

Planning, Building & Environmental Services

Hagafen Cellars Winery Use Permit Major Modification P19-00121

Emily Hedge



Agenda

- Project Setting
- Approved Entitlements
- Winery Compliance and Use Permit Major Modification Request
- Project Analysis and CEQA Review
- Public Comments
- Planning Commission Proposed Action



Project Setting

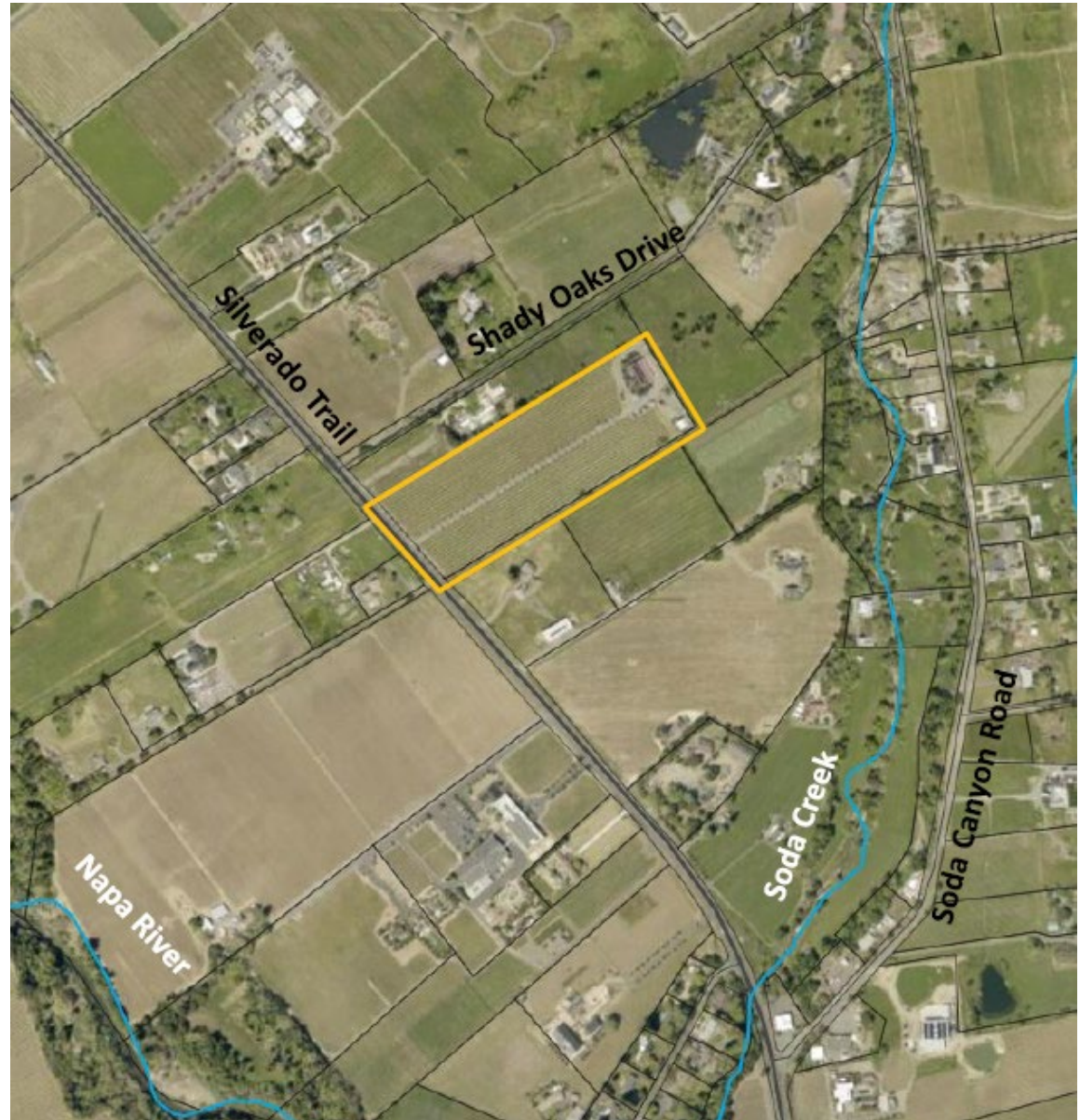
4160 Silverado Trail

APN 039-130-002

12.2 acres

General Plan: Agricultural Resource (AR)

