

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT - MINOR MODIFICATION
APPLICATION WINERY USES

Before you file an application...

Before you submit your application materials, and generally as early in the process as possible, you may want to schedule a Pre-Application Review Meeting (or Pre-App) with a member of the Planning Department Staff.

Pre-Application Meetings

Pre-application meetings are an opportunity to meet with staff from all Divisions and receive valuable feedback on your project. In particular, staff can identify the type of application and related permits that may be necessary, permit processing steps and timelines, and pertinent information and technical studies that will be required to submit a complete application.

To schedule a pre-application meeting, please complete the [pre-application meeting form](#) and submit with payment to the Planning Division at 1195 Third Street, Suite 210, Napa, CA 94559.

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___	Adjoining Property Owner List Requirements



A Tradition of Stewardship
A Commitment to Service

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: Antoine Donnedieu
Mailing Address: 2155 Pickett Road
City: Calistoga State: CA Zip: 94515
Phone: 646.385.9854
E-Mail Address: antoine@eiselevineyard.com

Property Owner Contact

Name: Kerwin Estate dba Eisele Winery
Mailing Address: 2155 Pickett Road
City: Calistoga State: CA Zip: 94515
Phone: _____
E-Mail Address: _____

Agent Contact

Name: George H Monteverdi
Mailing Address: PO Box 6079
City: Napa State: CA Zip: 94581
Phone: 707.761.2516
E-Mail Address: George@MonteverdiConsulting.com

Other Representative Contact

☐ Engineer ☐ Architect ☐ Agent

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
E-Mail Address: _____

Property Information

Project Name: Eisele Vineyards Winery Use Permit Minor Modification
Project Address: 2155 Pickett Road, Calistoga, CA 94515
Assessor's Parcel Number(s): 020-340-030
Size of site (acreage and/or square footage): +/-162
General Plan Designation: AR & AWOS Zoning: AW & AP

Application Type¹

File No(s) P24-00108

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
Erosion Control Plan: ☐ Track I ☐ Track II ☐ Admin Viewshed ☐ Fence Entry Structure Permit ☐ Land Division/Mergers ☐ Site Plan Approval/Modification ☐ Winery Administrative Permit ☐ Other Very Minor Modification ☐ Addressing ☐ Signs Temporary Event: ☐ 51-400 ☐ 401+ ☐ Late Application Submittal ☐ Application Entitled to Fee Waiver ☐ Other: _____	Major Modification: ☐ Winery ☐ Other Use Permit: ☐ Winery ☐ Other ☐ Viewshed ☐ AG Preserve Contract ☐ Development Agreement ☐ Airport Land Use Consistency Determination ☐ General, Specific or Airport Land Use Plan Amendment ☐ Variance ☐ Zoning Map/Text Amendment ☐ Road Exception ☐ Con. Reg. Exception ☐ Other: _____	☐ Certificate of Legal Non Conformity ☐ Other Minor Modification ☐ Road Exception ☐ Small Winery Exemption ☒ Winery Minor Modification ☐ Variance ☐ Viewshed ☐ Other: _____ Misc. Services ☐ Use Determination ☐ Status Determination ☐ 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.



5/15/2024

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	

MINOR MODIFICATION PROCEDURES

WINERY USES ONLY

CHAPTER 18.10 ZONING ADMINISTRATOR

Sections:

18.10.010 General powers and duties.

18.10.020 Duties—Specific subjects.

The zoning administrator shall hear and decide all applications for the following unless, in the zoning administrator's sole discretion, the zoning administrator determines that the matter (1) is of a size, importance, or unique nature such that it is judged not to be a routine matter; (2) involves potentially significant environmental impacts; or (3) is such that the public interest would be furthered by having a particular application heard and decided by the planning commission:

- M. Minor modifications to use permits as described in subsection (B) of Section 18.124.130 and modifications to winery use permits as described in subsections (C)(1) through (C)(7) of Section 18.124.130, after making the findings required by Section 18.124.130;

CHAPTER 18.124 USE PERMITS

Section:

18.124.130 Use permit modifications—Procedure—Categories.

- A. Except as otherwise provided in subsections (B), (C) and (D) of this section, modifications to an approved use permit shall be processed in the same manner and in compliance with the procedures set forth herein for use permits and appeals, including notice and the payment of applicable permit application fees.
- B. Upon receipt of a written request from the holder of a use permit, other than a winery use permit which shall be processed as set forth in subsection (C) below, the zoning administrator may approve minor non-controversial modifications to approved use permits after giving notice of intent to approve or deny, but without a public hearing in regard to project design or permit conditions which do not affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation measure for the project. Consistent with the foregoing, the zoning administrator may approve changes in location and/or size of approved structures or portions thereof, provided that, the zoning administrator shall not consider or approve a minor modification if the

result of the approval of the requested minor modification would result in any structure or the aggregate of all approved structures being increased more than twenty-five percent in size or one story in height based on the size allowed under the approved use permit. Equipment enclosures whose permanent installation outdoors was approved by use permit are not subject to this size limitation.

1. Notice of intent to approve or deny, for purposes of this subsection, shall include a general explanation of the matter to be considered, a general description, in text or by diagram, of the location of the subject real property, and a statement that the zoning administrator intends to approve or deny the requested modification on a certain date not less than ten calendar days after the date of mailing of the notice unless a member of the public requests a public hearing prior to that date.
 2. Notice of intent, for purposes of this subsection, shall be mailed or delivered as follows:
 - a. To the owner of the subject real property or the owner's duly authorized agent and to the project applicant if the project applicant is neither the owner of the property nor the owner's duly authorized agent; and
 - b. To all owners of real property, including businesses, corporations or other public or private entities, as shown on the latest equalized assessment roll within one thousand (1000) feet of the real property that is the subject of the proposed zoning change. In lieu of utilizing the assessment roll, the records of the county assessor or tax collector which contain more recent information than the assessment roll may be used.
 3. If any member of the public requests a public hearing during the comment period, then the zoning administrator will provide public notice in accordance with Section 18.136.040 and conduct a public hearing.
- C. Upon receipt of a written request from the holder of a winery use permit, the zoning administrator may approve minor modifications to winery use permits in accordance with the procedures set forth in subsection (D) below. There will be no public hearing for such minor modifications. Such minor modifications will not trigger application of the Napa County Road and Street Standards unless the total ADT from all uses exceeds forty (40) ADT or the inspection authority determines that improvements are required to comply with the State Fire Code, State Responsibility Area Fire Safe Regulations, or adopted left-turn lane warrants required for all projects. Modifications to winery use permits are considered minor modifications under this subsection if the change in operations consists of any of the following:

1. Any increase in the number of full-time equivalent existing permitted employees up to a total of ten employees or by up to ten percent, whichever is greater;
 2. Any increase in (1) the number of full-time equivalent existing permitted employees, including seasonal employees, (2) tours and tastings, or (3) deliveries, such that the total number of vehicle trips for all such uses on the property does not exceed forty (40) ADT or twenty (20) daily round trips;
 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;
 4. An addition or increase in the number of marketing events, up to a total of eleven (11) marketing events per year. Ten (10) such events may allow attendees for each event up to a total that does not exceed twenty-four (24) ADT (twelve (12) daily round trips,) and one (1) such event may allow attendees for such event up to a total that does not exceed forty (40) ADT (twenty (20) daily round trips). The ADT for all winery uses on days when a marketing event occurs shall not exceed forty (40) ADT. The approval of marketing events under this subsection may include the change in hours of operation during which such events may occur to include times after 6:00 pm, provided the project applicants cease all operations by 11:00 pm;
 5. Any change in days of operation provided there is no increase in visitation, except pursuant to this section;
 6. 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; and/or
 7. Addition of a new high-risk commercial kitchen where there is an existing medium- or low-risk kitchen on the property.
- D. Notice of intent to approve or deny, for purposes of subsection (C) above, shall include a general explanation of the matter to be considered, a general description, in text or by diagram, of the location of the subject real property, and a statement that the zoning administrator intends to approve or deny the requested modification on a certain date not less than ten calendar days after the date of mailing of the notice. Notice of intent, for purposes of this subsection, shall be given as follows:

1. To the owner of the subject real property or the owner's duly authorized agent and to the project applicant if the project applicant is neither the owner of the property nor the owner's duly authorized agent;
 2. To all owners of real property, including businesses, corporations or other public or private entities, as shown on the latest equalized assessment roll within one thousand feet of the real property that is the subject of the proposed project. In lieu of utilizing the assessment roll, the records of the county assessor or tax collector which contain more recent information than the assessment roll may be used; and
 3. By posting the notice on the county's website for the PBES Department.
- G. Any modification to a use permit that exceeds the thresholds listed above in this section will be considered a major modification subject to consideration and a decision by the Planning Commission.

California Environmental Quality Act (CEQA) Review:

Depending on the site-specific circumstances associated with a particular winery, the project under this Minor Modification Procedure will be subject to CEQA, however, could be treated as exempt under Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B: Additional Categorically Exempt Projects in Napa County.

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:**
 - 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.
 - 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 over 3 hours for 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**
- ☐ **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*: <https://www.countyofnapa.org/1890/Building-Documents> .
- ☐ **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. Traffic Study consistent with Traffic Impact Study Preparation Requirements. 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.
3. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
6. Water Availability/Groundwater Study (consistent with the WAA *Guidance Document* adopted by the Board 5/12/2015). Please refer to the following link: <https://www.countyofnapa.org/876/Water-Availability-Analysis>.
7. 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:

<https://www.countyofnapa.org/DocumentCenter/View/12882/WOTPO-implementation-guide?bidId=>

8. 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: _____

☐ **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, enclosed.
6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

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:**

2020 Napa County Road & Street Standards

<https://www.countyofnapa.org/DocumentCenter/View/3787/Napa-County-Road-and-Street-Standards---2020-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>

☐ ***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 Deputy Planning 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.**

☐ **Plans and Studies provided electronically via file share (coordinated at intake).**

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.

Antoine Donnedieu

Print Name of Property Owner

Print Name Signature of Applicant (if different)



5/15/2024

Signature of Property Owner

Date

Signature of Applicant

Date

Hourly Fee Agreement

PROJECT File: P24-00108; request for Minor Modifications to the existing Eisele Vineyard Winery Use Permit, as described herein and other submitted documents. I, Antoine Donnedieu,

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 \$ \$6,546.12 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):

Antoine Donnedieu, Kerwin Estate dba Eisele Vineyard Winery

Mailing Address of the Applicant responsible for paying processing fees:

2155 Pickett Road

Calistoga, CA 94515



Signature: * _____

Email Address: antoine@eiselevineyard.com

Date: 5/15/2024

Phone Number: 646 385 9854

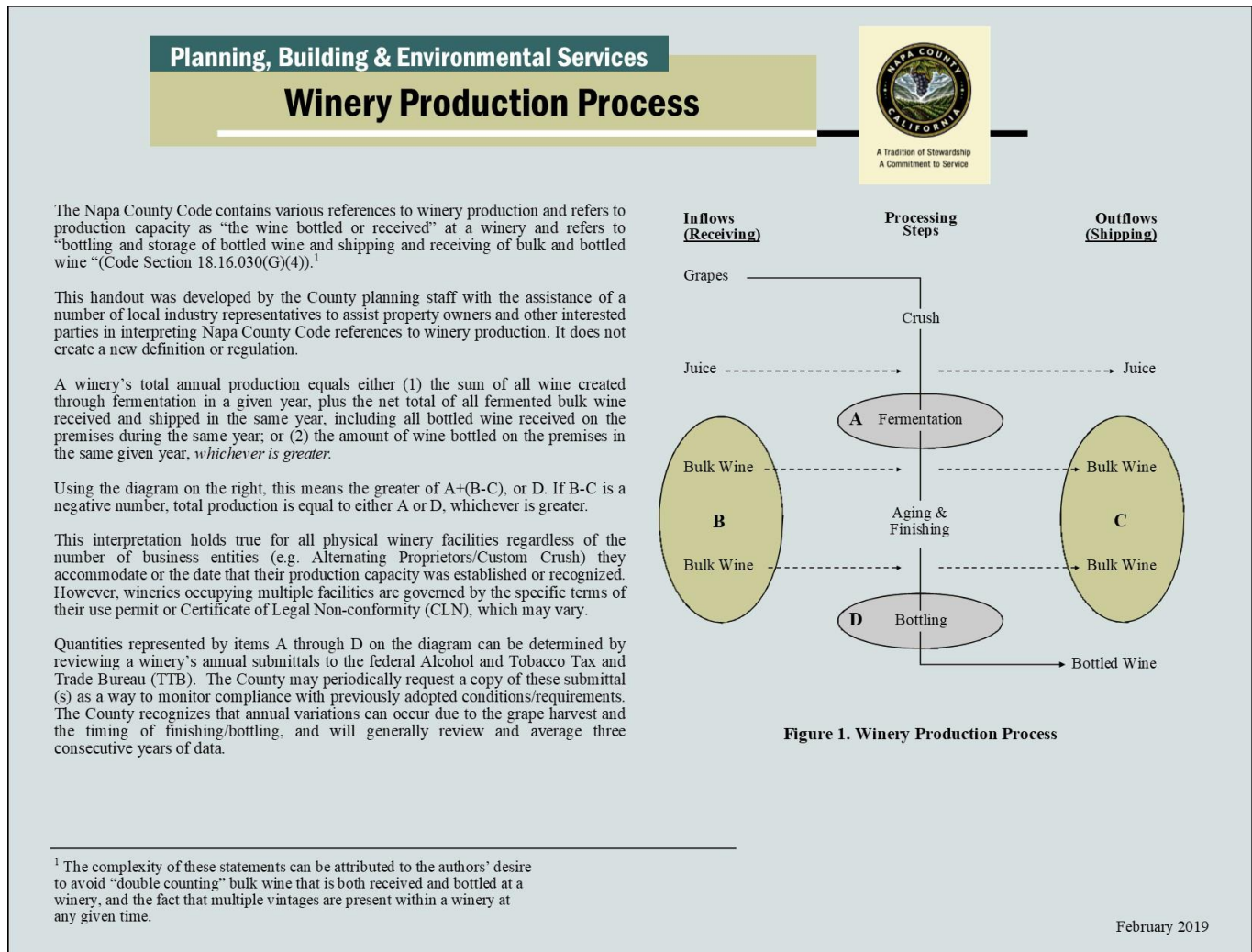
*ATTENTION - The applicant will be held responsible for all charges.

Supplemental Application for Winery Uses

Definitions

The below are paraphrased from County Code, please see referenced code sections for full text.

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees. *See Napa County Code §18.104.210*
- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems. *See Napa County Code §18.104.220*
- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes. *See Napa County Code §18.104.200*
- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as “production facility” which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production. *See Napa County Code §18.104.200*



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

* 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 : U-91-13 Permit date: 11/20/91

Current maximum actual production: 20,000 gal/y For what year? 2023

Average 3 year production: 20,000 gal/y

Proposed production capacity: 30,000

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

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation:	<u>18</u> existing	<u>No change</u> proposed
Maximum weekly tours/tastings visitation:	<u>126</u> existing	<u>No change</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>M-Su 10am-4pm</u> existing	<u>No change</u> proposed
Production days and hours ¹ :	<u>M-Su 6am</u> existing	<u>No change</u> 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.)

- Small Marketing Events of up to 24 persons, four times per month, but no more than 12 such events annually;
- Medium Marketing Events for up to 80 persons, twice annually;
- Auction-related Event for up to 125 persons, once annually

No changes to the existing marketing entitlement are proposed.

On-Site Consumption

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

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.)

All food served as part of winery hospitality activities will continue to be prepared offsite by a licenced caterer.

Revised April 2025

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	<u>+/-8,743</u> sq. ft.	<u>+/-0.19</u> acres
Proposed	<u>+/-19,922</u> sq. ft.	<u>+/-0.46</u> 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).

<u>+/-113,865</u> sq. ft.	<u>+/-2.61</u> acres	<u>+/-1.6</u> % 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	<u>+/-17,814 SF</u> sq. ft.	Proposed	<u>+/-27,517 SF</u> 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	<u>+/-9,703 SF</u> sq. ft.	<u>+/-19</u> % of production facility
Proposed	<u>No change</u> sq. ft.	<u>+/-13</u> % of production facility

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: <u>+/-11,275</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Cave area (Production)	Existing: <u>+/-11,275</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Cave area (Accessory)	Existing: <u>0</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Covered crush pad area	Existing: <u>+/-939</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Uncovered crush pad area	Existing: <u>0</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Cave Spoils total:	Not applicable	Proposed: <u>0</u> 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.



5/15/2024

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.

Existing Conditions Winery Traffic Information / Trip Generation

Determine Winery Daily Trips. Complete Sections A through I below to determine your winery project's estimated baseline daily, peak hour trips, and annual trips.

Section A. Maximum Daily Weekday Traffic (Friday, non-harvest season)

1. Total number of FT employees¹: 12 x 3.05 one-way trips per employee = 36 daily trips
2. Total number of PT employees¹: 2 x 1.90 one-way trips per employee = 4 daily trips
3. Maximum weekday visitors²: 18 / 2.6 visitors per vehicle x 2 one-way trips = 14 daily trips
4. Gallons of production: 20,000 / 1,000 x 0.009 daily truck trips³ x 2 one-way trips = 1 daily trips
5. **TOTAL** = 55 daily trips

Section B. Maximum Daily Weekday Traffic (Friday, harvest season)

6. Total number of FT employees¹: 12 x 3.05 one-way trips per employee = 36 daily trips
7. Total number of PT employees¹: 2 x 1.90 one-way trips per employee = 4 daily trips
8. Maximum weekday visitors²: 18 / 2.6 visitors per vehicle x 2 one-way trips = 14 daily trips
9. Gallons of production: 20,000 / 1,000 x 0.009 daily truck trips x 2 one-way trips = 1 daily trips
10. Avg. annual tons of grape on-haul: 30 / 144 truck trips x 2 one-way trips = 1 daily trips
11. **TOTAL** = 56 daily trips

Section C. Maximum Daily Weekend Traffic (Saturday, non-harvest season)

12. Total number of FT Sat. employees¹: 12 x 3.05 one-way trips per employee = 36 daily trips
13. Total number of PT Sat. employees¹: 2 x 1.90 one-way trips per employee = 4 daily trips
14. Maximum Saturday visitors²: 18 / 2.8 visitors per vehicle x 2 one-way trips = 13 daily trips
15. Gallons of production: 20,000 / 1,000 x 0.009 daily truck trips³ x 2 one-way trips = 1 daily trips
16. **TOTAL** = 54 daily trips

Section D. Maximum Daily Weekend Traffic (Saturday, harvest season)

17. Total number of FT Sat. employees¹: 12 x 3.05 one-way trips per employee = 36 daily trips
18. Total number of PT Sat. employees¹: 2 x 1.90 one-way trips per employee = 4 daily trips
19. Maximum Saturday visitors²: 18 / 2.8 visitors per vehicle x 2 one-way trips = 13 daily trips
20. Gallons of production: 20,000 / 1,000 x 0.009 daily truck trips x 2 one-way trips = 1 daily trips
21. Avg. annual tons of grape on-haul: 30 / 144 truck trips x 2 one-way trips = 1 daily trips
22. **TOTAL** = 55 daily trips

¹ Full-Time and part-time employees that staff the largest of any event that is proposed to occur two or more times in a month, on average.

² The number of weekday visitors shall include guests of the largest of any event that is proposed to occur two or more times in a month, on average.

