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A Commitment to Service

Agenda Date: 1/22/2020

Agenda Placement: 7B

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: Jason Hade, Planner III - (707) 259-8757

SUBJECT: Paraduxx Winery Use Permit Major Modification P18-00347

RECOMMENDATION

DUCKHORN WINE COMPANY- PARADUXX WINERY - USE PERMIT MAJOR MODIFICATION NO. P18-00347

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. Mitigation measures are proposed for the areas of biological resources and tribal cultural resources. 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 200,000 gallon per year winery to allow the following: (1) Addition of approximately 3,284 square feet to the existing hospitality building for restrooms, winery office, and a tasting/hospitality area; extension of an existing patio adjacent to the existing hospitality building; construction of a new covered patio area and a screened patio adjacent to the existing hospitality building; addition of an approximately 5,545 covered crush canopy to the existing barrel building; construction of two new storage sheds; and construction of a new site wall and trellis south of the existing hospitality building; (2) Removal of an existing outdoor barbeque area, pavilion, and approximately 0.28 acres of vineyards; (3) Construction of a new process wastewater system and the construction of one (1) new well; (4) Increase in maximum annual permitted wine production from 200,000 to 300,000 gallons; (5) Increase daily tours and tastings from 50 persons per day (appointment required), 346 person per week maximum to 144 persons per day (appointment required), 800 visitors maximum per week; (6) A Marketing Program to decrease events from 8,105 guests per year to 7,749 guests per year as follows: (a) Three (3) weekly events for up to 24 guests (current permit allows five (5) weekly events); (b) Thirty-three (33) annual events for up to 60 guests; (c) Two (2) annual events for up to 400 guests; (d) Deletion of ten (10) annual cultural events for up to 24 guests; (e) Five (5) annual open houses for up to 125 guests; (f) Two (2) wine auction related events per year for up to 300 guests (current permit allows 500 guests per event); and (g) Inclusion of food and wine pairings as part of additional tours and tastings; (7) Increase parking spaces from 40 spaces to 59 spaces (53 standard, three ADA-accessible, and three electric vehicle) via the reconfiguration and expansion of an existing parking area; and (8) Additional landscaping. No new employees are

requested. The project is located on an approximately 45.46 acre site within the AP (Agricultural Preserve) zoning district at 7257 Silverado Trail, Napa; APN: 031-170-019.

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

Staff Contact: Jason R. Hade, Principal Planner, (707) 259-8757 or jason.hade@countyofnapa.org

Applicant Contact: George Monteverdi, Ph.D, Monteverdi Consulting, P.O. Box 6079, Napa, CA 94581, (707) 761-2516 or george@monteverdiconsulting.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment A; and
2. Approve Use Permit Major Modification No. P18-00347-MOD based on recommended Findings 8-12 in Attachment A, and subject to the recommended conditions of approval in Attachment B.

Discussion:

The proposal is to modify an existing winery to permit an increase in annual production capacity from 200,000 gallons up to 300,000 gallons, increase daily visitation allowances, modify an existing marketing program and expand an existing hospitality building.

Staff has reviewed the proposal and found it to be consistent with the Zoning Ordinance and applicable General Plan policies. The requested annual maximum visitation and marketing program is above the average and the median of similar production capacity by appointment wineries, but similar to those of pre-WDO wineries with similar production capacity. Sufficient water is available to implement the project and oak tree replanting and tribal resources sensitivity training would be implemented as part of the project's mitigation measures (MM BIO-1, MM BIO-2, and MM TRI-1). Furthermore, the applicant intends to implement the following GHG reduction methods at the winery: photovoltaic panels on the south side of barrel building 1 and 2; use of an electric forklift with additional purchases of electric vehicles planned; exceedance of Title 24 energy efficiency standards; replacement of current lighting with LEDs; consideration of greener options for the roof when it is in need of replacement; upgrades to waste water system may facilitate reuse on vineyard and landscaping; low-impact development (LID); composting of 75 percent of food and garden material; planned certification as a Napa Green Winery and Napa Green Land; use of recycled materials; and education to staff and visitors on sustainable practices. The winery has already implemented the following GHG reduction methods: vehicle miles traveled (VMT) reduction plan; installation of a bicycle rack; proximity of a Class II bicycle lane on Silverado Trail; installation of water efficient fixtures; planting of shade trees within 40 feet of the south side of the building elevation; installation of two electric vehicle charging stations; and local food production. All potential environmental impacts were found to be less than significant with implementation of mitigation measures in the areas of biological resources and tribal cultural resources. The majority of the proposed physical improvements would occur within the previously disturbed and developed area of the site.

Based on the reasons stated above, 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 biological resources and tribal cultural resources. 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: Duckhorn Wine Company

Owner's Representative: Alex Ryan, President, Duckhorn Wine Company, 1000 Lodi Lane, St. Helena, CA 94574; (707) 967-2051

Representative: George Monteverdi, Monteverdi Consulting, LLC, P.O. Box 6079, Napa, CA 94581, (707) 761-2516

Zoning: Agricultural Preserve (AP) - District

GP Designation: AWOS (Agriculture, Watershed, and Open Space) and Agricultural Resource (AR) Designations

Filed: September 5, 2018

Resubmittal Received: November 16, 2018, January 4, 2019 and August 30, 2019

Deemed Complete: October 3, 2019

Parcel Size: 45.46 acres

Existing Development: Existing site development includes a 26,300 square foot barrel building comprised of 21,330 square feet of production space and 4,970 square feet of accessory space; a 7,765 square foot fermentation building; a 6,535 square foot winery office and hospitality building that includes an existing kitchen; two small miscellaneous production-related structures totaling approximately 442 square feet; two small miscellaneous accessory-related structures totaling approximately 275 square feet; an outdoor marketing area; and forty parking spaces, including ADA-accessible spaces. Other site improvements include approximately 34 acres of vineyards, landscaping, a 12,000 gallon water storage tank, and a sanitary sewage leach field. Water sources for the project site consist of a groundwater well and a connection to the Veterans Home of California (VHC) water system. Existing winery access is provided via a driveway to Silverado Trail and includes an existing left-turn lane on Silverado Trail.

Proposed and Existing Winery Characteristics

Winery Development Area - Approved: 97,509 square foot winery development area with uses identified above.

Winery Development Area - Proposed: 106,450 square feet.

Production Capacity Approved: 200,000 gallons per year. Current actual production was 200,000 gallons in 2014.

Production Capacity Proposed: 300,000 gallons per year.

Winery Coverage Existing: 120,415 square feet or approximately 6.1%.

Winery Coverage Proposed: 143,646 square feet or approximately 7.2%. (Based on project plans) (Maximum 25% or approximately 15 acres permitted, whichever is less).

Accessory/Production Ratio Existing: 9,067 square feet accessory/29,537 square feet production - approximately 31%.

Accessory/Production Ratio Proposed: 12,244 square feet accessory/35,082 square feet production - approximately 35%.

Number of Employees Existing: 36 full-time employees and five part-time employees.

Number of Employees Proposed: No change.

Visitation - Approved: 50 visitors per day by appointment and 346 visitors per week.

Visitation - Proposed: Maximum of 144 visitors per day by appointment only; 800 visitors per week.

Marketing Program - Approved: Five events per week with up to 24 guests, five events per year with up to 125 guests, ten events per year with up to 24 guests; and two events per year with up to 500 guests.

Marketing Program - Proposed: A Marketing Program to replace the program outlined above and decrease events from 8,105 guests per year to 7,749 guests per year as follows: (a) Three (3) weekly events for up to 24 guests (current permit allows five (5) weekly events); (b) Thirty-three (33) annual events for up to 60 guests; (c) Two (2) annual events for up to 400 guests; (d) Deletion of ten (10) annual cultural events for up to 24 guests; (e) Five (5) annual open houses for up to 125 guests; (f) Two (2) wine auction related events per year for up to 300 guests (current permit allows 500 guests per event); and (g) Inclusion of food and wine pairings as part of additional tours and tastings. Food for marketing events and food and wine pairings would continue to be prepared by licensed caterers or in the licensed on-site commercial kitchen.

Days and Hours of Operation - Approved: 9:00 AM to 5:00 PM daily (production hours) and 10:00 AM to 6:00 PM daily (visitation hours). All events to conclude by 10 PM.

Days and Hours of Operation - Proposed: No change.

Parking - Approved: 40 parking spaces.

Parking - Proposed: 59 parking spaces. (53 standard, three ADA-accessible, and three electric vehicle)

Setbacks:

Required Road setbacks – 600 feet from the centerline of Silverado Trail.

Required Property line setbacks - 20 feet side and rear yard setbacks (for structures).

Existing Setbacks - The existing hospitality buildings is located approximately 380 feet from the centerline of Silverado Trail, 988 feet from the rear property line, 148 feet from the northern side property line and, 1,205 feet from the southern side property line.

Proposed Setbacks - The expanded hospitality building would continue to be located approximately 380 feet from the centerline of Silverado Trail and 988 feet from the rear property line. Proposed setbacks would be 41 feet from

the northern side property line and, 1,200 feet from the southern side property line. On August 15, 2001, the Planning Commission approved Use Permit #00164-UP and Variance #00165 establishing a new winery with production of up to 156,000 gallons per year, modification of existing structures and construction of new structures for production and accessory use, tours, tasting, and retail sales by appointment only, a marketing program, and associated site and infrastructure improvements. A Variance was granted to allow the then existing residence located within the 600 foot winery road setback to become a winery hospitality facility. Pursuant to County Code Section 18.104.230.B, expansions may be permitted within the minimum setback area only if the expansion is placed no closer to the centerline of the right-of-way than the nearest point of the existing structure to which the expansion is attached, as is proposed for this project.

Building Height-Existing: Approximately 22 feet.

Building Height-Proposed: No change. 35 foot maximum height permitted.

Adjacent General Plan Designation/ Zoning / Land Use:

North: AWOS & AR/AP zoning district/agricultural use (vineyards) and former California Department of Fish and Wildlife regional office

South: AWOS & AR/AP zoning district/agricultural use (vineyards)

East: AWOS/AW zoning district/public use (Napa County Public Works Department corporation yard and Rector Reservoir are located to the east of the site across Silverado Trail)

West: AR/AP zoning district/agricultural use (vineyards) and rural residential

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

Please refer to Attachment J.

Parcel History:

- | The Planning Commission approved Use Permit #00164-UP and Variance #00165 on August 15, 2001 establishing a new winery with production of up to 156,000 gallons per year, modification of existing structures and construction of new structures for production and accessory use, tours, tasting, and retail sales by appointment only, a marketing program, and associated site and infrastructure improvements. A Variance was granted to allow the then existing residence located within the 600 foot winery road setback to become a winery hospitality facility.
- | Use Permit Modification #03249 MOD was approved administratively on August 19, 2003 to allow: relocation of the 5,000 square foot barrel storage building; reduction of the hospitality structure from 4,514 square feet to 3,939 square feet; new construction of 11,267 square feet (1,798 square foot generator pad; 1,074 square foot tank pad; 6,200 square foot production facility; 810 square foot production pad); 1,385 square feet of additional driveway; and Phase 1-3 winery construction plan (schedule).
- | Use Permit Modification #P04-0202 MOD was approved administratively on May 27, 2004 to allow: new construction of two 2,100 square foot barrel storage buildings (single story), a 178 square foot pump house, relocation of hospitality & fermentation buildings, and removal of an existing barn (2,926 square feet) & latilla (1,274 square feet).
- | On July 30, 2004, Use Permit Modification #P04-0279 MOD was approved by staff to allow the construction of an 18,527 square foot two-story barrel building with an attached 5,507 square foot covered work area. Minor changes to the development phasing plan were also approved.
- | Use Permit Modification #P04-0472 MOD was approved on November 18, 2004 by staff to allow: relocation of the entry on Silverado Trail, removal of existing asphalt, and the widening of the loop road for two-way traffic.
- | Use Permit Very Minor Modification #P06-01523 was approved by staff on January 24, 2007 and was limited to improvements to the existing outdoor covered barbecue area to become an enclosed outdoor accessory

barbecue space (with oven, stove, dishwasher, sink, under counter refrigerator, and similar features). However, it was not used and expired on January 24, 2009.

- I The most recent Major Modification (P08-00671) was approved by the Planning Commission on March 7, 2012. It permitted the following: increased wine production from 156,000 to 200,000 gallons per year; expansion of existing wastewater treatment facilities; revision of the existing marketing program to allow for a decrease in private tours and tastings and an increase in the frequency of wine and food pairing events; removal of an existing 5,000 square foot barn; removal of the outdoor kitchen and all associated equipment with the exception of the counter top, associated cabinets, shelving, and small sink; increase in maximum employees to 36 full-time and five part-time; and addition of an existing commercial kitchen in the hospitality building.

Code Compliance History:

There are no active code violations at the project site.

Discussion Points:

Setting - The 45.46 acre project site is located within the AP zoning district on Silverado Trail approximately 1.75 miles northeast of the Town of Yountville. The project vicinity is rural and dominated by vineyards as well as natural habitats consisting of oak woodland, chaparral, and open grasslands. Rector Creek is located to the north of the project site. The project parcel is located within two different watersheds, Conn Creek-Lower Reach and Caymus Creek, which are sub basins of the Napa River watershed. Site topography ranges from slopes of less than five percent to slopes in excess of 30 percent along Rector Creek. The geology of the site and surrounding areas is surficial deposits. Soil types include: Bale clay loam, 0 to 2 percent slopes; Bale clay loam, 2 to 5 percent slopes; Boomer-Forward-Felta complex, 30 to 50 percent slopes; Cortina very stony loam, 0 to 5 percent slopes; and Riverwash. A small portion of the site along Rector Creek lies within the 100 year flood hazard boundary, but is outside of the 500 year flood hazard boundaries. Most of the project site is in an area designated as Non-Wildland/Non-Urban with the exception of a small area which is designated a Moderate Fire Hazard Severity zone.

The existing hospitality building and proposed addition area are located approximately 1,250 feet to the east of the nearest neighboring residence which is located at 1278 State Lane.

Winery Proposal - The proposal is to modify an existing winery to permit an increase in annual production capacity from 200,000 gallons up to 300,000 gallons, increase daily visitation allowances, modify an existing marketing program and expand an existing hospitality building.

Visitation/Marketing Program - As shown in Attachment J, the requested annual maximum visitation and marketing program is above the average and the median of similar production capacity by appointment wineries, but similar to those of pre-WDO wineries with similar production capacity. Note that nearly all wineries within Napa County with a production capacity similar to what is being requested with this application (300,00 gallons) are pre-WDO so limited comparable by appointment wineries were available. The proposed visitation increase could result in a maximum of 41,600 tastings per year, but it is very unlikely that the winery would host 144 visitors per day for 365 days per year. Based on a current permitted maximum of 50 visitors per day and 350 visitors per week, the winery may host 18,200 tastings per year. The recommended conditions of approval would preclude guest arrivals and departures during marketing events on Fridays and Saturdays from occurring between the hours of 3:00 PM to 4:30 PM and would limit daily guests for the increased visitation component of the project to no more than 12 winery guest vehicles for tours and tastings on Friday between 3:15 to 4:15 PM and no more than 15 winery guest vehicles on Saturday between 3:30 PM to 4:30 PM.

Traffic and Parking - Crane Transportation Group prepared a *Traffic Impact Report* on August 27, 2019. Existing

traffic volumes at the intersection of Silverado Trail/project driveway are identified in Figure 4 of the study and include six inbound trips and 26 outbound trips during the Friday PM peak hour (3:15 PM to 4:15 PM) and nine inbound trips and 14 outbound trips during the Saturday PM peak hour (3:30 PM to 4:30 PM). The study found that the proposed project would result in an increase of four inbound trips and eight outbound trips during Friday PM peak hour (3:15 PM to 4:15 PM) and six inbound and nine outbound trips during the Saturday PM peak hour (3:30 PM to 4:30 PM). The largest requested marketing event would have up to 300 attendees per event and occur twice a year. These events would be held between 10:00 AM and 3:00 PM or after 4:30 PM and would be anticipated to generate up to 252 two-way trips. According to the study, "the project will result in no significant off-site circulation system operational impacts to Silverado Trail or to the Silverado Trail intersections with Oakville Cross Road, Yountville Cross Road or the winery access driveway based upon County of Napa significance criteria" (Final Traffic Impact Report Paraduxx Winery Use Permit Modification 2018 (P18-00347), 2019). The project would not degrade operation from acceptable to unacceptable at any analyzed location and/or increase peak hour volumes by one percent or greater on any segment of Silverado Trail already experiencing unacceptable "Without Project" operation. Public Works Department staff reviewed the study and concluded that the study adequately demonstrates that the proposed project would not result in any significant impacts, either project-specific or cumulative, on traffic circulation in the vicinity. They have recommended conditions of approval which would preclude guest arrivals and departures during marketing events on Fridays and Saturdays from occurring between the hours of 3:00 PM to 4:30 PM and would limit daily guests for the increased visitation component of the project to no more than 12 winery guest vehicles for tours and tastings on Friday between 3:15 to 4:15 PM and no more than 15 winery guest vehicles on Saturday between 3:30 PM to 4:30 PM. Therefore, the project would result in a nominal increase in trips on the study area transportation network.

After implementation of the proposed project, the site would continue to be accessed via an existing driveway on Silverado Trail. Sight distance adequacy at the project driveway was evaluated and found to meet minimum stopping sight distance criteria based upon the Caltrans July 2018 Highway Design Manual (Final Traffic Impact Report Paraduxx Winery Use Permit Modification 2018 (P18-00347), 2019). The Public Works Department recommends a condition of approval requiring that landscaping at the project driveway shall be maintained to not interfere with sight lines required for safe stopping distance on public right-of-way. No items that are wider than 18 inches can be taller than 30 inches other than street trees and traffic devices. Street trees should be deciduous and have branches lower than four feet in height removed once the tree is established. Proposed site access was reviewed and approved by the Napa County Fire Department, Engineering Services Division, and Public Works Department, as conditioned.

A left turn lane is already provided on the Silverado Trail northbound approach to the project driveway and a median refuge area is provided to the north of the winery driveway to assist left turn movements from the project site.

The proposal includes the increase of parking spaces from 40 spaces to 59 spaces (53 standard, three ADA-accessible, and three electric vehicle) via the reconfiguration and expansion of an existing parking area at the subject site. Based upon the County standard of 2.6 persons per vehicle during weekdays and 2.8 persons per vehicle during weekends and 1.05 persons per vehicle for employees the minimum parking required for daily activities would be 94 parking spaces. However, it is unlikely that the winery would host 144 visitors at one time and have 36 full-time employees and five part-time employees at the site at one time. Valet parking would be provided for all large events. Therefore, the proposed parking would be adequate for the expected frequency of visitors and employees.

Groundwater Availability - The project is categorized as being located within the Valley Floor in an area that has an established acceptable water use criteria of 1.0 acre foot per acre per year based upon current County Water Availability Analysis policies. Based upon those criteria, the Allowable Water Allotment for the project site is 45.46 acre-feet per year (af/yr), determined by multiplying the 45.46 acre Valley floor site by a one AF/YR/acre fair share water use factor. An existing well was constructed at the site in 1979 of six inch diameter 160 gage plastic pipe to a completed depth of 250 feet with a 30 foot grout annular seal. According to a test conducted in 1979, it has a

measured yield of 200 gpm (Bartelt Engineering, 2019). According to the Water Availability Analysis for Paraduxx Winery 7257 Silverado Trail, Napa County, CA APN 031-170-019 prepared by Bartelt Engineering in April 2019, the anticipated total overall water demand for the project site would be 26.71 AF/YR representing a 2.74 AF/YR increase of the existing water demand of 23.97 AF/YR. In summary, the existing yield would be sufficient to serve all uses on the property. Any project which reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels. The winery, as part of its entitlement would include the County's standard condition of approval (COA 4.9 - Attachment B) requiring well monitoring as well as the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use.

Wastewater - According to the Onsite Wastewater Dispersal Feasibility Study for Paraduxx Winery prepared by Bartelt Engineering in April 2019, the project site and proposed system would have adequate disposal capacity to serve the project. Under the preferred option, separate conveyance and dispersal systems are proposed to continue to be used for process and sanitary wastewater. Process wastewater would continue to be collected, aerated, and then dispersed using the existing process wastewater subsurface Pressure Distribution (PD) field; moreover, the existing sanitary wastewater subsurface PD field would be converted to process wastewater and expanded. Sanitary wastewater would continue to be collected and dispersed, without pretreatment, via a new PD field. An alternative option would be to separate the pretreated process wastewater with a surface drip irrigation system and sanitary wastewater PD system. The Division of Environmental Health reviewed this report, including each of the proposed alternatives, and concurred with its findings.

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. As discussed above, the applicant intends to implement the following GHG reduction methods at the winery: photovoltaic panels on the south side of barrel building 1 and 2; use of an electric forklift with additional purchases of electric vehicles planned; exceedance of Title 24 energy efficiency standards; replacement of current lighting with LEDs; consideration of greener options for the roof when it is in need of replacement; upgrades to waste water system may facilitate reuse on vineyard and landscaping; low-impact development (LID); composting of 75 percent of food and garden material; planned certification as a Napa Green Winery and Napa Green Land; use of recycled materials; and education to staff and visitors on sustainable practices. The winery has already implemented the following GHG reduction methods: vehicle miles traveled (VMT) reduction plan; installation of a bicycle rack; proximity of a Class II bicycle lane on Silverado Trail; installation of water efficient fixtures; planting of shade trees within 40 feet of the south side of the building elevation; installation of two electric vehicle charging stations; and local food production.

Grape Sourcing - The project site includes approximately 34 acres of vineyards. According to information provided by the applicant, the on-site vineyards as well as other properties owned or leased by the applicant can supply all grapes necessary for the requested annual maximum production increase to 300,00 gallons. Because of limited production entitlement at their Napa Valley facilities (Paraduxx and Duckhorn Winery), the applicant currently exports over 1,500 tons of Napa County grapes to processing facilities outside of Napa County. These grapes are harvested from vineyards either owned by or under the contractual control of the applicant. Approval of the requested production increase, would allow the applicant to process their Napa County grapes within Napa County. The recommended conditions of approval include a requirement for compliance with the 75 percent grape sourcing rule (COA 4.6 – Attachment B).

Public Comments - At the time of staff report preparation, no public comments had 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. Decision making options also 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 modifications to the 200,000 gallon per year winery. Staff recommends this option as the request is consistent with the Zoning Ordinance and applicable General Plan policies. Potential environmental impacts were found to be less significant. Adequate water is available to implement the project and most of the physical changes would occur within previously disturbed areas of the site. The applicant also proposes to incorporate additional GHG reduction methods beyond those reduction measures which have already been adopted at the site.

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 with the implementation of the mitigation measures for biological resources and tribal cultural resources.

Option 2 - Reduced Visitation Proposal

Disposition - This option would require that the requested maximum annual visitation be adjusted to more closely match the average and the median of similar production capacity by appointment wineries. This could be accomplished by potentially reducing the maximum number of weekly visitors and/or eliminating additional marketing events. If the Planning Commission elects to pursue this option, the recommended conditions of approval would need to be amended to reflect the revised visitation and marketing program.

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 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 of a Use Permit modification, 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 modification 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 and Final Agency Approval Memos
- C . Previous Conditions
- D . Initial Study/Mitigated Negative Declaration
- E . Use Permit Application Packet
- F . Water Availability Analysis
- G . Wastewater Feasibility Study
- H . Traffic Impact Study
- I . Graphics
- J . Winery Comparison Analysis

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina