

Planning, Building & Environmental Services



Barnett Vineyards Winery

4070 Spring Mountain Road; APN: 020-300-047-000

Use Permit (P19-00125-UP), Viewshed Protection Program (P20-00121-VIEW), 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 (P19-00125-UP), Viewshed Protection Program (P20-00121-VIEW), and Exception to the Road and Street Standards

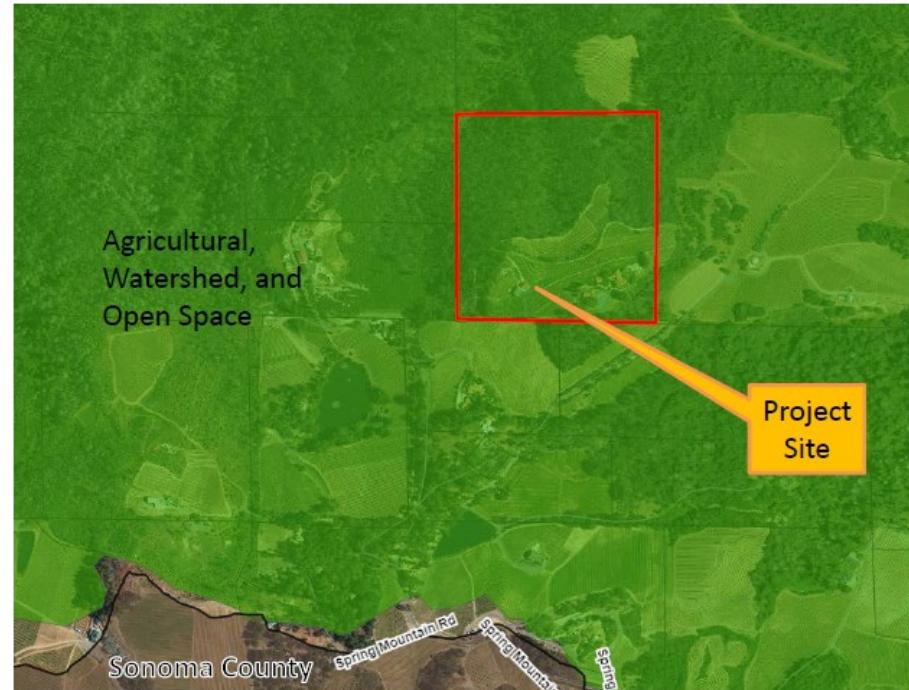


Site Description

APN: 020-300-047-000

4070 Spring Mountain Road

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



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

