



A Tradition of Stewardship
A Commitment to Service

Napa County Board of Supervisors

Duckhorn Vineyards Winery Use Permit Major Modification Appeal

P19-00097-MOD/P23-00163-APL

August 20, 2024



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Additional Conditions per settlement with Water Audit

- **Modifications to Biological Resource Mitigation Measures.**
 - Clarifies Lead/Responsible agencies.
 - Clarification of LSA noticing and frac-out requirements.
 - Clarification on timing of pre-construction surveys
- **Modifications to Cultural Resource Mitigation Measures.**
 - Clarifies Lead/Responsible agencies.
- **Addition and/or Modifications to Conditions of Approval.**
 - Conditions permitting requirement for new wells.
 - Well water level data included with monthly meter readings.
 - Consumer confidence report submission within 30 days of modification approval.
 - Overwrites tree replacement ratio required by COA 6.4.c with replacement ratio in BIO-9.



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Setting

Permit History

- Established August 4, 1976
- Prior most recent permit modification heard by the Planning Commission: October 5, 2005

Existing Setting

- Northwest corner of Silverado Trail & Lodi Lane
- Project parcel bisected by the Napa River
- Agricultural Resource and Agricultural, Watershed & Open Space General Plan designations
- Agricultural Preserve zoning district
- Parcel Size: Winery Parcel 30.34 acres, all parcels 32.35 acres
- Winery Size: 42,190 sq. ft.
- Existing Development: Winery buildings and associated infrastructure, vineyards, a single-family residential structure, and an agricultural pond.

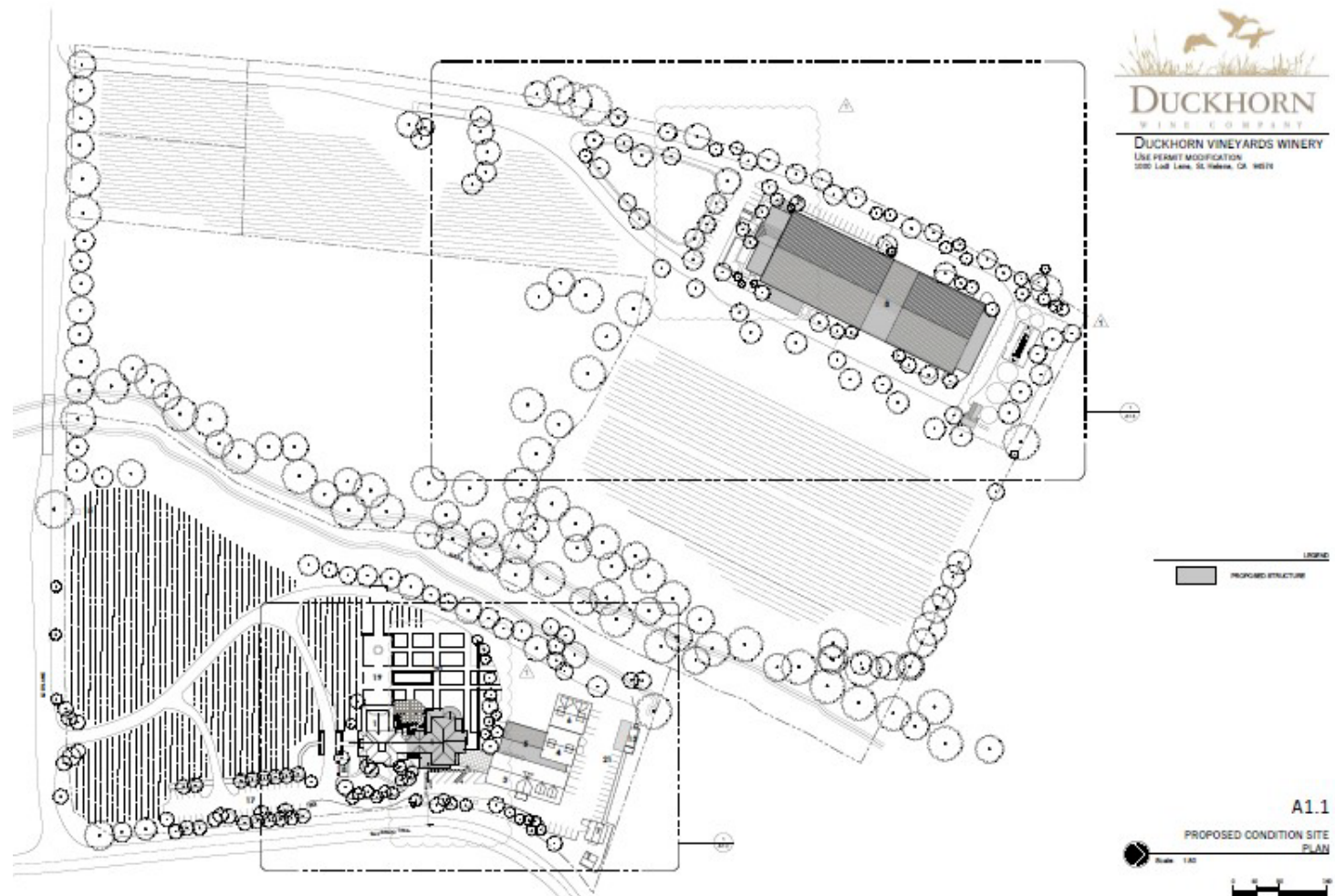




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Approved Conditions (Physical Modifications)

- Construction of a 58,042 sq. ft. facility on the West Property;
- Construction of a 8,839 sq. ft. expansion to the existing Estate House on the East Property;
- Modification systems; and expansion of water/wastewater
- Increase onsite parking spaces to 96;
- Demolition of existing buildings;
- Removal of approximately 3.55 acres of vineyard and 49 trees;
- Water, Sanitary & Process Wastewater systems connected under Napa River through Horizontal Directional Boring.





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Other project considerations, COAs, CEQA Mitigation

Roads and Traffic

- Planning Commission approved an RSS Exemption request for a Left-Turn Lane warrant at the East Property driveway
- Intersection of SR 29/Lodi Lane would operate unacceptably at LOS F under Cumulative Conditions – Applicant conditioned to construct dedicated right-turn lane.
- Applicant conditioned by DPW to install north and south bound speed feedback signs on Silverado Trail.
- Applicant conditioned to implement a Traffic Demand Management Program to reduce VMT by 15%

CEQA Impacts & Mitigation Measures

- Nine Biological Resource mitigation measures adopted
- Two Cultural Resource mitigation measures adopted

Groundwater

- Groundwater Use Criteria for Valley Floor: 0.3 af/ac/yr
- Existing estimated Water Demand of 14.04 af/yr, which exceeds groundwater use criteria based on parcel size.
- Proposed Water Demand is 14.00 af/yr with demolition of the SFR, removal of vineyard and reuse of process and sanitary wastewater for irrigation.
- Conditioned to monitor project wells for no net increase in groundwater use

Wastewater

- Separate process and sanitary systems proposed. Process pretreated and then surface applied as drip irrigation to vineyards. Sanitary pretreated and then applied to vineyards through subsurface dispersal.



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Preserve Lodi Lane Grounds of Appeal

- Deficiencies with Public Participation Process
- Traffic/Transportation Impacts
- Traffic Safety Impacts
- Noise Impacts
- Inconsistency with county code/WDO
- Cumulative Traffic Impacts

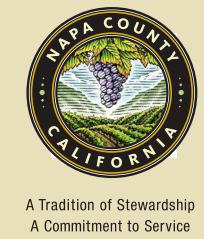


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Proposed Project Revisions (February 19, 2024)

	Approved at the Planning Commission	Applicant Revision
New Winery Facility Size.	58,042 sq. ft.	52,237 sq. ft.
By-Appointment Tours and Tastings.	219 visitors/day	197 visitors/day
Project Wells.	3 existing wells, 2 existing wells demolished.	3 existing wells remain, 2 existing wells demolished. New Project Well constructed located and designed to meet Tier 2 (Well & Spring Interference) and Tier 3 (Groundwater/Surface Water Interaction) well screening criteria.
Groundwater draw and volume.	While total project groundwater is reduced cumulatively at all wells due to recycled wastewater for irrigation, total volume at Domestic Well#1 increases.	Domestic Well #1 total annual draw volume reduced 10% (from 5.45 af/yr to 4.9 af/yr). Domestic Well #1 pumping rate reduced 10% (from 12 GPM to 10.8 GPM). Remainder of domestic water increase provided by New Project Well.

MND revised to account for proposed project revisions and previous Tier 3 PTR analysis. Revisions are reductions on previous analyzed impacts so no recirculation necessary.



Proposed Project Revisions (August 16, 2024)

	Approved at the Planning Commission	Applicant Revision
Expanded Lodi Lane Improvements	COA 9.5 – Applicant is required to construct asphalt resurfacing of Lodi Lane from 20 feet west of the Silverado Trail/Lodi Lane Stop Sign to 20 feet east of the of the Lodi Lane bridge over the Napa River.	Asphalt resurfacing is extended to include the bridge deck.
Grape Source	COA 4.6 – Recognizes a pre-WDO entitlement of 50,000 gallons of Duckhorn’s total wine production is not subject to the 75% Napa county grape sourcing rule.	Removes this entitlement entirely. All 300,000 gallons approved by the Planning Commission would be subject to the 75% Napa county grape sourcing rule.
TDM Plan	<p>Included the following measure (Attachment G – May 3, 2023 agenda packet).</p> <ul style="list-style-type: none"> • Carpool/Vanpool. • Fleet vehicles provided for mid-day trips. • Flextime programs. • Maintain bicycle racks. • Schedule visitors to avoid peak travel times. • Schedule vehicle trips and deliveries to avoid peak travel times. • Enrollment and participation in Napa Valley Forward. 	<p>Adds the following TDM measures.</p> <ul style="list-style-type: none"> • TDM Program Coordinator. • Added Bicycle Facilities. • Employee Welcome Packets. • Visitor Transportation Information.