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Planning Commission Staff Report,
January 17, 2018

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Agenda Date: 1/17/2018

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Vincent Smith for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: Wyntress Balcher, Planner II - 707 299-1351
SUBJECT: Caldwell Vineyards Major Modification #P17-00074-MOD

RECOMMENDATION

CALDWELL VINEYARDS, LLC/CALDWELL VINEYARDS WINERY/MAJOR MODIFICATION #P17-00074-MOD AND ROAD & STREET STANDARDS EXCEPTION REQUEST

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit Modification for an existing winery to allow the following: 1) increase the winery production capacity from 25,000 gallons to 35,000 gallons per year; 2) increase the existing area of the winery caves; 3) increase the number of daily by-appointment visitation; 4) increase the number of employees; 5) modify by-appointment tasting hours; 6) modify the Marketing Plan; 7) allow for on-site consumption of wines; 8) construct a trellis shade structure; 9) increase the width of portions of the existing roadway; and, 10) a request for an Exception to the Napa County Road and Street Standards (RSS). The project is located on a ±42.96 acre parcel at the terminus of Kreuzer Lane; within the Agricultural Watershed (AW) zoning district; 270 Kreuzer Lane, Napa; APN: 045-310-056 and 045-310-055.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit Modification and RSS Exception, as conditioned.

Staff Contact: Wyntress Balcher, Planner II, (707) 299-1351 or wyntress.balcher@countyofnapa.org

Applicant Contact: Susanne M. Heun, Consulting COO, (707) 363-3424;Susanne@me.com

EXECUTIVE SUMMARY

Proposed Actions:**That the Planning Commission:**

1. Adopt the Negative Declaration, based on Findings #1 - #7 (Attachment A);
2. Approve the requested Exception to the Napa County Road and Street Standards based on Findings #8 - #9 of Attachment A and subject to the recommended Conditions of Approval (Attachment B); and
3. Approve Use Permit (P17-00074-MOD), based on Findings #10 - #14 (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

Discussion:

This 25,000 gallon/year winery was approved by Use Permit #03318-UP by the Planning Commission (Commission) on December 15, 2004. All winery activities were approved to occur within the 16,970 sq. ft. cave, increased to 18,438 sq. ft. by Use Permit Minor Modification #P07-00039-MODVMIN on July 3, 2007. All winery operations were approved to occur within the cave with conditions that no outdoor activities were allowed. The proposed project is requesting outdoor tasting under a proposed new shade trellis and for marketing events to occur in the area in front of the caves, the covered trellis and lower parking lot. The requested number of 60 daily visitors is above the median of wineries of similar production levels, and the proposed number of marketing events is within the average number of wineries of similar production levels. The use permit included a requirement that a minimum of 50% of the total production capacity (12,500) gallons must be processed from grapes grown on the property or in the immediate vicinity of the winery parcel. The project proposes to eliminate the number of custom crush producers and to allow custom crush case goods storage, retail wine sales, and wine tasting, which are currently excluded by the application.

This proposal has been analyzed for its environmental impacts, which were found to be less than significant. Staff has reviewed the proposal and found it to be consistent with the Zoning Ordinance and applicable General Plan policies and is recommending approval for the following reasons: the proposal includes voluntary greenhouse gas offset features; the wine production operates solely within the existing caves; the project is located in close proximity to its main grape source, no vineyard removal is proposed; there are no viewshed issues and the project will be subject to the County's expanded housing impact fees.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Caldwell Vineyards, LLC, 1558 Silverado Trail, Napa, CA 94559

Representative: Susanne M. Heun, Consulting COO, 1558 Silverado Trail, Napa, CA 94559; (707) 363-3424; Susanne@me.com

Zoning District: Agricultural Watershed (AW)

General Plan Designation: Agriculture, Watershed & Open Space (AWOS)

Filed: February 24, 2017; **Resubmission:** August 31, 2017; **Complete:** September 11, 2017

Parcel Size: ±42.96 acres and ±40.11 acres

Existing Development: There is an existing 25,000 gallon/year winery operating within existing 18,438 ft² caves, an improved access driveway, an equipment pad and 38 parking spaces on paved and gravel surfaces.

