

**PREVIOUS STAFF REPORT
FROM PLANNING COMMISSION
MEETING**

PROJECT

NAME: BELL WINE CELLARS

PREVIOUS MEETING

DATE: APRIL 1, 2015

CONTINUED TO: MAY 6, 2015

**FOR ATTACHMENTS OF THIS STAFF REPORT PLEASE
REFER TO THE PREVIOUS MEETING DATE ABOVE.**



A Tradition of Stewardship
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Agenda Date: 4/1/2015

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: WYNTRESS BALCHER, Planner II - 707 299 1351

SUBJECT: Bell Cellars Winery Use Permit Major Modification #P13-00055

RECOMMENDATION

BELL WINE CELLARS - USE PERMIT MAJOR MODIFICATION NO. P13-00055

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Request for approval of a modification to Use Permits #U-90-42 and #03315-MOD to allow the following: 1) Increase in the approved production capacity from 40,000 to 60,000 gallons; 2) Increase the approved visitation from 24-76 persons per week to a maximum of 100 persons per day with a maximum of 420 persons per week; 3) Interior remodeling of the 8,911± sq. ft. winery to allocate a new 628 sq.ft. tasting room area; a new 150 sq.ft. commercial kitchen for on-site marketing event meals and food pairings at tastings; a 210 sq.ft. meeting room; and to construct a 1,048 sq.ft. storage mezzanine, resulting in a total of 9,959± sq.ft. winery floor area with a 1,450 sq. ft. exterior covered crush pad; 4) On-premise consumption of the wines produced on-site, consistent with Business and Professions Code §§23356, 23390, and 23396.5 (also known as AB 2004 (Evans 2008 or the Picnic Bill) outside on the adjacent patio or lawns; 5) Employ 11-24 persons; maximum 15 persons; 6) Modify the existing Marketing Event Program to remove the following events: a) Lunch or dinner for trade, press, VIP's, a maximum 6/year with maximum 8 persons; b) Educational lunch for club or non-profit group, maximum 4/year, maximum 40 people; c) Harvest Festival, Grape Picking, Grape Stomp, etc., maximum 2/year, maximum 60 people; and d) Open House by invitation (i.e. Napa Valley Wine Auction), maximum 2/year, with maximum 200 people, but no more than maximum 30 at any given time to replace with the following new Marketing Event Program: a) Events for wine club members, wine education seminars and trade events with appetizers or full lunch or dinner, up to four (4) per week (no more than 1 per day) with a maximum 40 guests; b) Wine Auction-related and other major events such as the Napa Film Festival, accompanied by food and wine, sometimes with non-amplified musical program, four (4) per year for a maximum 200 guests. All marketing events will continue to be held in all of the various winery facilities, including the winery structure and patio area. The events will last approximately 4-5 hours between 10:00 AM and 9:00 PM depending on morning or evening schedule. Up to 80 overflow parking spaces in the vineyard along the side of the access road are available during large events; five spaces are available on the grass-crete hard surface

adjacent to the winery (near lawn area adjacent to the winery and driveway entrance); and nine spaces available in the center area of the circular driveway near the residence; 7) Revise the annual limit condition on the number of buses (maximum 3 per year) permitted to visit the winery (Condition #7, Use Permit #U90—42) to exclude for-hire cars, vans and public transit; 8) Installation of a new subsurface drip wastewater system; and 9) Installation of a Transient Non-Community Water system and a water backflow prevention system.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit Major Modification, as conditioned.

Staff Contact: Wyntriss Balcher, Planner II, (707) 299-1351, or wyntriss.balcher@countyofnapa.org

Applicant Contact: Scott Greenwood-Meinert, (707)252-7122, or ScottGM@dpf-law.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration for the Bell Wine Cellars based on Findings 1-6 of Exhibit A; and,
2. Approve Use Permit (P13-00055-MOD) based on Findings 7-11 of Exhibit A, and subject to the recommended Conditions of Approval (Exhibit B)

Discussion:

Bell Wine Cellars is a pre-WDO winery. It was originally established as a 20,000 gallon winery upon approval of a small winery exemption by the County on October 2, 1980. The original winery was 3,848 sq. ft. in area, there were three employees (2 full-time, 1 part-time), and no tours or public tasting were allowed. Use Permit #U-90-42 was approved on appeal by the Board of Supervisors on January 21, 1992, to expand the annual production capacity of the winery to 40,000 gallons, to add tours and tasting by appointment only, to add activities related to the marketing of wine, and to add regulations regarding buses. Subsequent modifications included changes of use to existing facilities, and approval to demolish, reconstruct and remodel the winery and increase the number of employees.

The applicants are currently requesting an increase in production capacity to 60,000 gallons per year. The applicants have also indicated that the visitation to the winery has increased beyond the amount approved by their use permit. Currently, there are no code enforcement actions on this winery given that the applicant voluntarily submitted the application to eliminate the noncompliance. This request seeks approval to allow an increase in visitation from their existing peak of 50 to 100 persons/day and an average 420 persons/week. The proposed visitation request will result in 21,840 visitors per year. The request also includes a change to the approved marketing program from 18 events (728 guests) to 212 events (9,120 guests) per year. The proposal also includes an increase in the number of employees from 6 to 15.

Approval of this project will bring this existing winery into compliance with County regulations, and the proposal would not result in a significant environmental impact. However, staff is concerned with the total number of annual visitors that the proposed change in visitation to 100 visitors per day will generate and the 212 annual events are high in relation to other wineries with a similar production capacity. The request is for a 50% increase in production, however, the applicant is also requesting a 50% increase in their current daily visitation and a significant increase in the number of marketing events (1,252%), but has not demonstrated the rationale for the significant increase in visitation and marketing events. Visitation and marketing are listed as a use permitted within the AP zoning district when associated with a winery, however, as an accessory use, it must be clearly

incidental, related and subordinate to the main use. The Commission must determine whether the proposed increases in visitation and marketing is appropriate, or whether the current levels should be maintained or something in between the two is appropriate.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner: Spanos Berberian Properties, LLC, 2021 West March Lane, Stockton, CA 95207,
thalia.virden@bankbac.com

Applicant: Anthony Bell, Bell Wine Cellars, 6200 Washington Street, Yountville, CA 94599, (707) 944-1673,

Representative: Scott Greenwood-Meinert, 1455 First Street Suite 301, Napa, CA 94559, (707)252-7122,
ScottGM@dpf-law.com

Zoning District: Agricultural Preserve (AP)

General Plan Designation: Agricultural Resource (AR)

Filed: 2/25/2013 **Complete:** 2/2/2015

Parcel Size: 7.81 acres

Existing Development: ±8,911 sq. ft. winery, with a 4.6± acres of vineyard, and a single family residence currently in use for agricultural storage.

Vineyard Acreage (Existing): ± 4.6± acres

Vineyard Acreage (Proposed): ± 4.6 acres

Winery Characteristics:

Winery Size (Existing): ±8,911sq. ft.

Winery Size (Proposed): No change to the winery proposed.

Production Capacity (Previously Approved): 40,000 gallons

Production Capacity (Proposed): 60,000 gallons

Development Area (Existing): ±79,097 sq. ft. (1.82 acres, 23% of parcel)
Development Area (Proposed): No change proposed

Winery Coverage (Existing): ± 79,097 sq.ft., 1.8 acres or 23%
Winery Coverage (Proposed): ±79,097 sq.ft., 1.8 acres or 23%
 (Maximum 25% or 15 acres)

Accessory/Production Ratio (Existing): ±2,545 sq.ft. accessory/7,651 sq.ft. production; 33%
Accessory/Production Ratio (Proposed): ±2,761 sq.ft. accessory/8,374 sq.ft. production; 33%
 199% with outdoor areas to be utilized for tasting and marketing activities (with paved patio ±1,937sq. ft. (total 56%); plus lawn and bocce ball area, ±12,000 sq. ft.(199%)
 (Maximum 40% allowed)

Number of Employees (Existing): 6 persons
Number of Employees (Proposed): Between 11-24 persons, maximum 15 employees

Visitation (Existing): Maximum of visitors per day maximum 76 visitors per week (By Appointment Only)
Visitation (Proposed): Maximum 100 visitors per day; Maximum 420 per week (By Appointment Only)

Marketing Program (Existing): Lunch or dinner for trade, press, VIP's, a maximum 6/year with maximum 8 persons; 2) Educational lunch for club or non-profit group maximum 4/year , maximum 40 people; 3) Harvest Festival, Grape Picking, Grape Stomp, etc., maximum 2 events/year, maximum 60 people; and 4) Open House by invitation (i.e. Napa Valley Wine Auction), maximum 2/year, with maximum 200 people, but no more than maximum 30 at any given time.

Marketing Program (Proposed): 1) Events for wine club members, wine education seminars and trade events with appetizers or full lunch or dinner, up to four (4) per week (no more than 1 per day) with a maximum 40 guests; 2) Major events such as the Napa Film Festival, accompanied by food and wine, sometimes with non-amplified musical program, four (4) per year for a maximum 200 guests.
 A commercial kitchen is proposed for light food pairings. All marketing events will continue to be held in all of the various winery facilities, including the winery structure or outside on the patio or on lawns adjacent to the bocce ball courts. The events will last approximately 4-5 hours between 10:00 AM and 9:00 PM depending on morning or evening schedule. Up to 80 overflow parking spaces in the vineyard along the side of the access road are available during large events; five spaces are available on the grass-crete hard surface adjacent to the winery (near lawn area adjacent to the winery and driveway entrance); and nine spaces available in the center area of the circular driveway near the residence.

Days and Hours of Operation (Existing): 8:00 AM to 9:00 PM weekdays; 10:00 AM to 9:00 PM
Days and Hours of Operation (Proposed): no change

Parking (Existing): 11 parking spaces; one loading space
Parking (Proposed): 11 parking spaces, 14 overflow spaces on grasscrete lawn and within circular driveway

Setbacks (Required): 300' Washington Street; 20' side; 20' rear
Setbacks (Existing): ±1935' front, ±97'/ ±40' side, ±186' rear

Adjacent General Plan Designation/Zoning District/Land Use:

North:

Agricultural Resource (AR) General Plan Designation, Agricultural Preserve (AP) Zoning District– Hopper Creek
 Winery, vineyards, residences

South:

AR General Plan Designation, AP Zoning – Vineyards, residences

West:

AR General Plan Designation, AP Zoning – Hopper Creek Winery, vineyards, residences

East:

AR General Plan Designation, AP Zoning – Vineyards, residences

Wineries in Vicinity (located within 1 mile of the projet)

Nearby Wineries						
Winery Name	Address	Sq. Ft.	Production	Visitors (Ave/Wk)	Total Events/Yr	Employees
CHATEAU CHEVRE WINERY	2030 HOFFMAN LN	2,310	5,000	50	0	1
DAHL WINERY	5253 SOLANO AVE	1,200	20,000	0	0	1
COMBS BROTHERS CELLARS	6075A ST HELENA HWY	900	10,000	20	0	0
ELYSE WINERY	2100 HOFFMAN LN	4,287	60,000	24	0	7
HARTWELL WINERY	5765 SILVERADO TRL	13,000	36,000	168	7	10
HOPPER CREEK WINERY	6204 WASHINGTON ST	3,300	20,000	0	0	2
KEEVER WINERY	26 VINEYARD VIEW DR	8,759	10,000	32	15	2

Note: Floor area includes caves

* Approved/entitled but not producing

** No visitation was approved (small winery exemption)

Property History:

The existing parcel is 7.8 acres in area and includes an existing 8,911± sq. ft. winery. The winery was first established as a 20,000 gallon small winery on October 2, 1980 in compliance with the Small Winery Use Permit Exemption regulations. The winery was established with two employees, one full-time and one part-time, but no public sales, no visitation nor marketing activities were proposed or authorized with the approval.

Pursuant to the Winery Definition Ordinance (WDO), wineries are permitted to be located or operated on parcels zoned AP or AW only if the single parcel on which it is located meets the minimum parcel size. For those wineries that were established in conformance with all applicable County regulations prior to February 22, 1990, the minimum parcel size was 1 acre (County Code Section 18.104.240). Since the subject winery was established in 1980, the 7.8 acre parcel is in conformance with the minimum parcel size established by the WDO. Of the 454 wineries, 85 wineries are on parcels less than 10 acres. Staff has included a table listing of those wineries and their attributes.

Use Permit #U-90-42 was approved on appeal by the Board of Supervisors on January 21, 1992, to expand the annual production capacity of the winery from 20,000 gallons to 40,000 gallons; add an additional employee for a total 1 full-time, one part-time; and 8 parking spaces. Approved activities: 1) Private tours, tastings and retail sales (by appointment only) for individuals, 5-10 tours per week with a maximum of 2-4 people in attendance, and 1-2 group tours per week, with a maximum 12 people in attendance; 2) Trade and Marketing Representatives (by

appointment only) 1-2 visits per week, with a maximum 2-6 people in attendance; and, 3) Marketing and Social Events (by invitation only): Lunch or dinner for trade, press, VIP's, etc., 4-6 per year, attendance of 4-8 people; Educational lunch for club or non-profit group maximum 2-4 per year, maximum 20-40 people; Harvest Festival, Grape Picking, Grape Stomp, etc., maximum 1-2/year, maximum 30-60 people in attendance; and an Open House by invitation (i.e. Napa Valley Wine Auction), maximum 1-2 per year with maximum 100-200 people, but no more than 20-30 at any given time. The Board added additional conditions to the project: "The visitation to the winery by buses shall be limited to a maximum of three (3) per year total; Use of buses shall be limited to those persons who are members of the wine trade only; Operators of buses shall turn off bus engines after being on site 15 minutes; Bus passenger drop-off shall occur on the gravel parking area, north of the existing winery or at points northwesterly of this area; and Buses awaiting passenger pickup may park only in designated drop-off areas".

A Minor Modification (#02129-MOD) to U-90-42 was approved administratively by the Department on May 20, 2002. The approval was limited to enclosure of an existing work area, a refrigeration unit and to allow the use of an existing shed for incidental winery office activities.

On November 17, 2003, Use Permit Modification #03315-MOD was approved by the Planning Commission to remove 1,220 sq.ft of the existing 3,990 sq.ft. winery building to allow the construction of a 6,261 sq.ft. winery building addition to: house barrel storage; a tasting room; a meeting room; a conference room; a kitchen; a storage area; a storage loft; a restroom; and a covered crush pad for a total 9,031 sq.ft. winery building. The modification also included the construction of a patio with a pergola, a barbecue area, and a bocce ball court. The application form indicated a change in the number of employees to a total of 6: an increase of 4 full time employees for a total of 5 full-time, and a reduction of 1 part-time employee for a total of 1 part-time. No changes in production, tours/tasting by appointment only, and no changes in the established marketing plan were proposed.

Use Permit Modification #P06-0168-Mod was administratively approved by the Planning, Building and Environmental Services Department on May 18, 2006 to reconfigure the addition to the remaining portion of the original winery for a total 8,911± sq. ft. winery plus a 1,450± sq. ft. covered crush pad designated as: 5,465 sq. ft. barrel storage area, 288 sq.ft. tasting area, 132 sq.ft. restroom, 413 sq.ft. loft/storage area. The requested revision decreased the size of the tasting area and eliminated the 5,000 sq.ft. patio.

Use Permit Minor Modification #P08-00447 was approved by the Planning, Building and Environmental Services Department on August 21, 2008, to allow the original tasting area in the tank room to remain as a second, informal tasting area, and to allow the outside area under a trellis along the north and west sides of the winery addition to be used for visitor seating: by-appointment visitors and marketing event attendees. No additional visitors, picnicking or any other changes were authorized by that permit.

The property is currently planted in 4.6 acres of vineyards and is producing 40,000 gallons. There is an existing vacant residence on the parcel next to the winery building which the applicant indicates is currently only used for vineyard operations. The water study prepared for the project includes residential use in its water demand calculations since the residence is a permitted use.

This use permit modification was submitted on February 25, 2013 to increase the production capacity of the winery from 40,000 gallons to 51,150 gallons, increase visitation in two phases from consisting of 100 visitors/day with one marketing event/with 10 guests, increasing to one marketing event/day with 25 guests, expand the marketing plan to allow 12 annual events with 50-200 guests, and to participate in Auction Napa Valley, allow installation of a commercial kitchen, convert the existing residence into a storage structure, convert the residential septic system to domestic winery use, allow the temporary use of portable toilets for large events, until installation of a new wastewater processing system takes place, and allow on-site sale and consumption of wine pursuant to AB 2004. The project was deemed incomplete on March 31, 2013. There have been changes made to the project and the project was deemed complete on February 2, 2015. The application form indicates that the existing maximum daily visitation at the winery is 75 persons, but the project statement indicates that the winery currently averages

approximately 30 visitors per day with a peak of 50 (210 visitors per week). Therefore, the visitation exceeds the approved maximum 24- 76/week. As stated above, no enforcement action has been initiated, and approval of a use permit modification will eliminate the noncompliance. The application is requesting approval of 100 visitors per day, 420 per week, and changes to the approved marketing program as described herein.

Code Compliance History:

There are no open or pending code violations for the subject site. The winery places a non-conforming A-frame sign on Washington Street, adjacent to its approved winery monument sign. Placement of this sign is violation of the Sign Ordinance and must be removed. Therefore, a project specific condition has been added to the conditions of approval requiring this removal.

Discussion Points:

Setting - The 7.8 acre parcel is located on the east side of Washington St., a collector status county road, which runs parallel to State Route 29 (SR29), north of its intersection with Hoffman Lane with 20' frontage on Washington St. This parcel is a "flag lot" with the 20' width frontage continuing $\pm 1,238$ feet to the main portion of the property. The access driveway for this parcel and three other parcels is situated adjacent to this 20' wide strip, 15 feet of pavement. Existing land uses include a single-family residence used for agricultural storage, a winery, and vineyards. Approximately 4.6 acres of the property is planted in vineyard. The closest biological resource, Hooper Creek, flows along the easterly and southerly boundaries of the property. Napa River is located $\pm 1,000$ feet northeast of the parcel. The property is located within the 100 year flood hazard zone. Adjacent to the parcel on the northwest is a winery, with no tours and tastings. The nearest residence in the vicinity is located 190 feet southeast of the winery.

Winery Proposal – The applicant proposes to increase the production capacity of the winery from 40,000 gallons to 60,000 gallons, and modernize the interior remodeling of the 8,911 \pm sq. ft. winery to allocate a new 628 sq.ft. tasting room area, a 210 sq.ft. meeting room, a new 150 sq.ft. commercial kitchen for on-site marketing event meals and food pairings at tastings; and to construct a 1,048 sq.ft. storage mezzanine, resulting in a total of 9,959 \pm sq.ft. winery floor area with a 1,450 sq. ft. exterior covered crush pad. The proposed new areas are being allocated from some of the barrel storage area.

Tours & Tasting/Marketing Events – The project statement indicates that during the last 20 years, the visitation and marketing patterns have evolved, and the winery currently averages 30 visitors per day with a peak of 50 (210 visitors per week). The applicant indicates that this is consistent with the current trend in winery operations, emphasizing direct sales as opposed to past reliance on distributors. These visitation numbers exceed the approved condition on the use permit for this winery. Therefore, the applicant is requesting an increase in visitation to allow up to a maximum 100 daily visitors, an average of 420 per week. In addition, the applicant would like to modify the marketing plan with an emphasis on smaller, more intimate events than previously approved (outlined above). The proposed marketing plan is four (4) small events per week for a maximum 40 persons, no more than one per day, for wine club members, wine education seminars and trade events to include appetizers, full lunch, or dinner. There are four annual wine auction related and other major events proposed for a maximum of 200 persons, accompanied by food and wine, sometimes with non-amplified musical program. Outdoor tasting was previously approved by Use Permit #P08-00447, and the applicant reported that Bell Wine Cellars only offers tastings on the patio at the front of the winery, which is about 1,937 sq. ft. and wine is consumed in the lawn/bocce ball area by "Evans Bill" customers on occasion and when the winery is holding an event such as its annual Stomp Party. That area is about 12,000 sq. ft., but the drawings are not exact on that.

Upon review of the proposal, it appeared to staff that the proposed visitation and the number of events are significant in numbers. Two tables have been included in the attachments for Commission review and discussion: one to compare the same 60,000 gallon wineries, and the second table provides a larger sampling of wineries in

a range that would be commensurate with the general scale of the proposed winery (40,000 to 80,000 gallon wineries). In comparison of the annual visitation, the project proposal for 36,400 visitors (100 daily visitors) is very high level relative to the fourteen, 60,000 gallon wineries. In comparison of the wider range of wineries, the project visitation falls at the very high end of the wineries. Also, in comparing the total annual events, the project is again at the high end. It should be noted that not all of the 60,000 gallon wineries have approved events, however, the proposed project still ranks the highest. In the larger sampling, the project winery is at the top in the number of events.

Given the ranking, the Commission may want to consider the applicant's rationale for these visitation and marketing numbers before granting approval or altering current daily and maximum numbers. Approval of this project will bring this existing winery into compliance with County regulations, and the proposal would not result in a significant environmental impact, however staff is concerned with the total number of annual visitors that the proposed change in visitation to 100 visitors per day will generate and the 212 annual events are high compared to other wineries with a similar production capacity. The request is for a 50% increase in production, however, the applicant is also requesting a 50% increase in their current daily visitation and a significant increase in the number of, but has not demonstrated the rationale for the significant increase in visitation and marketing events. Visitation and marketing are listed as uses permitted within the AP zoning district when associated with a winery, however, accessory uses must be clearly incidental, related and subordinate to the main use. The Commission must determine whether proposed increases in visitation and marketing are appropriate, or whether the currently levels should be maintained or something in between the two. If the Commission chooses to approve the project as requested, Staff has included in the proposed conditions that the maximum number of visitors per week be limited to 420 (21,840 per year). In addition, the four (4) small marketing events has been conditioned such that the guests of such events are included in the total number of the winery's 100 maximum daily visitors (or the final daily visitor number ultimately approved by the Commission).

Traffic & Parking – Omni-means Engineering Solutions prepared "A Focused Traffic Analysis for the Proposed Bell Wine Cellars Use Permit Modification Project" (dated December 12, 2014). The report concludes that the proposed project would add approximately 50 daily trips to the project driveway, Washington St., and State Route 29, representing an addition of less than 1% (0.002) to the daily volumes on the highway. The combined existing plus project volume of 28,050 daily trips would remain at LOS B operating conditions for a four-lane rural arterial highway based on established County thresholds. ADT on Washington Street would increase to 725 vehicles with the proposed project activity and would continue to operate at LOS A conditions. The Average Daily Traffic (ADT) on the Bell Cellars driveway access road would increase from 150 to 200 vehicles. Cumulative (year 2030) volume projections on State Highway 29 from the Napa County General Plan Update EIR forecast an increase in volume-to-capacity ratio of 3.7% from the Year 2003 to Year 2030 between Oak Knoll Ave and California Dr. peak hour two-way volumes. This yielded a future volume of 4,604 weekday PM peak hour vehicles on State Route 29 in the year 2030. Although cumulative volumes are conservative, the forecast volumes would yield acceptable LOS B conditions on State Route 29. Cumulative projections were not available for Washington St.; however, by assuming the same conservative increases in traffic growth, existing ADT on Washington St. would increase from 675 trips to 1,073 daily trips, yielding an acceptable LOS B condition. With regard to weekday PM peak hour and weekend mid-day peak hour intersection operation under cumulative year 2030 conditions, the Bell Cellars private road driveway/Washington St. and Hoffman Street/Washington St. intersections would operate at acceptable conditions of LOS A-B or better. The project would not cause a substantial increase in traffic in relation to the existing traffic load and capacity of the street system, and would not result in a substantial adverse impact to the level of service at the existing unsignalized intersections.

There are 11 existing paved parking spaces for the winery. The applicant indicates that there are five spaces available adjacent to the winery on a "grass-crete" hard surface, an additional 9 spaces available in the center of the residence circular driveway; and up to 80 spaces available in the vineyard along the side of the access road, for the overflow parking during the larger events. In addition, the crush area can be used for parking. The applicant further indicates that most daily visitors arrive by small bus or limousine which reduces the parking

demand. Visitation is by appointment only and the parking demand can be controlled by the winery.

The project provides bicycle racks for visitors and based upon surveys of existing daily and peak hour trip generations indicate significant use of transit services, specifically, "The Wine Trolley" and/or "hire car" (limousines, Escalades, etc.) to the winery, thereby, helping to reduce vehicle trips generation and to increase the effectiveness of the existing transit services and bicycling. The applicant also encourages the use of larger vehicle transportation such as vans and small buses. The applicant is requesting a modification to the restriction regarding the limit of three (3) buses per year, to exclude smaller vans/transporters from this restriction. Staff supports this request, since such change would encourage more private transit ridership and reduce the need for parking vehicles and trips to the winery.

Groundwater Availability - Napa County has established a water availability threshold of 7.84 acre-feet/year (AF/YR) for Valley Floor parcels such as this parcel, which is calculated by applying a rate of 1.0 AF/YR multiplied by the acreage of the site. As indicated in the discussion above, the winery has exceeded its approved visitation levels and is requesting approval of additional visitation. This application indicates a proposal to expand the production capacity from 40,000 to 60,000 gallons, and increase weekly visitation and marketing events, specifically, an increase from 76 visitors/week to a maximum 420 visitors/week; four (4) marketing events per week with a maximum 40 people; four (4) large events with a maximum of 200 guests. For events with more than 60 guests, portable toilets and hand washing stations would be utilized. The winery is approved for six (6) employees, and the applicant indicates there will be between 11-24 employees. The water study report is prepared for 15 employees chart has been prepared. The Water Availability Analysis Report (CAB Consulting Engineers, dated January 23, 2015), shows the water demand of the approved winery, the current water demand, and the proposed water demand of the project.

PROPERTY WATER DEMANDS	#03315-Approval (40,000 gal. winery)		Current Demand (40,000 gal. winery)		Proposed Demand (60,000 gal. winery)	
	Acre feet/year		Acre feet/year		Acre feet/year	
Winery Processing (40,000 gallons)	.86		.86		1.29	
Employees (15 employees) [approved 6 employees]	.25 [.10]		.25		.25	
Tasting Visitors (visitors/week)	76/week	.04	210/week	.10	420/week	.20
Event/Marketing (visitors/year)	528/yr	.02	528/yr	.02	9129/yr	.42
Landscaping (per production)	.20		.20		.30	
Subtotal	1.37 [1.22]		1.43		2.46	
Vineyard – Irrigation (4.6 acres)	2.30		2.30		2.30	
Vineyard – frost protection (0 acres)	0		0		0	
Subtotal	2.30		2.30		2.30	
Residence	.75		.75		.75	
Residence landscaping (per ac/home)	.63		.63		.63	
Subtotal	1.38		1.38		1.38	
TOTAL	5.04 [4.90]		5.11		6.14	

Based on these figures, the project would remain below the established 7.84 fair share for groundwater use on the parcel, and the water system engineer’s report indicated there is adequate water available to serve the project.

Therefore, the project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level. According to Napa County environmental resource mapping (Water Deficient Areas/Storage Areas), the project site is not located within a water deficient area.

Grape Sourcing - For Bell Wine Cellars, the 75% Napa Valley grape source requirement applies to the 40,000 gallon increase authorized under Use Permit U-90-42. The subject property contains approximately 4.6 acres of vineyards, which produces approximately 1,610 gallons. The applicant has submitted the required certification that 75 percent of the grapes used at the winery will be from Napa County grapes. The applicant has indicated that their contracts with Napa Valley grape growers are in place, and have advised that more information will be provided at the meeting.

Greenhouse Gases/Climate Action Plan - 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: continuation of a Transportation Demand Management Plan with bicycle riding incentives and bus transportation for large marketing events; exceed Title 24 energy efficiency standards built to CALGREEN Tier 1; energy conserving lighting; energy star roof; water efficient fixtures; recycling 75% of all waste; composting; implement a sustainable purchasing and shipping programs; public transportation accessibility on The Vine Route 10 and the Yountville Trolley; intent to become a Certified "Napa Green Land"; use of recycled materials; education to staff and visitors on sustainable practices; use of 70%-80% cover crop; and to retain biomass removed via pruning and thinning by chipping the materials and reusing it rather than burning on site.

Public Comments - A letter from an adjacent property owner was received on August 19, 2014, expressing concerns about parking, traffic, and the hours of operation. The letter is attached to the staff report and was referred to the applicant.

Consistency with Standards:

Zoning – The project is consistent with AP (Agricultural Preserve) Zoning District regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.16.030) are permitted in the AP District with an approved use permit. The project as conditioned complies with the Napa County Winery Definition Ordinance and all other requirements of the Zoning Code as applicable.

Environmental Health Division – Recommends approval with standard conditions in the attached Memorandum dated June 19, 2014.

Engineering Services Division – Recommends approval with standard conditions in attached Memorandum dated March 13, 2015.

Public Works Department (Ground Water) - Recommends approval in the attached Memorandum, dated May 12, 2014.

Fire Department – Recommends approval with standard conditions in the attached Inter-Office Memo dated May 21, 2014.

SUPPORTING DOCUMENTS

- A . Exhibit A - Findings
- B . Exhibit B - Draft Conditions of Approval
- C . Department Comments
- D . Prior Approval Letters-conditions
- E . Public Comments
- F . Negative Declaration
- G . Water Report
- H . Wastewater report
- I . Traffic Report
- J . Winery Comparison 60,000 gallon wineries
- K . Visitation Comparison Chart 40,000 to 80,000 gallon
- L . Total Events Comparison Chart 40,000 to 80,000 gallon
- M . Winery Parcels Less Than 10 Acres
- N . Application
- O . Graphics
- P . Correspondence received after the packet mail out (Added after meeting)

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina