

Planning, Building & Environmental Services

Diamond Creek Vineyards

1500 Diamond Mountain Road (APNs 020-440-004 and 020-400-012)

Use Permit Major Modification P19-00177

and an Exception to the Napa County Roads and Street Standards



Presented by Kelli Cahill



Presentation Topics

- Site Description
- Permit Request
- Recommendation



Site Description

Project Parcel

1500 Diamond Mountain Road, Calistoga

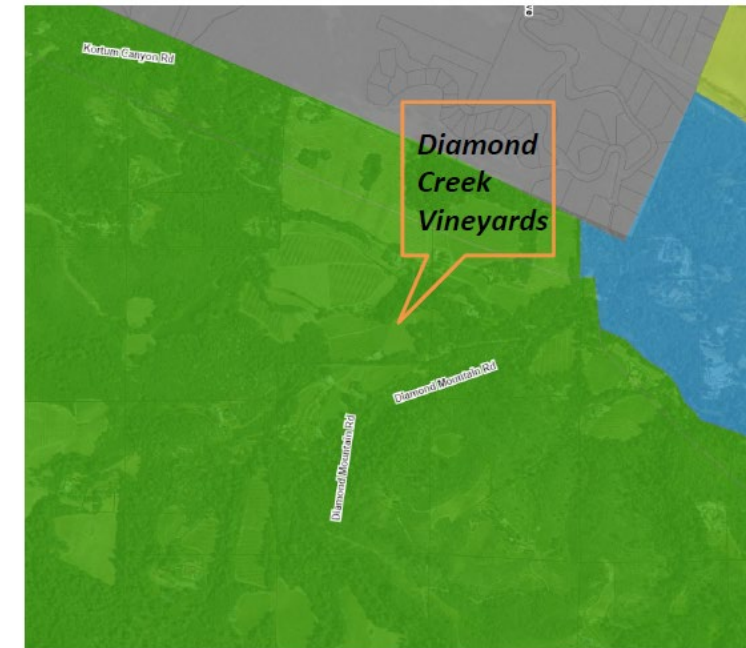
APNs 020-440-004 & 020-400-012

General Plan Designation

Agriculture, Watershed & Open Space
(AWOS)



NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile]

