



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 9/5/2018

Agenda Placement: 7B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: Charlene Gallina, SUPERVISING PLANNER - 299-1355
SUBJECT: Aloft Winery

RECOMMENDATION

MARC MONDAVI / ALOFT WINERY / USE PERMIT # P16-00429 AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area(s) Biological Resources and Transportation/Traffic. 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 to allow the construction of a new 50,000-gallon winery with following characteristics: a) construction of an approximately 5,562 sf hospitality building (West portal, built into the hillside with access to the cave) including a commercial kitchen; b) construction of an approximately 28,107 sf cave for wine production and storage; c) construction of an approximately 3,888 sf South Portal Structure/Mechanical/Equipment Structure (includes a 630 sf outdoor covered crush pad); d) construction of an approximately 3,000 sf outdoor patio area; e) installation of 12 parking spaces; f) tours and tastings by appointment only with a maximum of 20 visitors per day and a weekly maximum of 80 visitors, food and wine pairings to be included; g) an annual marketing program of two (2) events per month with a maximum of 40 persons, four (4) events per year with a maximum of 75 persons, and two (2) events per year with a maximum of 125 persons. Events to be scheduled between 10 am and 6 pm or from 6 pm to 10 pm; h) on premise consumption of wines produced on-site within the outdoor patio area and hospitality building designated tasting areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); i) six (6) full-time and two (2) part-time employees; two (2) seasonal (harvest) employees; j) hours of operation daily 6 am – 6 pm (Non-harvest production hours) and 10 am – 6 pm (Visitation); k) installation of a wastewater system; l) installation of a public water system; m) installation of a stone winery sign and steel framed-wood entry gate; n) installation of a 100,000 gallon fire protection storage tank, a 80,000 and a 20,000 gallon domestic water storage tank; and o) all project spoils and rocks generated from construction activities to be

disposed on-site through stockpiling and/or integrated into project design features. The project also includes an exception to the Napa County Roads & Street Standards (NCRSS) to allow for a reduced commercial driveway width for 305 feet of the driveway located at approximately STA 8+75 to STA 11+80. All other portions of the driveway will be improved to conform to the commercial roadway requirements as outlined in the NCRSS. An existing wood frame cottage will be demolished for installation this driveway. The project is located on two parcels that are approximately 58.58 acres combined on the west side of the terminus of Cold Springs Road about one-half mile south of its intersection with Las Posadas Road located within the Agriculture Watershed (AW) zoning district; 430 Cold Springs Road, Angwin, CA 94558; APN 024-340-010 (50.07 acres - Winery Parcel) & APN 024-340-011 (8.51 acres - Access & Residence Parcel)

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Exception to the Napa County Roads & Street Standard and Use Permit, as conditioned.

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

Applicant: Janice & Marc Mondavi, Cold Springs Limited Partnership; (707) 481-4323 or janicemodavi@gmail.com

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

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment A;
2. Approve an Exception to the Napa County Road & Street Standards, based on Findings 8-9 of Attachment A and subject to the recommended conditions of approval in Attachment B; and
3. Approve Use Permit No. P16-00429-UP based on recommended Findings 10-14 in Attachment A, and subject to the recommended conditions of approval in Attachment B.

Discussion:

The proposal is to construct and operate a new winery with a production capacity of up to 50,000 gallons. The winery would consist of a 9,450 sf winery building (hospitality and production) and a 28,1071 sf cave. The application proposes a maximum of 20 visitors per weekday (Monday through Sunday) for a maximum weekly total of 80 visitors. The marketing program will consist of two events per month for up to 40 people, four annual events for up to 75 people and two annual events for up to 125 people. Furthermore, an exception to the Napa County Roads & Street Standards (NCRSS) is requested to allow for a reduced commercial driveway width for 305 feet of the driveway. All other portions of the driveway will be improved to conform to the commercial roadway requirements as outlined in the NCRSS. An existing wood frame cottage is proposed to be demolished for installation this driveway.

Staff has reviewed the proposal and found the project to be consistent with the Zoning Ordinance, applicable General Plan policies, and other County regulations. Staff has reviewed the Road and Street Standards Exception request and determined that the required findings can be met. The requested visitation and marketing program has been found similar in size to those of 50,000 gallon per year production wineries with by appointment visitation and marketing activities. Furthermore, sufficient water is available for the site, the grape supply is commensurate

with the proposed production request, and the applicant also proposes to incorporate GHG reduction measures as part of the project. Staff has also determined that there will be no significant environmental impacts to the site given application of the required Biological Resource and Transportation/Traffic mitigation measures into the project. Based upon these reasons, 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 biological resources and transportation/traffic. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owners: Cold Springs Limited Partnership; C/O Peter Mondavi Jr.; P.O. Box 191; St. Helena, CA 95474

