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July 22, 2024 – Letter from the
Applicant/Appellant (Proposing a Reduced
Project Scope)

July 22, 2024

Napa County Board of Supervisors
1195 Third Street, Suite 310
Napa, California 94559

Delivery via email to: Matthew.Ringel@countyofnapa.org

RE: Appeal of the Planning Commission denial of the Vida Valiente Project (P20-00079-UP)

Dear Matt:

As we approach the appeal hearing on August 6, the Applicant team has been communicating both with Supervisors and with neighbors who expressed concerns during the Planning Commission hearings. Based on those communications, the Applicant would like to reduce the project's proposed visitation as detailed in the table below.

	<i>Proposed at Planning Commission</i>	<i>Modified Proposal</i>
Tastings	28 persons/day 120 persons/week	22 persons/day 100 persons/week
Marketing Events	24 events/year with 24 attendees (max. 2 events/month)	12 events/year with 24 attendees (max. 2 events/month)
	3 events/year with 60 attendees	3 events/year with 60 attendees
	2 events/year with 125 attendees	0 events/year with 125 attendees
Maximum Annual Visitation ¹	7,246	5,668 22% reduction

The modified visitation described above puts Vida Valiente well below the average annual visitation (7,998) and median annual visitation (6,338) for 30,000 gallon wineries.² Because the project's studies and analysis supported the previously proposed visitation levels, these application materials should be more than adequate for the project with lower visitation.

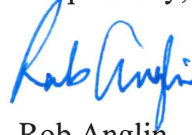
¹ These maximum visitation figure do not factor visitation prohibited during Red Flag Warnings or PG&E public safety power shutdowns (PSPS). Pursuant to draft condition of approval 4.3.f., visitation could not occur during Red Flag warnings of PSPS events. Assuming there are Red Flag Warnings or PSPS events in a given year, maximum visitation in that year would be lower that the figures in this table.

² Winery Comparison Analysis - Attachment L to the Staff Report for the December 6, 2023 Planning Commission hearing.

I have copied the Clerk of the Board and County Counsel so that they are aware of the Applicant's proposed modification to the project.

Please feel free to contact me with any questions. Thank you.

Respectfully,



Rob Anglin

cc: Clerk of the Board
Laura Anderson