

Planning, Building & Environmental Services



Nights in White Satin

Use Permit P22-00236

Presented by Kelli Cahill



Presentation Topics

- Existing Setting
- Permit Request
- Environmental Analysis
- Staff Recommendation
- Planning Commission Actions



Existing Setting

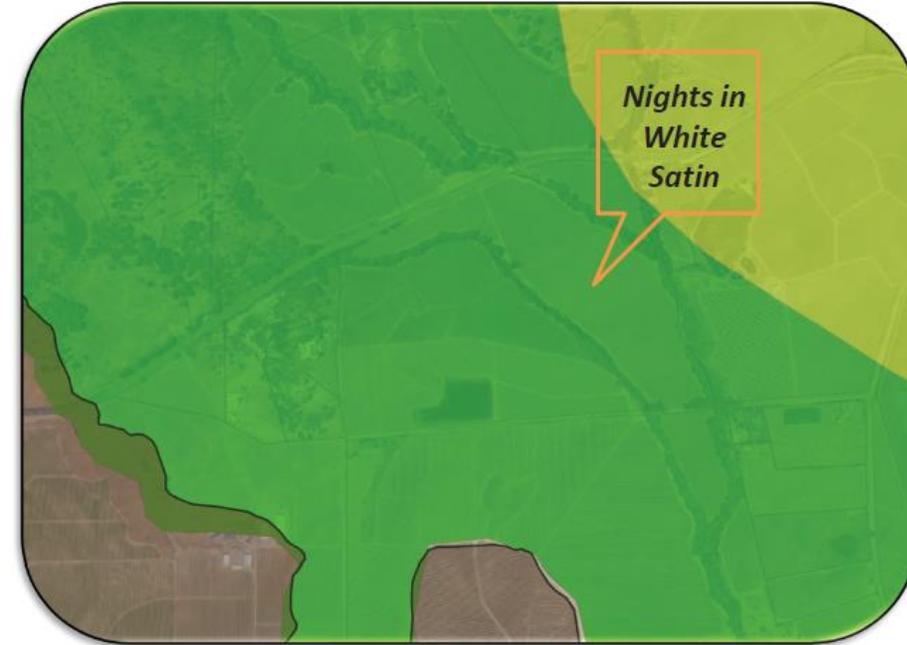
Project Parcels

Carneros Highway (SR 12/121) near the Napa/Sonoma County line

APNs 047-380-009 (Winery Parcel) & -010 (Existing Well #1 Parcel)

General Plan Designation

Agriculture, Watershed & Open Space (AWOS) and Agricultural Resource (AR)



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

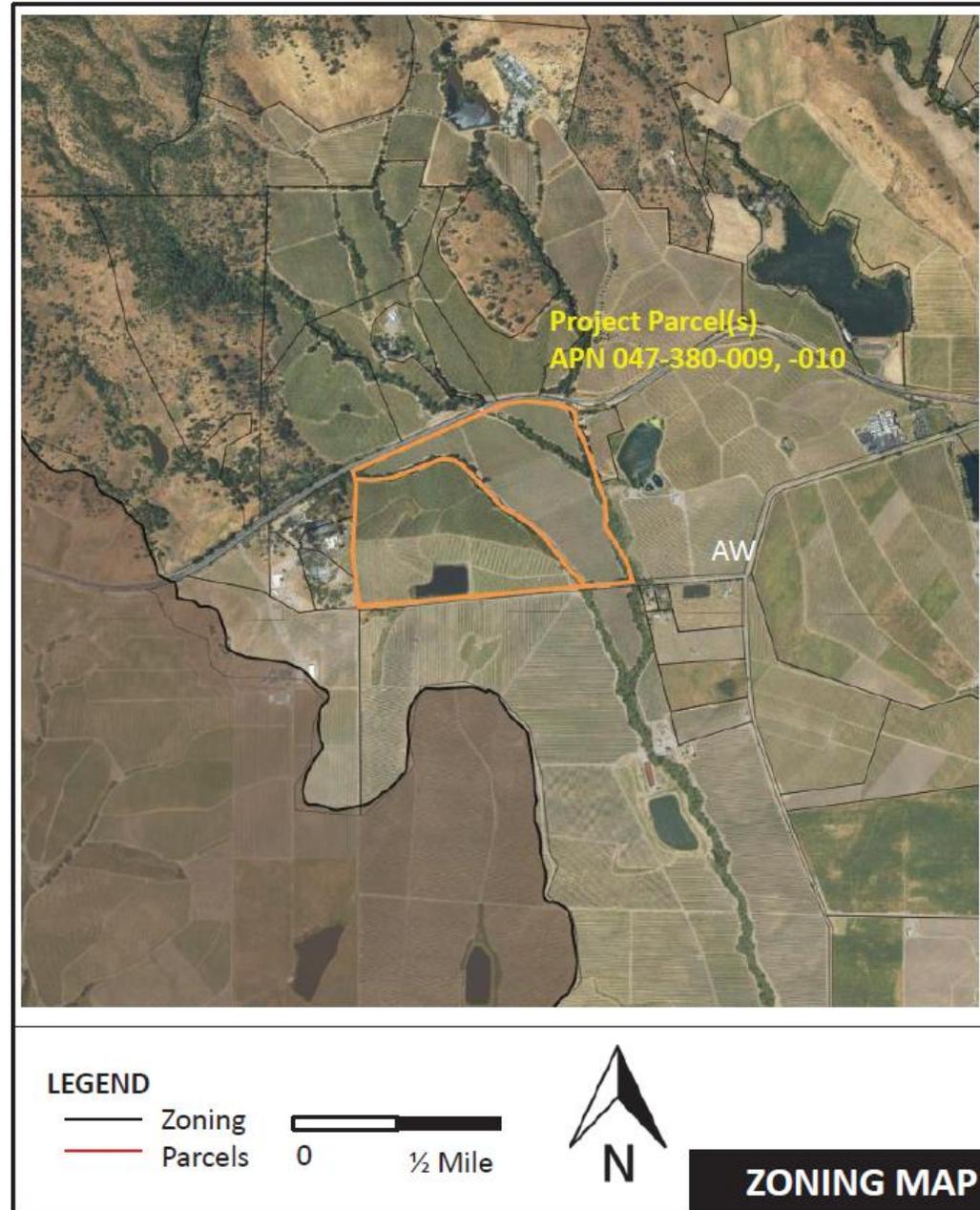
Existing Setting

Project Parcels

120.72 acres

Zoning

Agricultural Watershed (AW)