Vineyard Acreage (Existing): ±30.32 acres

Vineyard Acreage (Proposed): no change proposed

Winery Characteristics:

Winery Size (Existing): ±18,438 ft², located within an existing cave

Winery Size (Proposed): add 4,895 ft² caves for a total ±21,865 ft²

Production Capacity (Previously Approved): 25,000 gallons/year

Production Capacity (Proposed): 35,000 gallons/year

Development Area (Existing): 2,813 ft²

Development Area (Proposed): no change proposed

Winery Coverage (Existing): ±39,113 ft²; .90 acres or 2%

Winery Coverage (Proposed): ±39,113 ft²; .90 acres or 2%
(Maximum 25% or 15 acres)

Accessory/Production Ratio (Existing): 1,468 ft² /16,970 ft²= 9%

Accessory/Production Ratio (Proposed): 3,169 ft²/18,696 ft²= 17%
(Maximum 40% allowed)

Number of Employees (Existing): Two (2) full time/one (1) part time

Number of Employees (Proposed): Six (6) full time/six (6) part time

Visitation (Existing): Eight (8) daily visitors by appointment; maximum 40/week

Visitation (Proposed): 60 daily visitors by appointment; maximum 420/week

Marketing Program (Existing): A total of 13 events: 10 tours, tasting and meal events/year, maximum 10 guests; two (2) release events/year; maximum 60 guests; and one (1) wine auction event with a maximum 50 guests

Marketing Program (Proposed): A total of 19 events: 12 very small events/year, maximum 28 guests; 3 small events/year, maximum 68 guests; 3 medium events/year, maximum 100 guests; and one (1) large event/year, maximum 200 guests. All events to occur within the hours of 10:00 am and 10:00 pm, inside the tasting rooms, the paved area in front of the cave, the trellis shade area east of the cave and in the gravel area below the cave portal.

Days and Hours of Operation (Existing): 10:00 am to 4:00 pm daily for retail sales, tours and tasting

Days and Hours of Operation (Proposed): 10:00 am to 6:00 pm daily for retail sales, tours and tasting

Parking (Existing): 38 spaces

Parking (Proposed): no change proposed

Setbacks (Required): 300' front, 20' side and rear yards

Setbacks (Existing): ±800'; >300', east side: >175' feet; north side: >±1500' south side

Setbacks (Proposed): no change

Adjacent General Plan Designation/Zoning District/Land Use:

North - AWOS (Agriculture, Watershed & Open Space) General Plan Designation/AW (Agricultural Watershed)

Zoning/vineyards residential

South- AWOS/AW/residential and open space

West- AWOS/AW/agriculture (vineyards) and residential

East - AWOS/AW/ agriculture, residential

Nearby Wineries: (located within 1 mile of the project)

Please refer to Attachment L.

Property History:

The Commission approved the original Use Permit in December 2004 to establish the 25,000 gallon/year winery. The approval included a requirement that a minimum of 50% of the total production capacity (12,500) gallons must be processed from grapes grown on the property or in the immediate vicinity of the winery parcel. Immediate vicinity was identified as vineyards accessed by driving along Kreuzer Lane and that would otherwise have their grapes removed from this area along the existing private roadway and Kreuzer Lane located in the vicinity of the winery parcel. Custom crush activities were also approved for a maximum 10,000 gallons, but at least 5,000 gallons of the custom crush wine was required to be processed from grapes grown on vineyards in the immediate vicinity of the winery parcel. Custom production were not permitted to include case goods storage, retail wine sales, offices, wine tasting or distribution/shipping. All winery activities were required to occur within a 16,970 ft² cave; no outdoor winery activities were included.

By appointment retail sales and tours and tasting were approved, with a maximum visitor total of eight (8) persons per day, not to exceed 40 per week. Tours and tastings were to be complete by 4:00 PM and retail sale of wines produced at the property completed by 4:30 PM. A marketing plan was approved for 10 promotional tours, tastings and meal events per year with a maximum of 10 people at each event; two (2) release events per year with a maximum of 60 people at each event; and one (1) wine auction event with a maximum of 50 people. The conditions of approval included a notification requirement of 60 days prior notice to the owners of parcels 045-310-045 and -047 of the two (2) release events and one wine auction event, and prior notification within a reasonable time after the events are scheduled. The conditions limit reoccurring and scheduled vehicle trips to and from the site by employees, deliveries, and visitors during the PM peak traffic hours (4:00 pm to 6:00 pm, weekdays; 2:00 pm to 4:00 pm weekends) to the maximum extent possible.

Use Permit # P07-00039-VMIN was approved by the Director on July 3, 2007 to expand the existing winery cave by 1,468 ft² to accommodate winery offices and bathrooms, for a total square feet of ±18,438 ft². The offices are for use exclusively by winery staff and bathrooms for use by both winery staff and visitors.

Code Compliance History:

There is a past history of various code compliance investigations initiated, however, all issues have been resolved as of 2016, and there are no current notice of violation code cases on file for this winery.

Discussion Points:

Setting - The project is located on ±42.96 acre Assessors Parcel No. 045-310-056 at the terminus of Kreuzer Lane. Assessors Parcel No. 045-310-055, a 40.11 acre parcel, is also associated as part of this project because the owner's vineyards are irrigated by the well located on the winery property, and a very small portion of the winery caves cross over the property line into said parcel. These parcels are located within the AW zoning district. The winery parcel has access from Kreuzer Lane, beyond a shared gate, via a 40'-wide private access road that serves ±5 other parcels. Development on the property consists of a winery located inside of a cave, a parking lot, an access driveway, and a well. The adjacent parcel sharing the well is planted in vineyards that serve the winery. There is an existing but unused well on the other parcel. (APN: 045-310-055).

The Napa County Environmental Sensitivity maps indicate this parcel is not located within an environmentally sensitive area for plants, fish, geology, or biology. The surrounding land uses include vineyards and rural residential uses. The closest residences are located ±1,000 feet to the southwest and ±1,000 feet to the northwest of the existing winery cave.

Winery Proposal - The proposal is to modify an existing use permit to increase the winery production capacity from 25,000 gallons to 35,000 gallons per year; increase the existing area of the winery caves for barrel storage, catering and food prep area, additional tasting room and allow a small auxiliary lab in existing space; increase the number of daily by-appointment visitation; increase the number of employees; modify the by-appointment tasting hours; modify the Marketing Program; allow for on-site consumption of wines; construct a trellis shade structure for outdoor tasting; and, increase the width of portions of the existing roadway. In addition, the application requests removal of the limitation of the number of clients and custom crush wine production (Use Permit 03318-UP, Condition #1), and to allow additional activities for custom producers for on-site retail wine sales, tours and tastings. County staff reviewed the proposed project and found that the County Road and Street Standards will require an increase in the width of the access driveway. The access driveway was then redesigned to avoid certain olive trees and rock walls (prior conditions in place to retain the plant material or existing stone wall), but a 680 foot portion is environmentally constrained by the steep terrain it traverses.

Use permit #00318-UP included a requirement that a minimum of 50% of the total production capacity (12,500) gallons must be processed from grapes grown on the property or in the immediate vicinity of the winery parcel. This 50% requirement also applied to the custom crush producers (permitted 10,000 gallons of the production capacity). The project proposes to eliminate the number of custom crush producers at the winery. As of 2005, the County no longer regulates how much production may be used by custom crush clients and requires removal of this condition through a use permit modification. Although the County no longer limits the number of custom crush producers allowed to utilize a winery, their production cannot exceed the total production capacity allowed by the winery permit. The use permit also excluded case goods storage, retail wine sale, offices, wine tasting or distribution/shipping for custom producers. The current application seeks to allow on-site retail wine sales of all wine produced at the winery, with tours and tastings. Retail sales and tasting of wine produced at the winery is permitted by the AW zoning district, Section 18.20.030(I)(5)(c) and Section 18.08.620, upon grant of a use permit. The proposed request for sales and tastings would also include a request for case goods storage, excluded by the original use permit. Under the existing Use Permit limitations, all Winery operations are required to occur within the cave; the proposed project is requesting outdoor tasting under a shade trellis and marketing events to occur in the area in front of the caves, the covered trellis and lower parking lot. The closest residence to the proposed outdoor activity area is 1,000 feet. The standard conditions of approval prohibit amplified sound systems or amplified music outside of the winery and winery marketing activities must cease at 10:00 PM.

Visitation / Marketing Program - The project is requesting an increase in by-appointment visitation for daily retail sales, tours and tasting visitation from eight (8) to 40 per day, with a weekly maximum of 420, appointment tasting hours to 10:00 am - 6:00 PM. In addition, the applicant is requesting a modification of the marketing program from

13 to a total of 19 events: 12 very small events/year, maximum 28 guests; three (3) small events/year maximum 68 guests; Three (3) medium events per year, maximum 100 guests; and one (1) large event/year, maximum 200 guests, all to occur within the hours of 10:00 am and 10:00 pm. A table summarizing existing and proposed changes and the net change in these areas has been provided in "Attachment L". The request also includes a request for on-premises consumption of wine produced on-site and purchased from the winery to occur solely inside the tasting rooms, in the paved area in front of the cave, the trellis shade area east of the cave, and in the gravel area below the cave. The proposal includes custom crush producers with visitation privileges to be included in the total daily maximum visitation numbers.

Traffic & Parking - The traffic generated by the project is expected to be moderate. Access to the winery is from Kreuzer Lane, located off Fourth Avenue, a collector county road. There is a gate at the terminus of Kreuzer Lane, where the private access road is shared by the winery and ± 5 residences located beyond the gate to the terminus of the road at the winery. The traffic flow calculations presented in the application state that the project is expected to produce up to 76 new daily trips on weekdays, 27 trips during peak hour; and 73 daily trips on weekends, with 33 weekend peak hour trips. The proposed increase is 40% more trips and the 60 new trips would be the equivalent of trips resulting from six (6) residences (two (2) residences during peak hour). Visitation to the winery is by appointment only, which allows the applicant to precisely control visitation arrivals and departures and schedule appointments to occur at regular intervals during the day and to avoid the peak travel hours (4:00 pm to 6:00 pm, weekdays and 2:00 pm to 4:00 pm, weekends.). The standard Condition of Approval (COA) #4.2, states that to the maximum extent feasible, scheduling of visitors shall not occur during peak travel times (4:00 PM - 6:00 PM), which serves to reduce the traffic impacts during peak travel times. The project proposes that if an event is scheduled, the winery will be closed for tours and tasting, reducing potential traffic impacts. The winery will be closed during days maximum events are to occur and the conditions of approval for the use permit requires that prior written notification of the marketing events must be provided to two of the adjacent neighbors.(See COA 4.3(g)).

The winery utilizes primarily grapes grown on-site and the grapes grown on the property in the immediate vicinity of the winery parcel as conditioned. Immediate vicinity is defined by the original use permit approval as those vineyards "accessed by driving along Kreuzer Lane and that would otherwise have their grapes removed from this area along the existing private roadway and Kreuzer Lane located in the vicinity of the winery parcel". The project includes an increase in production capacity and there will be additional grape on-haul delivery, projected to result in one (1) additional trip during harvest. Off-load of the winery construction spoils (cave-building) will be temporary, resulting in an estimated 98 truck loads during the construction period, and subject to standard conditions of approval from the Engineering and Conservation Division as part of the grading permit process. The additional trips from the project would not be expected to significantly impact the Level of Service of Imola Avenue (currently LOS A). An assumption has been made that 90% of trips will be to/from west from the project site on Imola, with the remaining 10% of trips to/from the east of the project site on Fourth Avenue. Based on the most current five-year period available for collision history (2010-2015) on Imola Ave. and Fourth Ave., collision rates are similar to or lower than statewide averages for similar facilities. The project will be accessed from a private driveway off Kreuzer Lane just west of a private gate. Since there will not be any left turn movements from a public road, a left turn lane is not necessary.

Groundwater Availability - A Water Availability Analysis (WAA) was prepared for the project (CMP Civil Engineering & Land Surveying, January 20, 2017). The well serving the project is located on the winery parcel, APN: 045-310-056, a ± 42.96 acre parcel, and located outside of the Milliken-Sarco-Tulucay (MST). The well also serves parcel APN: 045-310-055, a ± 40.11 , planted in the estate grape source vineyards supplying the winery. Although the subject well is not located within the MST, the winery, (but not the entire property) and the vineyards are physically located in the mapped MST. Therefore, it is deemed acceptable by the County to determine the total water demand based on multiple contiguous parcels. However, to protect future property owners, certain safeguards must be in place to ensure that the water allotment and transfer between parcels is clearly documented and recorded, as well as, to ensure that no other wells can be drilled on the two properties without conducting another WAA analysis.

The analysis calculated that the Napa County Allowable Water Allotment for the 83.07 acres is 24.92 af/yr, determined by multiplying the total acreage of the two parcels utilizing the well by the 0.3 AF/YR fair share water use factor for land within the MST. (It should be noted that the Applicant's engineer utilized this more conservative approach to analyze water usage on the two parcels by applying the MST criteria even though it is not required). The analysis indicates that the existing total water demand is 17.14 af/yr, and the projected water demand for the project is 17.47 af/yr. The analysis calculates that the Napa County Allowable Water Allotment for the 83.07 acres is 24.92 af/yr, determined by multiplying the total acreage of the two parcels utilizing the well by the 0.3 af/yr fair share water use factor for land within the MST. The analysis indicates that the existing total water demand is 17.14 af/yr and the analysis indicates that the projected water demand is 17.47 af/yr. Specifically:

Existing Groundwater Demand = 17.14 af/yr Projected Groundwater Demand = 17.47 af/yr

25,000 gallon winery processing = .31 af/yr;	35,000 gal. winery process = .54 af/yr;
employees (3) = .04 af/yr;	employees (6 FT/6 PT) = .17 af/yr;
visitors (8/day) = .03 af/yr;	visitors (60/day) = .07 af/yr;
marketing visitors (270/yr) = .002 af/yr	marketing visitors (1040/yr) = .01 af/yr;
vineyard (±30.32 ac) = 9.10 af/yr;	vineyard (±30.32 ac) = 9.10 af/yr;
vineyard heat protection = 7.58 af/yr;	vineyard heat protection = 7.58 af/yr;
domestic landscaping = .08 af/yr.	domestic landscaping = .08 af/yr

As a result of the foregoing, annual water demand for this parcel would increase 0.33 af/yr, from 17.14 af/yr. to 17.47 af/yr.

Based on the figures shown in the Engineer's report, the project would remain below the established fair share for groundwater use on the parcel of 24.92 af/yr, but does not meet the MST "no net increase" standard. However, this standard is not required to be met, since the project well is outside the MST. Based upon the County's Water Availability Guidelines, a Tier 2 Well and Spring Evaluation was conducted to determine whether a potential impact may occur due to the well's close proximity to the MST. The Tier 2 well and spring interference criterion are presumptively met if there are no non-project wells within 500 feet of the existing well and no natural springs in use for domestic or agricultural use located within 1500 feet of the existing well. The WAA concluded that there are no wells located within 500 feet of the existing well utilized by the project winery and the vineyards and that no springs are located in within 1500 feet of the well. Therefore, staff was able to find that there will be no significant impacts to groundwater from the increase associated with the project.

Wastewater - According to the Wastewater Feasibility Study prepared by CMP Civil Engineering & Land Surveying, January 20, 2017, the existing winery wastewater system is designed to handle 353 gallons per day of domestic flow and 1700 gallons of process flow for a total peak flow of 2,053 gallons. The proposed change in use will not increase this peak flow. Previous process waste flow capacity is going to be converted to domestic waste flow capacity. No improvements will be necessary to the existing wastewater system. The project proposes, however, that events with more than 100 attendees will use portable toilets. (See COA 4.3(f))

Cultural Resources/Tribal Cultural Resources - According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no historical, archaeological, or paleontological resources, sites or unique geological features have been identified on the property. The Middletown Rancheria responded on October 27, 2017 with no comments but requested they be contacted if any evidence of human habitation is found as the project progresses. The Yoche Dehe Wintun tribe responded on December 5, 2017 requesting a site visit to the project area to evaluate their cultural concerns. A reply was sent to the tribe regarding the close of the consultation period (November 16, 2017), a copy of the project application materials were included for their information. The tribe is on the public notification list and a copy of the draft negative declaration for the project was sent to the tribe for review. The applicant has been notified of the request for the site visit, and contact was initiated.

Greenhouse Gases/Climate Action Plan - The County requires project applicants to consider methods to reduce Green House Gas (GHG) emissions consistent with Napa County General Plan Policy CON-65(e), which requires GHG review of discretionary projects. The applicant has completed the Department's Best Management Practices indicating practices including but not limited to: the use of energy conserving lighting; an existing energy star roof/living roof/cool roof; installation of water efficient fixtures; low impact development by utilizing caves for the winery; a water efficient landscape; recycles 75% of all waste; composts 75% food and garden material; implemented a sustainable purchasing and shipping program; a site design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; limit the amount of grading and tree removal during construction of the required access road improvements; local food production; education to staff and visitors on sustainable practices; use 70-80% cover crop; and retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site, the existing cave is oriented to the south where the portal entry is shaded by trees; and proposes to connect to recycled water when it becomes available.

Grape Sourcing - The associated property has ±30.32 acres planted and there are other parcels owned by the applicant that serve the winery. The estate grapes are utilized at the winery.

Public Comments – There have been several comments submitted by the adjacent property owners. The public notification list for the hearing was expanded to include neighbors on Kreuzer Lane as requested by the neighbors. The applicant's representative was advised, who then conducted an outreach to the neighbors who submitted letters. The neighbors' comments included: speeding employee vehicles and speeding vans, noise, water, events, production capacity, un-kept promises, unannounced visitors at gate, and equipment fan noise. The existing conditions of approval include a requirement that two of the neighbors on the private road be notified when an event will occur, and some neighbors expressed an interest in being added to this notification condition.

Decision Making Options:

As noted in the Executive Summary Section above, staff is recommending approval of the project with conditions of approval as described in Option 1 below. Decision making options also include a reduced visitation/marketing alternative and no project alternative.

Option 1 - Approve Applicant's Proposal (Staff Recommendation)

Disposition - Primary operational changes resulting from this option would be an increase in production capacity to 35,000 gallons, an increase in daily and weekly visitation, an increase in marketing activities, an increase in the number of employees, a change in visitation hours and to allow custom producers to have retail sales, tours and tasting. This option has been analyzed for its environmental impacts, which were found to be less than significant. This option has been analyzed for its environmental impacts, which were found to be less than significant. Sufficient grapes and water supplies are available to serve the proposed project. There are no current outstanding code compliance issues at the project site. The requested number of guests per year for the visitation are above the median and average amount compared to wineries of similar production levels. The requested number of marketing events per year is similar to wineries of similar production. The proposal includes voluntary greenhouse gas offset features, wine production operates solely within the existing caves, the project is located in close proximity to its main grape source, and no vineyard removal is proposed. There are no viewshed issues and the project will be subject to the County's expanded housing impact fees. The project, as proposed, meets all County Code requirements and complies with General Plan Policies. There exist operational factors, including compliance with all WDO and Zoning Code regulations, and no significant environmental impacts, sufficient water supply, which have led staff to conclude that the project merits approval as proposed and conditioned.

Action Required - Follow proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made.

Option 2 - Reduced Visitation/Marketing Alternative

Disposition - This option could result in a potential decrease in the proposed visitation and marketing program.

Action Required - Follow the proposed actions listed in the Executive Summary and amend the scope and project specific conditions of approval to reduce the permitted visitation and marketing events. If major revisions to the conditions of approval are required, the item will need to be continued to a future date.

Option 3 - Deny Proposed Project

Disposition - In the event the Commission determines that the project does not, or cannot meet the required findings for the granting of a Use Permit Modification, Commissioners should identify what aspect or aspects of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit Modification is not being approved. Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence supporting denial of the project.

Action Required - Commission would take tentative motion to deny the project and remand the matter to staff for preparation of required findings to return to the Commission on a specific date.

Option 4 - Continuance Option

The Commission may continue an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS

- A . Recommended Findings
- B . Recommended Conditions of Approval & Final Agency Approval Memos
- C . Previous Project Conditions
- D . Initial Study/Negative Declaration
- E . Public Comments
- F . Use Permit Application Packet
- G . Traffic Analysis
- H . Water Availability Analysis
- I . Wastewater Feasibility Study
- J . Road Exception Request
- K . Graphics
- L . Winery Comparison Analysis & Summary of Changes

Napa County Planning Commission: Approve

Reviewed By: Vincent Smith