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Micro Winery Use Permit Application & Project Description

Stewart Ranch Micro Winery Use Permit P23-00178-UP
Zoning Administrator Hearing - June 25, 2025

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT MICRO-WINERY APPLICATION
WINERY USES



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CLEAR FORM

Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Main: (707) 253-4417
Fax: (707) 253-4336

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact

Name: Ailene and Paul Tarap
Mailing Address: 2195 Golden Gate Avenue
City: Napa State: CA. Zip: 94558
Phone: (707) 322-5557
E-Mail Address: ailene@oreocows.net

Property Owner Contact

Name: Ailene Pritchett
Mailing Address: 2195 Golden Gate Avenue
City: Napa State: CA. Zip: 94558
Phone: (707) 322-5557
E-Mail Address: ailene@oreocows.net

Agent Contact

Name: Land Use Planning Services
Mailing Address: 2423 Renfrew Street
City: Napa State: CA. Zip: 94558
Phone: (707) 815-0723
E-Mail Address: jreddingaicp@comcast.net

Other Representative Contact

☐ Engineer ☒ Architect ☐ Agent
Name: Roger Wolff
Mailing Address: P.O. Box 5836
City: Napa State: CA Zip: 94581
Phone: (707) 738-0969
E-Mail Address: roger@rwarchitect.net

Property Information

Project Name: Stewart Ranch Micro Winery An application for a development permit
Project Address: 2195 Golden Gate Avenue Napa, CA.
Assessor's Parcel Number(s): 043-190-013
Size of site (acreage and/or square footage): 26.71 acres +/-
General Plan Designation: Agricultural Water Shed and Open Space (AWOS) 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 type="checkbox"/> Winery <input type="checkbox"/> Other Use Permit: <input type="checkbox"/> Winery <input type="checkbox"/> Other <input 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 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 checked="" type="checkbox"/> Micro-Winery <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: <u>Ailene Pritchett</u> 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.

 11/17/23
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.

Applicant's Signature and Date

Date Received: _____ Received by: _____ Receipt No. _____ File No. _____	Application Fees	
	Deposit Amount	\$
	Flat Fee Due	\$
	Total	\$
	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): _____ acres

Tree canopy cover to be removed: _____ acres _____%

Tree canopy cover to be retained: _____ acres _____%

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

Understory cover (1993): _____ acres

Understory to be removed: _____ acres _____%

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/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF)

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.

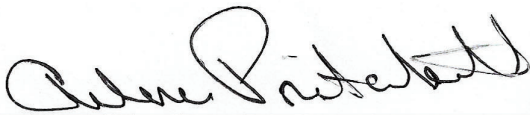
Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, 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.

Ailene Pritchett

Print Name of Property Owner

Print Name Signature of Applicant (if different)



10/24/22

Signature of Property Owner

Date

Signature of Applicant

Date

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):

Ailene Pritchett

Mailing Address of the Applicant responsible for paying processing fees:

2195 Golden Gate Avenue

Napa, CA. 94558

Signature:*



Email Address: ailene@oreocows.net

Date:

6/15/23

Phone Number: (707) 322-5557

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

WINERY OPERATIONS

Please indicate whether the activity or uses below are **NEWLY PROPOSED** as part of this application, or whether they are not proposed (**NONE**).

Retail Wine Sales	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Tours and Tasting- By Appointment	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Wine Sales/Consumption – AB 2004	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Food at Tours & Tastings	<input checked="" type="checkbox"/>	Newly Proposed	<input type="checkbox"/>	None
Will food be prepared		On Site? <input type="checkbox"/>	Catered <input type="checkbox"/>	

Food type to be served: Pre-packaged foods such as but not limited to salumi, nuts, dried fruit and cheeses

Production Capacity *

Ferments on-site at least 201 gallons of wine annually and has a production capacity of no more than 5,000 gallons of wine (NCC Section 18.337(A)).

Please identify the winery's

Proposed production capacity: 250 gallons annually
Proposed fermentation to be conducted on site: 250 gallons (105 cases)
Proposed fermentation utilizing a custom crush facility: 3,800 gallons (1999) cases)
(Please describe fully your wine production process in the project description)

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

Visitation, Hours of Operations and Employees

No more than twenty Average Daily Trips (ADT) (ten daily round trips) are generated by tasting room visitors, all winery employees including seasonal employees, and deliveries to and/or from the winery (NCC Section 18.08.337(D)). Tours and tastings, as defined in Section 18.08.620, and retail sales as defined in NCC Sections 18.16.030(G)(5)(C) for wineries in the Agricultural Preserve and 18.20.030.(H)(5)(C) for the Agricultural Watershed, may be conducted on-site but are limited to between the hours of 9:00 a.m. and 6:00 p.m. (NCC Section 18.08.337(F)). Please fill out the Trip Generation Sheet provided with these materials.

Please identify the winery's...

Maximum daily tours/tastings visitation: Ten (10) proposed
Maximum weekly tours/tastings visitation: Seventy (70) proposed
Visitation hours (e.g. M-Su, 10am-4pm): Mon-Sun 10:00am-6:00pm proposed
Production days and hours¹: Mon-Sat 7:00am-7:00pm proposed

¹ It is assumed that wineries will operate up to 24 hours per day during crush if it occurs on-site.

Total Number of Winery Employees (including winery ownership):	<u>one (1) FT, one (1) PT</u> proposed
Total Number of Winery Employees (residing on the property):	<u>0</u> proposed
Total Number of Winery Employees (not residing on the property):	<u>one (1) FT, one (1) PT</u> proposed

Grape Origin

All new wineries shall must comply with the 75% rule pursuant to NCC Section 18.104.250 (B) & (C). The Micro-Winery shall have at least 75 percent of the grapes used in fermentation on-site are grown on the same property as the micro-winery or contiguous parcels under the same ownership. For the purpose of this section, “the same property as the micro-winery” means any parcel or parcels identified as included within the Use Permit application. See NCC Section 18.08.377(B).

The project description should include information regarding the following:

- On-site vineyard acreage and quantity of grapes;
- The Assessors Parcel Number (APN) of contiguous parcels under the same ownership (if proposed for production) and the vineyard acreage and quantity of grapes;
- Additional vineyard sources; and
- Information on anticipated custom crush activities, including quantity of “production” occurring off-site.

On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur and include the proposed area(s) in your project description.

Winery Coverage and Accessory/Production Ratio

Has a maximum of 5,000 square feet of total enclosed space including storage, processing facilities, tasting areas, and caves (See NCC Section 18.08.377(C)).

Total square feet of Enclosed Winery Facility: _____ sq.ft.
 Total square feet of Outdoor Hospitality Space: 1200 +/- _____ sq.ft. (Please show area on site plan to evaluate ADA accessibility)

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.

Proposed 10,463 sq. ft. 0.24 +/- 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).

22,965 +/- (rev) sq. ft. 0.51 acres 2 % 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.

Proposed 1,500 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)

Proposed	<u>543 +/-</u>	sq. ft.	<u>36</u>	% of production facility
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Caves and Crush pads and Other Outdoor Work Areas

If new caves are proposed, please indicate which of the following best describes the public accessibility of the proposed cave space: Please denote on cave floor plans the location of proposed cave type/activities and identify location of on-site cave spoils on a site plan. Please identify all proposed outdoor work areas including the winery's proposed covered crush pad area on a site plan.

New Cave:

☒ None – no visitors/tours/events (Class I)

☐ Guided Tours Only (Class II)

☐ Public Access (Class III)

Please identify the winery's...

Cave area (total)

Proposed:

0

sq.ft.

Cave area (Production)

Proposed:

0

sq ft.

Cave area (Accessory)

Proposed:

0

sq.ft.

Covered crush pad area

Proposed:

sq.ft.

Other Outdoor Work Areas

Proposed:

0

sq.ft.

Cave Spoils total:

Proposed:

0

cy.

Cave Spoils Use*:

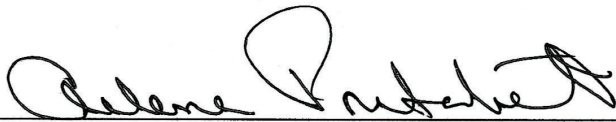
☒ Onsite

☐ Offsite

*Indicate location of spoils on-site on-site plan.

Initial Statement of Grape Source for a Micro-Winery

Pursuant to Napa County Zoning Ordinance Sections 18.08.377(B), I hereby certify that the current application for establishment of a Micro winery pursuant to the Napa County Micro Winery Use Permit Ordinance #2022-1474 will employ sources of grapes in accordance with the requirements of Section 18.08.377(B) of that Ordinance.



Owner's Signature

6-15-23

Date

Letters of commitment from the remaining 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.



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WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559-3082
(707) 253-4417

PROJECT DESCRIPTION

Clear Form

Winery Name: Stewart Ranch Winery **Date Prepared:** 6/23/25

Existing/Permitted 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		0.0	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	0	1
	Weekend	0	0
Number of Part Time Employees*	Weekday	0	1
	Weekend	0	1
Maximum Daily Visitation	Weekday	10	10
	Weekend	10	10
Annual Gallons of Production		250	250
Annual Tons of Grape Haul		1.6	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

*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).