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

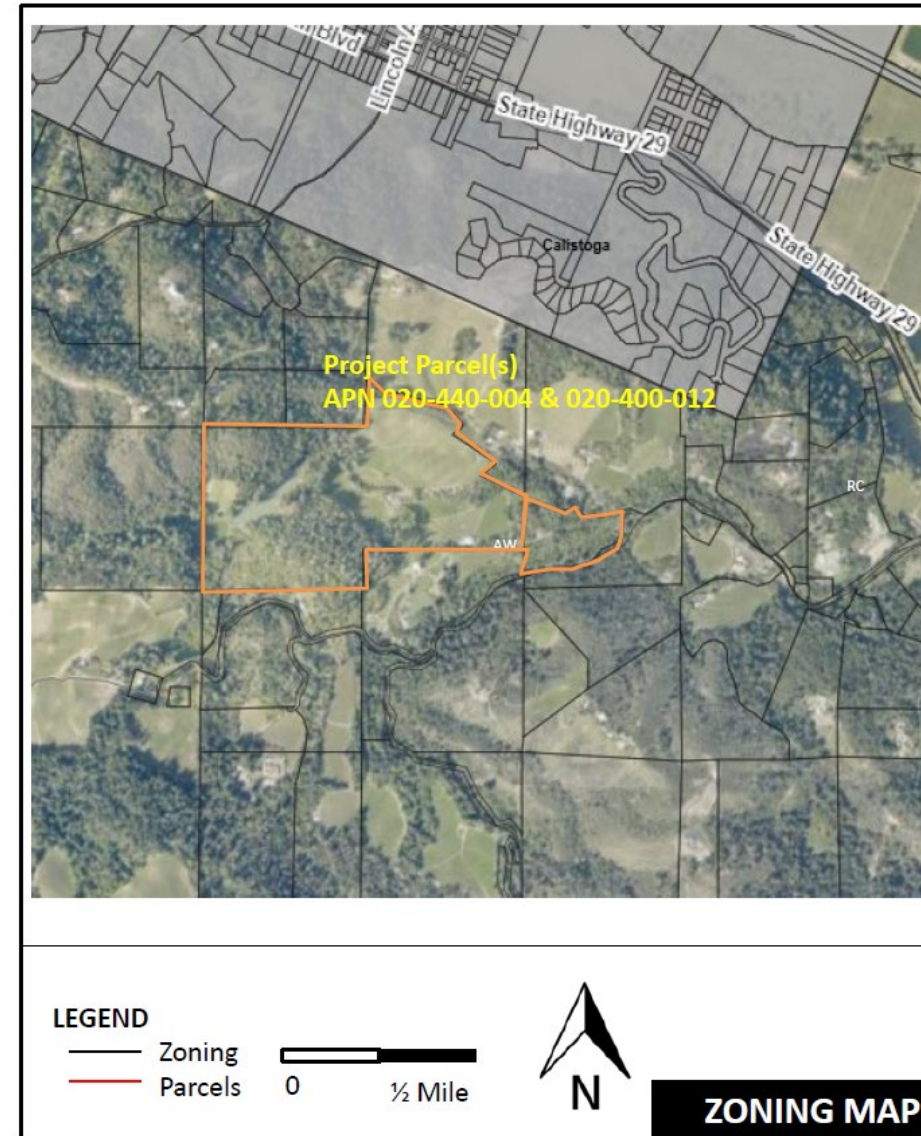
Site Description

Project Parcels

78.12 acres

Zoning

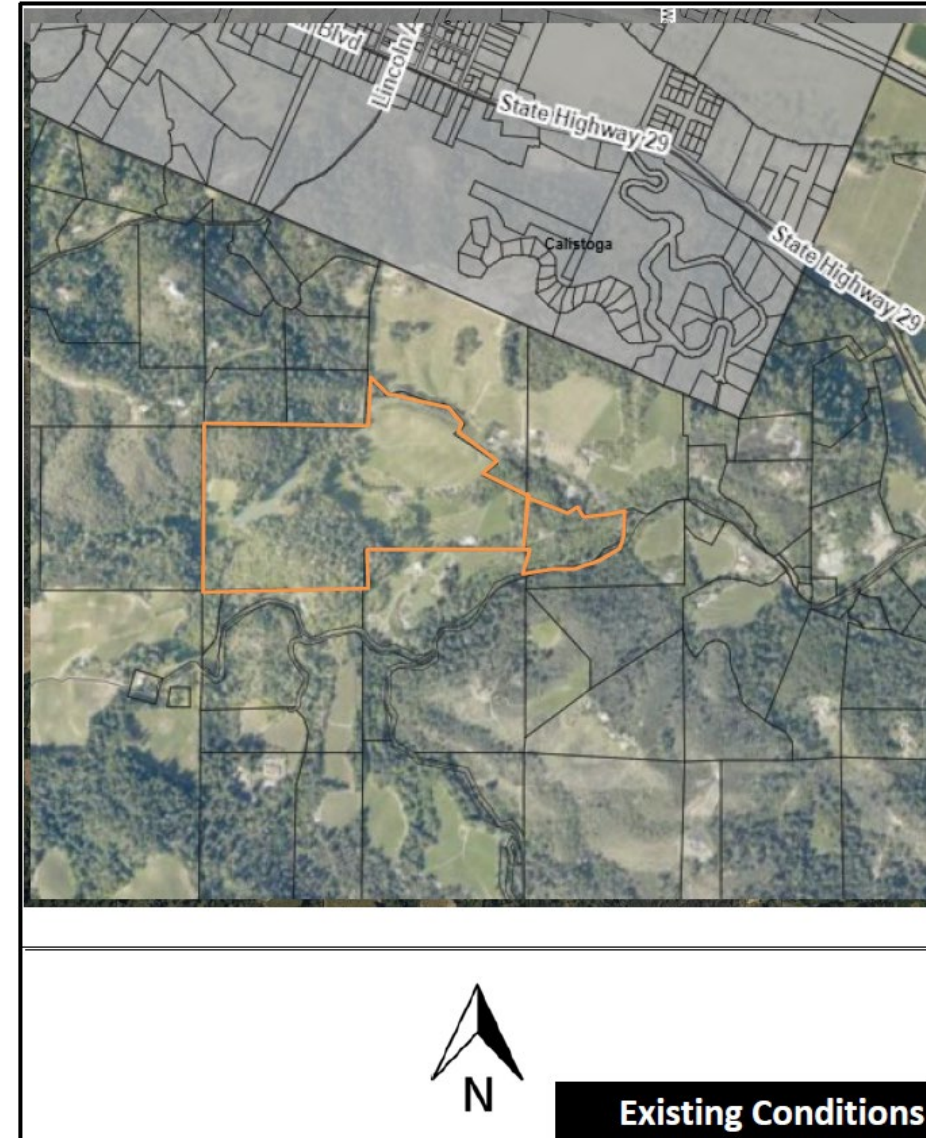
Agricultural Watershed (AW)



Site Description

Project Parcel

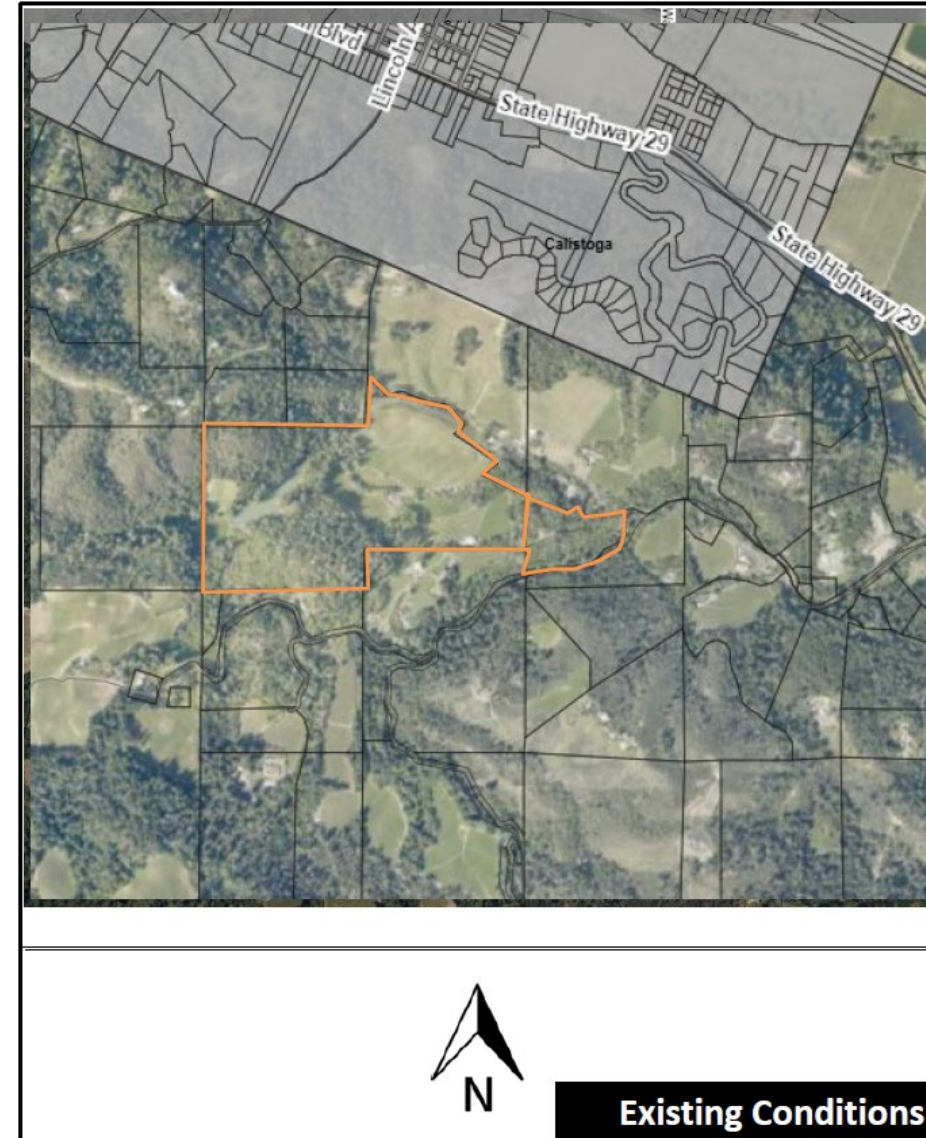
- Winery (APN 020-440-004)
- Single family residence (APN 020-400-012)
- Driveway from Diamond Mountain Road
- Two (2) groundwater wells
- Approximately 25 acres of vineyard
- Reservoir permitted for recreation
- Two additional small landscape pond features



Site Description

Existing Uses:

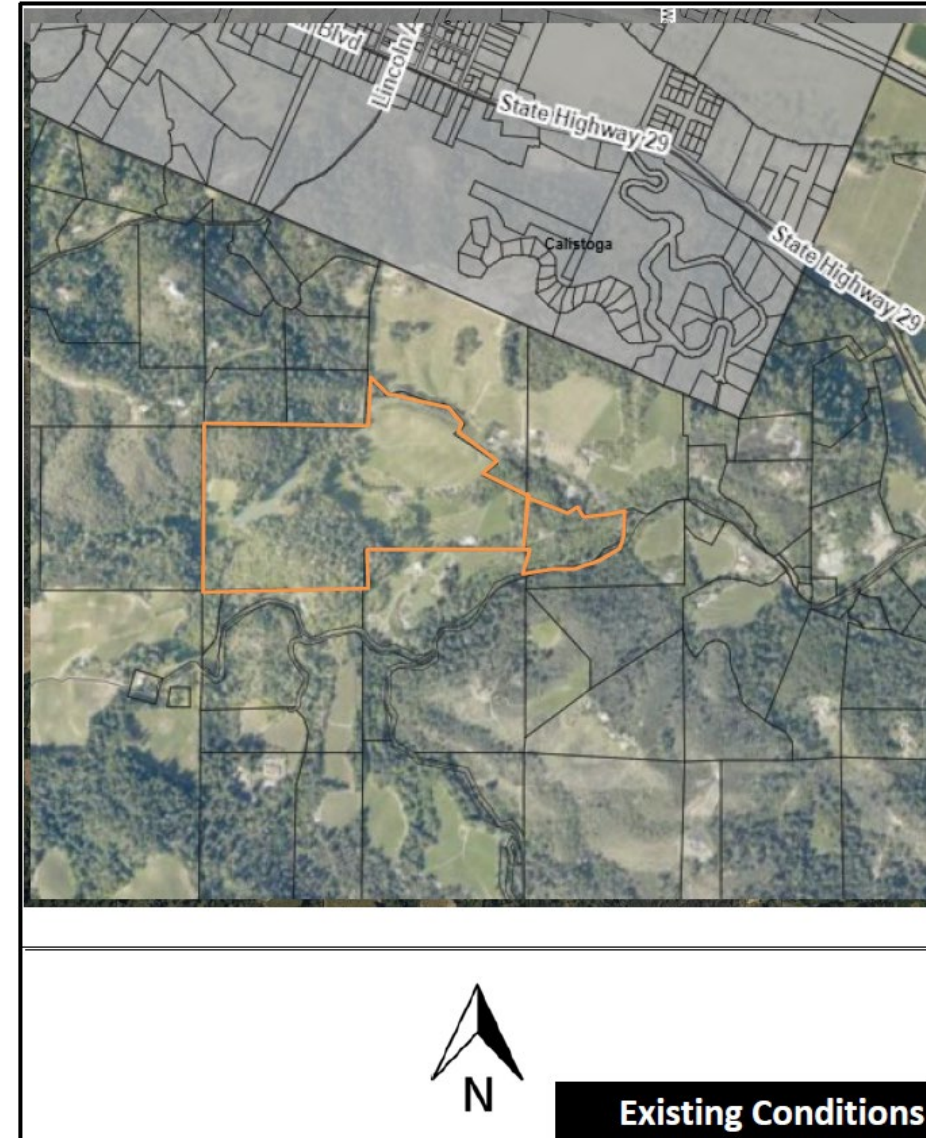
- Winery
- Vineyards
- Two Groundwater wells
- Single Family Residence
- Outbuildings
- Reservoir permitted for recreational
- Two landscape ponds



Site Description

Existing Uses:

- Winery
- Vineyards
- Two Groundwater wells
- Single Family Residence
- Outbuildings
- Reservoir permitted for recreational
- Two landscape ponds



