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Planning, Building & Environmental Services

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Brian D. Bordona
Director

NOTICE of INTENT

DATE: March 20, 2024

TO: Neighbors of Spring Mountain Road Winery

SUBJECT: Winery Use Permit - Minor Modification Application Request #P23-00198-MM and Administrative Viewshed #P23-00263-VIEW

3505 Spring Mountain Road, St. Helena, CA; Assessor’s Parcel Number 022-260-004 and 022-260-005

Project Request: The Napa County Planning Division has received a request for a Minor Modification #P23-00198-MM and Administrative Viewshed (P23-00263-VIEW) to modify the existing use permit for Spring Mountain Winery. The winery is located on a 15.9-acre parcel in the Agricultural Watershed zoning district and designated Agriculture, Watershed and Open Space in the general plan. The existing 3,348 sq. ft. winery with an annual production of 15,000 gallons per year and related accessory structures was destroyed by the Glass Fire.

The Use Permit Minor Modification and Administrative Viewshed would allow the winery to: (1) Rebuild, expand in size by 543 sq. ft.), and relocate the winery building; (2) Construct a new 901 sq. ft. winery building containing 166 sq. ft. of production space and 735 sq. ft. for accessory uses; (3) Construct a new 400 sq. ft. covered tasting terrace; (4) Construct a new 4,632 sq. ft. Type-3 cave, with two (2) access portals; (5) Construct a new 758 sq. ft. covered crush pad; (6) Install 175 sq. ft of replacement landscaping; (7) Install a new firetruck turn around area; (8) Install one new parking space for a total of six (6) parking spaces (2 employee, 3 guest, and 1 ADA accessible); (9) Install a waste water system for hold and haul; (10) Expand an existing and install a new access road to meet Napa County Roads and Street Standards for commercial driveways; and, (11) Install one 50,000 gallon fire suppression water tank, located on the west side of the winery structure. The proposed total size of the modified winery will be 5,533 sq. ft., including 1,148 sq. ft. covered areas. There is no change to the previously approved annual wine production capacity, number of employees, hours of operation, tours and tastings by appointment or marketing events.

The project also includes a review of the proposed winery building and cave portals under the Viewshed Protection Program (Chapter 18.106 of the Napa County Code (NCC)) to review the visibility of the new construction from County designated Viewshed roads. The winery is proposed to be moved to a different location. Prior to the Glass Fire, the tasting room, storage building, and office/cellar were located south of Spring Mountain Road, and north of the residence. The barrel storage area was located at the south of the property (near the water cistern). The new winery building, and cave is proposed to be located approximately 300 feet to the west of Spring Mountain Road. No road setback variance will be required with this new location.

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Zoning Administrator intends to render a decision to approve the project upon issuance of a Notice of Decision after April 9, 2024, pursuant to NCC Sections 18.124.130 C (5) and (7), and under Sections 18.126.065, A, H, M, R, and S. Pursuant to Chapter 18.124.130 C, modifications to winery use permits are considered minor modifications 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 sq. ft. 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 15,000-gallon winery consisted of a tasting room (720.5 sq. ft.), accessory dwelling unit (carriage house) (400 sq. ft.), winery storage building (370 sq. ft.), office/cellar (457 sq. ft.), and barrel storage (1,044 sq. ft.), all destroyed in the Glass Fire. As previously approved, conversion of these four structures would have brought the property into conformance as to the number of permitted units (a primary and a second unit) on the property within the AW zoning district. The proposed project includes a request to rebuild, expand in size (by 543 sq. ft.), consolidate, and relocate the winery buildings, construct a new 901 sq. ft. winery building, construct a new 400 sq. ft. covered tasting terrace, construct a new 4,632 sq. ft. Type-3 cave, with two (2) access portals, and construct a new 758 sq. ft. covered crush pad. The new structure is designed as a contemporary barn structure. These modifications would not result in a change in aggregate building footprint (including caves) by a maximum of 10,000 sq. ft. 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.

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

- A. An interior remodel or changes to structures, provided the accessory-to-production ratio remains consistent with the requirements of NCC Section 18.104.200.

Discussion: The project proposes to rebuild and relocate the winery building with a slight expansion, construct a new winery building, and covered tasting terrace, and a new 4,632 sq. ft. Type-3 cave, with two (2) access portals to allow for additional area for wine production, fermentation, and barrel storage. The pre-fire outdoor crush pad was 2,100 sq. ft. and the proposed covered crush pad is 758 sq. ft. The original use permit had wine production activities occurring in four buildings in various locations on the site. The proposed winery building, covered crush pad and winery building are proposed in one central location. The new structure features a contemporary barn structure, brown in color. The building material include concrete walls, beige in color, vertical wood siding brown in color, a standing seam roof, with a black steel frame. The maximum height of the structure is ±19 feet from natural grade. As proposed, the accessory-to-production ratio remains consistent with the requirements of NCC Section 18.104.200 which is now 34 percent.

- H. Changes to or additions of permanent tanks within previously approved winery development areas, provided no increase in production is allowed.

Discussion: A new 50,000-gallon water storage tank (25 feet in diameter by 17 feet in height), grey in color is proposed to the south of the mechanical pad.

- M. Installation of waste water improvements or changes from off-site disposal to on-site treatment or disposal, subject to the requirements of Title 13 of this code and any applicable state laws or regulations, provided there is no increase in waste water generation or treatment capacity.

Discussion: The proposed system design will handle the domestic and process wastewater separately. Winery domestic waste will disperse into the existing septic system. Winery process waste will be removed with a hold and haul system.

- 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 project proposes to install a new firetruck turn around area and, installation of one new parking space for a total of six (6) parking spaces (2 employee, 3 guest, and 1 ADA accessible), and installation of a new winery road to meet commercial standards. In total the cumulative increase in paved or impervious ground surface area is 27,900 sq. ft., which is less than twenty-five percent of the subject parcels (15.9 acres).

- S. Additions of landscaping or modifications to existing landscaping, consistent with Chapter 18.118 of this code, provided there is no increase in groundwater use.

Discussion: The project proposes to replace 0.12 acres of pre-fire vegetation canopy cover at a 3:1 replacement ratio, for a total of 0.48 acres. The Scope of Work indicates that there will be no increase in projected groundwater use.

Administrative Viewshed: Applicable Section 18.106.040.C: Administrative Criteria. A project shall be certified and cleared for further processing, if the director determines that a project meets all of the conditions in Section 18.106.040.C.1-3.

Discussion: The project includes a determination that the proposed winery building, and portals meet the Administrative Criteria under the Viewshed Protection Program (NCC Chapter). The Viewshed component of the project has been certified administratively by the Director and cleared for further processing as required by NCC and included as a condition of approval, the property owner shall execute and record in the County Recorder's office a use restriction requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successors to maintain conformance with County Code Section 18.106.040.D.

Written comments regarding this project and the adequacy of the proposed 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, (707) 259-8757, or wendy.atkins@countyofnapa.org and must be received before 4:45 p.m. on April 9, 2024.

BRIAN D. BORDONA

Zoning Administrator