Stewart Ranch Winery

TRIP GENERATION

Existing Winery					Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	0	1	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	1	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors			2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event			2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production			0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
					Total Weekday Daily Trips	0
					Total Weekday Peak Hour Trips*	0
<u>Maximum Daily Weekend Traffic (Saturday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	0	1	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	1		1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors			2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event			2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production			0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
					Total Weekend Daily Trips	0
					Total Weekend Peak Hour Trips*	0
<u>Maximum Annual Traffic</u>						
					Total Annual Trips**	0

Proposed Winery					Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	0	1	3.05 one way trips/employee	FT Employee Daily Trips	0.0	3.1
PT Employees	0	1	1.9 one way trips/employee	PT Employee Daily Trips	0.0	1.9
Max Visitors	10	10	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	7.7	7.7
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	250		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	1.6		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
					Total Weekday Daily Trips	8
					Total Weekday Peak Hour Trips*	3
<u>Maximum Daily Weekend Traffic (Saturday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	0	1	1.9 one way trips/employee	PT Employee Daily Trips	0.0	1.9
Max Visitors	10	10	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	7.1	7.1
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	250		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	1.6		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
					Total Weekend Daily Trips	8
					Total Weekend Peak Hour Trips*	5
<u>Maximum Annual Traffic</u>						
					Total Annual Trips**	4,114

Net New Trips				Harvest	Non-Harvest
<u>Maximum Weekday Traffic (Friday)</u>					
If total net new daily trips is greater than 110, a TIS is required					
				Net New Weekday Daily Trips	8
				Net New Weekday Peak Hour Trips*	3
<u>Maximum Weekend Traffic (Saturday)</u>					
If total net new daily trips is greater than 110, a TIS is required					
				Net New Weekend Daily Trips	8
				Net New Weekend Peak Hour Trips*	5
<u>Maximum Annual Traffic</u>					
A Traffic Impact Study is NOT Required					
				Net New Annual Trips**	4,114

#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 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: Stewart Ranch Micro Winery APN 043-190-013
Project number if known: _____
Contact person: Jeffrey Redding
Contact email & phone number: jreddingaicp@comcast.net (707) 815-0724
Today's date: _____

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 Plan
Doing To Do

ID # BMP Name

- | | | |
|---|--------------------------|---|
| <input type="checkbox"/> | <input 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/> | | |

- | | | |
|---|--------------------------|--|
| <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/> | | |

Already Plan
Doing 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
Doing

Plan
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 Plan
Doing 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, zeroscape, 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 Plan
Doing 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.

☐ ☐ **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 burned 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)	<input type="checkbox"/>	LEED™ Silver (check box BMP-25 and this one)
BMP-25 (b)	<input type="checkbox"/>	LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	<input type="checkbox"/>	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 Plan
Doing 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?

Project Statement
Stewart Ranch Micro Winery
2195 Golden Gate Avenue, Napa

Background

The project site, originally 12+ acres when the application was first filed in June 2023, was increased to 26+/- acres by a recently approved lot line adjustment. The portion of the parcel that will house the wine production facility is part of the historic Stewart Dairy. Adjustments to the remainder of the application have been made to accurately reflect the new parcel size and configuration. No other aspects of the winery operation or characteristics change as a consequence of the lot line adjustment.

The dream of the applicants, Ailene Pritchard and Paul Tarap is to marry an historic agricultural use with a modern state of the art winemaking facility that will allow the public to be hosted and taste wine in a fledging historic district. In fact, proposed tasting will occur in the historic 1928 dairy storefront where former customers would pick up fresh milk.

Winery operations would take place in two of the existing buildings:

- The former dairy storefront and retail shop will be converted to use as a tasting room, office, dry good storage and restroom for both the guts and employees. The existing building will be renovated in accordance with the Secretary of Interior Standards for Rehabilitation. No enlargement of the existing building footprint is proposed. Use of the former retail shop will be a combination of accessory and production uses as described in the architectural plans prepared by Roger Wolf and enclosed with this application.
- The deteriorating 1940-era garage will be demolished and replaced with a fermentation building and crush pad/work area measuring a combined 1,222 s.f.

Prior to initiating the project, the applicants sought the counsel of a qualified historian at the consulting firm, Evans & DeShazo to evaluate the historical context of the project. The preliminary report dated June 2023 is attached for the files. The two buildings proposed for winery use are within a compound that together is eligible for listing as a State Historic District. While the historic dairy storefront retains its integrity of design, the 1940 garage proposed for demolition has lost its design integrity and can be removed without adversely affecting the eligibility of other buildings for listing as a State Historic District.

