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Winery Use Permit Modification Narrative Report

for the

Hendry Winery

3104 Redwood Road

Napa, CA 94558

APN: 035-120-031

Prepared By:

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Project #00067

Owner Information	
Property Owner:	George Hendry
Owner Address:	3104 Redwood Road Napa, CA 94558
Owner Phone:	(707) 226-2130

EXISTING ENTITLEMENTS AND USE

The current winery is located on a single parcel totaling 59.00 acres of land at 3104 Redwood Road in Napa County. The property's current winery-related entitlements are outlined in the previously approved use permit documents: 97506-UP, 99408-MOD and 00343-MOD. To summarize, the key entitlement of the approved winery is to produce a maximum of 59,000 gallons of wine per year. Of this, 60% is allowed to be from up to two custom crush clients. The winery is permitted to have up to three full-time and two part-time employees. The permit also allows visitation with a maximum of 20 guests per day with a limit of 20 guests per week. There are two small marketing events allowed per year with up to 30 guests per event.

The winery is currently operating within all approved uses, with the exception of visitation and part-time employment. The winery has recently averaged 11.5 guests per day and 80.6 guests per week. The recent maximum daily and weekly visitation has been 34 and 121 guests, respectively. The winery is currently employing three full-time and three part-time employees.

PROPOSED USE PERMIT MODIFICATIONS

The proposed changes in permitted use are as follows: Remove the limitation on the percentage of custom crush volume, as well as the limitation on the number of custom crush clients. Increase the number of employees to a total of five full-time and five part-time. Increase the allowable by-appointment visitation from 20 guests per day to 35 guests per day. Eliminate the current weekly visitation limit of 20 guests per week. Change the number of marketing events to 12 small events per year with a maximum of 50 guests per event, and one large event per year with a maximum of 150 guests.

PROPOSED IMPROVEMENTS

In order to accommodate the increased visitation and staff, the following physical improvements are proposed: add 200 feet of additional leach line to the existing leach field and install a new public water system, including a new well. The proposed improvements are discussed in more detail in the following sections.

WASTEWATER ANALYSIS

Refer to the project Domestic & Production Wastewater Feasibility Report for a detailed analysis, including supporting calculations, of the existing on-site wastewater treatment system. This report provides an analysis of the system as it relates to the previously approved uses, existing conditions, and proposed future use. In summary, the existing system was designed to accommodate the winery process waste flows, but the leach field is slightly undersized for the previously approved domestic flows. However, despite the slightly undersized leach field, the system appears to be in good working condition and shows no sign of overuse or failure.

The existing tanks and pumps are adequately sized to handle the estimated increase in domestic wastewater flows associated with the proposed increase in visitation. Proposed system improvements are limited to an expansion of the existing leach field through the installation of an additional 200 feet of

leach lines. This expansion will accommodate all existing flows, as well as the increased flow associated with the proposed increase in visitation. The change in marketing events will have no impact on the on-site wastewater system, as the events will be serviced by portable restroom facilities.

WATER

Refer to the project Water Availability Analysis for details, including supporting documentation and calculations, of the existing and proposed water supplies. This report provides a detailed analysis of the existing and proposed water supplies compared to the previously approved uses, existing conditions, and proposed future use. In summary, estimated annual groundwater use associated with the property's previously approved use, existing use, and proposed use are 6.24 acre-feet, 6.28 acre-feet, and 6.42 acre-feet, respectively. Water is currently supplied from the legal use of an off-site well located on a neighboring 35.26 acre parcel. Recent yield tests indicate that this well is capable of producing 28.87 acre-feet of water per year. Based on a parcel-specific recharge analysis, this parcel is estimated to support water use of up to 20.99 acre-feet per year, which is far in excess of both the current and proposed uses. In order to support the proposed increase in visitation, the project proposes to install a new public water system, coupled with a new well adjacent to the existing well currently serving the winery. The new well will be flow limited to nine gallons per minute and is estimated to produce up to 14.52 acre-feet of water per year. In conclusion, the proposed new well and public water system are capable of providing adequate, sustainable water to the winery for both the existing use and proposed increase in use.

TRAFFIC

Refer to the project's Winery Trip Generation Worksheet for a detailed calculation and comparison of trips associated with the previously approved use and the proposed increase in employees and visitation. The worksheet calculates net new trips during harvest and non-harvest periods. The proposed increase in use generates a peak of 23 new daily weekday and 22 new daily weekend trips during both the harvest and non-harvest periods. Since this is below the threshold of 40 new daily trips, a Traffic Impact Study is not required.