



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/3/2018

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: Sean Trippi, Principal Planner - 299-1353

SUBJECT: Davis Estate Winery Use Permit Major Modification P14-00411

RECOMMENDATION

FROSTFIRE VINEYARDS II, LLC - DAVIS ESTATES - USE PERMT MODIFICATION NO. P14-00411-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 impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request to modify previous project approvals for Davis Estates to allow the following: (1) increase annual production from 30,000 to 100,000 gallons; (2) expand the cave area by 10,820 sq. ft. increasing the total cave area from 13,350 sq. ft. to 24,170 sq. ft.; (3) installation of two (2) outdoor fermentation tanks on a previously approved outdoor work area; (4) increase previously approved on-site parking from 14 parking spaces to 31 striped spaces and 45 overflow spaces; (5) increase employees from 5 full-time to 25 full-time; (6) installation of a left turn lane on Silverado Trail to the central (visitor) driveway, and widening of existing driveways, as necessary; (7) expansion, upgrading and/or replacement of existing on-site domestic and process wastewater treatment systems; (8) increase daily tours and tastings by appointment only from 20 visitors on weekdays and 34 visitors on weekends and holidays to a maximum of 200 visitors per day, 800 maximum per week from June 1 to October 31, a maximum of 100 visitors per day, 350 maximum per week from November 1 to November 30 and February 1 to May 31, and a maximum of 75 visitors per day, 250 maximum per week from December 1 to January 31 (tours and tastings will continue to include food pairing); and, (9) increase marketing events from two (2) per month with up to 50 guests at each event and two (2) per year with up to 100 guests at each event (1,400 guests per year) to 24 events per year with up to 100 guests at each event and 15 events per year with up to 200 guests at each event (5,400 guest per year). The winery is located on a 114.32 acre site on the east side of Silverado Trail, immediately south of its intersection with Larkmead Lane within the Agricultural Watershed (AW) zoning district. APN: 021-010-003. 4060 Silverado Trail, Calistoga.

Staff Recommendation: Adopt the negative declaration and approve the use permit modification with the proposed conditions of approval.

Staff Contact: Sean Trippi, (707) 299-1353 or sean.trippi@countyofnapa.org

Applicant Contact: Tom Adams, Dickenson, Peatman & Fogarty, (707) 252-7122 or tadams@dpf-law.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration based on recommended Findings 1-7 in Attachment A; and,
2. Approve Use Permit Major Modification No. P14-00411-MOD based on recommended Findings 8-13 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 30,000 gallons up to 100,000 gallons, increase the existing cave area, increase daily visitation allowances, modify an existing marketing program, increase the number of employees, and provide additional parking. The proposal also includes a new left-turn lane on Silverado Trail to the sites main driveway. 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 is near, but just above average and almost twice the median of similar production capacity by appointment wineries. The requested number of marketing events is below the average and above the and median for similar production capacity by appointment wineries while requested maximum annual visitors is above the average and median. Sufficient water is available to implement the project and Silverado Trail will maintain a level of service B in the near-term. Furthermore, the applicant has already implemented the following GHG reduction methods at the existing winery: installation of rooftop solar panels; installation of water efficient landscape in compliance with the Water Efficient Landscape Ordinance (WELO); cool roofing on existing buildings; and employee bicycle incentives. As part of this project, the applicant intends to install electric vehicle charging stations, utilize recycled water for irrigation; and, additional employee bicycle incentives. All potential environmental impacts were found to be less than significant. Staff believes the required findings can be made in support of the requested use permit modification, and recommends approval subject to the conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration, the proposed project would not have any potentially significant impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Mike Davis, Frostfire Vineyards II, LLC, 4060 Silverado Trail, Calistoga, CA 94515, (714) 330-7128

Representative: Thomas Adams, Dickenson, Peatman & Fogarty, 1455 First Street, Suite 301, Napa, CA (707) 252-7122

Zoning: Agricultural Watershed (AW) - District

GP Designation: AWOS (Agriculture, Watershed, and Open Space)

Filed: December 19, 2014

Resubmittals/Additional Information Received: March 16, 2015, May 19, 2017, February 9, 2018 and August 22, 2018

Deemed Complete: May 16, 2018

Parcel Size: 114.32 acres

Existing Development: The project site is concurrently developed with three winery buildings, winery cave tunnels, a main and secondary residence, a cottage previously used for farm management purposes now used as a garden shed, an agricultural barn, a windmill, water storage tanks, winery process and domestic wastewater treatment systems, landscaping, on-site drive aisles/driveways, parking, signage, and approximately 10.7 acres of vineyards. Access to the property is provided by three existing driveways from Silverado Trail.

Winery Development Area - Approved: 38,675 sq. ft. (caves excluded)

Winery Development Area - Proposed: No change.

Production Capacity Approved: 30,000 gallons per year.

Production Capacity Proposed: 100,000 gallons per year.

Winery Coverage Existing: 86,250 sq. ft. or approximately 0.2% (caves excluded).

Winery Coverage Proposed: No change (Maximum 25% or approximately 15 acres permitted, whichever is less).

Accessory/Production Ratio Existing: 10,581 sq. ft. accessory/31,450 sq. ft. production - approximately 33.5%.

Accessory/Production Ratio Proposed: 10,581 sq. ft. accessory/42,360 sq. ft. production - approximately 24.8% (includes 24,170 sq. ft. of cave area (10,820 sq. ft. proposed)).

Number of Employees Existing: Five (5) full-time employees.

Number of Employees Proposed: 25 full-time employees.

Visitation - Approved: 20 visitors per weekday and 34 visitors on weekends and holidays by appointment with a maximum of 168 visitors per week or 182 visitors per week when there's a holiday.

Visitation - Proposed: 200 visitors per day, 800 maximum per week from June 1 to October 31, a maximum of 100 visitors per day, 350 maximum per week from November 1 to November 30 and February 1 to May 31, and a maximum of 75 visitors per day, 250 maximum per week from December 1 to January 31 (tours and tastings will continue to include food pairing).

Marketing Program - Approved: Two (2) per month with up to 50 guests at each event and two (2) per year with up to 100 guests at each event.

Marketing Program - Proposed: 24 events per year with up to 100 guests at each event and 15 events per year

with up to 200 guests at each event.

Days and Hours of Operation - Approved: 8:00 AM to 5:00 PM daily (production hours) and 10:00 AM to 6:30 PM daily (visitation hours). All events to conclude by 10 PM.

Days and Hours of Operation - Proposed: No change.

Parking - Approved: 14 parking spaces.

Parking - Proposed: 31 striped parking spaces and 45 overflow parking spaces.

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 historic barn, constructed in 1921, is setback approximately 545 feet from the centerline of Silverado Trail. The winery building that replicates the historic barn is setback the same distance from Silverado Trail. The other winery buildings and cave portals are setback a minimum of approximately 615-feet from the centerline of the Silverado Trail. Section 18.104.235 (Exceptions to Winery Setback Requirements for Historical Buildings and Sites) of the Napa County Code allows wineries or structures containing accessory uses to be located a minimum of 300-feet from the centerline of Silverado Trail. This section also allows new winery or winery accessory structures to be located no closer to the roadway than the historic structure. In both cases, certain findings must be made to grant the reduced setback. Those findings were made as part of the original use permit approval and previous major modification.

Proposed Setbacks: No new structures are proposed.

Adjacent General Plan Designation/ Zoning / Land Use:

North:

AR/AWOS General Plan designation, AW zoning -

Adjoining the site to the north are three properties ranging in size from 8.8 to 41 acres on fairly steep wooded hillsides. Two of the properties are undeveloped. The third property includes two homes and vines. There is a single family home on a 70 acre property at the northeast corner of the project site that is also steep and heavily wooded.

South:

AWOS General Plan designation, AW zoning -

South/southwest of the project site are six properties ranging in size from 4.0 to 9.5 acres with three homes, vines, and the Wermuth winery.

East:

AWOS General Plan designation, AW zoning -

East/southeast are two properties consisting of 29 and 88 acres, each developed with a home. The larger property is planted with vines.

West:

AR General Plan designation, AP zoning -

West of the project site are two properties with 39 and 43 acres, both planted in vines with a home on the smaller property.

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

Please refer to Attachment K.

Background/Project History: A Use Permit for the Saviez winery was approved in 2002 and subsequently deemed “used” in 2004. Additional details are provided below.

June 5, 1998 – A Home Occupation permit was issued by the Zoning Administrator (#97493-HO) to Paul Saviez to use a 158 sq. ft. room in the main residence to conduct wines sales and record keeping. Approximately 300 gallons of wine was produced annually and crushed, aged, bottled and stored off-site. No visitors or on-site storage of wine were allowed in conjunction with this permit.

August 7, 2002 – Use Permit (#01099-UP) was approved by the Planning Commission to convert an existing \pm 3,780 sq. ft. historic barn and add a second floor to create a \pm 6,306 sq. ft. two-story winery production and administration building with an outdoor tank and crush pad area for a new winery with a production capacity of 20,000 gallons annually. No new structures were proposed with this application. The approved hours of operation were from 7:00 AM to 5:00 PM, seven days a week, with two full-time and one part-time employee, and three on-site parking spaces. The approval also included tours and tastings by appointment for up to 10 visitors on the busiest day with an average of 40 visitors per week and two annual marketing events with catered food for up to 40 guests at each event.

August 27, 2003 – A one-year time extension was approved by the Zoning Administrator. There were no changes to the project or original conditions of approval.

January 30, 2004 – The CDPD Director determined the use permit “Used” based on the installation of the winery’s waste water system. No other improvements were constructed.

January 7, 2009 – Use Permit Modification (P07-00436-MOD) was approved by the Planning Commission to convert \pm 836 sq. ft. of the existing main residence to winery office and tasting room and convert \pm 2,700 sq. ft. of the previously approved but unbuilt winery office, laboratory and tasting room within the barn to winery storage. No other changes were approved. This approval rescinded the previously approved Home Occupation permit. This Modification subsequently expired as no building permits were issued to convert the residence to winery accessory uses.

July 3, 2013 – Use Permit Modification (P12-00373-MOD) and Viewshed (P13-00195-VIEW) were approved by the Planning Commission to increase annual production from 20,000 to 30,000 gallons; convert the existing 3,780 sq. ft. historic barn to hospitality uses, including a commercial kitchen; construct two new winery buildings with approximately 17,495 sq. ft. of floor area; create approximately 2,800 sq. ft. of outdoor work area including a 1,600 sq. ft. covered crush pad; construct approximately 15,445 sq. ft. of cave area; increase previously approved on-site parking from 3 to 14 spaces; revise the existing Marketing Plan to allow two (2) events per month for a maximum of 50 guests at each event, two (2) events per year for a maximum of 100 guests at each event, and participation in the wine auction; increase tours and tastings which may include food paring(s) by appointment only for a maximum of 20 visitors per weekday, 34 visitors on weekends and holidays with a maximum of 168 visitors per week or 182 visitors per week when there’s a holiday; extend hours of operation from 10 AM to 6:30 PM (tasting) and 8 AM to 5 PM (production), 7 days a week; allow on-premise consumption within the winery building and surrounding paved/courtyard area pursuant to Business/Professions Code Sections 23358, 23390 and 23396.5; increase full-time employees from 2 to 5 with no part-time employees; install a new on-site winery process and domestic wastewater treatment system; and, new landscaping, driveway improvements and signage.

December 23, 2013 – Use Permit Modification (P13-00388-VMM) was approved by the Interim Director to limit wine production to no more than 20,000 gallons annually; convert the existing 2,715 sq. ft. historic barn to winery production and hospitality uses; construct a 855 sq. ft. addition at the rear of the historic barn; provide one on-site parking space; allow tours and tastings which may include food paring(s) by appointment only for a maximum of

10 visitors per day with a maximum of 40 visitors per week; allow two (2) marketing activities per year for a maximum of 40 guests per event; operate between from 10 AM to 6:30 PM (tasting) and 8 AM to 5 PM (production), 7 days a week; allow on-premise consumption pursuant Business/Professions Code Sections 23358, 23390 and 23396.5; and, install a new on-site winery process and domestic wastewater treatment system. The purpose of this modification was to allow use of the existing historic barn for wine production and hospitality with visitation pursuant to the original use permit (#01099-UP) until construction of the winery complex approved by use permit P12-00373 was completed.

March 11, 2014 – Code Enforcement Case (CE14-00038) was opened to investigate the possible construction of a guest cottage. It was determined that construction had commenced prior to the submittal and issuance of a building permit. All work stopped, once the issue was brought to the attention of the owner's representative. The location of the guest cottage also required a Viewshed application. Both the Viewshed application and (P14-00315-VIEW) and the building permit (B14-01539) were submitted on October 2, 2014. A grading permit (ENG16-00048) was submitted on August 23, 2016, to allow construction of a driveway to the guest cottage. Subsequent to the submittal of the aforementioned permits and prior to issuance, a demolition permit (B16-01750) was issued on November 28, 2016. Demolition of the structure was completed on April 7, 2017.

October 2, 2014 – A building permit application (B14-01540) was submitted to address the removal of a small structure without a demolition permit. The location of the structure conflicted with construction of the winery site improvements. The permit was placed on hold after it was determined that the structure, identified as an "1880 Worker's Cottage", was part of the Francois Saviez Farmstead which is listed on the State Register of Historic Resources. The structure was subsequently reconstructed (B15-01532) in a different location. The reconstruction was undertaken in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Reconstruction was completed April 26, 2016.

March 23, 2015 – Use Permit Modification (P14-00287-VMM) was approved by the Director to relocate the commercial kitchen from the historic barn to the upper floor of the winery building; reconfigure and reduce the floor area of the caves from approximately 15,445 sq. ft. to 13,350 sq. ft.; increase the outdoor production work area from 2,800 sq. ft. to 3,375 sq. ft. including an 1,850 covered area; increase the floor area of the two winery buildings from 17,495 sq. ft. to 18,170 sq. ft.; recognize an approximately 616 sq. ft. hayloft in the historic barn to be used for storage; and, incorporate the floor area of the detached service buildings into the winery building. No changes to production, tours and tastings visitation, marketing activities, employees, parking, hours of operation, water use or wastewater treatment were proposed or approved as part of this modification.

Code Compliance History:

There are no active code violations at the project site.

Discussion Points:

Setting - The 114.32 acre project site is located within the AW zoning district on the east side of Silverado Trail, south of its intersection with Larkmead Lane, at 4060 Silverado Trail. The project site is currently developed with a winery, residences, vineyards, an agricultural building and other accessory structures. External changes to the winery are limited to new parking areas, two outdoor fermentation tanks located within an existing paved work area, driveway improvements as applicable, and a left-turn lane within the Silverado Trail right-of-way. The proposed increased floor area will occur within the cave tunnels. The site is fairly level along the majority of its frontage on Silverado Trail. North, east and south of the developed areas of the property are hillsides creating a bowl around the winery and vineyards. The property is surrounded by rural residences, vineyards and wineries. The nearest residence is located approximately 1,100 feet southwest of the existing winery.

Winery Proposal - The request is to modify an existing winery to permit an increase in annual production capacity

up to 100,000 gallons, increase daily visitation allowances, modify an existing marketing program, increase the number of employees, provide additional parking and install a left-turn lane on Silverado Trail to the main driveway.

Visitation/Marketing Program - As shown in Attachment K, the proposed annual maximum visitation is just above the average and almost twice the median of similar production capacity by appointment wineries. The requested number of marketing events is below the average and above the median for similar production capacity by appointment wineries while requested maximum annual visitors is above both the average and the median. The proposed visitation increase could result in a maximum of 27,475 annual visitors for tours and tastings, which is an increase of approximately 18,599 people per year over the approved level of 8,876 visitors per year. The visitation plan includes a maximum of 200 visitors per day (800/week) between June and October, with 75 to 100 visitors per day (250 - 350/week) for the rest of the year.

An expanded marketing program proposes to hold 24 annual events with up to 100 guests at each event and 15 annual events with up to 200 guests at each event. This would represent an increase of 25 additional events and an additional 4,000 guests annually. A summary of the proposed changes is included in Attachment K. Staff has provided a decision making option below which would reduce visitation relative to the winery's production capacity.

Traffic and Parking - The applicant has submitted an *Updated Traffic Analysis for the Proposed Davis Estates Winery Use Permit Modification*, prepared by Omni-Means, dated February 2, 2018, which analyzes existing, proposed, near term and cumulative traffic conditions. Access to the site is from three existing driveways on Silverado Trail. The center driveway provides access to the winery for visitors. Driveways north and south of the winery driveway provide access to the site for employees and deliveries (north driveway) and for the main residence and second unit (south driveway.) The existing driveways would be widened, as necessary, to meet the County Road and Street Standards. Larkmead Lane and the three driveways have a single lane at their intersection with Silverado Trail that is controlled by a stop sign.

According to the traffic analysis (page 3), existing daily traffic volumes along Silverado Trail at the winery location are approximately 4,550 average daily trips (ADT). Although Saturday volumes on Silverado Trail are generally somewhat lower than weekday volumes, the traffic analysis conservatively assumed that the 4,550 daily traffic volume reflects both weekday and Saturday conditions. The daily volume on Silverado Trail is indicative of a LOS B. Peak hour volumes during the weekday peak period (496 trips) and weekend peak period (369 trips) are also indicative of LOS B conditions. The Larkmead Lane eastbound approach and all three on-site driveway approaches to Silverado Trail operate at LOS B or better as well. The winery is expected to generate 109 new daily trips on a typical weekday and 151 trips on a typical Saturday. Trips during the PM peak hour would be 41 on a weekday and 38 on a Saturday. The project would generate approximately 182 new daily trips and 45 peak hour trips during the six-week harvest season. Silverado Trail would continue to operate at LOS B when project trips, both daily and peak hour, are added to existing traffic volumes. Marketing activities would occur outside the weekday (4:00 to 6:00 P.M.) and Saturday peak (1:00 to 3:00 P.M.) traffic periods. Near-term project trips, which include current trips associated with the project site plus approved/pending projects, but excluding the project proposal, are expected to generate about 650 average daily trips for a total of approximately 5,200 daily trips on Silverado Trail when added to the existing daily volume of 4,550 trips. Approximately 558 trips would occur during the weekday PM peak hour and 448 trips during the weekend mid-day peak hour. Daily volumes on Silverado Trail would continue to operate at LOS B. Peak hour volumes would be LOS C during weekdays and LOS B during weekends. LOS would remain unchanged for daily trips on Silverado Trail as well as weekday and weekend peak hour trips when project trips are added to near term conditions.

The traffic volumes on Silverado Trail do not currently result in a requirement for a left turn lane from Silverado Trail into the project site. The proposed project would increase traffic volumes on Silverado Trail and dictate that employees access the winery via the center or main driveway resulting in a requirement to provide a left turn at the main driveway which is included as part of the project proposal. By redistributing employee trips to the main driveway, the north driveway would only be used by delivery trucks and would not result in the need for a left turn

lane. Vehicle trips at the south driveway would still only be used by the residents of the property and also do not result in the need for a left turn lane.

Cumulative volume projections on Silverado Trail were derived from the Napa Valley Transportation Authority forecasts in the General Plan EIR. Traffic volumes on Silverado Trail are expected to increase from approximately 4,550 to 6,920 daily trips without the project and 7,000 daily trips with the project in the year 2030. Weekday PM peak hour trips are expected to be about 1,342 trips. Weekend peak hour volumes are expected to be about 80% of weekday peak hour volumes. The cumulative increases on Silverado Trail would result in projected operating conditions of LOS C, which is an acceptable level of service under cumulative conditions using forecasted traffic volumes.

The project proposes to add 17 striped parking spaces to the previously approved 14 parking space for a total of 31 spaces. An additional 45 overflow spaces will also be provided. The spaces will be distributed throughout the site so there will not be a single, large parking lot maintaining the agricultural character of the site. No parking is permitted or proposed within the right-of-way of Silverado Trail.

Groundwater Availability - Water sources for the project site consist of seven groundwater wells. Only one well, Well #2, is used as the groundwater source for the public water system providing water for the existing winery, main residence, and secondary dwelling. One well is not operational, one well operates a windmill, and the other wells provide water for vineyard and landscape irrigation. According to the Water Availability Analysis (WAA) prepared by Summit Engineering, dated May 2, 2017, Well #2 was constructed in 2007, has a depth of 440-feet with a 56-foot seal, and a yield of 12.7 gallons per minute for an 8-hour test. The WAA shows the projected overall water demand for the project site of 10.39 AF/YR representing a 2.17 AF/YR increase of the existing water demand of 8.22 AF/YR. The parcel water demand can be met with the existing project wells. The Water Availability Analysis concluded that sufficient water would be available to serve the proposed project. 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.

A well interference analysis was conducted as part of the WAA to assess the project's potential impacts on neighboring wells within 500 feet from the property wells. The groundwater drawdown from all on-site wells within 500-feet of the property lines was determined using the equation as indicated in the WAA guidelines. The assumed closest distance that any neighboring well could be located is the edge of the parcel. The analysis concluded that, based on using very conservative estimates for aquifer thickness, specific storage, and hydraulic conductivity, only one of the wells should produce a drawdown greater than 10 feet on any wells that are adjacent to the property. The WAA guidelines establish a 10-foot drawdown as the criteria to determine significant adverse effects. The well in question, Well #7, is approximately 380 feet from the north property line and has a flow rate of approximately 90 gallons per minute (gpm). Based on County records, the nearest well on the adjoining property to the north is over 600-feet from the project site's north property line. The WAA indicates that if a significant impact is encountered at an offsite well due to interference from Well #7, the pumping rate could be reduced to approximately 70 gpm to reduce the anticipated drawdown to 10-feet. Because of the distance between the two wells (approximately 980-feet), no significant drawdown impact is anticipated for wells on adjacent parcels. However, a condition of approval will require reducing the pump rate of Well #7 if there is a substantiated case of well interference. According to Napa County environmental resource mapping (Water Deficient Areas/Storage Areas), the project site is not located within a water deficient area and the County is not aware of, nor has it received any reports of groundwater deficiencies in the area.

Wastewater - According to the Wastewater Feasibility Study prepared by Summit Engineering, dated May 2, 2017, the project site has adequate capacity or area to serve the project. The study concluded that the facility's existing sanitary sewage (SS) management system will require expansion or an upgrade, and a new or upgraded system for process wastewater (PW) management system will be required, to accommodate increased visitation and wine

production, respectively. The Environmental Health Division reviewed this report 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 proposes to incorporate the following additional GHG reduction methods: bicycle incentives; alternative fuel fleet vehicles; use of recycled water; water efficient landscaping; and, three electric vehicle charging stations. The existing winery has already implemented the following GHG reduction practices: photovoltaic panels that produce up 134,095 kwh (the winery's estimated energy demand is 140,000 kwh); well pump run by a windmill; cool roofing on the existing winery buildings; water efficient landscaping; use of 70-80% cover crops; chipping and reusing pruned plant materials, and certified "Napa Green" vineyards.

Grape Sourcing - The project site currently has approximately 10.7 acres of vineyards. The applicant also owns four additional properties within the County that would in total provide approximately 118 tons of grapes or 16,520 gallons by 2021 and 173 tons or 24,220 gallons by 2030. The property owner is also under contract with 19 to 22 Napa County grape growers between 2018 and 2030 providing between 205 and 695 tons of grapes or 28,770 gallons to 97,300 gallons, respectively. The winery owner's contracts yield enough grapes for nearly all of the proposed production capacity of 100,000 gallons per year by 2026 (97,300 gallons). Approximately 25% of the annual production capacity will be from estate grown grapes. The winery operator, through the use permit application, has indicated that he intends to maintain compliance with the 75 percent Napa Valley grape source requirement, should the modification be approved. The contracts would yield approximately 75% of the fruit needed to produce 100,000 gallons of wine annually by about 2021.

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

Disposition - This option would result in approval of the proposed modifications to the 59,000 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 the applicant 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, transportation/traffic, and tribal cultural resources.

Option 2 - Reduced Production Capacity and Reduced Visitation Alternative

Disposition - This option would require that the applicant reduce their requested annual production increase. If the Commission elects this option, staff further recommends that the maximum daily visitation and marketing program be reduced in correlation with the reduced annual production capacity.

Action Required – Follow proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to reduce the maximum annual production capacity and related visitation and marketing program and required conditions of approval. The item will need to be continued to a future date if significant revisions to the recommended conditions of approval are desired.

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 and Conservation Regulations Exception, 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 and Conservation Regulations Exception 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 Project Conditions
- D . Initial Study/Negative Declaration
- E . Use Permit Application Packet
- F . Water Availability Analysis & Water System Feasibility Report
- G . Wastewater Feasibility Study
- H . Traffic Study
- I . Stormwater Control Plan
- J . Graphics
- K . Winery Comparison Analysis and Summary of Changes
- L . Public Comments

Napa County Planning Commission: Approve

Reviewed By: Vincent Smith