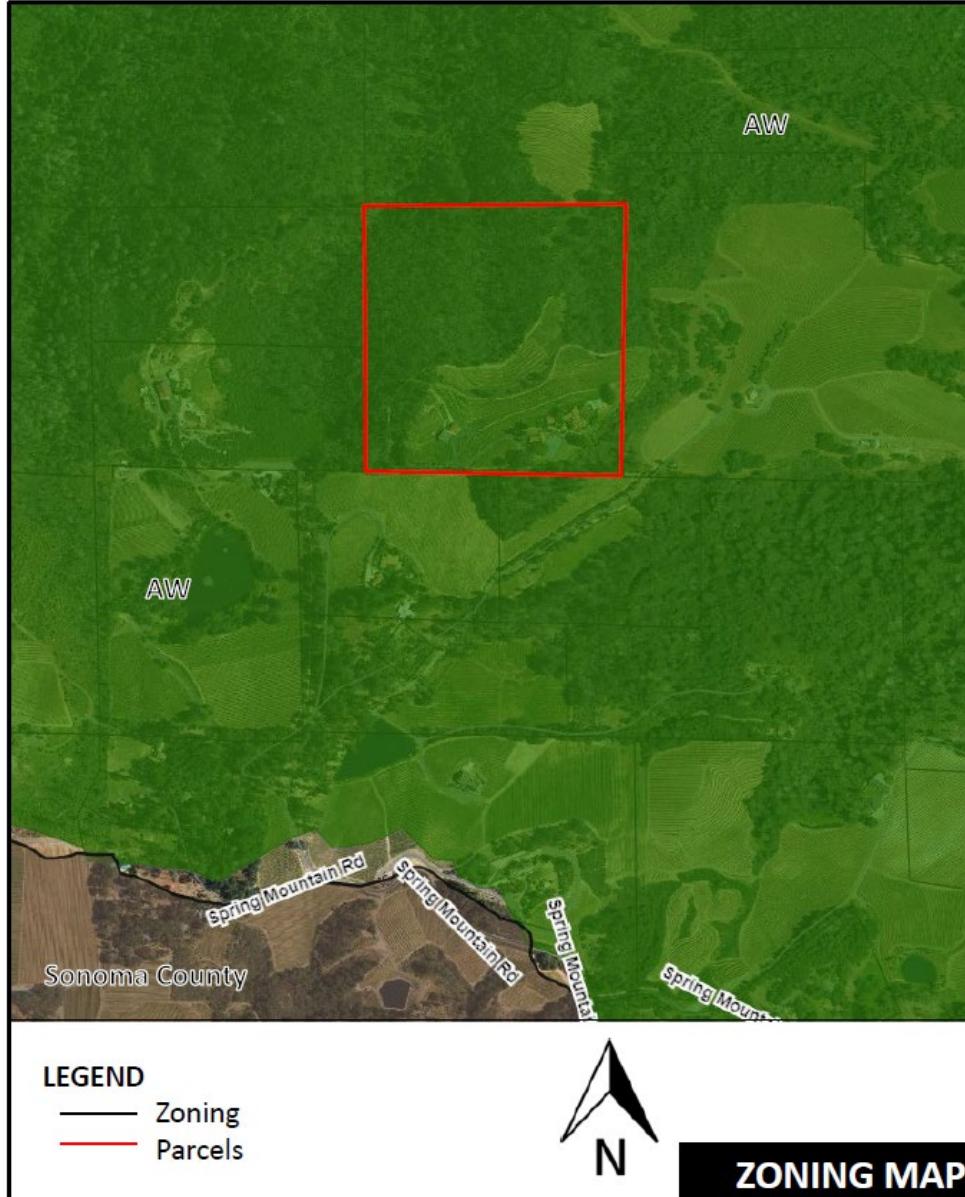
* See Action Item AG-LL-114.1 regarding agriculturally zoned areas within these land use designations

Barnett Vineyards Winery Use Permit, Viewshed, and Exception to the RSS (P19-00125-UP & P20-00121-VIEW)

Site Description

Zoning District:

Agricultural Watershed (AW)



Site Description

Existing Uses:

- Winery
- Vineyard
- Two Wells
- Single Family Residence
 - Structures accessory to residence
- Accessory Dwelling Unit



Barnett Vineyards Winery Use Permit, Viewshed, and Exception to the RSS (P19-00125-UP & P20-00121-VIEW)



