



## Legislation Details

---

<b>File #:</b>	23-1920	<b>Version:</b>	1
<b>Type:</b>	Public Hearing	<b>Status:</b>	Agenda Ready
<b>File created:</b>	11/15/2023	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	12/6/2023	<b>Final action:</b>	
<b>Title:</b>	HAYES DRUMWRIGHT / VIDA VALIENTE WINERY / WINERY USE PERMIT #P20-00079		

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological Resources, Cultural Resources, and Transportation. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit to allow a new winery with an annual production capacity of 30,000 gallons per year with the following characteristics: 1) Construction of a new 17,722 sq. ft. winery facility containing 10,762 sq. ft. of production space and 6,960 sq. ft. for accessory uses; 2) Construction of a new 13,675 sq. ft. wine cave containing 11,233 sq. ft. of production space, 1,335 sq. ft. for accessory uses, and 1,107 sq. ft. of water storage; 3) Removal of 0.8 acres of woodland canopy, and the planting/preservation of 2.4 acres of woodland canopy on the project parcel and neighboring parcel under common ownership; 4) Removal of approximately 0.15 acres of vineyard for access improvements; 5) Excavation of approximately 19,400 cubic yards of spoils associated with the cave and construction of structural pads; 6) Onsite parking for 10 vehicles; 7) Up to five (5) full-time employees, two (2) part-time employees and two (2) seasonal employees; 8) On-site domestic and process wastewater treatment systems; 9) Hours of operation seven days a week: production 6:00 a.m. to 6:00 p.m. (non-harvest), visitation 10:00 a.m. to 6:00 p.m. and marketing events 6:00 p.m. to 10:00 p.m. (conclusion of cleanup); 10) Tours and tastings by appointment only for a maximum of 28 visitors per day with a maximum of 120 visitors per week; 11) Establishing a marketing program, which may include catered events, as follows; i) Two (2) Wine and Food Pairings monthly for up to 24 guests; ii) Three (3) Wine Release/Wine Club Events annually for up to 60 guests; iii) Two (2) Large Auction Events annually for up to 125 guests; 12) On-premise consumption of wines produced on-site within outdoor hospitality areas, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004); and 13) Driveway expansion to meet commercial standards, landscaping, and other improvements associated with wineries. The project is located on an approximately 16.93-acre & 1.15-acre parcels within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 407 Crystal Springs Road, St. Helena, CA 94574; APNs: 021-410-013-000 & 021-372-001-000.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration prepared for the project and approve Use Permit Application No. P20-00079-UP, as conditioned.

Staff Contact: Matt Ringel, Planner II, [Matthew.ringel@countyofnapa.org](mailto:Matthew.ringel@countyofnapa.org), (707) 299-1351

Applicant Contact: Hayes Drumwright, 16 Calle Ameno, San Clemente, CA, [Hayesdrumwright@gmail.com](mailto:Hayesdrumwright@gmail.com), (949) 278-1234

Applicant Representative Contact: Donna Oldford, Plans4Wine, [dboldford@aol.com](mailto:dboldford@aol.com), (707) 963-5832

**Sponsors:** Planning Commission

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Recommended Findings, 2. B - Recommended Conditions of Approval, 3. C - Vida Valiente Initial Study and Mitigated Negative Declaration, 4. D - Application and Project Statement, 5. E - Biological Resource Assessment, 6. F - Habitat Restoration Plan, 7. G- Northern Spotted Owl Report, 8. H - Noise Assessment, 9. I - Tier I-III Water Availability Analysis, 10. J - Traffic Impact Report, 11. K- Graphics, 12. L - Winery Comparison Analysis, 13. M - Public Comment, 14. Item 7A Additional Public Comment (added after initial agenda posting).pdf, 15. Item 7A Additional Public Comment (added after meeting).pdf

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------