

Planning, Building & Environmental Services



Vineyard House Winery

1581 and 1583 Oakville Grade Rd; APN: 027-360-022-000

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS

Presented by Matt Ringel



Presentation Agenda

1. Site Description
2. Permit Request
3. Recommendation





1. Site Description

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS



Site Description

APN: 027-360-022-000

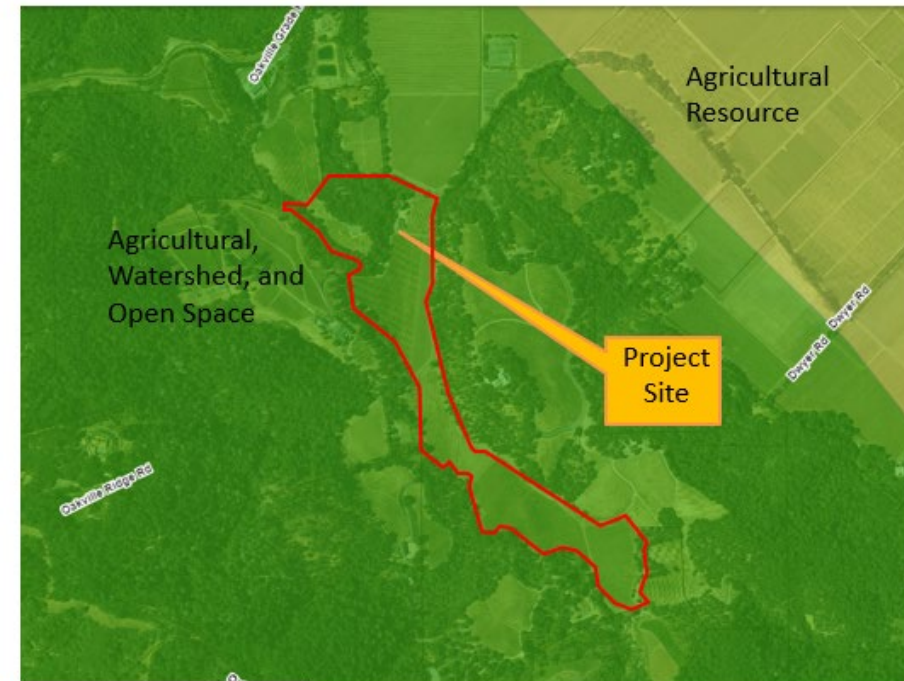
1581 and 1583 Oakville Grade Rd

General Plan Designation:

Agriculture, Watershed, and Open Space (AWOS)



NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

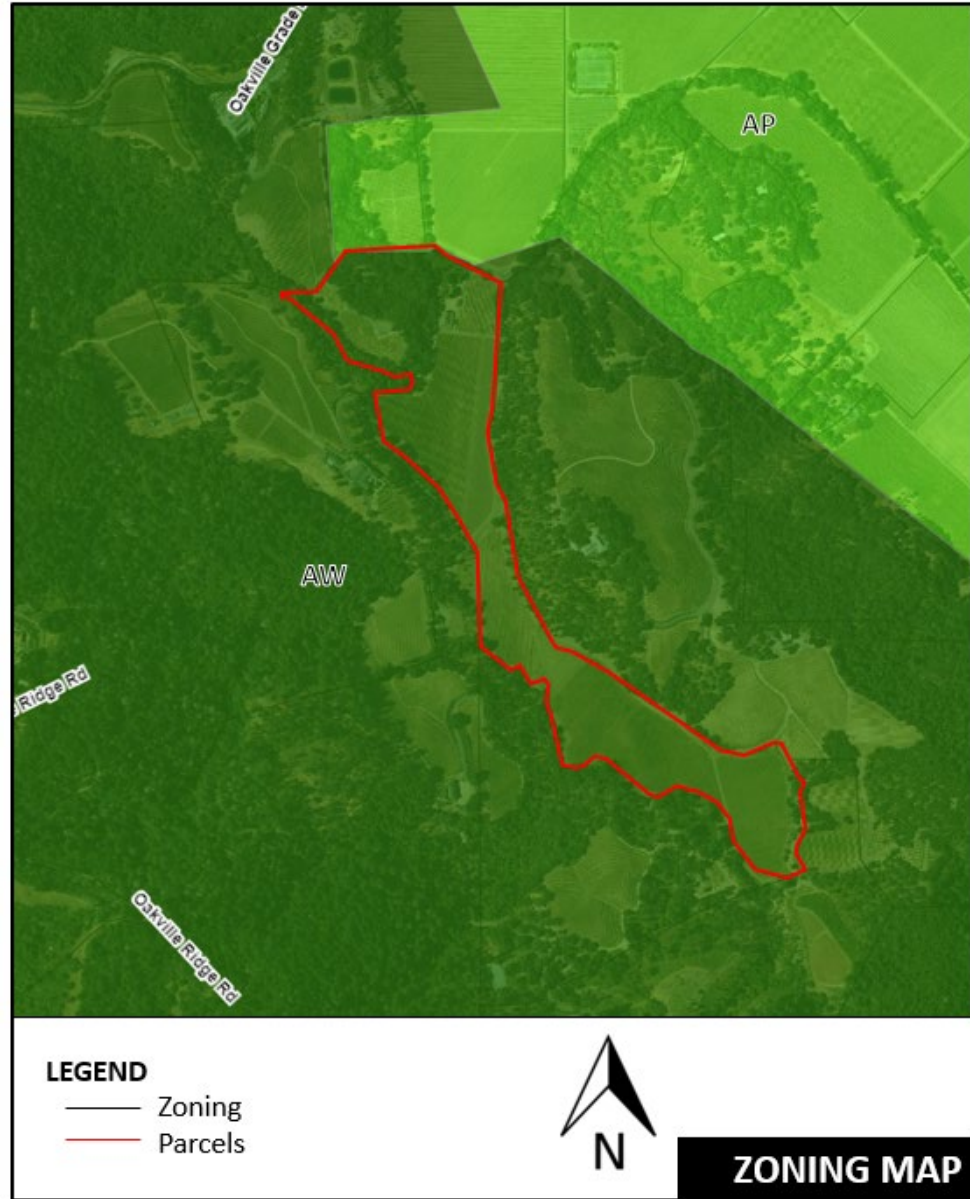
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

