

---

# Planning, Building & Environmental Services

Hourglass Winery

817 Lommel Road; APNs: 021-010-080-000 & 021-010-081-000

Use Permit Major Modification (P19-00102-MOD), Viewshed Protection Program (P23-00279-VIEW), Exception to the Conservation Regulations (P23-00279-UP), and Exception to the Road and Street Standards

Presented by Matt Ringel



---

# Presentation Agenda

1. Site Description
2. Permit Request
3. Recommendation





# 1. Site Description

Use Permit Major Modification (P19-00102-MOD), Viewshed Protection Program (P23-00279-VIEW), Exception to the Conservation Regulations (P23-00279-UP), and Exception to the Road and Street Standards



# Site Description

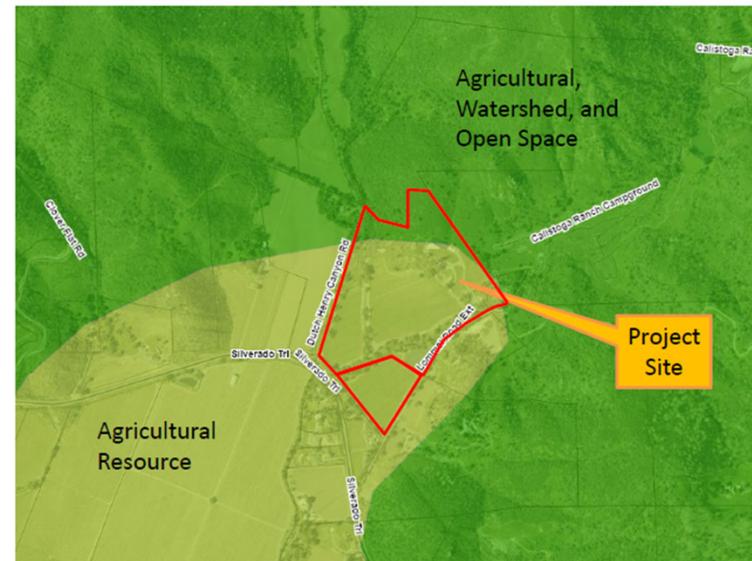
**APN:** 021-010-080-000 & 021-010-081-000

817 Lommel Road

**General Plan Designation:**  
Agriculture, Watershed, and Open Space (AWOS) and Agricultural Resource



## NAPA COUNTY LAND USE PLAN 2008 – 2030



### LEGEND

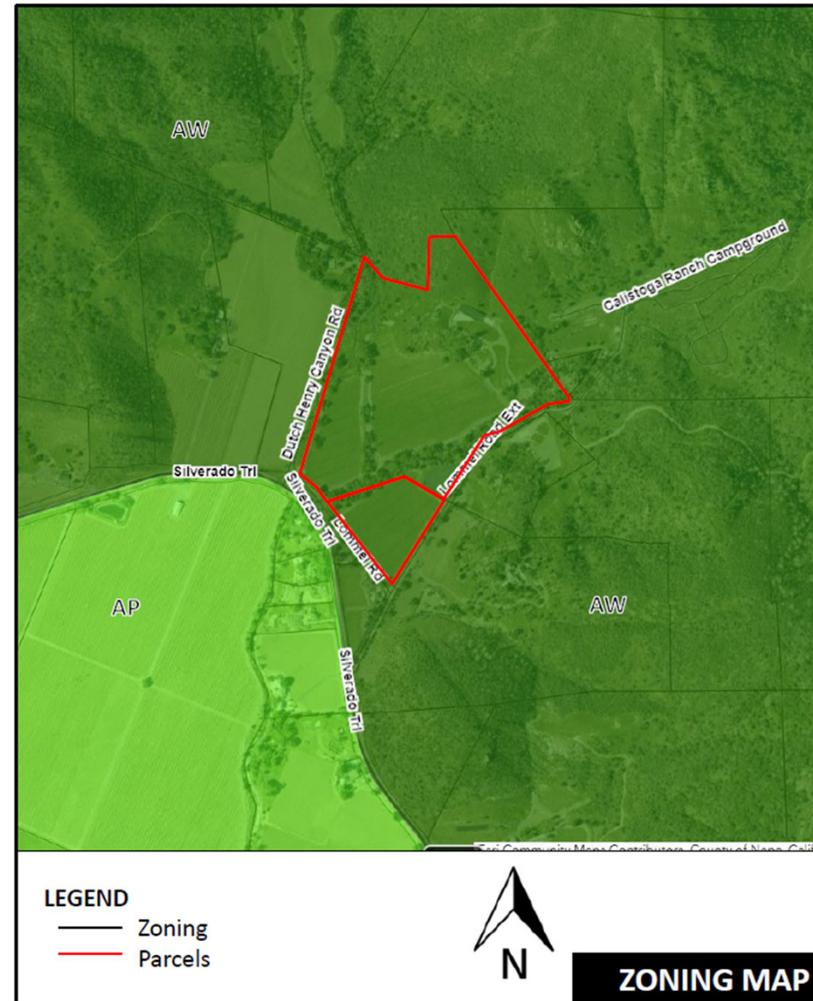
URBANIZED OR NON-AGRICULTURAL	TRANSPORTATION
Study Area	Mineral Resource
Cities	Limited Access Highway
Urban Residential*	American Canyon ULL
Rural Residential*	City of Napa RUL
Industrial	Landfill - General Plan
Public-Institutional	Road
	Airport
	Railroad
	Airport Clear Zone
<b>OPEN SPACE</b>	
Agriculture, Watershed & Open Space	
Agricultural Resource	

\* See Action Item AGLU-114.1 regarding agriculturally zoned areas within these land use designations

Hourglass Winery Use Permit Major Modification, Viewshed, Exception to Con. Reg and Exception to the RSS (P19-00102-UP, P23-00278-VIEW, & P23-00279-UP)

# Site Description

**Zoning District:**  
Agricultural Watershed (AW)

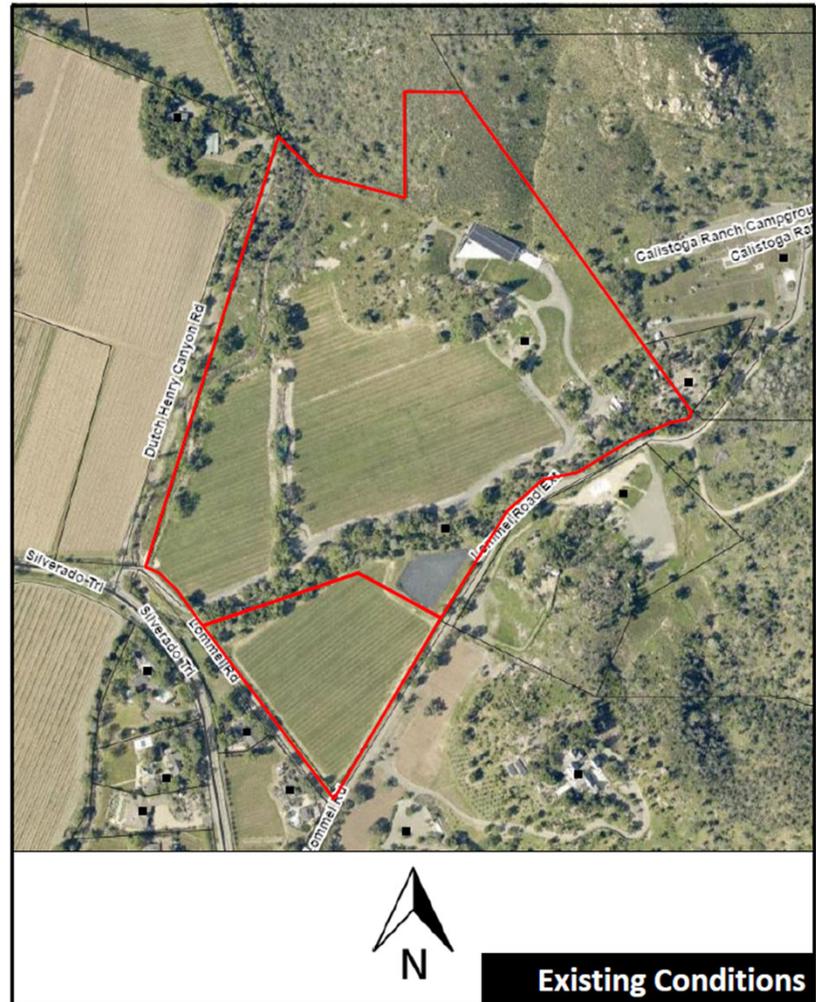


Hourglass Winery Use Permit Major Modification, Viewshed, Exception to Con. Regs., and Exception to the RSS (P19-00102-UP, P23-00278-VIEW, & P23-00279-UP)

# Site Description

## Existing Uses:

- Winery
- Vineyard
- Five Wells
- Groundwater Storage Pond



Hourglass Winery Use Permit Major Modification, Viewshed, Exception to Con. Regs., and Exception to the RSS (P19-00102-UP, P23-00278-VIEW, & P23-00279-UP)



## 2. Permit Request

Use Permit Major Modification (P19-00102-MOD), Viewshed Protection Program (P23-00279-VIEW), Exception to the Conservation Regulations (P23-00279-UP), and Exception to the Road and Street Standards



# Permit Request

PERMITTED CONDITIONS - Small Winery Exemption	EXISTING CONDITIONS	PROPOSED REQUEST - Use Permit	NET CHANGE ANALYZED
<b>Production (Gallons)</b>	<b>Production (Gallons)</b>	<b>Production (Gallons)</b>	<b>Production (Gallons)</b>
30,000	30,000	60,000	Net increase of 30,000
<b>Visitation</b>	<b>Visitation</b>	<b>Visitation</b>	<b>Visitation</b>
10 Visitors/Day	18 Visitors/Day	20 Visitors/Day	Net increase in 2 Visitors/Day
22 Visitors/Week	126 Visitors/Week	140 Visitors/Week	Net increase of 14 Visitors/Week
1,144 Visitors/Year	6,570 Visitors/Year	7,300 Visitors/Year	Net increase of 730 Visitors/Year
<b>Marketing Program</b>	<b>Marketing Program</b>	<b>Marketing Program</b>	<b>Marketing Program</b>
Fifteen (15) events/year @ 30 guests	Fifteen (15) events/year @ 30 guests	54 events/year @ 30 guests	Net Increase of 39 events/year @ 30 guests
One (1) events/year @ 100 guests	One (1) events/year @ 100 guests	One (1) event/year @ 100 guests	Net Increase of three (3) events/year @ 250 guests
		Three (3) events/year @ 250 guests	Net Increase of one (1) event/year @ 500 guests
		One (1) event/year @ 500 guests	Net Total Increase of 2,420 guests/year
<b>Employees:</b>	<b>Employees:</b>	<b>Employees:</b>	<b>Employees:</b>
One (1) full-time employees	Two (2) full-time employees	Ten (10) full-time employees	Net increase of eight (8) full-time employees
Two (2) harvest employees	Two (2) harvest employees	Two (2) harvest employees	



---

# Phasing

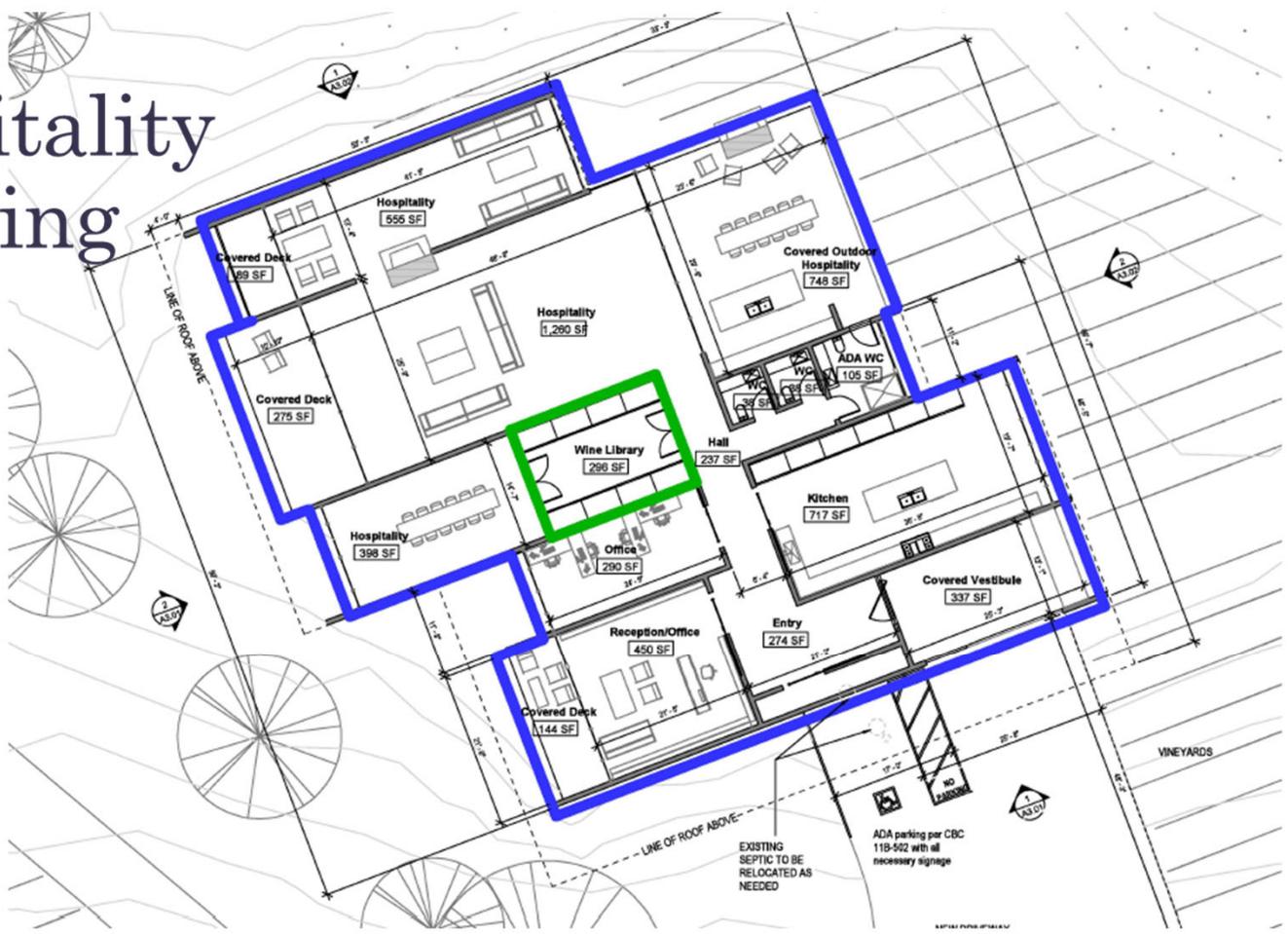
- Road Improvements - Staff recommends that the Winery continue to operate at existing/recognized visitation, marketing, and employment levels until October 15, 2026. At this date, the winery shall have obtained all necessary permits and constructed driveway improvements. If the driveway improvements have not been constructed by this date, the winery shall revert operations to the original visitation levels outlined within the winery's original Use Permit (P06-01161-UP) or until driveway improvements have been constructed.
- Public Water System - Staff recommends limiting the number of individuals on the parcel to aggregate to less than 24 individuals on the parcel per day, until a Public Water System has been constructed and is operational.
- Wastewater System Improvements - The wastewater system on the parcel can effectively process wastewater for the existing/recognized uses. Staff recommends limiting the visitation, marketing, employee, and production volumes to the existing/recognized levels, until wastewater system improvements have been installed, then the winery could operate at increased levels.







# New Hospitality Building



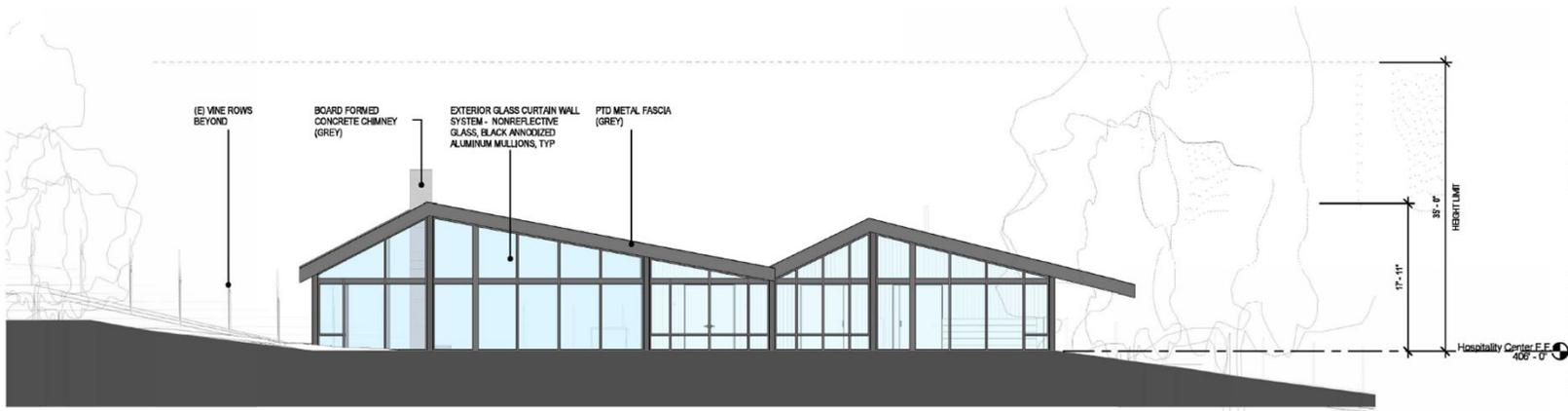
PRODUCTION AREAS	
WINE LIBRARY	= 298 SQFT
<b>PRODUCTION AREA TOTAL</b>	<b>= 298 SQFT</b>

ACCESSORY AREAS	
COVERED VESTIBULE	= 337 SQFT
ENTRY	= 578 SQFT
RECEPTION / OFFICE	= 450 SQFT
COVERED DECK	= 144 SQFT
HALL	= 237 SQFT
OFFICE	= 290 SQFT
KITCHEN	= 717 SQFT
HOSPITALITY	= 398 SQFT
WC @38	= 76 SQFT
ADA WC	= 105 SQFT
COVERED DECK	= 275 SQFT
HOSPITALITY	= 1,260 SQFT
COVERED OUTDOOR HOSPITALITY	= 748 SQFT
COVERED DECK	= 89 SQFT
HOSPITALITY	= 555 SQFT

<b>ACCESSORY AREA TOTAL</b>	<b>= 6,258 SQFT</b>
-----------------------------	---------------------

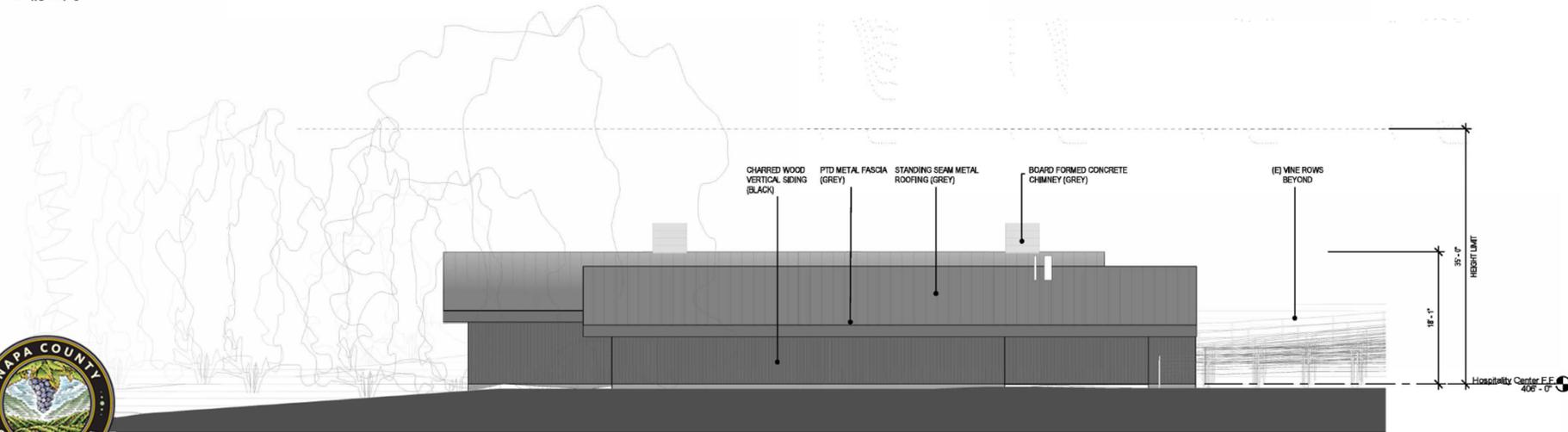
- PRODUCTION
- ACCESSORY

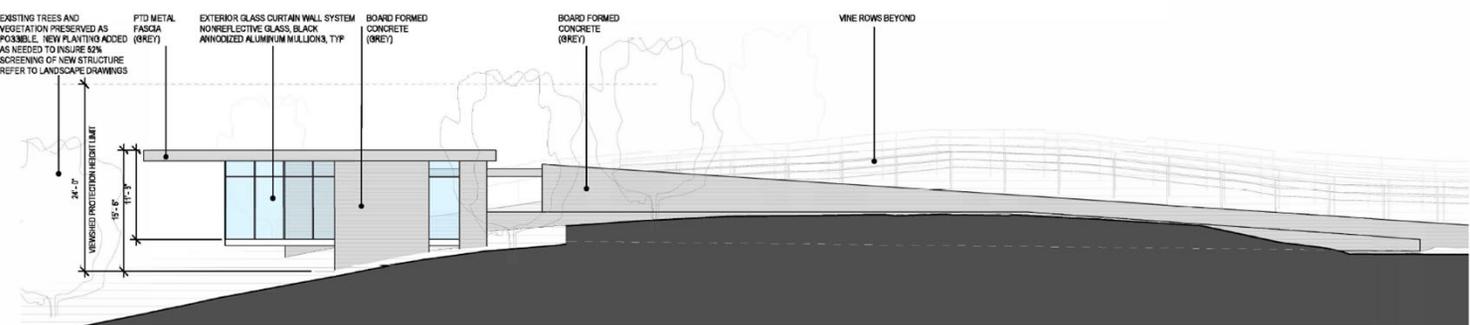




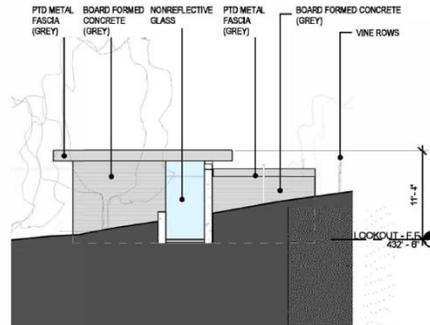
② Hospitality Center - West Elevation  
1/8" = 1'-0"

NOTE:  
IMPROVEMENTS SHALL MINIMIZE THE RE-VEGETATION, ESPECIALLY MATURE TREI  
ALL LIGHTING WILL BE DESIGNED TO MIN DISRUPTION, OFF-SITE VISIBILITY AND GL TO BE SHIELDED FROM VIEW AND LIGHT DOWNWARD, TYP. TIMERS AND MOTION WHEREVER POSSELE.

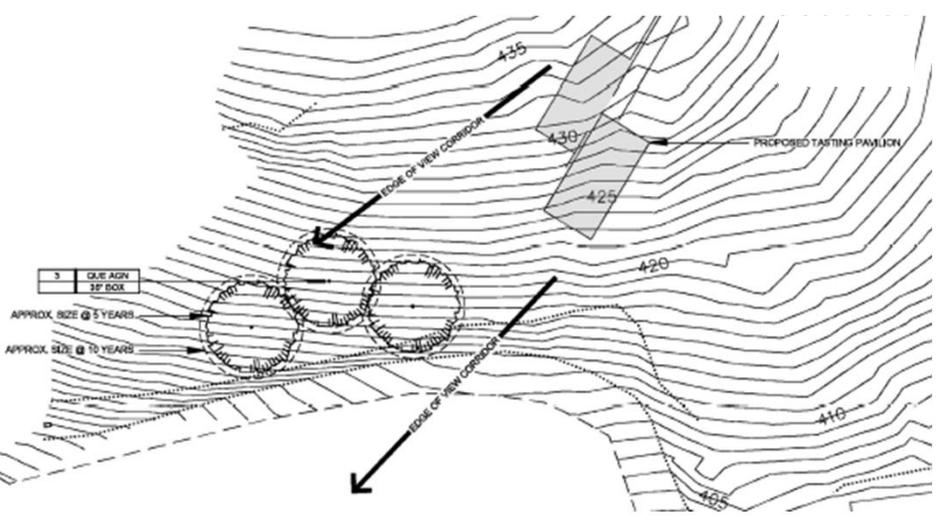
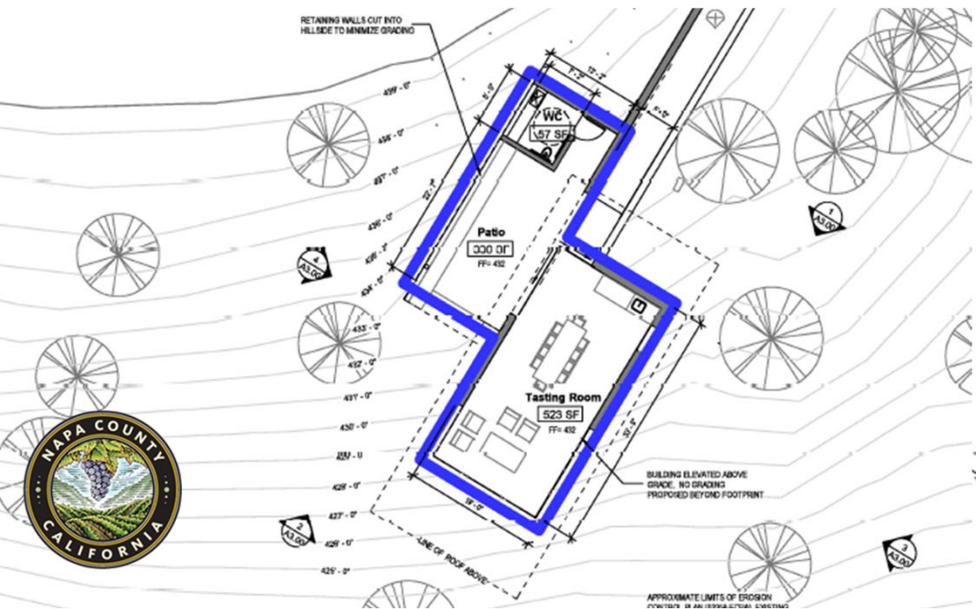


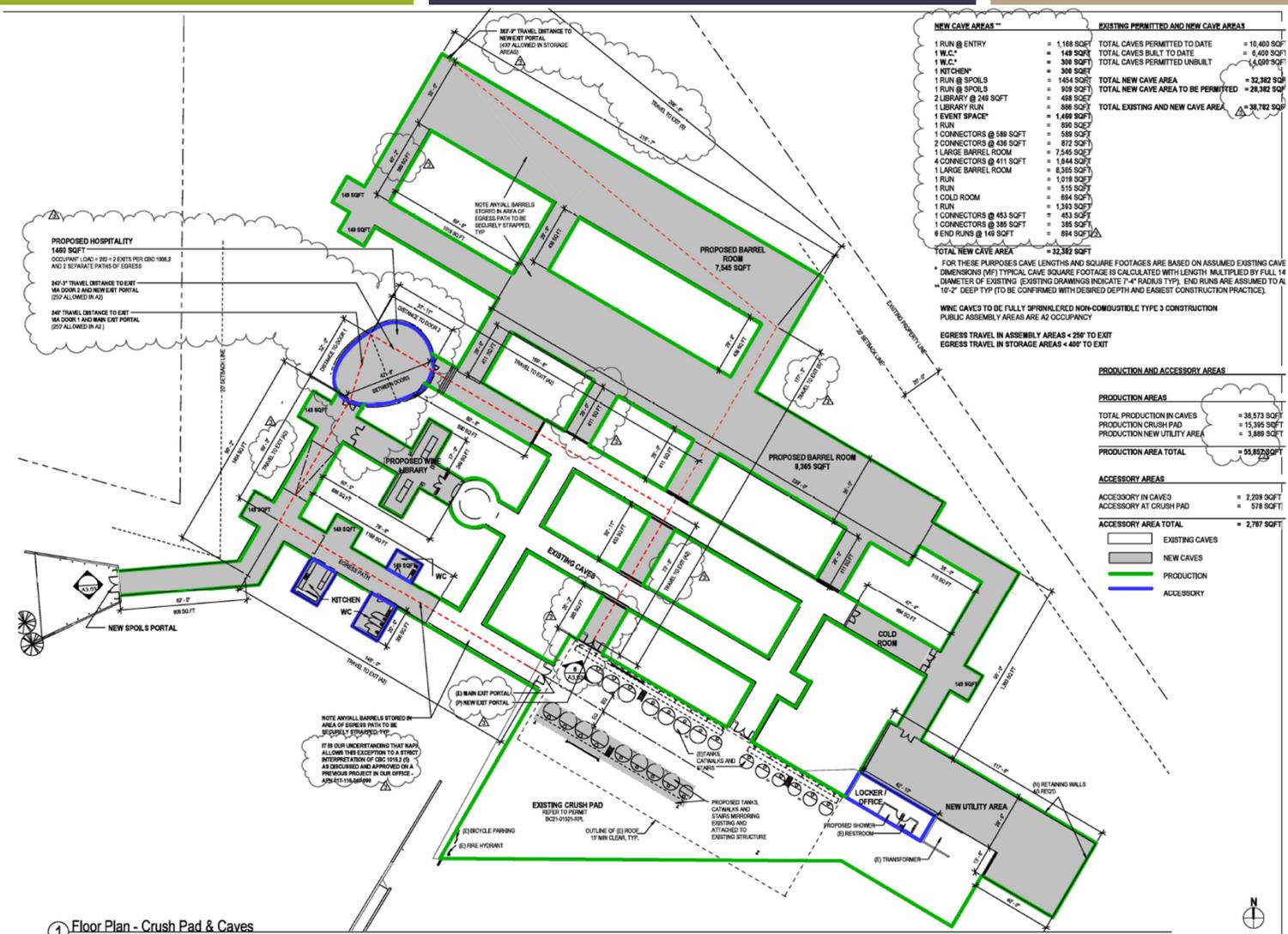


③ Tasting Pavilion - East Elevation  
1/8" = 1'-0"



① Tasting Pavilion - North Elevation  
1/8" = 1'-0"

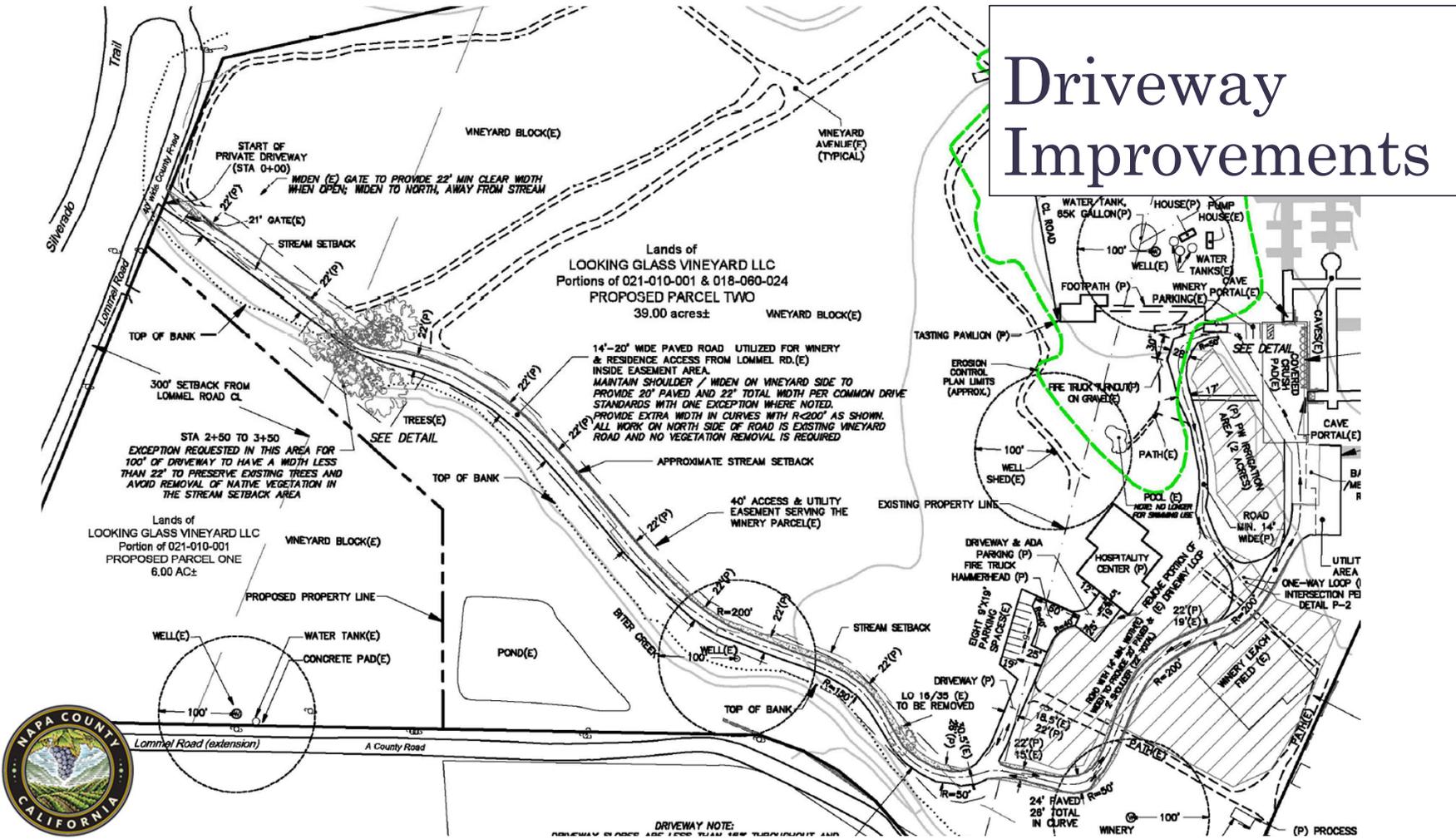




1 Floor Plan - Crush Pad & Caves  
1" = 30'-0"



# Driveway Improvements



# Water Use

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Vineyard (21.2 acres)	10.6	10.6	0
Winery Process Water	0.968	1.290	+0.322
Winery Landscaping	1.228	1.288	0
Employees	0.07	0.216	+0.146
Tasting Room Visitation	0.06	0.067	+0.007
Events and Marketing, with onsite catering	0	0.075	+0.075
Events and Marketing, with offsite catering	0.008	0.021	+0.013
Total	12.934	13.497	+0.563



---

# Water Use

## Tier 1:

- The existing groundwater usage is estimated at 12.934 acre-feet per year (AFY). The proposed project would increase groundwater use by 0.563 AFY resulting in an overall water usage of 13.497 AFY, equivalent to 99.9% estimated annual groundwater recharge values for parcel area (13.5 AFY).

## Tier 2:

- Pursuant to County's WAA, a Tier 2 analysis is required when a neighboring off-site well is located within 500 feet of the project well or the well is located within 1,500 feet from a spring. The project well (Well 5) is located within 500 feet from a neighboring well and greater than 1,500 feet from a spring. No water level drawdown interference was induced after a 72-hour pump test; therefore, the County's Tier 2 requirements have been met.

## Tier 3:

- A Tier 3 review is the County's adopted method for complying with its duties under the Public Trust Doctrine. The aquifers of the project wells are not directly connected to Biter or Dutch Henry Creeks. The proposed project conforms to Napa County's WAA Tier 3 guidelines for groundwater-surface water interaction.



---

# Mitigation Measures

## Mitigation Measure BIO-1:

- Special-status nesting bird and raptor pre-construction survey

## Mitigation Measure BIO-3:

- Bat tree habitat assessment and pre-construction survey

## Mitigation Measure TCR-1:

- Cultural Monitoring and construction education



---

# Code Compliance

- Airstream, storage container with electrical, and other improvements are outside of the scope of the Use Permit
  - Not included within this application to remedy and expand





## 3. Recommendation

Use Permit Major Modification (P19-00102-MOD), Viewshed Protection Program (P23-00279-VIEW), Exception to the Conservation Regulations (P23-00279-UP), and Exception to the Road and Street Standards



---

# Staff's Recommendation

1. Adopt the Initial Study/ Mitigated Negative Declaration based on recommended Findings 1-7 in Attachment A;
2. Approve the Exception to the Road and Street Standards based on recommended Findings 8-9 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B;
3. Approve the Viewshed Protection Program request (P23-00278-VIEW) based on recommended Findings 10-16 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B;
4. Approve the Exemption to the Conservation Regulations request (P23-00279-UP) based on recommended Findings 17-24 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B; and
5. Approve the Use Permit Major Modification request (P19-00102-MOD) based on recommended Findings 25-29 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B.



---

# Thank you

Matt Ringel

Matthew.ringel@countyofnapa.org

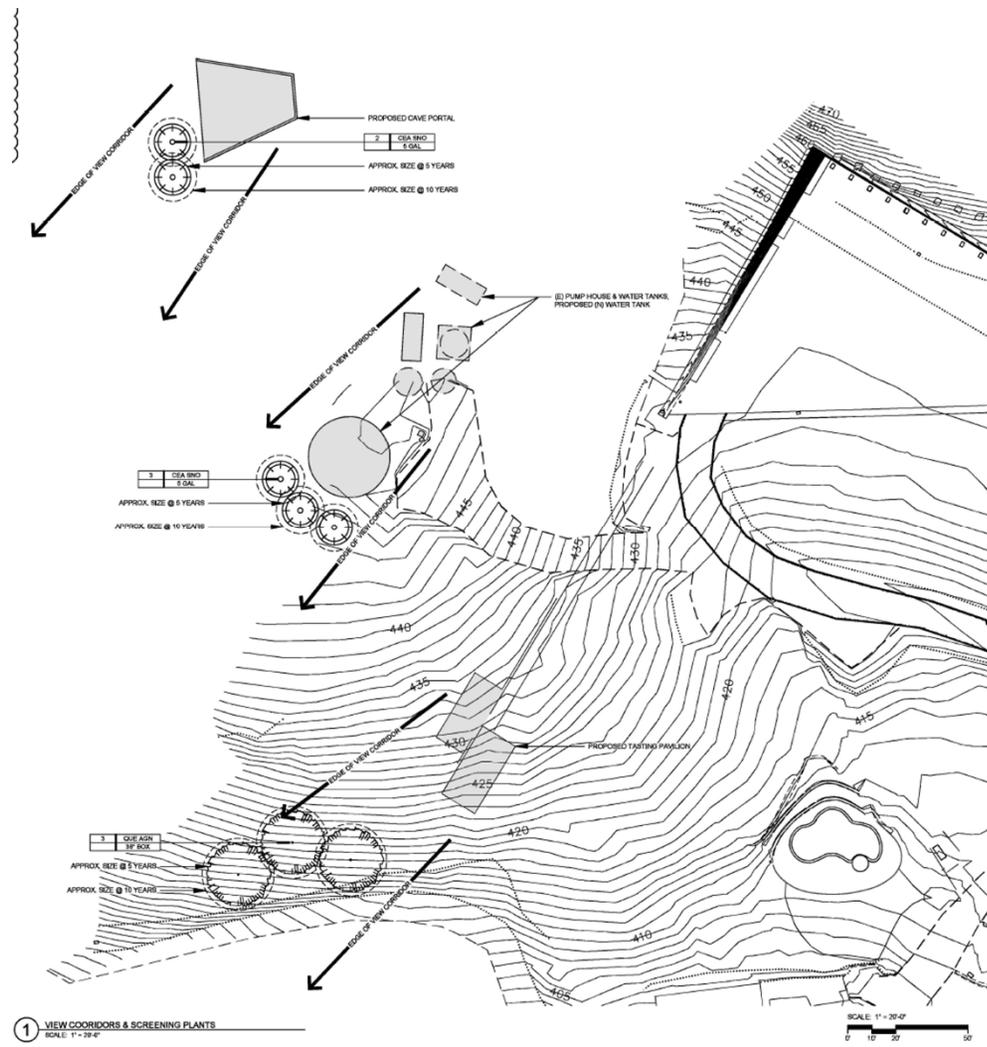
(707) 299-1351

countyofnapa.org



@countyofnapa





1 VIEW CORRIDORS & SCREENING PLANTS  
SCALE: 1" = 20'-0"

---

# Fire Safety COAs

1. Tours and tasting and marketing events shall not occur upon issuance of a Red Flag Warning<sup>1</sup> by the National Weather Service or Napa County Office of Emergency Services, or upon issuance of a Public Safety Power Shutoff (PSPS) Warning by Pacific Gas and Electric (PG&E), when such Warnings have been issued affecting any of the subject parcels of this use permit, including any parcels from which primary and secondary ingress/egress occurs. If Warnings are issued within Napa County, marketing events may take place only if the Project Parcels of this use permit are not located within the boundaries of the Warning order. If a marketing event is occurring at the time a Red Flag Warning or PSPS Warning is issued and takes effect, the event shall be terminated and all attendees and non-essential personnel shall be expeditiously directed off of the property.

o Footnote 1- Red Flag Warnings are issued for weather events that may result in extreme fire behavior that will occur within 24 hours, to alert fire departments of the onset, or possible onset, of critical weather and dry conditions that could lead to rapid or dramatic increases in wildfire activity.

2. Emergency Plan

Prior to the issuance of a Final Certificate of Occupancy and commencement of visitation and marketing activities authorized under this permit, the permittee shall submit for review and approval to the Napa County Fire Marshal and Planning Division a Fire Safety and Evacuation Plan in accordance with Section 403 of the California Fire Code which, includes but is not limited to, winery personnel training, access routes, and an evacuation plan from the winery building, and outdoor areas for winery guests and employees during an emergency event.

