



Notice of Intent

To: Neighbors and Interested Parties of Eisele Vineyards Winery
Subject: Eisele Vineyards Winery Use Permit Minor Modification P24-00176-MM
2155 Pickett Rd, Calistoga; (APN#020-340-030-000)
Date: Mailed June 18, 2026

Project Request: The Napa County Planning Division has received a request for a Use Permit Minor Modification for Eisele Vineyards Winery, established under Use Permit No. SW-28889, and modified November 22, 1991, for a 20,000 gallon per year winery with by-appointment tastings. The Winery was subsequently modified by #93049-MOD, P05-0353-MOD, P05-0353-VMM, P11-00009-VMM, and P12-00412-MOD. This application requests the following:

1. Increase production from 20,000 gallons per year to 30,000 gallons per year;
2. Development of a new +/-7,247 SF winery production building with +/-1,356 SF covered work area, +/-1,000 SF covered mechanical yard and +/-100 SF wastewater control room (+/-9,703 SF total);
3. Demolition of an existing 2,000 SF barn to create room for the new winery production building;
4. Construction of a new pretreatment and reuse system to handle all winery process wastewater. Winery and office domestic wastewater will be disposed of via the existing onsite wastewater system that currently handles both domestic and process wastewater;
5. Construction of two water tanks, an access road to the tank site, and associated water lines connecting them to the new winery production building. One 40,000-60,000-gallon water storage tank will be used to store water needed for winery fire suppression, while the other 10,000-gallon water storage tank will be used for winery process wastewater irrigation storage;
6. Excavation of approximately 1,700 net cubic yards of spoils (2,700 cubic yards of cut and fill) and final placement of spoils spread evenly within onsite vineyards below 5% slopes;
7. Increase parking to add two (2) accessible handicapped spaces for a total of 29 spaces;
8. Addition of a trash enclosure;
9. Addition of bicycle parking;
10. Removal of 0.106 acres of California black oak and foothill pine canopy cover to accommodate the proposed winery production building, and removal of fifteen (15) nonnative olive trees and approximately 0.089 acres of existing vineyard to accommodate access improvements to the new production building;
11. Permanent preservation of 0.32 acres of California Black oak and foothill pine

- woodland via a deed restriction and
12. Improvements to an existing access road to access parking and the new winery production building.

The applicant is also requesting an Exception to the Napa County Roads & Street Standard (NCRSS) to accommodate environmental and physical constraints as follows:

a. STA 14+75 to STA 16+25: Roadway Width

In this area where the exception is sought, the existing access road is within the stream setback area and/or bound by mature trees over 6" DBH. All other areas will be improved to comply with the NCRSS, and the existing road widens to 22 feet (NCRSS standard) with clear sight lines on either side of the bridge.

The winery is located on a 162.2-acre property located at 2155 Pickett Road, Calistoga, (APN#020-340-030-000) approximately one (1) mile south of the City of Calistoga. The property is zoned Agricultural Watershed (AW) and Agricultural Preserve (AP) and is General Plan designated Agriculture, Watershed and Open Space (AWOS) and Agricultural Resource (AR).

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration (MND).

According to the MND, the proposed project would not have any potentially significant environmental impacts with implementation of Mitigation Measures for Biological Resources. The project site is not included on any of the lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5

The Zoning Administrator intends to render a decision to approve the project upon issuance of a Notice of Decision on July 21, 2026, pursuant to Napa County Code (NCC) Sections 18.124.130 C (3) and (5) and under Sections 18.126.065, D, E, I, and R. Furthermore, pursuant to NCC Section 18.10.020.P, the Zoning Administrator intends to render a decision to authorize an Exception to the Roads & Street Standards (NCRSS) based upon recommended findings of the Engineering Division and Fire Marshal. The Zoning Administrator's decision will be effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to NCC Chapter 2.88.

Pursuant to Chapter 18.124.130 C, modifications to winery use permits are considered minor modifications and administrative if the changes in operations consists of any of the following:

3. An increase in wine production up to a maximum of 30,000 gallons annually, or an increase of ten percent over the existing approved amount.

Discussion: The modification requests an increase in wine production from 20,000 gallons per year to 30,000 gallons per year; thus, the proposed modification does not exceed the maximum allowable production cap of 30,000 gallons annually and is consistent with the Minor Modification threshold.

5. Any change in aggregate building footprint (including caves) by a maximum of ten thousand (10,000) square feet or twenty-five percent of the total footprint, whichever is greater, where there is no cumulative increase in paved or impervious ground surface area beyond twenty-five percent of the subject parcel or fifteen acres, whichever is less.

Discussion: Physical improvements requested to the existing winery development area consist of the development of a new winery production building within the footprint of an existing barn constructed in 1991. In addition, the application requests the construction of a covered work area, covered mechanical yard, and wastewater control room immediately adjacent to the proposed production building. The additional square footage represents a total of 9,703 SF which is less than the 10,000-SF permitted in this threshold. The majority of the improvements are proposed to occur on areas of the site that have previously been disturbed by grading for barn development. The project necessitates the removal of 0.106 acres of California black oak and foothill pine canopy cover, approximately fifteen (15) nonnative olive trees, and 0.89 acres of existing vineyard.

7. Any additions, modifications, or changes that qualify for an administrative permit under NCC section 18.126.065, when in connection with any other minor modifications identified above.

D. Additions of systems to process, distribute, and/or store recycled water;

Discussion: The applicant is requesting construction of a new pretreatment and disposal system dedicated to handling all winery process wastewater. This includes the construction of a new 10,000-gallon tank to store treated winery wastewater. The treated winery wastewater will be reused and either applied to irrigate two (2) acres of vineyard and one-half (1/2) acre of landscaping located immediately east of the proposed winery development, or disposal back into the existing process wastewater only leach fields. All parcel domestic wastewater will be disposed of via the existing subsurface septic systems.

E. Additions of enclosures for trash receptacles;

Discussion: Physical improvements requested to the existing winery development area consist of the addition of one (1) trash enclosure to be constructed in compliance with County requirements, located west of the original winery and the proposed winery production building in the location of an existing chicken coop.

I. Additions of bicycle facilities, including but not limited to bicycle racks;

Discussion: Physical improvements requested to the existing winery development area consist of the addition of bicycle racks to be constructed in compliance with County requirements and in accordance with the Napa Countywide Bicycle Plan.

R. Change in the number of parking spaces or the alignment of internal roads and driveways, provided there is no cumulative increase in paved or impervious ground surface area beyond twenty-five percent of the subject parcel or fifteen acres, whichever is less.

Discussion: The applicant is proposing to reconfigure the parking areas to add two (2) additional ADA accessible parking spaces. The proposed physical improvements are limited to the repavement and realignment of an existing access road to the original winery development, as well as the realignment and repavement of an existing agricultural road and parts of an existing access road to provide access to the proposed new winery production building in accordance with the NCRSS. The access improvements, realignment of existing internal roads, and the addition of parking will occur in areas of the site that have previously been disturbed by grading for agricultural development. Fifteen (15) nonnative olive trees are proposed to be

removed or relocated for construction of physical improvements. In response to the NCRSS Exception request, proposed improvements will consist of additional pavement added to an existing agricultural road, signage and optical aids at strategic locations, implementation of on-going vegetation management measures to maintain line of sight, and the construction of an entry gate to provide an unobstructed horizontal clearance of 22 feet.

The Zoning Administrator has reviewed the Napa County Road and Street Standards (NCRSS) Exception request in accordance with Section 3 and makes the following findings.

The exception will preserve unique features of the natural environment which include, but are not limited to, steep slopes, heritage oak trees, or other trees of at least six inches diameter at breast height and found by the decision-maker to be of significant importance, but do not include man-made environmental features such as rock walls, ornamental or decorative landscaping, fences or the like.

Discussion: The proposed winery production building is proposed to be served by a paved road that begins at the intersection of Pickett Road and runs south for approximately 850 ft and then continues west to terminate its 1,500 ft length at the proposed winery building. The NCRSS requires a 22 ft minimum width for driveways serving commercial uses such as this winery. A section of the existing driveway does not meet the minimum width requirement due to constraints from an existing bridge crossing Simmons Creek (a Napa County designated blueline stream), and existing mature oak trees larger than 6" DBH. The remaining sections of the access road would comply with NCRSS, including a paved road with a width of 22 ft, signage and optical aids at strategic locations, implementation of on-going vegetation management measures to maintain line of sight, and the construction of an entry structure to provide an unobstructed horizontal clearance of 22 feet.

Grant of the NCRSS Exception will provide the same overall practical effect as the Standards do in providing defensible space, and does not adversely affect the life, safety, and welfare of the public or persons coming to the property.

Discussion: Proposed improvements will achieve the same overall practical effect as the Standards through the installation of turnouts, signage and optical aids at strategic locations, implementing vegetation management measures to maintain line of sight and gate installation to provide an unobstructed horizontal clearance of 22 feet. While the driveway does not fully comply with the NCRSS, there are sufficient sections of the driveway for engines to seek relief and vehicles to pass. Existing vegetation and road surface are sufficient for fire apparatus to access the site, and the applicant will be conditioned to maintain these features in perpetuity.

Written comments regarding this project and the adequacy of the proposed Initial Study/Mitigated Negative Declaration are solicited. Application materials, including the proposed Initial Study/Mitigated Negative Declaration, and Draft Conditions of Approval are available on the Department's Current Projects Explore at [PBES Current Projects Explorer](#)

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Services Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in

may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review. Comments should be directed to Jaksen T. Wilson, Planner II, at (707) 253-4269, or Jaksen.Wilson@countyofnapa.org and must be received before 4:45 p.m. on July 20, 2026.

BRIAN D. BORDONA

Zoning Administrator