

Monitoring: For a two year period following approval of the use permit for the winery, the applicant shall implement a well monitoring program as recommended by a hydrogeologist that measures the groundwater level, including water extraction volumes and static well levels, for Well B (applicant's well near the Walker Property) and offsite wells, as determined appropriate by the hydrogeologist's recommendations. Monitoring devices and protocol shall be done in accordance with the recommendations of a qualified hydrogeologist that is selected by the applicant and approved by the County. Monitoring shall commence within 6 months of issuance of this use permit and continue for a minimum of two years following approval of the Certificate of Occupancy for the Winery. The monitoring period may be extended upon recommendation of the hydrogeologist.

Reporting: For a two year period following approval of the use permit for the winery, a semi-annual report shall be prepared by a qualified hydrogeologist and issued to Napa County, the applicant, and owner of APN 035-460-032, and APN 035-460-033, and APN 035-010-014 with the results of the monitoring program, including a summary of data collection and, if necessary, recommendations regarding water use corrective measures necessary to meet the performance standard and corrective measures noted herein.

Restrictions: For a two year period following approval of the use permit for the winery, no additional wells shall be drilled on the applicant's property without conducting a Phase 2 Water Availability Analysis with notice and opportunity to review and comment provided to the owners of APN 035-460-032 and APN 035-010-014 and APN 035-010-014 prior to County approval of a new well.

Performance Standard and Corrective Measures: If there is substantial evidence the applicant's groundwater pumping is causing the groundwater level to drop below a level sufficient to support the production rate of the existing well located on APN 035-460-032 necessary to support existing land uses on APN 035-460-032 and APN 035-460-33, then the County shall implement the following mitigation measures to the extent necessary to meet the performance standard: a) Applicant shall add adequate water storage to provide sufficient groundwater pumping operational flexibility; b) Limit groundwater pumping from the vineyard irrigation well; or c) Abandon the existing well and drill a new well in a location recommended by a qualified hydrogeologist approved by the County.