Applicant: Janice & Marc Mondavi; P.O. Box 342; St. Helena, CA 94574; (707) 481-4323;
Janicemondavi@gmail.com

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

Zoning: Agricultural Watershed (AW)

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

Filed: November 22, 2016; **Resubmittals Received:** July 10, 2017, November 14, 2017, February 1, 2018; **Deemed Complete:** June 25, 2018

Parcel Size: APN 024-340-010 (50.07 acres - "Winery Parcel") & APN 024-340-011 (8.51 acres - "Access/Residence Parcel"); Combined 58.58 acres

Existing Development: APN 024-340-011 is currently developed with two residences, a garage, and a pond and provides access to the larger parcel (APN 024-340-010) through an existing easement and gravel access varying in slopes and widths approximately 3,200 feet long. An existing well and wastewater dispersal system is located on this parcel and currently serves the existing residences. The existing well and dispersion system will remain separate from the proposed winery wastewater system(s), and not proposed to be modified as part of this permit. APN 024-340-010 is currently developed with 23.2+/- acres of vineyards, which yields approximately 24% of the

grapes for wine production which represents approximately 14 out haul grape trucks per year. This parcel also has access roads and three storm water infiltration/detention basins. An existing well is located on this parcel for vineyard irrigation purposes.

Proposed Winery Characteristics: "Winery Parcel"

Winery Size: Approximately 5,562 sf hospitality building (West portal, built into the hillside with access to the cave) including a commercial kitchen; Approximately 28,107 sf cave for wine production and storage; Approximately 3,888 sf South Portal Structure/Mechanical/Equipment Structure (includes a 630 sf outdoor covered crush pad); and approximately 3,000 sf outdoor patio area

Production Capacity: 50,000 gallons per year

Winery Development Area: 0.42+/- acres (18,295.2 sf)

Winery Coverage: APN 024-340-011 - 2.1 acres or 4.2% (Maximum 25% or approximately 15 acres); APN 024-340-011 - 0.61 acres or 7.2%

Accessory / Production Ratio: Accessory - 5,668+/- sf; Production - 31,889+/- sf: The ratio equals 17.8 % (Maximum 40% permitted); It should be noted that the outdoor visitation area (3,000 sf) does not count in this ratio calculation.

Number of Employees: Six (6) full time, two (2) part time and two (2) seasonal (harvest employees)

Proposed Visitation: A maximum of 20 visitors per weekday, daily for a maximum weekly total of 80 visitors per week by appointment only (includes food and wine pairings)

Proposed Marketing Program: Two (2) events per month with a maximum of 40 persons, four (4) events per year with a maximum of 75 persons, and two (2) events per year with a maximum of 125 persons. Events to be scheduled between 10:00 am and 6:00 pm or from 6:00 pm to 10:00 pm

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

Parking: 12 parking spaces including ADA spaces

Setbacks: Required: 300 feet from Cold Springs Road (front) and 20 feet from all other property lines

Public Road Proposed: The entire winery is located to the rear of the property

Other Proposed: 400 feet from the rear property line (southern side); 1,070 feet side property line from the western side; and 130 feet side property line from the eastern side

Adjacent General Plan Designation/ Zoning / Land Use:

North: AWOS / AW / Small to Medium Size Rural Residential and Howell at the Moon Winery

South: AWOS / AW / Vacant Large Rural Lots

East: AWOS / AW / Large Rural Residential

West: AWOS / AW / Medium Size Rural Residential

Nearby Wineries (located within 1 mile of the project)

Please refer to Attachment R.

Parcel History:

APN 024-340-011 "Residence/Access Parcel" is approximately 8.51 acres and is currently developed with two residences, a garage, and a pond and provides access to the larger parcel (APN 024-340-010 - "Winery Parcel") through an existing easement and gravel access varying in slopes and widths approximately 3,200 feet long. There is a channelized stream within the area, which flows into the pond located on this parcel. An existing well and wastewater dispersal system is located on this parcel and currently serves the two existing residences. The existing well and dispersion system will remain separate from the proposed winery wastewater system(s) and are not proposed to be modified as part of this permit.

APN 024-340-010 "Winery Parcel" is approximately 50.07 acres and is currently developed with 23.2+/- acres of vineyards, access roads, and three storm water infiltration/detention basins. An existing well is located on this parcel for vineyard irrigation purposes.

On May 9, 2005, Timber Harvest Plan 1-03-187 NAP and Timber Conversion Permit No. 525 was approved by the California Department of Forestry and Fire (CDF) Protection for the conversion of timberland into a 31.44-acre vineyard. A Mitigation Negative Declaration prepared by CFD was adopted for this approval.

On May 20, 2005, ECP 03454 was approved by the Conservation, Development and Planning Department as part of a phased vineyard, which consisted of 23.12 acres (Phase 1).

On October 19, 2005, Use Permit P05-00157-UP was approved by the Planning Commission to permit an 8.43 acre vineyard and associated improvements with Erosion Control Plan P05-0158-ECPA (Phase 2) totaling 31.55 acres for APN 024-340-010. Through this approval the additional vineyard was also granted an exception to the County Conservation Regulations to allow the vineyard project to exceed the vegetation retention requirements. Section 18.108.027B requires retention of 60% of tree canopy cover existing on the subject parcel as it was configured on June 1, 1993. In 1993, the subject parcel, then known as APN 024-340-008 was 57.8 acres in size. Based upon this approval, the total conversion of 31.55 acres resulted in the retention of only 45% of the tree canopy existing on the 57.8-acre parcel configuration allowing 55% of the existing tree canopy to be converted to vineyard. The County utilized the MND and the mitigation monitoring and reporting program adopted by CFD for this approval.

Code Compliance History:

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

Discussion Points:

Setting - The project site is situated on moderately sloping land. Where underdeveloped, vegetation includes scrub oak, bay trees, Douglas-fir, and madrone. The project site is located in a High Fire Hazard Severity zone and is within the State Responsibility Area (SRA). The geology of the area consists of pumiceous ash-flow tuff from the Sonoma Volcanics Group. This geologic deposit dates to the Miocene (23-5.3 million years ago) and Pliocene (5.3-2.5 million years ago) epochs. Soils types are Forward gravelly loam nine to 30 percent slopes and 30 to 75 percent slopes. The closest named water source is Conn Creek, which is located approximately 853 feet west of the site. There is a channelized stream within the area, which flows into the pond located on APN 024-340-011. Both parcels are located within the Lake Hennessey drainage, which is designated as a sensitive domestic water supply. Given this designation, proposed development is subject to Section 18.108.027 – Sensitive Domestic Water Supply Drainages - Vegetation Clearing of the County Conservation Regulations.

Winery Proposal – The proposal is to develop a new winery with a maximum permitted capacity of up to 50,000

gallons per year. Approximately 37,557 sf of floor area would be constructed within three structures built into the hillside at the southern portion of the site. The West Portal Structure which consists of two levels with a partially open roof. This building contains the hospitality function of the winery, including a full commercial kitchen. Guest parking is located next to the hospitality building. Visitors enter the building by passing through an outdoor patio area approximately 3,000 sf in size. The back of the hospitality building connects directly into the west portal of the wine cave which opens up into the fermentation room and crush area. The wine cave has three portals (west, south and east) and contains wine production area and barrel storage approximately 28,107 sf in size. The South Portal Structure/Mechanical/Equipment Structure (approximately 3,888 sf in size) consists of the cellar master office an employee break room and restrooms, a mechanical enclosure, workshop, equipment area and the dumpster enclosure. This structure connects directly into the receiving cave and the barrel storage areas. The overall height of the hospitality building is 25 feet 10 inches and the South and East Portal building is 18 feet 8 inches to the top of the roof. The architectural design materials for the winery will include stone veneer over a concrete masonry unit wall, steel sash doors and windows, and a metal roof and fascia. The project proposal also includes approval of a 51/2' high steel framed wood-clad entry gate set on each side by a stand-alone eroded stone wall with a stone base winery sign on one side of the entry gate. All project spoils and rocks generated from construction activities will be disposed on-site through stockpiling and/or integrated into project design features.

Visitation & Marketing – The application proposes a maximum of 20 visitors per day (Monday through Sunday) for a maximum weekly total of 80 visitors. The marketing program will consist of two (2) events per month with a maximum of 40 persons, four (4) events per year with a maximum of 75 persons, and two (2) events per year with a maximum of 125 persons. Events to be scheduled between 10 am and 6 pm or from 6 pm to 10 pm. The attached winery comparison tables (Attachment R) compare the Aloft Winery with wineries that currently have an annual permitted production capacity of 50,000 gallons. The requested daily and weekly visitation, annual visitation, and number of marketing event program is lower than the average and median of comparable public and by appointment wineries. With respect to number of marketing visitors, the proposed Aloft Winery is slightly higher than the average and median. However, this proposal is not out of scope with what has been approved at similarly sized wineries.

Biological Resources - According to the biological resources assessment prepared for the project (Special-Status Plant Review, dated June 2017 and Replanting and the Mitigation Plan Napa False Indigo dated January 8, 2018 both prepared by Kjeldsen Biological Consulting) revealed that Napa False Indigo (*Amorpha californica* var. *napensis*) is present on the property (Attachment H - Part A). Napa False Indigo is a CNPS List 1B, which are rare throughout their range with the majority endemic to California. The plants were found along the existing entrance road specifically on a north-facing slope where the access road is required to be widened adjacent to the pond to meet Napa County Roads & Street Standards. The assessment also identified that there are significant populations on the property outside of the proposed project site and survey area. It is estimated that approximately 0.5% of the population (approximately five plants) on the property would be directly impacted as a result of the road being widened adjacent to the pond located on APN 024-340-011 (Access/Residence Parcel). As indicated in the Replanting and the Mitigation Plan False Indigo dated January 8, 2018, "A goal of no net loss is proposed. Mitigation for the loss of Napa False Indigo is proposed to be accomplished by seed harvest and plant salvage. It is proposed that seed be gathered and plants be salvaged from the project site." As identified in this Plan, the salvaged plants will be replanted on the slope above the project area and the harvested seed was gathered on October 26, 2017. This seed will be scattered on the cut bank of the project site. The alternative of acquiring nursery stock or germinated seed stock would extend the replacement-planting establishment for at least one year. The biological assessment revealed that there were no other sensitive or special status species associated with the pond or channelized stream located on the property (APN 024-340-011 - Access/Residence Parcel). Implementation of mitigation measure BIO-1 (COAs 4.19(a) and 6.12(a)) identifies the proposed removal and replanting program of the Napa False Indigo plant and requires a five year monitoring effort to ensure the successful revegetation.

Furthermore, an assessment for the Northern Spotted Owls (NSO) was prepared for the project was prepared by

Forest Ecosystem Management, dated April 28, 2017 and revised July 24, 2018 as a result of proposed tree removal (Attachment H - Part B) and further refined in the Tree Removal Exhibit (Attachment F) prepared by Bartelt Engineering on November 2017. Approximately 47 trees and brush will be removed as a result of relocating the driveway off Cold Springs Road (Site 1 – Road Relocation - "Residence/Access Parcel"; approximately 18 trees), widening a portion of the road approximately 10 feet (Site 2 – Road Widening - "Residence/Access Parcel"; approximately 15 trees and brush) and removing some trees within the existing vineyard (Site 3 – Winery Location - "Winery Parcel"; approximately 14 trees). Of the trees proposed to be removed, seven (7) trees have been identified as either Black Oak (three) or Live Oak (four) trees. The remaining 40 trees are as follows: one Bay, 26 Douglas Fir, 11 Madrone, 1 Maple and 1 Pine. The NSO assessment revealed that the closest known northern spotted owl habitat is within ¼ mile (or over 3,000 feet) from the project site, specifically Site 3 – Winery Location. As for Site 1, this area was classified as nesting/roosting NSO habitat, however, due to numerous houses, Cold Springs Road, surrounding vineyards, and size of forested patch this area was classified as a marginal NSO roosting habitat, as long as tree removal was completed by February 1, 2019. Site 2 was classified as a not suitable habitat area due to the proximity to the road, however, beyond the project site, the habitat would be classified as marginal foraging habitat, as long as tree removal was completed by February 1, 2019. Lastly, the assessment revealed that Site 3 should be subject to seasonal restrictions (February 1, 2018 - July 7, 2018) "due to unsuitable habitat within the site, but suitable habitat within ¼ mile but current NSO surveys", as long as tree removal has been completed by February 1, 2019. If operations have not been completed by February 1, 2019, either surveys would be required or seasonal restrictions would apply again. Therefore, any tree removal beyond this date should be subject to additional surveys. Implementation of mitigation measure BIO-2 (COA 7.4(a)) would reduce potentially significant impacts to the NSO.

Vegetation Clearing - The proposed project is subject to, and as conditioned would comply with, County Code Section 18.108.027(B) (Sensitive Domestic Water Supply Drainages – Vegetation Clearing), which requires a minimum of 60% of the tree canopy and a minimum of 40% of the grass/brush cover existing on the parcel in 1993 be retained as part of the project. In 1993, the subject parcel, then known as APN 024-340-008 was 57.8 acres in size. On October 19, 2005, Use Permit P05-00157-UP was approved by the Planning Commission to permit an 8.43 acre vineyard and associated improvements with Erosion Control Plan P05-0158-ECPA (Phase 2) totaling 31.55 acres for APN 024-340-010. Through this approval, the additional vineyard was also granted an exception to the County Conservation Regulations. Based upon this approval, the total conversion of 31.55 acres resulted in the retention of only 45% (instead of the requisite 60%) of the tree canopy existing on the 57.8-acre parcel configuration allowing 55% of the existing tree canopy to be converted to vineyard. The Aloft Project Engineer submitted a 60/40 Exhibit providing a summary of the actual tree canopy approved as part of the parcel's vineyard development, existing conditions as of 2017, and proposed canopy to be removed as part of the proposed winery (Attachment F). This analysis revealed that 54.6% canopy removal (or 31.55+/- acres) was actually approved with the ECP authorization. After vineyard development, it was calculated that 54.2% (or 31.34+/- acres) of the tree canopy was actually converted to vineyard, which has the effect of leaving a balance of approximately 0.4 acres of tree canopy leaving the applicant entitlement to remove additional trees with the winery proposal.

With implementation of the winery project, 0.16+/- acres or 0.03% of the tree canopy will be removed resulting in a total of 54.5% (or 31.50+/- acres) to be removed from the project site. Through construction of the winery, the vineyard area will be reduced from 23.2+/- to approximately 20.9+/- acres. Given this analysis, the proposed removal of an additional 0.16 acres of tree canopy is within the 55% authorized for removal and under the Use Permit Exception to the Conservation Regulations. Therefore, an exception to the Conservation Regulations to allow for the removal of the additional 0.16 acres of tree canopy is not required. Of the 47 additional trees proposed to be removed, seven (7) trees have been identified as either Black Oak (three) or Live Oak (four) trees. The remaining 40 trees are as follows: one Bay, 26 Douglas Fir, 11 Madrone, one Maple and one Pine. According to the proposed landscape plans, the replacement program consists of a variety of trees, bushes, and ground cover. Of the tree varietal, 22 Blue Oak trees (24 inches box), 10 Swan Hill Olive trees (15 inch box) and 8 Pinemat Manzanita trees (15 inch box) will be planted on-site near the winery. Based upon this replacement plan for removal of the project site trees, including Oak trees, the project is designed to adhere to the Napa County's 2:1 replacement ratio

for replacement of lost oak woodlands or preservation of like habitat when retention of existing vegetation is found to be infeasible consistent with General Plan Policy CON-24(c). Furthermore, any removal of conifer trees on this project would require the submittal of a less than 3 acre Conversion Exemption Application with the California Department of Forestry and Fire (CDF) Protection. Therefore, a condition of approval (COA 6.15 (a)) will be placed on the project requiring verification of final action on this application prior to the issuance of grading or building permit. Furthermore, implementation of Mitigation Measure BIO-3 (COA 6.12(b)), requires a submittal of a final tree removal plan prior to any grading on the site.

Groundwater Availability - Water sources for the project site consists of an active well on the Winery Parcel (APN 024-340-010) located northwest of the proposed winery facility which currently supplies irrigation water, and one on the APN 024-340-011 "Access/Residence Parcel" which supplies the two residences. The residence well will not be utilized for the proposed winery project. The project well was constructed in 2005 to a depth of 670 feet with a 62 foot cement annular seal with an estimated yield of 150 gallons per minute after eight hours of continuous pumping. The Water Availability Analysis prepared for the project revealed that the current water demand on site is 7.75 AF/YR (Vineyard only). The proposed water demand for the project is estimated at 8.35 AF/YR (winery processed water - 1.08 AF/YR, domestic and landscaping - 0.25 AF/YR, and vineyard irrigation - 7.02 AF/YR), which represents an increase of 0.60 AF/YR over the existing condition. The Tier I annual groundwater recharge estimate prepared showed, based on the surveyed soil types present on the site, the property yields 15.3 AF/YR during an average rainfall years and 9.0 AF/YR during dry rainfall years, which is greater than the annual proposed demand of 8.35 AF/YR (Attachment J).

Wastewater - An existing wastewater dispersal system is located on parcel APN 024-034-011 and currently serves the existing residences located on that parcel. The existing residence dispersion system will remain separate from the proposed winery wastewater system(s) and not proposed to be modified as part of this permit. For the proposed winery (APN 024-034-010), separate wastewater conveyance, treatment and dispersal systems are proposed (Attachment K). Process wastewater would be pretreated then surface and/or pretreated applied as vineyard/landscape irrigation. Sanitary wastewater would also be pretreated then dispersed via a subsurface drip field. It should be further noted that the treated winery process wastewater (300,000 gallons/year or 0.92 AF) proposes to be beneficially reused as a source for vineyard irrigation. Reusing treated process wastewater for vineyard irrigation would reduce the proposed water demand to 7.43 AF/YR and be below the existing water demand of 7.75 AF/YR.

Greenhouse Gas Emissions – The County requires project applicants to consider methods to reduce Green House Gas (GHG) emissions consistent with Napa County General Plan Policy CON-65(e), which requires GHG review of discretionary projects. The applicant has completed the Department's Best Management Practices Checklist for Development Projects, which is attached to this report as Attachment E. The applicant proposes to implement the following voluntary GHG reduction methods with the project: installation of rooftop solar panels; planting of additional new trees and vegetation; exceed Title 24 energy efficient standard building to Calgreen Tier 2; implementation of a Transportation Demand Management Plan; installation of solar hot water heating system; installation of energy conserving lighting; installation of a cool/green roof; installation of water efficient fixtures; application of low impact development; installation of water efficient landscape in compliance with the Water Efficient Landscape Ordinance (WELO); implementation of a program that recycles 75% of all waste and composts 75% food and garden material; implementation of a sustainable purchasing and shipping program; incorporate the planting of shade trees into project landscaping; and install electric vehicle charging stations. Through design of the project, the applicant has limited the amount of grading and tree removal to the maximum extent feasible, as well as, oriented and designed the site to optimize conditions for natural heating, cooling and day lighting of interior space to maximize winery winter sun exposure, including proposing the construction of a cave. As part of this project, the applicant intends to become certified as a Napa Green Winery and Napa Green Land, as well as, implement the use of recycled materials, provide education to staff and visitors on sustainable practices, use 70-80% cover crop, and retain biomass removed via pruning and thinning by chipping the material and reusing versus burning on-site.

Traffic – Cold Springs Road is a two-lane rural road extending east of Howell Mountain Road for about 1,250 feet before intersecting Las Posadas Road, and then turns south and extends about 3,700 feet before ending at a cul-de-sac. Las Posadas Road is a rural two-lane roadway without centerline striping and limited shoulder areas. There is one school and one preschool located along the north side of Cold Springs Road between Howell Mountain Road and Las Posadas Road: the PUC Elementary School near Howell Mountain Road and the Discoveryland Preschool and Childcare Center at the Cold Springs Road/Las Posadas road intersection. PUC Elementary School is located at 135 Nielson Court (grades K-8) and operates Monday to Thursday 8:00 AM to 3:15 PM and Friday 8:00 AM to Noon. Some children walk and bike to/from school. All others are driven. The school offers no busing. Discoveryland Preschool and Childcare Center is located at 85 Cold Springs Road (ages 2-5) and operates Monday to Friday. Arrival time is 7:30-9:00 AM and departure time is throughout the afternoon until 5:30 PM. All children are driven.

A Traffic Impact Report, dated February 1, 2018 was prepared by Crane Transportation Group in accordance with the criteria established by the Napa County, and is consistent with the standard traffic engineering techniques (Attachment I). Operating conditions at the Cold Springs Road intersections with Howell Mountain Road and Las Posadas Road were evaluated for all analysis scenarios based upon recently updated significance criteria utilized in all recent County traffic studies. In addition, the project driveway intersection with the end of Cold Springs Road was evaluated for sight line adequacy. As calculated by the Applicant's Planning and Traffic Consultant, the proposed project is expected to generate an average of 38 new weekday daily trips and 30 new weekend daily trips. Proposed conditions for a typical Saturday crush are calculated at 38 new total daily trips. The largest marketing event would have up to 125 attendees per event and would occur two times per year are projected to generate a total of 119 trips. (Refer to Use Permit Application Form - Winery Traffic Information/Trip Generation Sheet). The residence located on APN 024-340-010 and also owned by the applicant would generate approximately 10 vehicle trips per day. An existing wood frame cottage will be demolished for installation the project driveway and therefore, will not generate any trips associated with this project.

Friday PM peak hour and Saturday afternoon peak hour harvest trip generation projections were developed with the assistance of the project applicant and their representative for all components of new employee, grape delivery and visitor activities associated with the proposed Aloft Winery. Results are presented on an hourly basis in Tables 3 and 4 for harvest Friday and Saturday conditions, respectively, while a summary of peak hour trips in Table 5 (Aloft Winery Traffic Impact Report- Attachment I). The project applicant has agreed not to schedule any winery-related activity that would result in traffic along Cold Springs Road during times of children walking and biking to/from the PUC Elementary School, during weekdays when the PUC Elementary School is in operation (7:30-8:15 AM Monday to Friday, 3:00-3:45 PM Monday to Thursday and 11:45 AM-12:30 PM on a Friday). Furthermore, the applicant has agreed to provide shuttle bus service from a preauthorized location for guest pick up and drop off for the 125-person marketing event to consolidate trips and prevent any marketing event guest traffic on the local circulation system between 3:00 and 5:30 PM. Given these implementation measures, the harvest Friday PM peak traffic hour there would be a projected 1 inbound and 3 outbound project vehicles, while during the harvest Saturday afternoon peak traffic hour there would be a projected 1 inbound and 1 outbound project vehicles. As shown, a few visitors and possibly one delivery vehicle would be expected on the local roadway network during the harvest Friday PM peak hour, while during the harvest Saturday afternoon peak traffic hour new traffic would only be due to visitors. During harvest conditions employees are working extended hours and are not on the local roadway system during the ambient peak traffic hours. Given the low peak hour traffic volumes on the local roadway system (Existing or 2030), even if all project employees would be traveling during the peak traffic hours, operation would still be acceptable and far below capacity with no significant impacts due to project traffic. Cumulative operating conditions were determined by the calculating the project's percentage contribution to the total growth in traffic from existing conditions and compared with growth projected and modeled in the horizon year (2030) of the General Plan. Horizon year conditions were evaluated both with project and without project generated traffic to determine the project's contribution to cumulative conditions. General Plan horizon year cumulative growth analysis accounts for traffic increases resulting from forecasted development in both unincorporated Napa County as well as the cities of Napa County and neighboring counties. Level of Service on Cold Springs Road, Howell Mountain Road

and Las Posadas Road would remain at a LOS A or B with proposed project implementation. The proposed Traffic Impact Analysis and required Mitigation Measures MM TRANS-1 (COAs 4.19(b) and 9.8(a)) and MM TRANS-2 (COAs 4.19(c) and 9.8(b)) have been reviewed and approved by the Public Works Department and deemed acceptable.

Site Driveway/Cold Springs Road - The Traffic Impact Study further concluded that there would be no need for a left turn lane in the Cold Springs Road cul-de-sac due to low volumes and due to all project entry movements being right turns. Currently, sight lines at the Cold Springs Road/project access driveway intersection on the south side of the cul-de-sac are acceptable to the north to see approaching southbound traffic on Cold Springs Road (at more than 600 feet). For traffic outbound from the project driveway, there is about a 50-foot sight line to the right (east) to see traffic exiting the adjacent driveway. The posted speed limit along Cold Springs Road is 35 miles per hour, although at the end of the road speeds would be less, particularly for most vehicles exiting driveways. The Traffic Impact Study identified that not all vehicles exiting from the project driveway would be likely to stop without stop sign control. No stop sign control signs are posted at the other two driveways. Given this potential impact, a mitigation measure is being warranted requiring the applicant to install a stop sign on the project driveway approach to the Cold Springs Road cul-de-sac (Mitigation Measure MM TRANS-3 (COA 6.12(c))).

Furthermore, the Traffic Impact Study had concluded that the proposed project would add minor amounts of traffic throughout the day to the section of Cold Springs Road about 1,000 feet north of the Winery entrance where sight lines are reduced due to roadway curvature in conjunction with trees and landscaping adjacent to the edges of the roadway. While project employees would immediately become familiar with the driving conditions through this stretch of roadway, first time project visitors would not be familiar with the sight limitations and the possibility of an opposing vehicle traveling 35 miles per hour on a 14- to 15-foot-wide road. Therefore, mitigation will be required in the form of posting Cold Springs Road with horizontal alignment warning signs on both approaches to the segment of roadway about 1,000 feet north of the road's cul-de-sac where sight lines are reduced due to roadway curvature, grade change and trees/landscaping in close proximity to the edges of the road (Mitigation Measure MM TRANS-4 (COA 6.12(d))). The purpose of the horizontal alignment warning sign would be to inform first time drivers of Cold Springs Road (i.e. winery visitors) that added attention should be paid at this particular location. The proposed site access analysis and required mitigation measures/conditions of approval have been reviewed and approved by the Napa County Fire Department, Engineering Services Division, and Public Works Department and deemed acceptable.

Parking - The project is proposing 12 parking spaces. Staff believes this number of parking spaces is commensurate with the proposed number of employees and visitation. The proposed parking will meet the anticipated parking demand and will avoid providing excess parking, and will therefore have no impact. The applicant has agreed to provide shuttle bus service from a preauthorized location for the 125-person marketing event to prevent any marketing event guest traffic on the local circulation system between 3:00 and 5:30 PM (Mitigation Measures MM TRANS- 2 (COAs 4.19(c) and 9.8(b))). Providing such service would alleviate any parking issues on-site.

RSS Exception - The project also includes an Exception to the Napa County Roads & Street Standards (NCRSS) to allow for a reduced commercial driveway width for 305 feet of the driveway located at approximately STA 8+75 to STA 11+80 on the Residence/Access Parcel (Attachment G). All other portions of the driveway will be improved to conform to the commercial roadway requirements as outlined in the NCRSS. An existing wood frame cottage will be demolished for installation this driveway. The proposed road exception is based upon constraints from existing topographical features, trees, steep slopes, and setback from the natural watercourse and pond, as well as, minimizing impacts to the Napa False Indigo which are a rare plant species throughout their range with the majority endemic to California. The plants were found along the existing entrance road specifically on a north-facing slope where the access is required to be widened to meet Napa County Roads & Street Standards. Mitigation Measures BIO-1, BIO-2, and BIO-3 (COAs 4.19(a), 6.12(a), 6.12(b) and 7.4(a)) have be applied to this project to address associated impacts with the removal of these plants (Refer to Biological Resource discussion

above). The proposed road exception have been reviewed by the Division of Engineering Services and the Fire Marshal who support grant of the exception as currently designed preserve unique features of the natural environment. To grant a Road Exception the Planning Commission must also find that the alternative design meets the same overall practical effect as a project that complies with the standard. As proposed, the Division of Engineering Services and the Fire Marshal recommend that the design meets the same overall practical effect.

Grape Sourcing – The applicant has indicated that existing parcel is currently developed with 23.2+/- acres of vineyards of which produces approximately 111 tons of grapes, and currently represents approximately 14 out haul grape trucks per year. Through construction of the winery, the vineyard area will be reduced to approximately 20.9+/- acres. Other vineyards owned by the Mondavi Family and closest to the proposed Aloft Winery include Rocky Ridge Vineyard (1 mile away) which produces 44 tons, and Four Sisters Vineyards (2.5 miles away) which produces 13 tons for a total of 168 tons of grapes. The applicant has indicated that all these grapes are presently requiring off-haul for production and equal approximately 27,720 gallons of the requested 50,000 gallons per year. The remainder of the grapes would come from the 800+ acres of family owned vineyards located around the Napa Valley resulting in compliance with the 75% rule required in the Winery Definition Ordinance. These grapes potentially yield varying from 2.5 to 4.5 tons of grapes per acre annually. Staff was informed that Angelina Mondavi is a custom crush consulting winemaker for some other brands, which could be accommodated at Aloft Winery. The Mondavi's assume 4,125 gallons per year for these clients. This would bring the overall gallons proposed to produced at the winery to 31,845 gallons per year. The Mondavi's have indicated that this winery is for a new generation of four wine owners and they are naturally trying to plan for the future instead of just the first or two years it is in operation. This business strategy would give them room to expand without going through a modification in the future when needed (Attachment E).

Public Comments – At the time of staff report preparation, two letters had been received expressing concerns about allowing wineries in this vicinity and objecting the project (Attachment D).

Decision Making Options:

As noted in the Executive Summary Section above, staff is recommending approval of the project with conditions of approval as described in Option 1 below. Decision making options also include a no project alternative and a reduced project alternative.

Option 1 - Applicant's Proposal (Staff Recommendation)

Disposition - This option would result in approval of the proposed 50,000 gallon per year winery and exception request to the Roads and Street Standards. Staff recommends this option as the request is consistent with the Zoning Ordinance, applicable General Plan policies, and other County regulations. The requested visitation and marketing program is similar in size to those of 50,000 gallon per year production wineries with by appointment visitation and marketing activities. Furthermore, staff has found the grape supply is commensurate with the proposed production request, sufficient water is available to implement the project, the applicant proposes to incorporate GHG reduction measures as part of the project, and there will be no significant environmental impacts to the site given application of mitigation measures.

Action Required - Follow the proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at time motion is made. This option has been analyzed for its environmental impacts, which were found to be less than significant.

Option 2 - Reduced Project Alternative

Disposition - This option would reduce production, visitation and/or marketing program numbers commensurate with other wineries or the surrounding neighborhood. However, based on the administrative record as of the

issuance of this staff report, there does not appear to be any evidence supporting a reduction in the project.

Action Required - Follow the proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to require the reduction of the proposed visitation and marketing program. If major revisions of the conditions of approval are required, the item will need to be continued to a future date.

Option 3 - Deny Proposed Project

Disposition - In the event the Commission determines that the project does not, or cannot meet the required findings for the granting of the Napa County Road & Street Standard Exception request and Use Permit, Commissioners should identify what aspect or aspects of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit and exception request 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 . Initial Study/Mitigated Negative Declaration
- D . Public Comments
- E . Use Permit Modification Application Packet
- F . 60/40 Vegetation Clearing Narrative & Exhibit
- G . Roads & Street Standards Exception Request
- H . Biological Studies - Part A Napa False Indigo & Part B - NSO
- I . Traffic Study
- J . Water Availability Analysis-TMF Analysis
- K . Wastewater Analysis
- L . Stormwater Control Plan
- M . Historic Review
- N . Photographic Documentation
- O . Project Plans & Slope Development Exhibit
- P . Architectural & Landscape Plans
- Q . Graphics
- R . Winery Comparison Analysis

Napa County Planning Commission: Approve

Reviewed By: Vincent Smith