**Exhibit A**

**BACKGROUND**

**Diogenes Ridge Winery, P12-00347**

**Brookside Drive, Angwin, Calif., 94508**

**Assessor’s Parcel *№.* 024-201-036**

**Owner/Applicant:  Glen and Shirley Ragsdale, (707) 738-5805, 325 Diogenes Drive, Angwin, CA 94508**

**Representative:**    Donna Oldford, 2620 Pinot Way, St. Helena, CA 95474, (707) 963-5832, dboldford@aol.com

**Zoning:**    AW (Agricultural Watershed)

**General Plan Designation:**    Agriculture, Watershed and Open Spaces (AWOS) Designation

**Filed:**    October 3, 2012 Revised:  September 30, 2013; October 18, 2013

**Complete:**    December 30, 2013

**Production Capacity - Existing:** N/A

**Production Capacity - Proposed:    3**0,000 gallons per year

**Number of Employees - Existing:** N/A

**Number of Employees - Proposed:** 10 or fewer employees

**Visitation - Existing:**    N/A

**Visitation - Proposed:**    Private tours and tastings; max of 15 visitors per day; max of 90 visitors per week

**Hours of Operation - Existing:**    N/A

**Hours of Operation - Proposed:**    10 am to 6 pm, daily

**Visitation Hours of - Existing:**    N/A

**Visitation Hours - Proposed:**    10 am to 4 pm, daily

**Parking - Existing:** N/A

**Parking - Proposed:** 9 spaces

**Winery Coverage - Existing:**    N/A
**Winery Coverage - Proposed:**    Approx. 0.98 acres (15 acres max) and/or 0.75% of the 12.94 acre lot area (25% max)

**Adjacent General Plan Designation/ Zoning / Land Use**

North
Agriculture, Watershed and Open Spaces (AWOS) Designation - AW (Agricultural Watershed) zoning
Agricultural, and residential

South
Agriculture, Watershed and Open Spaces (AWOS) Designation - AW (Agricultural Watershed) zoning
Agricultural, residential, and approved/producing winery uses on large lots (Ladera Winery, Lail Vineyards, Bravantine Winery)

West
Agriculture, Watershed and Open Spaces (AWOS) Designation - AW (Agricultural Watershed) zoning
Agricultural, residential, and vineyards uses on large lots

East
Agriculture, Watershed and Open Spaces (AWOS) Designation - AW (Agricultural Watershed) zoning
Agricultural, residential, and approved winery uses on large lots (Neal Winery)

**Nearby Wineries (located within 1 mile of the project)**

Neal Winery ~716 Liparita Ave ~ Producing ~35,000 gallons per year~By appointment~35 visitors per week

Ladera Winery ~ 150 White Cottage Road~ Approved ~150,000 gallons per year~By appointment~10 visitors per week

Lail Vineyards ~ 320 Stone Ridge Road~ Approved ~12,000 gallons per year~By appointment~60 visitors per week

Bravantine Winery ~330 Stone Ridge Road~ Approved ~20,000 gallons per year~By appointment~10 visitors per week

**Parcel History and Evolution of this Application**

The site is developed with vineyard rows, along with three water tanks and one well. The application for a new winery and related construction was submitted on October 3, 2012. The application was complete December 30, 2013.

**Code Compliance History**

There are no open or pending code violations for the subject site.

**Discussion Points**

Setting- Diogenes Ridge Winery is located on a 12.94 acre parcel located on the north side of Brookside Drive, approximately 700 feet east of White Cottage Road. The proposed 30,000 gallons per year winery involves construction of new winery buildings totaling 1,755 square feet, including hospitality and tasting room, and office space; a 1,690 square feet covered crush, and 5,800 square feet of caves for barrel storage.

Land uses in the vicinity are a mix of large lot residential uses, active vineyard operations, and wineries with production ranging from 12,000 to 150,000 gallons annually. Residential uses in the project area are located primarily northwest of the project site.

Proposed Building Design- The winery building is located over 300 feet from Brookside Drive and is a low profile one-story design with a building height of 14 feet, excluding the cupola which has a height of 20 feet. Approximately 1.27 acres of existing vineyard will need to be removed for the winery building.

Tours and Tastings/Marketing Events- The applicant is proposing tours and tastings by appointment only on a daily basis up to a maximum of 15 visitors per day from 10 AM to 4 PM daily; private promotional tastings with meals up to 36 per year with a maximum of 20 guests between the hours of 10 AM to 10 PM; marketing events up to four per year with a maximum of 50 guests between the hours of 10 AM to 10 PM; and one Auction event per year with a maximum of 100 guests between the hours of 10 AM to 10 PM.

