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**Staff Report of February 3, 2021
Staglin Family Vineyards Major
Modification
P18-00253-MOD**



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/3/2021

Agenda Placement: 7A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Brian Bordona for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Trevor Hawkes, Planner III - 707-253-4388

SUBJECT: Staglin Winery - Use Permit Major Modification P18-00253-MOD

RECOMMENDATION

STAGLIN FAMILY VINEYARDS / STAGLIN FAMILY VINEYARDS / MAJOR MODIFICATION #P18-00253-MOD

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to an existing 36,000 gallon per year winery to allow the following: a) modification to increase by appointment Daily Tours and Tastings Program from the current 10 persons per day (weekdays only) to 44 persons per day (Monday through Sunday), 308 persons maximum per week; b) modification of the locations of the Daily Tours and Tastings Program to take place in the Steckter House and the existing wine caves; c) on-premises consumption of wines produced on-site located in the outdoor areas immediately to the south and west of the Steckter House in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); d) modification of the existing Marketing Program of nine (9) events per year consisting of (eight (8)) events with a maximum attendance of 45 persons and one (1) event with a maximum attendance of 200 persons) to allow the following: including 32 events per year with 12 attendees maximum (11:00am – 10:00pm), 16 events per year with 32 attendees maximum (11:00am – 10:00pm), three (3) events per year with 100 attendees maximum (6:00pm – 10:00pm), one event per year with 100 attendees maximum (10:00am – 4:00pm), one event per year with 250 attendees maximum (1:00pm – 4:00pm), catered food prepared by a licensed caterer with minimal on-site preparation (heating and plating), events of 32 attendees or less to occupy the building identified as the Steckter House, and events of 100 attendees or more to occupy the outdoor area north of the Steckter House; e) Increase on-site employees from 8 full-time employees and 0 part-time employees to 11 full-time employees and 5 part-time employees; f) add three (3) parking spaces for a total of 15 spaces; g) deletion of Condition of Approval #3 from the original approved Use Permit (#98072-UP) which required the applicant to notify a representative of neighbors to the applicant 48 hours prior to an event; h) width expansion for sections of the existing internal access driveway to 20' with a 22' horizontal clearance to comply with the Napa County Road and Street Standards; and i) modify internal circulation so that a portion of the access

driveway loop becomes a one-way road. The project is located on three parcels totaling 63 acres, located at 1570 Bella Oaks Lane, Rutherford, within the Agricultural Preserve (AP) zoning district and General Plan Land Use Designated as Agricultural Reserve (AR). APN 027-250-063, -064 & -065.

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

Staff Contact: Trevor Hawkes, Planner III, (707) 253-4388 or trevor.hawkes@countyofnapa.org

Applicant Contact: Shari Staglin, Staglin Family Vineyard

Representative Contact: Rob Anglin, Holman Teague Roche Anglin, LLP, (707) 927-4280 or anglin@htralaw.com.

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration based on recommended Findings 1-5 in Attachment A; and
2. Approve Use Permit P18-00253-MOD based on recommended Findings 6-10 in Attachment A, and subject to the recommended conditions of approval in Attachment B.

Discussion:

Staglin Family Vineyard's current entitlements were first established with the approval of Use Permit #98072-UP on June 2, 1999 by the Napa County Planning Commission. The original Use Permit established a 36,000 gallon per year winery including 20,688 square feet of caves, the use of a 1,175 sq. ft. of an existing residence for winery offices, construction of a 420 sq. ft. building with an attached canopy for mechanical, office restrooms and work area, 1,200 sq. ft. of concrete work pads at the southern cave portal, tours and tastings by appointment only on weekdays with a maximum of 10 guests per day between the hours of 10:00 a.m. and 3:30 p.m., a marketing program that allowed one (1) event per quarter with a maximum attendance of 30 guests and one annual release event with a maximum attendance of 100 guests, and various other improvements such as parking pads, landscaping, water and wastewater disposal systems, etc.

Use Permit #98072 was appealed to the Napa County Board of Supervisors by both the applicant, who appealed certain conditions of the approval, and 27 opponents ("Interested Parties"), who appealed on the grounds that the Planning Commission could not make certain findings pursuant to the California Environmental Quality Act. The Board of Supervisors eventually upheld the decision of the Planning Commission to approve the application when both parties presented a letter stating that they had resolved their conflict, except that conditions related to the project's marketing program were modified by the provisions of the letter. The modified marketing program allowed nine (9) events per year (eight (8) events with a maximum attendance of 45 persons and one (1) annual release event with a maximum attendance of 200 persons). Marketing events were required to be held inside or adjacent to the onsite residence, with four of the marketing events allowed inside the cave or in the outdoor area adjacent to the south cave portal. A requirement to contact a representative of the Interested Parties 48 hours in advance of a marketing event was also included in the conditions of approval.

In the intervening time between the initial Use Permit approval and the current proposed project, the applicant has received approval for three (3) modifications to their Use Permit. Use Permit Modification #99546-UP was approved by the Napa County Planning Commission on January 17, 2001. This modification increased the cave

size to 22,756 sq. ft. and included the addition of a third cave portal. A prior approved exterior office building was relocated into the cave and a prior approved concrete work pad was change to a gravel staging area. Use Permit Modification #02044-MOD was approved by the Napa County Planning Commission on May 15, 2002. This modification allowed the production of red wine within the allocated 36,000 gallons of production capacity of permit #98072-UP. Use Permit P08-00053 was approved by the Zoning Administrator on July 10, 2008. This minor modification converted and renovated two recently acquired buildings (Steckter house and Cabana on the submitted plans) into winery accessory use buildings, relocated offsite offices to the Steckter house, authorized no more than 4 marketing events per year and 3 days of tours and tastings per week in the Steckter house (to be conducted between the hours of 10:00 a.m. and 4:00 p.m.), added eight (8) parking spaces, altered primary site access from Manley lane to Bella Oaks Drive via a new internal access driveway, recognized a lot line adjustment, increase full-time employment from five (5) to eight (8), and added a requirement for noticing of an adjacent property owner (APN 027-250-049) prior to marketing events held at the Steckter House.

This Major Modification would permit the following operational changes and physical improvements to the existing winery. A modification of existing by appointment Tours and Tastings from 10 visitors per day between the hours of 10:00 a.m. and 3:30 p.m. on weekdays only to 44 visitors per day between the hours of 10:00 a.m. and 4 p.m. Monday through Sunday. The location to conduct Tours and Tastings would take place in the Steckter House and the existing wine caves. On-Premise consumption of wines produced on-site, as allowed under the Business and Professionals Code Section 23358, 23390 and 23396.5 (AB2004-Evans Bill) would be located in the outdoor areas immediately south and west of the Steckter House. The marketing program would be modified, to allow a total of 53 marketing events per year. The 53 total events would be divided by attendance size and time of day by the following; 32 events per years with a maximum attendance of 12 guests between the hours of 11:00 a.m. and 10:00 p.m., 16 events per year with a maximum of 32 guests between the hours of 11:00 a.m. and 10:00 p.m., 3 events per year with a maximum of 100 guests between the hours of 6:00 p.m. and 10:00 p.m., 1 event per year with a maximum of 100 guests between the hours of 6:00 p.m. and 10:00 p.m., and 1 event per year with a maximum of 250 guests between the hours of 1:00 p.m. and 4:00 p.m. Events with 32 guests or less would occupy the Steckter House. Events with 100 or more guests would occupy the outdoor area north of the Steckter House. On-site employment would be increased from the existing eight (8) full-time employees and zero (0) part-time employees to 11 full-time employees and five (5) part-time employees. Three (3) additional parking spaces would be added for a total of 15 spaces (12 are existing but entitlement allows for 13). The applicant is also requesting removal of a previous Condition of Approval from their initial Use Permit (#98072-UP), which required the applicant to contact a representative of various residents within close proximity of the winery 48 hours prior to an event at Staglin. Finally, in order to comply with the Napa County Road and Street Standards the applicant will extend the width of the internal access drive in various sections of the roadway where the width is currently insufficient while the internal circulation of the looped access driveway would be modified such that the roadway would become a one-way road from the cave portals heading east past the Steckter House and back to the project entrance.

Staff has reviewed the proposal and found it to be consistent with the Zoning Ordinance and applicable General Plan policies. The proposed winery visitation is comparable to other wineries approved to produce approximately 36,000 gallons per year. Implementation of the proposed project, would result in minimal potential environmental impacts. Based on these reasons, staff recommends approval of the project subject to the recommended conditions of approval.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?

No

County Strategic Plan pillar addressed:

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Property Owner: Staglin Family Vineyard, (707) 963-3994, shari@staglinfamily.com.

Applicant: Staglin Family Vineyard, (707) 963-3994, shari@staglinfamily.com.

Representative Contact: Rob Anglin, Holman Teague Roche Anglin, LLP, (707) 927-4280, anglin@htralaw.com.

Zoning: Agricultural Preserve (AP)

General Plan Designation: Agricultural Resource (AR)

Application Filed: June 18, 2018; **Resubmittals Received:** March 11, 2019; July 26, 2019; June 5, 2020; July 29, 2020; **Deemed Complete:** October 12, 2020

Cumulative Parcel Size: Approximately 63.52 acres

Existing Development: Existing on-site development includes the winery cave, winery office building, tasting room and additional offices, mechanical building, solar array, various storage tanks, driveway looped road, utility yard, and associated winery parking for employees and visitors, as well as a residence. The property is planted with approximately 45.55 acres of vineyards.

Winery Characteristics:

Approved/Existing Winery Buildings Sizes: Winery Offices (Cabana) 1,900 sq. ft.; Tasting/Hospitality (Stecker House) 3,900 sq. ft.; Mechanical Building 1,000 sq. ft.

Proposed Winery Buildings Size: No change

Approved Production Capacity: 36,000 gallons of wine per year

Existing Production Capacity: Approximately 36,000 in 2017

Proposed Production Capacity: No change from previous authorization

Approved/Existing Winery Development Area: Approximately 21,560 square feet; 0.49 acres

Proposed Winery Development Area: No change from previous authorization

Approved/Existing Winery Coverage: Approximately 61,427 square feet; 1.41 acres; 14.02% of the site (maximum 25% allowed)

Proposed Winery Coverage: No change from previous authorization

Approved/Existing Accessory to Production Ratio: 29.3% (approximately 6,762 square feet Accessory area and 23,084 square feet Production area; maximum 40% of production area allowed)

Proposed Accessory to Production Ratio: No change from previous authorization

Approved/Existing Number of Employees: 8 full-time
Proposed Number of Employees: 11 full-time and 5 part-time

Approved/Existing Visitation: 10 visitors per day by appointment only between the hours of 10:00 a.m. and 3:30 p.m. on weekdays only. Tours and tastings to occur within the wine cave and a maximum of three (3) days of tours and tastings per week are permitted to occur in the Steckter House and may occur between the hours of 10:00 a.m. and 4:00 p.m.

Proposed Visitation: 44 visitors per day by appointment only with food and wine pairings between the hours of 10:00 a.m. and 4:00 p.m. Maximum - 308 persons per week. Tours and Tastings to take place Monday through Sunday within the Steckter House and the existing wine cave. Pre-prepared cheese and charcuterie plates to accompany tastings.

Approved/Existing Annual Marketing Program: Eight (8) events with a maximum of 45 guests and one (1) annual release event with a maximum of 200 guests. Marketing events to take place inside or adjacent to the onsite residence. Four (4) of the 45 guest maximum events may include areas inside the cave or the outdoor area adjacent to the cave portal. Four (4) marketing events per year may occur within the Steckter House. Notice of a pending marketing event must be provided to one legal representative of the "Interested Parties" and the PBES Department 48 hours prior notice of marketing events.

Proposed Annual Marketing Program: 32 events per year with a maximum of 12 attendees, between the hours of 11:00am and 10:00pm. 16 events per year with a maximum of 32 attendees, between the hours of 11:00am and 10:00pm. 3 events per year with a maximum of 100 attendees, between 6:00pm and 10:00pm. One event per year with a maximum of 100 attendees, between the hours of 10:00am and 4:00pm. One event per year with a maximum of 250 attendees, between the hours of 1:00pm and 4:00pm. Catered Food may be provided. Portable toilets to be made available at all events. Events with 32 guests or less would occupy the Steckter House. Events with 100 or more guests would occupy the outdoor area north of the Steckter House.

Approved/Existing Hours and Days of Operation:

Non-harvest Production hours – 8:00a.m. to 5:00 p.m. - Monday - Friday

Visitation (Wine Cave) – 10:00 a.m. to 3:30 p.m. – Monday – Friday

Visitation (Steckter House) – 10:00 a.m. to 4:00 p.m. – Monday – Friday (but no more than three (3) days per week)

Proposed Hours and Days of Operation:

Non-harvest Production hours – 8:00a.m. to 5:00 p.m. - Monday - Friday

Visitation – 10:00 a.m. to 4:00 p.m. – Monday through Sunday

Approved: 13 spaces

Existing On-site Parking: 12 spaces

Proposed On-site Parking: 15 spaces

Setbacks Required: 20 feet from property lines

Existing Setbacks: The existing winery and structures containing accessory uses meet setback requirements. The closest portion of the existing office building is approximately 48 feet from the northern property line (closest).

Proposed Setbacks: There are no changes to the location of any existing structures.

Adjacent General Plan Designations/Zoning Districts/Land Uses:

North: Agricultural Resource/Agricultural Preserve/Single Family Residential and Vineyards

East: Agricultural Resource/Agricultural Preserve/Single Family Residential and Vineyards

South: Agriculture, Watershed and Open Space/Agricultural Watershed/Single Family Residential, Vineyards and Open Space

West: Agriculture, Watershed and Open Space/Agricultural Watershed/Single Family Residential, Vineyards and Open Space

Nearby Wineries (within one mile of project site): Please refer to Attachment H

The Winery Comparison Analysis indicated 6 wineries within a 1 mile buffer of Staglin winery.

- Niebaum Coppola Estate (Niebaum Lane)
- Niebaum Coppola Estate (Highway 29)
- One Hope Winery
- Swanson Vineyards
- Del Bondio Winery

Parcel History:

On September 14, 1999, the Napa County Board of Supervisors modified and approved Use Permit Application #98072-UP after hearing appeals to the Planning Commission's approval for a new 36,000 gallon per year winery with approximately 20,688 square feet of caves for wine production and storage and the use of 1,175 square feet of an existing residence for winery-related offices. The approval permitted a marketing plan that limited the number of events to a maximum of eight per year with a maximum attendance of 45 persons and one annual release event with a maximum of 200 persons. Use Permit Modification #99546 was approved by the Napa County Planning Commission on January 17, 2001, and increased the cave size from 20,688 square feet to approximately 22,576 square feet and relocated the exterior office building to the cave. Use Permit Minor Modification P08-00053 was approved by the Napa County Planning Commission on July 10, 2008, and converted a single-family residence and cabana to winery accessory use, set employment to 8 full-time employees, added landscaping, parking spaces and changed the main public access drive to the winery from Manley Lane to Bella Oaks Lane. The Minor Modification also altered the marketing plan, authorizing no more than four (4) marketing events per year and three (3) days of tours and tastings per week to occur in the newly converted single-family residence. The current application for a major modification was submitted June 18, 2018.

Code Compliance History:

There are no current code violations related to this property.

Discussion Points:

Setting – The 63 acre project site is located within the County of Napa's Agricultural Preserve (AP) zoning district and, approximately 0.9 miles east of SR-29. The project site is bounded by Manley Lane to the north, Bella Oaks Lane to the south, a blue line stream to the east and the foothills of the Mayacamas Mountains to the west. Primary access to the site is achieved via a looped private access road which connects to Bella Oaks Lane, a county road, along the southern boundary of the project area. The private access road transverses through vineyards in the southern portion of the project site, before heading north adjacent to the winery caves, passing along the winery offices, tasting room, and mechanical buildings that reside near the northern boundary of the project, before turning south again and reconnecting to the access road just north of its intersection with Bella Oaks Lane. The site is developed with vineyards, winery caves, winery offices, tasting room, mechanical building, solar array, a groundwater well, various water storage tanks, and a single-family residence. Multiple soil types traverse the project site, with Clear Lake Clay (drained, zero (0) to two (2) percent slopes) and Bale clay Loam (zero (0) to two (2) percent slopes) found in the eastern portion of the site, Bale Clay (two (2) to five (5) percent slopes) and Perkins Gravelly Loam (one (1) to 10 percent slopes) found closer to the offices/tasting rooms, and Lodo-Maymen-Felton association (30 to 75 percent slopes).

Visitation and Marketing Activities – Staglin Family Vineyard's initial Use Permit (#98072-UP) established a winery which operated on weekdays only. Tours and Tastings were permitted to allow a maximum of 10 guests per day, between the hours of 10:00 a.m. and 3:30 p.m. A Marketing Program was established that allowed eight events per year with a maximum attendance of 45 guests and one annual release event with a maximum attendance of 200

guests. The Winery would not incorporate the buildings identified as the Cabana, Steckter House, and mechanical building into their Use Permit until July 10, 2008 with Minor Modification P08-00053. Prior to incorporation of these buildings under the Staglin Family Vineyard Use Permit the location for tastings and marketing events was designated to be inside or adjacent to the onsite residence. Four marketing events per year could be held within the cave system or at the outdoor area adjacent to the cave system. A result of the Napa County Board of Supervisors appeal of the Planning Commission approval of Use Permit #98072-UP; Staglin Family Vineyards was conditioned to contact the Planning Department and the legal representative (Linda Emerson of Dickenson, Peatman and Fogarty) of the "Interested Parties" who had filed one of the two appeals and give 48 hour notice prior to marketing events.

Staglin's Tours and Tasting and Marketing program would be modified again with approval of Minor Modification P08-00053. No more than four (4) marketing events and three (3) days of tours and tastings were authorized to be conducted within the Steckter House (then called the Manley house in the Conditions of Approval for P08-00053). Tours and tastings within the Steckter House were modified to take place between the hours of 10:00 a.m. and 4:00 p.m. No expansion of the amount of Tours and Tastings or Marketing Events were authorized under P08-00053.

This modification request increases the number of by-appointment visitors for tours and tastings to 44 per day, and would expand visitation to weekend days as well. All by-appointment tours and tastings would take place within the Steckter House and the existing wine cave. Total marketing events would be modified to allow an additional 44 events per year over the existing nine (9) events currently entitled. On-premise consumption of wines, as allowed under Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill) would be allowed to take place in a garden area directly adjacent to the south of the Steckter House and a patio area directly adjacent to the west of the Steckter House.

Two residences share proximity to the hospitality building (Steckter House) and outdoor hospitality areas. One residence, due north of the Steckter House, is approximately 530 feet from the northern edge of the outdoor area proposed for large marketing events (100 visitors or more), and 640 feet from the Steckter House. A second residence, approximately due west of the Steckter House, is approximately 560 feet from the patio area planned for outdoor consumption directly adjacent to the west side of the Steckter House, and approximately 600 feet from the Steckter House.

As a function of this permit modification Staglin Family Vineyard requests full deletion of Condition of Approval #3 from Use Permit #98072-UP, which included the establishment of the requirement to notice Linda Emerson and the Department 48 hours prior to marketing events (Condition of Approval #3 from P08-00053 also includes the existing marketing events which would be replaced by approval of this Major Modification). Staglin's explanation for the request is that Ms. Emerson has retired from the legal profession and no longer resides within Napa County. Condition of Approval #3 from P08-00053 required Ms. Emerson to be responsible for any change in representation, which was not provided to Staglin upon retirement. The winery believes that the lack of complaints for the winery is indication that the noticing under the condition is no longer required. Staff's records reveal that there have been no complaints received prior to filing of this application and would support deletion of this condition.

In attachment 'I' of this staff report, Staglin's existing and proposed visitation numbers for tours and tastings and their marketing events are compared to other by-appointment and pre-WDO wineries within a similar production range of 32,000 to 40,000 gallons. The results of the comparison show that while the winery's existing annual visitation for tours and tastings and marketing events is below the average and median values for similar by-appointment and pre-WDO wineries, the requested modification would put their annual visitation numbers for tours and tastings and marketing events above the average and median values for similar by-appointment and pre-WDO wineries, except in the case of pre-WDO median total annual visitation, where the requested modification comes in below the median value of similar pre-WDO wineries.

Wastewater – According to the Wastewater Feasibility Study prepared by Summit Engineering, June 12, 2018, the wastewater flows associated with the proposed project can be accommodated within the capacity of the existing combined sanitary and process wastewater treatment and dispersal system. The Division of Environmental Health reviewed this report and concurred with its findings.

Groundwater Use – A Water Availability Analysis (WAA) was completed by Summit Engineering. Current water use on the project parcel includes the 36,000 gallon per year winery production, an existing single family residence, irrigation of about 42 acres of on-site vineyard, irrigation of the residential and winery landscaping, and domestic demand associated with the commercial operations of the winery. The project parcel has one well. An increase in water use will result from the increase in employees, visitation, and marketing, while water use associated with production, landscape irrigation, and the on-site residence will remain unchanged.

The report calculated estimates based on Napa County's WAA Guidance Document. All three parcels contain areas that would be categorized as "Napa Valley Floor" based upon current County Water Availability Analysis policies, with the entirety of APN 027-250-065 within the "Napa Valley Floor" and eastern portions of APN 027-250-064 and 027-250-063 within the "Napa Valley Floor". For purposes of analysis the remaining areas, which are categorized as "All other Areas" based upon current County Water Availability Analysis, were assumed to provide no additional water allotment to the project. The combined area of the project which is within the Napa Valley is 57.7 acres, which means that based upon the Water Use Screening Criteria from the Napa County WAA guidelines means that the project has a groundwater availability of 57.7 af/yr. The proposed increase in employees, visitation, and marketing events results in an increase in water use from 22.74 ac-ft/yr to 22.95 ac-ft/yr for a total increase of 0.21 ac-ft/yr. The proposed water demand is well below the groundwater availability for the project indicating that groundwater will not be significantly impacted by the project.

Traffic and Parking – A Traffic Impact Study, prepared by Crane Transportation Group, July 28, 2020, reviewed impacts to the arterial level of service (State Route 29), intersection level of service (State Route 29/Bella Oaks Lane and Project Driveway/Bella Oaks Lane), sight line adequacy at the project driveway/Bella Oaks lane, and parking. The project would result in no significant off-site circulation system operational impacts to SR29 at Bella Oaks Lane or the SR29/Bella Oaks Lane intersection. Sight lines at the project driveway connection to Bella Oaks Lane would remain acceptable and continue to meet CalTrans stopping sight distance criteria, and there would continue to be no left turn warranted on Bella Oaks Lane at the project Driveway. In addition, the SR 29/Bella Oaks Lane intersection would not have Friday or Saturday PM peak hour volumes meeting rural peak hour signal Warrant #3 criteria for existing or future conditions. Two-way volumes would increase on Bella Oaks Lane near SR 29; for example during Harvest Friday existing PM peak hour volumes would increase due to the project from 45 vehicles to 52 vehicles, and during a Harvest Saturday existing PM peak hour volumes would increase due to the project from 17 to 27 vehicles. There are 12 existing parking spaces on the project site, with two of the twelve dedicated and designed for ADA. Larger marketing events will use shuttle buses, vans and limousines to transports guests to the project site. In some cases buses, vans and limousines may drop off and return later to pick up guests, however if some group transportation needs to stay on site there is adequate overflow parking for vehicles in the areas near the cave entry, south of the caves, or potentially along one side of the internal access driveway. For the largest of the proposed marketing events (250 guests) Crane estimates that the proposed number of parking spaces plus space in front of the cave portals, south of the caves, and along the internal driveway could provide adequate space for attendees in a scenario where 50% of the attendees arrive by group transportation and the other 50% arrive by personal vehicle at a rate of 2.6 guests per vehicle.

This modification will make physical changes to the internal looped access driveway, expanding the width of the driveway to 20 feet with a 22 foot horizontal clearance from the site access at Bella Oaks Lane to the cave portals, and another section just between the northern cave portal and the mechanical building. Internal circulation will be modified to change the roadway to a one-way road from the cave portals, along pass the Steckter House, and returning to the driveway fork adjacent to the project entrance. One-way directional signage will be posted north of the cave portals and at the driveway fork.

Vehicle Miles Traveled (VMTs) Reduction Strategies – In order to reduce Vehicle Miles Traveled Staglin will develop a Transportation Demand Management (TDM) plan, and will provide annual reports to the Department of Public Works pursuant to the Conditions contained in the department memo provided. Crane Transportation Group suggest the following measures to reduce VMT at the project site: electric car charging for employees and guests, bike racks and storage areas for employees and guests, high occupancy vehicle use encourage for large marketing events, employee work hours will be staggered to avoid congestion on SR 29, work at home or at remote locations, guest appointments will be scheduled to avoid travel during peak traffic hours on SR 29, enrollment in “Napa Valley Forward” and “Bay Area Commuter Benefits” programs.

Greenhouse Gas (GHG) Reduction Strategies – The following GHG reduction strategies are already applied at the project; generation of on-site renewable energy (solar array), preservation of developable open space in a conservation easement (APN 270-250-064 contains a conservation easement with the Land Trust of Napa County), habitat restoration or new vegetation, exceed Title 24 energy saving and energy efficiency standards, solar hot water heating, energy conserving lighting, recycling of 75% of all waste, being a “Napa Green Winery”, and using 70-80% cover crop. The following GHG reduction strategies will be enacted with the proposed project; vehicle miles reduction strategies including bus transportation and carpooling.

Public Comments – As of the completion of this Staff Report no Public Comments concerning the project have been received.

Decision-Making Options:

As noted in the Executive Summary Section above, staff is recommending approval of the project with conditions of approval as described in Option 1 below.

Option 1: Approve Applicant’s Proposal (Staff Recommendation)

Discussion – Approval of the project would allow the requested changes to the existing winery.

This option has been analyzed for its environmental impacts, which were found to be less than significant. Furthermore, the project as proposed meets all County Code requirements and regulations, and complies with General Plan policies. Furthermore, sufficient water is available to implement the changes, the applicant proposes to incorporate GHG and VMT reduction measures, and there will be no significant environmental impacts to the site.

Action Required – Follow the proposed actions listed in the Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time motion is made. This option has been analyzed for its environmental impacts, which were found to be less than significant.

Option 2: Reduced Project Alternative

Discussion - All potential environmental impacts have been found to be less than significant through a combination of project design and conditions of approval. However, this option provides the Planning Commission at their discretion, the ability to further reduce potential impacts by modifying the proposed scope of the project via the requested visitation, the number of marketing events, or the maximum amount of guests at marketing events.

Action Required – Follow the proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to place limits on use. If major revisions of conditions of approval are required, the item will need to be continued to a future date.

Option 3: Deny the Applicant's Proposal

Discussion - In the event the Commission determines that the project does not, or cannot meet the required findings for grant of the Use Permit, Commissioners should articulate what aspect or aspects of the project are in conflict with required findings. State law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed use permit modification is not being approved.

Action Required – Commission would take a tentative motion to deny project and remand the matter to staff for preparation of required finding to return to the Commission on specified date.

Option 4: Continuance Option

The Commission may continue an item to a future hearing date, at its discretion.

SUPPORTING DOCUMENTS

- A . Recommended Findings
- B . Recommended Conditions of Approval and Final Agency Approval Memos
- C . Previous Conditions of Approval
- D . Initial Study - Negative Declaration
- E . Use Permit Major Modification Application
- F . Traffic Impact Study
- G . Water Availability Analysis - Water System Feasibility Study
- H . Wastewater Feasibility Study
- I . Winery Comparison Tables
- J . Graphics
- K . Item 7A Public Comments (Added after initial agenda posting)
- L . Item 7A Additional Public Comments (Added after meeting)
- M . Proposed Modifications to the Conditions of Approval (Added after meeting)
- N . Item 7B Memorandum (Added after meeting)

Napa County Planning Commission: Approve

Reviewed By: Brian Bordona