**MEMORANDUM**

|  |  |  |  |
| --- | --- | --- | --- |
| To: | Napa County Planning Commission  | From: | David Morrison, Director |
|  |  |  |  |
| Date: | November 4, 2015 | Re: | Final APAC RecommendationsSupplemental Memo |

**Temporary Events**

The number of approved temporary events in Napa County has declined from its peak 0f 133 events in 2009, to 75 in 2014. In general, the chart below shows the clear impact of the Great Recession beginning in 2008 and continuing to today. Recently, the number of annual temporary events has dropped to levels not seen since 2002.

For 2015, the number of events was 55 on June 1rst. Annualized out, 2015 is on track to reach 132 events this year, although temporary events are generally seasonal. The bulk of temporary events are filed between the last weekend in February and the first weekend in November.



Unfortunately, many of the older records for temporary events do not list the number of people attending. We do have entries for over 460 temporary events, nearly all of them approved in recent years. Of those with attendees listed, 56 percent of the events have fewer than 200 guests. Another 35 percent had between 200 and 400 guests. The remaining 9 percent had more than 400 attendees. A total of 5 events had more than 2,000 guests each.

Over the past 20 years, the venues with the most temporary event permits are as follows:

|  |  |
| --- | --- |
| **Location** | **Total Number of Event Permits** |
| Castillo di Amarosa | 41 |
| St. Supery  | 35 |
| Rubicon | 29 |
| Inglenook | 29 |
| Silverado | 26 |
| Mondavi | 24 |
| Judd’s Hill | 20 |
| Clos Pegase | 18 |
| Frog’s Leap | 16 |
| Zahtila | 16 |

It should be noted that venues at the top of this list are only averaging 1 to 2 events annually. In addition, the list is not exclusive to wineries. Other venues that have held at least one event per year on average include The White Barn and the Di Rosa Gallery.

As previously stated by staff, temporary events are not regulated under the zoning code, but instead come under the Business Taxes, Licenses and Regulations Code. Temporary events may include actions that include constitutional issues related to freedom of assembly, freedom of religion, and freedom of speech. They hold a different status than typical planning matters, in that they are not an entitlement that runs with the land, but instead are based on the impacts of the activity wherever it may be located. Because of their unique status, and due to the low numbers of temporary events that have been approved historically, staff does not recommend that they be integrated into a Use Permit project description.

**Outdoor Visitation Areas**

At the September 30, 2015, meeting, Commissioners requested staff to clarify the difference between “winery development area” and “winery coverage area.” In order to do so, a review of the County Code is needed.

Section 18.104.210 of the County Code defines “Winery Development Area” as follows:

The winery development area of a winery shall be contiguous to and shall not exceed one hundred percent of the winery area calculated according to subsection (B) of this section which is existing as of the date of adoption of the ordinance codified in this section.

The winery area shall be the aggregate paved or impervious or semipermeable ground surface areas of the production facility, storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.

Construction of additional facilities beyond the winery development area without compliance with Section 18.104.250 may be permitted only if required by the director to correct emergency health and safety conditions not related to expansion of production.

Section 18.104.250 of the County Code requires:

All existing wineries which expand beyond their winery development area shall be subject to the following additional limitations:

1. At least seventy-five percent of the grapes used to make that portion of the winery's still wine which is produced as a result of the expansion shall be grown within the county of Napa.
2. At least seventy-five percent of the grapes used to make the still wine used to make the sparkling wine that is produced as a result of the expansion shall be grown within the county of Napa.

Section 18.104.220 of the County Code states:

The maximum coverage of new or expanded wineries shall be twenty-five percent of the existing parcel or fifteen acres, whichever is less. Coverage for the purposes of this measure shall be the aggregate paved or impervious ground surface areas of the production facility, storage areas (except caves), offices, laboratories, kitchens, tasting rooms, paved areas and access roads to public or private roads or rights-of-way and aboveground sewage disposal systems.

So there are two primary differences between “winery development area” and “winery coverage area.” The first is in definition. Winery coverage area includes aboveground sewage disposal systems, which the winery development area excludes. The second difference is in usage. Winery development areas are used to determine the legal conforming rights of pre-WDO wineries in partially determining whether or not modifications of the use permit require compliance with the 75 percent rule. In contrast, winery coverage area is used to determine the maximum extent to which a parcel may be used for winery purposes.

**Effective Date for New Requirements**

One of the remaining recommendations from the APAC that has not yet been addressed by the Planning Commission is the following:

Limit the implementation of the recommended new requirements for winery use permits, including maximum winery development area, small winery use permit approval processes, and hold and haul restrictions to new use permit applications for wineries submitted after January 1, 2016.

One of the questions previously raised by this item is whether new zoning ordinance and/or General Plan policy changes enacted as a result of the APAC recommendations would apply to both use permits for new wineries and use permit modifications for existing wineries. After consultation with County Counsel, staff believes that any new ordinances and policies will apply equally to both any new permits and modification of existing permits including those of pre-WDO wineries. The legal permitted status of wineries approved prior to the enactment of the APAC recommendations would not be affected by new ordinances and policies. In other words, if an existing winery already exceeded a future regulation, it would not be required to come into compliance with the new standard. However, the winery would only be allowed to expand beyond its permitted status to the extent that it conformed with the new requirements. To be clear, these new ordinances and policies will apply to existing permits only with regards to the request made in modification: staff strongly recommends that they not apply to the legal conforming rights of existing wineries.

In addition, any new ordinances and policies resulting from the APAC recommendations will likely not be enacted until late summer or autumn of 2016. Wineries will be in the middle of harvest, which would make it difficult to begin immediately complying with any new requirements. Staff believes that a more appropriate effective date would be January 1, 2017.

**Sonoma County Winery Regulation Comparison Chart**

An updated chart prepared by Sonoma County, comparing winery land use regulations in counties throughout California, is included with this memo.

**Winery Approval Chronology**

The Planning Commission has asked to be annually updated on various metrics as they relate to the wine industry, including:

* Average and median calculations for groups of wineries based on production level;
* Annual and cumulative loss of both vineyards and farmland
* Total permitted and actual wine production
* Total percentage of local grapes used in local wine production.

In addition, the Commission has asked for an ongoing tally of winery use permit approvals. That chronology is attached to this memo. A summary of the data, organized by year, is provided below

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **New Permits** | **Permit Modifications** | **Production Increase** | **Tasting Visitor Increase** | **Marketing Visitor Increase** | **Variances**  |
| **2015** | 4 | 6 | 345,700 | 222,204 | 13,702 | 1 |
| **2014** | 7 | 8 | 530,800 | 201,070 | 19,627 | 6 |
| **2013** | 7 | 17 | 648,500 | 224,112 | 18,947 | 3 |
| **2012** | 5 | 9 | 940,000 | 259,411 | 16,651 | 2 |
| **2011** | 5 | 8 | 349,800 | 218,458 | 21,283 | 1 |
| **2010** | 11 | 6 | 421,475 | 91,624 | 18,561 | 5 |
| **2009** | 11 | 6 | 1,100,00 | 91,330 | 40,266 | 3 |
| **2008** | 8 | 11 | 3,025,000 | 93,430 | 54,205 | 3 |
| **2007** | 14 | 6 | 525,400 | 573,786 | 105,899 | 4 |
| **2006** | 16 | 8 | -862,500 | 72,381 | 39,665 | 4 |
| **TOTALS** | 88 | 85 | 5,924,175 | 2,047,806 | 348,806 | 32 |

To provide a different perspective, the data is shown in the following three charts:

**TOTAL NUMBER OF WINERY USE PERMIT APPROVED ANNUALLY 92006-2015):**



**ANNUAL INCREASE OR DECREASE IN TOTAL PERMITTED WINE PRODUCTION:**



**ANNUAL INCREASE IN TOTAL PERMITTED VISITATION (TASTING ROOM PLUS MARKETING):**



**CHRONOLOGY OF WINERY PERMITS CONSIDERED BY THE PLANNING COMMISSION SINCE JANUARY 1, 2006:**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Date** | **Winery** | **New Permit or Modification** | **Net Increase in Production (Gallons)** | **Net Increase in Annual Tasting Room Visitation** | **Net Increase in Annual Marketing Visitors** | **Variances** |
| 10/21/2015 | Girard | DENIED | 200,000 | 28,860 | 1,600 | No |
| 10/07/2015 | Hudson | New | 80,000 | 156,416 | 2,528 | No |
| 09/16/2015 | Materra | Mod | 35,000 | 0 | 0 | No |
|  | Dalla Valle | Mod | 0 | 0 | 0 | No |
| 06/17/2015 | Markham | Mod | 129,000 | 0 | 0 | No |
|  | Reverie | Mod | 4,200 | 9,360 | 282 | Except |
| 05/06/2015 | Custom Crush | DENIED | 0 | 0 | 0 | No |
|  | Bell | Mod | 20,000 | 17,888 | 8,392 | No |
|  | Leaf and Vine | New | 18,500 | 7,020 | 200 | No |
|  | Sawyer | New | 10,000 | 2,920 | 400 | No |
| 03/04/2015 | Melka | New | 10,000 | 1,560 | 160 | Yes |
| 01/21/2015 | Larkmead | Mod | 39,000 | 27,040 | 1,740 | No |
| 2015 |   | 10 | 345,700 | 222,204 | 13,702 | 1 |
| 11/19/2014 | Robert Foley | Mod | 20,000 | 3,120 | 100 | No |
| 10/15/2014 | Relic | Mod | 0 | 0 | 0 | No |
| 07/16/2014 | Long Meadow Ranch | New | 100,000 | 17,160 | 1,400 | Yes |
| 07/02/2014 | Yountville Hill | New | 100,000 | 52,000 | 3,400 | Yes |
| 05/21/2014 | Castellucci | New | 30,000 | 11,220 | 530 | Yes |
| 05/07/2014 | Titus | New | 24,000 | 21,900 | 1,700 | Yes |
|  | Goosecrosss | Mod | 0 | 0 | 50 | Yes |
| 04/02/2014 | Rombauer | New | 120,000 | 0 | 0 | No |
| 03/19/2014 | Sinegal Estate | Mod | 46,800 | 6,188 | 780 | Except |
| 02/19/2014 | Diogenes Ridge | New | 30,000 | 4,680 | 1,020 | No |
| 02/05/2014 | Silverado Trail | New | 60,000 | 10,920 | 1,020 | No |
| 01/15/2014 | Pardigm | Mod | 0 | 5,460 | 0 | No |
|  | Brand Napa Valley | Mod | 0 | 1,966 | 1,870 | Except |
|  | Domaine Carneros | Mod | 0 | 57,200 | 6,000 | No |
|  | Martini  | Mod | 0 | 9,256 | 1,757 | Yes |
| 2014 |   | 15 | 530,800 | 201,070 | 19,627 | 6 |
| 12/18/2013 | Farm Collective Winery | New | 80,000 | 10,920 | 1,300 | No |
| 12/04/2013 | Theorem | Mod | 0 | 0 | 0 | No |
| 11/06/2013 | Ideology Cellars | New | 30,000 | 5,460 | 240 |  |
|  | Corona  | New | 100,000 | 17,472 | 2,428 | Yes |
|  | Wools Ranch | New | 50,000 | 18,200 | 4,640 | Except |
| 10/16/2013 | Black Cat | New | 12,500 | 7,280 | 120 | No |
| 10/02/2013 | Kitchak | Mod | 10,000 | 2,920 | 200 | Except |
|   | Fantesca | Mod | 0 | 5,200 | 1,045 | Except |
|   | Outpost | Mod | 20,000 | 9,048 | 100 | No |
| 09/18/2013 | Darioush | Mod | 0 | 0 | 0 | No |
| 09/04/2013 | Keenan | Exist | 0 | 0 | 0 | Except |
|   | Cosentino | Mod | 0 | 0 | 0 | No |
| 08/21/2013 | Clif Lede | Mod | 40,000 | 0 | 0 | No |
| 07/17/2013 | Dunn | Exist | 15,000 | 988 | 0 | No |
|   | Araujo | Mod | 0 | 5,270 | 5 | Except |
| 07/03/2013 | Davis Estates/Frostfire | Mod | 10,000 | 6,810 | 2,520 | Except |
| 06/05/2013 | Hartwell | Mod | 24,000 | 26,280 | 244 | No |
|   | Honig | Mod | 150,000 | 32,850 | 400 | No |
|   | Coquerel | Mod | 0 | 3,650 | 1,260 | No |
| 05/01/2013 | White Cottage Ranch | Mod | 0 | 5,200 | 1,557 | Except |
| 04/17/2013 | Inglenook | Mod | 0 | 0 | 0 | Yes |
| 04/03/2013 | Stags Leap | Mod | 0 | 10,950 | 0 | Except |
| 03/20/2013 | Tamber Bey | New | 60,000 | 7,280 | 1,360 | Yes |
| 03/06/2013 | B Cellars | Mod | 35,000 | 18,250 | 780 | No |
| 01/16/2013 | Arkenstone | Mod | 12,000 | 7,300 | 408 | No |
| 2013 |   | 25 | 648,500 | 201,328 | 18,607 | 3 |
| 12/05/2012 | H & L Winery | New | 30,000 | 7,280 | 400 | No |
| 10/17/2012 | Odette | Mod | 0 | 43,304 | 6,795 | No |
| 09/05/2012 | Chateau Lane | New | 20,000 | 1,872 | 460 | No |
| 06/06/2012 | Cairdean | New | 50,000 | 9,125 | 2,673 | Yes |
|   | Krupp | New | 50,000 | 21,900 | 3,370 | Except |
|   | Larkmead | Mod | 0 | 0 | 0 | 0 |
| 05/16/2012 | Swanson  | New | 100,000 | 73,000 | 3,378 | Yes |
| 05/02/2012 | Rombauer | Mod | 0 | 0 | 1,000 | Except |
| 04/18/2012 | Hall | Mod | 0 | 0 | 0 | No |
| 03/21/2012 | Reata | Mod | 600,000 | 0 | 0 | No |
|   | Envy | Mod | 30,000 | 0 | 900 | No |
|   | Cliff Lede | Mod | 20,000 | 7,280 | 0 | No |
| 03/07/2012 | Domaine Carneros | Mod | 0 | 88,400 | 3,600 | No |
|   | Paraduxx | Mod | 40,000 | 7,250 | -5,925 | No |
| 2012 |   | 14 | 940,000 | 259,411 | 16,651 | 2 |
| 11/16/2011 | Lodestone | New | 20,000 | 12,740 | 390 | Yes |
| 10/19/2011 | Silver Oak | Mod | 77,500 | 0 | 0 | No |
| 09/21/2011 | Faust House | New | 10,000 | 5,200 | 600 | Except |
|   | Eagle Eye | New | 30,000 | 5,840 | 1,452 | No |
| 08/17/2011 | Chappellet | Exist | 0 | 0 | 2,345 | Except |
| 07/06/2011 | Seven Stones | Mod | 900 | 264 | 218 | Except |
|   | Diamond Heights | Exist | 0 | 5,460 | 420 | No |
|   | Rasmussen Carneros | Exist | 80,000 | -8,736 | -575 | No |
| 06/01/2011 | Gateway | Mod | 0 | 0 | 0 | No |
|   | Carevan Serai | Mod | 0 | 136,900 | 3,656 | No |
| 04/20/2011 | Timothy Mondavi | Mod | 21,400 | 730 | 450 | Except |
| 04/06/2011 | Quintessa | Mod | 0 | 24,700 | 150 | No |
| 03/02/2011 | Morlet | Mod | 0 | 0 | 0 | No |
| 02/02/2011 | Rogers | New | 30,000 | 6,240 | 400 | No |
| 01/19/2011 | Rasmussen Ramsay | Mod | 60,000 | 17,472 | 977 | No |
| 01/05/2011 | Rocca | New | 20,000 | 11,648 | 10,800 | No |
| 2011 |   | 16 | 349,800 | 218,458 | 21,283 | 1 |
| 12/01/2010 | Vineyard 22 | New | 10,000 | 2,600 | 270 | No |
| 11/17/2010 | Kelham | Mod | 0 | 5,720 | 240 | No |
| 10/06/2010 | Ca'Nani | New | 48,000 | 10,400 | 1,146 | Yes |
| 09/15/2010 | McBride | New | 25,000 | 0 | 250 | Yes |
| 08/18/2010 | Relic | New | 20,000 | 6,240 | 350 | Except |
| 08/04/2010 | Hyde | New | 30,000 | 6,240 | 400 | No |
|   | Frogs Leap | Mod | 0 | 2,600 | 0 | No |
|   | Sinskey | Mod | 78,000 | 0 | 2,820 | No |
|   | MJA | Mod | 20,475 | 3,900 | 420 | Except |
| 07/07/2010 | Sandpoint Wines | New | 30,000 | 5,824 | 785 | No |
| 06/16/2010 | Shutters | New | 50,000 | 2,080 | 1,000 | Yes |
|   | Ceja | New | 45,000 | 8,736 | 1,285 | Yes |
| 04/21/2010 | Wallis | New | 30,000 | 5,616 | 225 | No |
| 04/07/2010 | J Cellars | New | 30,000 | 27,300 | 4,560 | No |
|   | Mumm Napa | Mod | 0 | 0 | 4,450 | No |
|   | Feather Horse | Mod | 0 | 0 | 120 | No |
| 01/20/2010 | Kitchak | New | 5,000 | 4,368 | 240 | Yes |
| 2010 |   | 17 | 421,475 | 91,624 | 18,561 | 5 |
| 12/02/2009 | Venge | New | 20,000 | 7,280 | 180 | Except |
|   | Hunnicut | Mod | 40,000 | 8,736 | 2,120 | No |
| 11/18/2009 | Marciano | New | 20,000 | 3,900 | 375 | No |
| 10/21/2009 | Fisher | New | 30,000 | 2,600 | 575 | No |
|   | Grgich Hills | Mod | 0 | 0 | 19,440 | No |
| 09/16/2009 | Wheeler | New | 50,000 | 11,648 | 1,452 | Yes |
|   | Mansfield | New | 20,000 | 6,240 | 624 | No |
| 08/05/2009 | Lake Ridge | New | 10,000 | 3,120 | 0 | No |
| 07/15/2009 | Carver Sutro | New | 20,000 | 6,240 | 370 | Yes |
| 07/01/2009 | Busby | New | 50,000 | 0 | 0 | No |
| 06/17/2009 | Round Pond | Mod | 80,000 | 14,040 | 11,470 | No |
|   | Suscol Creek | Mod | 400,000 | 1,560 | 0 | No |
| 06/03/2009 | Bourassa | Exist | 0 | 2,340 | 500 | No |
| 05/06/2009 | Pavitt | New | 10,000 | 1,456 | 110 | No |
| 04/01/2009 | Lincoln Ranch | New | 50,000 | 15,600 | 1,950 | Yes |
| 02/04/2009 | Laird | Mod | 250,000 | 0 | 0 | No |
| 01/07/2009 | Saviez | Mod | 0 | 0 | 0 | No |
|   | Cunat | New | 50,000 | 6,570 | 1,100 | No |
| 2009 |   | 18 | 1,100,000 | 91,330 | 40,266 | 3 |
| 12/17/2008 | Cimarossa | New | 10,000 | 2,080 | 400 | Except |
|   | Pavitt | DENIED | 0 | 0 | 0 | Yes |
|   | Lynch | Mod | 0 | 10,400 | 1,285 | No |
| 11/19/2008 | Alpha Omega | Mod | 50,000 | 47,150 | 2,800 | Yes |
|   | Vasser  | New | 36,000 | 1,872 | 300 | Except |
| 10/15/2008 | Spelletich | New | 60,000 | 0 | 0 | No |
| 07/16/2008 | Futo | Mod | 5,000 | 0 | 0 | No |
| 06/04/2008 | Mumm Napa | Mod | 350,000 | 0 | 0 | No |
|   | Sage Hill | Mod | 15,000 | 936 | 125 | Except |
| 05/07/2008 | Budge Brown | New | 16,000 | 3,900 | 430 | No |
|   | V Madrone | Mod | 0 | 0 | 0 | No |
| 04/16/2008 | El Retiro | Mod | 0 | 0 | 0 | No |
|   | Robert Mondavi | Mod | 1,400,000 | 0 | 0 | No |
| 04/02/2008 | Craig | Mod | 5,000 | 0 | 0 | No |
| 03/19/2008 | Calistoga Artisan | New | 48,000 | 12,480 | 384 | No |
| 03/05/2008 | Gateway | New | 600,000 | 10,400 | 9,000 | No |
|   | Elyse | Mod | 40,000 | 0 | 0 | No |
| 02/20/2008 | Rudd | New | 120,000 | 0 | 0 | No |
| 02/06/2008 | Sage Canyon | New | 150,000 | 2,912 | 496 | Yes |
|   | Sequoia Grove | Mod | 100,000 | 0 | 38,800 | No |
| 01/02/2008 | Bryant Morris | Exist | 20,000 | 1,300 | 185 | No |
| 2008 |   | 20 | 3,025,000 | 93,430 | 54,205 | 3 |
| 11/07/2007 | V. Sattui | Mod | 0 | 444,288 | 95,400 | No |
| 10/17/2007 | Spence | New | 5,000 | 0 | 64 | Except |
| 09/19/2007 | Grieve | New | 15,000 | 0 | 100 | No |
| 09/05/2007 | Whitehall Lane | Mod | 75,000 | 0 | 0 | No |
| 08/15/2007 | Broman | New | 20,000 | 520 | 195 | No |
| 08/01/2007 | Frank Family | Mod | 0 | 75,400 | 3,040 | No |
|   | Alumbaugh | New | 50,000 | 7,280 | 244 | No |
|   | Lieff | New | 3,000 | 416 | 60 | Yes |
| 07/18/2007 | Del Dotto | Mod | 0 | 0 | 0 | No |
| 06/06/2007 | D'Ambrosio | New | 30,000 | 7,644 | 270 | No |
|   | Malk | New | 2,400 | 1,456 | 0 | Yes |
| 04/18/2007 | Looking Glass | New | 30,000 | 1,144 | 550 | No |
|   | Toad Hall | New | 30,000 | 0 | 0 | No |
|   | Silverado Hill | Mod | 150,000 | 25,550 | 3,612 | Yes |
| 04/04/2007 | Foley | New | 30,000 | 0 | 0 | No |
| 03/07/2007 | Sage | New | 15,000 | 2,496 | 484 | No |
| 02/21/2007 | Miller | New | 10,000 | 1,248 | 80 | No |
|   | Silver Oak | Mod | 0 | 0 | 0 | No |
| 02/07/2007 | Hillview | New | 30,000 | 5,824 | 1,430 | No |
| 2007 |   | 19 | 495,400 | 573,266 | 105,529 | 3 |
| 12/06/2006 | Razi | Mod | 0 | 0 | 0 | No |
| 11/15/2006 | Casa las Trancas | New | 100,000 | 7,300 | 730 | No |
|   | Fantesca | Mod | 10,000 | 0 | 0 | No |
| 10/04/2006 | Fleming | New | 12,000 | 3,120 | 490 | Except |
|  | Rockledge | New | 15,000 | 520 | 280 | No |
| 09/20/2006 | Meadowood Lane | Mod | 28,000 | 2,184 | 340 | No |
| 09/06/2006 | Havens | Mod | 85,000 | 4,345 | 0 | No |
| 08/02/2006 | Waugh | New | 30,000 | 3,640 | 30,000 | Except |
|   | Graeser | Mod | 0 | 3,120 | 245 | No |
| 07/19/2006 | Gamble | New | 12,000 | 5,200 | 550 | Yes |
| 07/05/2006 | Fontenella | New | 30,000 | 520 | 370 | No |
| 06/21/2006 | Mt Veeder Springs | New | 10,000 | 0 | 130 | No |
|   | Ulitin | New | 36,000 | 2,600 | 280 | Yes |
|   | Fulton | New | 20,000 | 1,040 | 300 | Yes |
| 06/07/2006 | Bekker | New | 15,000 | 416 | 130 | Yes |
| 05/03/2006 | Suscol Creek | New | 200,000 |   | 2,600 | Except |
|   | Plumpjack | New | 30,000 | 3,900 | 750 | Except |
| 04/05/2006 | Cliff Lede | New | 12,000 | 1,300 | 400 | No |
| 03/15/2006 | Cuvaison | Mod | 0 | 27,300 | 0 | No |
|   | Checkerboard | New | 15,000 | 3,900 | 200 | Except |
| 03/01/2006 | Sutter Home | Mod | 0 | 1,560 | 450 | No |
| 02/01/2006 | Ashe | New | 2,500 |   |   | No |
| 01/18/2006 | Clark-Claudon | New | 20,000 | 416 | 220 | No |
|   | Hall | Mod | -1,545,000 | 0 | 1,200 | No |
| 2006 |   | 24 | -862,500 | 72,381 | 39,665 | 4 |