

PROJECT REVISION STATEMENT and MITIGATION MONITORING PROGRAM

Napa County Conservation, Development, and Planning

Grgich Hills Estate

Use Permit Major Modification P08-00648-MOD and Variance P08-00656-VAR

1829 and 1849 St. Helena Highway, Rutherford, Calif. 94573, APNs 027-470-005 & 027-470-024

*I hereby revise my request to include the mitigation measures specified below:***AGRICULTURE RESOURCES****Mitigation Measure:**

1. Prior to issuance of a certificate of temporary or final occupancy for any building permit associated with this project, and prior to the initiation of any winery activities on the parcel now known as APN 027-470-005, the permittee shall complete and record an amended Williamson Act contract consistent with the rules and regulations governing that program.

Method of Mitigation Monitoring:

Mitigation Measure № 1 requires recordation of an amended agricultural contract prior to the issuance of a temporary or final certificate of occupancy for any building permit associated with the requested approval. If the mitigation measure is not complied with, the County will not grant occupancy for the new or newly renovated structures.

HAZARDS AND HAZARDOUS MATERIALS**Mitigation Measure:**

2. Prior to the issuance of a building permit for any construction associated with this project, the permittee shall have the onsite agricultural underground storage tank located and shall submit a site plan depicting the tank for the review and approval of Building, Planning, and Environmental Management. If construction is proposed which may impact the tank, it must be removed and appropriately disposed of.

Method of Mitigation Monitoring:

Mitigation Measure № 2 requires the permittee to submit a tank location plan prior to the issuance of a building permit. If the mitigation measure is not complied with, the County may not issue a building permit for the proposed work.

TRANSPORTATION/TRAFFIC**Mitigation Measures:**

3. Any newly-approved private tours and/or tasting events and all marketing events proposed in the Marketing Plan submitted as part of Use Permit Modification application P08-00648/Variance application P08-00656 shall begin and end outside of identified peak traffic hours (4:00 PM to 6:00 PM on weekdays and 1:00 PM to 3:00 PM on weekends).

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4. The 30, 75, and 100 person marketing events proposed in this project shall be scheduled such that no 30 or 75 person event shall occur on the day of a 100 person event and no two 75 person events may occur on the same day.
5. If any event is held which will exceed the requested 59 on-site parking capacity, the applicant shall arrange for off-site parking and shuttle service to the winery. Off-site parking is presumed to be necessary for any event with a visitation of more than 100 persons, unless adequate alternate measures (such as staggered arrival times) are proposed which would render approved on-site parking adequate.

Method of Mitigation Monitoring:

Mitigation Measures № 3, 4, & 5 will, and can only, be enforced on a complaint-based basis.

EXISTING (PREVIOUSLY ADOPTED) MITIGATION MEASURES, AS REVISED:

Use Permit #0-90-3, approved October 19, 1990

Mitigation Measure:

"Aesthetics (Light & Glare Annoyance)"

6. Any existing light standards replaced in the future shall substantially conform with the standard requirement that they shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. (Use Permit #0-90-3, Mitigation Measure № 4, *as revised*.)

Mitigation Measure:

"Public Safety (Traffic Hazard Exposure)"

7. The driveway to the expanded winery shall remain at least 20 feet wide along its entire length and the first 300 feet off Highway 29 shall be paved. (Use Permit #0-90-3, Mitigation Measure № 6, *as revised*.)

Mitigation Measures:

"Traffic (Congestion Increases)"

8. The visitor and retail facilities at the expanded winery shall be closed to the general public between 4:00 PM and 6:30 PM on weekdays and 4:30 PM and 6:00 PM on weekends. A sign readily and easily readable by the passing motoring public on Highway 29 indicating that the winery is closed shall be placed out at 4:00 PM on weekdays and 4:30 PM on weekends. No tours and/or tasting shall be initiated between these hours. (Use Permit #0-90-3, Mitigation Measure № 7.)
9. Tours of the winery shall be conducted by prior appointment only and shall be conducted entirely and solely between the hours of 9:00 AM - 3:30 PM. (Use Permit #0-90-3, Mitigation Measure № 8, *as revised*.)
10. No dinners, festivals, or other marketing events shall be held at the expanded winery that begin or end during peak travel periods (between 4:00 and 6:00 PM on weekdays and 1:00 PM and 3:00 PM on weekends). (Use Permit #0-90-3, Mitigation Measure № 9, *as revised*.)

11. The fact that the subject winery has displays of art or items of historical, enological or viticultural significance, or other special attractions shall not be promoted nor advertised. This prohibition shall apply to any promotional literature or brochures the winery publishes or advertisements in trade or general circulation publications it places. (Use Permit #0-90-3, Mitigation Measure № 10.)
12. Normal work hours for 30% of the subject winery's employees shall be scheduled to avoid travel to or from the winery during peak traffic periods (between 4:00 and 6:00 PM on weekdays and between 1:00 and 3:00 PM on Saturdays and Sundays). This restriction shall be maintained year-round except during crush, when it shall be maintained to the greatest extent feasible. (Use Permit #0-90-3, Mitigation Measure № 11, *as revised*.)
13. Winery employees shall be encouraged to carpool to the greatest extent practical. Prior to issuance of a certificate of final occupancy for any improvements associated with P08-00648 &/or P08-00656, the permittee shall institute an employee trip reduction program including provisions incentivizing employee carpooling and other forms of commuting to and from work that do not involve the use of single- occupancy vehicles. (Use Permit #0-90-3, Mitigation Measure № 12, *as revised*.)
14. All routine pick-up and delivery of supplies and products shall be scheduled on weekdays between 7:00 AM and 4:00 PM except during crush. Moreover, the pickup and delivery of supplies and products shall be scheduled to the greatest extent feasible outside the hours when the winery is open for tours, tasting or retail sales, or when guests are likely to be arriving or departing from dinners, festivals, or other marketing events held at the winery. (Use Permit #0-90-3, Mitigation Measure № 13.)
15. Grapes shall normally be transported to the expanded winery in 8 ton or larger loads. (Use Permit #0-90-3, Mitigation Measure № 14.)

Mitigation Measures:

"Traffic (Parking)"

16. The proposed 59 space parking areas shall include one space designed and sized for bus use. All improved parking spaces provided shall meet Napa County Public Works Department standards as to size, surfacing, etc. (Use Permit #0-90-3, Mitigation Measure № 15, *as revised*.)
17. No additional parking spaces beyond 59 shall be created without prior approval of a modified use permit. (Use Permit #0-90-3, Mitigation Measure № 16, *as revised*.)
18. Parking of vehicles on-site outside the 59 improved parking spaces present shall be prohibited except during:
 - a) crush, when seasonal vineyard employees may park outside improved parking areas;
 - b) the week of the Napa Valley Wine Auction;
 - c) the annual, one day July 4th Independence Day New Wines Tasting Celebration;
 - d) the annual, one day Blessing of the Grapes Celebration;
 - e) private tasting events of up to 100 people, with food service catered or prepared on-site, limited to 15 such events per year;
 - f) the annual, one day Special Anniversary Celebration; and
 - g) emergencies.

Readily perceivable "No Parking" signs shall be installed and maintained as necessary in other areas where people might park, including but not limited to, along the edges of the driveway to the expanded winery. (Use Permit #0-90-3, Mitigation Measure № 17, *as revised*.)

19. The parking of vehicles along Highway 29 frontage of the subject property shall be prohibited. "No Parking" signs shall be installed and maintained as necessary. (Use Permit #0-90-3, Mitigation Measure № 18.)
20. Adequate facilities shall be provided on-site for the loading, unloading, and turn-around of all delivery trucks serving the expanded winery. These loading and turn-around areas shall neither have direct access off a public or common private road nor shall they use any part of such a road. (Use Permit #0-90-3, Mitigation Measure № 19, *as revised*.)

Mitigation Measure:

"Public Health (Insect Annoyance)"

21. Pomace from the subject winery that is applied to vineyards shall be mixed into the soil within 7 days of application, weather permitting, unless it is properly composted in compliance with Environmental Management Department guidelines. Stockpiling and field application of pomace and other waste materials within 200 feet of any dwelling not located on the winery property shall be prohibited. (Use Permit #0-90-3, Mitigation Measure № 20.)

I understand and explicitly agree that with regards to any and all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

	Violet Grogich	29 Sept. 2009
Signature of Owner(s)	Print Name	Interest

Signature of Owner(s)	Print Name	Interest

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