Vineyard House Winery Use Permit, Exception to the Con. Regs.,
Exceptions to the RSS (P18-00488-UP & P21-00341-UP)

Site Description

Zoning District:
Agricultural Watershed (AW)

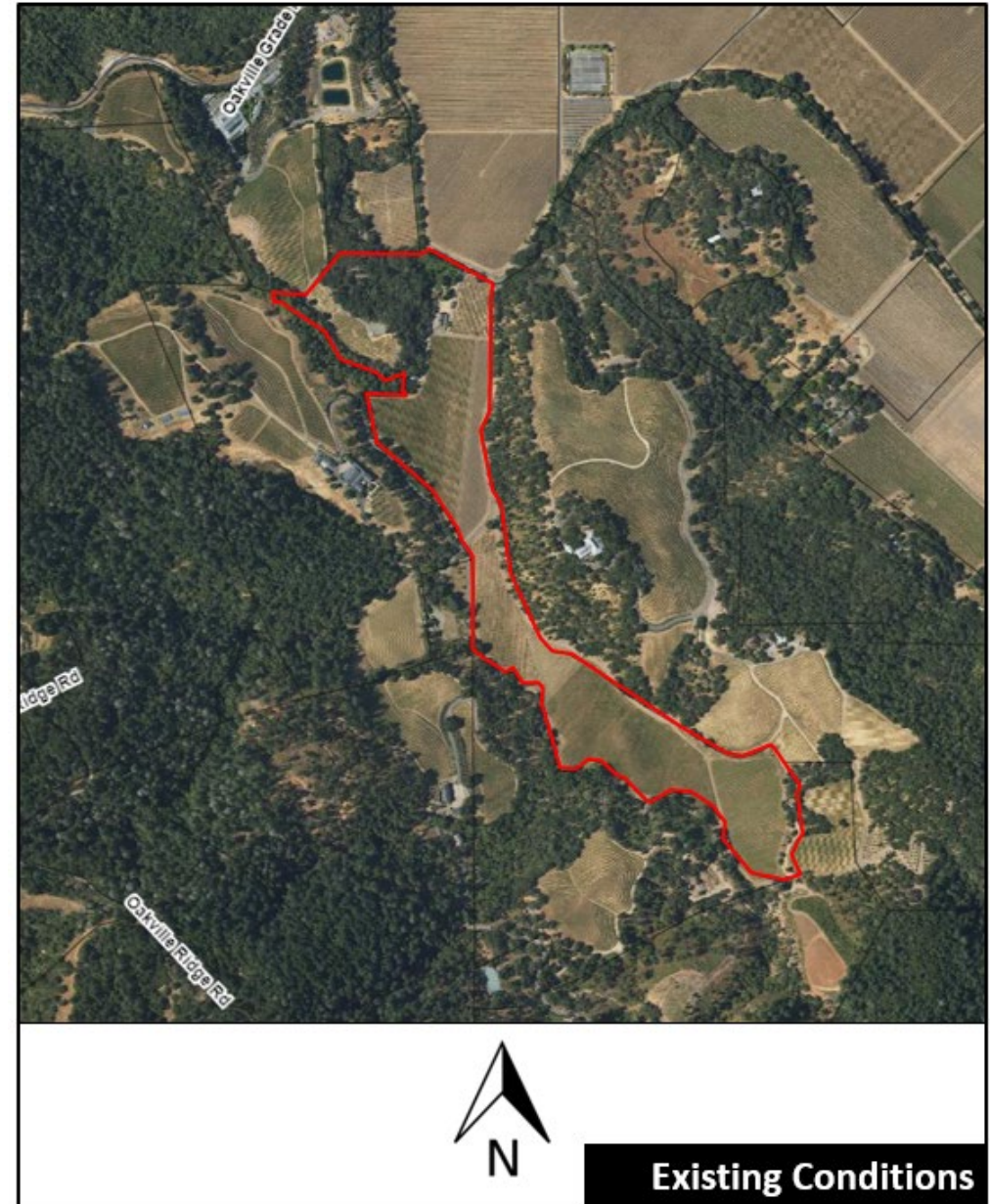


Vineyard House Winery Use Permit, Exception to the Con. Regs.,
Exceptions to the RSS (P18-00488-UP & P21-00341-UP)

Site Description

Existing Uses:

- Single-Family Residence
- Farm Management Barn with office space



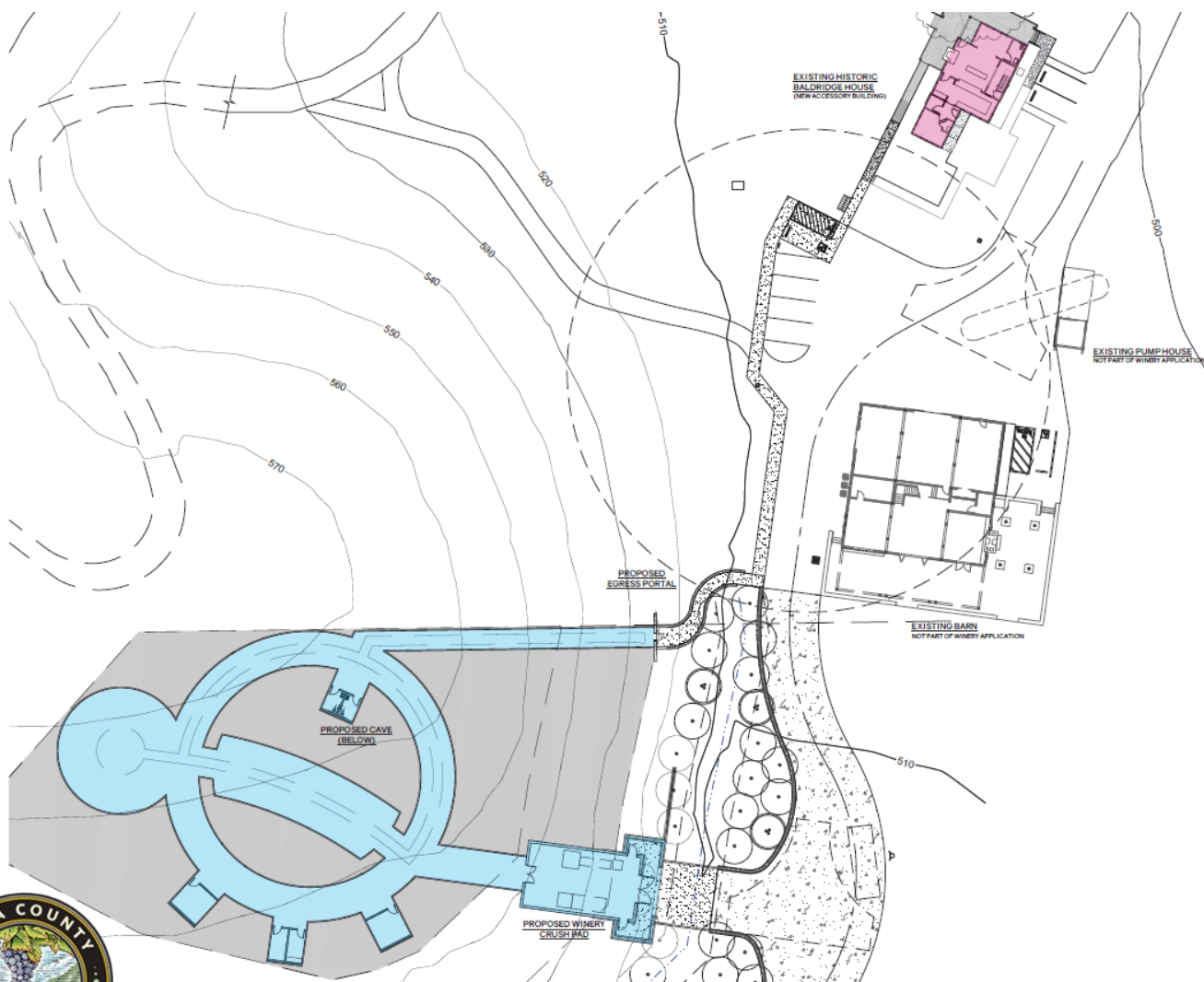
Vineyard House Winery Use Permit, Exception to the Con. Regs.,
Exceptions to the RSS (P18-00488-UP & P21-00341-UP)



2. Permit Request

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS



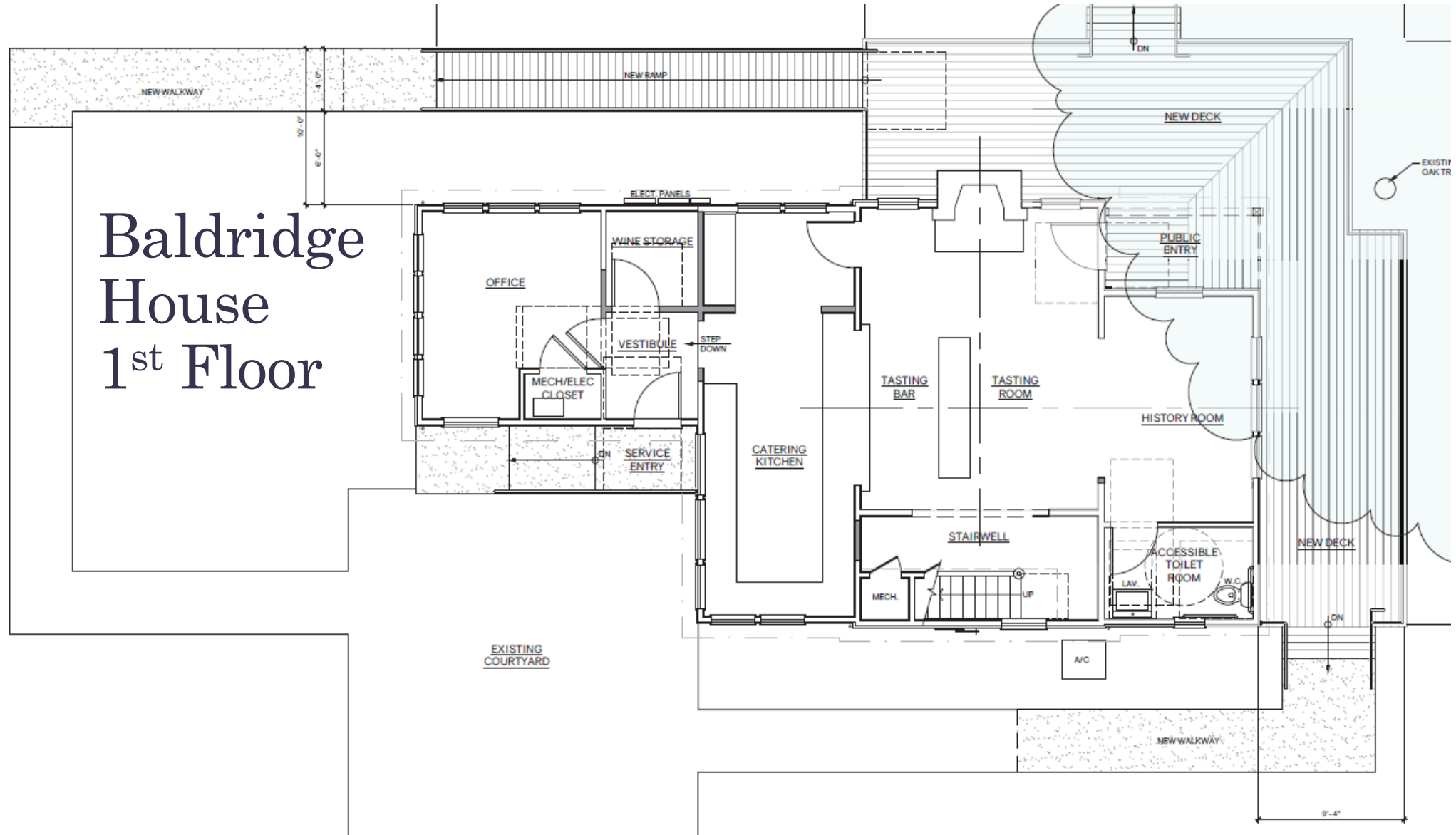


	Proposed Request
Visitation	12 visitors/day 60 visitors/week 3,120 visitors/year 10:00 a.m. – 6:00 p.m.
Marketing Program	12 events/year with 20 guests 1 event/year with 50 guests 1 event/year with 100 guests 10:00 a.m. – 10:00 p.m. (including clean-up)
Employees	FTE: 6
Building Size	Baldrige House – 1,567 sf Cave – 11,241 sf Portal/Crush Pad – 1,816 sf
Parking Spaces	8 (Including 2 ADA)
Production	20,000 gallons 8:00 a.m. – 6:00 p.m.
Operating Hours	7 Days/Week
On-site Consumption	Outdoor Patio, connected to the Baldrige House

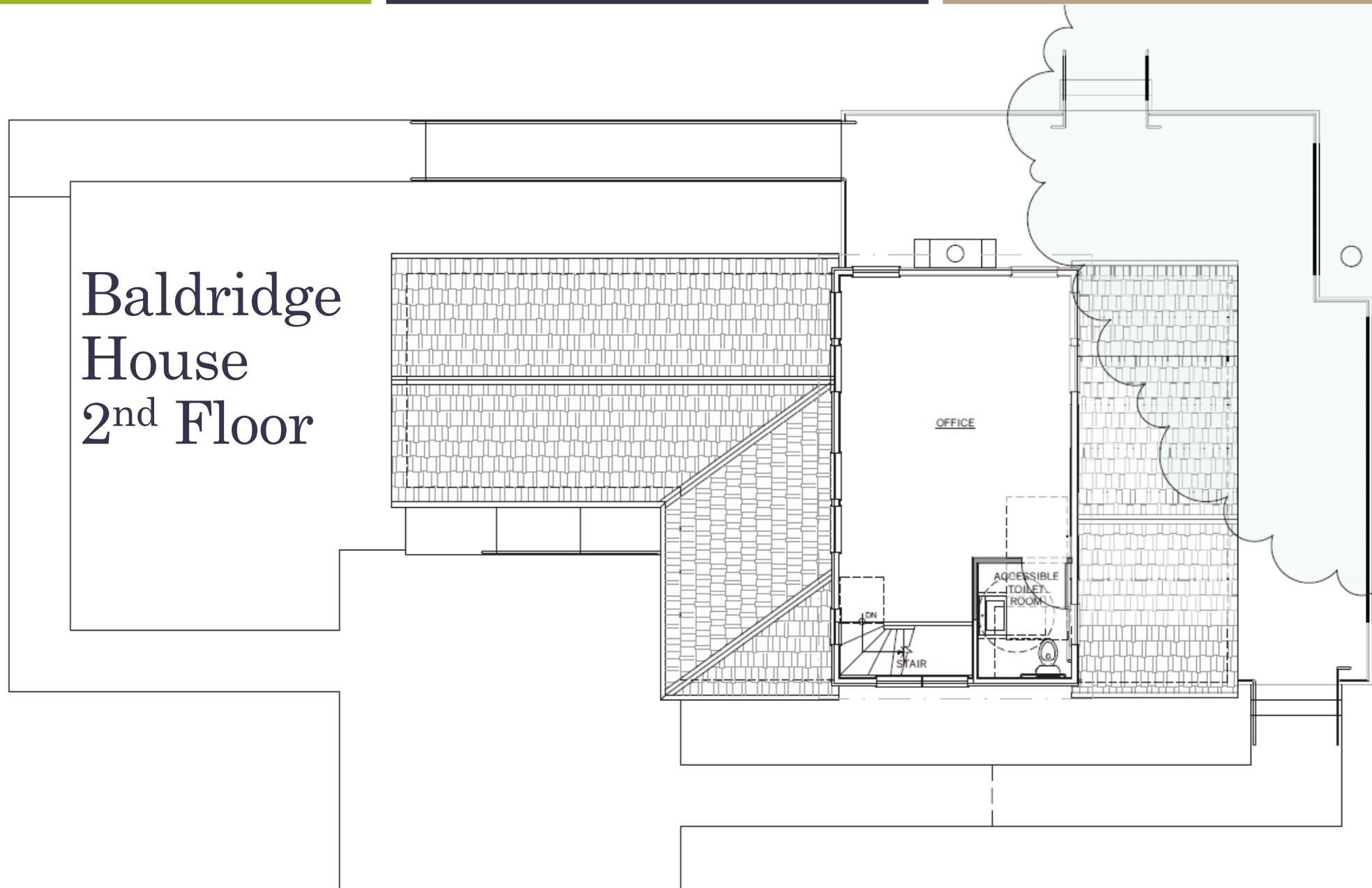
Baldrige House



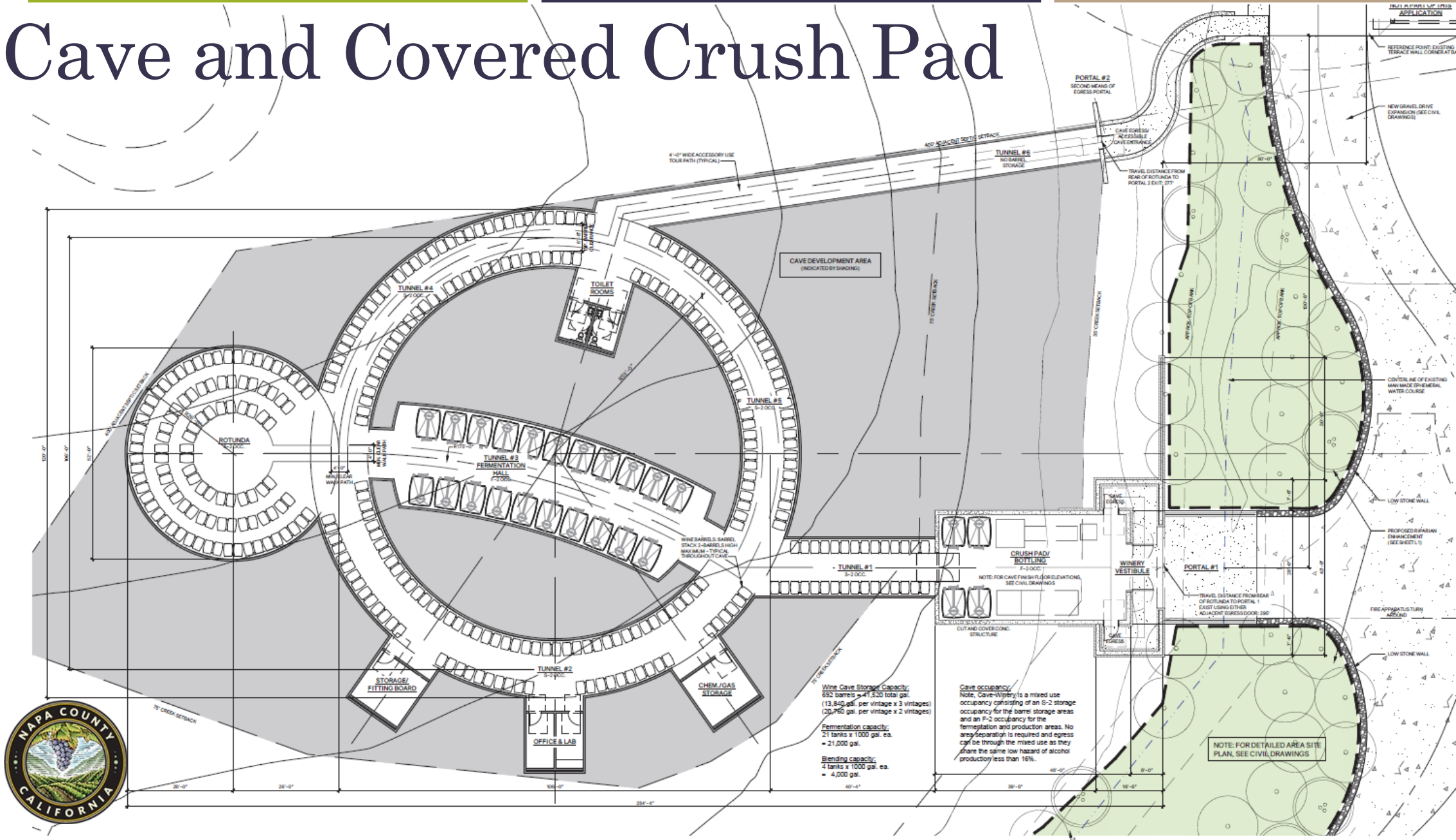
Baldrige House 1st Floor

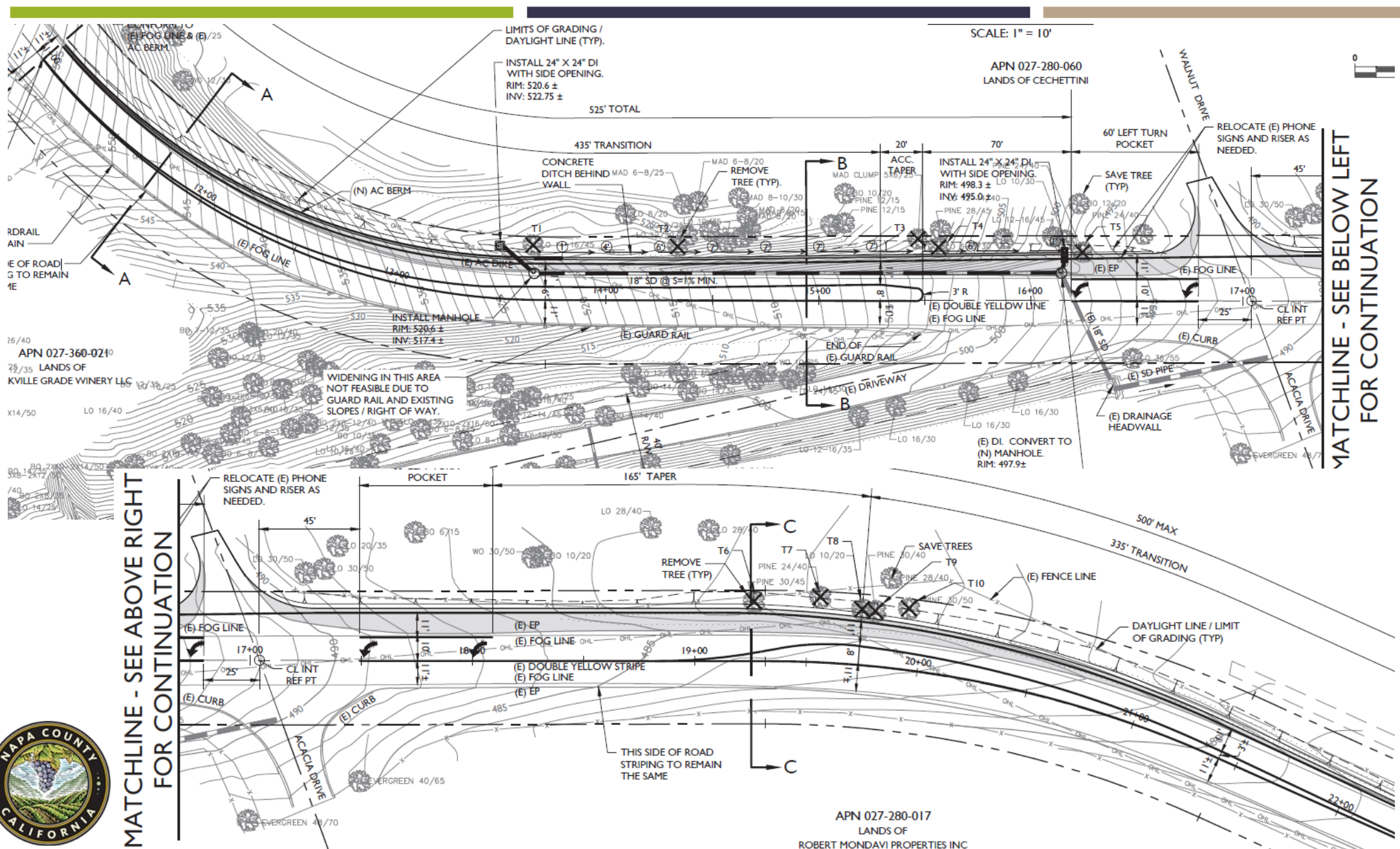


Baldrige House 2nd Floor



Cave and Covered Crush Pad





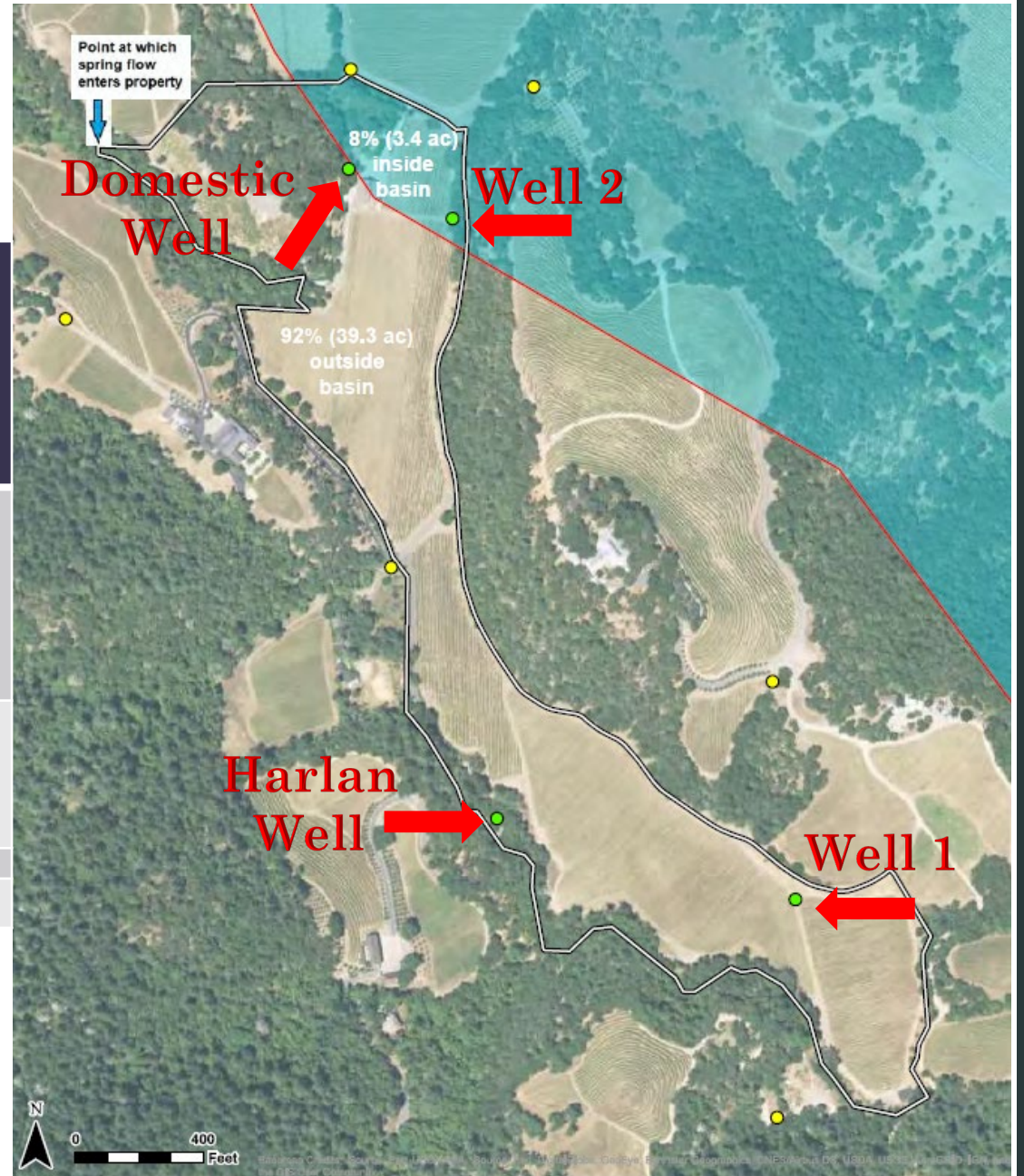
Water Use

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Primary Residence	0.75	0.75	0
Lawn	4.360	2.799	-1.561
Landscaping	0.455	1.185	+0.73
Vineyard	0	4.45	+4.45
Process Water	0	0.43	+0.43
Employees	0	0.103	+0.103
Tasting Room Visitation	0	0.029	+0.029
Events and Marketing, with onsite catering	0	0.006	+0.006
Harlan Easement Well	6.2	6.2	0
Total	11.765	15.952	+4.187



Water Use

Portion of property	Assessed Area (acres)	Average Rainfall (ft)	Rainfall Recharge Percentage (RCS, 2019)	Groundwater Recharge (AFY)	Existing Water use (AFY)	Proposed Water Use (AFY)
Outside of GSA	39.3	2.5	17%	16.7	1.735 (Domestic Well using Tier I estimated values) 6.2 (Harlan Easement estimate) 7.935 = Total	14.952 (Well 1)
Inside GSA	3.4	0.3 AFY/ac (Per Napa County Guidelines)		1.0	3.83 (Well 2)	1 (Well 2)
Total	42.7			17.7	11.765	15.952



Water Use

Tier 1:

- The existing groundwater usage is estimated at 11.765 acre-feet per year (AFY). The proposed new project would increase groundwater use by 4.187 AFY resulting in an overall water usage of 15.952 AFY. The estimated parcel groundwater recharge (inside GSA + outside GSA) is 17.7 AFY, equivalent to 90% of the annual groundwater recharge value.

Tier 2:

- The project wells are located more than 500 feet from neighbor's wells and greater than 1,500 from a spring; therefore, meets the Tier 2 requirements are met.

Tier 3:

- The aquifers of the project wells are not directly connected to Lincoln Creek and the unnamed ephemeral stream. The proposed project conforms to Napa County's WAA Tier 3 guidelines for groundwater-surface water interaction. Napa County has satisfied its duty to consider impacts to trust resources and no further analysis is required.



Supplemental Memorandum

Harlan Easement Well

- Staff received clarification that the Vineyard House property owner has no legal access or ability to install a well meter on the Harlan Easement Well. Updated COA 6.15.e.1 to remove the requirement that the Harlan Easement Well install a well meter.





3. Recommendation

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS



Staff's Recommendation

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment A;
2. Approve the Exceptions to the Road and Street Standards (For Left Turn Lane geometry and aspects of the shared driveway) based on recommended Findings 8-11 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C;
3. Approve the Use Permit Exception to the Conservation Regulations request (P21-00341-UP) based on recommended Findings 12-19 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C; and
4. Approve the Use Permit (P18-00448) based on recommended Findings 20-24 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C.



Thank you

Matt Ringel

Matthew.ringel@countyofnapa.org

(707) 299-1351

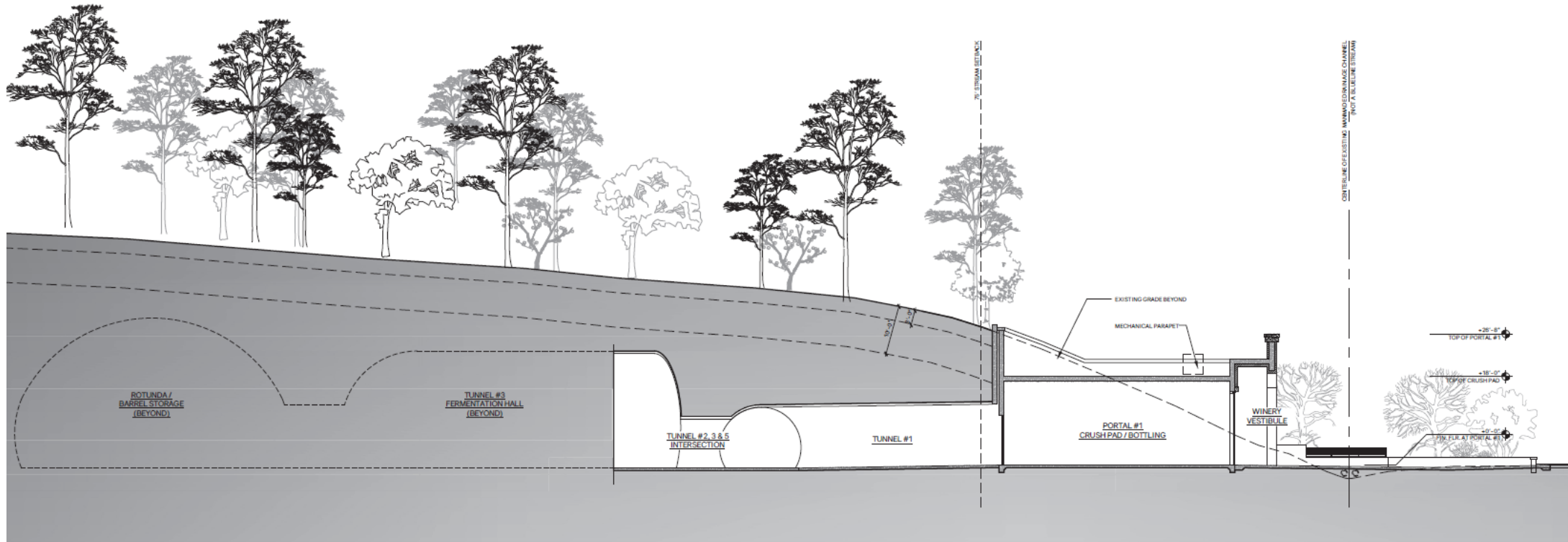
countyofnapa.org



@countyofnapa



Cave Portal/Covered Crush Pad





CAVE ENTRANCE PORTAL



BECOME A MEMB

BALDRIDGE GARDENS





CAVE EXIT PORTAL