2. Permit Request

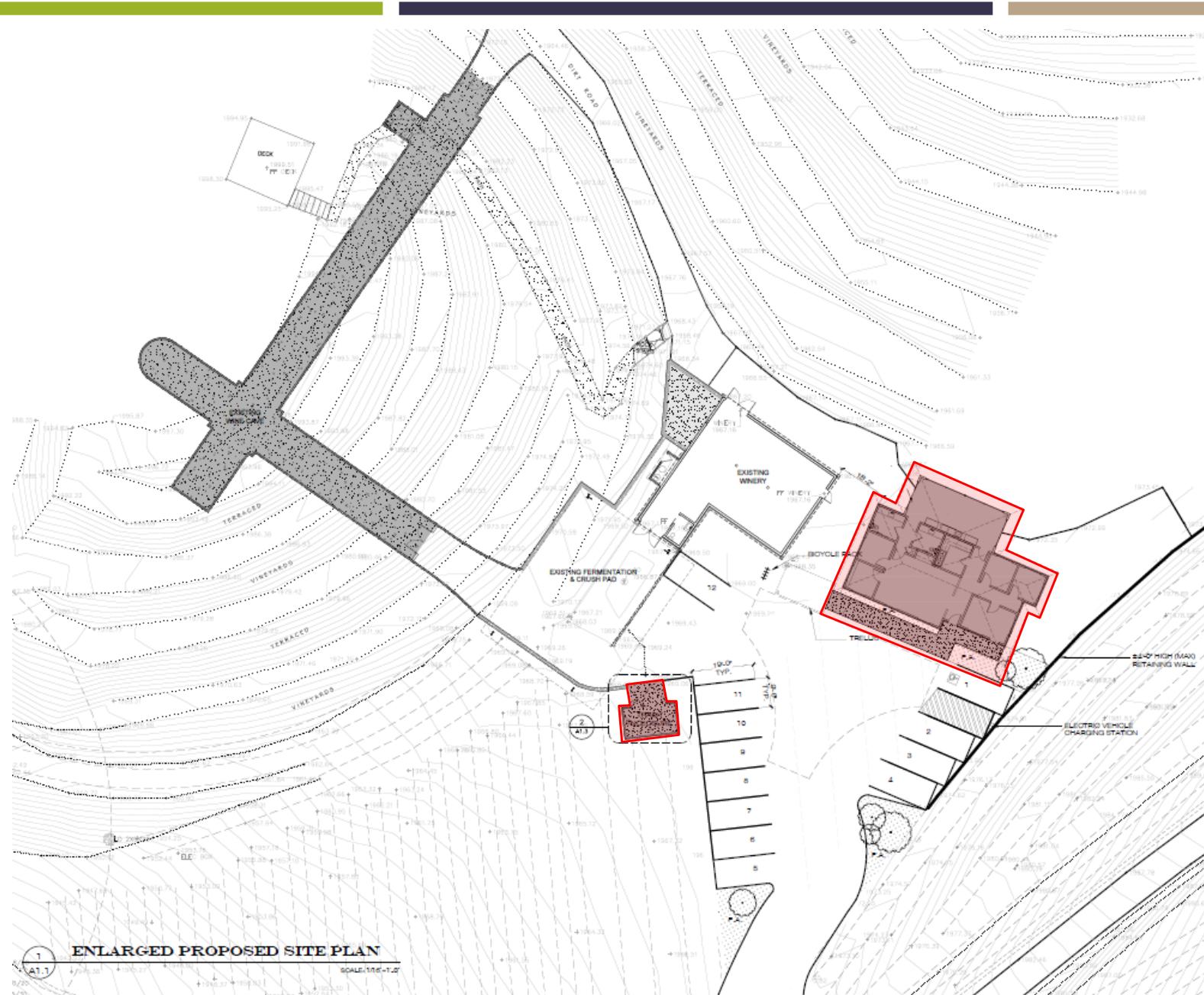
Use Permit (P19-00125-UP), Viewshed Protection Program (P20-00121-VIEW), and Exception to the Road and Street Standards



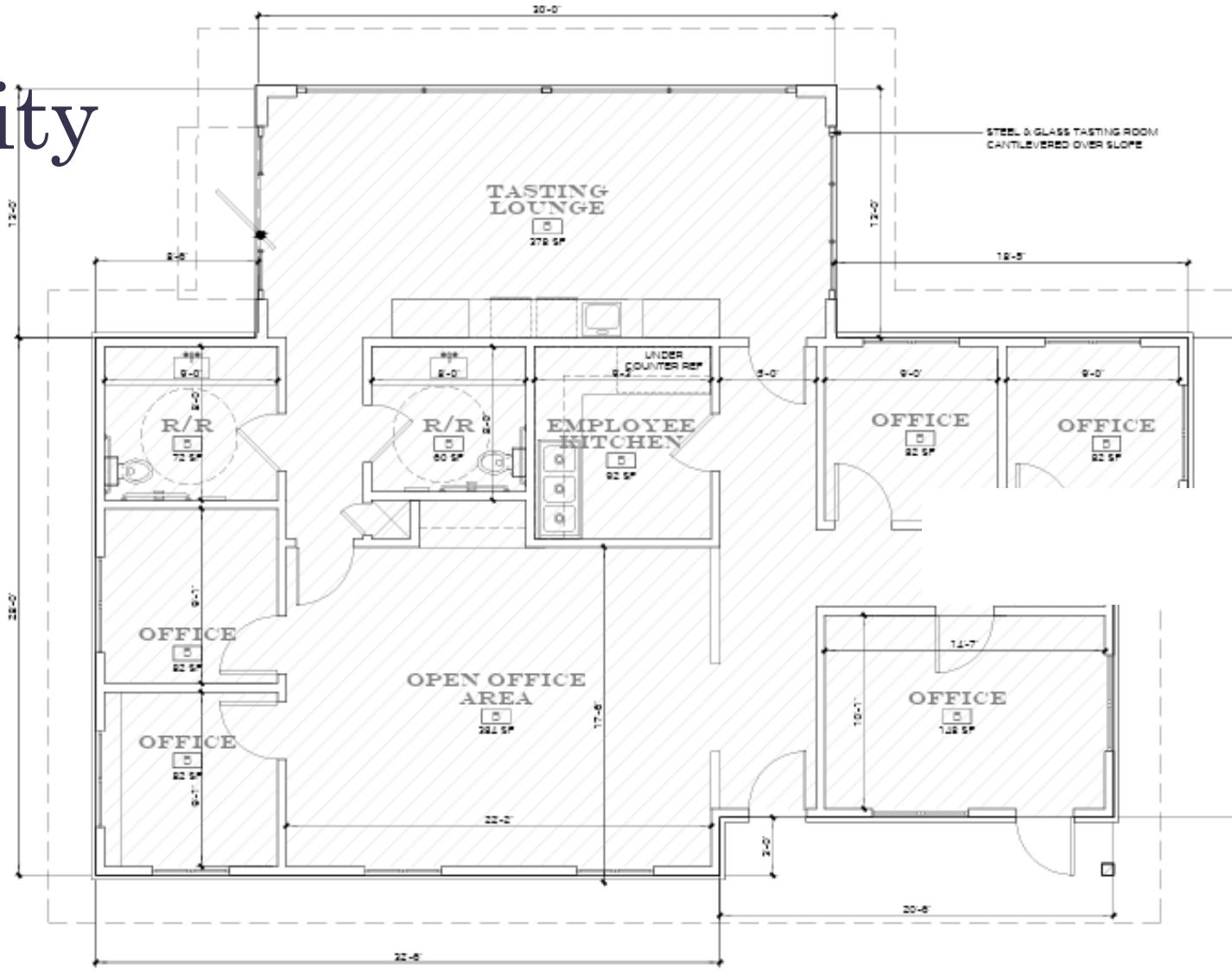
Permit Request

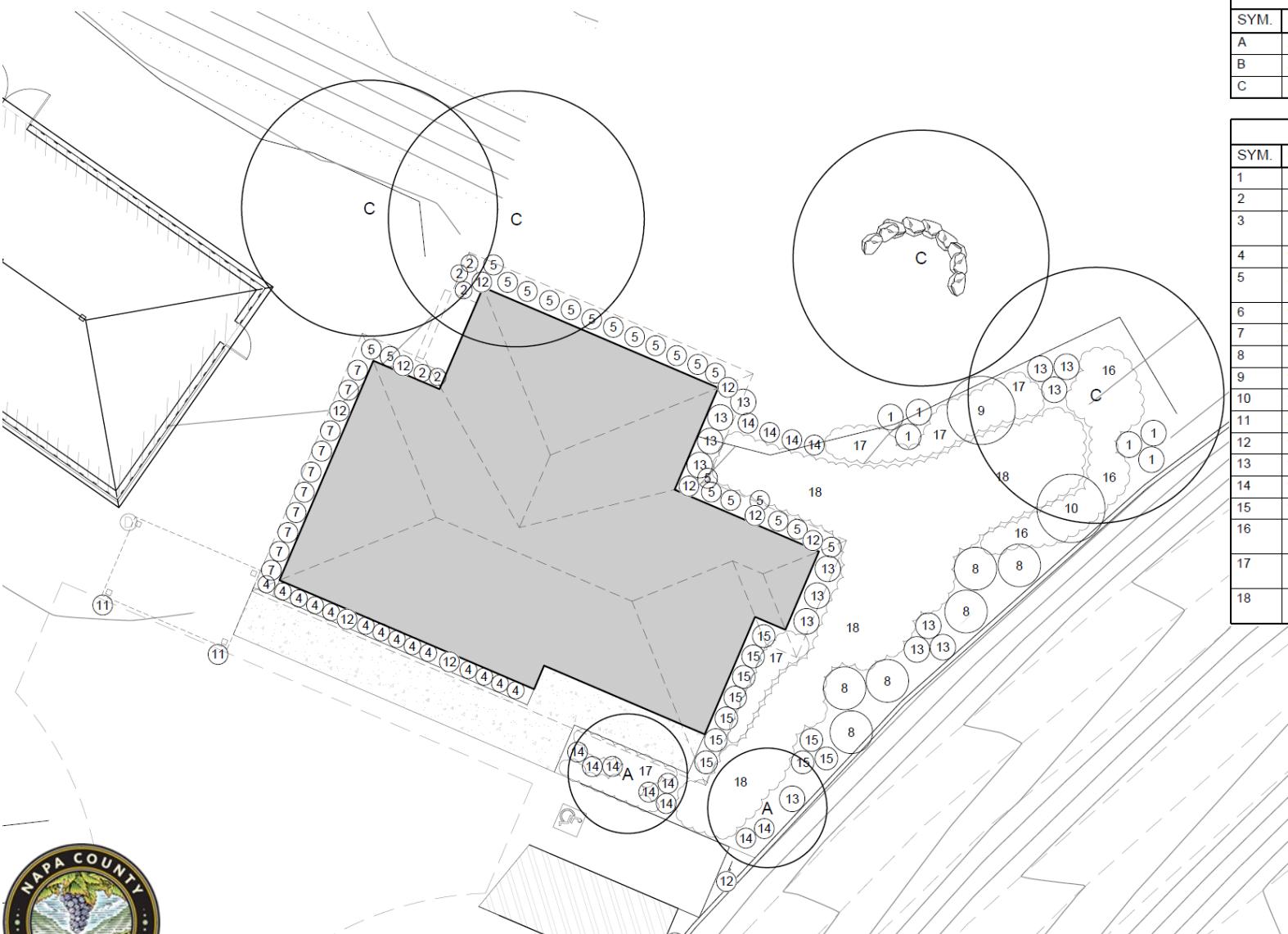
PERMITTED CONDITIONS - Small Winery Exemption		EXISTING CONDITIONS	PROPOSED REQUEST - Use Permit	NET CHANGE ANALYZED
Production (Gallons)	Production (Gallons)	Production (Gallons)	Production (Gallons)	
20,000	20,000	20,000	30,000	Net increase of 10,000
Visitation	Visitation	Visitation	Visitation	
No public or by appointment visitation	21 Visitors/Day	30 Visitors/Day		Net increase in 9 Visitors/Day
	97 Visitors/Week	210 Visitors/Week		Net increase of 113 Visitors/Week
	5,044 Visitors/Year	10,950 Visitors/Year		Net increase of 5,906 Visitors/Year
Marketing Program	Marketing Program	Marketing Program	Marketing Program	
None	Seven (7) events/year @ 30 guests	Four (4) events/year @ 20 guests		
	One (1) event/year @ 250 guests	Three (3) events/year @ 60 guests		No Increase, just reconfiguration from existing conditions
		Two (2) events/year @ 100 guests		
Employees:	Employees:	Employees:	Employees:	
Two (2) full-time employees	Five (5) full-time employees	Nine (9) full-time employees		Net increase of four (4) full-time employees





New Hospitality Building





TREE LEGEND				
SYM.	Count	SIZE	BOTANICAL	COMMON
A	2	36" BOX	LAGERSTROEMIA 'ZUNI'	ZUNI CRAPE MYRTLE
B	2	36" BOX	ACER R. 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
C	4	48" BOX	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE

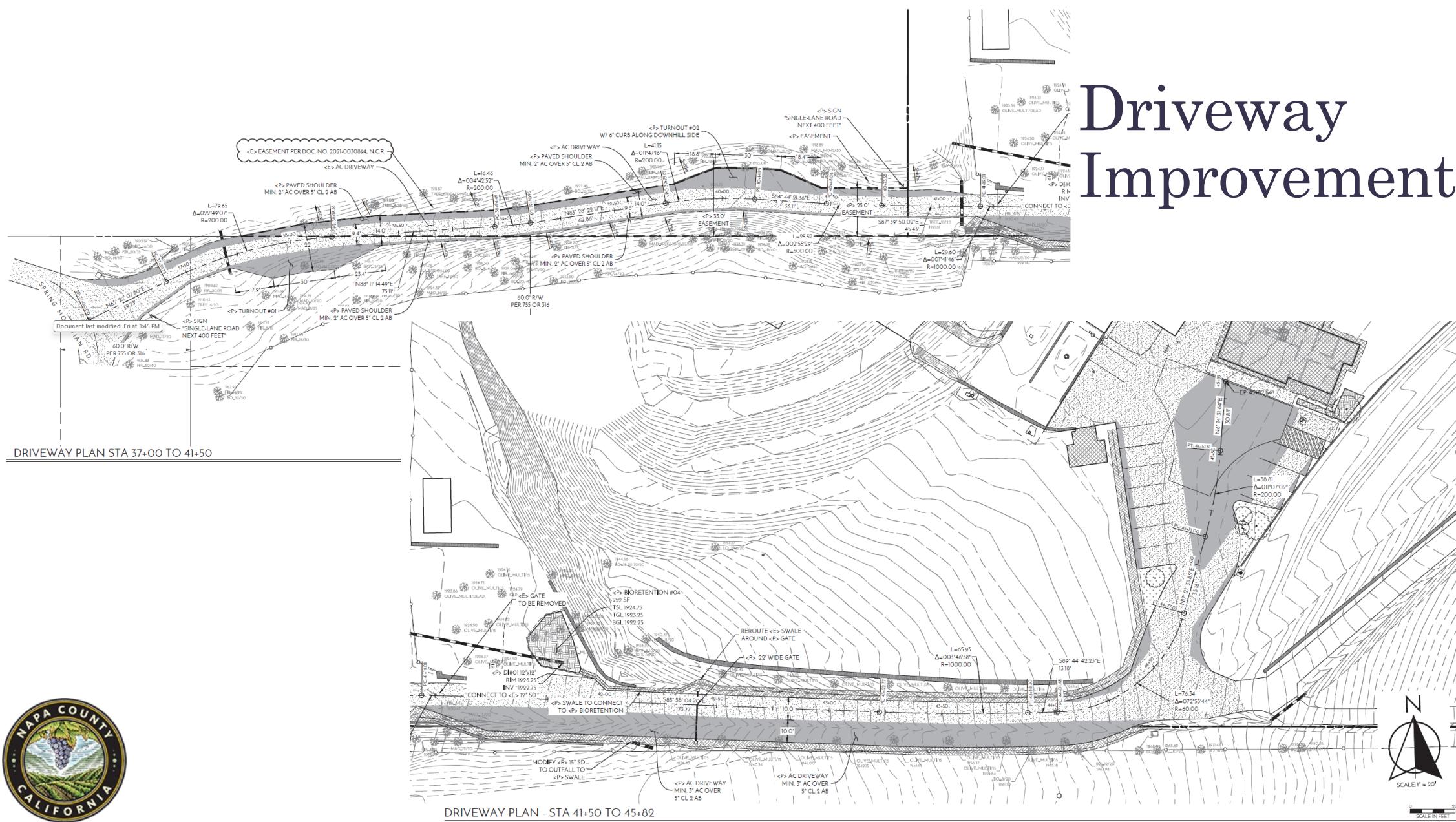
SHRUBS/PERENNIALS, GRASSES, GROUNDCOVERS & VINES				
SYM.	Count	SIZE	BOTANICAL	COMMON
1	6	1 GAL	ECHINACEA P. 'MAGNUS'	PURPLE CONEFLOWER
2	5	1 GAL	HEUCHERA MAXIMA	ISLAND ALUM ROOT
3		1 GAL	FESTUCA I. 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE
4	17	5 GAL	HESPERALOE P. 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA
5	21	5 GAL	HEMEROCALLIS 'EVERGREEN YELLOW'	EVERGREEN YELLOW DAYLILY
6	14	2 GAL	ROSA 'FLOWER CARPET PINK'	FLOWER CARPET PINK ROSE
7	10	2 GAL	ROSA 'FLOWER CARPET YELLOW'	FLOWER CARPET YELLOW ROSE
8	6	5 GAL	PEROVSKIA A. 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE
9	1	5 GAL	COTINUS C. 'GOLDEN SPIRIT'	GOLDEN SPIRIT SMOKE TREE
10	1	5 GAL	COTINUS C. 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE
11	2	5 GAL	ROSA 'JOSEPH'S COAT'	JOSEPH'S COAT CLIMBING ROSE
12	14	5 GAL	LONICERA J. 'HALLIANA'	JAPANESE HONEYSUCKLE
13	14	1 GAL	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP
14	12	5 GAL	YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA
15	10	5 GAL	YUCCA 'COLOR GUARD'	COLOR GUARD YUCCA
16		4" POT	LYSIMACHIA N. 'AUREA'	GOLDEN MONEYWORT
17		4" POT	SEDUM S. 'PURPUREUM'	BROADLEAF STONECROP
18		SOD ROLL	AGROSTIS PALLENS	BENT GRASS SOD

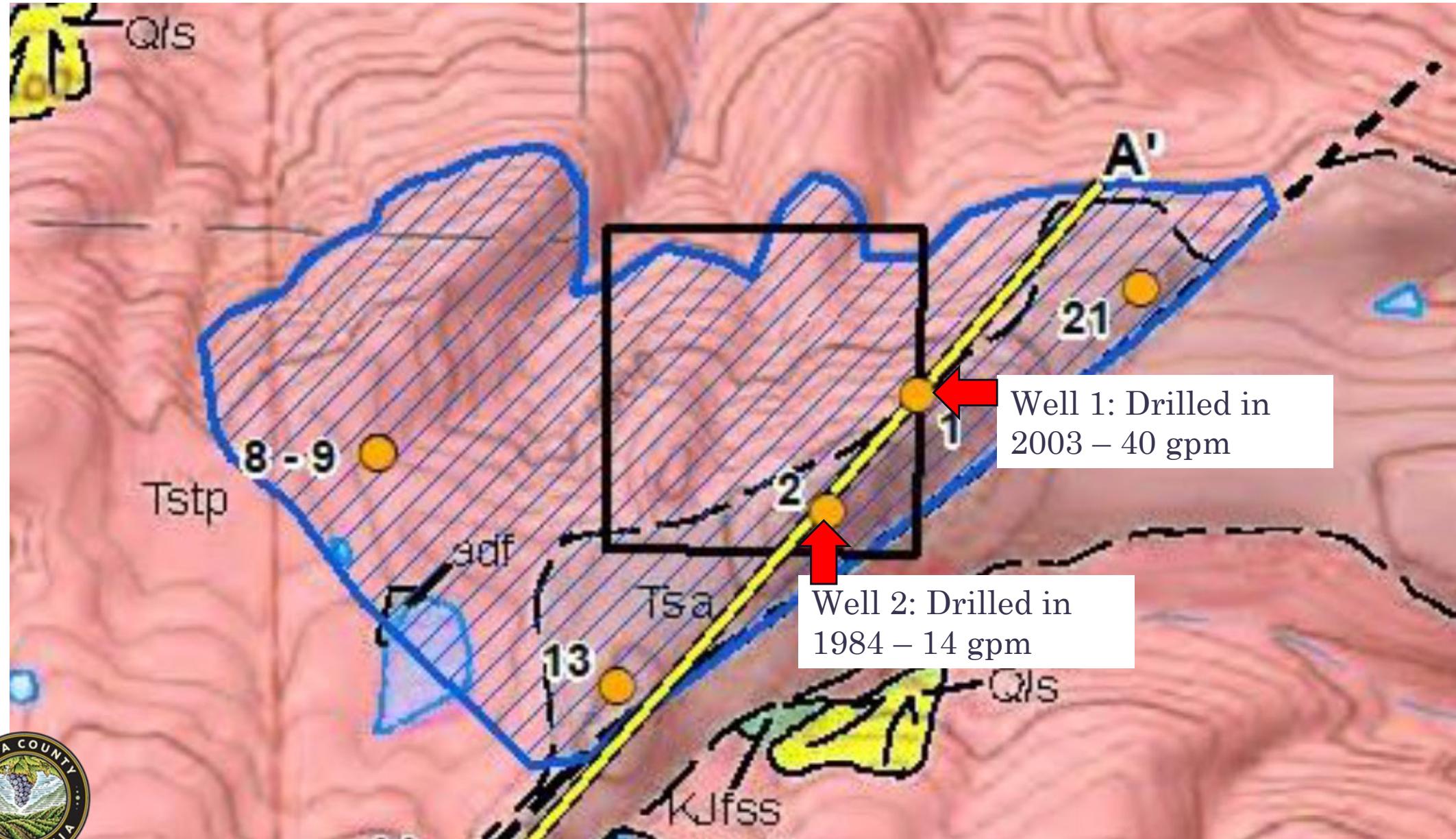
Landscape Planting





Driveway Improvements





Water Use

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Primary Residence	0.75	0.75	0
ADU	0.35	0.35	0
Residential Pool	0.1	0.1	0
Residential Landscaping	0.07	0.07	0
Vineyard	4.3	4.3	0
Process Water	0.43	0.65	+0.22
Domestic & Landscaping	0.10	0.15	+0.05
Employees	0.06	0.1	+0.04
Tasting Room Visitation	0.08	0.11	+0.03
Events and Marketing, with onsite catering	0.004	0.004	0
Total	6.244	6.584	+0.34



Water Use

Tier 1:

- The existing groundwater usage is estimated at 6.244 acre-feet per year (AFY). The proposed project would increase groundwater use by 0.34 AFY resulting in an overall water usage of 6.584 AFY, equivalent to 26% estimated annual groundwater recharge values for parcel area.

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 wells (Well 1 and 2) are both located at a greater distance than 500 feet from a neighboring well and greater than 1,500 feet from a spring; 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 Mill Creek. The proposed project conforms to Napa County's WAA Tier 3 guidelines for groundwater-surface water interaction.



Biology

Mitigation Measure BIO-1:

- Northern Spotted Owl pre-construction survey

Mitigation Measure BIO-2:

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

Mitigation Measure BIO-3:

- Bat tree habitat assessment and pre-construction survey





3. Recommendation

Use Permit (P19-00125-UP), Viewshed Protection Program (P20-00121-VIEW), 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 (P20-00121-VIEW) based on recommended Findings 10-16 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B;
4. Approve the Use Permit request (P19-00125-UP) based on recommended Findings 17-21 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B;



Thank you

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