OAKVILLE WINERY LLC
DRY CREEK-MT. VEEDER WINEMAKING PROJECT
DRY CREEK AND MT. VEEDER ROADS, NAPA, CALIFORNIA
(APN 027-310-039)

Project Description

A. General Site Information and Environmental Setting

Name of Project: Oakville Winery LLC
Dry Creek-Mt. Veeder Winemaking Project

Property Owner(s): Oakville Winery, LLC

Site Address: SW corner of intersection of Dry Creek and Mt. Veeder Roads

Assessor’s Parcel No.: 027-310-039

Parcel Size: +/- 55.50 acres

Zoning District: AW Agricultural Watershed

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

CalVeg Classification: NX Mixed Hardwood

Local Drainage: Montgomery Creek and Upper Dry Creek (to Napa River)

Municipal Watershed: No

FEMA Flood Zone: No

Groundwater Deficient Area: No

Sensitive Species: None at Project Site

Fire Hazard Severity: Very High Fire Hazard (SRA)

Landslides: Small landslide deposits (see Geotechnical Report)

Nearest Arterial Road Intersection: State Route 29 and Oakville Grade (approx. three miles east of site)
B. Project Description

Oakville Winery LLC is applying for a Use Permit to establish a 20,000 gallon per year winery on a 55.50-acre parcel (Napa County Assessor’s Parcel No. 027-310-039). The project parcel is located at the Southwest corner of Dry Creek Road and Mt. Veeder Road approximately 3 miles west of Oakville, in unincorporated Napa County. The proposed facility is comprised of a 2,728 square-foot (SF) fermentation building, an 800 SF covered crush pad and a 17,220 SF wine production and barrel storage cave.

This application requests authorization of the following activities:

1. Establishment of a winery with an annual production capacity of 20,000 gallons;
2. Construction of 2,728 SF wine production building (620 SF devoted to accessory uses);
3. Construction of a 144 SF covered building entry with incidental AB 2004 uses;
4. Construction of an 800 SF covered crush pad;
5. Construction of 17,220 SF Type II winery cave to be used for barrel storage and other wine production activities (racking, blending, finishing, laboratory);
6. Installation of onsite subsurface drip wastewater disposal system;
7. Installation of five (5) parking spaces, including one (1) handicapped accessible space;
8. Four (4) full-time employees;
9. Marketing Plan with a maximum of 10 visitors per day; 10 marketing events per year with no more than 30 guests; and one (1) wine auction/release event with no more than 100 guests utilizing shuttle transport and catered food service only;
10. Hours of operation Monday-Sunday, 8:00 a.m. to 5 p.m. for wine production activities (grape harvest excluded) and 10:00 a.m. to 6:00 p.m. for regular visitation.

C. Project Setting

The project parcel is located in an AW Agricultural Watershed zoning district and designated as Agriculture, Watershed and Open Space (AWOS) on the Napa County General Plan.

The parcel is comprised of mixed hardwood forest with varied terrain, with areas of relatively steep slopes interspersed with very steep slopes equal to or exceeding 30 percent. There are two small existing clearings on the parcel: (1) a small, relatively flat clearing southwest of the intersection of Dry Creek Road and Mt. Veeder Road at the confluence of Dry Creek and Montgomery Creek (the “Lower Flat”), and (2) a small clearing located approximately 1,000 feet horizontal feet and 300 feet vertical upslope from the Lower Flat (the “clearing with brush”).

The County’s Environmental Sensitivity Maps indicate “Potential Spotted Owls in this general area” and three (3) point on the Lower Flat are marked with arrows noting “small landslide deposits.” The parcel and all neighboring parcels are designated by CalFire as Very High Fire Hazard Severity.

Access to the parcel is from Mt. Veeder Road approximately 400 from its intersection with Dry Creek Road. Both Mt. Veeder Road and Dry Creek Road are “Rural Collectors” linking the parcel with State Route 29 via Oakville Grade to the east; State Route 12 in Sonoma County via...
Dry Creek/Trinity Road to the west; and, to a lesser degree, the Napa City Limits via lower Dry Creek Road or Redwood Road to the south/southeast.

D. Environmental Sensitivity

As stated above, the subject parcel is comprised of mixed hardwood forest with varied terrain, with areas of relatively steep slopes interspersed with very steep slopes equal to or exceeding 30 percent. The County’s Environmental Sensitivity Maps for the parcel note “Potential Spotted Owls in this general area” and show three arrows on the Lower Flat indicating “small landslide deposits.”

The project parcel is located in a Very High Fire Hazard area. Unlike projects located on Soda Canyon Road, Atlas Peak Road, Wild Horse Valley Road, Green Valley Road, Spring Mountain Road, Partrick Road, Redwood Road or Lokoya Road, however, there are multiple exit routes from the project parcel in the event of wildfire. The Dry Creek Lokoya Fire Station is located less than one-half mile from the parcel.
The northern boundary of the project parcel is Dry Creek. This project incorporates a 55-foot wide riparian corridor buffer as an environmental protection measure.

Condor Earth performed a Preliminary Geologic Hazards Evaluation of the property consisting of site reconnaissance and review of project site conditions and available published data. As discussed on Page 2 of the Geotechnical Evaluation, the proposed winery location avoids areas underlain by landslides noted in published studies. The “clearing with brush” upslope from this site was considered less desirable for winery construction due to geologic conditions, the proximity of a seasonal drainage (see Figure 2B of the Geotechnical Evaluation), and the excessive grading and tree removal required to comply with CalFire construction standards for winery access roads. The clearing, however, was considered suitable for the winery’s subsurface drip septic system and reserve area. (See Sheet C1 of the Civil Plans.)

In order to avoid the forested interior of the parcel and to meet the 300-foot road setback requirement of Napa County Code (NCC) section 18.104.230A2, the proposed winery building is located on the Lower Flat within a gently sloping area that was graded for use as a CalFire base camp during the Nuns Fire in October 2017. This area is within the general area of the parcel indicated as containing historic “small landslide deposits” but is not associated with any active slides.

The project incorporates the recommendation on Page 3 of the Geotechnical Evaluation that a subsurface geological exploration (drilling) of the proposed winery site be conducted prior to Building Permit submittal. Consistent with NCC §15.08.050A, the building permit application for the winery will be accompanied by a geologic hazard report containing the elements listed in NCC §15.08.050B.

Northwest Biosurvey performed three field surveys and a wetlands delineation of the project parcel. No Spotted Owl nests were observed. No special status plant species are present at the winery site.

The project incorporates as an environmental protection measure a requirement that a field survey be conducted by a qualified biologist prior to commencement of construction activities during critical nesting periods. To the extent any Northern Spotted Owl nesting activities are observed during the field survey, an appropriate “no-construction zone” consistent with the regulations and professional practices then in effect shall be established. This approach is standard practice for Napa County projects on parcels designated as “Spotted Owls in the general area,” a designation found on virtually every parcel located in the western range of Napa Valley.

Traffic

The Napa County Department of Public Works (DPW) maintains historic traffic counts recorded on various public road segments over the years. These records indicate that, as of June 2005, the Average Daily Traffic (ADT) on Mt. Veeder Road on the segment south of Dry Creek Road was 141 vehicles northbound and 132 vehicles southbound. The AM Peak Traffic count was 12
vehicles northbound and 11 vehicles southbound. The PM Peak traffic count was 15 northbound and 11 southbound.

The application includes the County’s Winery Traffic Information/Trip Generation Sheet that calculates the number of trips generated by the project at the maximum proposed levels of production and visitation. At these levels, the project would generate eight (8) additional PM peak weekday trips and eleven (11) additional PM peak weekend trips. (It would generate 20 average daily trips (ADT) on weekdays and 19 ADT on weekends. This additional project related traffic is below the threshold for a small winery Class 3 Categorical Exception under the Napa County CEQA Guidelines and, by rule, would not be considered a significant environmental impact. However, to further allay concerns regarding traffic generated during peak hours, particularly by marketing events (according to the County’s Trip Generation methodology, the one annual 100-guest marketing event would generate an estimated 60 passenger vehicle trips one day per year), a traffic management plan is incorporated into this project that would use shuttles, on-site shuttle parking and scheduling protocols to decrease vehicle trips associated with visitation, deliveries and marketing events.

Parking

The Site Plan identifies approximately 1.7 plantable acres around the winery site on the Lower Flat. Approximately one acre is below five percent. It will be planted after winery construction is completed to provide both a supply of grapes for the winery and a landscape screen for the on-site parking area and winemaking operations.

Grape Sourcing

As is customary for a majority of small winery operations in Napa County, wine production will be increased gradually to an economically sustainable level of wine production based on grape purchase agreements with growers within the Mt. Veeder, Oakville, Yountville and other Approved Viticultural Areas in Napa County, and to a lesser extent vineyards across the county line in Sonoma Valley, consistent with NCC §18.104.250B. This business model is a proven one in Napa County, affording the greatest degree of winemaker choice in grape quality, varietals and other enological characteristics. This plan also allows the preservation of mature trees on the interior of the parcel that could be developed for vineyard under NCC Chapter 18.108 (Con Regs). Instead, in order to reach the maximum proposed production capacity of 20,000 gallons, the owner would target a sustainable supply from a total of 31.5 existing vine acres (this calculation is based on an average yield of 4 tons of grapes per acre, 120 gallons of wine per ton) within Napa County. The applicant is in negotiations regarding these agreements.

E. Environmental Protection Measures

- Riparian Habitat Protection
  - In order to avoid disruption of wildlife movement along the Dry Creek riparian corridor, a fifty-five (55) foot wide wildlife movement and riparian corridor
buffer shall be implemented outside the northern boundary of the project site. The westward edge of this buffer shall be defined by a low, deer-passable fence or wall to prevent vehicle movement or storage within the buffer and to establish a sense of usable space for wildlife. Deer fencing shall be restricted to the development areas and shall not simply extend along linear features such as roadways or property lines.

- **Geologic Hazard Report**
  - Prior to Building Permit submittal, a subsurface geological exploration of the proposed winery building and cave site shall be conducted by a qualified geologist and shall include a geologic hazard report containing the information and technical recommendations required under NCC §15.08.050. The geologic hazard report shall accompany the application for a building permit for the winery.

- **Spotted Owl Nesting Protection**
  - Prior to the commencement of any winery construction work occurring nesting season, a field survey shall be conducted by a qualified biologist for the presence of the Northern Spotted Owl (*Strix occidentalis*) on the project parcel. If any Spotted Owl nesting sites are observed, no construction work shall occur within 300 feet (or a larger radius consistent with the regulations and professional practices then in effect) of the site or sites until nesting and fledgling is completed as determined by a qualified biologist. A copy of the survey shall be submitted to the Napa County PBES after building permit approval at least 14 days prior to commencement of work.

- **Traffic Management Plan**
  - The winery will be closed for daily tours and tastings during all marketing events;
  - Shuttles or other high occupancy vehicles shall transport guests to marketing events or tours and tastings for groups of more than 10 persons, with all transports parked on-site in designated areas during the duration of the event;
  - Daily tours and tastings and marketing events shall be scheduled to avoid visitor traffic generation during peak travel times (4:00 PM to 6:00 PM on weekdays; 2:00 PM to 4:00 PM on Saturdays and Sundays).
  - Reoccurring vehicle trips to and from the site for employees, business invitees and deliveries shall be scheduled to limit such trips to no more than five (5) trips during peak travel times (4:00 PM to 6:00 PM on weekdays; 2:00 PM to 4:00 PM on Saturdays and Sundays).