

Planning, Building & Environmental Services

The Winery at Mount Veeder

Use Permit P22-00241

Exception to the Conservation Regulations P25-00088-UP,
and an Exception to the Napa County Roads and Street Standards

Presented by Kelli Cahill



Presentation Topics

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



Existing Setting

Project Parcel

1300 Mt. Veeder Road, Napa,

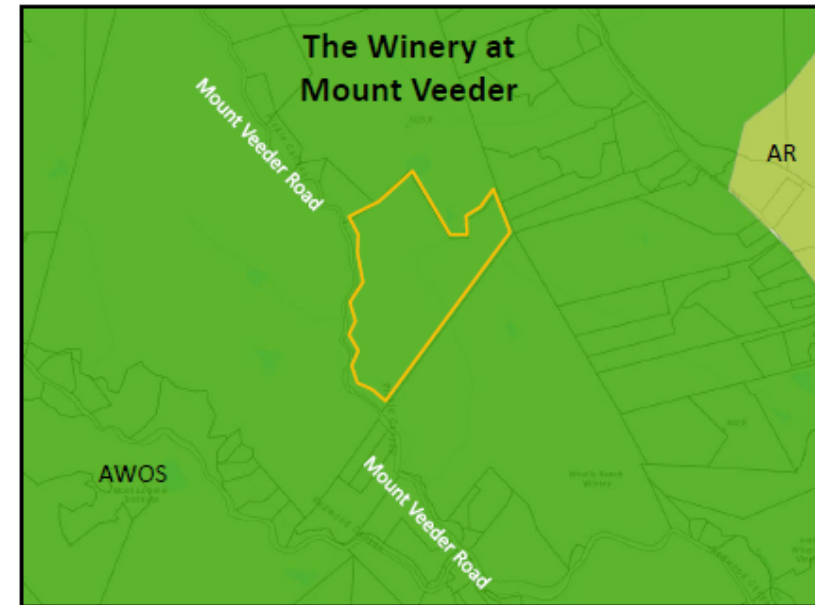
APN 034-230-029

General Plan Designation

Agriculture, Watershed & Open Space
(AWOS)



NAPA COUNTY LAND USE PLAN 2008 – 2030



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 ADL-114.1 regarding agricultural land use designations
The Winery at Mount Veeder APN: 034-230-029 Map Date: 03-27-2025

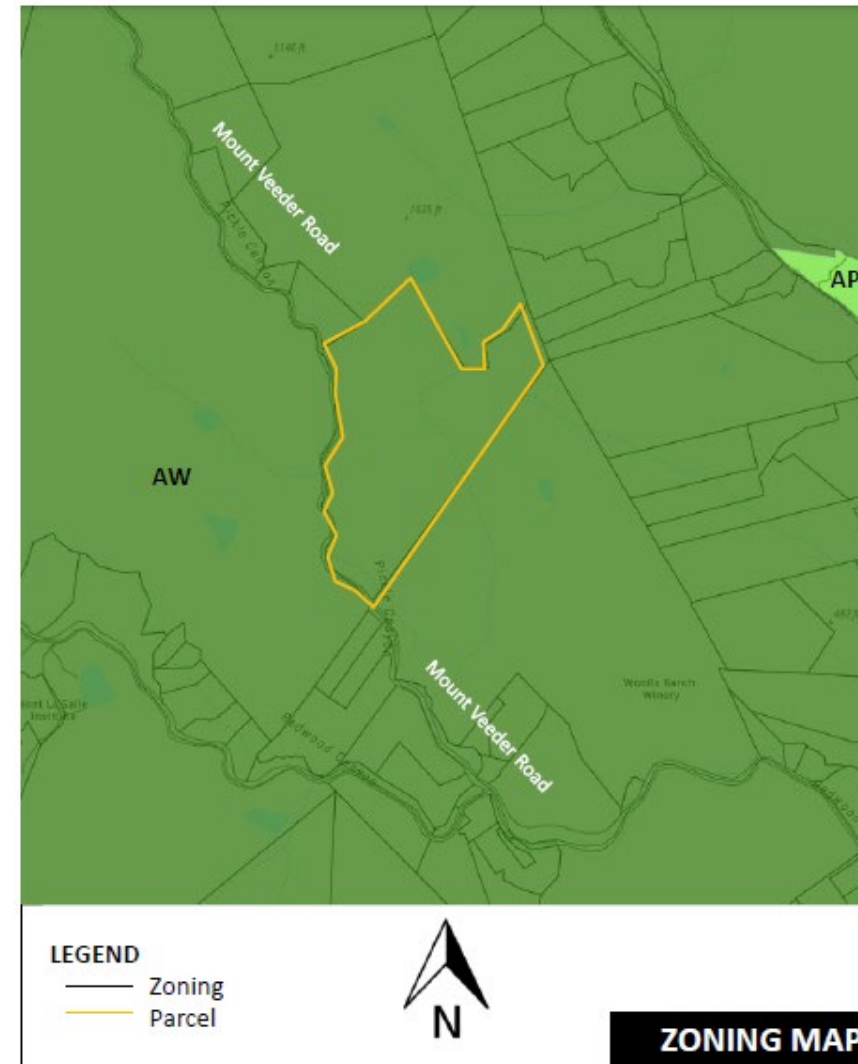
Existing Setting

Project Parcel

114.9 acres

Zoning

Agricultural Watershed (AW)