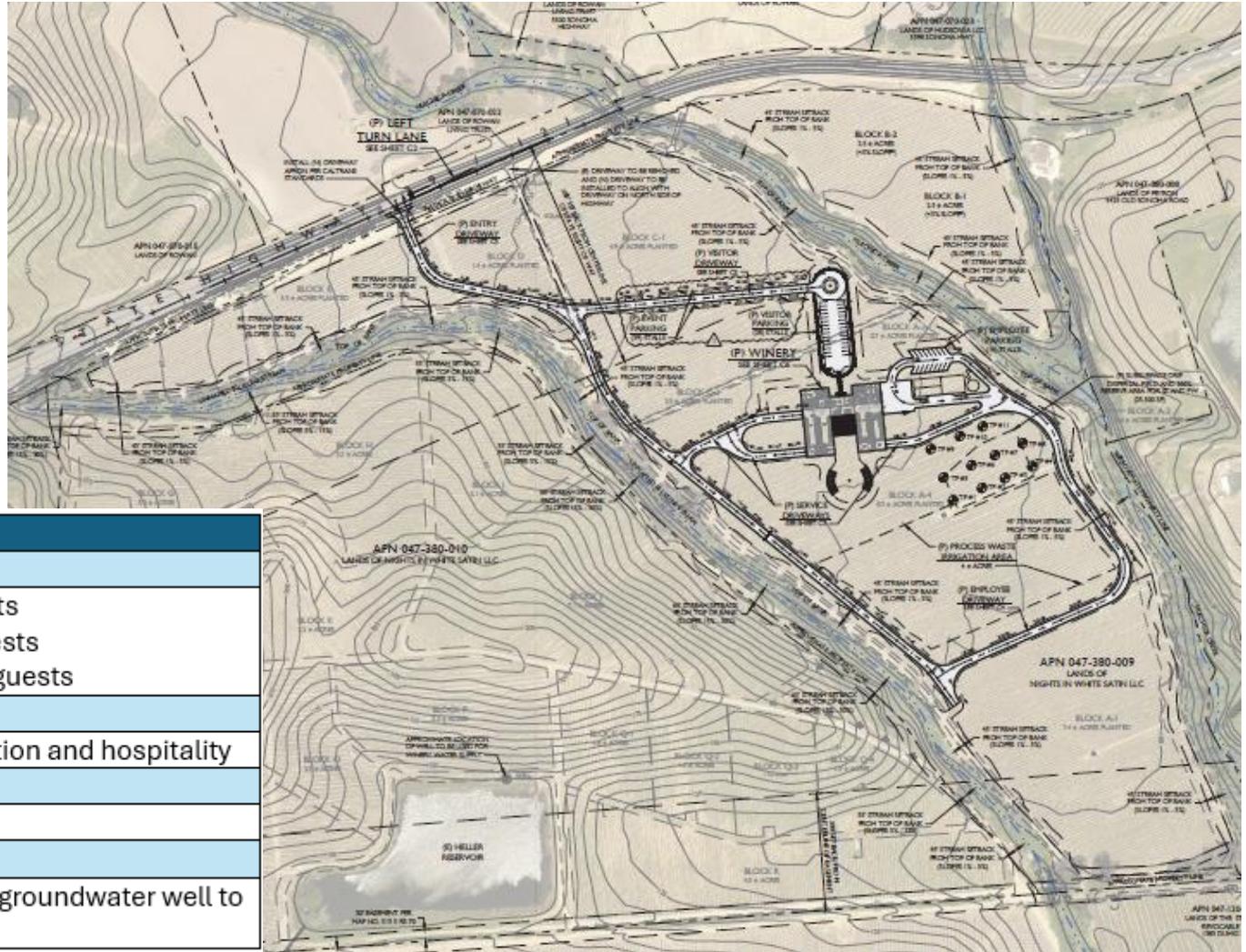
Existing Setting

Project Parcels

- 88.1 acre of existing vineyard
- Agricultural roads
- Pump house and farm equipment storage
- One groundwater well (Well No. 1)
- 40-acre foot water storage reservoir (Heller) with water rights
- Legal easement to an offsite reservoir (Sonapa) and groundwater well (Sonapa well)



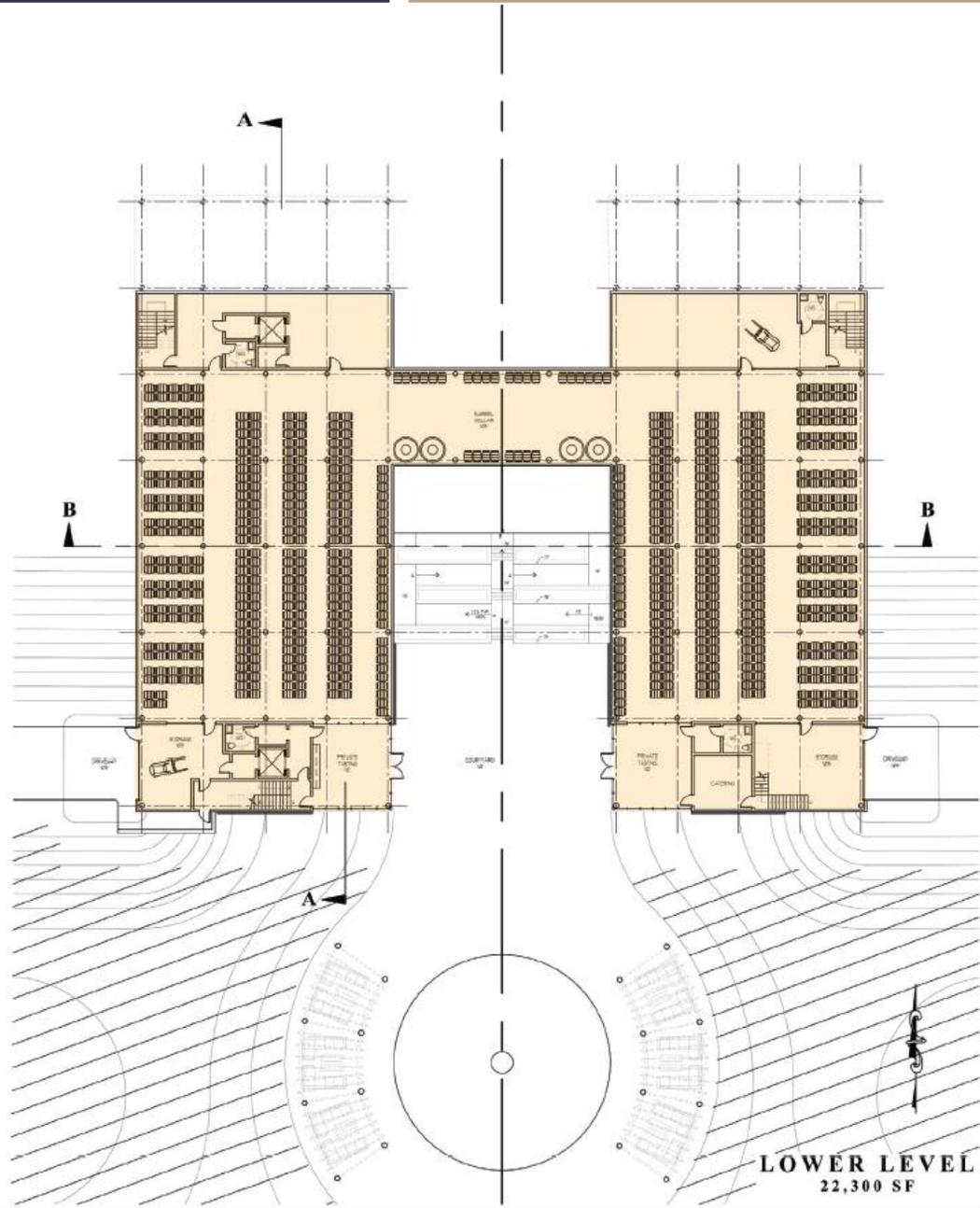
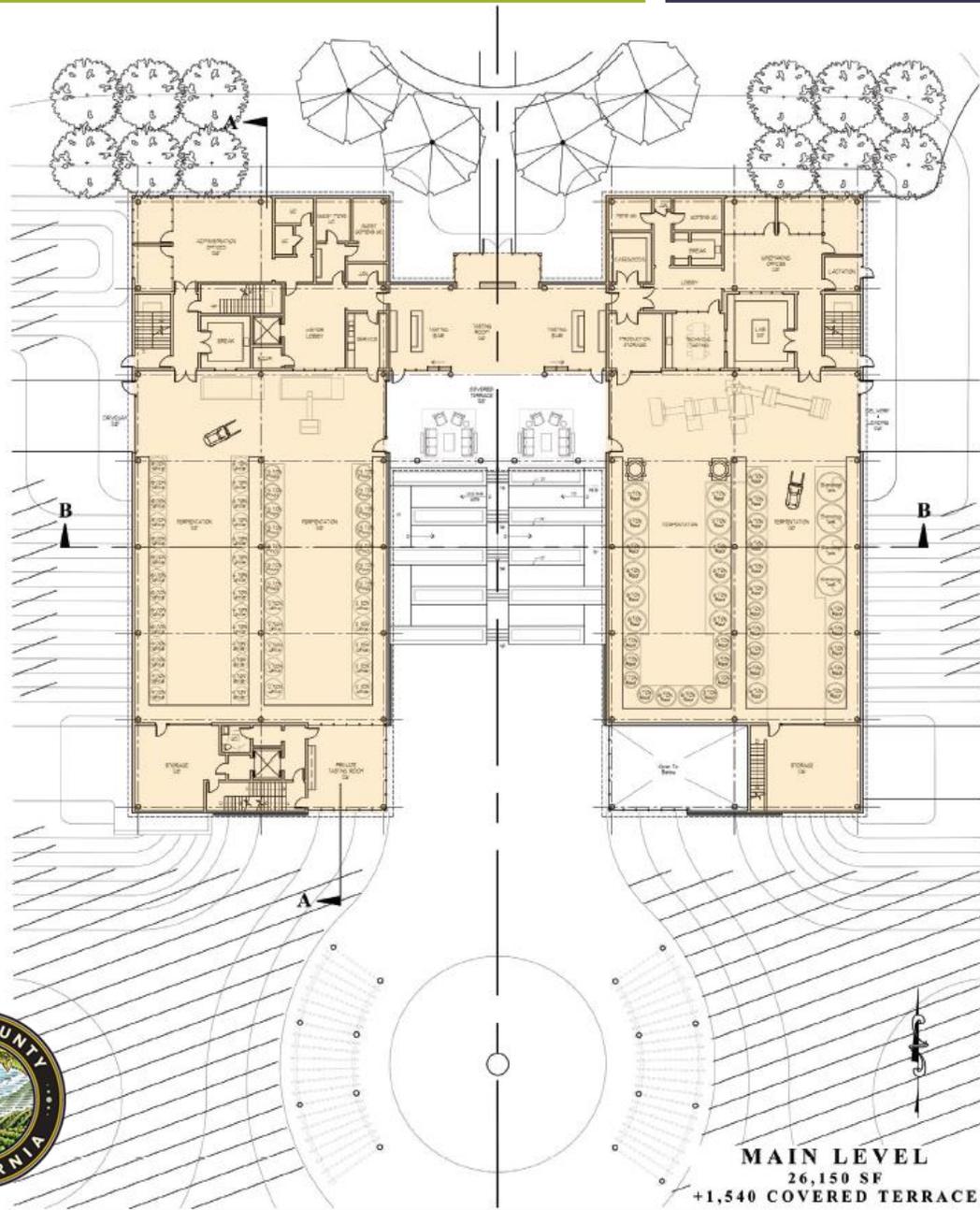
Project Request



Proposed Request	
Visitation	150 visitors per day / 600 visitors per week
Marketing Program	5 monthly events with maximum of 30 guests 10 annual events with a maximum of 50 guests four annual events with a maximum of 150 guests
Employees	25 Full-Time & 10 Part-Time
Building Size	51,720 sf winery building, including production and hospitality
Production	120,000 gallons annually
Operating Hours	7 days per week 10am to 6pm
On-Site Consumption	1,540 sf outdoor covered terrace
Other Site Improvements	New Driveway with 50 parking spaces, new groundwater well to serve the winery only







Traffic & Access/Parking

A Traffic Impact Study (TIS) was prepared, including consideration of three study areas:

- Project Site Frontage including Sonoma Highway (SR 12/121)
- Sonoma Highway (SR 12/121) / Old Sonoma Road
- Sonoma Highway (SR 12/121) / State Route 29

The project is anticipated to generate up to 247 daily trips, resulting in a requirement for a Traffic Demand Management Plan (TDM). The TDM is based on recommendations from the Traffic Impact Study, which included five programs/plans, including:

- Ridesharing programs
- Employee telework or flexible work schedules
- Bicycle facilities
- Ride home program

Implementation of a TDM Plan will reduce the number of daily trips by 132, or 48,180 annual trips.

Additional facilities reviewed included pedestrian, bicyclist or transit facilities along the highway of which there were none identified. Future plans for a future bike lane along the project frontage are planned within the State right-of-way. Despite the lack of dedicated facilities, there are cyclists traveling along Sonoma Highway into Napa County from Sonoma County. According to the TIS, there is over eight feet of right-of-way at the project frontage that allows for adequate deceleration and adequate line of sight in both directions. The project is not anticipated to create a safety issue for motorists or cyclists.



Traffic & Access/Parking

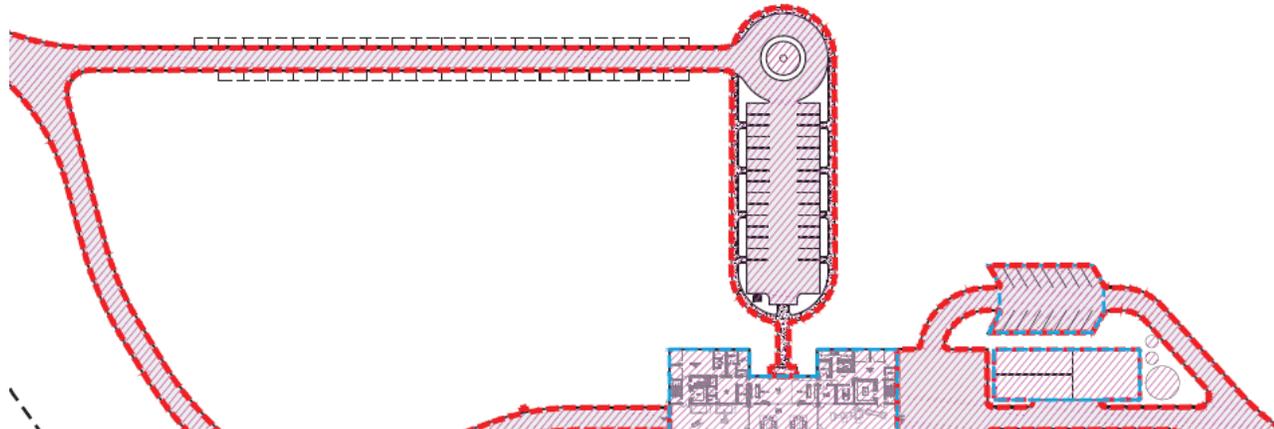
Left Turn Lane Warrant

- The project access is from Sonoma Highway (SR 12/121) requiring improvements based on anticipated daily trips.
 - The driveway aligns with an existing eastbound left turn lane. This lane can be designed to restripe allowing for both eastbound and westbound left turning. A design for left turn lane or restriping will need to be submitted and approved by Caltrans prior to occupancy issuance for the winery building application.



Traffic & Access/Parking

- The project includes driveway improvements from Sonoma Highway (SR 12/121) to the winery. The proposed driveway will meet Napa County Roads and Street Standards. Onsite parking will allow for 50 vehicles, including four accessible parking spaces, and four electric vehicle chargers.
- Parking for larger marketing events will be located within the onsite parking and within an additional 39 spaces along the visitor driveway serving as overflow.
- Shuttle services or arrangements for guests to park offsite will be provided for events that are consistent with Conditions of Approval. There shall be no parking within the State right-of-way.



Biological Resources

- A record search and biological survey of the project site was prepared for the project. The project site is 120.72 acres in size, of which 88.1 acres is planted to vineyard.
- Non vineyard vegetation includes Coast Live Oak Woodland Alliance and Valley Oak – Freemont Cottonwood Riparian Forest. These areas are located within the riparian areas and required stream setbacks, which are not proposed as part of the project.
- Huichica Creek is located along the eastern side of the Winery parcel, with two tributaries located to the west.
- The records search identified 45 plants species with six (6) having the potential to occur on the project site. The biological report noted that there were no plants observed that were identified during survey of the project site. Further, the only vegetation proposed to be removed are within the existing vineyard.
- Additionally, there is the potential for six (6) animal species within the immediate vicinity. The project does not anticipate direct disturbance to these species; however, indirect impacts during construction that results in ground disturbance or noise have been considered and mitigation proposed to reduce potential impacts to fish, amphibians, raptors, or nesting bird species.



Noise

- The nearest residence is located over 600 feet from the proposed winery, and as such a noise study was not required.
- The project shall comply with the Napa County Noise Ordinance specifically as it relates to outdoor events, tasting, and winery related equipment such as refrigeration, bottling, barrel washing, de-stemmers, as well as delivery trucks and other winery related vehicles.



Wastewater

Based on the estimated combined winery and domestic wastewater peak flows, the project engineer proposed two options;

1. Combined sanitary and process wastewater subsurface drip disposal field.
 - System would require a disposal area of 8,500 sf and a 200% reserve area of 17,000sf.
2. Is the same as option 1, but winery process wastewater would be collected separately, pretreated, stored and dispersed through surface irrigation.
 - Collected winery process wastewater would be treated and storage to use in irrigation of four acres of existing vineyard. This option would require a minimum 30,000-gallon capacity storage tank.

Final design shall be in accordance with State Water Resources Control Board effluent requirements and submitted to the Environmental Health Division for review prior to clearance or issuance of a building permit.



Public Water System

California Health and Safety Code §116275

(h) “Public Water System” means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.

(i) “Community water system” means a public water system that serves at least 15 service connections used by yearlong residents or regularly serves at least 25 yearlong residents of the area served by the system.

(o) “Transient noncommunity water system” means a noncommunity water system that does not regularly serve at least 25 of the same persons over six months per year.

Based on the proposed numbers of employees and guests, the project will be required to install a “Transient noncommunity water system” as required in Environmental Health Memorandum of Conditions of Approval #6



Water Use – Irrigation

- 88.1 acres of existing irrigated vineyard within the two-parcel holding with irrigation demand of 44.05 af/yr.
- Irrigation water is supplied through a combination of groundwater, surface water and precipitation stored in two existing reservoirs.
- Heller Reservoir is located on channel of an unnamed tributary to Huichica Creek. The reservoir has a Water Right allowing storage of up to 40 af/yr and withdrawal of 35 af/yr.
- Sonapa Reservoir is off channel and is filled by precipitation and groundwater from Well #2, which are located offsite with granted easement, including a pipeline and pump station that transfers water from the Sonapa Reservoir to the winery parcel.





Sonapa Reservoir

Heller Reservoir

Water Use – Winery Parcel

- The project proposes two possible sources of water for the proposed winery. The first and preferred is to construct a new well on the winery parcel to serve the winery only. The alternative option would be to use existing Well #1 on the west parcel.
- The total water demand for winery operations at full production and hospitality operations, is estimated to be 3.95 af/yr. The increase in water demand as a result of the proposed winery would represent roughly 8.8% of total water usage on the two parcels.
- The increase in water use would be partially offset by the removal of 5.4 acre of existing vineyard.
- The New winery will add +/-1.25 ac/yr to the total groundwater demand for the entire operation (combined vineyard irrigation and winery operations).



Water Availability Analysis

Tier 1:

- Parcel Specific Recharge: maximum recharge was calculated at 33.0 acre feet over a ten-year period, or 69% of the overall groundwater demand for the holding including vineyard irrigation and the proposed winery uses.

Tier 2:

- A Tier 2 was not required as the nearest offsite well is located over 500 feet from the existing and proposed wells.

Tier 3:

- The WAA prepared a Tier 3 analysis for a proposed new Winery well and Well #1 as an alternative water supply for the winery.
- It was determined that Well #1 met the design criteria of Table 3 in the WAA Guidelines, where the distance and construction standards are met.
- The New winery well will not fully meet Table 3 criteria; however, the WAA concluded that there is little interaction between surface water of Huichica Creek and groundwater in the local aquifer, due in part to the presence of a thick clay layer. The clay layer was consistently reported in well construction logs for eight nearby wells including Well #1. These wells all had similar construction consistent with Table 3 standards of the WAA Guidelines.



Water Use - Proposed

Water Use Component	# of Units	Use per Unit	Annual Water Use (ac/yr)
Irrigation	Irrigation Sub-total		41.35
Sonapa (APN 047-380-009)	35.7	0.5 af/acre/yr	17.85
North Hills (APN 047-380-010)	47	0.5 af/acre/yr	23.50
Winery Use	Winery, Guest & Employee Sub-total		3.95
Process Water	120,000 gallons	2.15 af/100,000 gallons	2.58
Guest and Employee Use			
Tasting Room Visitation	2300 guests	3 gallons/guest	0.29
Events w/ onsite catering	600 guests	15 gallons/guest	0.13
Full-Time Employees	25 employees	15 gallons / shift	0.29
Part-Time Employees	10 employees	15 gallons / shift	0.06
Domestic & Landscaping	120,000 Gallons	0.50 af/100,000 gallons	0.60
Surface Water & Precipitation Capture & Diversion			(36.22)
Evaporation Losses from Reservoirs, Replaced with Groundwater			13.80
Total proposed Groundwater Use			22.88



Cultural Resources

- There are records of a previously recorded archeological site by Caltrans, the location of these resources is likely inaccurate as being within private property adjacent to the Highway right-of-way, as Caltrans did not have access to the area as part of the surveys conducted for Caltrans.
- As a result of the recorded archeological site, performing a Phase II Archeological Investigation to determine if such features and/or artifacts are located, if any are located has been incorporated as mitigation measure.
- During the cultural survey, obsidian flakes were observed within and outside the project boundary. The report concluded that due to the extremely disturbed area due to farming activities that converted the project site from grassland to vineyard in or around 1983, it cannot be known if the obsidian flakes locations represent accurate site boundaries.
- Additional measures have been proposed in the event Paleontological Resources should be discovered during ground disturbing activities.



Public Comments

- Letters of Support, including a copy of the Applicant's letter to neighboring property owners.
- Letters of Concern or Opposition
- Agency Letters



Staff Recommendation

- Adopt the Mitigated Negative Declaration and the recommended revised MMRP
- Approve Use Permit P22-00236
- Based on recommended Findings 1-12 in Attachment A and the recommended Conditions of Approval in Attachment B



This concludes my presentation.

Staff, the applicant and members of the project team are available to answer any questions.





Thank you



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