



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 6/5/2013

Agenda Placement: 9B

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for Hillary Gitelman - Director  
Planning, Building and Environmental Services

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

**SUBJECT:** Coquerel Family Winery

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### RECOMMENDATION

#### **COQUEREL FAMILY WINERY - USE PERMIT MAJOR MODIFICATION #P12-00260 & VARIANCE #P12-00261**

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

**Request:** Approval of a **Variance** (P12-00261) to allow the adaptive reuse of an existing 7,440 sq.ft. barn for the construction of a new winery 56 feet from the centerline of a private road (serves adjoining properties) where 300 feet is required for a setback. Approval of a **Use Permit Major Modification** (P12-00260) modifying prior Use Permit #02616 (formerly named Prager Family Estate Winery) to allow the following for Coquerel Family Wine Estates (new owner): 1) no change in production of 75,000 gallons per year. Bottling to be handled by a mobile bottling service on an as needed basis. Case storage and distribution to occur off-site; 2) eliminate the custom crush and alternating proprietor restrictions contained in Condition #1h of Use Permit #02616; 3) demolition of an existing 7,440 sq.ft. barn to be replaced with the construction of a new structure in two phases to house a new winery, hospitality functions and incidental retail and offices uses resulting in a total project square feet of 11,381 sq.ft. (Phase 1 – 5,468 sq.ft.; Phase 2 – 5,913 sq.ft.); 4) a 1,360 sq.ft. covered crush pad; 5) decrease in on-site parking from 22 spaces to 17 spaces, including one (1) handicapped space; 6) change the number of employees from seven (7) total – five (5) full time; two (2) part-time to ten (10) or fewer total; 7) increase in the approved daily visitation of a maximum of fifteen (15) persons per day to a maximum of twenty-five (25) persons per day; 8) modification to the approved marketing plan from twelve (12) events per year with a maximum of two (2) per month for a maximum of 40 persons per event and two (2) large events per year (wine auction, open house, harvest) for a maximum of 200 persons per event to fifty (50) person event with meal - twelve (12) per year; 15-20 person events with meal – one (1) per week; 100 person event (using portable septic facilities) – one per year; 200 person event (using portable septic facilities) - two (2) per year; and participation in Wine Auction Week. For meals with up to 50 people, food will be prepared on-site. Food for larger events will be catered with the commercial kitchen facilities used for preparation and staging only; 9) on-premise consumption of wine consistent with AB 2004 and food/wine pairings with tastings to occur in the Hospitality Tasting Room and/or designated Outdoor Space; 10) modification

to the approved winery hours of operation from 8 am to 5 pm daily to 10:00 am to 6:30 pm, Monday-Sunday for visitation and 7:30 am to 6:30 pm, Monday-Sunday for production; 11) installation of an outdoor space for event seating and a designated area for growing produce to be used for retail sale; 12) installation of two (2) new storage tanks – approximately 10,000 gallons for winery (process and domestic) and 30,000 gallons for fire protection and irrigation uses; 13) modification to an existing drive to serve as direct access to the winery; 14) installation of a new well; and 15) installation of a new winery process and domestic wastewater system. The 19.73 acre project site is located on the north side of State Highway 128 approximately 1,000 feet north of the Tubbs Lane / State Highway 128 intersection within the Agricultural Preserve (AP) Zoning District at 3180 State Highway 128, Calistoga (APN: 017-160-058).

**Staff Recommendation:** Adopt the Negative Declaration and approve the Variance request and Use Permit Modification as conditioned.

**Staff Contact:** Charlene Gallina (707) 299-1355 or charlene.gallina@countyofnapa.org

**Applicant Contact:** Katherine Philippakis (707) 967-4000

## **EXECUTIVE SUMMARY**

### **Proposed Actions:**

That the Planning Commission:

1. Adopt the Negative Declaration for the Coquerel Family Winery based on Findings 1-6 of Exhibit A;
2. Approve Variance request P12-00261-VAR based on Findings 7-11 of Exhibit A; and
3. Approve Use Permit Modification P12-00260-MOD based on Findings 12-16 of Exhibit A and subject to the recommended Conditions of Approval (Exhibit B).

### **Discussion:**

The applicant requests a modification to a winery use permit first approved in 2003 (refer to history below) to allow the demolition of an existing 7,440 sq.ft. barn to be replaced with the construction of a new structure in two phases to house a winery, hospitality functions and incidental retail and offices uses resulting in a total project square feet of 11,381 sq.ft. (Phase 1 – 5,468 sq.ft.; Phase 2 – 5,913 sq.ft), and other site improvements on a 19.73 acre parcel. Also included is a variance request to allow for the construction of this new structure 56 feet from the centerline of a private road (serves adjoining properties) where 300 feet is required for a setback. The proposed winery would have up to twenty-five (25) by appointment tours and tastings visitors daily with food pairings included. The marketing plan proposed consists of one (1) 15-20 person events per week, twelve (12) 50-person events per year, one (1) 100-persons event per year, two (2) 200-persons events per year, and participation in Wine Auction Week with food pairings or catered services included. Staff has no objections to the request and finds the project consistent with the Winery Definition Ordinance and other applicable provisions of the Zoning Ordinance and General Plan, subject to standard conditions of approval.

## **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

**Negative Declaration Prepared:** According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste enumerated under Governmental Code Section 65962.5.

**BACKGROUND AND DISCUSSION**

**Applicant/Owner:** Coquerel Family Wine Estates, Clay & Brenda Coquerel (707) 942-4534

**Representative:** Katherine Philippakis, Attorney - Farella Braun & Martel, LLP, (707) 967-4000

**Zoning District:** Agricultural Preserve (AP)

**General Plan Designation:** Agricultural Resource (AR)

**Filed:** August 3, 2012

**Revised:** December 18, 2012; March 4, 2013

**Complete:** April 4, 2013

**Parcel Size:** 19.73 acres

**Existing Development:** A 7,440 sq.ft. barn to be demolished, 0.08 acres in landscaping, and 10.30 acres in vineyards.

**Winery Characteristics:**

**Winery Size (Previously Approved):** New construction of a 21,760 sq.ft. winery building and a separate 1,200 sq.ft. winery office building for a total of 22,960 sq.ft.

**Winery Size (Proposed):** Total new construction of 11,381 sq.ft.

Phase 1 – Production and Hospitality Building – 5,468 sq.ft. (Main Floor)

Phase 2 – Production and Hospitality Building – 10,493 sq.ft (Main Floor); 888 sq.ft. (Loft Level)

Bottling handled by a mobile bottling service on an as needed basis. Case storage and distribution will occur off-site.

**Production Capacity (Previously Approved):** 75,000 gallons per year

**Production Capacity (Proposed):** No changes with the exception of phasing production as follows in order to coincide with the proposed size of the winery building: Phase 1 – 10,000 cases or 23,800 gallons per year; Phase 2 – up to 75,000 gallons per year.

**Development Area (Proposed):** 14,600 sq.ft.; 0.36 acres

**Winery Coverage (Previously Approved):** 95,900 sq.ft.; 14%

**Winery Coverage (Proposed):** 59,520 sq.ft.; 1.37 acres; 06.9% (Maximum 25% or 15 acres)

**Accessory/Production Ratio (Previously Approved):** Approximately 4,434 sq.ft. accessory; approximately 20,926

sq.ft. production; 17.5% (40% allowed)

**Accessory/Production Ratio (Proposed):**

Phase 1 - Approximately 1,660 sq.ft. accessory; approximately 3,442 sq.ft. production; 33% (40% allowed)

Phase 2 – Approximately 2,584 sq.ft. accessory; approximately 8,252 sq.ft. production; 24% (40% allowed)

**Vineyard Acreage (Existing):** Approximately 10.30 acres

**Vineyard Acreage (Proposed):** 12.37 acres (2.07 added acreage)

**Number of Employees (Previously Approved):** Seven (7) total – Five (5) full-time; two (2) part-time

**Number of Employees (Proposed):** 10 or fewer - Four (4) full-time; five (5) part-time

**Visitation (Previously Approved):** Maximum of fifteen (15) persons per day with a maximum of forty (40) persons per week.

**Visitation (Proposed):** Daily by appointment only – Twenty-five (25) maximum per day (175 maximum per week) visitation. On-premise consumption of wine consistent with AB 2004 and food/wine pairings with tastings would occur in the Hospitality Tasting Room and/or designated Outdoor Space. Request to display and sell small amounts of packaged/processed goods made from produce grown on the property, such as olive oil or jam.

**Marketing Program (Previously Approved):** Twelve (12) events per year with a maximum of two (2) per month for a maximum of forty (40) persons per event and two (2) large events per year (wine auction, open house, harvest) for a maximum of 200 persons per event.

**Marketing Program (Proposed):** Fifteen - twenty (15-20) person event with meal – one (1) per week; Fifty (50) person event with meal - twelve (12) per year; 100 person event (using portable septic facilities) – one (1) per year; 200 person event (using portable septic facilities) - two (2) per year; and participation in Wine Auction Week.

For meals with up to fifty (50) people, food will be prepared on-site. Food for larger events will be catered with the commercial kitchen facilities used for preparation and staging only.

**Days and Hours of Operations (Previously Approved):** 8 am to 5 pm daily

**Days and Hours of Operations Proposed):** Visitation – 10:00 am to 6:30 pm, Monday-Sunday; Production – 7:30 am to 6:30 pm, Monday-Sunday. Evening marketing events are required by the County to cease by 10:00 PM, including cleanup. The start and finish time of marketing activities will be scheduled to minimize vehicles arriving or leaving between 4:00 pm and 5:30 pm.

**Parking (Previously Approved):** Twenty-two (22) spaces.

**Parking (Proposed):** Seventeen (17) spaces including one (1) handicapped space. A decrease of five (5) spaces is proposed.

**Setbacks (Required):** 20' front, 20' side, 20' rear, 300' Private Access Road, 600' State Highway 128

**Setbacks (Proposed):** 877' State Highway 128 and front setback; 220' rear; 56' side setback and Private Access Road. A variance is being requested to allow the construction of the new winery within the 300 foot required road setback for a private road used by the public.

**Adjacent General Plan Designation/Zoning District/Land Use:**

North:

AR General Plan Designation, AP Zoning - One parcel developed as residential and vineyards at 4.98 acres and one parcel undeveloped at 10.27 acres.

South:

AR General Plan Designation, AW Zoning - Residential development with four parcel sizes ranging from 0.42 to 1.80 acres in size.

East:

AR General Plan Designation, AP Zoning - One parcel developed as residential and vineyards at five acres and one parcel developed as Villa Andrianna/Summers Winery at 10.27 acres.

West:

AR General Plan Designation, AP Zoning - Two parcels developed as residential and vineyards at 4.25 acres and 23.16 acres.

#### Nearby Wineries:

Winery	Address	Floor Area (square feet)	Production gal / year	Tours & Tastings visitors / week	Employees
McBride Winery*	3475 Hwy 128	3,623	25,000	50 (appt)	3
Johnston Vineyards	3500 Hwy 128	1,200	20,000	50 (appt)	1
Bennett Lane Winery	3340 Hwy 128	17,500	50,000	200 (appt)	11
Robert Pecota Winery	3340 Hwy 128	12,100	60,000	20 (appt)	4
Two Sisters Winery*	No site address	8,000	15,000	10 (appt)	2
Coquerel Family Winery (aka Prager)*	3180 Hwy 128	22,900	75,000	40 (appt)	6
Villa Adriana	1171 Tubbs Lane	8,250	50,000	70 (appt)	3
Envy Wines	1170 Tubbs Lane	11,137	50,000	60 (appt)	3
Chateau Montelena	1429 Tubbs Lane	27,741	128,000	Public**	7
Arroyo Winery	2361 Greenwood Avenue	6,074	20,000	90 (appt)	3
Carver Sutro Winery*	3106 Palisades Road	9,965	20,000	120 (appt)	3
Garnet Creek Winery*	3082 Old Lawley Toll Road	6,492	15,000	30 (appt)	1
Amici Cellars	3130 Old Lawley Toll Road	5,000	20,000	5 (appt)	1
Tamber Bey*	1251 Tubbs Lane	13,812	60,000	140 (appt)	5
<b>Coquerel Family Winery (aka Prager)</b>	<b>3180 Hwy 128</b>	<b>11,381</b>	<b>75,000</b>	<b>140 (appt)</b>	<b>9</b>

\* Approved/entitled but not producing

\*\* Number of visitors not specified in project files

#### Property History:

Prior to 2003 – The property consisted of 10 acres of vineyard, five dwelling units (four without permits), a large storage building/barn (once a horse boarding stable), and six outbuildings. The property was purchased by the Prager Family in late 1998 with the intent of correcting violations on the property and seeking County approval to establish a new winery.

September 3, 2003 - A Use Permit #02616 was approved by the Planning Commission to establish a new 75,000 gallons per year winery (formerly named Prager Family Estate Winery). This approval included the construction of a 21,760 sq.ft. winery building and a separate 1,200 sq.ft. winery office building for a total of 22,960 sq.ft. In addition,

this approval authorized 22 parking spaces, a 30,000 gallon water storage tank, a wastewater treatment pond for treatment of the winery process wastewater and a Wisconsin Mound for the treatment of the domestic sanitary wastewater, and five full time and two part time employees. Tours and tastings by appointment and retail sales were limited to a maximum of 15 visitors per day and a maximum of 40 visitors per week. The marketing plan was limited to: 12 events per year with a maximum of two (2) per month for a maximum of 40 persons per event and two (2) large events per year (wine auction, open house, harvest) for a maximum of 200 persons per event. Hours of operation of the winery were limited to 8:00 am to 4:00 pm for tours and tasting and 4:30 pm for retail sales. Marketing hours were limited noon to 4:00 pm or 6:00-10:00 pm. Custom production activities for a maximum of four (4) custom producers (crushing, fermenting, barrel aging, and limited office space [one office amongst the four custom producers]) utilizing a maximum of 25,000 gallons out of 75,000 gallons per year capacity. As conditions of approval, off-site parking and shuttle service were required for the larger events and a minimum of one (1) week notice to all neighbors within 300 feet of the winery was required for marketing events having more than 40 in attendance. Restrictions were in place to prohibit tours and tastings on the days of scheduled marketing events and adequate porta-potties needed to be in place on the parcel for use during all marketing events larger than 40 persons in attendance. This permit also required the demolition of four (4) unauthorized dwelling units and six (6) agricultural outbuildings within one (1) year of use permit approval or prior to issuance of certificate of winery occupancy whichever came first.

September 1, 2005 – Building Permit B05-01216 filed for demolition of seven (7) buildings on the property (3 residential dwellings, 1 garage and 3 storage sheds). Structures were cleared on September 7, 2005.

September 15, 2005 – Confirmation of “Use” of Use Permit #02616 by the Planning, Building & Environmental Services Department (formerly the Conservation, Development & Planning Department) due to actual or committed expenses for demolition, site work, and septic system preparations toward “use” of the subject use permit.

December, 2005 - The property was purchased by Clay and Brinda Coquerel with the intent of modifying Use Permit #02616.

#### **Code Compliance History:**

Based on a review of the Planning Division’s files, there are no records on any code compliance issues on this property.

#### **Discussion Points:**

Setting – The 19.73 acre project site is located on the north side of State Highway 128 approximately 1,000 feet north of the Tubbs Lane / State Highway 128 intersection. The project site is an irregularly shaped parcel and is currently developed with an existing 7,440 square foot barn (proposed to be demolished and replaced with a new structure), 0.80 acres in landscaping, and 10.30 acres in vineyards. A portion of the site consists of open disturbed grassland that has been mowed for weed and fire control. The site has been disked in the past and soil has been disturbed. The parcel lies between Blossom Creek to the southwest and an unnamed seasonal stream to the northeast. The unnamed creek cuts through the eastern corner of the parcel. An existing road runs from Highway 128 along the parcel’s eastern boundary, winding towards the existing barn. There is also a private road serving adjacent residential uses that runs along the northwestern boundary of the parcel.

Use Permit Modification - The winery previously named Prager Family Estate Winery was approved on September 3, 2005 by the Napa County Planning Commission, and was determined “used” on September 15, 2005 through confirmation of committed expenses for demolition, site work, and septic system preparations (Refer to discussion under project history). The winery was never constructed. In December

2005, the ownership changed with the intent of the Coquerel's to build a winery on the property to make their own wines on-site rather than having to make them off-site at significant cost.

New Winery Proposal - The existing 7,440 sq.ft. barn is proposed to be demolished and replaced with the construction of a new structure in two phases, basically occupying the same general footprint, to house a new winery, hospitality functions, and incidental retail and offices uses resulting in a total project square feet of 11,381 sq.ft. (Phase 1 – 5,468 sq.ft.; Phase 2 – 5,913 sq.ft.).

The building concept for the new structure is based on a pre-engineered metal building reminiscent of an agricultural structure. This design will allow the temporary expansion of the building envelope in order to accommodate the winery production in this area of the site depending on the season. To do so, the project will add a flexible metal “skin” to the new structure to moderate the interior building temperature, and to provide an approximately 1,360 sq.ft. of covered crush pad area. To further maximize uses within the existing building envelope, the project proposes an 888 sq.ft loft area for additional accessory office functions. This design separates most of the proposed accessory office use from the winery production and hospitality functions.

Specifically, the project proposes approximately 8,252 sq.ft. of wine production area including two temperature-zone areas. Hospitality activities (tasting room) will occur in approximately 646 sq.ft. next to the wine production area and would accommodate up to 25 persons for daily tastings, as well as 50 persons for private events. This area will have accommodations for standing and sitting including a new “feature” fireplace. Located at the northwest corner of the building to take advantage of the views, the tasting room would have glass walls, made up of operable doors that can be opened to create a flexible indoor/outdoor space. An outdoor olive grove with decomposed granite paving will create banquet seating opportunities for hospitality events in the proposed marketing plan. An approximately 220 sq.ft. commercial kitchen will be located adjacent to the tasting room to provide easy access for food service during private events. For smaller events (less than 50 people), food will be prepared in the kitchen. For larger events, the kitchen will serve as a catering kitchen.

While most of the structure will be devoted to wine processing, there will also be approximately 1,156 sq.ft. of accessory office use to support 4 full-time and 5 part-time employees in 5 office spaces. A 120 sq.ft. lab and 120 sq.ft. storage space will be located between the wine production and hospitality areas. Crush will take place outside and adjacent to the winery opposite side of the hospitality area. No space will be needed for bottling as that function will be handled by a mobile bottling service on an as-needed basis. Case storage and distribution will occur off-site.

Setback Variance Request - A variance is being requested to allow the adaptive reuse of an existing 7,440 sq. ft. barn for the construction of a new winery 56 feet from the centerline of a private road which serves adjoining properties. A 300 foot setback is required. All other setbacks required for the property have been met including the 600 feet required setback (877' provided) for State Highway 128. In addition, the proposed winery building would be located 220' from the rear property setback. The applicant is proposing to occupy the same general footprint to house a new winery, hospitality functions, and incidental retail and offices uses. To meet the required setback, the winery would need to be relocated in the middle of the parcel which is approximately 550' in width at that point resulting in the removal of vineyards, the loss of adaptive reuse of the existing barn site, and an increase in the developed area on the property. Furthermore, setback compliance may result in the proposed winery being moved closer toward State Highway 128 thereby changing the visual appearance of this scenic corridor. The grant of this variance would retain the current placement of buildings, and, thus, avoid dispersing accessory uses throughout the visual landscape.

Tours & Tasting/Marketing Events – Tours and tastings visitation to the proposed Coquerel Family Winery would be by-appointment, with a maximum of 25 visitors per day with a maximum of 175 week. A marketing program is also proposed consisting of one (1) per week fifteen - twenty (15-20) person event, twelve (12) per year fifty (50) person event, one (1) per year 100 person event, two (2) per year 200 person event, and participation in Wine Auction

Week.

Staff has provided a table comparing marketing and tours and tastings visitation at other wineries with annual production of 70,000-80,000 gallons below. As presented, the proposed visitation program for the Coquerel Family Winery falls roughly into the middle amongst its peer group of wineries with an approved production capacity of 70,000-80,000 gallons per year.

However, the proposed marketing events would be substantially higher than that of similar wineries due to the proposal of requesting one (1) per week fifteen (15) – twenty (20) person events for a total of fifty-two (52) events in addition to fifteen (15) events that would occur less frequently either monthly or on a yearly basis. It should be further noted that such marketing events may occur within the indoor hospitality space or within the proposed outdoor banquet seating area weather permitting. To ensure that any noise generated by such outdoor events does not have a potential impact on adjacent residential properties, staff has modified and carried over two conditions of approval from the prior winery proposal that all neighbors within 300 feet of the winery parcel shall be notified of all marketing events having more than 25 persons, as well, a requirement that there shall be no scheduling of private tastings and tours on the days of any scheduled marketing events over persons 25 persons. Although staff has not imposed restrictions on daily visitation in the past, the Commission may want to discuss and consider a reduction in visitation commensurate with the phasing of production, as noted above, to address any potential impacts associated with the applicant's proposed marketing program.

Winery	Approved Production*	Tours & Tastings	Tours & Tastings Avg/Week	Marketing Events Per Year
Beaucanon Estate	70,000	None	0	0***
Burgess Cellars	70,000	Appt	40	0***
ZD Wines	70,000	Public	200	6
Silenus Vintners	72,000	Appt	280	18
St. Clement Vineyards	72,000	Public	490	0**
Villa Zapu	72,000	No	0***	0***
Burgess Napa Cellars	75,000	None	0***	0***
Kelham Winery	75,000	Appt	140	6
Kuelto Villa Vineyards	75,000	Appt	105	0***
Prager Family Estate Winery	75,000	Appt	40	14
Rudd Estate Winery	75,000	Appt	250	8
Cliff Lede Vineyards	80,000	Public	875	15
<i>Coquerel Family Winery (proposed)</i>	<i>75,000</i>	<i>Appt</i>	<i>140 @ 20/day average 175 @ 25/day maximum</i>	<i>67</i>

\*\* Older Winery - No Marketing Program proposed or approved.

\*\*\*No visitation and/or marketing program proposed or approved.

Circulation and Parking - The project site is located on the north side of State Highway 128 approximately 1,000 feet north of the Tubbs Lane / State Highway 128 intersection. Access to the proposed winery would be from accessing an existing driveway off SR 128. The applicant has submitted an updated traffic study *Traffic Study for a Proposed Coquerel Winery Project*, prepared by George W. Nickelson P.E., for Omni-Means, dated March 1, 2013, which analyzes existing and proposed traffic conditions and provides the basis for this analysis. The study analyzed seven employees on site after buildout in Phase 2 with a total of nine employees on site during harvest



season, the ability to park eighteen vehicles, plus bicycle racks, eight offices with a lab and tasting room in which two offices would be reserved for use by the winery owners when visiting the winery, up to 25 daily visitors by appointment and the proposed marketing plan. Marketing activities would occur outside the weekday and Saturday peak traffic periods (7-10 AM and 4-6 PM).

According to the traffic analysis, SR 128 north of Tubbs Lane has an average annual daily traffic volume of approximately 2,900 vehicles and a peak month daily volume of 3,250 vehicles based on Caltrans records. The peak month daily volumes are well within the carrying capacity of a rural two lane highway and indicative of a Level of Service (LOS) A conditions (traffic study, page 3). LOS A is defined as "Free-flowing travel with an excellent level of comfort and convenience and freedom to maneuver".

The proposed winery is expected to generate 40 daily trips on a typical weekday and 15 peak hour trips (4 in, 11 out) would be expected. On a typical Saturday, 36 daily trips and 9 peak hour trips (4 in, 5 out) would be expected and on weekdays 36 daily trips would be expected. During harvest season, 45 daily trips and 11 peak hour trips (5 in, 6 out) would be expected. Traffic conditions at the study intersections of SR 128/winery access and SR128/Tubbs Lane would remain satisfactory (Level of Service A-B) with short vehicle delays (under 15 seconds) for near term conditions. (Note: LOS B is defined as "Stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in comfort, convenience, and maneuvering freedom".)

The project trips would add minimally (about 1%) to daily traffic flows on SR 128 in the project vicinity. The combination of traffic volumes on SR 128 and traffic volumes in/out of the proposed winery would not warrant a left turn on SR 128 based on CALTRANS standards or Napa County standards. Volumes also fall below the thresholds at which a right-turn lane would be needed. Traffic operations were also analyzed for cumulative (Year 2030) conditions. Based on the transportation model's forecast volumes on SR 128, operations along the entire SR 128 corridor would be affected. However, historical volume data on SR 128 indicates a substantially smaller rate of growth. Additional measures implemented by the County, including vehicle trip reduction strategies by the project such as providing bicycle racks for visitors and working with employees to encourage use of public transit and scheduling options to facilitate carpooling, would further mitigate long term conditions.

Access to the proposed winery is from an existing driveway entrance and the drive aisle would be improved as needed to meet County Road and Street Standards and CALTRANS requirements. As proposed, the existing driveway would be widened to 18-feet with two one foot shoulders to meet County Standards. The submitted traffic study indicated that sight distances at the project driveway would exceed the recommended distances. As further analyzed, the width at SR 128 will accommodate inbound and outbound truck turn paths.

The project proposes a total of seventeen (17) parking spaces resulting in a reduction of five (5) spaces as originally authorized. Staff has determined that the seventeen (17) parking spaces would be sufficient to accommodate parking needs during normal business days for employees and visitors, since the daily maximum would not occur at the same time and that the number of visitors per vehicle is generally 2.8 persons. However, additional parking will be required for the larger marketing events. The applicant has indicated that there is sufficient space throughout the remainder of the property to accommodate additional parking for such events and/or shuttle service from nearby legally established parking areas will be provide when necessary. It should be noted that no parking will be permitted within the right-of-way of SR 128 for such events. Standard Conditions 4B and 12E of Exhibit B requires the submittal of an event-specific parking plan and restricts parking on SR 128.

Grape Sourcing - The subject property contains approximately 10.30 acres of existing vineyards. As proposed, an additional 2.07 acres will be added after construction of the project for a total of 12.37 acres in vineyards on-site. Because the site is located on the the Valley floor and is less than 5% in slope, no erosion control plan will be required for expansion of this vineyard. Although no production increase is proposed with this modification, the applicant has indicated that existing vineyards plus existing contractual agreements will be utilized to comply with the 75% Napa Valley grape source requirement. It should be noted that the Coquerel's currently produces and

sells wines off-site in Napa Valley.

Greenhouse Gas Reduction Strategies – The applicant team has completed the Department's Greenhouse Gas Emission Reduction (GHG) Worksheet, which is attached to this report. The applicant proposes to incorporate GHG reduction methods including: a 7 kilowatt solar energy system, 25% reduction of Title 24 Standards for energy efficiency and bicycle parking. The project's 2020 "business as usual" emissions were calculated by Planning staff using California Emissions Estimator Model (CalEEMod) GHG modeling software, resulting in modeled annual emissions of 213 metric tons of carbon dioxide and carbon dioxide equivalents (MT CO<sub>2</sub>e). The proposed project has been evaluated against the BAAQMD thresholds and determined that the project would not exceed the 1,100 MT/yr of CO<sub>2</sub>e. GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to reduce emissions by 42% below "business as usual" level in 2020.

### **Consistency with Standards:**

Zoning – The project is consistent with AP (Agricultural Preserve) Zoning District regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.16.030) are permitted in the AP District with an approved use permit. The project as conditioned complies with the Napa County Winery Definition Ordinance and all other requirements of the Zoning Code as applicable.

Engineering Services Division – Recommends approval with standard conditions in attached Memorandum dated April 9, 2013.

Environmental Health Division – Recommends approval with standard conditions in the attached Memorandum dated April 4, 2013.

Public Works Department - Recommends approval with standard conditions in the attached Memorandum dated May 3, 2013 (Traffic Study) and November 20, 2012 (Ground Water).

Building Inspection Division - Recommends approval with standard conditions in the attached Memorandum dated January 17, 2013.

Fire Department – Recommends approval with standard conditions in the attached Inter-Office Memo dated August 13, 2012.

Department of Transportation (Caltrans) – Recommends approval with conditions as stated in their Letter dated September 6, 2012.

City of Calistoga – Recommends approval with conditions as stated in their Memorandum dated August 13, 2012.

### **SUPPORTING DOCUMENTS**

- A . Exhibit A - Findings
- B . Exhibit B - Conditions of Approval
- C . Department Comments
- D . Initial Study - Negative Declaration
- E . Greenhouse Gas Emissions & Reduction Analysis

F . Traffic Analysis

G . UP #02616 Approval Letter

H . Application Packet

I . Site Photos

J . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina