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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Planning Commissioners	From: Dana Morrison Planner III
Date: September 6, 2022	Re: Agenda Item 7A – Hudson Family Winery Use Permit Major Modification P21-00281-MOD

Given recent concerns throughout the State, and within Napa County, the Hudson Family Winery Use Permit Modification is proposing to voluntarily reduce their landscaping water use from an estimated 4.0 ac/ft-yr to 3.9 ac/ft-yr. This reduction in water of 0.01 af will result in a no net increase in water use for the project as proposed. Water use for the existing project is 11.0 af/ac-yr, as presented in the Staff Report water use resulting from changes to the number of catered small and medium events resulted in a very minor increase in water use of 0.09 af/yr (increase from 11.0 af/ac-yr to 11.09 af/ac-yr). With the voluntary reduction in landscaping water use, detailed in the attached email, from 4.0 ac/ft-yr to 3.9 ac/ft-yr the project will result in a final water use of 10.99 ac/ft-yr which is a no net increase in water use. An email from the applicant’s representative detailing this proposed change is attached to this memo; a hard copy will also be provided at the Public Hearing tomorrow.

If you have any questions, please do not hesitate to contact me at (707) 253-4437 or at dana.morrison@countyofnapa.com.