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Agenda Date: 1/18/2017

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: Dana Ayers, Planner III - (707) 253-4388
SUBJECT: Sam Jasper Winery - Use Permit Application #P15-00077-UP

RECOMMENDATION

SAN BERNABE, LLC / SAM JASPER WINERY - USE PERMIT APPLICATION #P15-00077-UP

CEQA Status: Consideration and possible adoption of a Negative Declaration (ND). According to the proposed ND, construction and operation of the proposed winery would not have a significant impact on the environment. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit to construct and operate a winery with an annual production capacity of 20,000 gallons of wine. The site is currently developed with a single-family residence and 7.25 acres of vineyards. As proposed, the winery would include: 1) an approximately 17,400 square foot new structure housing tasting rooms, administrative offices, barrel storage and fermentation rooms, and including partially enclosed and covered work and hospitality areas, plus approximately 200 additional square feet of detached trash/recycling enclosures; 2) two full-time and two part-time employees, plus two part-time seasonal employees during the harvest season; 3) daily operation between the hours of 6:00 a.m. and 6:00 p.m., with an appointment-only tasting room open between the hours of 10:00 a.m. and 6:00 p.m.; 4) scheduled tours and tastings for up to 25 people per day, up to a maximum of 160 people per week; 5) up to 23 marketing events annually, with 10 events annually for up to 15 guests, 10 events annually for up to 25 guests and three events annually for up to 50 guests with food; and 6) on-premise consumption of wine purchased on the property. The 10.23-acre property is located at 4059 Silverado Trail, Napa, in the AP (Agricultural Preserve) Zoning District; Assessor's Parcel No 039-390-023.

Staff Recommendation: Adopt the Negative Declaration and approve the requested Use Permit, as conditioned.

Staff Contact: Dana Ayers, Planner III; phone number (707) 253-4388 or email address dana.ayers@countyofnapa.org

Applicant's Representative: Rob Anglin, Holman Teague, LLP, 1455 First Street, Suite 217, Napa, CA 94559;

phone number (707) 927-4274 or email address anglin@htralaw.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration prepared for the proposed project, as set forth in Findings 1 through 6 of Attachment A; and
2. Approve Use Permit Application No. P15-00077-UP, based on Findings 7 through 11 of Attachment A and subject to the recommended Conditions of Approval (Attachment B).

Discussion:

The applicant proposes to establish a winery on a 10.23-acre parcel currently developed with a single-family residence and 7.25 acres of vineyards. The residence, which the property owner/applicant has recently remodeled, would be maintained on-site for his residential use. If the requested use permit application is approved, existing vineyard acreage would be reduced to 4.68 acres and replaced with an approximately 17,600 square foot building and related site improvements and structures (parking stalls, drive aisles, trash enclosures and above- and below-grade utility tanks). The proposed winery would produce 20,000 gallons of wine per year and would offer wine tasting by appointment for up to 25 guests per day (160 maximum per week), as well as up to 23 marketing events per year for 10 to 50 guests.

Staff supports approval of the Use Permit request, as the proposed winery use is consistent with the General Plan and would maintain the primarily agricultural use of the property. Off-site improvements include widening of the right-of-way of Silverado Trail to extend the two-way left turn lane along the property frontage, offering a sheltered waiting area for vehicles making left-hand turns into and out of the proposed winery property. Existing bicycle lanes on Silverado Trail at the property frontage and in the vicinity of the site would be maintained with the roadway modification. Ongoing operations of the winery would add daily vehicle trips to Silverado Trail but would not increase existing or long-term projected traffic counts to impacted segments of the Trail by more than one percent. Winery operations are also anticipated to have less than significant noise impacts on nearby residences due to distance between those residences and the proposed tasting room patio and partially enclosed work area. Water usage at the site would decrease to an estimated 4.14 acre-feet per year as a result of removal of vineyards to be replaced with the winery building.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Negative Declaration (ND). According to the proposed ND, the proposed project would have no potentially significant environmental impacts. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Property Owner/Applicant: San Bernabe Vineyards, LLC, Chris Indelicato, email address Chris.Indelicato@delicato.com

