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MEMORANDUM

To: Planning Commission	From: Wyntress Balcher, PBES
Date: February 28, 2018	Re: Caldwell Vineyards Winery Modification - Supplemental Information #P17-00074-MOD; APN: 045-310-056 & APN: 045-310-055

Attached for the Planning Commission consideration and review are:

- A supplemental Traffic Analysis (Focused Traffic Analysis for the Caldwell Vineyards Project, March 1, 2018, W-Trans).
- Comment letters from Mr. Denis F. Shanagher representing the Kreuzer Lane Protection Committee (KLPC) (February 22, 2018 and February 28, 2018).
- Letter from a neighbor, Mr. Robert Rude (dated February 26, 2018).

Supplemental Traffic Analysis

The supplemental traffic analysis report (Focused Traffic Analysis for the Caldwell Vineyards Project, March 1, 2018, W-Trans) was obtained to address the questions posed by the Commission regarding the intersection of Kreuzer Lane and Fourth Avenue. Staff evaluated the Traffic Analysis and provided the following for Planning Commission consideration.

Collision History - The report analyzed the collision history to determine any trends or patterns that may indicate a safety issue. During a five-year period from January 1, 2012 through December 31, 2016, the study intersection experienced two recorded collisions, both of which involved property damage only (i.e. fence damage). Given the non-standard controls at this location, the lack of more than two collision in five years indicates that drivers are able to understand and travel through the intersection safely and without difficulty. It is further noted that the recorded collisions did not result in any injuries; therefore, the above-average collision rate does not translate to a safety concern.

Trip Generation - The report utilized Napa County Winery Traffic Information/Trip Generation Form to determine the potential trip generation for currently existing and proposed conditions. The proposed changes to the Use Permit would be expected to result in a total of 29 trips during the weekday PM peak hour and 29 trips during the weekend midday peak hour, or an increase of 23 and 21 trips during the two peaks, respectively. During a crush Saturday, it is projected that 34 trips would be generated during the PM peak hour. Existing volumes from counts recently taken on Kreuzer lane between Fourth Avenue and the project driveway indicate an increase of 61 cars daily, with an increase of 23 cars during the weekday PM peak hour. The report concludes that the resulting increases from the proposed winery expansion are not significant.

Level of Service - Under existing volumes without project-generated traffic, the study roadways operate acceptably at LOS C or better in all directions. Upon the addition of project-generated traffic, the study roadway would be expected to continue operating at acceptable LOS C or better. It is noted in the report that there are no standard methodologies for evaluating low-speed two-lane roadways such as Kreuzer Lane, east of Fourth Avenue, so the two-lane methodology was applied and it was found the segment operates at LOS A under existing conditions; therefore, it is expected to continue operating acceptably with project-generated traffic.

Stop Sign Warrants - The Commission requested a review of possible stops signs at the intersection of Fourth Avenue and Kreuzer Lane. An all-way Stop Control (AWSC) warrant analysis was completed for the intersection, under existing conditions and under proposed project conditions. Based on the existing volumes as well as those with the project added, an AWSC is not warranted. The collision history does not trigger the need for an AWSC, and from Kreuzer Lane along the eastbound Fourth Avenue, oncoming vehicles can be seen from well in excess of the necessary 275 feet sightline. Similarly, drivers have an unobstructed view of vehicles approaching on southbound Fourth Avenue when they are more than 275 feet away. The report concludes that the sight distances at the intersection are adequate and an AWSC are not warranted.

The Report was reviewed by the Department of Public Works, who have advised that the report addresses the information requested, and has no further comments.

Neighbor Correspondence

Mr. Robert Rude:

Neighbor Robert Rude submitted a letter regarding his concerns for his 21 Heritage Olive trees planted along the private road.

Staff Response: The Engineering Division has advised that the required road improvements have been designed to avoid the Heritage Olive trees along the private road.

Mr. Denis F. Shanagher

Mr. Shanagher submitted a letter dated February 22, 2018 advising his representation of a group of Kreuzer Lane and surrounding neighborhood property owners. He specifically requests that the hearing be postponed to allow their review of the anticipated traffic analysis. He submitted a subsequent letter dated February 28, 2018, presenting an opinion of the project's inconsistency with the General Plan Goals and Policies, of the traffic analysis and water analysis in the proposed negative declaration lacking information and proper analysis. The letter also identifies concerns that the currently proposed expansion of winery operations will be such that the marketing and retail component will begin to dwarf the actual production/farming component, becoming equal to or more dominant than its production component.

Staff's Responses:

Project is Inconsistent with Napa General Plan - In addition to the visitor and marketing increase, the project also includes a request for an increase in production from 25,000 to 35,000. The main function of the winery remains as a facility for the production of the wine. With regard to consistency with the General Plan, staff notes that the Napa County Code, including its definitions and regulations on wineries, implements the goals, policies and objectives of the General Plan. Specifically, in addressing Mr. Shanagher's concerns about the various components of the winery and proposed expansion, Napa County Code (NCC) Section 18.104.220 states "the maximum square footage of structures used for accessory uses that are related to a winery shall not exceed forty percent of the area of the production facility. "Production facility" for the purpose of this section means crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities...". The accessory to production ratio of the proposed Caldwell Winery physical expansion is 17%. The existing tasting areas are located within the caves. The proposed expansion includes an

additional tasting area, and a request that the visitors be allowed to consume the winery's wine in front of the cave portal doors to the tasting rooms in the driveway and under a 580 square foot trellis located east of the cave portal. The outdoor areas where wine consumption may occur are not included in the ratio. A conservative estimate of measurement of 80 feet between the cave portals by 10 feet into the driveway, plus the covered trellis area, would result in a 1380 ft² outdoor area, or 24% accessory/production ratio; well below the 40% limitation established by code.

It should be noted that the Winery Comparison Charts were developed to provide the Commission with information on how the winery compares to other similarly sized wineries; however, the information provided is not in-depth information regarding the listed wineries. For example, the chart does not provide information regarding the percentage of increase of visitation or marketing from the original approval, if any, nor provide any physical or environmental constraints that may have been evaluated when the comparison wineries were being considered. The numbers used for comparison are for the average and the median between the wineries of similar production. Staff notes that two comparison wineries with 50 daily visitors have under 1,000 annual marketing guests, but two wineries approved for 16 daily visitors have over 1,400 annual marketing guests.

Environmental Review –Traffic and Parking - The Initial Study/Negative Declaration prepared for the project utilized information from the Paul Hobbs-Nathan Coombs Use Permit Project Traffic Study to supplement the information requested in the County's "Winery Traffic Information/Trip Generation Sheet". This data establishes the traffic level of service for Imola Avenue and Fourth Avenue. In addition to the traffic data utilized to conclude there are no significant traffic impacts created by the propose winery expansion, the W-Trans traffic analysis discussed above and attached to this memo further supports this conclusion.

The application indicates there are 38 existing parking spaces adjacent to the wine caves. The County's Winery Traffic Information/Trip Generation Sheet assumes that there will be 2.8 visitors per vehicle. Therefore, there is existing adequate parking provided. For the 200-guest event, the applicant's property is large enough to accommodate overflow parking on-site; a traditional approach to providing for marketing event parking.

Environmental Review-Water - A Water Availability Analysis was prepared for the project evaluating both the project parcel APN: 045-310-056, and including parcel APN: 045-310-055. The well currently providing water to the winery also provides irrigation water for the vineyards. Although a portion of the winery property is located within the MST water deficient groundwater area, the project's well is not located within the MST. The increase in production and increase in visitation will result in an annual increase of .33 acre-feet/year. The project does not include an increase in vineyard irrigation. Please note that the Conditions of Approval include the required use of portable toilets for events in attendance over 100 people. Furthermore, a condition from Environmental Health restricts use of a well located on the adjacent parcel (APN 045-310-055), to that of a backup source for the winery. This secondary well is located within the MST area and thus requires this special condition of approval.

Fire - The improvement plans presented to the County for review by the Engineering Division include a Fire Truck turnaround, which has been designed in compliance with the Napa County Road and Street Standards. The parking located on the lower level is an existing parking area used by the winery.

Outdoor Activity – As discussed in the staff report, the canopy of the existing oak trees across from the outdoor equipment provide screening from the residence located on the hillside above the winery; however, the additional screening originally intended to screen the equipment but never installed will be required to be installed. COA #4.10 states that there shall be no amplified sound systems or amplified music utilized outside of the approved, enclosed winery building.