

Planning, Building & Environmental Services

Hendry Ranch Winery Use Permit Major Modification P15-00173

Presented By Emily Hedge



Presentation Outline

- Existing Setting
- Approved Entitlements
- Winery Compliance
- Use Permit Major Modification Request
- Project Analysis and CEQA Review
- Staff Recommendation
- Planning Commission Actions



Existing Setting

Winery Parcel

3104 Redwood Road

APN 035-120-031

60.7-acre parcel

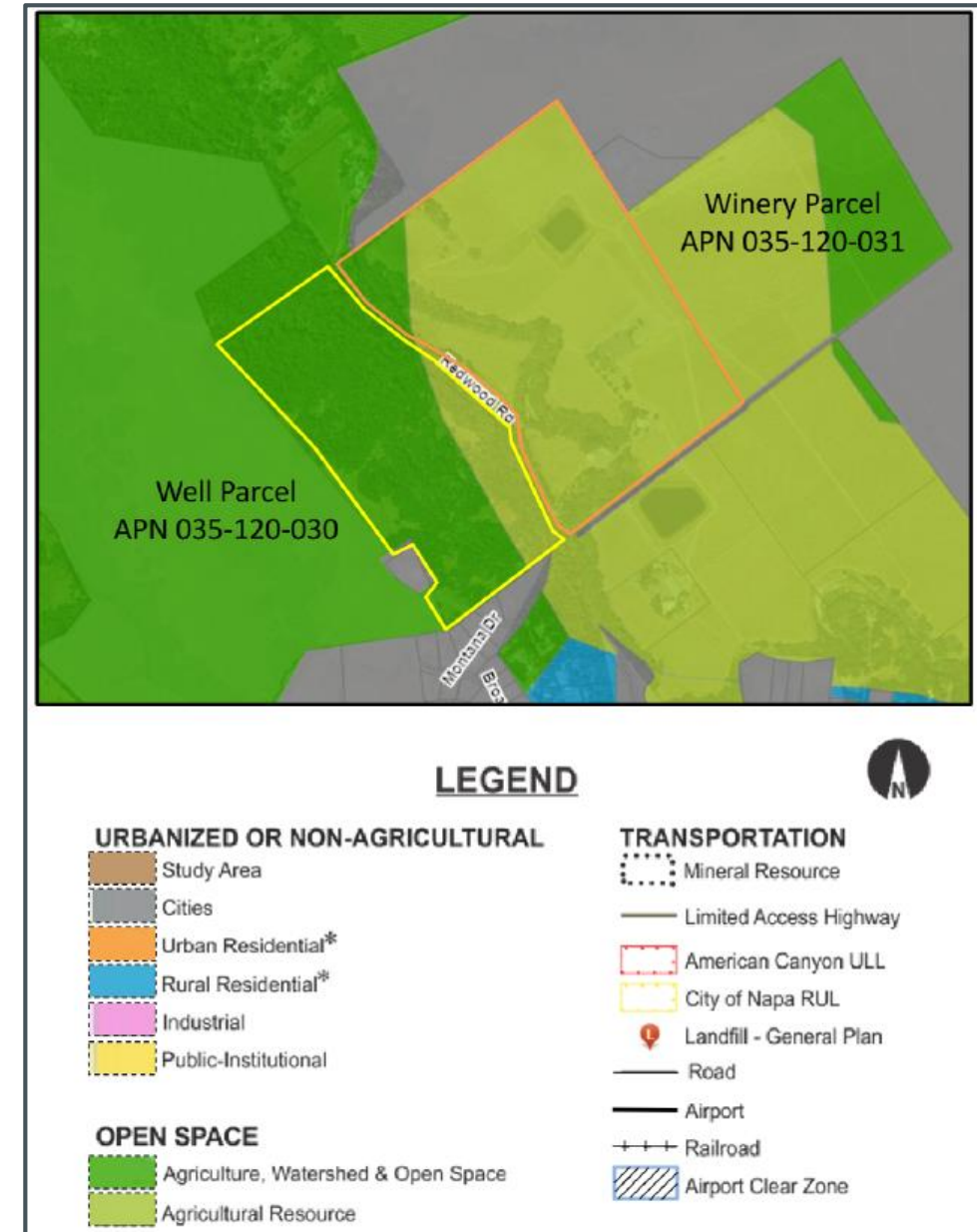
General Plan designation - AR and AWOS

Well Parcel

APN 035-120-030

35.26-acre

General Plan designation - AR and AWOS



Existing Setting

Winery Parcel

Zoning AP

Well Parcel

Zoning AW



Existing Setting

Winery Parcel

- Winery building - 23,000 square feet with a 900 square foot attached porch
- Covered outdoor work areas - 6,150 square ft.
- 25 acres of vineyard
- Vineyard irrigation pond
- Agricultural and utility buildings
- Single-family residence
- Redwood Creek

Well Parcel:

- Well currently serving the winery operations.
- The remainder of the parcel is undeveloped.



Approved Entitlements

Use Permit No. 97506-UP (Approved on September 2, 1998)

Major Modification Nos. 99408 and 00343 were approved in 2000 and 2001.

The approved entitlement for the winery consists of:

1. An annual production limit of 59,000 gallons per year, of which 35,400 gallons could be made available to custom crush producers;
2. A 23,000 square foot winery building and an approximately 7,000 square foot covered crush pad and outdoor work area;
3. A marketing program consisting of up to two (2), 30-person events per year;
4. Weekly visitation, by appointment, for not more than 20 visitors per week; and
5. A total of three (3) full-time and two (2) part-time employees.

Winery Compliance

2013 - Wine Audit.

2015 - Applicant submitted this Use Permit Major Modification.

2018 - The project was heard at the September 19, 2018, Planning Commission hearing.

- Additional compliance issues were identified.
- Planning Commission Direction: revise 2015 project request to include recognition of the existing conditions.

2018 - Code Compliance Program was adopted by the Board.

2019 - The applicant submitted a revised project proposal.

- Since the application was a Code Compliance case prior to the Program's submittal deadline, it was determined that the application could be included in the Program.

2024 - December 18, 2024, Planning Commission Hearing.

- The project was continued to allow time to resubmit the Initial Study Negative Declaration to the State Clearinghouse (SCH) for a review period of 30 days.

Major Modification Request

A. Components necessary to remedy existing violations:

1. Recognition of one (1) unpermitted part-time employee
2. Recognition of 34 visitors per day, up to 121 visitors per week
3. Recognition of annual marketing events including 12 events with 50 guests and one (1) event with 150 guests
4. Recognition of four (4) parking spaces, for a total of 10 spaces

B. Expansion beyond existing entitlements:

5. Increase employment to five (5) full-time and five (5) part-time employees
6. Increase tours and tastings by appointment to 35 visitors per day, up to 245 per week
7. Remove limitation on custom crush operations
8. Convert approximately 400 square feet of offices to tasting rooms
9. On-premises consumption of wine
10. Expansion of an on-site wastewater treatment system
11. Installation of a transient non-community water system
12. Installation of a new well on APN 035-120-030

Project Analysis

Wastewater system

- Needs to be upgraded to handle the levels of wastewater generated by the existing and proposed levels.
- 200 feet of additional leach lines.

Water System

- Proposed levels needs to be regulated as a Transient Non-Community water system.

Wells

- New well will be drilled to meet the water system standards.
- Existing well must meet water system standards or be demolished.

Project Analysis

Groundwater Availability

Tier 1

- Proposed groundwater use would increase by 0.14 acre-feet/year.
- The recharge potential for the Well Parcel is 20.99 acre-feet per year.
- The proposed water use of 6.42 acre-feet is less than the estimated recharge potential of 20.99.

Operation (Using Groundwater)	Approved (Acre-feet per year)	Existing (Acre-feet per year)	Proposed (Acre-feet per year)
Winery			
- Process	0.91	0.91	0.91
- Domestic Employees and Visitors	0.08	0.12	0.26
Total Winery Use	0.99	1.03	1.17
Irrigation	5.25	5.25	5.25
Total Parcel Use	6.24	6.28	6.42

Project Analysis

Groundwater Availability

Tier 2

- There are no known off-site wells located within 500 feet of the proposed well location.
- There are no known springs located within 1,500 feet of the proposed well location.

Project Analysis

Groundwater Availability

Tier 3 – The new well will be constructed to comply with the criteria of Table 3 of the County Water Availability Analysis Guidance Document. The distance standards and construction assumptions included in Table 3, are provided as examples of conditions that would be expected to preclude any significant adverse effects on surface water.

Proposed well

1. Location -The well shall be located greater than 500 feet from the closest portion of Redwood Creek. Proposed at 505 feet.
2. Seal depth - Minimum 50-foot-deep annular seal.
3. Well perforations - Well perforations shall begin at a depth greater than 100 feet.
4. Flow control -The flow rate of the well shall be limited to nine (9) gallons per minute. The well shall be equipped with a Clack Corporation FLO-ET 9 GPM V7A106D (or equivalent) flow control device.

Project Analysis

Groundwater Availability

COA 6.15.a. Requires the installation of the specific equipment per the parameters above.

COA 6.15.e. A water allocation agreement must be recorded between the property owners. The Well Parcel will provide 1.17 acre-feet per year of groundwater to the Winery Parcel for use in association with the winery Use Permit.

Project Analysis

Public Trust

- On January 10, 2024, Napa County released the Interim Napa County Well Permit Standards and WAA Requirements - January 2024, providing guidance to complying with the Public Trust.
- A Tier 3 review is the County's adopted method for complying with its duties under the Doctrine.
- A Tier 3 review was completed. The new well will comply with Table 3 of the WAA Guidance document.
- County has satisfied its duty to consider impacts to trust resources and no further analysis is required.

CEQA Analysis

Environmental Analysis

- Staff prepared an Initial Study/Negative Declaration which found no potentially significant impacts.
- Initial Study/Negative Declaration was submitted to the State Clearinghouse for a 30-day review period beginning on February 13, 2025, and running through March 18, 2025 (State Clearinghouse No. 2025020413).
- No comments were received from State Agencies.

Public Comments

Public Comments - Attachment M

- Staff responses to Public Comments (letter from Water Audit California (WAC)) is included in Attachment N.
- Other public comments include emails in support of the project or determinations from neighbors that they do not have any comments or concerns.

Staff Recommendation

Recommend approval of the Applicant's proposal

- Staff has reviewed the proposed project and supports granting approval.
- The modification would bring the existing winery into compliance with their entitlements and allow for a minor expansion of operations for the future.
- Staff recommends adoption of the Negative Declaration. The Initial Study/Negative Declaration determined that the applicant's proposal would not have any potentially significant environmental impacts based upon the existing conditions of the parcels.
- Staff found the requests for recognition and expansion to be consistent with the Zoning Ordinance and applicable General Plan policies including the County's current groundwater requirements.

Planning Commission Actions

Pursuant to BOS Resolution No. 2018-164, Staff has provided separate decision-making options for the components of the project necessary to remedy the existing violation and the new expansions beyond existing entitlements for the winery Use Permit Modification.

Option 4 - Approve Applicant's Proposal (Staff's Recommendation for Use Permit)

1. Adopt the Negative Declaration,
 - Recommended Findings 1 through 7 of Attachment A; and
2. Approve Use Permit Modification P15-00173
 - Recommended Findings 8 through 12 of Attachment A, and subject to the Recommended Conditions of Approval in Attachment B.



Thank you

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