³ Assumes 1.47 materials and supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year

Existing Conditions Winery Traffic Information / Trip Generation (continued)

Section E. PM Peak Hour Trip Generation (Friday, non-harvest season)

(Sum of daily trips from Sec. A, lines 3 and 4) x 0.38 + (No. of FTE) + (line 2 / 2) = **19** PM peak trips

Section F. PM Peak Hour Trip Generation (Friday, harvest season)

(Sum of daily trips, Sec. B, lines 8, 9, 10) x 0.38 + (No. of FTE) + (line 7 / 2) = **19** PM peak trips

Section G. PM Peak Hour Trip Generation (Saturday, non-harvest season)

(Sum of daily trips from Sec. C, line 14 and 15) x 0.57 + (No. of FTE) + (line 13 / 2) = **21** PM peak trips

Section H. PM Peak Hour Trip Generation (Saturday, harvest season)

(Sum of daily trips Sec. D, lines 19, 20, and 21) x 0.57 + (No. of FTE) + (line 18 / 2) = **22** PM peak trips

Section I. Maximum Annual Trips

(Sec. A, line 5 x 206) + (Sec. B, line 11 x 55) + (Sec. C, line 16 x 82) + (Sec. D, line 22 x 22) = **20,048** Annual trips

Proposed Project Winery Traffic Information / Trip Generation

Determine Winery Daily Trips. Complete Sections J through R below to determine your winery project's estimated future daily, peak hour trips, and annual trips.

Section J. Maximum Daily Weekday Traffic (Friday, non-harvest season)

1. Total number of FT employees¹: 12 x 3.05 one-way trips per employee = 36 daily trips
2. Total number of PT employees¹: 2 x 1.90 one-way trips per employee = 4 daily trips
3. Maximum weekday visitors²: 18 / 2.6 visitors per vehicle x 2 one-way trips = 14 daily trips
4. Gallons of production: 30,000 / 1,000 x 0.009 daily truck trips³ x 2 one-way trips = 1 daily trips
5. **TOTAL** = 55 daily trips

Section K. Maximum Daily Weekday Traffic (Friday, harvest season)

6. Total number of FT employees¹: 12 x 3.05 one-way trips per employee = 36 daily trips
7. Total number of PT employees¹: 2 x 1.90 one-way trips per employee = 4 daily trips
8. Maximum weekday visitors²: 18 / 2.6 visitors per vehicle x 2 one-way trips = 14 daily trips
9. Gallons of production: 30,000 / 1,000 x 0.009 daily truck trips x 2 one-way trips = 1 daily trips
10. Avg. annual tons of grape on-haul: 0 / 144 truck trips x 2 one-way trips = 0 daily trips
11. **TOTAL** = 55 daily trips

Section L. Maximum Daily Weekend Traffic (Saturday, non-harvest season)

12. Total number of FT Sat. employees¹: 12 x 3.05 one-way trips per employee = 36 daily trips
13. Total number of PT Sat. employees¹: 2 x 1.90 one-way trips per employee = 4 daily trips
14. Maximum Saturday visitors²: 18 / 2.8 visitors per vehicle x 2 one-way trips = 13 daily trips
15. Gallons of production: 30,000 / 1,000 x 0.009 daily truck trips³ x 2 one-way trips = 1 daily trips
16. **TOTAL** = 54 daily trips

Section M. Maximum Daily Weekend Traffic (Saturday, harvest season)

17. Total number of FT Sat. employees¹: 12 x 3.05 one-way trips per employee = 36 daily trips
18. Total number of PT Sat. employees¹: 2 x 1.90 one-way trips per employee = 4 daily trips
19. Maximum Saturday visitors²: 18 / 2.8 visitors per vehicle x 2 one-way trips = 13 daily trips
20. Gallons of production: 30,000 / 1,000 x 0.009 daily truck trips x 2 one-way trips = 1 daily trips
21. Avg. annual tons of grape on-haul: 0 / 144 truck trips x 2 one-way trips = 0 daily trips
22. **TOTAL** = 54 daily trips

¹ Full-Time and part-time employees that staff the largest of any event that is proposed to occur two or more times in a month, on average.

² The number of weekday visitors shall include guests of the largest of any event that is proposed to occur two or more times in a month, on average.

³ Assumes 1.47 materials and supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year

Proposed Project Winery Traffic Information / Trip Generation (continued)

Determine Winery Peak Hour Trips. If the number of daily trips on either Section K, line 11, or Section M, line 21, is greater than 20, or Public Works Director determines that other circumstances such as access safety or other potential network impacts warrant further analysis, then the potential transportation impacts of your project must be evaluated in a traffic impact study (TIS) prepared in accordance with Napa County Public Works TIS Guidelines. Follow the direction outlined in Traffic Impact Study Analysis, below. If the number of daily trips on either Section K, line 11, or Section M, line 22, is equal to or less than 20, complete Sections N through R below to determine your project's estimated peak hour trips and annual trips. In lieu of completing Sections N through R, you may opt to prepare a project-specific traffic impact analysis if you anticipate the number of peak hour trips from your proposal is different from that estimated here.

Section N. PM Peak Hour Trip Generation (Friday, non-harvest season)

(Sum of daily trips from Sec. J, lines 3 and 4) x 0.38 + (No. of FTE) + (line 2 / 2) = 19 PM peak trips

Section O. PM Peak Hour Trip Generation (Friday, harvest season)

(Sum of daily trips from Sec. K, lines 8, 9, 10) x 0.38 + (No. of FTE) + (line 7 / 2) = 19 PM peak trips

Section P. PM Peak Hour Trip Generation (Saturday, non-harvest season)

(Sum of daily trips from Sec. L, line 14 and 15) x 0.57 + (No. of FTE) + (line 13 / 2) = 21 PM peak trips

Section Q. PM Peak Hour Trip Generation (Saturday, harvest season)

(Sum of daily trips, Sec. M, lines 19, 20, and 21) x 0.57 + (No. of FTE) + (line 18 / 2) = 21 PM peak trips

Section R. Maximum Annual Trips

(Sec. J, line 5 x 206) + (Sec. K, line 11 x 55) + (Sec. L, line 16 x 82) + (Sec. M, line 22 x 22) = 19,971 Annual trips

Traffic Impact Study Analysis. If the number of daily trips on either Section K, line 11, or Section M, line 22, is greater than 20, then the potential transportation impacts of your project must be evaluated in a traffic impact study (TIS) prepared in accordance with Napa County Public Works TIS Guidelines. Existing trip counts on the transportation network should be collected during the harvest season (August 16 – October 31). If collected outside of the harvest season, during the months of November through February, counts shall be adjusted upward by 15 percent to estimate harvest season network volumes. If collected during the weeks between March 1 and August 15, counts shall be adjusted upward by seven percent.

For peak hour analysis in the TIS, the County will allow any one of the following methodologies:

- a) Use the peak hour factors in Sections E through I, above, to estimate the peak hour trips and annual trips generated by the project. To determine the potential peak hour impacts of the project, apply the harvest season estimated peak hour project trips (Sections F and H for the existing condition, and Sections O and Q for the proposed project) to roadway volumes during the hour between 3:00 p.m. and 4:00 p.m. on Fridays and Saturdays; or***
- b) For New Wineries use peak hour trip counts as projected using the Institute for Transportation Engineers' (ITE) peak hour factors for winery land uses from the most current version of ITE Trip Generation. To determine the potential peak hour impacts of the project, apply the estimated peak hour project trips from ITE to roadway volumes during the hour between 4:00 p.m. and 5:00 p.m. on a Friday and 1:45 p.m. and 2:45 p.m. on a Saturday; or***
- c) Conduct a site-specific analysis informed by actual trip counts at the driveway of the project (for winery use permit modifications) or at the driveway of a project with comparable operating characteristics to that proposed (for new winery use permits). To determine the potential peak hour impacts of the project, apply the site-specific peak hour of generator to the peak hour of the network on a Friday and the peak hour of the roadway on a Saturday, based on the assembled trip count data.***

For Average Daily Traffic (ADT) analysis in the TIS, the County will utilize one of the following methodologies:

- a) Average of the Maximum Daily Weekday Traffic and the Maximum Daily Weekend Traffic during the harvest season, as given in the Winery Traffic Information / Trip Generation worksheet.***
- b) A site specific analysis which at a minimum 24-hour vehicle counts shall be collected during a continuous week period (7-days) for which traffic count data is collected for each day of the week. Existing trip counts should be collected during the harvest season (August 16 – October 31). If collected outside of the harvest season, during the months of November through February, counts shall be adjusted upward by 15 percent to estimate harvest season network volumes. If collected during the weeks between March 1 and August 15, counts shall be adjusted upward by seven percent. Projected daily trip counts shall be based on total number of full-time employee, part-time employees, daily visitors, gallons of production, grape on-haul and the factors identified in the Proposed Winery Traffic Information and Trip Generation worksheet, respectively.***
- c) For land uses other than wineries, the ADT shall be determined using the most current version of ITE Trip Generation.***



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: **Eisele UP Modification 2024; 020-340-030**
Project number if known: _____
Contact person: **George Monteverdi**
Contact email & phone number: **george@monteverdiconsulting.com; 707.761.2516**
Today's date: **May 15, 2024**

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
☒	☐	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> The estate has a separate solar array on the top of the hill. _____ _____ _____
☒	☐	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> _____ _____

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 6 winery & hospitality Company vehicles

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles 5 out of 6 are fully electric 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).

TBD - plans are not final

☐ ☐ **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.

TBD - plans are not final

☐☐

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.

All light bulbs have been switched to LED several years ago

☐☐

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.

The winery building is located North of a hill, with limited direct solar exposure.

☐☐

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!

The estate has less than 20 parking spaces

☐☐

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.

The project includes water treatment and storage for irrigation use.

☒ ☐ **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%.

Reducing water consumption is a constant focus of the estate.

☒ ☐ **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.

Bioretention area

☐ ☒ **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.

All byproducts of farming & winemaking are returned to the vineyard through compost: vine & tree cuttings, pomace, etc.

☐ ☐ **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.

The winery building is tucked on the North side of a forested hill

☒ ☐ **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.

4 EV charging stations are located on the parking lot

☐ ☐ **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 Plan
Doing 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 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.

The project makes large use of existing caves and the new building location limits direct sun exposure

☒ ☐ **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.

The project implies very limited grading and 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 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?

No

☐☐

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

The vineyard has been certified organic & biodynamic for over 25 years. Also certified Fish Friendly Farming.

Comments and Suggestions on this form?

Sources:

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5. *U.S. Green Building Council (2009)*. *LEED 2009 for New Construction and Major Renovations Rating System*. Washington, DC: United States Green Building Council, Inc.
6. *California Energy Commission (2008)*. *Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings*. Sacramento, CA: California Energy Commission.
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15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

USE PERMIT MINOR MODIFICATION APPLICATION (P24-00108)
PROJECT DESCRIPTION (UPDATED OCTOBER 2025)
EISELE VINEYARD WINERY
2155 PICKETT ROAD, CALISTOGA

APPLICANT:

Ludovic Panciera
c/o Eisele Vineyard Winery
2155 Pickett Road
Calistoga, CA 94515

APPLICANT'S REPRESENTATIVE:

George H Monteverdi, Principal
Monteverdi Consulting
PO Box 6079
Napa, CA 94581
707.761.2516

APN: 020-340-030

ACREAGE: ±162 acres

GENERAL PLAN & ZONING DESIGNATION: Agricultural Resource:Agricultural Preserve (AR: AP) & Agricultural Watershed Open Space:Agricultural Watershed (AWOS:AW)

GENERAL PROJECT DESCRIPTION:

The purpose of this application (P24-00108) is to obtain approval of Minor Modifications to the existing Eisele Vineyard Winery Use Permit (U-91-13, and previously modified by 93049-MOD, P05-0353-VMM, P11-00009-VMM & P12-0412), located on the Applicant's property at 2155 Pickett Road (APN 020-340-030) (Property). Note that the modifications proposed below meet the requirements of the Minor Modification Procedures delineated in Napa County Code Section 18.124.130.C, and can be approved by the Napa County Zoning Administrator.

The entitled winery facility (Facility) currently consists of:

- +/-4,714 SF winery production building;
- +/-11,275 SF wine production cave;
- +/-939 SF covered work area (integrated within the existing winery building);
- +/- 3,465 SF winery office with existing staff kitchen;
- AB 2004 onsite sales and consumption privileges;
- 10 parking spaces, including ADA-accessible spaces
- Internal one-way loop road with turnouts driveway

The existing total Production Area of the Facility is +/-16,928 SF and the Accessory Area is +/-3,465 SF, yielding an Accessory-to-Production area ratio of 20%. No changes to the existing size and occupancy of any Facility structures are proposed as part of this Application. The Facility is currently permitted to produce 20,000 gallons of wine per year (gpy). Visitation to the Facility is currently permitted as follows:

- Tours and Tastings for up to 18 persons per day, including food pairing, from 10am until 6pm;

- Small Marketing Events of up to 24 persons, four times per month, but no more than 12 such events annually;
- Medium Marketing Events for up to 80 persons, twice annually;
- Auction-related Event for up to 125 persons, once annually;
- Combined visitation (T&T and Marketing) not to exceed 82 persons on any given day;
- Onsite Sales and Consumption consistent with AB 2004 adjacent to the existing caves and winery structure.
- Up to 12 full-time and 2 part-time employees.

The winery is serviced by a one-way loop road that extends from Pickett Road, through the winery production and office area, and back to Pickett Road. This driveway was approved as part of P12-00412, as described below. Grapes for wine production come only from estate vineyards on Pickett Road owned and farmed by the Applicant. Historically, the Applicant has imported up to 30 tons of grapes grown at other locations within Napa County.

USE PERMIT HISTORY

Winery operations on the parcel were originally approved by Use Permit U-91-13, on November 20, 1991. Subsequent Use Permit Modification approvals include: #93049-MOD, #P05-0353-VMM, #P11-00009-VMM, and #P12-00412-MOD. These approvals are summarized below.

