



A Tradition of Stewardship
A Commitment to Service

David Morrison
Director

MEMORANDUM

To: Napa County Planning Commission	From: Wyntress Balcher, PBES
Date: August 15, 2018	Re: Benessere Vineyard Winery Use Permit Modification P16-00432-MOD 1010 Big Tree Road, ST. Helena, CA 94574 APN #022-032-011

Benessere Winery was established prior to the Winery Definition Ordinance, and, since the project does not propose an expansion beyond their winery development area, the proposed production increase is not subject to the grape source requirement. (Napa County Code Section 18.104.250(C)).

Therefore, the Recommended Conditions of Approval (Attachment "B") submitted with this project included COA #4.6 regarding Grape Source. COA #4.6 should not have been included, and staff recommends the condition be revised as follows:

4.6 GRAPE SOURCE [RESERVED]

~~At least 75% of the grapes used to make the winery's still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County provided that the winery's 40,000 gallons of production are not subject to the County's 75% grape source rule. However, if the winery expands beyond its winery development area, at least 75% of the grapes used to make the winery's still wine or sparkling wine that is produced as a result of the expansion shall be grown within Napa County. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.~~