The Winery at Mount Veeder

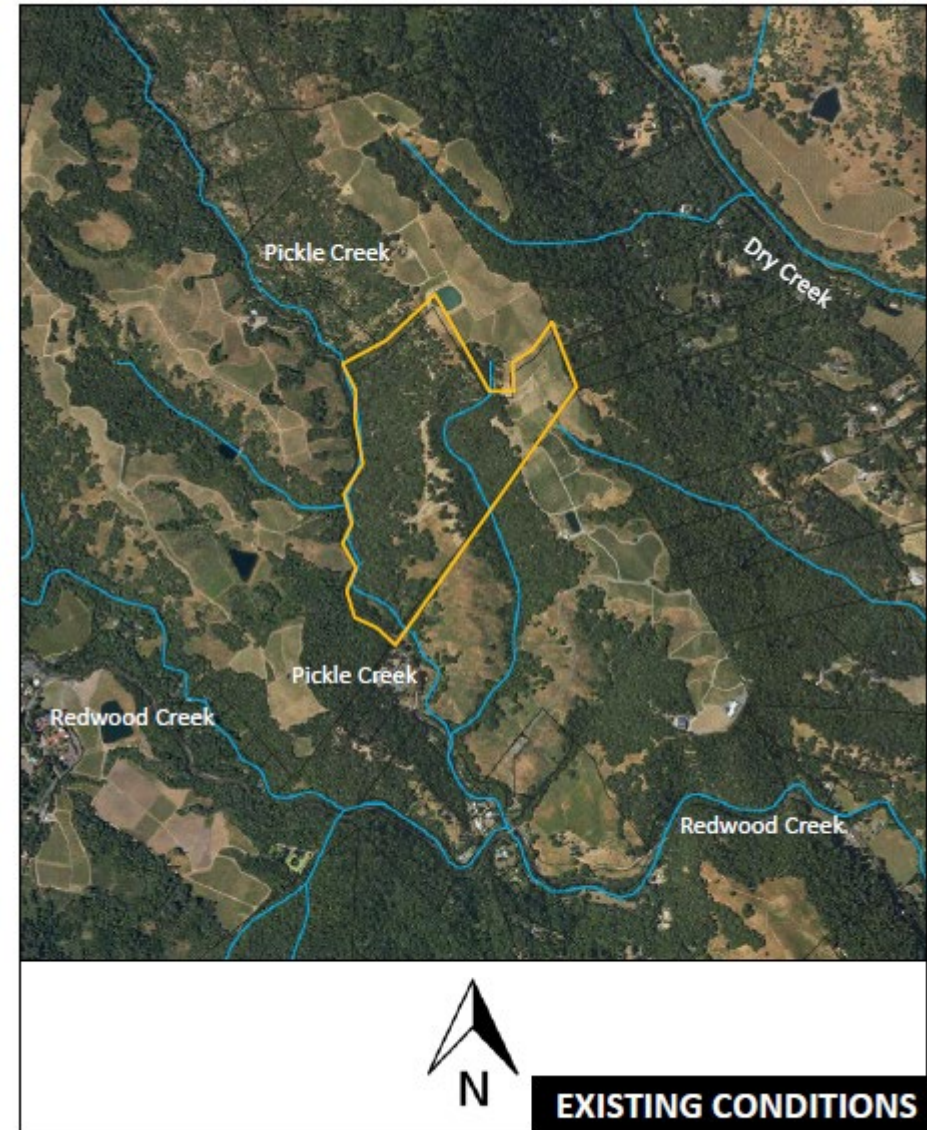
APN: 034-230-029

Map Date: 03-27-2025

Existing Setting

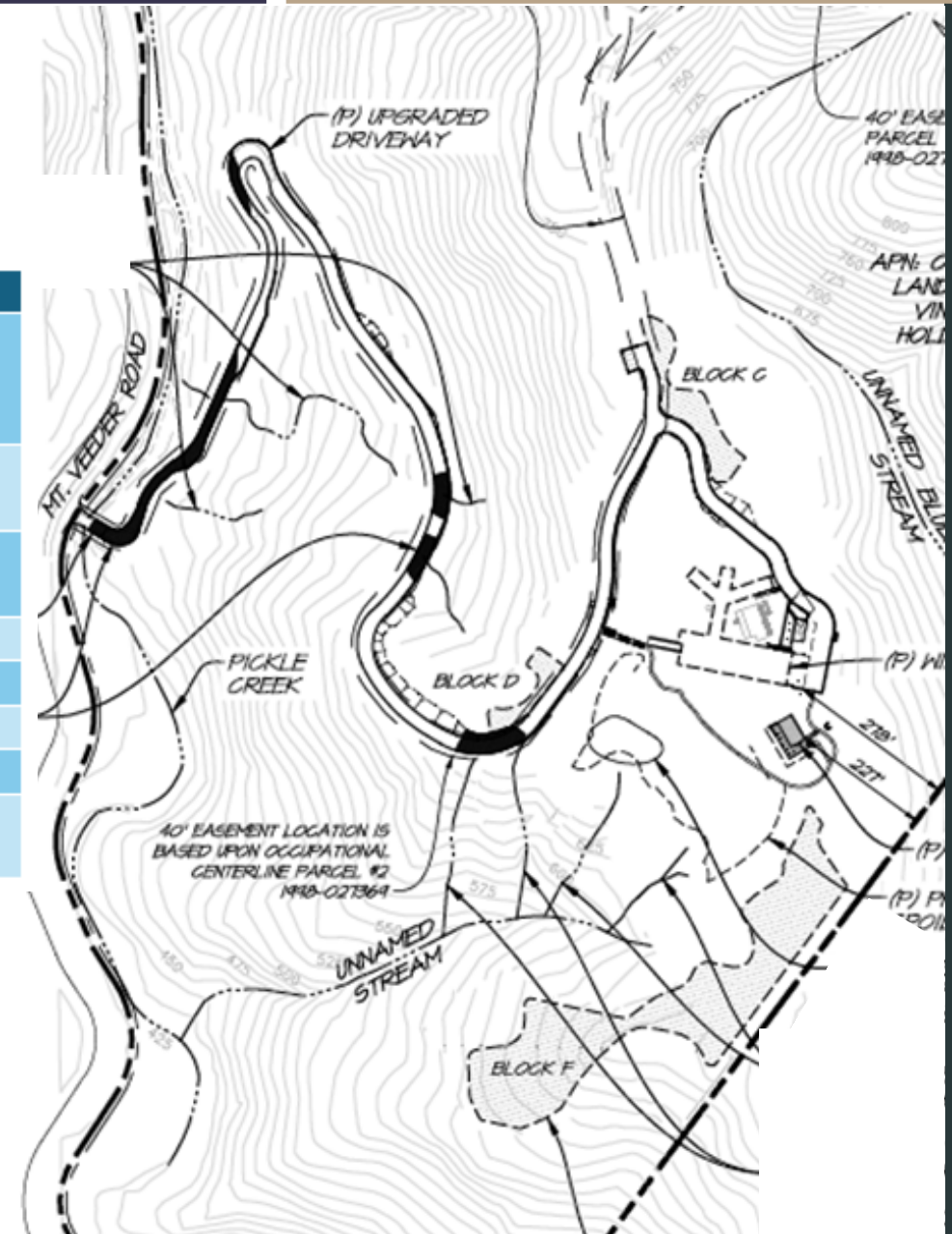
Project Parcel

- Single Family Residence
- Driveway with existing bridge crossing Pickle Creek
- 10,000 gallon water storage tank
- Three (3) groundwater wells
- 5.87 acres of planted vines, of an approved 13.62 acre vineyard erosion control plan

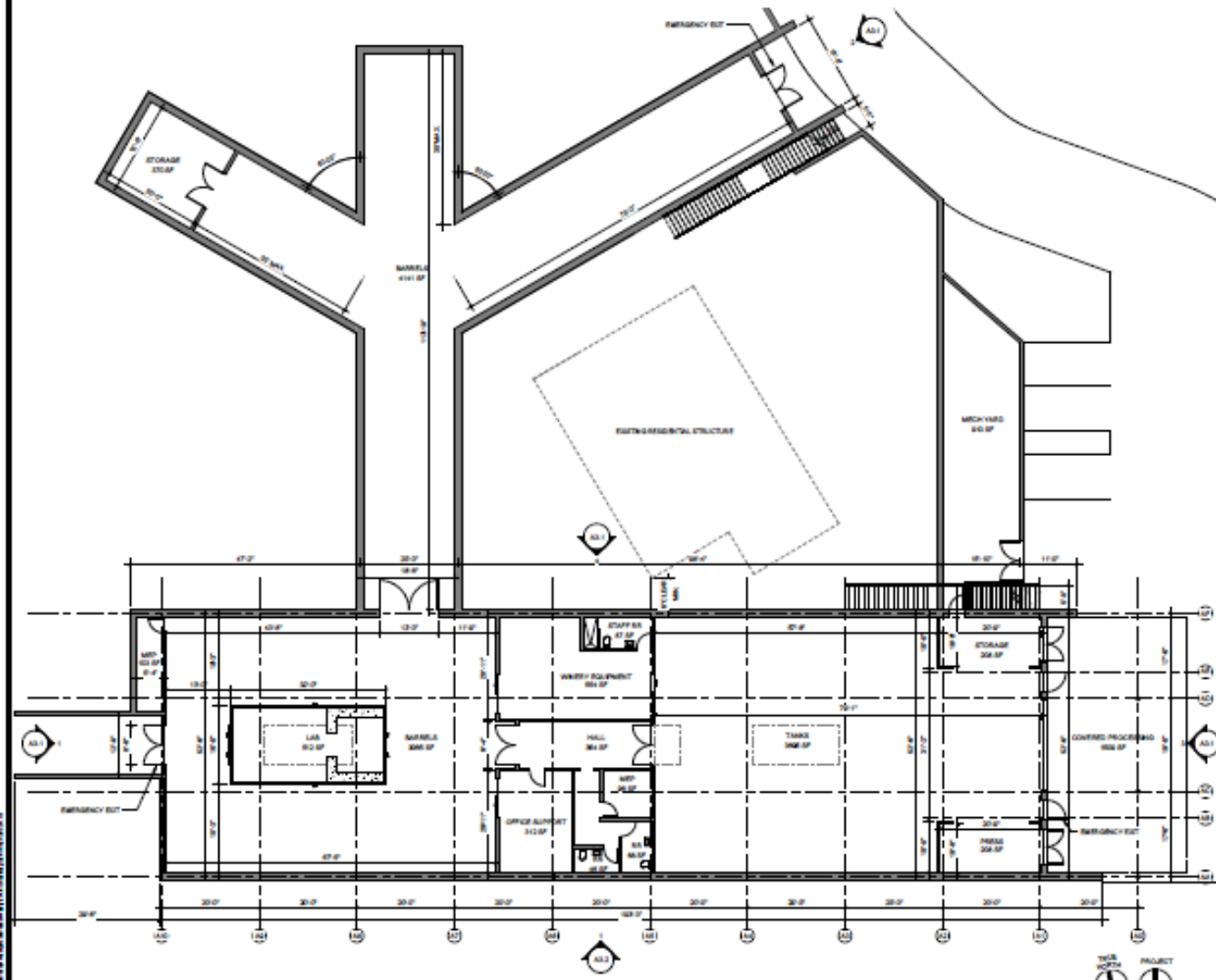


Project Request

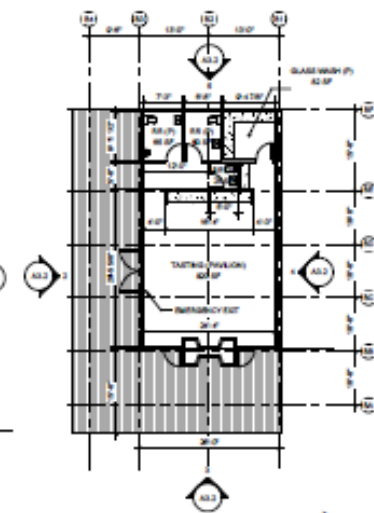
	Proposed Request
Visitation	18 Visitors / Day 126 Visitors / Week 936 Visitors / Year
Marketing Program	8 small events / year with a maximum of 25 guests 1 small event / year with a maximum of 50 guests
Employees	2 full-time 2 part-time
Building Size	1,052 sf Hospitality Pavilion
Cave Size	13,754 sf
Production	25,000 gallons
Operating Hours	7 days a week 10:00 a.m. to 6:00 p.m.
On-Site Consumption	Outdoor hospitality areas under overhang of Pavilion







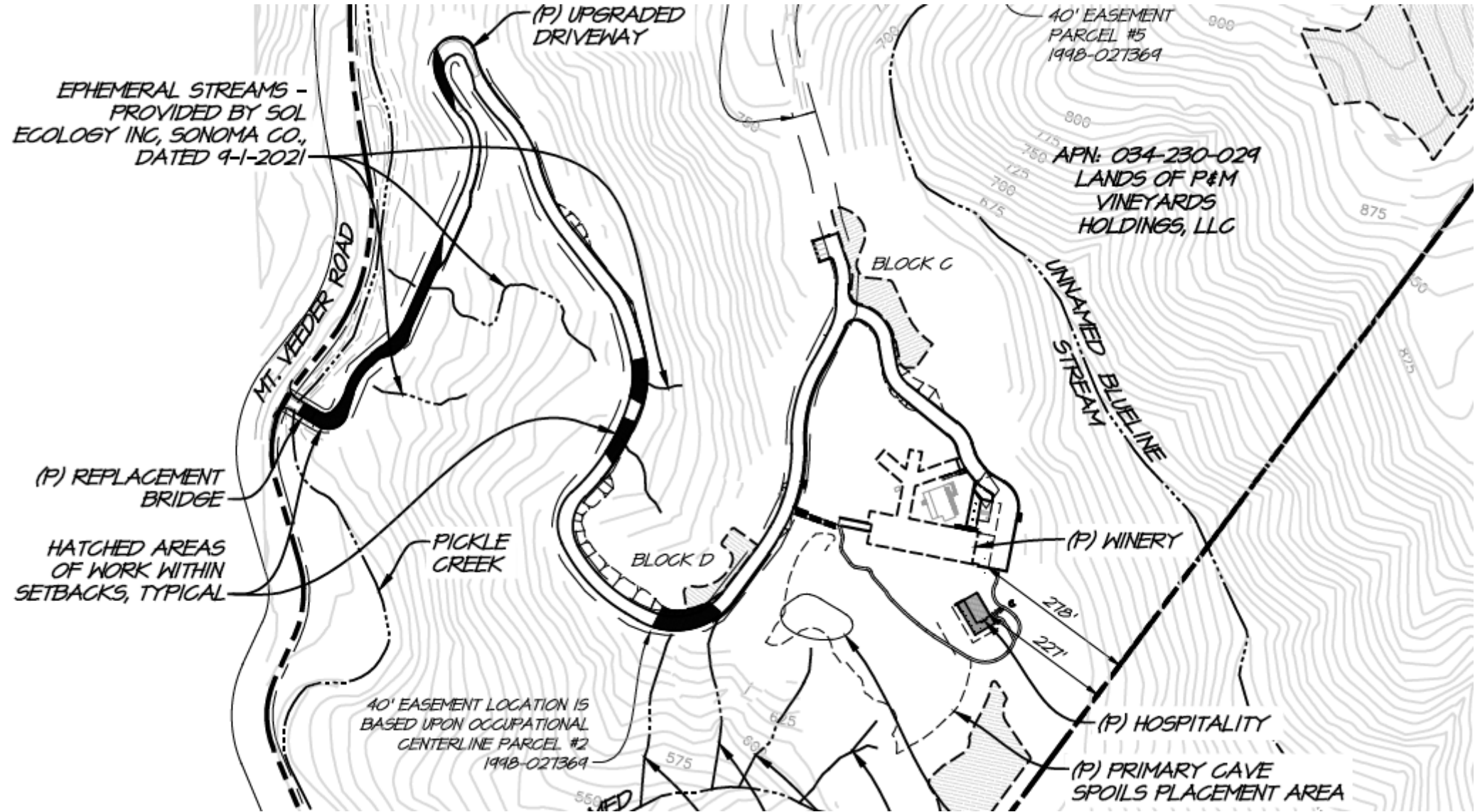
2 FLOOR PLAN - WINERY
SCALE: 3/32" = 1'-0"



