

**CUVAISON WINERY
1221 DUHIG ROAD, NAPA
PROJECT STATEMENT
MODIFICATION OF USE PERMIT
March 31, 2016**

Owner/Applicant: Cuvaision, Inc
1221 Duhig Road
Napa, CA 94558
707-942-2450

Representatives:

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APN: 047-125-005

Zoning: AW, Agricultural Watershed

Project Description:

This project is necessary as a result of Cuvaision, Inc. selling its Calistoga facility. More office space is necessary to relocate the existing employees to the Carneros facility. Also, some of the visitation and marketing activities that were occurring in Calistoga need to move to the Carneros winery to accommodate long-established customers such as wine club members. This application proposes to construct a 2,860 sq. ft. office within the existing winery area. No exterior improvements are proposed, and no increase in the existing 340,000 gallons per year of production is proposed. The operational characteristics are proposed to change as follows:

1. An increase in employees from 10 full-time with 12 during harvest to 28 full-time and 24 during harvest.
2. An increase in daily tours and tastings by appointment from a maximum of 75 per day to 180 per day.
3. An increase in weekly visitation from a maximum of 75 to 840.
4. Amend the tasting room hours from 10:00 am-5:00 pm to 10:00 am-7:00 pm.
5. Establish a marketing plan as follows:
 - 24 annual events with up to 60 guests
 - 13 annual events with up to 200 guests
 - A wine auction event with up to 200 guests
6. Allow consumption of wine by the glass or bottle on the outside patio.

Permit History:

1. May 15, 2002; #UP01254-UP. Winery Use Permit
Construction of 34,350 sq. ft. of new winery buildings
Annual production of 340,000 gallons
8 full time employees, 10 during harvest
2. July 9, 2003; #03241-MOD
Convert approved lab/office building to two buildings
Relocate septic system and wastewater ponds
Increase the number of outdoor fermentation tanks
3. P05-0452-MOD
Allow a maximum of 75 visitors per day for tours and tastings (525 week avg.)
Allow 10 full time employees, 12 during harvest
Expand the parking lot from 10 to 23 spaces
4. April 22, 2008; P07-00871-MOD
Expansion of the tasting room to 2,350 sq. ft.
Modify the interior of the main winery building
A comprehensive sign plan

Visitation/Marketing

The proposed levels of daily visitation are consistent with the closest approved wineries. This project would authorize 47,920 total maximum potential annual visitors and guests. The Hudson winery approved in 2015 was permitted for 120 visitors per day and 80,000 gallons of annual production. This equates to 24,960 annual tasting visitors, or 312 visitors per 1,000 gallons of wine produced. Domaine Carneros winery on the opposite side of Duhig Road is allowed a significantly higher level of visitation, partly because of its status as a pre-WDO winery. The annual production at Domaine Carneros is 432,000 gallons, and it is allowed 460 visitors per day during the week and 960 per day on weekends and holidays. This equates to approximately 230,000 annual visitors, or 532 visitors per 1,000 gallons of wine produced. Cuvaision Winery project proposes 128 visitors per 1,000 gallons of wine produced.

Likewise, the level of marketing events is commensurate with the amount of production and is consistent with these neighboring wineries. The Hudson winery recently approved is allowed a total number of 2,384 marketing guests per year at 82 different annual events. Domaine Carneros is allowed 4,800 guests at 120 annual events. Cuvaision proposes a total of 4,240 guests at 38 annual events.

Marketing events may take place during the day or in the evening until 10:00 p.m. with cleanup completed by 11:00 p.m. The tasting room will be closed on days when marketing events exceeding 60 guests occur.

Wastewater Treatment

A wastewater treatment feasibility analysis has been prepared by RAM Engineering describing how the increase in domestic wastewater can be treated onsite.

Groundwater Use

A groundwater use analysis has been prepared by RAM Engineering describing existing water use for irrigation, winery processing and domestic uses. The water system involves both of the adjacent Cuvaision parcels comprising 392 acres. Using current water use estimates established by the county the analysis shows that annual domestic groundwater use will be 1.19 acre feet. This is less than the amount of groundwater use estimated for the original use permit application which used a less specific method of estimated domestic use.