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Planning, Building & Environmental Services

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Interim Director

**NAPA COUNTY PLANNING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND GRANT ZONING
ADMINISTRATOR APPROVAL**

NOTICE IS HEREBY GIVEN THAT THE DEPARTMENT OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES OF THE COUNTY OF NAPA is considering adoption of a Negative Declaration for the project identified below:

**DIOGENES RIDGE WINERY USE PERMIT MINOR MODIFICATION P21-00084-MM
LOCATED ON THE NORTH SIDE OF BROOKSIDE DRIVE, APPROXIMATELY 700 FEET EAST OF
WHITE COTTAGE ROAD; APN 024-201-036**

PROJECT REQUEST: The Napa County Planning Division has received a request for a Minor Modification P21-00084-MM to modify the previously approved 30,000-gallon Digoenes Ridge Winery previously approved under Use Permit P12-00347-UP to allow the following:

- 1) Extend the hospitality hours of operation from 10 a.m. to 4 p.m. to 10 a.m. to 6 p.m.
- 2) Construction of an additional 1,237 sq. ft. of caves for a total of 7,037 sq. ft.
- 3) Construction of additional winery structure area from 1,570 sq. ft. to 2,044 sq. ft. and reconfigure the design.
- 4) Reconfigure the existing winery access road and parking space locations.
- 5) Reduce the size of the covered outdoor crush pad by 142 sq. ft., for a total of 1,548 sq. ft.
- 6) New 370 sq. ft. medium-risk kitchen.
- 7) New public water system for medium-risk kitchen.

The application does not request any change to the previously approved annual wine production capacity, number of employees, tours and tastings by appointment or marketing events. .

The winery is located on an approximately 12.94-acre parcel within the Agricultural Watershed (AW) zoning district and has a General Plan land use designation of Agriculture, Watershed & Open Space (AW).

CEQA STATUS: A Negative Declaration has been drafted and, along with this Notice of Intent, is being circulated for comments starting on August 12, 2023 with the review period closing on September 1, 2023. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

MINOR MODIFICATION:

The Zoning Administrator intends to render a decision to approve the project upon issuance of a Notice of Decision after September 1, 2023, pursuant to Napa County Code Sections 18.124.130 C (5) and (7), and under Section 18.126.065 when in connection to this Minor Modification, specifically A, N, R, and T. Pursuant to Chapter 18.124.130 C, modifications to winery use permits are considered minor modifications under this subsection if the change in operations consists of any of the following:

5. Any change in aggregate building footprint (including caves) by a maximum of 10,000 square feet or 25 percent of the total footprint, whichever is greater, where there is no cumulative increase in paved or impervious ground surface area beyond 25 percent of the subject parcel or 15 acres, whichever is less;

Discussion: The previously approved 30,000 gallon winery consists of construction of a new winery building totaling 1,755 sq. ft. including hospitality and tasting area, office space; construction of a 1,690 sq. ft. covered crush pad; construction of 5,800 sq. ft. of caves for fermentation and storage. The proposed project includes a request to change the aggregate building footprint by 1,711 sq. ft. Consisting of the construction of an additional 1,237 sq. ft. of caves and construction of additional winery structure area from 1,570 sq. ft. to 2,044 (an increase of 606 sq. ft.) and reconfigure the design.

7. Any additions, modifications, or changes that qualify for an administrative permit under section 18.126.065, when in connection with any other minor modifications identified above.

- A. Any interior remodel or changes to structures, provided the accessory-to-production ratio remains consistent with the requirements of Section 18.104.200 of this code;

Discussion: The project proposes to increase the area of wine caves from 5,800 sq. ft. to 7,037 sq. ft. (an increase of 1,237 sq. ft) to allow for additional area for wine production, fermentation, and barrel storage. The revised outdoor covered crush pad is a total of 1,548 sq. ft (142 sq. ft. smaller than originally approved). The revised winery structure proposes an increase from 1,570 sq. ft to 2,176 (an increase of 606 sq. ft.) and a reconfigured design. The original use permit had all wine production activities occurring within the wine cave and there was an at-grade winery structure encompassing the tasting room and retail area. The revised winery structure includes a tasting room, a wine library, a medium-risk commercial kitchen, dry storage, winery offices, and restrooms. The revised structure is designed as a contemporary structure, charcoal gray in color with darker charcoal gray trim. The building materials include concrete walls and steel girders, a standing seam metal roof in charcoal hue, and sliding doors and window casement of charcoal-hued fiberglass. There is a shotcrete retaining wall adjacent to the structure. Maximum height of the structure is 22 ft. from natural grade.

- N. A change to hours of operation between the hours of 9:00 a.m. and 6:00 p.m.;

Discussion: The project proposes to change the hours for hospitality activities from 10:00 a.m. and 4:00 p.m. to 10:00 a.m. and 6:00 p.m. in order to allow for avoidance of traffic that might otherwise coincide with the peak commute hours. There is no requested change in production hours which is also 10:00 am to 4:00 pm, both seven days of week.

- R. Change in the number of parking spaces or the alignment of internal roads and driveways, provided there is no cumulative increase in paved or impervious ground surface area beyond twenty-five percent of the subject parcel or fifteen acres, whichever is less;

Discussion: The winery access road has been slightly reconfigured in order to most efficiently provide access to the newly proposed winery facilities. The road meets the minimum standard prescribed by the County's Road and Street Standards. It also includes the required spaces and turning radius for both fire safety equipment and within parking areas. The original winery use permit included a total of nine (9) parking spaces, one of which is an ADA-accessible space located in proximity to the winery structure. No change in the parking provision is proposed as part of this minor mod, but parking spaces have been reassigned as part of the new design.

- T. Expansions or improvements to permitted food service facilities, or additions of low- or medium-risk kitchens where food service (i.e., catering) has been previously approved, provided there is no increase in visitation or marketing.

Discussion: The original winery use permit included no provision for a commercial kitchen. This minor modification proposes a 370-sq. ft. medium-risk commercial kitchen for the preparation of some light fare foods on-site and to serve as a staging kitchen for caterers that may provide food to be served with wine at larger of the marketing events.

Written comments regarding this project and the adequacy of the proposed Subsequent Negative Declaration are solicited. Application materials, including the CEQA determination and the draft Conditions of Approval are available for inspection between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California. Scheduling appointments to review documents is encouraged. Such materials are also available on the Department's website "Current Projects Explorer" at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>. Comments should be directed to: Wendy Atkins, Planner II at (707) 259-8757; wendyatkins@countyofnapa.org and must be received before 4:45 p.m. on September 1, 2023.

BRIAN BORDONA
Zoning Administrator