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Applicant’s Proposed Project Revisions

Flynnville Wine Company P12-00222 & P12-00223
Planning Commission Hearing April 5, 2017

PD Properties. LLC
995 Vintage Avenue
St. Helena, California 94574

March 15, 2017

Jason R. Hade, AICP
Planner III
Department of Planning, Building & Environmental Services
County of Napa
1195 Third Street, suite 210
Napa, California 94559

Re: Flynnville Wine Company Use Permit #P15-00225. 1184 Maple Lane, Calistoga

Dear Mr. Hade:

This letter is to confirm my email of March 8, 2017 in which we provided you with the proposed changes to our July 2015 application for the Flynnville Wine Company property at 1184 Maple Lane. As noted in that email, we propose to reduce our requested production capacity to 40,000 gallons annually (from 60,000) and to modify our non-harvest production hours from 8:00 am to 8:30 pm to 6:30 am to 6:30pm. We are attaching an updated Water Availability Analysis prepared by Summit Engineering that reflects the reduced production capacity.
Note that the change in operating hours is responsive to comments made by neighbors at the February 15th hearing. The number of employees, daily and weekly guests and the proposed marketing event program remain as described in our July 2015 application as described in the February 15. 2017 staff report. The size, location and design of the buildings remain as shown in our July 2015 application.

In addition to the change in production capacity and non-harvest hours of operation, we will also agree to landscape with both fences and plantings along the portion of Ida Lane that is adjacent to the two parcels that are not included in this proposal. A detailed landscaping plan will be submitted to your office as part of the future building permit.
We would also like to address some of the questions and issues that came up during the February 15, 2017 hearing.

Access and Circulation

Unlike the project reviewed by the Commission in 2012, access to the winery is only from Maple Lane a county road. Neither Ida Lane nor Drew Lane will be utilized for

access by the proposed project. This change in access was a direct result of concerns expressed by our neighbors after the 2012 hearing.
Note that access to the proposed vineyard will be from Ida Lane

Flooding

Applicants are only responsible for addressing direct project impacts. We have confined our project to the southwest corner of the property. There is no evidence in the record that this portion of the property has flooded in the past. As noted during our presentation on February 15th, our project will reduce existing coverage by 16%! The result is that project build out will actually reduce localized flooding when compared to existing conditions. This conclusion was confirmed by both Summit Engineering and by county engineering services. And unlike when the property was first developed, standard conditions of approval require us to assure that post project runoff rates and quantities do not exceed pre-project levels.

Landscaping and Site Improvements

We will be providing a comprehensive landscaping plan that will encompass all parcels within the Flynnville complex even those two parcels located at the northeast corner of the property which are not included in the current project to better screen our project for the benefit of the neighbors to the east. A fence along the west edge of Ida Lane will also be constructed. And as is standard practice today, building occupancy is not typically granted until the required landscaping is installed.

These site improvements including replacement of the existing buildings with the low profile buildings designed to complement the existing buildings, along with the proposed agricultural use of the site, will result in a physical upgrading of that portion of the property most visible the travelling public along Highway 29 and Maple Lane.

Neighbor Outreach

We have had an on-going dialogue with our neighbors both before the current application was filed and during the review process. Contact was made with both the Drew and Heitz families before our initial application was filed. In fact, we purchased the parcel where the proposed vineyard would be located from the Drew family. We indicated to them at that time that a winery was contemplated on portions of the Flynnville property.

Following the February 15th hearing, the attached letter was sent to our neighbors advising them of the proposed changes to the project and inviting them to contact us with any questions or outstanding concerns. One neighbor has responded to our outreach at this time.

Nighttime Lighting

County conditions of approval #9 require that all lighting be shield and directed away from streets and neighboring properties. No flood lighting is allowed. We would agree to a further limitation to limit parking lot and site lighting to low-level security lighting only.

Noise

The Flynnville property experiences very high ambient noise levels due to the proximity of St. Helena Highway/S.R. 29. In addition, the proposed winery replaces a permitted and conforming utility service yard at the southwest corner of the parcel. This use which is a potential noise generator that can resume operation at the site under existing use permit #96629-UP.

The proposed project has been carefully sited and designed to reduce impacts on our neighbors. Winery noise is typically generated by mechanical equipment, bottling operations and during the short-term crush operations. The proposed project together with the county required mitigation measures serve in total to reduce notice to a less than significant level. Our mechanical equipment is fully enclosed within the winery buildings and is over 400' feet from our closest neighbors the Zoloth/Stevens . In addition, all bottling operations are under cover and are shielded from the nearest neighbors to the east and south. Conditions of permit approval require the installation of a sound reduction curtain on the east side of the covered work area where bottling and crush operations will occur. No amplified music is proposed during marketing events that must conclude by 10:00 pm under county recommended conditions, Finally, as with all wineries we are subject to the county's noise ordinance.

Traffic

A focused traffic study was prepared for the project in September 2015. It addressed the individual and cumulative impacts associated with the construction of a 60,000-gallon winery. The proposed project would result in an increase of less than 1% of the daily volumes on SR-29 adjacent to the site. Note that a southbound left turn lane already is in place on SR-29 and was determined to be adequate to accommodate projected southbound left turns onto Maple Lane. By comparison if the six (6) parcels were used for residential purposes up to 12 residences would be permitted (6 main residences and 6 second residences). These 12 residences would generate up to 120 daily trips far in excess of the 93 total daily weekday trips project for the 60,000-gpy winery. The trip generation for a 40,000-gpy winery would be expected to generate fewer trips.

Traffic related improvements include the construction of northbound right turn taper, and upgrading of Maple Lane to County standards.

The initial study prepared by staff concludes that the 60,000-gpy winery project would result in a less than significant impact, both individually and cumulatively on nearby road networks and intersections. A reduction in production capacity from 60,000 to 40,000 gpy will further reduce potential traffic impacts.

Water Usage

As noted in the updated Water Availability Analysis (WAA) the reduction in production capacity will result in a reduction of water usage when compared to the project presented to the commission on February 15th. Whereas the previously proposed production capacity of 60,000 gallons of annual production required 4.49 ac-ft/year, the total annual water demand for process, domestic and irrigation uses for a 40,000 gpy is projected to be 3.96 ac-ft/yr, well below the water allocation of 10.06 ac-ft/yr. The anticipated peak daily potable water demand for the parcel should be met with the five existing potable water supply wells and proposed 20,000-gallon storage tank.

Further if the 6 parcels included within the project were developed residentially as allowed by right under the AW zoning, 12 residences could be developed without any public review. The water use would be double that of the current project.

We would also note that the 2015 annual groundwater monitoring report prepared by Luhdorff and Scalmanini has concluded that groundwater levels on the valley floor are static and not in a state of decline. Finally it should be noted that the approved wastewater feasibility study confirms the feasibility of irrigating landscaping and vineyard with treated process wastewater that will further reduce project impacts on groundwater.

In summary, the Flynnville property is a truly unique property in all of Napa County surrounded on all four sides by roads. The development pattern was first established in the 1960s and 70s when the property was zoned for industrial and commercial uses. Due to the extensive pre-existing paving and buildings, the property is not suitable for agriculture. Nor was it ever in agricultural use. The planning commission has a unique opportunity to combine six (6) nonconforming parcels into a single parcel and to establish a use of the property that is in conformance with the current zoning of the property. The project before you today has been carefully designed to improve the aesthetic quality of the parcels, is so located and scaled to minimize impacts on adjacent properties. The proposed reduction in impervious surfacing will in turn reduce runoff over existing conditions. Design features embedded in the project together with the county recommended conditions of approval and mitigation measures will safeguard the neighborhood from winery noise, and lighting, often a key concern for neighbors. Before starting the application process and continuing to the present, we have worked extensively with county staff, have reached out to the neighbors to keep all parties fully informed of our intentions for the property and to develop a project that is sensitive to the site, allows us to make economic use of the property and

respects the agricultural and residential setting. We strongly believe that the reduced scale project we will present to the Commission on April 5th meets these objectives.

We appreciate your support and counsel.

Sincerely,

Dan Pina
PD Properties, LLC

Enclosures:

- Revised Water Availability Analysis dated March 15, 2017
- Neighbor Outreach Letter

PD PROPERTIES, L.L.C

995 VINTAGE AVENUE SUITE 100
ST. HELENA CA 94574
707 967-4805

TO NEIGHBORS OF FLYNNVILLE 3.8.2017
RE USE PERMIT P12-0022

Thank you all for your continued interest in helping us move forward with a plan that accommodates the Neighbors, the County, and we the owners.

NEW PRODUCTION CAPACITY PROPOSAL
40,000 gallons (from 60,000)
18,000 cases (from 25,000)
Revised non harvest production hours 6:30AM to 6:30 PM (from 8:00 to 8:30)

After much discussion with several of the neighbors and continued discussions with Planning staff from Napa County, we have revised once again the production capacity to a level that has been indicated by the Planning Commissioners as more suitable for this specific location. Although the staff recommendation supported the proposal at the previous levels we are willing to accommodate the suggestions and move forward with the proposal. We have worked with county staff to make sure mitigations are in place for previously voiced concerns regarding water usage and noise and they have found them to be acceptable and enforceable. We will also address the landscaping concerns to include the broader area that includes the portion of Ida Lane that borders with the two parcels that are not included in this proposal as well as the northern area of the property where existing buildings will remain but not actually part of the development.

Working with most of you has resulted in some agreement in areas of concern however I am sure there will still be opinions of what could be improved for the greater good. We are open to discussion and welcome any productive comments that will move towards greater satisfaction in the finished product for all. I have included contact names and numbers below as well as the planner handling this application.We look forward to hearing from you

Best regards

PD PROPERTIES LLC

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Jason Hade (planner, NAPA COUNTY)
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March 15, 2017

Napa County PBES
1195 Third Street
Room 210
Napa, CA 94559

RE: Flynnville Wine Company Use Permit Assistance - Water Availability Analysis
Project Number 2008008

Dear Mr. Hade:

Flynnville Wine Company is applying for a Use Permit for a winery facility located at 1402 St. Helena Highway, in Calistoga (APN: 020-320-003, 006, 009, 015, 016 & 020-170-012). The Use Permit Application filed in September 2015 requested a production capacity of 60,000 gallons per year. Following a public hearing conducted on February 15, 2017, the applicant, in consultation with the planning department, has reduced the proposed production capacity from 60,000 gallons per year to 40,000 gallons annually. In addition, the non-harvest production hours have been revised from 8:00 am to 8:30 pm to 6:30 am to 6:30 pm. All other aspects of the project remain as proposed in the September 2015 application. We have updated the Water Availability Analysis (WAA) to reflect the revised annual production capacity of 40,000 gallons.

To summarize the water use component of the current project used in this updated WAA:

- Winery production capacity: of 40,000 gallons per year
- The proposed peak number of employees is 20, which includes winery employees and employees of the existing businesses that will remain on the property.
- Flynnville Wine Company proposes a maximum of 25 guests per day, 175 guests weekly
- Approximately 3.2 acres of vineyard will be planted as part of the project;
- Irrigation will be provided for existing and proposed landscaping
- Existing on-site wells will be used to provide water for the proposed project, and the remaining businesses. The estimated water allotment is based on a proposed parcel merger of the subject properties listed above, which will create a total parcel size of 10.06 acres. Five existing wells will provide the water supply for the merged parcel.

Refer to Use Permit Application Sheets UP1 and UP3 for a general layout of the project components. These plans also include approximate property boundaries, existing buildings and agricultural development.

