



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 6/6/2018

Agenda Placement: 7A

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: Beaulieu Vineyards Use Permit Major Modification P17-00192

RECOMMENDATION

TREASURY WINE ESTATES AMERICAS COMPANY - BEAULIEU VINEYARDS - USE PERMIT MAJOR MODIFICATION NO. P17-00192

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 cultural resources, noise, transportation/traffic, 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 1,800,000 gallon per year winery to allow the following: (1) Remove a portion of the 1941 addition to the winery and 1930 addition to the winery; rebuild and preserve portions of the 1880's stone structures; and remove the roof and non-original floor of the 1885 structure. Relocate the historic public tasting room space (3,060 square feet) to a new structure within the existing walls of the 1885 structure; remodel a portion of the 1887 structure to become a private tasting space (735 square feet) with outdoor terrace (1,550 square feet); and remodel an area of the 1930 addition to become barrel storage and production offices. Construct a single story structure between the 1941 addition and the 1887 structure to house public restrooms and a commercial kitchen (497 square feet). Add two (2) new 30,000 gallon blending tanks to the existing case goods warehouse building and construct a 200 square foot employee break room within this existing structure; (2) On-premises consumption of wines produced on site in the tasting areas, outdoor terrace area, and outdoor courtyard in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (3) Increase parking spaces from 80 spaces to 129 spaces via the paving of an existing gravel parking area; (4) Change the winery's tasting room hours of operation from 10:00 AM to 5:00 PM to 10:00 AM to 6:00 PM, seven days a week; and (5) Installation of a left-turn lane on St. Helena Highway at the project's new primary access driveway. An increase in the maximum number of guests for daily tours and tasting and the modification of an existing marketing program is also requested. No new employees are proposed, nor any increase in production. A lot line adjustment is proposed with APN 030-110-028 which would increase the size of the existing winery parcel (APN

030-110-019) from 13.46 acres to 47 acres. The project is located on an approximately 13.5 acre parcel, within the AP: Agricultural Preserve zoning district on the east side of St. Helena Highway (State Route 29) approximately 300 feet south of its intersection with Rutherford Road; APN: 030-110-019; and 028.

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

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

Applicant Contact: Debra Dommen, Treasury Wine Estates Americas Company, 555 Gateway Drive, Napa, CA 94558, (707) 259-4673

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. P17-00192-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 the relocation of an existing public tasting space to a new area within the walls of the 1885 structure, increase daily visitation allowances, modify an existing marketing program and create a new paved parking area.

Staff has reviewed the proposal and found it to be consistent with the Zoning Ordinance and applicable General Plan policies. Although the requested maximum visitation exceeds the average and median of similar production capacity pre-WDO wineries, potential environmental impacts were found to be less significant. The requested number of marketing events is below the average, but greater than the median for similar production capacity pre-WDO wineries. Specifically, sufficient water is available to implement the project and a left-turn lane with sight distance improvements would be installed as part of the project. The owner proposes to document the existing complex prior to demolition of portions of the winery and to create extensive and publicly-accessible interpretive exhibits that would further highlight the property's history, development, and significance to the history of the Napa Valley. This commitment is included as a mitigation measure (MM CUL-2). Furthermore, the applicant proposes to incorporate the following additional GHG reduction methods: bicycle incentives; location of project adjacent to a proposed Class I multi-use path and a proposed Class II multi-use bicycle lane parallel to State Route 29; installation of water efficient fixtures; project design to limit grading and tree removal; certification as a Napa Green Winery; use of recycled materials; and education to staff and visitors on sustainable practices. The existing winery has already implemented the following GHG reduction practices: installation of energy conserving lighting; recycling 75 percent of all waste; composting 75 percent of food and garden material; implementation of a sustainable purchasing and shipping program, public transit accessibility; Napa Green Land certification; and participation in Treasury Wine Estates Global Volunteering Week which occurs annually each May. Volunteering opportunities in 2017 included oak tree monitoring and maintenance, Napa River clean-up, and trail work and maintenance at several County regional parks.

Based on the reasons stated above, staff recommends approval of the project subject to the recommended conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

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 cultural resources, noise, transportation/traffic 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: Treasury Wine Estates Americas Company

Owner's Representative: Debra Dommen, Treasury Wine Estates Americas Company, 555 Gateway Drive, Napa, CA 94558, (707) 259-4673

Representative: Rob Anglin, Holman Teague Roche Anglin, LLP, 1455 First Street, Suite 217, Napa, CA 94559, (707) 927-4280

Zoning: Agricultural Preserve (AP) - District

GP Designation: Agricultural Resource (AR)

Filed: May 19, 2017

Resubmittal Received: September 29, 2017, December 4, 2017, and January 8, 2018

Deemed Complete: April 13, 2018

Parcel Size: 13.46 acres

Existing Development: The existing winery parcel (APN 030-110-019) includes three winery buildings, no onsite vineyards, minimal landscaping, 80 parking spaces, and a sanitary sewage leach field. The facility utilizes a winery process wastewater pond on a nearby parcel (APN 030-110-015, not included in this project). Water sources for the project consist of three groundwater wells which include one domestic water supply well on APN 030-110-021 that is to be replaced with a new well on the winery parcel. Irrigation water is provided by two agricultural wells on the adjacent parcel (APN 030-110-028). Other site improvements include two (2) 12,670 gallon water storage tanks. Existing winery access is provided via a driveway to Rutherford Road and a driveway to St. Helena Highway. The winery currently utilizes an existing public tasting room on an adjacent parcel (APN 030-160-016) which will continue to be utilized during project construction, but will no longer be needed upon completion of the project

detailed below. APNs 030-110-021 and 030-110-028 are neighboring parcels also leased by Treasury Wine Estates while APN 030-110-016 is owned by Houstons Restaurants Incorporated and leased by BV. Future plans for the existing public tasting room which was permitted for use as a wine tasting pavilion via Use Permit No. U-457374 on APN 030-110-016 are not known at this time.

Proposed and Existing Winery Characteristics

Winery Development Area- Approved: 419,211 square foot winery development area with uses identified above.
Winery Development Area- Proposed: 432,973 square feet.

Production Capacity Approved: 1,800,000 gallons per year.
Production Capacity Proposed: No change.

Winery Coverage Existing: 476,291 square feet or approximately 81%.
Winery Coverage Proposed: 487,314 square feet or approximately 23.8%. (Based on proposed lot line adjustment to create 47 acre parcel) (Maximum 25% or approximately 15 acres permitted, whichever is less).

Accessory/Production Ratio Existing: 16,740 square feet accessory/321,185 square feet production - approximately 5.2%.
Accessory/Production Ratio Proposed: 24,513 square feet accessory/199,704 square feet production - approximately 12.3%.

Number of Employees Existing: 86
Number of Employees Proposed: No change.

Visitation - Approved: 450 public drop-in visitors per day as a pre-WDO winery and 3,150 visitors per week.
Visitation - Proposed: Maximum of 550 visitors per day (450 public drop-in and 100 by appointment only) and 3,850 visitors per week.

Marketing Program- Approved: (1) Three "Heublin" lunches/dinners per year with up to 150 guests; (2) Private promotional events three times per year with up to 250 guests; and (3) Four annual events with up to 500 guests per event.
Marketing Program- Proposed: Replacement of the marketing program described above with the following: (1) One-hundred (100) annual private promotional tastings with meals for up to 50 guests; (2) Thirty (30) annual private promotional tastings with meals for up to 75 guests; (3) Twenty (20) annual private promotional tastings with meals for up to 100 guests; (4) Fifty (50) annual private food and wine pairing seminars for up to 40 guests; (5) Two (2) annual marketing events for up to 250 guests; (6) Two (2) annual open houses for up to 300 guests; (7) Two (2) wine auction related events per year for up to 250 guests; and (8) Inclusion of food and wine pairings as part of tours and tastings.

Days and Hours of Operation- Approved: 6:00 AM to 2:00 AM daily (production hours) and 10:00 AM to 5:00 PM daily (visitation hours). All events to conclude by 10 PM.
Days and Hours of Operation-Proposed: No change in production hours. 10:00 AM to 6:00 PM daily (visitation hours).

Parking- Approved: 80 parking spaces.
Parking-Proposed: 129 parking spaces.

Setbacks:
Required Road setbacks – 600 feet from the centerline of State Route 29.

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

Proposed Setbacks - The existing buildings are located approximately 54 feet from the centerline of State Route 29 and are permitted to be within the setbacks noted above as a pre-WDO winery. No change to the existing building setbacks is proposed.

Building Height-Existing: 40 feet (historic structure).

Building Height-Proposed: 24 feet (for new sections). 35 foot maximum height permitted.

Adjacent General Plan Designation/ Zoning / Land Use:

North: Agricultural Resource (AR)/Agricultural Preserve (AP) zoning district/agricultural use (vineyards)

South: AR/Commercial Limited (CL) & Residential Single (RS: B-1) zoning districts/commercial and residential uses

East: AR/AP and RS: B-1 zoning districts/agricultural use (vineyards) and residential use

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

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

Please refer to Attachment K.

Parcel History:

- | Beaulieu Vineyards (BV) was established at the current site on August 31, 1903 with the planting of 127 acres of vineyards.
- | The Fred Ewer winery building, established in 1885, was purchased in 1923 and its four original stone walls remain the core of today's BV winery. This building was subsequently expanded in 1930 and 1941. Historical photographs from 1938-1940 indicate public tasting and retail wine sales occurred at the site.
- | On September 8, 1981, Use Permit (U-158081) was approved by the Planning Commission for the expansion of the existing winery including a 83,500 square foot fermentation building and the rehabilitation of existing and construction of new wastewater ponds.
- | A modification to the Use Permit (#U-158081) was subsequently approved by the Zoning Administrator on July 12, 1991 which authorized the modification of the site plan to reduce the previously approved building area by 1,310 square feet and deferment of the construction of 21 parking spaces. This permit also recognized the existing public tasting room located on APN 030-160-016 (the Houstons Restaurants Incorporated parcel).
- | Use Permit modification (91194-MOD) was approved by the Planning Commission on March 4, 1992 which permitted the production of 1.8 million gallons of wine annually and increased the allowable days and hours of operation.
- | On January 8, 1993 Use Permit modification (92231-MOD) was approved by the Zoning Administrator which permitted the expansion of an office area within the existing winery to 3,300 square feet and the addition of six employees.
- | Use Permit modification (97595-MOD) permitted the expansion of the BV winery reserve tasting room by 570 square feet and was approved by the Zoning Administrator on September 4, 1998.
- | The replacement of a 700 square foot welding shop with a 1,200 square foot structure to house grape sorting equipment was approved by staff via Use Permit modification (P08-00089) on March 3, 2008.
- | On April 21, 2008 Use Permit modification (P08-00509) was approved by staff which authorized the demolition of the existing maintenance shop and its relocation to the winery barrel warehouse.
- | Use Permit modification (P09-00453) was approved by staff on March 1, 2010 and permitted the construction of a 2,000 square foot wine library.
- | The construction of a 10,000 square foot canopy was authorized by staff via Use Permit modification (P11-

00192) on July 13, 2011.

- I The most recent Use Permit modification (P15-00052), approved by staff on July 31, 2015, permitted previously approved private tastings to occur within an existing outdoor patio area adjacent to the BV reserve tasting room.

Code Compliance History:

There are no active code violations at the project site.

Discussion Points:

Setting - The 13.46 acre project site is located within the AP zoning district on the east side of St. Helena Highway (State Route 29) approximately 300 feet south of its intersection with Rutherford Road. Site topography ranges from 0-5 percent and slopes gradually downward to the east to the Napa River. On site soil is identified as bale clay loam, 0-2 percent slopes. The site is developed with winery buildings, two water storage tanks, a parking area, and landscaping.

The property is surrounded by vineyards and rural residential uses to the north and east and commercial uses, such as the Rutherford Grill (APN 030-110-021), the Post Office (APN 030-160-017), the existing Beaulieu Vineyards public tasting room (APN 030-160-016), a parking lot (APN 030-160-005 and 006) and the Rancho Caymus Inn (APN 030-170-001), to the south. These adjoining parcels and uses are shown in the "Project Area Map" within Exhibit J, Graphics. The Rutherford Fire Department and vineyards lie to the west of the project site across St. Helena Highway. The proposed new paved parking area is approximately 220 feet to the west of the nearest neighboring residence located on the west side of the St. Helena Highway. The project site is located outside the boundaries of the 100 and 500 year flood hazard zones. The entire site has been previously disturbed and developed with a winery.

Winery Proposal - The proposal is to modify an existing winery to permit the relocation of an existing public tasting space to a new area within the walls of the 1885 structure, increase daily visitation allowances, modify an existing marketing program and create a new paved parking area. A left turn on State Route 29 is also proposed for installation at the new project driveway.

Visitation/Marketing Program - As shown in Attachment K, the proposed visitation slightly exceeds both the average and median calculations for pre-WDO wineries with similar sized permitted production capacity. The number of requested marketing events is below the average, but above the median number of events for pre-WDO wineries with similar sized permitted production capacity. The proposed visitation increase could result in a maximum of 200,200 tastings per year, but it is very unlikely that the winery would host 550 visitors for 365 days per year. Based on a current permitted maximum of 450 visitors per day and 3,150 visitors per week, the winery may host 163,800 tastings per year. While the marketing program changes include additional events per year, the four 500 person events have been removed.

Public Tasting Room - As part of the project, the applicant is requesting recognition of a pre-Winery Definition Ordinance (WDO) public tasting room leased off-site on APN 030-160-016 by Beaulieu Vineyards since the development of the Rutherford Square commercial center in 1971. This public tasting room square footage would be re-located to the winery project site as accessory space to the winery as a component of the proposed building alteration. Based upon historical photographs from 1938-1940, public wine tasting and sales were occurring on the Beaulieu Vineyards site. The owner of the off-site public tasting room located on APN 030-160-016, Houstons Restaurants Incorporated, reviewed this application and has no objections.

Traffic and Parking - According to the traffic study prepared for the project, "the project would result in no significant

off-site circulation system operational impacts to the SR 29 intersection with Rutherford Road" (*Traffic Impact Report BV Winery Along SR 29 in Rutherford, CA 2017 Use Permit Modification, 2018*). The study found that the project would have a less than significant impact under all scenarios, including those where the study intersection is operating unacceptably without project-added volumes, because the project-added volumes represent less than one percent of existing or existing plus approved volumes and less than five percent of the difference between existing and projected future volumes. Public Works Department staff reviewed the study and concluded that the study adequately demonstrates that the proposed use in the proposed location would not result in any significant impacts, either project-specific or cumulative, on traffic circulation in the vicinity. Therefore, the project would result in a nominal increase in trips on the study area transportation network. Additionally, a project specific condition (COA 4.3.a - Attachment B) would ensure that marketing events are scheduled to avoid beginning or ending during the hours of 3:00 PM to 6:00 PM, Monday through Sunday. Tasting by appointment would not occur during events of 100 guests or greater (COA 4.3.d - Attachment B).

Based on the forecast of traffic to be generated by the proposed project, the project would require the installation of a left-turn lane at the location of the proposed project driveway on SR 29. A two-way left turn lane would be provided on the southbound SR 29 approach to the existing driveway that would provide access to the new visitor parking lot. The widened median would also be extended south of the driveway to provide a refuge area for the drivers turning left from the project to southbound SR 29.

The proposal includes the construction of an additional 49 paved parking spaces within an existing graveled area for a total of 129 parking spaces. 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 294 parking spaces. However, it is unlikely that the winery would host 550 visitors at one time and have 86 full-time employees at the site at one time.

Noise - The nearest off-site residence to the proposed winery is approximately 220 feet to the west of the existing winery structures, proposed courtyard and new parking area. Under the proposed project, the largest outdoor event that would occur on the parcel would have an attendance of no more than 300 people, and all events would end by 10:00 p.m., with clean-up conducted afterwards. Potential noise from visitation and car doors opening and closing within the new parking area was also evaluated. Winery operations would continue to occur between 7:00 a.m. and 7:00 p.m. (excluding harvest). Recent noise studies of bottling activities measured 50 feet from the activity itself found the noise levels to be 65 dBA. (Draft Environmental Noise Impact Report For: Bell Wine Cellars Use Permit Modification, RGD Acoustics, November 16, 2015). The noise studies further state that such point source sound levels are reduced with distance in accordance with the "inverse square law", which yields a six (6) dB sound reduction for each doubling of the distance from the source. Based upon the measurements and calculation stated in that study, the receptor residence located ± 530 feet away from the bottling area, the noise level for the bottling activity at the adjacent residence would be approximately 20.5 decibels lower than the measured 65 dBA noise level 50 feet from the bottling line, or 44.5 dBA. Based on this analysis, County noise standards would not be exceeded for bottling activity. The proposed 206 marketing events with the largest events permitting up to 300 people would generate vocal noise (amplified music would be prohibited). But, by using the noise measurements taken at a winery event with an attendance of 85 people (plus music) in the previously mentioned report, 60 dBA at 123 feet, it can be calculated that at a 220 foot distance, the noise level for an event would be 5.1 dB lower, or 54.9 dBA which would exceed the daytime noise standards discussed above. The potential for the creation of significant noise from visitation and marketing is significantly reduced, since the tasting and marketing areas are predominantly within the winery (hospitality building) itself and semi-enclosed outdoor courtyard area. Further, the requested maximum of 550 visitors per day would be dispersed throughout the day based on the winery's scheduling needs and would not occur at one time. Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should further ensure that marketing events and other winery activities do not create a significant noise impact. Events and non-amplified music, including cleanup are required to finish by 10:00 p.m. Amplified music or sound systems would not be permitted for outdoor events as identified in standard Condition of Approval 4.10.

Temporary events would be subject to County Code Chapter 5.36 which regulates proposed temporary events. Mitigation measure MM NOI-1 would require the use of a temporary sound curtain for outdoor events of 100 guests or greater.

Groundwater Availability - Water sources for the project consist of three groundwater wells which include one domestic water supply well on APN 030-110-021 that is to be replaced with a new well on the winery parcel. Irrigation water is provided by two agricultural wells on the adjacent parcel (APN 030-110-028). According to Summit Engineering, the winery parcel average domestic water demand can be met with the existing domestic well located on APN 030-110-021 operating for 24 hours per day at 23.2 gallons per minute (gpm). The existing domestic well on APN 030-110-028 was rehabilitated in 2015, has a depth of 203 feet with a 60 foot tremie tube installed between the original 12 inch steel casing and a new 8 inch PVC casing, and an estimated yield of 210 gpm. This well is proposed to be replaced with a new well on the winery parcel while vineyard irrigation would continue to be provided by separate agricultural wells. A new domestic well to be drilled on the winery parcel has a proposed depth of 250 feet, with a 50 foot seal, a 6 inch PVC casing, and anticipated yield of 100 gpm. (*Water Availability Analysis Beaulieu Vineyards 1960 St. Helena Highway, Napa, California, APN 030-110-019, 2017*) The applicant submitted a Tier 2 Water Availability Analysis (WAA), included as Attachment F, completed by Summit Engineering in November 2017 showing the projected water use for the project plus existing demand is 94.1 AF/YR. The anticipated total overall water demand for the project site would be 94.1 AF/YR representing a 1.0 AF/YR increase of the existing water demand of 93.1 AF/YR. The parcel water demand can be met with the existing project wells. The estimated groundwater demand of 94.1 AF/YR represents a net increase of 1.0 AF/YR over the existing condition and is below the water allotment for the parcel. 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. It should be noted that a Condition of Approval would be applied to the project requiring recordation of a water allotment and transfer agreement and a grant of reservation of future utility easement prior to the issuance of a building permit for use of groundwater from another parcel for this winery proposal. (COA 6.15.a - Attachment B)

Wastewater - The project would not violate any water quality standards or waste discharge requirements nor substantially deplete local groundwater supplies. According to the Wastewater Feasibility Study prepared by Summit Engineering in September 2017, the project site and proposed system has adequate disposal capacity to serve the project. The study concluded "to accommodate the proposed changes, it is feasible to expand and upgrade the facility's existing sanitary sewage (SS) management system, with no changes required to the process wastewater (PW) management system. The SS management system will be improved to accommodate additional SS flow from visitation" (*Wastewater Feasibility Study, 2017*). The Division of Environmental Health reviewed this report and concurred with its findings.

Historical Resources - As a historical resource, the Beaulieu Vineyards project is subject to review under CEQA. Under CEQA, a project that follows Standards for Rehabilitation contained within the Secretary of the Interior's Standards for the Treatment of Historic Properties is considered to have mitigated impacts to a historical resource to a less than significant level. The proposed project was analyzed for compliance with the Secretary of the Interior Standards in a *Historic Resource and Impacts Memorandum* prepared by the Architectural Resources Group on September 13, 2017. The review found that the proposed project meets the Secretary of the Interior Standards for Rehabilitation. According to the memorandum, "the building/site is significant for association with early winemaking in Napa Valley. It is also significant for association with owner, Georges de Latour, and winemaker, Andre Tchelistcheff, both of whom were important within the Napa Valley wine industry. (*Historic Resource and Impacts Memorandum, 2017*). Proposed building alterations would not significantly affect the property's overall ability to communicate its historical significance. The owner proposes to document the existing complex prior to alteration and to create extensive and publicly-accessible interpretive exhibits that will further highlight the property's history, development, and significance to the history of the Napa Valley. Compliance with the Secretary of the Interior Standards for Rehabilitation as well as implementation of mitigation measures MM CUL-1 (photo documentation prior to construction) and MM CUL-2 (publicly accessible interpretative exhibit at the subject site

highlighting the property's history within the Napa Valley) would reduce potential impacts to a less than significant level.

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; location of project adjacent to a proposed Class I multi-use path and a proposed Class II multi-use bicycle lane parallel to State Route 29; installation of water efficient fixtures; project design to limit grading and tree removal; certification as a Napa Green Winery; use of recycled materials; and education to staff and visitors on sustainable practices. The existing winery has already implemented the following GHG reduction practices: installation of energy conserving lighting; recycling 75 percent of all waste; composting 75 percent of food and garden material; implementation of a sustainable purchasing and shipping program, public transit accessibility; Napa Green Land certification; and participation in Treasury Wine Estates Global Volunteering Week which occurs annually each May. Volunteering opportunities in 2017 included oak tree monitoring and maintenance, Napa River clean-up, and trail work and maintenance at several County regional parks.

Grape Sourcing - No change in the winery's production capacity is requested as part of this application. As a pre-WDO winery, the existing production capacity of 1,800,000 gallons is not subject to the 75% rule.

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 1,800,000 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 a left-turn lane would be installed. The applicant also proposes to incorporate additional GHG reduction methods beyond those reduction measures which have already been implemented 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 cultural resources, noise, transportation/traffic, and tribal cultural resources.

Option 2 - Reduced Project Alternative

Disposition - This option would reduce the scope of the project via a reduced 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 a reduction in the requested 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. Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence supporting denial of the project.

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 Report
- I . Historic Resources and Impact Memorandum
- J . Graphics
- K . Winery Comparison Analysis

Napa County Planning Commission: Approve

Reviewed By: Vincent Smith