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Staff Report of October 2, 2019
(Abbreviated)

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Agenda Date: 10/2/2019

Agenda Placement: 7C

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Charlene Gallina, SUPERVISING PLANNER - 299-1355

SUBJECT: Scarlett Winery

RECOMMENDATION

ALSACE COMPANY, LTD / SCARLETT WINERY / USE PERMIT #P16-00428-UP

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area(s): Transportation. 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 for a new 30,000 gallon per year winery to allow the following: a) construction of a winery building consisting of two detached structures (a two story 4,514 sf hospitality/administration building and a one story 18,022 sf production building) separated between the east outdoor terrace area and a landscaped area; b) construction of a 4,725 sf covered outdoor crush pad - crush will occur inside the winery production building; c) tours and tastings by appointment only with a maximum of 15 visitors per day and a weekly maximum of 80 visitors; d) a marketing program of two (2) food and wine pairing lunch event per month with a maximum of 10 persons; one (1) wine club release event per year with a maximum of 100 guests; one (1) large event per year with a maximum of 125 guests; and one (1) wine club release event per year for groups of up to 200 guests with up to 10 event staff. Events to be held between 10 am and 6 pm or 6 pm to 10 pm. Larger events (100, 125, and 200 guests) to be held on weekends only. Portable toilets to be utilized during any event hosting greater than 75 guests. Shuttle service used for events over 100 guests; e) six (6) full-time, two (2) part-time employees and two (2) employees during harvest for vineyard activities only; f) a commercial kitchen for some food preparation and use as a caterers' staging area for some of the marketing events; g) on-premises consumption of wines produced on-site within the east and west outdoor terraced areas, outdoor picnic area and hospitality building designated tasting areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); h) winery hours of operation daily 6 am – 6 pm (Non-harvest production hours) and daily visitation hours of operation daily 10 am –6 pm; i) construction of seven (7) visitor and five (5) employee parking spaces both with a handicapped space and one area for a high occupancy vehicle for a total of 13 spaces; j) installation of a

wastewater system; k) installation of a regulated transient non-community water system; l) installation of two (2) 20,000-gallon domestic water storage tank and one (1) 100,000-gallon fire water storage tank; m) installation of an entry gate and winery sign; and n) all project spoils to be disposed on-site. The project is located on an approximately 47.88 acre site at 1052 Ponti Road, which intersects with Skellenger Lane just west of Silverado Trail, within the Agricultural Preserve (AP) & Agricultural Watershed (AW) Zoning Districts, St. Helena, CA; APN: 030-280-010.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit. as conditioned.

Staff Contact: Charlene Gallina, Supervising Planner, (707) 299-1355; charlene.gallina@countyofnapa.org

Applicant: Sherrett Reicher, Alsace Company LTD; (925) 314-0193; mcooper@scarlettwinest.com

Applicant Representative: Donna B. Oldford, Plans4Wine; (707) 963-5832; dboldford@aol.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program based on recommended Findings 1-7 in Attachment A; and,
2. Approve Use Permit No. P16-00428-UP based on Findings 8-12 of Attachment A and subject to the recommended conditions of approval (Attachment B).

Discussion:

The proposal is to construct and operate a new winery with a production capacity of up to 30,000 gallons. The project would consist of an approximately 22,536 sf winery (hospitality and production buildings) plus a 4,725 sf covered outdoor crush pad located on a 47.88-acre site. The request includes daily visitation and marketing events with food and wine pairings prepared on-site in a commercial kitchen or by caterers and on-premise consumption of wines produced at the winery. The project also includes various utilities and site improvements associated with construction.

The requested visitation and marketing program has been found similar in size to those of 30,000 gallon per year production wineries with by appointment visitation and marketing activities. Furthermore, sufficient water is available for the site, the grape supply is commensurate with the proposed production request, and the applicant also proposes to incorporate GHG reduction measures as part of the project. Staff has reviewed the proposal and found it to be consistent with the Zoning Ordinance and applicable General Plan policies. Furthermore, staff has also determined that there will be no significant environmental impacts to the site given application of the required Transportation/Traffic mitigation measures into the project. 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 Mitigated Negative Declaration and MMRP. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the areas of transportation/traffic. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Sherrett Reicher, Alsace Company LTD; 3200 Danville Blvd, Suite 100, Alamo, CA 94574; (925) 314-0193

Representative: Donna Oldford, Plans4Wine; 2620 Pinot Way; St. Helena, CA 94574; (707) 963-5832; DBOldford@aol.com

Zoning: Agricultural Preserve (AP) District – 47.17 Acres & Agricultural Watershed (AW) District – 0.71 Acres

GP Designation: AR (Agriculture Resource) & Agriculture, Watershed & Open Space (AWOS)

Filed: November 22, 2016; **Resubmittals Received:** April 20, 2017, February 15, 2018; **Deemed Complete:** July 23, 2019

Parcel Size: 47.88 acres

Existing Development: The 47.88-acre project site is located at 1052 Ponti Road, which intersects with Skellenger Lane just west of Silverado Trail. The project site is currently developed with an existing primary residence, guest cottage, miscellaneous structures associated with vineyard operations, and an irrigation pond. The site currently contains 38 acres of vineyards. The amount of existing vineyards proposed for removal to accommodate development is two acres. The applicant proposes to replant 0.4 acres of vineyards. The water source for the existing and proposed uses is from two (2) existing onsite wells. There is an existing well onsite serving the existing residence and guest cottage (Well #1) and one well used for vineyard irrigation (Well #2).

Winery Size: Two detached structures - a two story 4,514 sf hospitality/administration building (including a 516 sf commercial kitchen) and a one story 18,022 sf production building separated between an east outdoor terrace area and a landscaped area. A 4,725 sf covered outdoor crush pad area is located in the center of the production building so crush activities can be done inside of a building.

Production Capacity: 30,000 gallons per year

Winery Development Area: 0.71 acres (31,116 sq.ft.)

Winery Coverage: 1.38 acres or 2.9% (Maximum 25% or Approximately 15 acres)

Accessory/Production Ratio: Accessory - 4,352+/- sf; Production - 17,976+/- sf: The ratio equals 24% (Maximum 40% permitted); It should be noted that the outdoor visitation areas utilized for visitation and/or on-site consumption

(e.g., west terrace, east terrace and picnic area) does not count in this ratio calculation.

Number of Employees: Six (6) full-time, two (2) part-time and two (2) employees during harvest for vineyard activities only

Proposed Visitation: A maximum of 15 visitors per weekday, daily for a maximum weekly total of 80 visitors per week by appointment only (includes food and wine pairings)

Proposed Marketing Program: Two (2) food and wine pairing events per month with a maximum of 10 persons; one (1) wine club release event per year with a maximum of 100 guests; one (1) large event per year with a maximum of 125 guests; and one (1) wine club release event per year for groups of up to 200 guests with up to 10 event staff. Events to be held between 10 am and 6 pm or 6 pm to 10 pm. Larger events (100, 125, and 200 guests) to be held on weekends only. Portable toilets to be utilized during any event hosting greater than 75 guests. Shuttle service used for events over 100 guests.

Days and Hours of Operation: Monday through Sunday; Visitation hours: 10:00 a.m. – 6:00 p.m. and Non-Harvest Production hours: 6:00 a.m.- 6:00 p.m.

Parking: Seven (7) visitor and five (5) employee parking spaces both with a handicapped space and one area for a high occupancy vehicle for a total of 13 spaces

Setbacks Required: 300 feet from Ponti Road; 600 feet from Silverado Trail; 20 feet from all other property lines

Proposed: Ponti Road - Approximately 300+ feet

Proposed: Silverado Trail - Approximately 1,300 feet

Other Proposed: 70 feet from the west side; Approximately 830 feet from the south side

Adjacent General Plan Designation/ Zoning / Land Use:

North: AR / AP / Small to Large Size Rural Residential and Vineyards Lots

West: AR / AP / Small to Large Size Rural Residential and Vineyard Lots

South: AR / AP / Small to Large Size Rural Residential and Vineyard Lots

East: AWOS / AW / Hillside Small to Large Size Rural Residential and Vineyard Lots and Pina Cellars Winery

Nearby Wineries (located within 1 mile of the project):

Please refer to Attachment M.

Code Compliance History:

None. There are no open or pending code violations for both parcels. The County is not aware of any compliance issues on the property and no complaints have been filed.

Discussion Points:

Setting - The 47.88-acre project site is located at 1052 Ponti Road, which intersects with Skellenger Lane just west of Silverado Trail. The project site is currently developed with an existing primary residence, a guest cottage, miscellaneous structures associated with vineyard operations, and an irrigation pond. The site currently contains 38 acres of vineyards. The amount of existing vineyards proposed to be removed for development is two acres. The applicant proposes to replant 0.4 acres of vineyards. The water source for the existing and proposed uses is from two (2) existing onsite wells. There is an existing well onsite serving the existing residence and guest cottage (Well #1) and one well used for vineyard irrigation (Well #2). The property is relatively flat (± 0 -5% slope) with elevations

on the property ranging from approximately 60 feet above mean sea level (msl) to approximately 85 feet above msl. The closest water source is Conn Creek, which is approximately 1,935 feet or 0.367 miles west of the westernmost portion of the property. The proposed winery development area is not located within the designated floodplain area.

Winery Proposal - The proposal is to develop a new winery with a maximum permitted capacity of up to 30,000 gallons per year. Approximately 22,536 sf of floor area plus a 4,725 sf covered outdoor crush pad area would be constructed. It should be noted that crush activities will occur inside the production building. The proposed new winery consists of two structures that will be screened with vineyards and decorative landscaping. As proposed, the hospitality building will be placed in front of the production building with all winery functions occurring behind the building which will also be screened with decorative landscaping and vineyards to provide screening of the back of house operations from Silverado Trail. The façade of the winery is plaster with steel sash doors and metal windows, a redwood screen wall, and a corrugate metal roof and will comply with County's required earth tone color palette. The maximum height of the slope-roof hospitality building is 15 feet and 25 feet for the slope-roof production building. The project also includes the installation of a five (5) foot high painted four (4) inch steel square tube frame with bronze anodized aluminum louver gate and a plaster finish wall with a laser cut metal Scarlett logo sign. All project spoils and any rocks generated from construction activities will be disposed on-site.

Visitation & Marketing - The application proposes a maximum of 15 visitors per day (Monday through Sunday) for a maximum weekly total of 80 visitors. The marketing program consists of two (2) food and wine pairing events per month with a maximum of 10 persons; one (1) wine club release event per year with a maximum of 100 guests; one (1) large event per year with a maximum of 125 guests; and one (1) wine club release event per year for groups of up to 200 guests with up to 10 event staff. Events to be scheduled between 10 am and 6 pm or 6 pm to 10 pm. Larger events (100, 125, and 200 guests) to be held on weekends only. Portable toilets to be utilized during any event hosting greater than 75 guests. The applicant has indicated that a shuttle service will be used for events over 100 guests. The attached winery comparison tables (Attachment M) compare the Scarlett Winery with wineries that currently have an annual permitted production capacity of 30,000 gallons. The requested daily and weekly visitation, annual visitors, and annual visitation program is lower than the average and median of comparable public and by appointment wineries. With respect to the annual marketing visitors and number of marketing events, the proposed Scarlett Winery is higher to mid-range respectively than the average and median. However, overall this proposal is not out of scope with what has been approved at similarly sized wineries.

Groundwater Availability - A Tier I Water Availability Analysis (WAA), dated January 2018 (revised), was prepared by Bartelt Engineering, Inc., to determine the estimated water use of the existing development, the proposed project and water availability (Attachment F) The water source for the existing property is provided from two (2) existing onsite wells. There is an existing well onsite serving the existing residence and guest cottage (Well #1) and one well used for vineyard irrigation (Well #2). One of these wells is proposed to be used for the proposed winery. Generally, since the groundwater extraction for the winery and residence would be from a well located on the Valley Floor area, the Valley Floor screening criteria of one acre-foot of water per acre of land was used for the 47.17-acre property generating a water use availability of 47.17 acre-feet per year (AF/YR). It should be noted that the remaining 0.71 acres of the parcel lies in an area physically separated from the rest of the parcel by Silverado Trail and is effectively disconnected from the proposed parcel. Therefore, the parcels allowable water allotment analysis means the calculation is a conservative assessment - 47.17 AF/YR versus 47.88 AF/YR. According to the Napa County Watershed Information & Conservation Council, the subject parcel is primarily located in the St. Helena Groundwater Subarea of Napa County. The Napa County Groundwater Monitoring Program tested wells in this area in 2014 and 2015. The observed groundwater depth in these wells ranged from 44 feet to 240 feet below ground surface. Ground elevations range from 90 feet to 150 feet, mean sea level. The groundwater availability in this subarea is reported to be stable and as the well for this project is on the valley floor, a recharge analysis was not conducted. The analysis revealed that Well #2 is capable of producing a flow rate in excess of 400 gallons per minute (gpm). Therefore, Well #1 will be transitioned under this project to satisfy only the residential landscaping demand while Well #2 will be transitioned to satisfy all of the parcel's remaining water demands, including

residential, winery tasting room and production domestic water demands, fire protection demands, vineyard irrigation and frost protection demands and winery landscape demands. The WAA projected that overall water demand for the project site of 29.40 AF/YR (primary residence - 0.75 AF/YR, guest cottage - 0.30 AF/YR, vineyard irrigation - 18.20 AF/YR, vineyard frost protection - 9.10 AF/YR, and proposed Winery - 1.05 AF/YR) representing a 0.15 AF/YR decrease of the existing water demand of 29.55 AF/YR (primary residence - 0.75 AF/YR, guest cottage - 0.30 AF/YR, vineyard irrigation - 19 AF/YR and vineyard frost protection - 9.50 AF/YR). Therefore, the parcel water demand can be met with the two existing project wells.

Wastewater - There is a septic system installed on site that serves residential development which will remain separate for the wastewater treatment system for the proposed winery. Bartelt Engineering prepared wastewater system calculations and plans, dated January, 2018 (revised), to evaluate the feasibility of treating wastewater flows generated by the winery (Attachment G). The report proposes two wastewater system options, a pressure distribution wastewater dispersal system to dispose of sanitary wastewater and process wastewater (preferred option), or by using a pressure distribution system to dispose of sanitary wastewater only and converting the existing irrigation/frost protection pond into a wastewater evaporation pond to treat process wastewater. The study concludes that the proposed winery wastewater disposal needs can be accommodated onsite. The Division of Environmental Health has reviewed the application materials and determined that either of the proposed systems would be adequate to serve the winery. Full design calculations and construction plans will be prepared in accordance with Napa County standards at the time of building permit application submittal.

Greenhouse Gas Emissions – The County requires project applicants to consider methods to reduce Green House Gas (GHG) emissions consistent with Napa County General Plan Policy CON-65(e), which requires GHG review of discretionary projects. The applicant has completed the Department's Best Management Practices Checklist for Development Projects, which is attached to this report as Attachment E. The applicant proposes to implement the following voluntary GHG reduction methods with the project: generation of on-site renewable energy (accommodate photovoltaic (PV) panels); solar hot water heating; energy conserving lighting; bicycle incentives; energy star roof/living roof/cool roof; installation of water efficient fixtures; water efficient landscape; recycle 75 percent of all waste; compost 75 percent of food and garden material; implement a sustainable purchasing and shipping program; a electrical vehicle charging station; site design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; limit the amount of grading and tree removal; use of recycled materials; education to staff and visitors on sustainable practices; use of 70 to 80 percent cover crop; and retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site.

Traffic - The proposed winery would have its sole access to the County road network via a driveway on the east side of Ponti Road about 1,230 feet north of Skellenger Lane and just west of Silverado Trail. Ponti Road is a level and straight two-lane local roadway extending north of Skellenger Lane. It is 15 feet wide at the project entrance, lacks centerline striping or paved shoulders, but has wide dirt and grass shoulders with trees planted. There is no posted speed limit. There is a stop sign control on its approach to Skellenger Lane. Skellenger Lane is a two-lane rural collector roadway extending westerly from Silverado Trail. Its eastbound approach to Silverado Trail is stop sign controlled. There is centerline striping, but no posted speed limit. There are narrow paved shoulders, but no left turn lane is provided on the eastbound approach to the Ponti Road intersection. There is a deep drainage ditch along the north side of the road most of the distance between Silverado Trail and Ponti Road. Silverado Trail has two well-paved 12-foot travel lanes and paved shoulders that are signed and striped as Class II bicycle lanes. The roadway is not controlled on its approaches to Skellenger lane, although a left turn lane is provide on the northbound Silverado Trail intersection approach. The posted speed limit is 55 miles per hour.

The applicant submitted a traffic impact study; prepared by Crane Transportation Group (Crane), dated February 15, 2018, with the winery use permit application submittal (Attachment H). Crane collected vehicle counts for the traffic analysis in May 2016 and seasonally adjusted to reflect September 2016 harvest conditions. Historical 2015 and 2016 Friday and Saturday peak period traffic count data from Caltrans PeMS system were utilized to determine

that September Friday PM peak hour volumes are about 4 % higher than May Friday PM peak hour volumes, while September Saturday PM peak hour volumes are about 6 percent higher than May Saturday PM peak hour volumes.

According to the revised County of Napa's Winery Traffic Information/Trip Generation Sheet (Attachment E), the proposed project's daily traffic volumes and peak hour trips have been calculated to be 38 vehicle trips with 14 trips occurring during the PM peak period on a typical weekday, 36 vehicle trips with 16 trips occurring during the PM peak period on a typical Saturday, and 43 vehicle trips with 18 trips occurring during the PM peak period on a Saturday during crush. Approximately 16 off-hauling grape trucks during the harvest season will be eliminated as a result of project. It should be noted that 10% of the grapes will be required to be grown off site. Grapes will be transported to the site in about 1 truck per day over 22 days.

The Traffic Study found with seasonal adjustments that the proposed project would result in an increase of two inbound trips and one outbound trip during Friday PM peak hour (3:45 to 5:15) and one inbound trip and two outbound trips on Saturday PM peak hour (4:30 to 5:30). All two study intersections were found to operate at unacceptable levels of service (LOS E or F) for both the Friday and Saturday PM peak hour under existing conditions, year 2020 conditions, and cumulative conditions (year 2030) both with and without the project. However, under the Year 2016 Harvest + Project Off-Site Circulation Impacts, Year 2020 Harvest + Project Off-Site Circulation Impacts and Year 2030 (Cumulative) Harvest + Project Off-Site Circulation Impacts scenarios, the project would not result in any significant off-site circulation impacts to either Ponti Road or Silverado Trail intersections with Skellenger Lane intersection. Based on the existing volumes on Ponti Road and expected daily volumes at the project driveways, a left turn lane is not required at the proposed project driveway per the County's standard left turn lane warrant. Sight distance along Ponti Road at the proposed project driveway was evaluated based on sight distance criteria contained in the Caltrans Highway Design Manual (March 2004).

Furthermore, while there is no posted speed limit on Ponti Road at the project entrance, vehicles were observed traveling between 25 and 35 miles per hour during two field surveys by Crane Transportation Group. Based upon Caltrans Highway Design Manual, a 35 mile per hour criteria, the 900+ foot sight lines to the north and south along Ponti Road from the driveway would be acceptable. However, if landscaping on either side of the project driveway is not maintained, sight lines for exiting drivers could be reduced to less than acceptable distance. Therefore, such landscaping will need to be trimmed on a regular basis in order to maintain the acceptable sight lines. Given this potential impact, staff is recommending Mitigation Measure TRANS 1 [Condition of Approval 4.19(a) and 6.12(a)], which requires the applicant to submit an annual landscape maintenance program showing how landscaping will be maintained along the project's Ponti Road frontage to the north and south of the project driveway in conjunction with the submittal of the project's landscape plan prior to the issuance of a building permit.

Parking - The project is proposing 13 parking spaces. Staff believes this number of parking spaces is commensurate with the proposed number of employees and visitation. The proposed parking will meet the anticipated parking demand and will avoid providing excess parking, and will therefore have no impact. The applicant has agreed to provide shuttle bus service from a preauthorized location for larger marketing events to prevent any marketing event guest traffic on the local circulation system between 3:00 and 5:30 PM. Providing such service would alleviate any parking issues on-site. It should be noted that no parking is permitted or proposed within the right-of-way of Ponti Road.

Grape Sourcing – The site currently contains 38 acres of vineyards. Through construction of the winery, the vineyard area will be reduced to approximately 2+/- acres, however, 0.4 acres would be replanted. Therefore, the property will be left with 36.4+/- acres of vineyards of which produces approximately 145.6 tons of grapes, and currently represents approximately 16 out haul grape trucks per year. Approximately 10% of the grapes required will be grown off site. The applicant also owns a second parcel with 28 acres of grapes (1055 Ponti Road). This gives Scarlett Winery a total of acres of estate-grown grapes, which translates into 30,912 gallons of wine. Their maximum production requested is 30,000 gallons per year. About 10% of that amount is assumed to be off-haul because of some interim contracts for grapes sales, allowance for a winemaker's label, and allowance for on-haul

for blending. It should be noted that the grapes will be transported to the site in about one (1) truck per day over 22 days. (Attachment E).

Public Comments – At the time of staff report preparation and after the 20 day public notice had posted, a letter had been received by Shute Mihaly Weinberger LLP representing proposed project neighbors George and Nancy Montgomery requesting that the item be continue to allow additional time for review of the Initial Study/Mitigated Negative Declaration. (Attachment D). At this time, the applicant is not in agreement with this request (Attachment D) and staff would recommend that the item be presented, public testimony be solicited and discussed by the Planning Commission. After Commission deliberation, a decision can be made as to whether or not the item should continued to accommodate the request along with specific direction on information for staff and/or the applicant to bring back at the next meeting or another future meeting.

It should be noted, in prior staff and applicant discussions, as well as, correspondence with the Montgomery's and Shute Mihaly Weinberger, LLP, the Montgomery's (located at APN 030-280-029 - 1095 Ponti Road) prefers the entry of the proposed winery to come from Silverado Trail to the east rather than from Ponti Road. In response, the applicant's project team considered the implications of a Silverado Trail entry. The project team had indicated in their application resubmittal, dated February 15, 2018 and posted on the County's Current Project website (Attachment E) that such entrance would not work for a number of reasons given grade differentials, drainage ditches, and utilities placed along Silverado Trail, which would make it a challenging point of entry, as well as, require the removal of four additional acres of existing vineyards. In addition, flipping the entrance of the winery so that tasting and hospitality areas would face the east instead of the west would place the production building and activities to be set back at least 300' of Ponti Road versus the proposed orientation of the winery as presented herein.

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. Other decision-making options include a no project alternative and a reduced project alternative.

Option 1 - Applicant's Proposal (Staff Recommendation)

Disposition - This option would result in approval of the proposed 30,000 gallon per year winery. Staff recommends this option as the request is consistent with the Zoning Ordinance, applicable General Plan policies, and other County regulations. The requested visitation and marketing program is similar in size to those of 30,000 gallon per year production wineries with by appointment visitation and marketing activities. Furthermore, staff has found the grape supply is commensurate with the proposed production request, sufficient water is available to implement the project, the applicant proposes to incorporate GHG reduction measures as part of the project, and there will be no significant environmental impacts to the site given application of mitigation measures.

Action Required - Follow the proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at 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

Disposition - This option would reduce production, visitation and/or marketing program numbers commensurate with other wineries or the surrounding neighborhood. However, based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence supporting a reduction in the project.

Action Required - Follow the proposed actions listed in the Executive Summary and amend scope and project

specific conditions of approval to require the reduction of the proposed visitation and marketing program. If major revisions of the conditions of approval are required, the item will need to be continued to a future date.

Option 3 - Deny Proposed Project

Disposition - In the event the Commission determines that the project does not, or cannot meet the required findings for the granting a Use Permit, Commissioners should identify what aspect or aspects of the project are in conflict with the 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 request is not being approved.

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

Option 4 - Continuance Option

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

SUPPORTING DOCUMENTS

- A . Recommended Findings
- B . Recommended Conditions of Approval & Agency Memos
- C . Initial Study/Mitigated Negative Declaration
- D . Public Comments
- E . Use Permit Application Packet
- F . Water Availability Analysis
- G . Wastewater Feasibility Study
- H . Traffic Study
- I . Stormwater Control Plan
- J . Photographic Documentation
- K . Project Plans, Architectural & Landscape Plans
- L . Graphics
- M . Winery Comparison Analysis

Napa County Planning Commission: Approve

Reviewed By: Brian Bordona