EXISTING WATER DEMAND

Domestic Water Demand

Existing water demand is created from full time warehouse and office employees. Water demand is estimated using 15 gpd/capita based on Napa County PBES guidelines for estimating wastewater flows for on-site wastewater systems. Using 15 gpd/capita, the estimated existing domestic water use is:

(40 office employees + 10 warehouse employees) x 15 gpd/capita x 365 = **0.84 ac-ft/yr**

Landscape Irrigation Water Demand

Existing landscape irrigation demand is based 0.2 acres of landscaping and the California Department of Water Resources Estimated Total Water Use (ETWU) equation, and parameters from Napa County PBES's Water Efficient Landscape Ordinance. All of the existing landscaping will is drought tolerant, and irrigated via drip or similar irrigation system.

$$ETWU = (ETo)(0.62)\left(\frac{PF\,x\,HA}{IE} + SLA\right)$$

Where:

ETWU = Estimated Total Water Use per year (gallons)
ETo = Reference Evapotranspiration (inches)
PF = Plant Factor from WUCOLS (see Section 491)
HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
SLA = Special Landscape Area (square feet)
0.62 = Conversion Factor
IE = Irrigation Efficiency (minimum 0.71)

ETWU = (44.1 in/year)(0.62)[(0.2*8,887 SF)/0.9] = 53,997 gal/yr **= 0.17 ac-ft/yr**

Assumptions:

- Low water use types with a plant factor of 0.2 (native plants, shrubs, etc.).
- St. Helena reference evapotranspiration rate of 44.1 inches/year.
- 90% irrigation efficiency (drip irrigation or similar)

PROPOSED WATER DEMAND

Winery Process Water Demand

Water demand for wine production is expected to correlate to the process wastewater (PW) generated at the facility. The proposed winery production capacity is 40,000 gallons per year (for a 3 year average) with a peak of 2,000 gallons per day. Based on typical flow data from wineries of similar size and characteristics, the projected process water demand for the proposed wine production is calculated as follows:

Proposed Annual Peak production	=	40,000 gal wine/yr
PW generation rate	=	6 gal PW/gal wine[a]
Annual PW Flow	=	40,000 gal wine x 6 gal PW/gal wine
	=	240,000 gal PW/yr
Average PW Flow	=	(240,000 gal PW/yr) / (365 days)
	=	658 gal PW/day
Annual Production Water Demand	=	(240,000 gal water/yr) / (325,851 gal/ac-ft)
	=	**0.74 ac-ft water/yr**

[a] Generation rate based on industry standards and water data for similar wineries

Process wastewater generation is expected to be equivalent to the water demand for production. The expected annual water use associated with the peak production capacity is 240,000 gallons per year, or 0.74 ac-ft per year. Winery process water demand will be provided by existing on-site wells.

Domestic Water Usage

Domestic water use at the facility is determined based on 20 employees and 25 daily visitors. Sanitary Sewage generation is expected to be equivalent to the water demand for domestic uses, except for domestic uses associated with events, which will utilize portable toilets. Portable toilets will be provided for any event which results in more than 25 visitors per day, but domestic water supply for events will be provided by on-site wells. The maximum quantity of employees accounts for winery employees AND employees of the existing businesses that will remain. Using Napa County Environmental Management's Table 4 from "Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems", annual domestic water usage is estimated as follows:

Table 1. Proposed winery domestic water demand at Flynnville Wine Company.

Use Type	Maximum Quantity (persons/day)	Water Demand (gal/person)	Daily Demand (gal/day)	Number of Days (days/year)	Annual Water Use (gal/year)
FT Employee	20	15	300	365	109,500
Tasting Visitors [a]	25	3	75	365	27,375
Event Visitors	25	3	75	6	2,250
Event Visitors	50	3	150	6	900
Event Visitors	100	3	300	3	900
				Total Annual Water Use (gal)	**140,925**
				Peak Water Use (gpd)[b]	**675**
				Total Water Use (ac-ft/yr)	**0.43**

[a] Tasting is assumed to occur every day of the year to be conservative.

[b] Peak water use is based on the estimated peak sanitary sewage generation which includes employees, tasting visitors, and maximum marketing event visitors flows.

The expected annual domestic water use for the proposed marketing and visitation plan is 140,925 gallons per year, or 0.43 ac-ft per year.

Irrigation Water Usage

- Vineyard Irrigation

  Water from existing on-site wells will be used to irrigate 3.2 acres of vineyards. Napa County WAA guidelines for vineyard irrigation are 0.2 to 0.5 ac-ft/acre/year. Using the conservative estimate of 0.5 ac-ft/acre/year, the expected water demand for 3.2 acres of vineyard is:

  3.2 acres x 0.5 ac-ft/acre/year = **1.6 ac-ft/yr**

  Vineyard irrigation will typically begin in June when onsite soils begin to dry and continue until October, with the peak irrigation period between July and August. All vineyard irrigation water, unless reclaimed process wastewater is used, will be supplied by the existing wells.

  Well water will not be utilized for frost or heat protection.

- Winery Landscape Irrigation

  Landscape irrigation demand is based on the California Department of Water Resources Estimated Total Water Use (ETWU) equation, and parameters from Napa County PBES's Water Efficient Landscape Ordinance.

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

Where:

ETWU = Estimated Total Water Use per year (gallons)
ETo = Reference Evapotranspiration (inches)
PF = Plant Factor from WUCOLS (see Section 491)
HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
SLA = Special Landscape Area (square feet)
0.62 = Conversion Factor
IE = Irrigation Efficiency (minimum 0.71)

$$ETWU = (44.1 \text{ in/year})(0.62)\left(\frac{12{,}026 \text{ SF}}{0.85}\right) = 386{,}844 \text{ gal/yr}$$ **= 1.19 ac-ft/yr**

Assumptions:

- 12,026 SF is the sum Product of (PF x HA) calculated for each hydrozone area and associated plant type - see landscape plans and ETWU calculations for details.
- St. Helena reference evapotranspiration rate of 49.4 inches/year.
- 85% irrigation efficiency (combination of drip and spray irrigation) - see landscape plans and ETWU calculations for details.

TOTAL WATER DEMAND

The total expected water demand of the new winery facility is expected to be 3.96 ac-ft per year, compared to an existing water demand of 1.01 ac-ft per year. Please see Table 2 for a summary of existing and proposed annual water demand.

Table 2. Summary of existing and proposed annual water demand.

	Annual Water Demand (ac-ft/yr)
Existing Water Demand	
Domestic	0.84
Landscaping	0.17
Total Existing Water Demand	**1.01**
Proposed Water Demand	
Winery Process	0.74
Domestic	0.43
Vineyard Irrigation	1.60
Winery Landscape Irrigation	1.19
Total Proposed Water Demand	**3.96**

WATER AVAILABILITY

Based on the Water Availability Analysis Guidance Document adopted May 12, 2015, the water allotment for Napa Valley Floor Areas is 1 ac-ft/acre/year; therefore, the merged Flynnville parcel would be allowed to use 10.06 ac-ft/year. The estimated water demand for process, domestic, and landscape uses of 3.96 ac-ft/year represents 39% of the water allotment.

Five existing wells near the proposed winery facility will remain in service, and provide for the domestic, winery process, and irrigation needs of the property. One existing well located on APN: 020-170-012 will be abandoned. A 20,000 gallon water storage tank will also be provided.

DROUGHT CONSERVATION

The facility plans to treat domestic and process wastewater generated at the facility and provide disposal in sub-surface drip dispersal fields. The wastewater feasibility study also proposes the option of reusing treated process wastewater for vineyard irrigation, off-setting the proposed water demand for irrigation should the option be chosen. Treated domestic and process wastewaters disposed of in subsurface systems will recharge the groundwater table through infiltration.

CONCLUSION

The total annual water demand of Flynnville Wine Company for process, domestic and irrigation uses is projected to be 3.96 ac-ft/yr, which is below the water allocation of 10.06 ac-ft/yr. The anticipated peak daily potable water demand for the parcel should be met with the five existing potable water supply wells and proposed 20,000 gallon storage tank.

Please contact us with any questions.

Sincerely,

Jason M. Roberts, P.E.
Project Engineer

Enclosed:
Use Permit Sheets UP1 & UP3 (Enclosed with the previous WAA - No changes have been made)