Staff has provided a table below comparing marketing and tours and tastings visitation at other wineries with annual production of 30,000 gallons per year. The proposed visitation program falls into the high end of the spectrum with regards to number of visitors, and on the high end for events among its peer group of wineries with an approved production capacity of 30,000 gallons per year. The table also provides a comparison of winery building square footage for the wineries listed. As can be seen Diogenes Ridge Winery’s building square footage relative to its production capacity hits on the low end of the spectrum at 1,755 square feet, with other wineries ranging in size from 2,000 square feet to almost 25,960 square feet.

| **Staff Report – 30K GPY Comparison Wineries** |  |
| --- | --- |
| **Winery Name** | **Current Total Prod.** | **Tours & Tasting** | **Visitors(Ave/Wk)** | **Total Events/Yr** | **Building****s.f.** |
| ANTHEM WINERY AND VINEYARDS | 30,000 | NO | 5 | 0 | 2,000 |
| CADE WINERY | 30,000 | APPT | 75 | 15 | 25,960 |
| COSENTINO WINERY | 30,000 | PUBLIC | 350 | 0 | 11,809 |
| DAVID ARTHUR VINEYARDS | 30,000 | APPT | 35 | 8 | 13,400 |
| FONTANELLA WINERY | 30,000 | APPT | 10 | 9 | 4,800 |
| GOOSE CROSS CELLARS | 30,000 | APPT | 350 | 14 | 2,504 |
| HOURGLASS WINERY | 30,000 | APPT | 22 | 15 | 10,400 |
| JUDD'S HILL WINERY | 30,000 | APPT | 28 | 0 | 5,608 |
| STAR VINEYARDS | 30,000 | APPT | 20 | 0 | 2,800 |
| **DIOGENES RIDGE WINERY** | 30,000 | APPT | 90 | 41 | 1,755 |

Traffic- The winery traffic generated by the project is expected to be minimal. Access to the winery is from Brookside Drive, between Howell Mountain Road and White Cottage Road where the Level of Service has a “B” and “B” rating, respectively as of the most recent county-wide traffic study. The applicant has submitted traffic information which identifies that the proposed winery hours (1**0:00 am to 4:00 pm, Monday-Sunday for visitation and 7:00 am to 5:00 pm, Monday-Friday for production)**, the number of employees (10 or fewer), the winery’s Tours/Tastings Plan (15 persons maximum per day), and the Marketing Plan with food catered at the winery (36-20 person private promotional tastings events per year, 4-50 marketing person events per year, and one 100 person auction event) will contribute to 33 daily trips and 13 daily PM peak trips to Brookside Drive’s overall traffic.

Access to the site will be accommodated via a twenty-foot wide driveway leading to the winery. There are no design features that will impact traffic on Brookside Drive. The Department of Public Works and Engineering Services has reviewed project access and recommends approval of the project as proposed. The Napa County Fire Marshall has reviewed this application and has identified no significant impacts related to emergency vehicle access provided that standard conditions of approval are incorporated. Project impacts related to traffic hazards and emergency access are expected to be less than significant.

The Department of Public Works has reviewed the traffic information and application and recommends approval of the project on the basis that the traffic volumes are below the threshold that would impact Brookside Drive. There will be no residual individual or cumulatively significant traffic impacts associated with this project as regards traffic congestion and levels of service. The proposed nine (9) parking spaces would be sufficient to accommodate parking needs during normal business days for employees and visitors. Additional parking will be required during marketing events. As proposed, temporary event parking will be provided on-site via valet parking service or by shuttling visitors to the winery. The applicant has sufficient space to accommodate some additional parking throughout the remainder of the property. No parking will be permitted within the right-of-way of Brookside Drive.

Grape Sourcing- The subject property contains approximately 6.5 acres of existing vineyards, of which 1.27 acres being removed which results in 5.23 acres that would supply approximately 5,500 gallons annually. The applicant has also informed the County that it has verbal agreements with other county vineyard operators and owners which will also be utilized to comply with the 75% Napa Valley grape source requirement.

Greenhouse Gases/Climate Action Plan- The County requires project applicants to consider methods to reduce Green House Gas (GHG) emissions consistent with Napa County General Plan Policy CON-65(e), which requires GHG review of discretionary projects. The applicant has completed the Department’s Best Management Practices Checklist for Development Projects, which is attached to this report as part of the application materials. The applicant proposes to incorporate GHG reduction methods including: 1) limited grading of the site; 2) water efficient landscaping; 3) local food production; 4) and the education of staff and visitors regarding sustainability practices.

GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project specific on-site programs including those winery features noted above would combine to reduce emissions. The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan.

**Consistency with Standards**

Zoning - The project is consistent with AW (Agricultural Watershed) zoning district regulations. A winery (as defined in Napa County Code § 18.08.640) and uses in connection with a winery (see Napa County Code § Section 18.20.030) are permitted in the AW district with an approved use permit. This application is subject to and complies with all tenants of the Winery Definition Ordinance and all other requirements of the Zoning Code as applicable.

Fire Department Requirements - The Fire Marshal's office has reviewed this application and recommends approval with standard conditions. Please see their attached memo dated October 24, 2012.

Public Works Requirements - The Public Works Department has reviewed this application and recommends approval with standard conditions. Please see their attached memo dated October 31, 2012.

Engineering Services Division Requirements - The Engineering Services Division has reviewed this application and recommends approval with standard conditions. Please see their attached memo dated September 12, 2013.

Environmental Health Division Requirements - The Environmental Health Division has reviewed this application and recommends approval with standard conditions. Please see their attached memo dated November 22, 2013.

Building Division Requirements - The Building Division has reviewed this application and has no comments.