1 FLOOR PLAN - PAVILION
SCALE: 3/32" = 1'-0"



EPHEMERAL STREAMS -
PROVIDED BY SOL
ECOLOGY INC, SONOMA CO.,
DATED 9-1-2021



Water Use

Usage Type	Existing Usage	Usage w/ Approved ECP	Proposed Usage
Irrigation			
Vineyard – New Well	2.94*	6.87	6.87
Vineyard – Process Wastewater	0.000	0.00	-0.270
Landscaping	0.000	0.00	0.125
Winery (Well A)		0.00	
Process Water	0.000	0.00	0.384
Domestic Water	0.000	0.00	0.116
Residential (New Well)	0.403	0.403	0.403
Total (Acre-ft per Year)	3.343	7.273	7.691

Note:

- The total water demand for vineyard irrigation was approved for 6.87 af/yr under P19-00080-ECP when fully developed out to 13.62 acres. The vineyard development is currently only developed out to 5.87 acres*.



Water Use

Tier 1:

- Parcel Specific Recharge: maximum recharge was calculated at 10.3 acre feet per acre per year excluding area of the 114.87 acre parcel where lands exceed 30% slopes.

Tier 2:

- There are three existing wells on the project parcel. Well A the project well is located within 500 feet of three offsite neighboring wells with no evidence of offsite springs.
- A 24-hour pump test was performed in 2017 that did not result in a significant drawdown of either the onsite New Well or the two neighboring wells that existed at the time of testing. A new neighboring well was drilled in 2018 and the WAA provided subsequent analysis of drawdown data provided by the neighbor concluding that the drawdown measured does not exceed the criterion described in Table F-1 of the County WAA Guidelines (Napa County, 2015).

Tier 3:

- Well A (project well) is located outside of the 1,500 foot distance to the nearest Significant Stream buffer; therefore, a Tier 3 was not required. Therefore, no harm to public trust resources would occur.



Wastewater

- There is an existing septic system serving in the residence which will remain separate from the winery wastewater treatment system.
- The proposed winery wastewater treatment system will treat the domestic wastewater through a Biofiltration system or equivalent. Treated wastewater will then be stored in a 10,000 gallon storage tank with treated water applied to 1.33 acre area within the vineyard through drip irrigation. 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.



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



Biological Resources

- As part of the project, improvements to the driveway and replacement of the existing bridge crossing Pickle Creek has the potential to impact several wildlife species that have the potential to utilize Pickle Creek. As a result, seven (7) mitigation measures have been incorporated into the project. These measures will reduce potential impacts during construction activities.
- As previously identified during preparation of the Erosion Control Plan, there is Purple needlegrass within the proposed landslide repair. As part of the project, Mitigation has been incorporated that will reestablish this species within the landslide repair and fencing additional Purple needlegrass in the area of development to ensure protection.
- On May 25, 2025, CDFW submitted a comment letter requesting additional mitigation be incorporated for potential Northern Spotted Owl habitat. The measures include pre-construction assessment to determine if there is habitat in the area of the project site, and replacement of any trees removed as part of the project that have been identified as potential NSO habitat.



Traffic

The project is not would generate fewer than 40 daily trips, so a full operational Traffic Impact Study was not required or prepared. The Transportation Impact Study focused on:

- site access
- line of sight entering and existing the driveway
- Safety
- Parking

This brings me to our next topic, the request for an Exception to the Conservation Regulations in the form of a Use Permit.

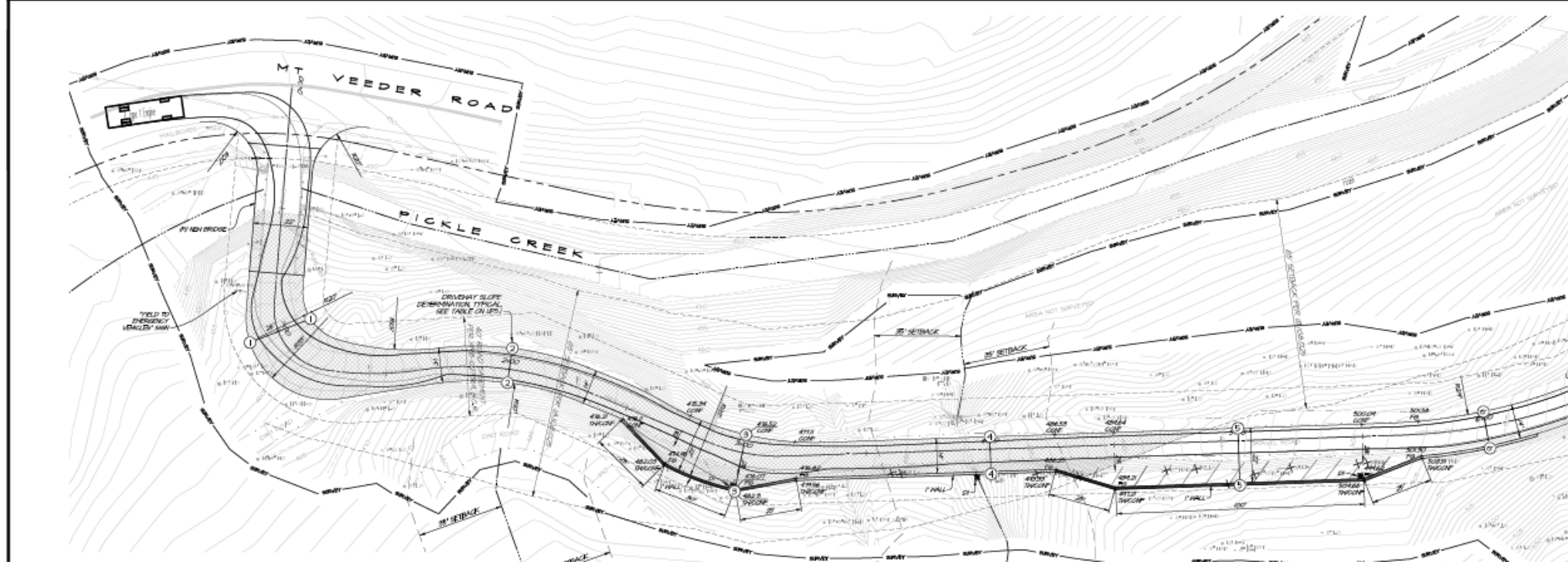


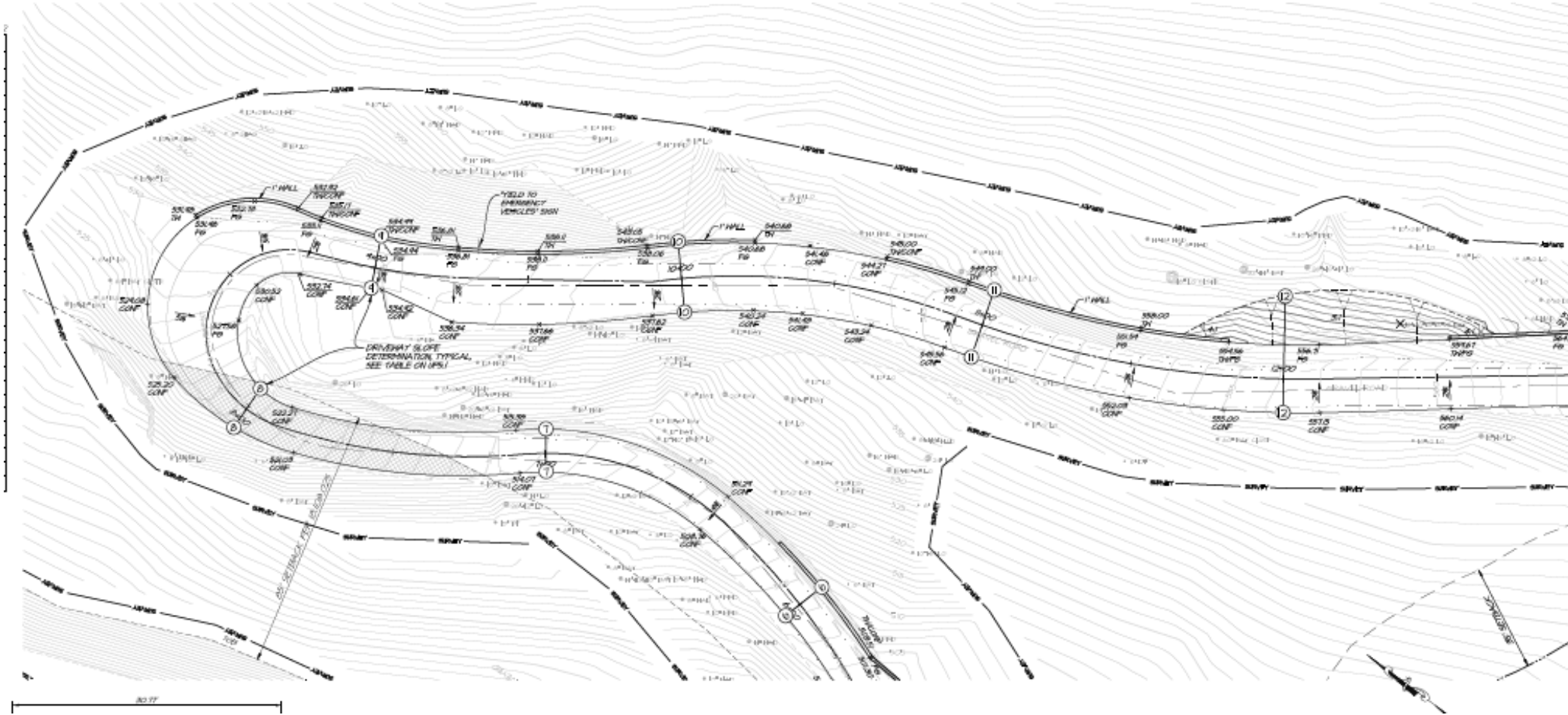
Exception to the Conservation Regulations

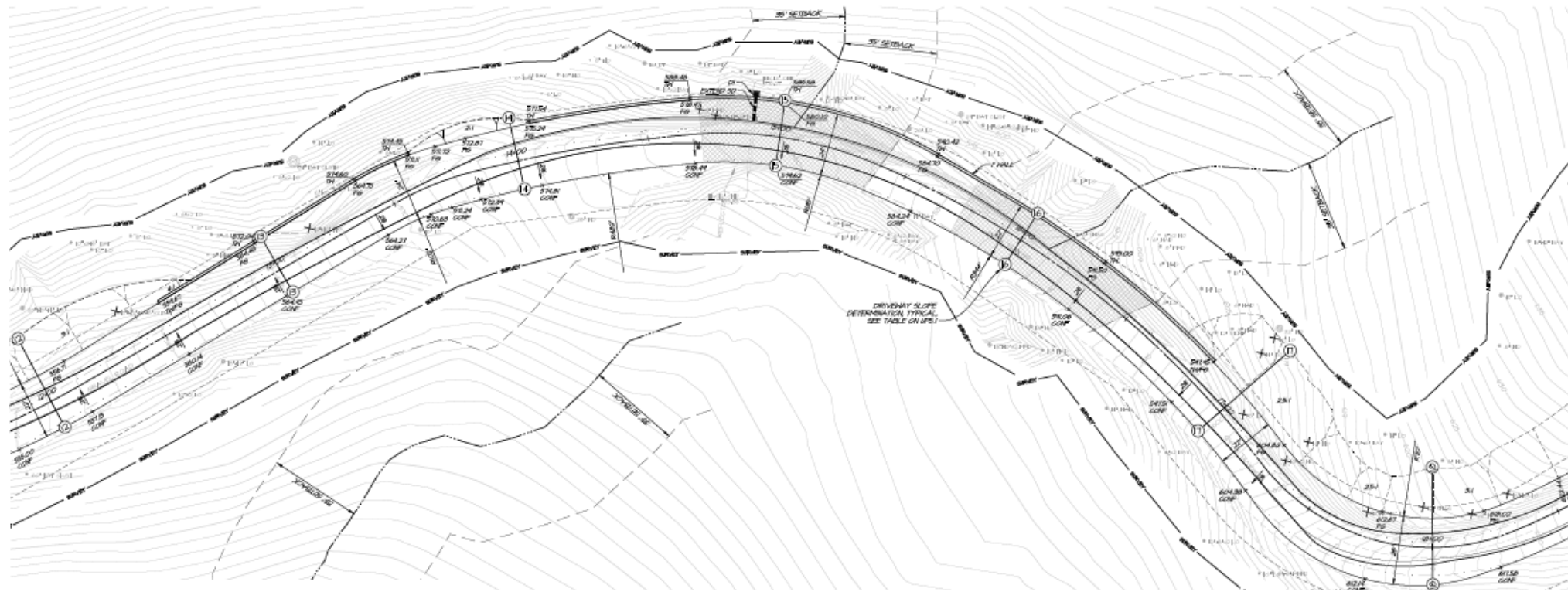
Replacement Bridge and Driveway Improvements

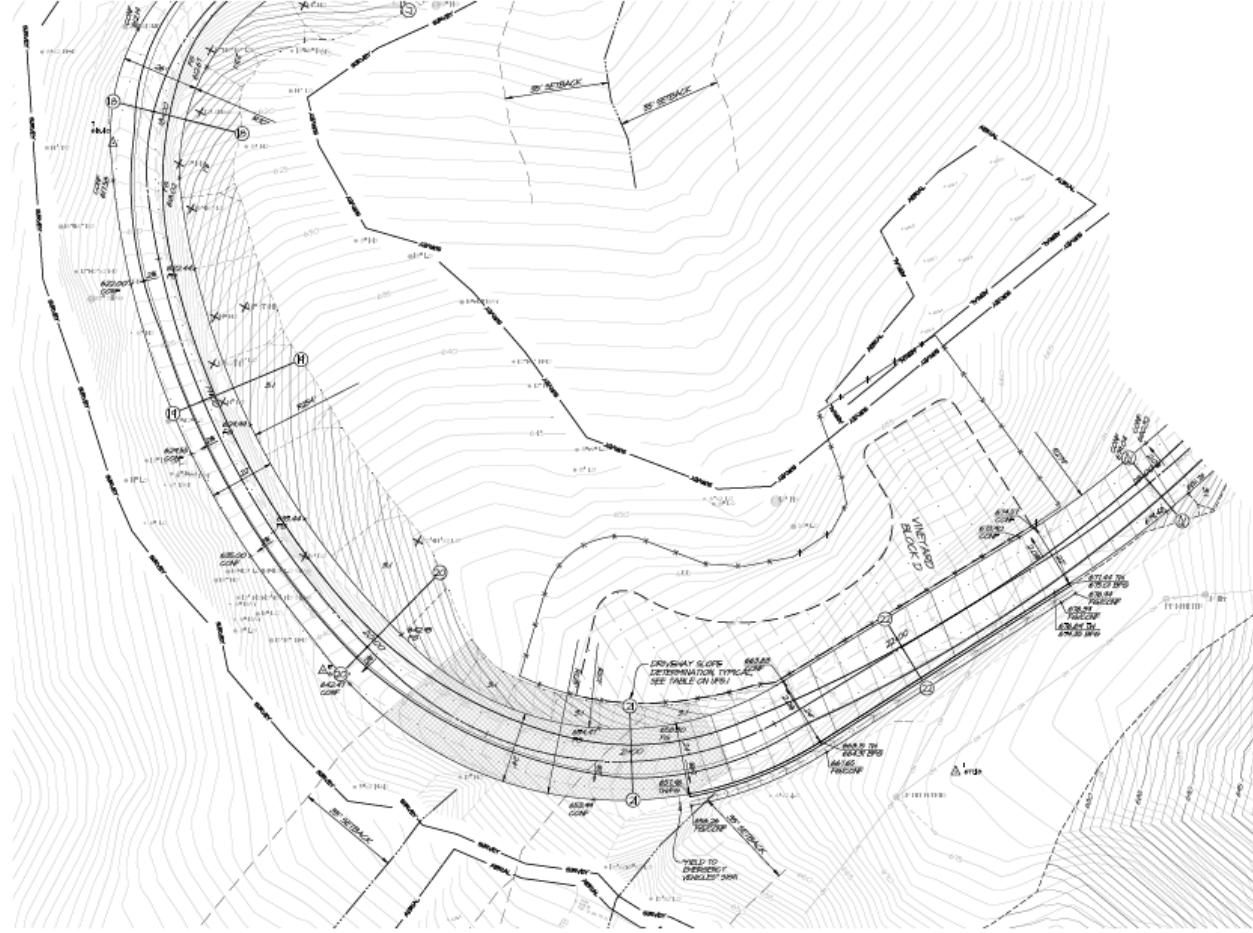
- The existing driveway traverses Pickle Creek over a bridge which will be replaced as part of this project. Of the driveway, approximately 605 feet are located within the required stream setback as defined by NCC Section 18.108.025. Stream setbacks range from 35 feet for ephemeral drainages, and 85 feet from Pickle Creek.
- Replacement of the existing bridge would require consultation with state and federal agencies and acquire any required permits as directed by each agency (if determined to be necessary). The bridge replacement once all necessary state and federal permits have been obtained will require a building permit through the Napa County Building Division.
- The driveway improvements have been designed to minimize damaging the natural environment, avoid grading on steeper slopes, as well as minimizing impacts to streams and ephemeral drainage.
- Two turnouts are proposed within the stream setback, on the opposite side of the driveway to avoid further encroachment into the stream setback.
- As part of the driveway improvements approximately 45 trees are proposed to be removed, which will be replaced at a 3:1 ratio based on Mitigation incorporated into the project.











Exception to the Napa County Roads and Street Standards

Applicant is requesting an exception to the RSS to allow selective widening to three road segments (Stations STA 0+90 – 1+50, STA 1+50 – 8+00, and STA 8+00 – 9+25) where environmental constraints prevent widening to full commercial road standards that require a minimum width of 22 feet.

- STA 0+90 to 1+50 located on the east side, the project side of the bridge where the existing driveway is located closer to the bank of Pickle Creek. There is a curve in this segment with improvements designed to meet minimum clearance for a type 1 fire engine.
- STA 1+50 to 8+00 where STA 1+50 to 4+90 falls within the creek setback, and STA 5+70 to 7+15 is contained by a near vertical cut on the upslope side and riparian area on the downhill side. STA 7+15 to 8+00 is constrained by both stream setbacks and steep slopes on the uphill and downhill sides. Within this segment there are two turnouts proposed (STA 3+00 and 4+50 to 5+50) that will provide a straight line of sight, as well as 22 feet of width within an extended turnout of 100 feet for vehicle passing.
- STA 8+00 to 9+25 is requested as part of the exception for the minimum horizontal radius of 50 feet. The curve has environmental constraints as well as very steep slopes on the uphill and downhill sides, as well as portions being within the stream setback.



Public Comments

- Four public comment letters in support of the project were received prior to publication of the Agenda are included in Attachment O of the Staff Report.
- On May 25th staff received a comment letter from the California Department of Fish and Wildlife (CDFW), which have been addressed as part of the Change Memo and recommended revisions to the Conditions of Approval, Project Revision Statement and Mitigation Monitoring and Reporting Program (MMRP) that was included as part of Attachment C.
- Water Audit California received June 3, 2025



Staff Recommendation

- Adopt the Mitigated Negative Declaration and the recommended revised MMRP;
- Approve an Exception to the Napa County Roads and Street Standards
- Approve an Exception to the Conservation Regulations No. P25-00088-UP
- Approve Use Permit P22-00248
- Based on recommended Findings 1-21 in Attachment A and the recommended revised Conditions of Approval in Attachment B, based on the Change Memo



This concludes my presentation.

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





Thank you



Kelli Cahill

Kelli.Cahill@countyofnapa.org

(707) 265-2325