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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**PROJECT REVISION STATEMENT**

Reata Winery; Use Permit Modification (File #P10-00188)

1 Kirkland Ranch Road; AP# 057-140-015

County of Napa

Environmental Review

I hereby revise my request to include the measures specified below:

- 1 At least 75% of the grapes used to make the winery's 3.7 million gallons per year of wine shall be grown within the County of Napa. The applicant shall report to the Department, on an annual basis by December 31<sup>st</sup>, the source of the grapes verifying that 75% of the annual production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of the Napa County grapes utilized.

The permittee shall demonstrate compliance with this mitigation measure prior to the issuance of a building permit for:

- a) Expansion of the winery's cumulative tank storage capacity beyond 450,000 gallons and 900,000 gallons.
  - b) Any improvement to the bottling line designed to increase the existing capacity above 80 bottles per minute.
- 2 Upon increasing production above 200,000 gallons per year annually, the permittee shall pay a fair share contribution to the improvement of the Highway 12 / Highway 29 / Airport Road intersection. The airport area traffic mitigation fee is \$3,551 per p.m. peak trip resulting in 26 trips multiplied \$3,551, or \$92,326. The timing and installments in respect of the payment shall be determined by written agreement between the Director of Public Works and the Winery.
  - 3 The applicant shall schedule tours and tastings by appointment and retail sales to avoid the peak hours 4:00pm to 6:00pm.
  - 4 No production or visitation shall increase beyond existing use permit approvals (as a result of approval of this application) until all mitigations to State Highway 12 have been addressed to the satisfaction of the California Department of Transportation. The applicant must provide a letter of approval from Cal Trans indicating that all improvements have been completed as required by the State transportation department. The eastbound to northbound left turn pocket shall be improved to a minimum length of 500 feet prior to any increase in vehicle trips as a result of the use permit approval.
  - 5 (Section Xvi.b Utilities and Service Systems) – Prior to the increase of the production above 200,000 gallons per year annually, the permittee shall submit proof of payment of the annual short term water mitigation fee in accordance with the Water Supply Report dated September 30, 2011 to the City of American Canyon Water Department.
  - 6 (Section XVI.b Utilities and Service Systems) – Ongoing operations shall be in compliance with the standards of the City of American Canyon Water Department conditions of the Water Supply Report dated September 30, 2011.
  - 7 (Section XVI.b Utilities and Service Systems) – Prior to the increase of production above 200,000 gallons per year annually, the permittee shall submit proof of payment of the water capacity fee of \$500,180, to satisfy the City of American.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

Signature of Property Owner(s)

Print Name

Interest

Date

*Thomas T. Carey* Thomas T. Carey 2/16/2012  
Applicant's Representative