Project Request

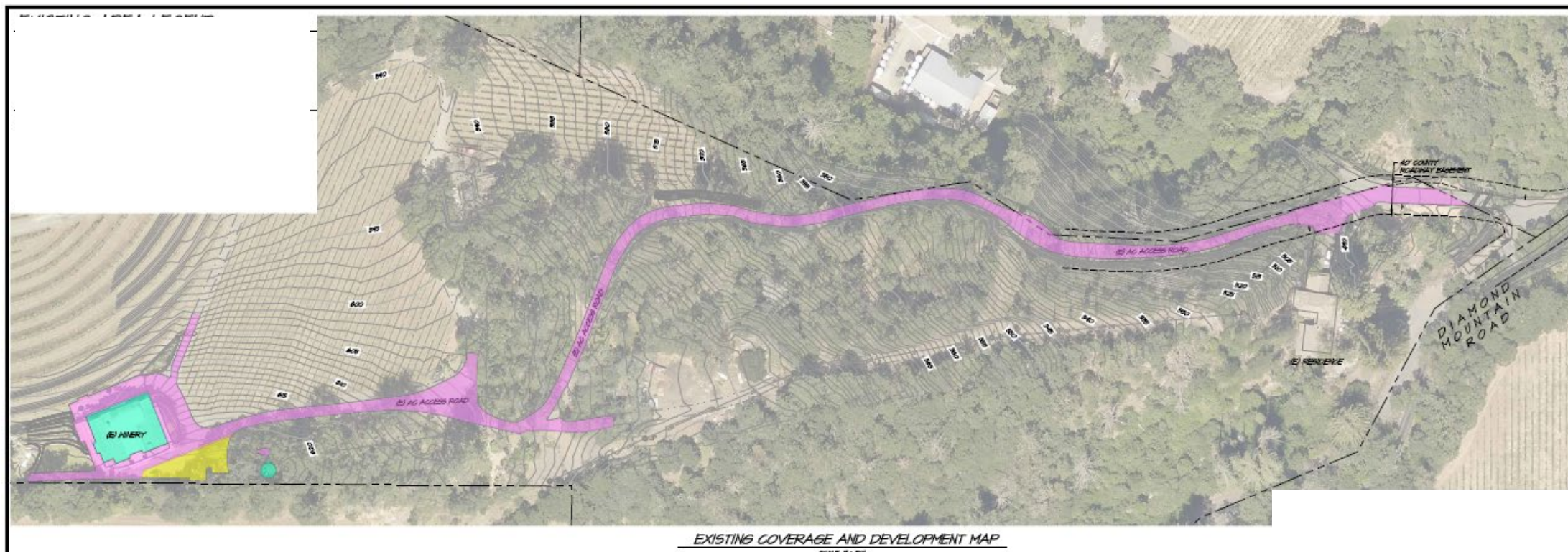
Permitted Conditions	Compliance Program Conditions
Production:	Production:
10000 gallons	10,000 gallons
Visitation:	Visitation:
10 Visitors/Day	22 Visitors/Day
10 Visitors/Week	47 Visitors/Week
520 Visitors/Year	2444 Visitors/Year
Marketing Program:	Marketing Program:
5 Events/year @ max. 100 guests	4 Events/year @ max. 15 guests
	3 Events/year @ max. 25 guests
	1 Event/year @ max. 50 guests
5 Total Events	8 Total Events
500 Total Marketing Guests/Year	185 Total Marketing Guests/Year
Employees:	Employees:
5 full-time employees	6 full-time employees
	2 part-time employees

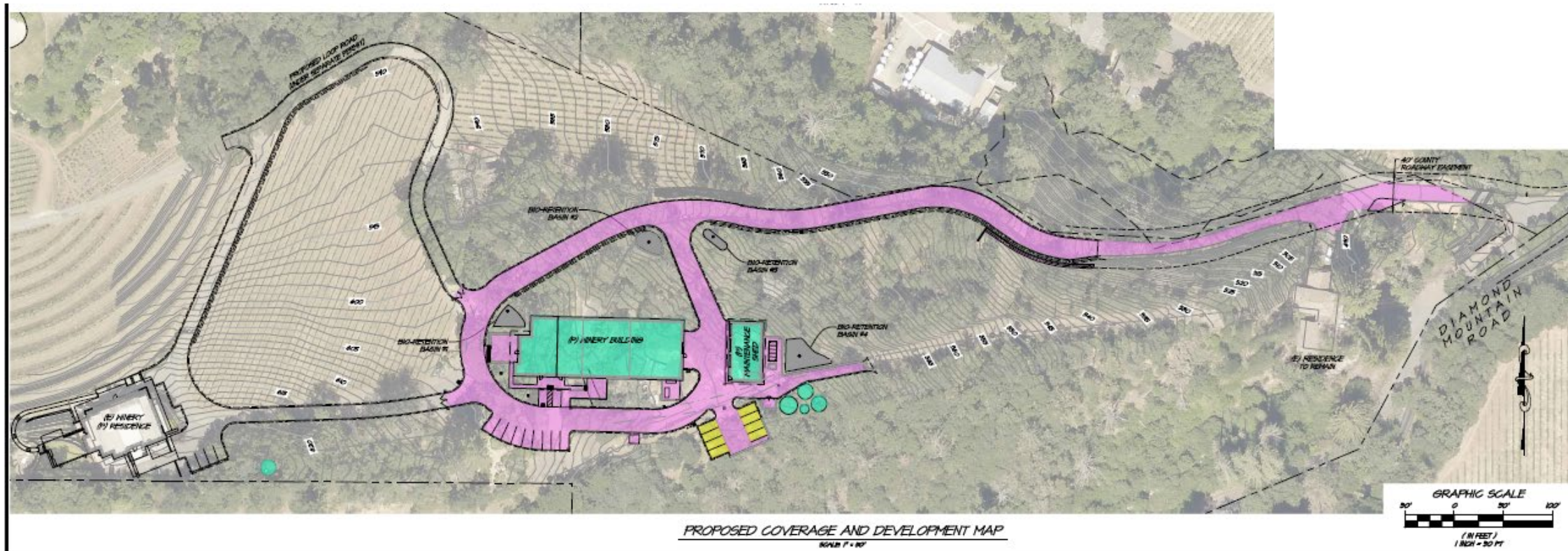


Project Request

Proposed Request Beyond Existing Conditions	Net Change from Entitlements to Requested Conditions
Production:	
25000 gallons	Net increase of 15000 gallons
Visitation:	
10 Visitors/Day	Net increase of 0 Visitors/Day
60 Visitors/Week	Net increase of 50 Visitors/Week
3120 Visitors/Year	Net increase of 2600 Visitors/Year
Marketing Program ¹	
10 events/year with up to 12 one-way vehicle trips	
1 event/year with up to 20 one-way vehicle trips	
11 total events	Net increase 6 Total Events
10 events with between 28.8 and 33.6 guests	
1 event with between 48 and 56 guests	Net decrease in Marketing guests of between 108 to 164
8 full time employees	Net increase of 3 full-time employees
2 part-time employees	Net increase of 2 full-time employees
¹ number of occupants per vehicle	
2.4 persons per vehicle weekday	
2.8 persons per vehicle weekend	

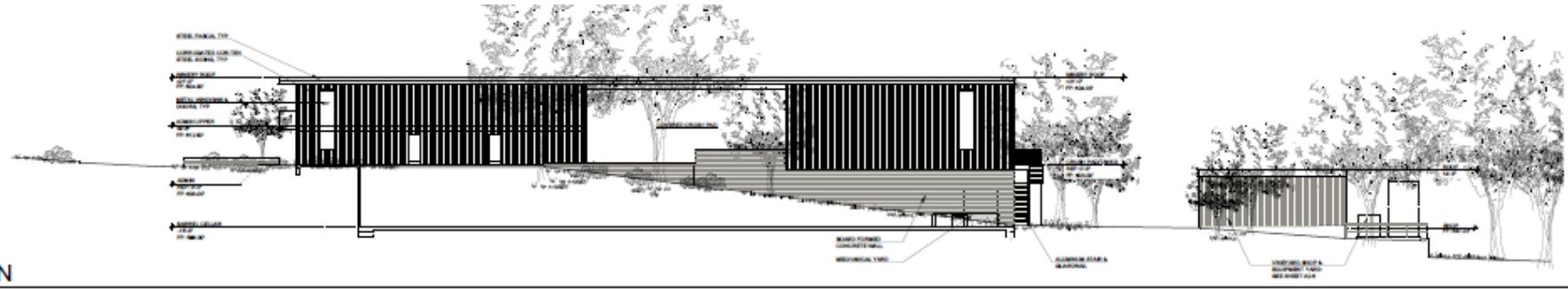








New Winery Building and Agricultural shop



SOUTH ELEVATION



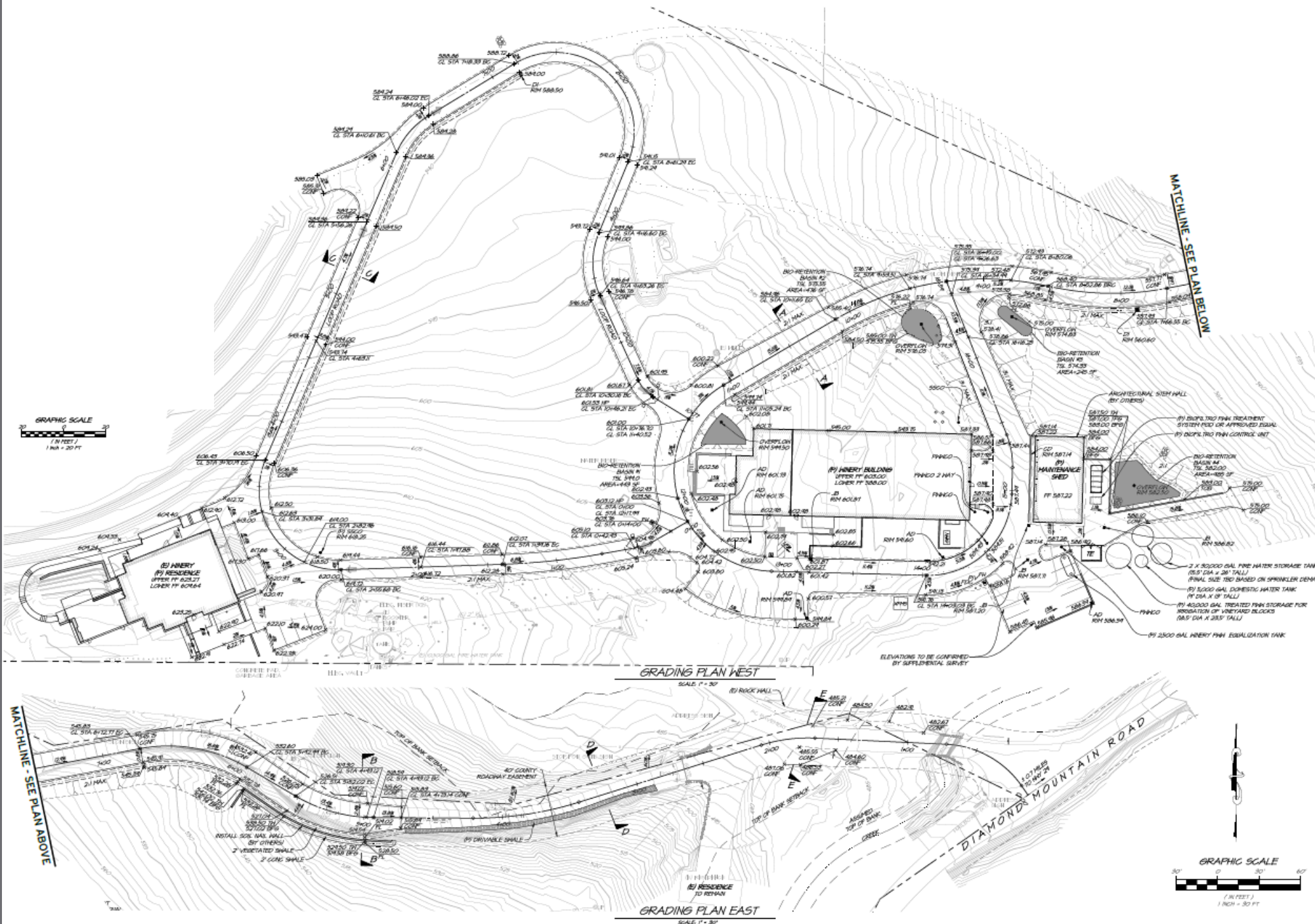
NORTH ELEVATION



New Winery Building and Agricultural shop



Driveway Improvements & Request for Exception to the Road and Street Standards



Exception to the Napa County Roads and Street Standards

Applicant is requesting an exception to the RSS to allow selective widening to two road segments (Stations STA 0+50 – 1+80, and STA 2+40 – 4+73) where environmental constraints prevent widening to full commercial road standards that require a minimum width of 22 feet.

- STA 0+50 to 1+80 - The existing historic bridge has a 13.7' clear width. This 130-foot linear section of existing roadway is adjacent to a natural blue line stream. Widening the roadway to a minimum of 22 feet would result in earth disturbance and grading within the stream setback. The applicant is proposing turnouts with clear sight lines on either side of the bridge.
- STA 2+40 to 4+73 - The existing road in this area is approximately 15' clear and includes an existing access gate that has a clear width opening of 15.5'. This 233-foot linear section of existing roadway is adjacent to a steep slope and several large mature native trees. Widening the roadway to a minimum 22 feet would result in the grading on slopes over 50% and earthwork near the stream setback.



Water Use

Tier 1:

- Parcel Specific Recharge: maximum recharge was calculated at 10.83 feet per acre per year within a 73.26 acre area based on slopes ranging from 5 to 30%. Areas over 30% were excluded.

Tier 2:

- There are no offsite neighboring wells located within 500 feet of the onsite wells; therefore, a Tier 2 analysis was not required.

Tier 3:

- Well #1 and the replacement well are both located within 1,500 feet of a significant stream, requiring a Tier 3 analysis. Due to the proximity of Well #2, the Water Availability Analysis assumed connectivity to the stream. Through modification to winery and farming operations, the proposed project would result in a reduction in groundwater use as explained in the following Table. Additionally, all wells will be metered as recommended within Attachment B Conditions of Approval.



Usage Type	Existing Use (af/yr)	Proposed Interim Usage (af/yr)	Proposed Standard Usage (af/yr)	Proposed Reduced Usage (af/yr)
Vineyard				
Irrigation – well	10.75	9.66	9.66	8.95
Irrigation – Recycled process Wastewater (credit)	0	0	-0.46	-0.46
Landscaping	0.05	0.05	0.13	0.13
Residential				
Existing	0.75	0.75	0.75	0.75
Proposed	0	0	0.75	0.75
Winery				
Process Water	0.22	0.22	0.54	0.46
Domestic Water	0.15	0.15	0.17	0.17
Totals (af/yr)	11.92	10.83	11.54	11.75
Estimated Water Recharge (af/yr)	46.15	46.15	46.15	46.15



Water Use

Wastewater

- There is an existing winery waste treatment system with two 1,500 gallon septic tanks, one for production and one for domestic waste flows. There is an existing septic system serving the existing residence.
- The existing residential leach field is located, in part where the new winery will be constructed. Therefore, the proposed winery wastewater treatment system will treat process waste and domestic wastewater. The new system would include a biofiltro system or equivalent to separately treat and disperse winery process waste. This would include the proposed 0.46 of treated process waste used for vineyard irrigation.
- The system includes three possible options. The existing winery domestic septic tank is located within a man-made pond, which would be drained and filled in, abandoned and replaced, or use the existing winery leach lines to serve the proposed residence. The final system proposal will need to be submitted to the Environmental Health Division for review and approval prior to issuance of a building permit.



Biological Resources

- The proposed project would result in the removal of mixed oak woodland with approximately 120 trees to be removed as part of the driveway improvement and construction of the new winery structure. Consistent with County Code and General Plan policies, the project will preserve through deed restriction 4.8 acres of similar habitat onsite as required by Mitigation Measure BIO-1.
- The project includes grading and construction that has the potential to disturb nearby animals and bird species which has been mitigated through pre-construction surveys to identify if present and avoid any direct or indirect impacts. Mitigation Measures BIO-3 through BIO-5 are required for nesting migratory birds, Northern Spotted owl and bats avoidance.
- Similarly, ground disturbance may result in disturbance of plant species identified during record search. As part of the project, pre-construction plant survey has been required and included as Mitigation Measure BIO-2



Parcel Access & Traffic

- The parcel as previously mentioned, is accessed from Diamond Mountain Road via a private shared driveway, before turning west along a private driveway serving the winery.
- The project would not generate more than 110 daily trips, so a full operational Traffic Impact Study was not required or prepared.
- A Sight Distance assessment was completed, which concluded adequate line of sight from the shared access to/and from Diamond Mountain Road. The report was reviewed and assumptions found acceptable by Public Works Transportation Engineer.



Public Comments

- Two public comment letters prior to publication of the Agenda are included in Attachment P of the Staff Report.
- On January 13th, staff received a comment letter from the California Department of Fish and Wildlife (CDFW) and provided by the Meeting Clerk. Mitigation Measure BIO-2 as written addresses the recommendation made by CDFW.



Staff Recommendation

- Adopt the Mitigated Negative Declaration and the recommended MMRP based on recommended Findings 1-7 in Attachment A;
- Approve an Exception to the Napa County Roads and Street Standards based on recommended Findings 8-9 in Attachment A;
- Approve Use Permit Major Modification P19-00177 based on recommended Findings 10-14 in Attachment A;
- 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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