Project Description

The proposed project consists of the replacement of the existing deteriorating 1940 garage with a new combined fermentation building and outdoor crush/work area. The new fermentation building is located on approximately the same footprint as the former garage.

The historic 1928 dairy storefront will be converted to a tasting room, dry good storage, office and restrooms. No change in building footprint is proposed. That said the project design includes an outdoor patio area that extends eastward from the tasting room. The outdoor patio overlooks the city of Napa and county lands to the south. The proposed patio also provides outstanding views of the Vaca Mountains and Skyline Park to the east.

The existing driveway and access to the proposed winery will be reconstructed as shown on sheet C4 of the May 2023 civil plans prepared by ACE.

Future winery operations will be in compliance with the adopted micro winery ordinance:

1. Proposed Gallonage and Fruit Source: 201 gallons will be fermented on-site from existing vineyard. With the allowable importation of 25% off site fruit, proposed production will be approximately 250 gallons annually. . The location of the new 0.4-acre vineyard is shown on the revised water availability analysis (WAA) prepared by ACE and included with this submittal. . Future production increases will be dependent upon the availability of on site and off site grapes.
2. Employees: one (1) full-time and one (1) part-time employee. Note that the applicants live on site but will not be engaged in regular wine making activity.
3. Visitation: maximum of ten (10) visitors/day.
4. Marketing Events: No marketing events are proposed;
5. Winery Traffic: The proposed winery is projected to generate thirteen (13) non-harvest weekday trips and ten (10) weekend trips. Up to twenty (20) ADT (Average Daily Trips) are permitted by the micro winery ordinance;

Note that an equivalency analysis of groundwater was submitted/accepted in June 2024. There will be no change in water use or impacts on groundwater/Napa River as a consequence of the increase in parcel size where the proposed micro winery would be located. Production, employee and visitation remains as originally submitted.

Existing non-winery related uses and structures including cattle grazing, barns and arenas and existing residences will remain and are not part of the proposed project.

Wine Making Process

As noted in the attached wastewater feasibility study, no crushing will occur on site. Rather, crush will occur at the Laird Family custom crush facility on Solano Avenue. Grape juice will be transported to the property where it will be discharged to tanks for fermentation and barrel aging. A minimum of 201 gallons of wine will be fermented on site in the proposed fermentation building..

Zoning Compliance (winery setbacks, patio compliance)

As discussed briefly above, winery operations will be consistent with section 18.08.377 (Micro Winery Procedures). Additionally the proposed project exceeds the minimum parcel requirements for new micro wineries (10.0 acres required 26+/- acres). The updated site plan prepared by ACE depicts the location of the new and converted buildings with reference to the 'new' property lines, winery well and septic setbacks. Please see sheet C2. A couple of items to note from this site plan:

1. The existing dairy storefront building to be converted to winery use complies with the 300' and 600' centerline setback from Golden Gate Avenue and State Highway 29 respectively
2. The proposed improvements are outside of the 100 year and 500 year flood hazard boundaries;
3. Well and septic system setbacks are consistent with county requirements;
4. The existing driveway will be improved to county standards applicable to micro wineries. See sheet C2 of the engineering plans prepared by ACE and incorporated by reference
5. A standard county required fire truck turnaround is provided as shown on sheet C1;and
6. A proposed unenclosed outdoor patio adjacent to the tasting room encroaches into both the Gold Gate Avenue and State Highway 29 setback. County staff advised the applicant that this encroachment is permitted under section 18.104.230(C) of the zoning code.

The project as designed complies with all applicable zoning and winery development standards.

Summary and Conclusions

The proposed micro winery is consistent with newly adopted micro winery development standards, property line and winery setbacks, and winery development standards embodied by the WDO. Historic buildings proposed s part of the winery project will be rehabilitated or constructed in accordance with the Secretary of Interior Standards governing rehabilitation. No environmental resources will be impacted by the project design.

Approval of the project will provide access to a heretofore-historic resource off limits to the general public. The project represents the evolution of Napa Valley agriculture from the dairy period prevalent in the Carneros region in the 1910s and 1920s to the wine and vineyard-based economy prevalent in Carneros today. The applicants' goal is to provide visitors a snap shot in time when the property was used as a dairy while integrating existing agriculture with a modern wine making facility.

Approval of the Stewart Ranch Micro Winery is requested.

Rev 6/24/24

Rev 11/1/24

Rev 3/11/25