

Planning, Building & Environmental Services



Harcross Winery

6476 Dry Creek Road, Napa; APN: 027-530-006-000

Use Permit (P23-00105-UP), Viewshed (P25-00031-VIEW), & ECPA (P23-00325-ECPA)

Presented by Matt Ringel



Presentation Agenda

1. Site Description
2. Permit Request
3. Recommendation





1. Site Description

Use Permit (P23-00105-UP), Viewshed (P25-00031-VIEW), & ECPA (P23-00325-ECPA)



Site Description

APN: 027-530-006-000

6476 Dry Creek Road, Napa

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/LU-114.1 regarding agriculturally
sensitive areas within these land use designations.

Harcross Winery Use Permit, Viewshed, Erosion Control Plan
(P19-00099-UP, P23-00350-ECPA, P25-00031-VIEW)



Site Description

Zoning District:
Agricultural Watershed (AW)

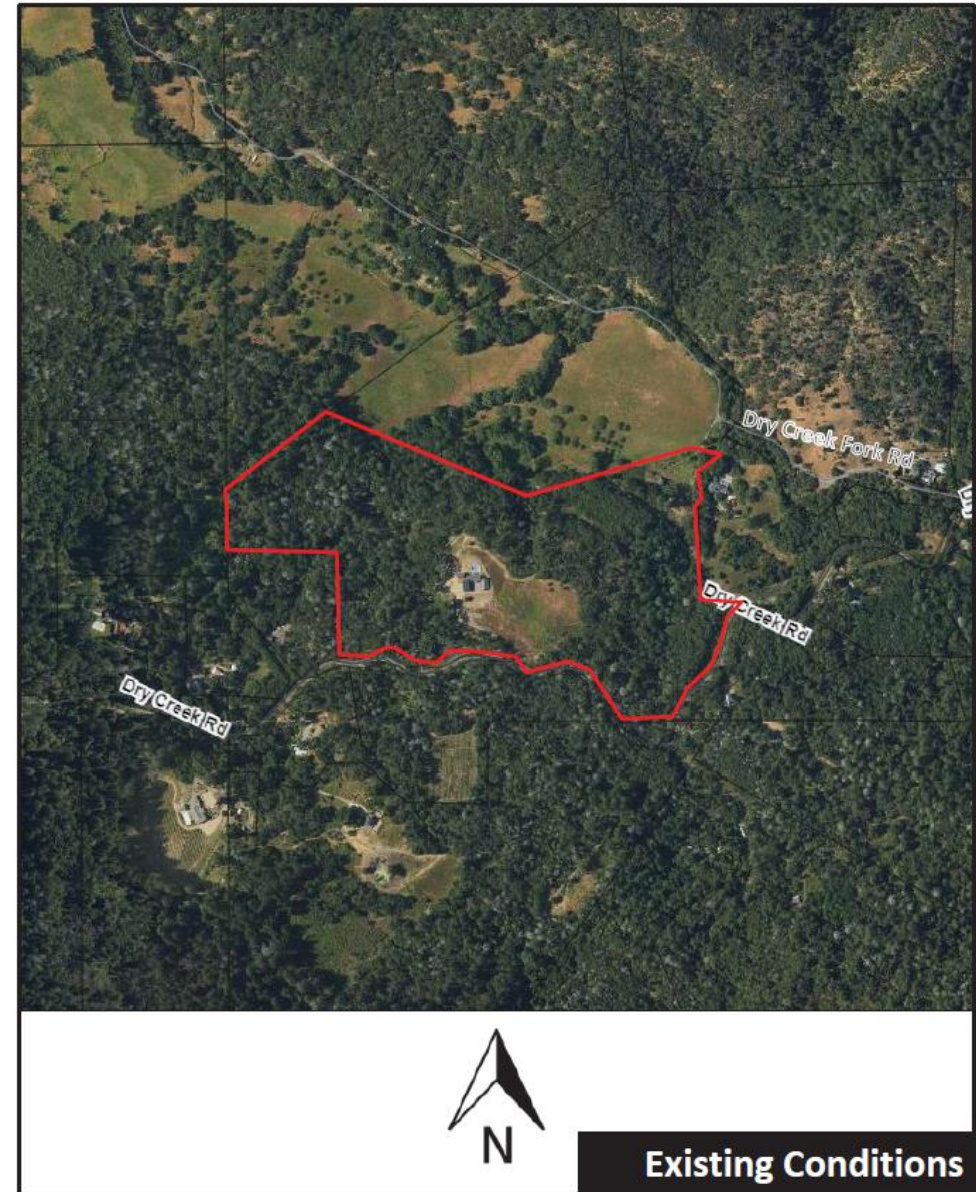


Harcross Winery Use Permit, Viewshed, Erosion Control Plan
(P19-00099-UP, P23-00350-ECPA, P25-00031-VIEW)

Site Description

Existing Uses:

- Single-Family Residence
- Residential Workshop



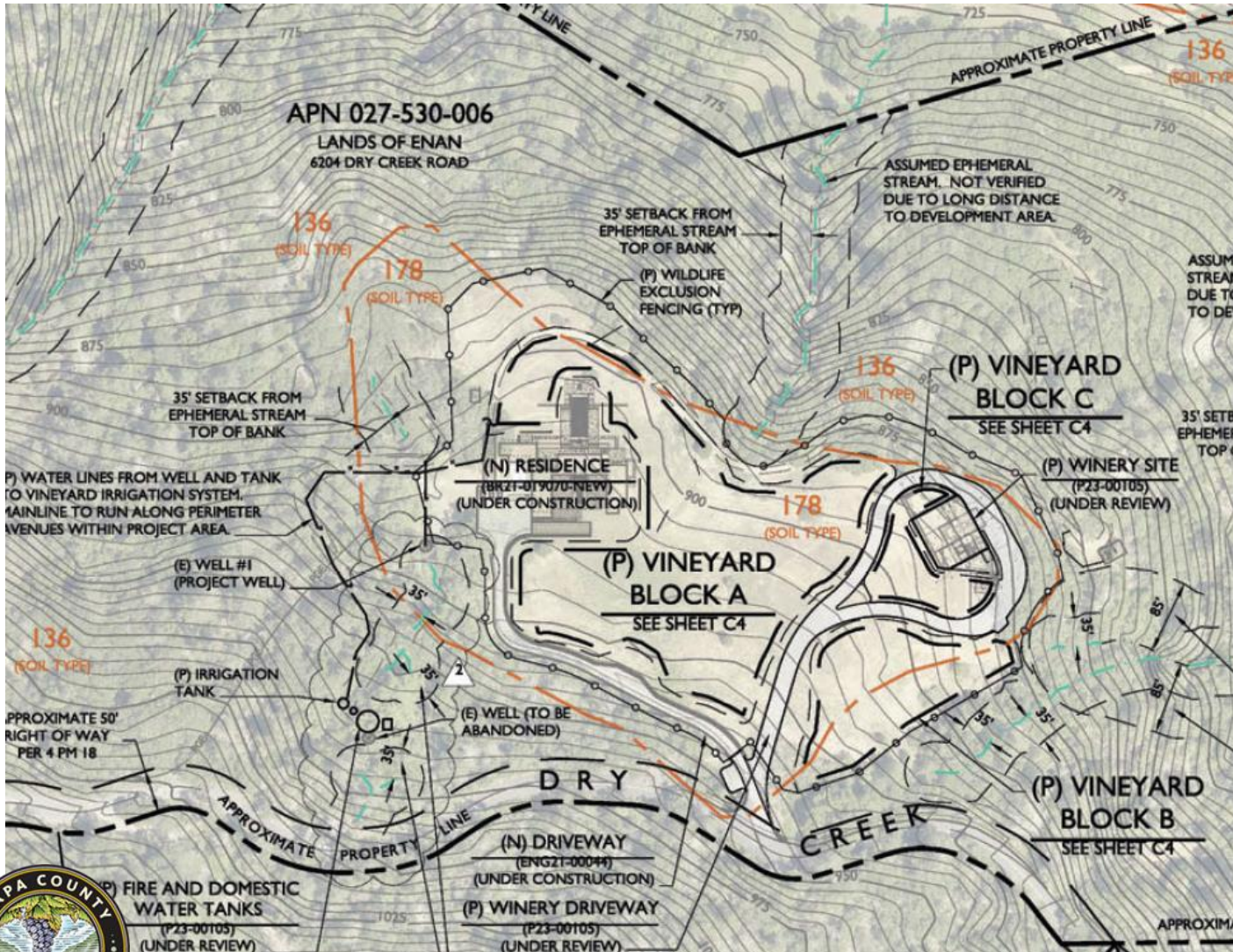
Harcross Winery Use Permit, Viewshed, Erosion Control Plan
(P19-00099-UP, P23-00350-ECPA, P25-00031-VIEW)



2. Permit Request

Use Permit (P23-00105-UP), Viewshed (P25-00031-VIEW), & ECPA (P23-00325-ECPA)

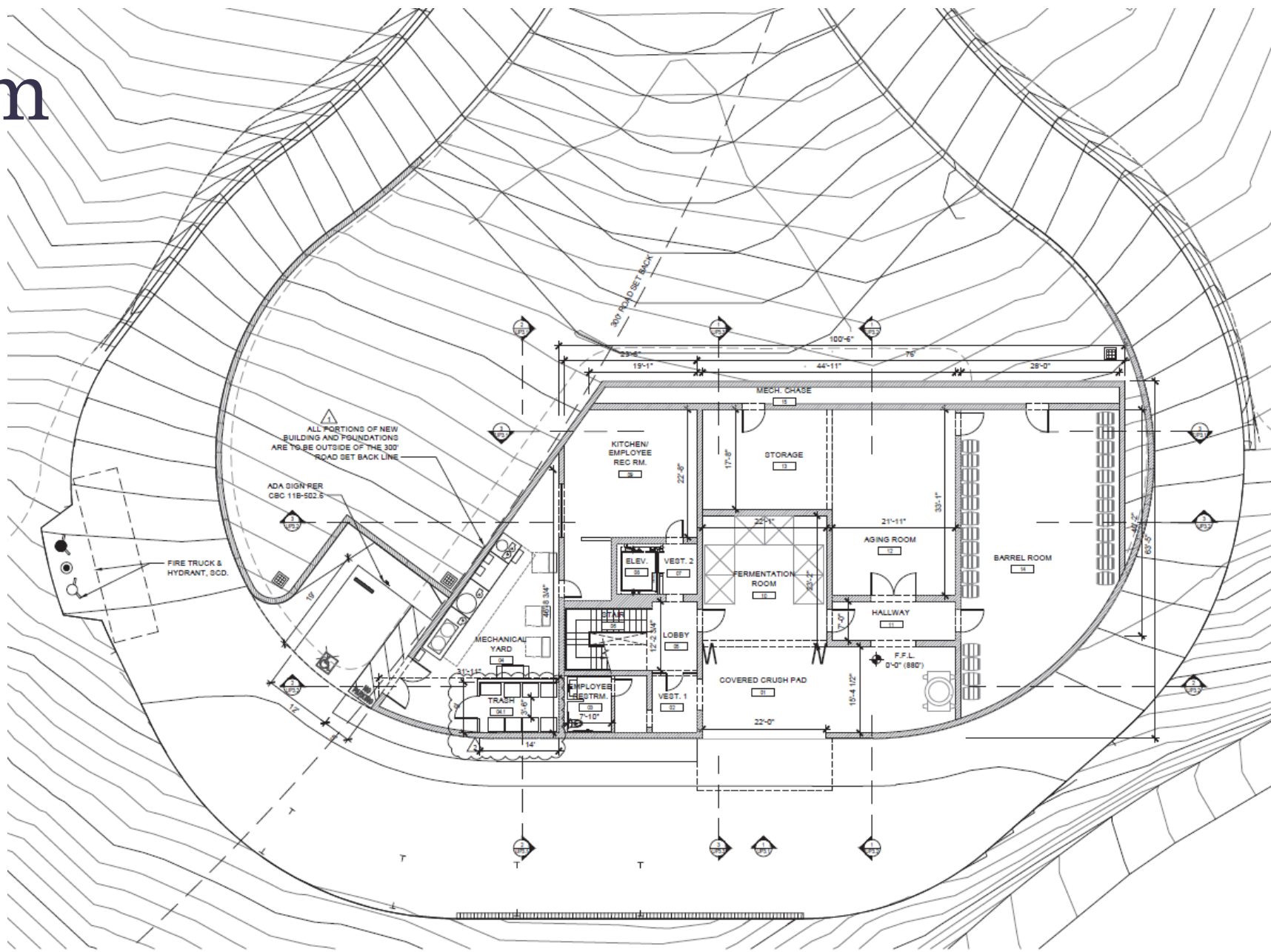




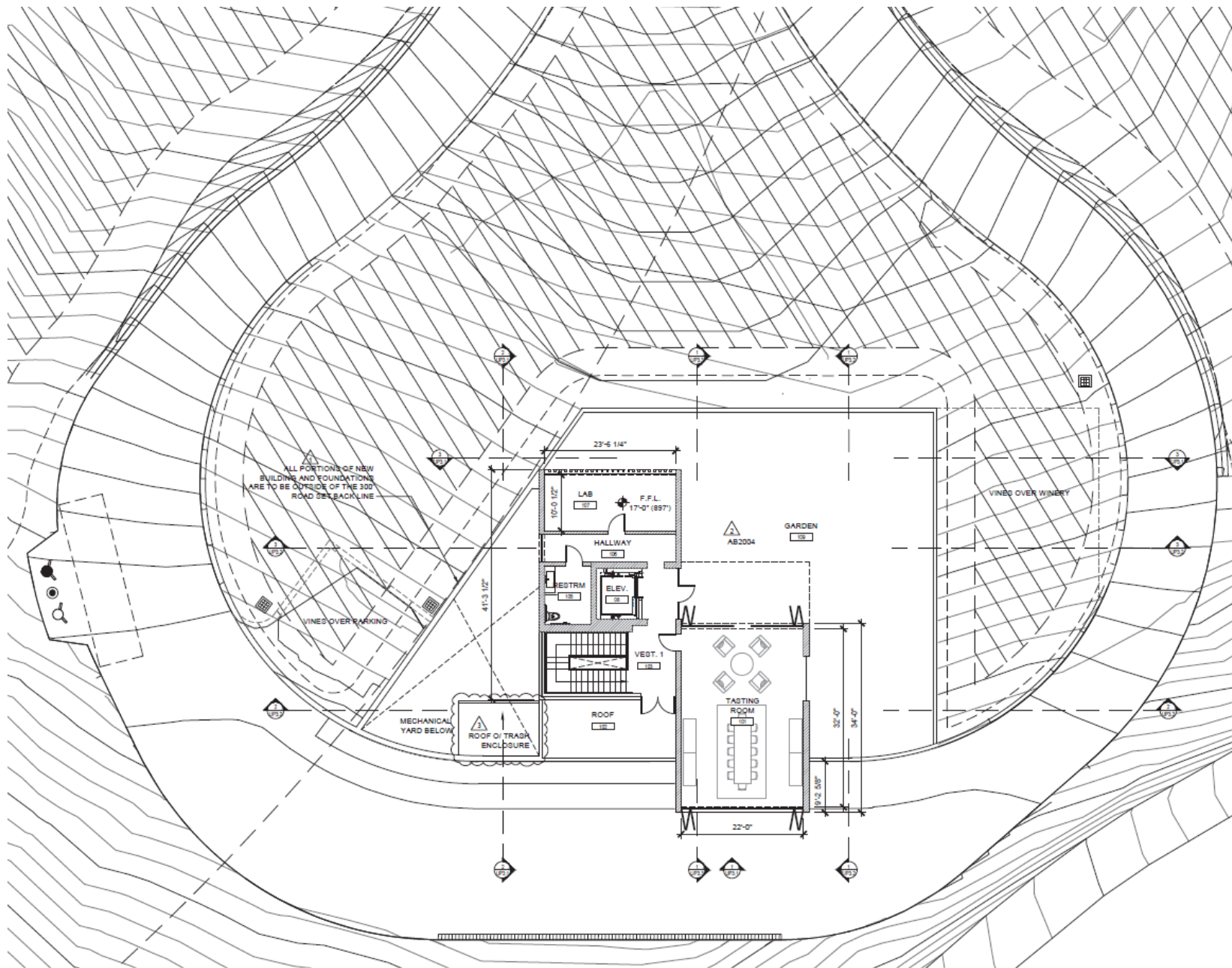
	Proposed Request
Visitation	14 visitors/day 98 visitors/week 5,110 visitors/year 10:00 a.m. – 4:00 p.m.
Marketing Program	10 events/year with 24 guests 1 event/year with 50 guests 10:00 a.m. – 10:00 p.m. (including clean-up)
Employees	FTE: 4 PTE: 1
Building Size	8,496 sf
Parking Spaces	4 (Including one ADA)
Production	5,000 gallons 7:00 a.m. – 6:00 p.m.
Operating Hours	7 Days/Week
On-site Consumption	Top Floor Patio

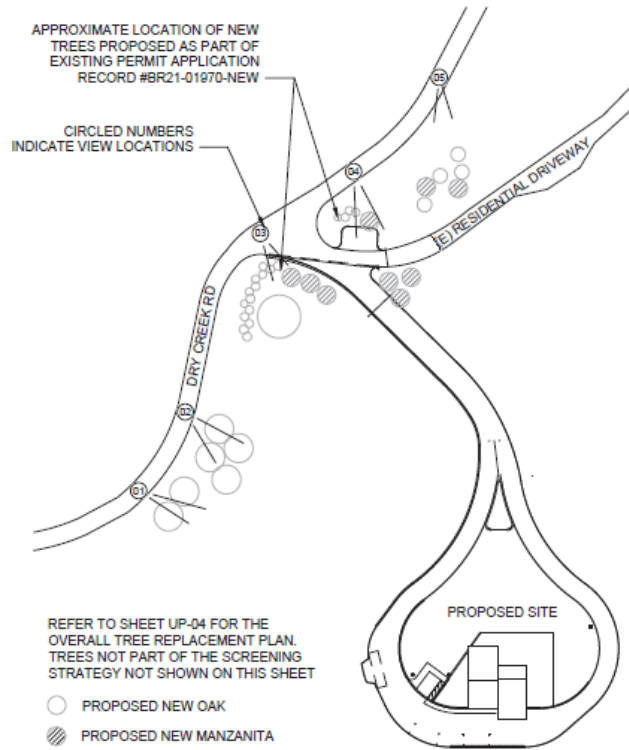


Bottom Floor



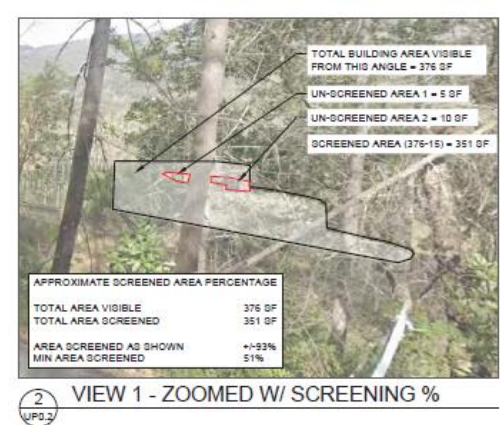
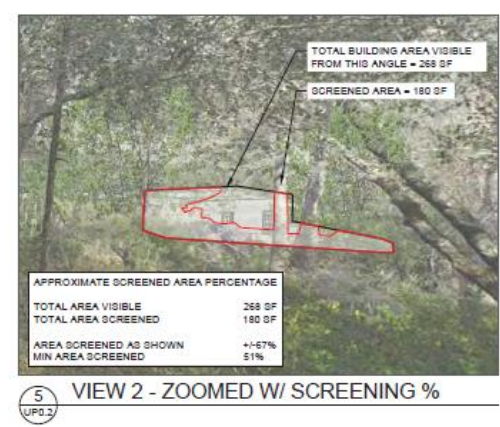
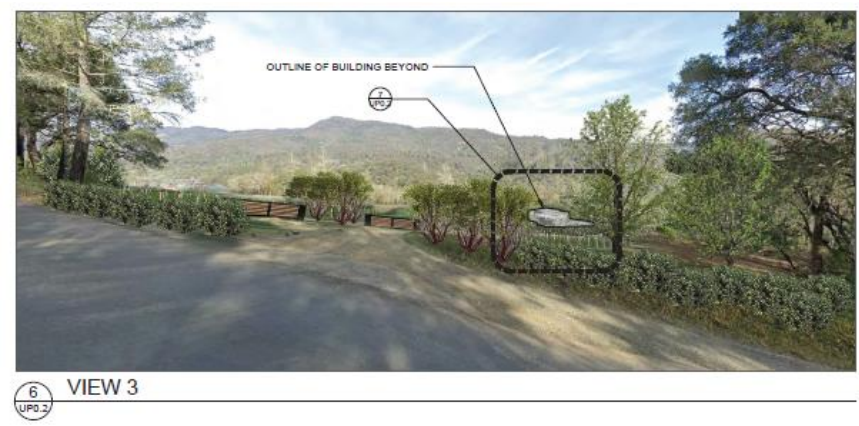
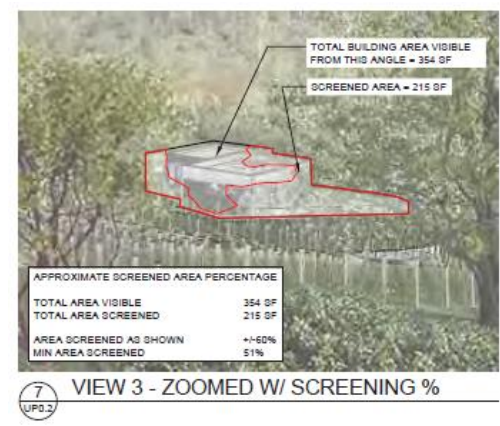
Top Floor





3 VIEW LOCATION MARKERS

1/84"=1'-0"



REFER TO CIVIL SHEET C2 FOR LOCATION
OF PROPOSED TREES TO BE REMOVED

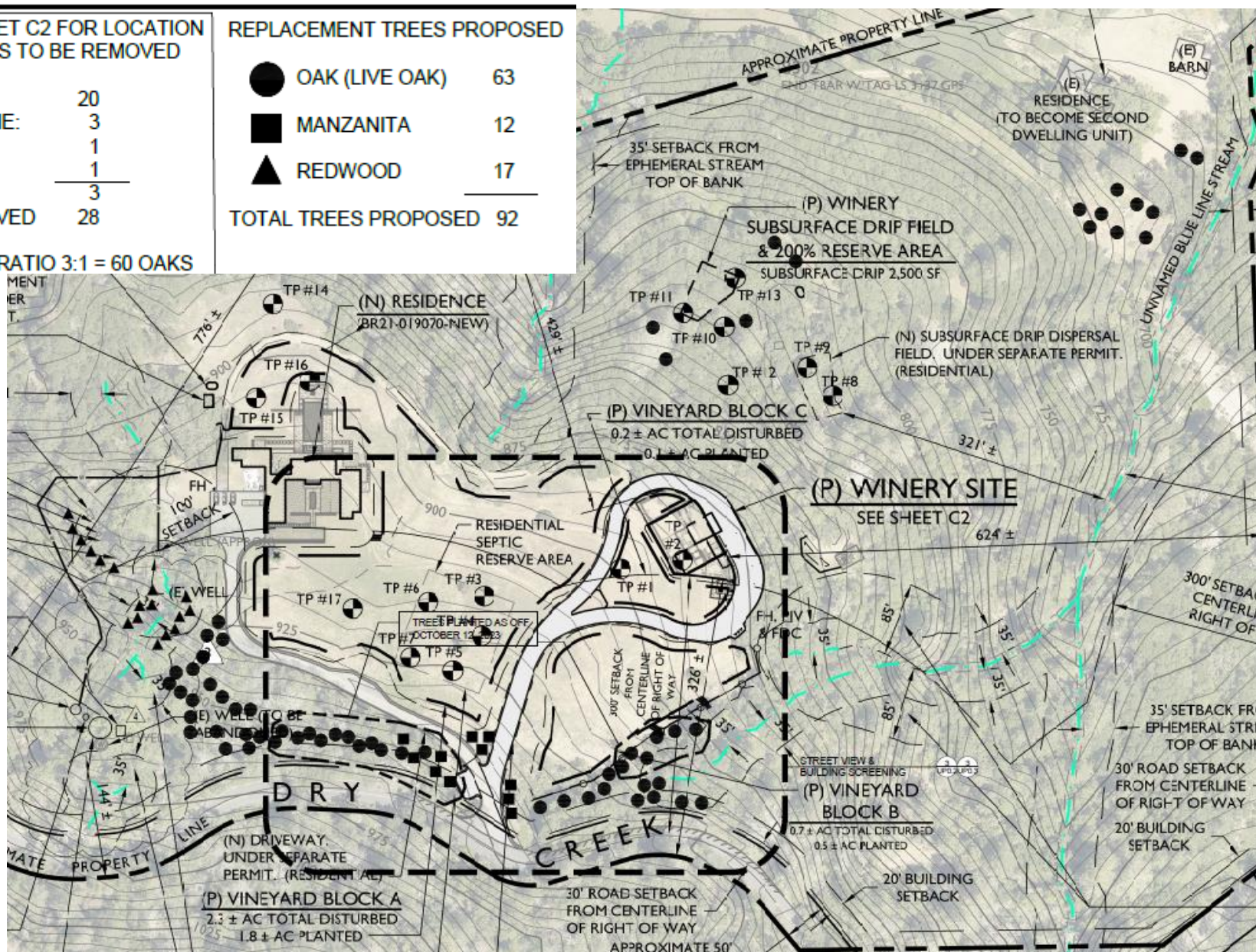
OAK (VARIOUS)	20
MANZANITA/MADRONE:	3
FIR	1
BAY:	1
PINE:	3
TOTAL TREES REMOVED	28

OAK REPLACEMENT RATIO 3:1 = 60 OAKS

REPLACEMENT TREES PROPOSED

● OAK (LIVE OAK)	63
■ MANZANITA	12
▲ REDWOOD	17

TOTAL TREES PROPOSED 92



Water Use

Source of Demand	Existing (acre-ft.)	Proposed (acre-ft)	Difference (acre-ft.)
Primary Residence	1	1	0
Potential Future ADU	0.75	0.75	0
Residential Pool	0.1	0.1	0
Vineyard	0	1.5	1.5
Process Water	0	0.11	0.11
Employees	0	0.06	0.06
Tasting Room Visitation	0	0.05	0.05
Events and Marketing, with onsite catering	0	0.01	0.01
Total	1.85	3.57 (Totaled using unrounded values)	+1.72 (Totaled using unrounded values)



Water Use

Tier 1:

- Parcel Specific Recharge: Maximum (25.4 acre-feet per year) and the Conservative (11.4 acre-feet per year). Total proposed groundwater demand is 3.57 acre-feet per year, equivalent to 14% of the maximum and 31% of the conservative estimated annual groundwater recharge values adjusted for parcel area.

Tier 2:

- The project well is located more than 500 feet from neighbor's wells and greater than 1,500 from a spring; therefore, meets the Tier 2 requirements are met.

Tier 3:

- The WAA analyzes and concludes that “that the project well aquifer underlying Dry Creek is vertically separated from the stream bed of Dry Creek by the clay-rich landslide deposits that are expected to behave as an aquitard that would have very limited potential to exchange groundwater with surface water in Dry Creek.”



Supplemental Memorandum

CDFW Comments:

- BIO-1: Northern Spotted Owl
 - Requests changes to the technical requirements of pre-tree removal survey requirements.
- COA 6.12 – Bat Habitat Assessment and Surveys
 - Requests the addition of a pre-tree removal bat survey





3. Recommendation

Use Permit (P23-00105-UP), Viewshed (P25-00031-VIEW), & ECPA (P23-00325-ECPA)



Staff's Recommendation

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment B (including the recommendations of staff's supplemental memo);
2. Approve the Use Permit request (P23-00105) based on recommended Findings 8-12 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C (including the recommendations of staff's supplemental memo);
3. Approve the Viewshed Protection Program request (P25-00031-VIEW) based on recommended Findings 13-19 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C (including the recommendations of staff's supplemental memo);
4. Approve Agricultural Erosion Control Plan request (P23-00325) based on recommended Findings 1-9 in Attachment D, and subject to the recommended Conditions of Approval in Attachment D (including the recommendations of staff's supplemental memo).



Thank you

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Table 2: Estimated groundwater use within the project recharge area in the proposed and existing conditions.

	Existing Condition (acre-ft/yr)	Proposed Condition (acre-ft/yr)
Project Parcel	0.85	3.57
Residential Use	0.85	1.85
Irrigation Use	0.00	1.50
Winery Use	0.00	0.11
Employee/Guest Use	0.00	0.11
Neighboring Parcels	11.31	11.31
Residential Use	9.50	9.50
Irrigation Use	1.81	1.81
Total	12.16	14.88

Table 8: Comparison of proposed water use to average annual groundwater recharge for the larger and conservative project recharge areas.

Recharge Scenario	Area (acres)	Total Proposed Groundwater Demand (ac-ft/yr)	Average Water Years 2012-2021	
			Groundwater Recharge (ac-ft/yr)	Demand as % of Recharge
<u>Full Recharge/Impact Area</u>	183	14.9		
Maximum Estimate			96.1	15%
Conservative Estimate			43.0	35%
<u>Project Parcel</u>	48.3	3.57		
Maximum Estimate			25.4	14%
Conservative Estimate			11.4	31%