Use Permit U-91-13

This winery use permit included the following entitlements:

- Establishment of a 12,000 square foot winery; including a 7,000 square foot wine storage cave and 5,000 square feet of buildings in conformance with the approved site and floor plans and listed building area uses and dimensions. The new building square footage was composed of a winery building and office development/conversion of an existing barn;
- Wine production not exceed 20,000 gallons/year as averaged over any consecutive three (3) year period. In any given year production shall not exceed 24,000 gallons.
- Tours and tastings by appointment Only 7 days a week, 10:00 a.m. to 4:00 p.m.
- Tours and tastings for wine trade personnel: maximum of 24 per year (14 Monday through Friday, 10:00 a.m. to 4:00 p.m.; 10 weekday evenings and weekends). Maximum of 5 persons per event.
- Retail Sales 7 days a week, 10:00 a.m. to 4:00 p.m.,
- Private tours and tasting and retail sales shall not exceed 15 persons per week average or 25 persons per week maximum.
- Private promotional dinners: Maximum of 12 events (evenings). Maximum of 24 persons per event.
- Private tours, tastings, and dinners to benefit charity: Maximum of 2 per year. Maximum of 80 persons per event.
- Any food served at these events will be catered.
- Use Permit U-91-13 was determined to have been “used” on October 15, 1993.

Use Permit Modification #93049-MOD

This Use Permit Modification approved the construction of an 860 square foot private underground wine cellar. Use of the wine cellar is limited to the storage of bottled wine owned by the property owner which is not to be resold. Any expansion, changes in use, or changes in construction are subject to further approval by the County.

Use Permit Modification #P05-0353-VMM

This Use Permit Very Minor Modification approved the expansion of the existing winery cave by +/-715 SF, from +/-10,560 SF to +/-11,275 SF. This total approved winery cave area is consistent with the existing winery cave on the parcel.

Use Permit Modification #P11-00009-VMM

This Use Permit Very Minor Modification approved the construction of a 1,240 SF office building with a conference room, bathroom and wet bar and the conversion of 408 SF of the second-floor area of the approved barn from storage to conference space with no changes to visitation, marketing, employees, or production. Note that the approved, new office building was never built. The previous owners, however, did convert a portion of the second-floor area from storage to office space, as approved. Note, also, that at the time of this approval, the previous owners had converted most of the barn to office space, as approved by U-91-13 and described above.

Use Permit Modification #P12-00412-MOD

On July 27, 2013, the Napa County Planning Commission approved the following entitlements as part of this modification and Napa County Road & Streets Standards (NCRSS) exception:

- An increase in by-appointment tours and tastings visitation from a maximum of 25 per week to a maximum of 18 per day;
 - Frequency: 7 days per week, Monday through Sunday
 - Maximum number of persons per day: 18
 - Maximum number of persons per week: 126
 - Hours of visitation: 10am-6pm
 - Addition of food and wine pairings
- A revised and enlarged marketing plan including food and wine pairings with four 24-person events per month but not exceeding 12 such events per calendar year, two 80-person events per year, one 125-person auction-related event per year, and participation in Auction Napa Valley;
 - Type of Event: Food and Wine Pairings
 - Frequency: 4 monthly, but no more than 12 such events annually
 - Number of persons: 24 maximum
 - Type of Event: 80 Person Events
 - Frequency: 2 annually
 - Number of persons: 80 maximum
 - Type of Event: Auction-Related Events
 - Frequency: 1 annually

- Number of persons: 125 maximum
 - Participation in Auction Napa Valley
 - All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM. If any event is held which will exceed the available on-site parking, the applicant shall have prepared an event specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery. The applicant shall provide portable toilet facilities for guest use during larger winery events of 80 persons or more as indicated in the septic feasibility report. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
- Addition of Evans Bill (AB2004) on-premise consumption adjacent to the existing caves and winery structure;
- Recognition of winery production hours of operation from 6am-6pm;
- Increase in on-site winery employment from 3 FT and 2 PT employees to 12 FT and 2 PT employees;
- Expansion of and modifications to an existing domestic/process wastewater treatment and disposal system to accommodate additional employees and visitation as requested hereby.
- Road and Street Standards Exception to allow the continuing use of an existing 12-foot-wide winery access driveway and its conversion into a commercial one-way loop road with turnouts as required.

USE PERMIT MODIFICATION REQUEST

This Application requests approval of the following Use Permit Modifications:

- Structures and Infrastructure (see Application Site Plans submittal):
 - 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);
 - Connection of the new winery building to the northern portal of the existing winery cave;
 - All winery process wastewater will be handled via a new pretreatment and reuse system. Winery and office domestic wastewater will be disposed of via the existing onsite wastewater system that currently handles both domestic and process wastewater.
 - An existing agricultural barn will be demolished as part of this project to make room for the proposed production building.
 - No other changes are proposed.
 - This request meets the requirements for Minor Use Permit Modifications set forth by Napa County Code Section 18.124.130.C.6.
- Changes to Operational Entitlements
 - Annual wine production of up to 30,000 gpy
 - No other changes are proposed.
 - This request meets the requirements for Minor Use Permit Modifications set forth in Napa County Code Section 18.124.130.C.3.
- Changes to Hospitality Entitlements
 - No changes are proposed.

No changes to the occupancies of the existing winery structures are proposed. The existing water system will continue to service all domestic needs onsite, as described in the Water Availability Analysis report submitted with this application. No changes to the exterior appearance of any structure are proposed.

If approved, development of the new +/-9,703 SF production facility described above would yield a total Production Area of +/-26,631 SF (+/-16,928 SF existing plus +/-9,703 SF proposed), yielding an Accessory-to-Production ratio of +/-13% (+/-3,465 SF Accessory divided by +/-26,631 SF Production), below the regulatory limit of 40%.

Vineyards on the Property and immediately-adjacent properties owned by the Applicant can supply all grapes required for the requested annual wine production volume. Should the Applicant choose to import grapes from outside Napa County, the winery will adhere to the 75% grape sourcing requirements as set forth in Section 12419(b) and/or (c) of the Napa County Winery Definition Ordinance. The winery will continue to be staffed by up to 12 full-time and two part-time employees, depending on the day of week and season. Winery administrative functions will continue to occur within the existing winery office building. Hospitality activities will occur in a small portion of the winery cave buildings and adjacent outdoor spaces. Parking consistent with ADA accessibility requirements are located adjacent to production, hospitality, and office structures. Plot Plans, Floor Plans and Elevations of these improvements are included as part of this Use Permit Modification application. The water and wastewater system analyses prepared as part of this application include demands associated with all site employees and visitors. As shown on the site plans accompanying this application, the winery grounds are improved with landscaped gardens, residential structures, and facilities for onsite vineyard workers.

Food service at marketing events will include catered food. Marketing events will continue to occur both within and proximate to the existing winery cave. At this time, it is anticipated that most marketing events will occur outdoors, weather permitting. Regardless of where events are held, Eisele will host the events in accordance with their entitlements and existing County regulations regarding light, noise, and other quality-of-life regulations. The winery will also continue to conduct activities in accordance with AB 2004 (Evans Bill). The AB 2004 area will continue to include all garden and outdoor areas west of the existing winery and office building.

WASTEWATER TREATMENT AND DISPOSAL

Currently, all domestic and winery process wastewater is collected and disposed of via a combined subsurface septic system. This Modification proposes the development of a new pretreatment and disposal system dedicated solely to winery process wastewater. All parcel domestic wastewater will be disposed of via the existing subsurface septic systems. The proposed and existing wastewater systems are depicted on the civil improvement plans submitted with this Modification application. A wastewater feasibility report describing the wastewater systems is also included as part of this application.

WATER ANALYSIS

A complete Draft Water Availability Analysis report will be included with the submitted Use Permit Minor Modification application packet. The key analyses of the WAA report are summarized below.

The existing property is currently occupied a winery, office, two residences, a farmworker breakroom, gardens, +/-39 acres of existing vineyards and three reservoirs. The remaining portions of the 162.2-acre property are generally undeveloped and covered by native brush, trees, and grasses.

Groundwater pumped on the property is currently used to meet demands of the onsite winery, winery offices, residences, barn, gardens, and periodic irrigation-system operational demands. Existing winery-related water groundwater demands for the property are estimated to be approximately +/-0.84 AF/yr. The proposed production increase is estimated to increase groundwater usage to +/-1.05 AF/yr (an increase of 0.21 AF/yr. Groundwater from the Domestic Well has also been used for residential, garden and landscaping uses on the parcel. Groundwater from an existing onsite well (Domestic Well) will continue to meet all domestic and winemaking demands.

During most years, vineyard irrigation will be exclusively done with surface water impounded in onsite reservoirs pursuant to existing State licenses. Groundwater from an onsite well (Syrah Well) has been used to supplement surface water irrigation only during extreme drought conditions. A third well on the property, referred to as the Aguila well in the WAA, is no longer in service and will be abandoned.

No offsite wells are known to exist within 500 ft of the Domestic Well. As such, a Tier 2 analysis is not required. The comprehensive Tier 1 and Tier 3 analyses of water demand and supply are provided in the WAA report submitted as part of this Use Permit Modification application.

Key conclusions and recommendations from the WAA report include:

- The water demands of the project (i.e., the winery) will be met by groundwater pumped from the Domestic Well. No other water supply is proposed to provide water to the project.
- Two additional wells exist onsite, but their current usages will not increase following implementation of the proposed project, and they do not supply groundwater to the project winery.
- It is estimated that winery groundwater use would increase by roughly 25% over current demand levels. Compared to the peak annual winery demand on record (0.84 AF), a 25% increase relative to that peak demand volume would result in annual average winery use of 1.05 AFY, an increase in groundwater demand of 0.21 AFY.
- Total onsite groundwater demands (including winery project extractions) following proposed expansion of the winery are not expected to exceed 31.69 AFY. This groundwater extraction volume is not likely to be reached, because it is based on peak groundwater extractions that occurred during a year of limited surface water availability. It is anticipated that average annual groundwater extractions will be considerably lower, because groundwater use for vineyard irrigation, if any, is only expected to occur when surface water availability is limited.
- Parcel-specific average annual groundwater recharge at the subject property was estimated to be 56.46 AFY. Hence, the proposed future maximum groundwater demand for the subject property (31.69 AFY) is only 56% of the parcel-specific average annual groundwater recharge (56.46 AFY) calculated herein. Therefore, the proposed project is compliant with Tier 1 WAA Results of Napa County Tier 1 and Tier 3 Water Availability Analyses because proposed demand does not exceed parcel-specific groundwater recharge.
- The pumping rate of the Domestic Well was monitored for four hours in August 2021 during which time the well reportedly continuously pumped groundwater at a rate of 55 gpm. This

pumping rate is higher than the 51.4 gpm that is calculated to be required from the Domestic Well to meet the maximum anticipated groundwater demands of the property, inclusive of the increased demands of the proposed winery expansion.

- Tier 2 WAA requirements have been presumptively met for the proposed project and the proposed project well. A Tier 2 WAA is not necessary for the proposed project because the project well is located greater than 500 feet from the known and possible locations of offsite wells, and greater than 1,500 feet from the locations of known and possible offsite springs that are used for water supply purposes.
- The Domestic Well (i.e., the project well) is not hydraulically connected to Simmons Creek. This lack of hydraulic connection is demonstrated by the following:
 - The Napa Valley Groundwater Sustainability Plan depicts the section of Simmons Creek near the subject property without any “simulated average annual hydraulic connectivity” (LSCE, 2022).
 - The entire perforated casing section of the Domestic Well is constructed against the earth materials of the Sonoma Volcanics, whereas surface water flow in Simmons Creek is on alluvial deposits that are estimated to be several dozen feet thick below the bed of the creek.
 - The topmost section of perforated casing in the Domestic Well is 66 feet lower than the bed of Simmons Creek.
 - Available water level data for the Domestic Well indicate that groundwater levels have been about 30 feet or more deeper than the elevation of the bed of Simmons Creek.
- In the immediate vicinity of the subject property, data reviewed suggest that surface water is only intermittently present in Simmons Creek, and that the presence of water in the proximal portions of the creek is probably controlled by direct precipitation and surface runoff. Any surface water that might be present in the creek is not controlled by the level of groundwater that is accessible to the Domestic Well, which only directly extracts groundwater directly from the rocks of the Sonoma Volcanics.
- According to the Napa County 2015 WAA Guidance Document, the Tier 3 analysis has been satisfied because a lack of hydraulic connection between the Significant Stream (Simmons Creek) and the project well (the Domestic Well) has been demonstrated.

TRAFFIC

This proposed Use Permit Modification will not alter hospitality and employee traffic flow to the winery, as no changes are proposed to those entitlements. The proposed increase in annual wine production from 20,000 to 30,000 gallons per year and development of a new production building will allow the Applicant to process grapes harvested from an adjacent vineyard parcel (commonly known as Frediani), recently purchased and replanted by the Applicant. The net effect of the proposed Use Permit entitlements will be a reduction in vehicle traffic on Pickett Road, as grapes previously trucked from Frediani to processing facilities throughout Napa County will now be transferred to the Applicant’s winery via existing, internal vineyard avenues. Based on napa County’s Proposed Winery Traffic Information/Trip Generation calculations included as part of the Use Permit Minor Modification Application, Maximum Annual Trips (from all activities) will decline from 20,048 trips currently to 19,971 trips once the new production building is operational. This reduction in Maximum Annual Trips reflects the fact that grapes from the Frediani vineyard will replace the up-to-30 tons of grapes currently imported to the Eisele Winery from other Napa County locations via grape hauling trucks.

This application proposes access to the new production building via an existing vineyard avenue that will be improved to meet Napa County Road & Streets Standards (NCRSS) requirements. The improved driveway connecting the proposed production building with Pickett Road is depicted on the civil improvement plans submitted with this application. An exception to the NCRSS width requirement is requested for the bridge (and its immediate vicinity) located along the path of the new driveway.

VIEWSHED PROTECTION

The proposed new winery structure does not meet the applicability criteria set forth in Napa County Code §18.106, as it is not visible from Silverado Trail. The proposed water storage tanks are on slopes <15% and, therefore, are also exempt from Napa County Code §18.106. The Applicant acknowledges the continued requirement not to remove/reduce existing screening of the solar panels, as required in a Notice of Use Restriction recorded in 2005.

ENVIRONMENTAL MATTERS

The environmental sensitivity maps on file in the County Planning Department have been reviewed to determine if this project will be subject to any other environmental issues. These maps are used by the Department to determine whether any environmental conditions exist on a particular site which would warrant special studies or mitigation measures to avoid damage to environmental resources. These maps cover floodplain areas, archeological sites, endangered plants and animals, geologic hazards such as landslides and earthquake faults, potential inundation from dam failure and the like. A review of these maps indicated that the winery area is not within County overlays for both archaeological and sensitive biological resources. Furthermore, aside from development of the new production building and widening of an existing vineyard avenue, no significant earthmoving is proposed as part of this application. The new structure will be built on lands that have been modified from their natural over the past century by historic and ongoing site operations.

Approximately 14,000 SF (+/-0.321 acre) of woodland will be preserved via a deed restriction. The retention area is onsite on slopes less-than 30% and is three-times the size of the tree removal area (+/- 4,650 SF or +/-0.106 acre) proposed as part of the project, as required by Napa County Code Section 18.108.020.D.1. The proposed retention area is independent of (not part of) the existing tree canopy that provides screening of the onsite water tanks and solar panels.

Based on survey report submitted with this application and prepared by WRA Environmental Consultants dated August 2024, and entitled, “Biological Resources Reconnaissance Survey, Eisele Vineyard Winery, 2155 Pickett Road, Napa County, California,” the following recommended activities are included as part of this project:

Recommendation 1: An appropriately (i.e., reference site visit) timed spring survey for Clara Hunt’s milk-vetch (*Astragalus claranus*). If this species is not present within the Study Area, then no further actions are recommended for this species. If this plant is present, but the Proposed Project would not impact it, then no further actions are recommended. If this plant is present and impacts are unavoidable, then the Proposed Project will be amended to avoid impacts. Alternatively, the number of individuals will be mitigated at a ratio of at least 1.2:1. A mitigation plan will be developed by a qualified biologist

in consultation with USFWS and CDFW.

Recommendation 2: Tree trimming (if needed) will be performed from September 1 through October 15, or March 1 to April 15, outside of the respective bat maternity and hibernation seasonal periods. If tree removal during either of these periods is not feasible, it is recommended that a bat habitat assessment and survey effort (the latter if needed) be performed by a qualified biologist prior to tree removal to determine if bats are present in the trees. If no suitable roosting habitat for bats is found, then no further study is warranted. If special-status bat species or bat maternity roosts are detected, then roost trees will be avoided until the end of the maternity roosting or hibernation season. If this avoidance is not feasible, appropriate species- and roost specific mitigation measures will be developed in consultation with CDFW. Irrespective of time of year, all felled trees with potential bat roosts will remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats present within the felled trees to escape.

Recommendation 3: Vegetation removal (including tree trimming, if needed) and initial ground disturbance occur from September 1 to January 31, outside of the general bird nesting season. If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey will be performed by a qualified biologist no more than 14 days prior to the initiation of Project activities. The survey will cover the Project Area (including tree removal areas) and surrounding areas within 500 feet. If active bird nests are found during the survey, an appropriate no-disturbance buffer will be established by the qualified biologist. Buffer sizes may vary dependent on bird species, location and setting of the nest, levels of ambient disturbance near the nest, and other factors. Once it is determined that the young have fledged (left the nest) or the nest otherwise becomes inactive (e.g., due to predation), the buffer may be lifted and work may be initiated within the buffer.

Recommendation 4: A presence/absence survey for western pond turtles be performed prior to April 1 (see context below) in the year when ground disturbance is planned. The survey will be performed by a qualified biologist using suitable methods, i.e., surveying the two focal reservoirs on a sunny day from suitable distant vantage points as to limit potential disturbance to turtles and increase the chances of detection of any that are present. Alternately, presence of the species within either or both reservoirs may simply be assumed with no survey performed.

If the species is observed on-site or presence is assumed, exclusion fencing will be installed during the wet season (prior to April 1) around the northwestern boundary of the disturbance area in such a manner as to preclude turtles from entering ground disturbance areas with suitable nesting habitat, e.g., grassland and other relatively open areas. The fencing will have a minimum height above ground of 24 inches, the bottom of the fence buried to a minimum depth of 4 inches. Erosion control fencing (silt fencing) may serve as the exclusion fence if it meets the requirements above. Specific location(s) of the fencing will be approved by a qualified biologist prior to installation, and inspected by the biologist following installation to ensure that it is effective. The fencing will remain installed until on-site mechanized ground disturbance is completed

Additionally, if pond turtles are observed on-site, prior to the initiation of work, a biological education program will be provided by the qualified biologist to all personnel that will be present at the site during ground disturbance and related activities. The worker education program will include information regarding the identification of western pond

turtle (including photographs), the potential for occurrence within work areas, the purpose of the exclusion fencing and importance of maintaining it, and specific measures being implemented to avoid impacts (which will include halting all ground disturbance and immediately alerting the qualified biologist if western pond turtle is observed in work areas over the course of the work).

As summarized in the attached “Voluntary Best Management Practices Checklist for Development Projects,” the Applicant plans or currently engages in the following practices with measurable greenhouse gas (GHG) reduction potential: generation of onsite renewable energy (existing), preservation of developable open space in a conservation easement (existing), habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre (existing), alternative fuel and electrical vehicles in fleet (existing), energy conserving lighting (existing and planned), connection to recycled water (planned), installation of water efficient fixtures (existing and planned), low-impact development (LID)(planned), water efficient landscape (planned), composting of 75% food and garden material (existing), planting of shade trees within 40 feet of the south side of the building elevation (existing), electrical vehicle charging station(s) (existing), 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 (existing), and limit the amount of grading and tree removal (existing and planned). In addition, the Applicant plans or currently engages in the following practices with un-measurable GHG reduction potential: local food production (existing), and education of staff and visitors on sustainable practices (planned), use 70-80% cover crop (existing), and retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site (existing) The vineyard has been certified organic and biodynamic for over 25 years, and is also certified Fish Friendly Farming.