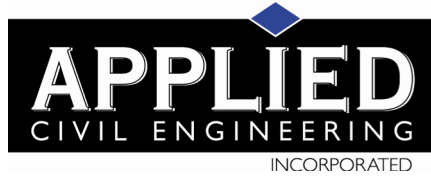


“H”

Will Serve Request and Water Neutrality
Analysis

William Cole Winery Use Permit Major Modification P19-00101-MOD
and Variance P19-00441-VAR
Planning Commission Hearing Date (May 1, 2024)



July 23, 2019

Job No. 12-119

Erica Smithies, PE
Public Works Director
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Re: William Cole Winery Use Permit Modification Will Serve Request and
Water Neutrality Analysis
2849 St. Helena Highway, St. Helena, CA 94574
Napa County Assessor's Parcel Number 022-230-015

Dear Ms. Smithies:

William Cole Winery has applied for a use permit modification with the County of Napa. The parcel is currently service by both a groundwater well and City of St. Helena water service connection. It is our understanding that the City water service provides water to the house and associated landscape irrigation and that the onsite well provides water to the winery and vineyard irrigation.

In order to comply with California drinking water regulations the domestic water for the winery must be served by a public water system. The use permit modification application proposes to use City water to service the domestic needs of the winery in addition to the existing residential needs.

Our attached analysis shows that the domestic water use at the winery is expected to be approximately 0.3 acre-feet per year. In order to comply with City of St. Helena Municipal Code Section 13.12.050 water neutrality requirements, the application proposes to remove lawn irrigation from the City water service and put it on the well water system. The amount of water used for lawn irrigation is estimated to be approximately 0.3 ac-feet per year and therefore by taking lawn irrigation off the City water service the property will be neutral as related to City water use. All winery processing water will continue to be supplied by the existing onsite well.

The calculations above show that by transferring lawn irrigation to the onsite well system City water can be used to supply the domestic needs at the winery and will not result in an increase in theoretical estimated City water demand in compliance with City of St. Helena Municipal Code Section 13.12.050.

Please feel free to contact us at (707) 320-4968 if you have any questions regarding our analysis.

Sincerely,

Applied Civil Engineering Incorporated



Michael R. Muelrath

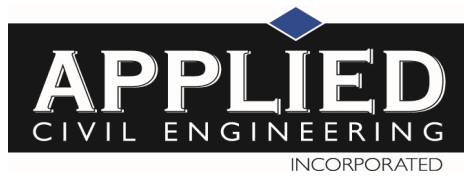
Michael R. Muelrath RCE 67435
President

Enclosures:

Water Use Estimate

Copy:

Bill and Jane Ballentine, William Cole Winery (via email)
Jon Webb, Albion Surveys (via email)



**William Cole Winery
Groundwater Use Estimate**

| | Estimated Water Use (Acre-Feet / Year) | | |
|---|---|--------------|--------------------|
| | Existing | Proposed | |
| Residential Water Use | | | |
| Primary Residence | 0.000 | 0.000 | (e) city water |
| Pool | 0.000 | 0.000 | (e) city water |
| Second Dwelling Unit - Not Applicable | 0.000 | 0.000 | |
| Guest Cottage - Not Applicable | 0.000 | 0.000 | |
| Total Residential Domestic Water Use | 0.000 | 0.000 | |
| Winery Domestic & Process Water Use | | | |
| Winery - Daily Visitors ⁽²⁾⁽³⁾ | 0.005 | 0.060 | move to city water |
| Winery - Events with Meals Prepared Onsite ⁽²⁾⁽⁴⁾ | 0.000 | 0.000 | move to city water |
| Winery - Events with Meals Prepared Offsite ⁽²⁾⁽⁵⁾ | 0.003 | 0.006 | move to city water |
| Winery - Employees ⁽²⁾⁽⁶⁾ | 0.101 | 0.202 | move to city water |
| Winery - Event Staff ⁽²⁾⁽⁶⁾ | 0.001 | 0.002 | move to city water |
| Winery - Process ⁽²⁾⁽⁷⁾ | 0.430 | 0.645 | |
| Total Winery Water Use | 0.539 | 0.915 | |
| Irrigation Water Use | | | |
| Lawn ⁽⁸⁾ | 0.300 | 0.300 | (e) city water |
| Other Landscape ⁽⁹⁾ | 0.500 | 0.500 | (e) city water |
| Vineyard - Irrigation | 0.95 | 0.95 | |
| Vineyard - Frost Protection - Not Applicable | 0 | 0 | |
| Vineyard - Heat Protection - Not Applicable | 0 | 0 | |
| Total Irrigation Water Use | 1.750 | 1.750 | |
| Total Combined Water Use | 2.29 | 2.66 | |

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

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

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

⁽³⁾ 3 gallons of water per guest per Napa County WAA Guidance Document

⁽⁴⁾ 15 gallons of water per guest per Napa County WAA - Guidance Document

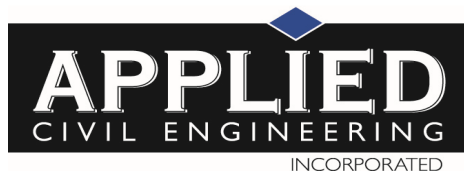
⁽⁵⁾ 5 gallons of water per guest used because all food preparation, dishwashing, etc. to occur offsite

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

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

⁽⁸⁾ 0.1 ac-ft/yr per 1,000 sf of lawn per Napa County WAA - Guidance Document - 3,000 sf +/- estimated

⁽⁹⁾ 0.1 ac-ft/yr per 2,000 sf landscape per Napa County WAA - Guidance Document - 10,000 sf +/- estimated



William Cole Winery

Existing Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production⁽¹⁾ 20,000 gallons per year

Tours and Tastings by Appointment⁽¹⁾

Sunday through Monday 10 guests average per week
 Total Guests Per Year 520

Events - Meals Prepared Offsite⁽¹⁾

4 per year 15 guests max 60
 3 per year 25 guests max 75
 1 per year 50 guests max 50
 Total Guests Per Year 185

Events - Meals Prepared Onsite⁽¹⁾

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

Winery Employees⁽²⁾

6 employees 1 shift per day
 Total Employee Shifts Per Year 2,190

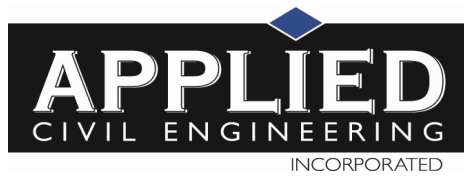
Event Staff⁽³⁾

4 per year, 15 guests 2 event staff 8
 3 per year, 25 guests 3 event staff 9
 1 per year, 50 5 event staff 5
 Total Event Staff Per Year 22

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

⁽²⁾ Employee counts per existing Use Permit

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



William Cole Winery

Proposed Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production⁽¹⁾ 30,000 gallons per year

Tours and Tastings by Appointment⁽¹⁾

Sunday through Saturday 125 guests max per week
Total Guests Per Year 6,500

Events - Meals Prepared Offsite⁽¹⁾

| | | |
|-----------------------|---------------|-----|
| 4 per year | 15 guests max | 60 |
| 3 per year | 25 guests max | 75 |
| 4 per year | 50 guests max | 200 |
| 1 per year | 75 guests max | 75 |
| Total Guests Per Year | | 410 |

Events - Meals Prepared Onsite⁽¹⁾

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

Winery Employees⁽²⁾

12 employees 1 shift per day
Total Employee Shifts Per Year 4,380

Event Staff⁽³⁾

| | | |
|----------------------------|---------------|----|
| 4 per year, 15 guests | 2 event staff | 8 |
| 3 per year, 25 guests | 3 event staff | 9 |
| 4 per year, 50 guests | 5 event staff | 20 |
| 1 per year, 75 guests | 8 event staff | 8 |
| Total Event Staff Per Year | | 45 |

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

⁽²⁾ Employee counts per Winery Use Permit Application

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