Zoning: Agricultural Preserve (AP)



Approved Entitlements

Use Permit #97219-UP (PC Approval 3/4/98)

- Appealed, Court Cases, Stipulation for Settlement

Use Permit Modification #99477 (ZA Approval 6/16/00)

- Modified the Use Permit to incorporate the provisions of the stipulation
- Conditions of approval replaced the scope and all previous conditions of approval



Approved Entitlements

Use Permit Modification #99477

- 50,000 gallons
- 4,500 s.f. winery building & 360 s.f. tasting room building
- Employees - 5 full-time, 2 part-time, and 5 seasonal
- Visitation - 25 visitors per day (six days per week)
- Marketing Program – 12 events per year





Winery Compliance

County's Code Compliance Program - Resolution No. 2018-164
Code Enforcement Case CE19-00128

Compliance Items

- Days of operation
- Days of retail sales
- Levels of visitation
- Use of a storage room
- Conditions of approval
- annual reporting and noticing
- Widening driveway

Site inspection

- Identified 13 items
- 12 items completed
- 1 pending approval of
this Major Modification
application





Use Permit Major Modification Request

Summary of Operational Changes

Entitled Conditions	Existing Operations
Days of Operation	
6 days per week Monday through Friday and Sunday	7 days per week Monday through Sunday
Days of Retail Sales	
5 days per week Monday through Thursday and Sunday	7 days per week Monday through Sunday
Visitation	
<ul style="list-style-type: none">• 25 visitors per day• 150 visitors per week• 7,825 visitors per year	<ul style="list-style-type: none">• 60 visitors per day• 311 visitors per week• 9,719 visitors per year



Use Permit Major Modification Request

Revisions to Existing Conditions of Approval

Permit No. 99477	Request
COA No. 2	Revise - Remove the requirement for mailing notice of events to identified individuals.
COA No. 3	Revise - Remove the requirement for submitting an annual report of daily visitation counts.
COA No. 15	Remove – Remove the condition requiring submittal of an annual report of grape source data.
COA No. 16	Remove – Remove the condition requiring submittal of an annual statement certifying compliance with grape sourcing requirements.
COA No. 21	Revise - Remove the requirement for submitting an annual report of the number of gallons of wine produced during the year.

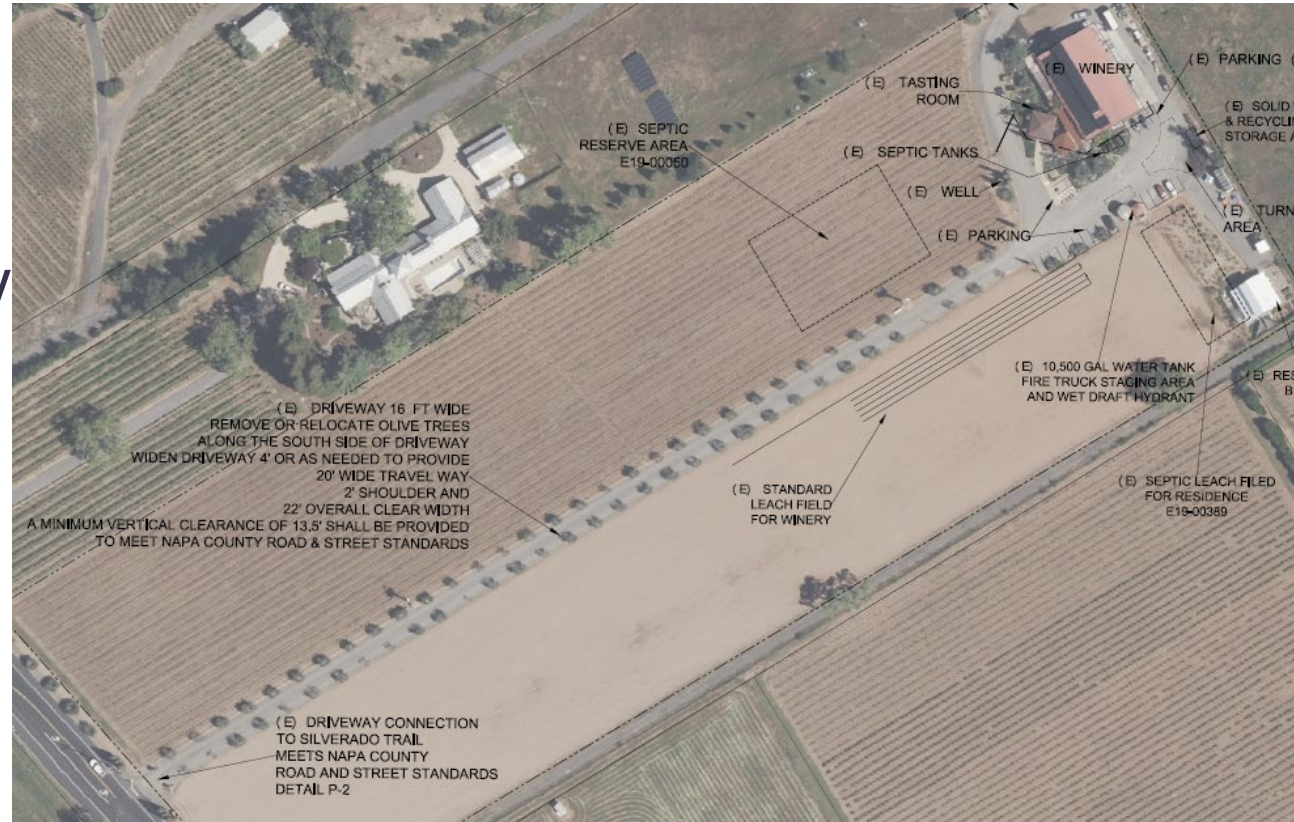


Use Permit Major Modification Request

Physical Improvements

Continue use of an existing storage room for winery storage ~720 s.f.

Widen the existing driveway to meet current Road and Street Standards



Project Analysis

Water System

- Existing transient, non-community water system.
- The recognition of operational levels does not affect the system classification.

Wastewater System

- The existing leach field can accommodate the levels of winery operations proposed to be recognized.
- Require minor repairs to the existing distribution boxes.



Project Analysis

Groundwater Use - Tier 1

- Existing uses: Residence, irrigation, winery production, and winery domestic uses.

Source of Demand	Existing AFY -No Change-
Residence	0.75
Vineyard Irrigation	3
Winery Use Process	1.33
Winery Guests/Employees	0.32
Total	5.40



Groundwater Recharge - Tier 1

- Project well is within the GSA
 - 0.3 AFY or no net increase
 - Allocated recharge 3.66
- No increase in operations beyond 2018 levels.
- COA 4.20.a and 6.15.a
 - Water use cap of 5.4 AFY
 - Monitoring

Project Analysis

Groundwater Use - Tier 2

- Closest neighboring well is approximately 170 ft northwest of the project well
- Lessen potential concern of drawdown in Well 2 by reducing the pumping rate of the project well from the estimated rate of 20 gpm to 17 gpm.
- COA No. 4.20.b will limit the pump rate to 17 gpm.



Project Analysis

Groundwater Use - Tier 3 Equivalent Analysis

- Closest Significant Stream - Soda Creek - approximately 1,150 feet to the east.
- The WAA concluded that the project well satisfies criteria “expected to preclude significant adverse effects on surface waters” as outlined in the County WAA Guidelines.
 - Distance from stream
 - Depth of surface seal
 - Depth of uppermost well perforations



Project Analysis

Public Trust

- Tier 3 Equivalent Analysis was prepared
- The WAA demonstrated that continued use of the well at existing operations would not be expected to have adverse effects on the significant stream.
- Additional measures
 - Added pump flow restriction 17 gpm
 - Added requirement for metering and monitoring water use



CEQA

Staff found the project meets the criteria for eligibility as Categorical Exempt from CEQA.

Categorical Exemptions

- Class 1 “Existing Facilities”
- Class 4 “Minor Alterations to Land”



Public Comments

Comment letters include:

- Letters of Support
- Request for a continuance
- Letter from Water Audit California





Planning Commission Proposed Actions

That the Planning Commission:

1. Find the project Categorical Exempt from CEQA, based on recommended Findings 1 through 3 of Attachment A; and
2. Approve Use Permit Modification P19-00121 based on Recommended Findings 4 through 8 of Attachment A, and subject to the recommended Conditions of Approval in Attachment B.



Thank you

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