residence was recognized as a pre-prohibition ‘Ghost’ winery and designated as a Napa County Landmark in 2007. Use permit P04-0541 re-established the historic wine making facility within the former Hirsch residence, cellar and barn in September 2005. Demolition of the existing barn and its conversion to barrel storage was also approved in 2005. Renovations were carried out in compliance with the recommendations of historian Juliana Inman. Annual wine production was capped at 20,000 gallons annually pursuant to subsection 18.104.245(D) of the Napa County zoning ordinance. A limited visitation program and marketing plan was also approved in September 2005.

The winery is only accessible by a right turn from the southbound lane on State Route 29. No left turns are permitted from northbound State Route 29. Existing vehicles are limited to right turns only. The proposed modification includes a left turn lane from northbound State Route 29 to the exiting southern most driveway entrance for in-bound traffic. Outbound traffic continues to be limited to right turns only from the northern driveway.

Proposed Modifications

The current applicants, Silverado Trail Wine Partners acquired the subject property in 2017. The applicants are seeking some changes to the project site and winery operations authorized in 2005 and 2008. The proposed changes include:

1. Constructing a production cave, including 12,000 s.f. barrel storage and 5,200 s.f. crush pad, tank farm and related wine production improvements, with three (3) portals.
2. Converting existing barrel storage building and adjacent outdoor area to a tasting and hospitality center
3. Increasing the number of daily visitors from twenty (20) to sixty (60);
4. Increasing the number of employees from two (2) full-time and two (2) part-time to twelve (12) full-time and five (5) part-time;
5. Converting the existing apartment within the historic winery to office use. This conversion requires no exterior changes to the historic building;
6. Increasing the number of marketing events from ten (10) annual events to thirty-one (31) events. Participation in Napa Valley auctions is also requested;
7. Constructing and installing required winery related improvements including water and wastewater systems, water storage tanks, fire protection systems, parking and access driveways;
8. Constructing a northbound left turn lane and associated improvements in State Route 29 to facilitate access to the winery via southern driveway; and
9. Approval of changes to the existing winery building and site that occurred prior to the current owners acquiring the property in 2017. The revised plans prepared by Signum Architecture trace the evolution of changes to the winery floor plans and site since 2008.

No change to approved 20,000 of annual production is proposed

Proposed Design Solution

The current historic facility lacks the modern infrastructure to operate a modern 20,000 gallon production facility. Both production and hospitality facilities needed upgrading. The challenge was where to locate such facilities in the context of an historic property. Existing site conditions including significant existing mature native and ornamental vegetation, existing vineyard, steep wooded hillside, proximity to State Route 29 increased the challenge for the owners and designers. Finally, the fact that the existing parcel is less than 8 acres and irregularly shaped and a scattering of historic structures required a well thought out design solution to bring the owners vision to fruition.

The goal of ownership is to avoid any variations to county winery or related zoning standards. Retaining the integrity of the historic site for consistency with the winery's landmark designation is a key consideration. Two other challenges are the presence of numerous historic buildings and structures as well as the potential visibility of potential site improvements from State Route 29. Special attention was also given to the design of the production cave to accommodate all winemaking activities associated with the proposed increase in production.

The suggested solution was to locate the proposed production facility within a cave system in the east-facing hillside. Existing topographic conditions, mature vineyard and vegetation and proposed landscaping screen the required access portals from State Route 29. This solution retains the integrity of the existing historic buildings and site without competing with it.

Despite the fact that the winery is located on a smaller parcel than is currently required under the WDO, the project, as designed conforms to all winery development standards; no variances are required. No significant or potentially significant or potentially environmental impacts have been identified by technical studies provided by the applicants.

Project Details

Production Caves

Wine production facility at the historic winery are currently limited and in need of upgrading to current wine making standards.. The proposed production caves totals 12,000 s.f. of barrel storage and 5,000 square feet crush pad, tank area and other winery-related equipment. Please see the architectural plans prepared by Signum Architecture. The cave is designed to accommodate a modern wine making facility to produce the quality of wine that the owners, winemaking team and our guests expect from AXR Napa Valley, Currently wine production also occurs off site. The proposed cave would allow the full approved wine production to be conducted on site under the supervision of the winemaking team.

The cave has three portals based on its intended use. Portal #1 provides access to proposed crush pad and related winery equipment.. Portals 2 & 3 provide access to proposed barrel storage areas. Portal #1 is accessible from the existing road network. A new driveway provides access to portals 2 & 3.

The setback of the portals, existing vineyard and proposed landscaping as well as topographic conditions ensure that the new portals are not visible from State Route 29 or the private, shared driveway located at the western edge of the property. The project architect, Signum Architecture, and landscape architects at Studio1515 conducted viewshed studies to evaluate impact of the proposed cave construction on view from State Route 29 and the shared driveway. These studies, accepted by county staff confirm that no portals will be visible from State Highway 29 or the shared driveways.

Conversion of Barrel Storage Building to Tasting Room and Hospitality Center

The existing 1,500 square foot barrel storage building and the adjacent 1204 square foot outdoor storage area will be converted to a hospitality center with the outdoor tasting area to be used for outdoor wine tasting, marketing events and for AB 2004 wine consumption.

Visitation and Marketing Programs

Typically county application forms and the CEQA process require wineries to specify the maximum number of daily visitors varies by season. Accordingly and in keeping with this requirement the applicants are seeking approval to host a maximum of sixty (60) daily visitors, seven (7) days per week. . Proposed visitation is consistent with wineries of comparable production and in line with visitation programs of wineries north of St. Helena.

The number of marketing events would increase from ten (10) to thirty-one (31) with twenty-four of the events to have a maximum of twenty-five (25) guests as follows:

- Two (2) events/month for a minimum of twenty-five (25) persons
- Three (3) events annually for a maximum of 150 persons; and
- Four (4) events annually for a maximum of seventy-five (75) person

The applicants made provisions for guest and employee parking during the seven (7) larger (75+ person) events Employees would park off site and be shuttled to the winery from area proximate to the winery. Summit Engineering has developed an

event parking exhibit to demonstrate the availability of parking for these larger events. This exhibit will be submitted to county staff along with other updated plans and document.

Winery Operations

The applicants propose to increase to the number of employees from two (2) full-time and two (2) part time to a maximum of twelve (12) full-time and five (5) part-time, non-harvest employees. With the increase in production, production area, visitation programs and wine making protocol, an increase in employees is necessary. Note that employee levels are at a maximum during the larger marketing events. Employees park off-site at approved wineries such as Brasswood retail area or other non-agriculturally zoned lands.

Neighborhood Compatibility/Operational Noise

The owners pride themselves on maintaining regular contact with neighbors to ensure that current project operations project does not interfere with their quality of life.

The project as designed continues the forethought that the owners intend to ensure continued neighborhood compatibility. For example, winemaking activities primarily take place within the proposed caves. Existing vegetation and topographic conditions screens proposed outdoor tasting areas and portals as viewed from neighbors' residences. Outdoor tasting venues are oriented away from neighbors. Tasting by appointment occurs during normal daytime working hours. These design and operational features ensure that noise or other potential operational activities would not adversely affect our neighbors. The letters of support from closest neighbors attest to the success of these efforts.

Technical Studies

Water Availability Analysis/Groundwater Study

Both a water availability (WAA) analyses and groundwater study were prepared and approved by county staff. The WAA prepared by Summit Engineering, updated in July 2024 documented an existing water demand of 3.61 ac-ft/year. The existing water use was documented in the WAA approved as part of the previous application to re-establish the historic winery in the Hirsch residence. Groundwater use by the proposed project is 2.83 ac-ft/year, This reduction in baseline water use results primarily from vineyard removal/reduction in irrigation water and removal of two (2) residences required mandated by the 2008 permit modification.

Groundwater Studies

EMA Engineering evaluated groundwater supply in its report dated July 19, 2024 evaluated potential impacts on groundwater supply and sensitive water courses. This report and its conclusions have been accepted and approved by staff.

Wastewater Treatment and Disposal

Summit Engineering also prepared the required wastewater feasibility study dated October 2022 and updated in April 2024. Existing septic tanks are sufficient for the anticipated sanitary sewage flows. No additional volume is anticipated or required. The

report also concludes that the existing PD leach field is anticipated to provide sufficient capacity for disposal of the anticipated sanitary sewage flows.

A new process waste (PW) treatment system will be required to accommodate the annual production of 35,000 gallons. The wastewater feasibility report outlines the feasible options for the new PW treatment and disposal system.

Traffic Impact Study (TIS)

GHD prepared the required TIS pursuant to the approved scope of work as required by the county traffic engineer. The June 2024 TIS, updated July 2025 in response to comments from the public works department/traffic engineer has been accepted as meeting county standards. The TIS recommends the inclusion of a left turn lane for northbound visitors as well as specific mitigation measures. Following consultation with the county traffic engineer an exhibit has been prepared by Summit Engineering outlining the proposed left turn lane and related on- and off-site improvements that when implemented will ensure that potential traffic impacts associated with project and cumulative traffic are reduced to less than significant levels. Public works staff has accepted this study, and the schematic left turn lane/circulation plan. The applicant acknowledges that final off-site improvements will be approved by CALTRANS following use permit approval.

Conclusions and Recommendations

The subject property has a number of physical and regulatory constraints that were carefully evaluated before arriving at the appropriate design solution. Challenges to site development included: sub-standard parcel size, the location of existing historic buildings, potential visibility from State Route 29, abundant mature site vegetation, setbacks, existing well and septic systems. The solution was to locate wine production including barrel storage and crush pad within a cave system to minimize ground coverage, visibility from State Route 29 and private roads used by neighbors. The proposed caves reduce the need for a large, new production facility minimizing lot coverage without competing visually with the existing historic buildings.

Relocation of barrel storage from the existing building allowed that building to be converted to a tasting and hospitality center to educate the increasing number of visitors expected to visit the winery due to the increasing popularity of the AXR wine brand.

The proposed project conforms to all winery development standards without any required variations. The proposed project will result in a reduction in groundwater use below the baseline water use. The proposed site can accommodate a code compliance wastewater treatment and disposal system.

The project as designed conforms to general plan land use policies that support agricultural as the primary land use in Napa County (AG/LU 1) and agricultural processing facilities (AG/LU-2). The proposed cave system reduces potential impacts on agricultural land, minimizes storm water runoff and downstream water quality, all goals of the general plan conservation element (Policy CON-2; Goal CON-9); and minimizes impact on site groundwater resources (Goal CON-10).

The applicants respectfully request approval of the proposed permit modification.