Property Owner's Representative: Rob Anglin, Attorney, Holman Teague, LLP, (707) 927-4274 or email address anglin@htralaw.com

Zoning: AP (Agricultural Preserve) District

General Plan Land Use Designation: Agricultural Resource (AR)

Application Filed: March 9, 2015

Resubmittals Filed: May 22, 2015, November 13, 2015, and September 19, 2016

Application Complete: October 19, 2016

Parcel Size: 10.23 acres

Existing and Proposed Site and Use Characteristics:**Residential**–

Residence (Existing): Approximately 1,800 square feet

Residence (Proposed): No change, two-bedroom single-family residence to be retained

Vineyard–

Vineyard Acreage (Existing): 7.25 acres

Vineyard Acreage (Proposed): 4.86 acres

Winery (Proposed)–

Winery Building Area: Approximately 17,600 square feet (inclusive of approximately 14,185 square feet of indoor production and hospitality area, 1,693 square feet of outdoor work area and 1,463 square feet of outdoor hospitality area, plus two, approximately 200 square foot, trash and recycling enclosures detached from the main winery building)

Winery Production Capacity: 20,000 gallons of wine per year

Winery Development Area: 18,815 square feet

Winery Coverage: Approximately 63,946 square feet or 1.47 acres, inclusive of the winery buildings and paved site improvements (parking stalls, walkways and vehicle drive aisles); proposed winery coverage is approximately 14.4 percent of area of the 10.23-acre parcel (maximum 25 percent allowed)

Accessory to Production Ratio: 29 percent (approximately 3,600 square feet of accessory area excluding outdoor patio, approximately 12,350 square feet of production area; maximum allowed ratio of accessory to production area is 40 percent)

Number of Employees: Two full-time, two part-time, two part-time seasonal during harvest

Visitation: By appointment for up to 25 guests per day, up to a maximum of 160 guests per week

Marketing Program: Up to 23 events annually, with 10 events per year for up to 15 guests per event, 10 events per year for up to 25 guests per event, and three events per year for up to 50 guests per event. Each event to last approximately four hours, starting as early as 11:00 a.m. and ending as late as 10:00 p.m. Food at events to be catered and served from on-site kitchen.

Hours of Winery Operation: Daily, 6:00 a.m. to 6:00 p.m.

Hours of Visitation: Daily, 10:00 a.m. to 6:00 p.m.

On-site Parking: 16 stalls (including one handicapped accessible)

Setbacks: 33 feet to winery building at closest point to side or rear property line (20-foot side and rear setbacks required); 718 feet to winery building from edge of Silverado Trail right-of-way (600 feet from centerline of Silverado Trail required)

Adjacent General Plan Designations, Zoning Districts and Land Uses:

Like the subject site, surrounding adjacent properties are zoned AP and have a General Plan land use designation of Agricultural Resource. Land uses on surrounding properties are also primarily agricultural and include residential and limited commercial uses, as described below:

North: Three parcels border the site to the north, including one 17.34-acre parcel and a second 11.28-acre parcel, both of which are also owned by the project applicant. These two parcels are developed with vineyards, and the Black Stallion Winery and vineyards, respectively. The third, privately-owned, 2.12-acre parcel is developed with a single-family residence and vineyards.

South: Three rural parcels border the site to the south: 1) a 5.27-acre, privately-owned vacant parcel; 2) a 5.12-acre privately-owned parcel developed with one single-family residence and vineyards; and 3) a 7.96-acre parcel developed with vineyards, a single-family residence and winery structures (formerly occupied by Van der Heyden Winery, currently proposed to be redeveloped as Beau Vigne Estate Winery). Beyond these three parcels is a small subdivision of single-family residences on Petra Drive and a delicatessen (Soda Canyon Store).

West: The Napa River borders the site to the west. Beyond the river is a 24.42-acre parcel developed with a single-family residence and vineyards.

East: Silverado Trail borders the site to the west. Beyond Silverado Trail are two parcels, 3.37 acres and 19.24 acres. The smaller of the two parcels is developed with a single-family residence, while the larger parcel is developed with three single-family detached houses and vineyards.

Nearby Wineries (Located Within One Mile):

There are 11 wineries with use permit approval to operate on properties within one mile of the proposed project site. See Attachment J.

Property Description and Background:

The property at 4059 Silverado Trail is located on the west side of Silverado Trail, north of Petra Drive and Soda

Canyon Road. As referenced in the project summary above, the property is developed with 7.25 acres of vineyard and a single-family residence. County staff was unable to locate record of a building permit for the existing structure on the property; however, historical aerial photographs show the house was on the property as early as 1948. A barn and two-car garage were also observed in historical aerial photos of the site; the applicant demolished these accessory structures under a permit issued from the County in 2012 (Building Permit No. B12-01506).

As summarized above, properties in the general vicinity of the site are developed with vineyards and single-family residences. The Napa River abuts the western boundary of the parcel. Two wineries (Black Stallion Winery and proposed Beau Vigne Winery) are currently operating or have recently been approved to operate on properties north and south of the proposed project site.

Code Compliance History:

There are no records of prior code violations related to this property.

Discussion Points:

General Plan – The property has a General Plan land use designation of Agricultural Resource. The intent of this land use designation is to “identify areas of the fertile valley and foothill areas of the county in which agriculture is and should continue to be the predominant land use.” The agricultural development currently on the property (vineyard), as well as the existing single-family dwelling to be retained, is consistent with the general uses identified in the General Plan as being compatible with the Agricultural Resource designation. The proposed winery, as an establishment engaged in the processing of agricultural products, is also consistent with the intent of the designation (Policy AG/LU-21).

As part of the winery operation, the applicant has proposed to offer tours and tastings with food, on a pre-arranged/by-appointment basis, for up to 25 visitors per day. Recognizing that the quantity of appointments and number of guests attending appointments will vary depending on the day of the week and time of year, the applicant requests approval for up to 25 guests per day, up to a maximum of 160 guests per week. Visitation appointments would be scheduled between the hours of 10:00 a.m. and 6:00 p.m., seven days a week. Food served in conjunction with visitation would be prepared on-site or delivered from local catering vendors. In addition to tours and tastings, the applicant has proposed a maximum of 23 marketing events to occur annually at the winery, as described above. For all marketing events, food would be catered and served from the proposed, on-site commercial kitchen in the winery building. Marketing events would occur in the winery or on the outdoor patio on the west end of the proposed building, would include up to eight staff members. The applicant proposes to provide on-site parking for these larger marketing events in the vineyard rows.

Consistent with the General Plan definition of agriculture (Policy AG/LU-2), agriculture includes raising of crops and livestock, as well as processing of agricultural products and related marketing, sales and other accessory uses. Thus, the continuation of vineyard operation on the property, as well as the wine production and associated wine tasting and wine marketing activities requested, would be consistent with the uses of the property as described in the General Plan. Use of the property for the requested winery operation is also consistent with Policy AG/LU-4 (“reserve agricultural lands for agricultural use”) and other General Plan objectives intended to support the economic viability of agriculture (Goal AG/LU-3, Policy E-1). It is further noted that the applicant’s intent to install a roof-mounted photovoltaic array, as indicated in the Greenhouse Gas Best Management Practices Checklist attached to the use permit modification application, is consistent with adopted General Plan goals (CON-68, CON-70) that encourage the County and permittees to pursue use of renewable energy sources as a means to reduce greenhouse gas emissions. Consistent with General Plan Policy CON-50, adopted in an effort to preserve water quality in the County’s watersheds, streams and river, the proposed winery development would be outside of Napa River setbacks as defined in County Code Chapter 18.108 (Conservation Regulations).

Zoning – The property that is the subject of this application is located in the AP District, where the continued use of the site for vineyard is permitted and wineries are conditionally permitted. As summarized above, the proposed project is compliant with minimum winery building setbacks, maximum winery lot coverage, and maximum accessory to production ratio requirements specified in County Code sections 18.104.010 (Schedule of zoning district regulations), 18.104.230 (Wineries located in open space areas—Setbacks), 18.104.220 - Wineries located in open space areas—Coverage) and 18.104.200 (Accessory structures related to wineries in AP/AW districts—Maximum square footage).

Site and Building Improvements – Establishment of the proposed winery would include construction of buildings and facilities on- and off-site of the property. As noted above, approximately 2.39 acres of existing vineyard would be removed in order to accommodate construction of an approximately 17,400 winery building, within which the winery's tasting rooms, offices, fermentation and barrel storage areas would be located. The building would have a modern appearance, with concrete and glass materials featured on the exterior, and would consist of a single-story with a maximum height of 25 feet above grade. The structure would also include a covered work area adjacent to the fermenting room; bottling of product, when conducted on-site, would be performed by mobile bottling service and would occur within this covered area with a drainage inlet connected to the planned process wastewater treatment system. Another, approximately 180 square feet of structures detached from the winery building would be constructed to stow trash and recyclable materials generated from winery operations. The covered work area would be constructed on the eastern end of the building, with an approximately 1,460 square foot, covered guest patio proposed on the western end of the building, just outside of the proposed hospitality and tasting rooms.

Establishment of the winery would require installation of additional aboveground and underground utilities on the property, including a new on-site wastewater treatment system consisting of seven treatment and holding tanks (five of which would be underground) ranging in size from 750 to 10,000 gallons, as well as a system of subsurface drip lines to allow discharge of treated wastewater into the soil below the vineyard rows east of the existing residence. Near the western property line, just over 200 feet east of the top of the Napa River bank and just west of the on-site vineyard rows, the applicant proposes to install six, 13- to 16-foot tall, aboveground water storage tanks (one 50,000-gallon fire suppression water storage tank, two 10,000-gallon treated process wastewater holding tanks installed as components of the new wastewater treatment system referenced above, and two 5,000-gallon tanks for storage of process water and domestic water). Other at-grade facilities proposed on-site with construction of the winery include a 16-stall, on-site parking lot with landscaping and stormwater quality bioretention areas, as well as, a 20-foot wide, asphalt-pave driveway extending from Silverado Trail to the winery building.

Off-site of the property, the applicant proposes grading within the Silverado Trail right-of-way along the eastern shoulder of the road, in order to add pavement, widen the roadway and re-strip lane markers to extend the two-way left turn lane on Silverado Trail. The proposed off-site roadway modification would require relocation of existing utility poles and removal of three, non-native olive trees but would retain the existing bike lane within the roadway and would facilitate sheltered left-hand vehicle turning movements into and out of the property at the property's existing driveway.

Tours, Tastings and Marketing Events – The proposed winery includes a marketing program consisting of by-appointment visitation up to 25 people per day with a maximum of 160 people per week. The application includes a request for on-premises consumption of wine purchased on the property. The proposal also includes a marketing program consisting of up to 23 catered events per year (10 events annually for up to 15 guests, 10 events annually for up to 25 guests and three events annually for up to 50 guests).

As proposed, tastings would occur between the hours of 10:00 a.m. and 6:00 p.m. Marketing events would occur in three- to four-hour increments, between the hours of 11:00 a.m. and 10:00 p.m., with quiet clean-up to occur within the hour after the end of the event and be completed no later than 11:00 p.m. Marketing events, tasting

appointments and on-premises consumption are all proposed to occur in the winery's tasting room and adjoining patio on the western end of the proposed winery building.

While the winery operator proposes to host visitors and events in one of the winery building's two tasting rooms, the proposal includes a request for events and on-premises consumption of wine to occur outdoors, as well, in an "L" shaped patio adjacent to the tasting rooms. Bottling of wine is also proposed to occur either off-site, or on-site in the covered work area on the eastern end of the building. Compared to existing conditions, the addition of outdoor events and wine bottling activities associated with a winery on the property has the potential to generate higher noise levels. However, given the small size of the largest event proposed (50 people); partial enclosure, by winery building walls, of the hospitality patio and the work space where wine bottling would occur; preclusion of outdoor amplified sound, as indicated by the applicant in the Project Statement and required by standard conditions; and distances between the outdoor hospitality and work areas and the nearest off-site residences, significant noise impacts from outdoor activities is projected to fall within acceptable thresholds established in Napa County Code Chapter 8.16. (See Initial Study, Section XII for additional explanation of anticipated noise impacts of the proposed project.) If approved, the winery's operators would also be subject to compliance with the County's standard condition of approval that prohibits uplighting, unshielded light fixtures and excessively tall light standards, and that limits the amount of outdoor lighting to the minimum necessary for operational and security needs. Compliance with the standard condition would minimize the impacts of light and glare from production and hospitality activities occurring on the property after sunset (harvest season excluded).

Attachment J identifies 57 wineries with annual permitted production capacities (20,000 gallons) that are equal to that proposed for Sam Jasper Winery. Attributes of each winery, including visitation levels, are included in the table. As shown, 10 of the 57 wineries are approved to have floor areas (inclusive of caves, where applicable) that are roughly equal to or greater than the proposed winery. The proposed number of events and visitors per year also trends high among wineries with comparable annual production levels, with six of the 59 wineries permitted to have more events and four of the 59 wineries permitted to have more than or a roughly equal number of annual visitors (event plus visitation attendance) than the proposed Sam Jasper Winery.

Water Demand and Availability – Water demand generated by the proposed winery would be in line with General Plan goals supporting sustainable water use and prioritization of groundwater for agricultural purposes (Goal CON-10 and Con-11). Groundwater drawn from the well on the property would continue to provide irrigation to the vineyard on the property, and if the use permit is granted, would also provide water for winery employees and visitors and processing of grapes into wine. With a requested production capacity of 20,000 gallons of wine per year, the winery's operations would result in a reduction of groundwater demand compared to the current condition. More specifically, with construction of the winery and corresponding elimination of 2.39 acres of vineyard on the 10.23-acre property, estimated water use at the site is anticipated to decrease, from 4.38 acre-feet per year to approximately 4.14 acre-feet per year, without taking further deductions for vineyard irrigation from reuse of winery process wastewater. Both existing and projected water demands would serve an agricultural use on the property and would be below the one acre-foot per parcel-acre per year threshold identified in the County's Water Availability Analysis Guidelines as a sustainable water use level in non-deficient groundwater areas on the Valley Floor.

Traffic and Parking – The requested use permit is not anticipated to have a significant impact to the transportation network in the vicinity of the site. A traffic analysis of the proposed project, submitted by the applicant's engineer along with the use permit application, suggests that the proposed project would have the effect of adding nine southbound trips to the 987 vehicles traveling southbound on Silverado Trail between 4:30 to 5:30 p.m., which is the weekday hour when traffic volumes on the segment of Silverado Trail are highest and drivers currently experience traffic congestion at levels that exceed acceptable County thresholds. Since the tasting room is proposed to operate and be staffed between 10:00 a.m. and 6:00 p.m., these nine new winery trips would presumably be associated primarily with early shift employees leaving work and visitors arriving for and departing from tasting appointments during the weekday evening peak hour of traffic.

As further explained in the initial study, no mitigation is necessary for traffic impacts because the proposed project would not directly cause traffic volumes on the studied segments of Silverado Trail to fall from acceptable to unacceptable levels. However, the proposed project would contribute to existing congestion that exceeds the County's acceptable thresholds. Under current County policy, if a road segment is already unacceptably congested during the peak hour of traffic, a proposed project would be considered to have a significant impact requiring mitigation if the project would, in the peak hour, result in an increase of one or more percent to the existing volumes of an unsignalized intersection or road segment. Under cumulative conditions (i.e., General Plan buildout), a project would require traffic mitigation if it would contribute five or more percent of the traffic volumes projected to occur in the long-term horizon.

The new vehicle trips associated with the proposed winery correlates to an increase of 0.9 percent during the weekday evening peak period of traffic. In the cumulative (General Plan buildout) scenario, traffic congestion would fall to unacceptable levels in the northbound lane of Silverado Trail, as well; however, as background traffic would continue to increase to an estimated 1,180 vehicles on this segment of roadway, the project's contribution of nine new vehicle trips would be less than one percent of project traffic volumes.

The proposed project includes 16 new parking stalls on-site, inclusive of one handicapped accessible stall. The proposed parking would serve the existing residence (two stalls typically required by zoning standards), and would be sufficient to provide off-street parking for the four staff members proposed to be employed at the winery. The remaining 10 stalls would provide parking for daily visitors to the winery, as well as for the two smaller marketing events (20 per year), without oversizing the parking areas to provide extraneous parking for the largest, less frequent, 50-person events (three per year). Staff believes that the proposed project is, therefore, consistent with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity.

Grape Sourcing - Approximately 4.86 acres of vineyard would be retained on-site, with fruit processed at the proposed winery. Therefore, on-site fruit constitutes approximately 15 percent of grape tonnage for the requested 20,000-gallon annual wine production. An additional, approximately 29 acres of off-site vineyard are under contract or owned by the applicant. As outlined in the project statement and additional correspondence from the applicant's representative, the winery would operate in compliance with the requirement that at least 75 percent of grapes processed at wineries be grown in Napa County, with the proposed winery's fruit grown on properties owned by the applicant or purchased through contracts with Napa County vineyard operators.

Decision-Making Options:

Option 1: Approve Applicant's Proposal (Staff Recommended Option)

Disposition - This action would allow establishment of a winery on the parcel, with daily visitation, up to 23 marketing events per year, and an annual production capacity of 20,000 gallons of wine. Physical changes to the site would include construction of the winery building and at-grade and underground installations that include parking stalls, driveways, water and wastewater storage tanks, a new septic system, and extension of the left-turn lane on Silverado Trail at the property frontage. Traffic to and from the property would increase, from an estimated nine daily trips generated by a typical single-family residence, by an estimated 30 daily trips associated with winery visitors and employees, plus up to two daily trips to import grapes to the site during the six-week harvest season. Water demands of the winery would decrease by an estimated 0.24 or more acre-feet per year compared to the existing condition, due to the removal of vines from the property and water demands of the proposed winery that do not exceed the current demands for irrigation.

Action Required – Follow the proposed action listed in the Summary section of this staff report, amending select, project-specific conditions as listed in Sections 1, 2 and 4 of Attachment B, as may be appropriate, at the time the motion of approval is made.

Option 2: Modify the Applicant's Proposal to Reduce Annual Visitation

Disposition - As with option 1, this option would allow establishment of a winery on the property, but with reduced visitation that would fall more in line with the majority of wineries with similarly-proposed production capacities. Estimated vehicle trips related to employees, visitors and deliveries of grapes and winery supplies would increase compared to the existing condition without the winery, but would be proportionately less than the proposed project, depending on the extent of the reduction of the winery's number of visitors. Groundwater demand would be further reduced compared to the proposed project, as the acreage of vineyard to be removed would be the same as that proposed, but the water necessary for hospitality would be less than that proposed with the project. Other site modifications, including construction of the winery building, parking lot, septic system and left-turn lane on Silverado Trail, would remain elements of the reduced alternative as they are with the proposed project.

Action Required – Amend the recommended, project-specific conditions of approval in Sections 1, 2 and 4 of Exhibit B, in order to reduce the scope of the proposed marketing or visitation programs to a lesser number, at the time the motion of approval is made.

Option 3: Deny the Applicant's Proposal

Disposition - This action would result in maintenance of the single-family residence with vineyard on the property. No new vehicle traffic would be added to the surrounding roadway system, nor would any new sources of light or noise associated with the winery be added to the site. Groundwater demands would remain the same as the current condition, as there would be no reduction in the acreage of vineyard on the property. Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests that denial of the proposed project is warranted.

Action Required – In the event that the Commission determines that it cannot make the required findings for grant of the requested Use Permit, Commissioners must articulate the basis of the conflict with the findings. The Commission would then make a tentative motion to deny the proposal and remand the matter to staff to draft the required findings of denial, based on the Commissioners' statements. Staff would return to the Commission with the findings of denial on a specified date.

Continuance Option

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

SUPPORTING DOCUMENTS

- A . Recommended Findings
- B . Recommended Conditions of Approval and Final Agency Approval Memos
- C . Initial Study / Negative Declaration
- D . Public Comments
- E . Use Permit Application Packet, P15-00077 - UP
- F . Water Availability Analysis
- G . Wastewater Feasibility Study
- H . Traffic Study
- I . Graphics

J . Winery Comparison Analysis

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina