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Agenda Date: 6/15/2016

Agenda Placement: 9A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** JASON HADE, PLANNER III - (707) 259-8757

**SUBJECT:** Sodhani Winery - Use Permit P14-00402 and Viewshed Permit No. P16-00111

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### **RECOMMENDATION**

#### **SODHANI WINERY - USE PERMIT NO. P14-00402-UP, VIEWSHED PERMIT NO. P16-00111-VIEW, AND ROAD AND STREET STANDARDS EXCEPTION REQUEST**

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the area of biological resources. 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 and Viewshed Permit to allow: (1) Construction of a new 12,000 gallon per year winery and associated winery structure (cut and cover cave), totaling 7,150 square feet in area to include: 6,696 square foot production area (fermentation room, barrel storage, wine storage, storage/mechanical area, restroom, lab, refuse, and outdoor area); 454 square feet of accessory use area (office, break room, and entry area); with a maximum building height of approximately 35 feet above natural grade and 23 feet above the grade of the receiving area; (2) Hours of operation: 6:00 AM to 6:00 PM (production hours, except during harvest), 7-days a week; (3) Employment of: two employees (two full time; one residing on-site) non harvest; two additional employees (two part time) during harvest, for a total maximum of four employees; (4) Employee hours: 6:00 AM to 6:00 PM, 1 shift; (5) Construction of four (4) parking spaces (three (3) standard spaces and one ADA space); (6) Installation of landscaping; (7) Construction of a new 20-foot wide driveway from the proposed winery to State Highway 29; (8) Installation of an in-ground wastewater treatment system or hold and haul system; (l) Removal of an existing water tank and construction of six 10,000 gallon water storage tanks, 156 square foot fire pump house, and associated piping; and (9) Disposal of cave spoils on-site near the eastern property line as shown on the site plan. While most cave spoils would be kept on site, it may be necessary to off-haul up to 5,200 cubic yards of excess spoils. No visitation or marketing events are proposed. The project includes a review of the proposed new winery structure under the Viewshed Protection Program (Chapter 18.106 of Napa County Code) to review the visibility of the new construction from County designated Viewshed roads. The project also includes a request for an exception to the

Napa County Road and Street Standards (RSS). The request proposes an exception to the State Responsibility Area Fire Safe Regulations for maximum longitudinal slope for a total of 450 feet of the 2,100 foot winery access road because of unique features of the natural environment which include steep slopes and heritage oak trees. This segment, totaling approximately 450 feet in length is proposed to have an average longitudinal slope of 18 percent and a maximum longitudinal slope of 20 percent. The Napa County RSS permit a maximum longitudinal slope of 16 percent. The project is located on a 11.1 acre parcel within the Agriculture Watershed (AW) zoning district and accessed via a private driveway located off State Highway 29; 3283 St. Helena Highway North, St. Helena, CA 94574; APN: 022-080-004.

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve the Use Permit, Viewshed Permit, and Road Exception Request, as conditioned.

**Staff Contact:** Jason R. Hade, AICP, Planner III, (707) 259-8757 or [jason.hade@countyofnapa.org](mailto:jason.hade@countyofnapa.org)

**Applicant Contact:** Donna B. Oldford, 2620 Pinot Way, St. Helena, CA 94574, (707) 963-5832

**Property Owner Contact:** Arvind Sodhani, 85 21st Avenue, San Francisco, CA 94121, (415) 608-1565

## **EXECUTIVE SUMMARY**

### **Proposed Actions:**

That the Planning Commission:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, based on Findings 1-7 of Attachment B;
2. Approve the Road and Street Standards Exception request based on Findings 8-9 of Attachment B and subject to the recommended conditions of approval (Attachment C);
3. Approve Viewshed Permit Permit No. P16-00111-VIEW based on Findings 10-16 of Attachment B and subject to the recommended conditions of approval (Attachment C); and
4. Approve Use Permit No. P14-00402-UP based on Findings 17-21 of Attachment B and subject to the recommended conditions of approval (Attachment C).

### **Discussion:**

The proposal is for the construction of a new 12,000 gallon per year winery with a 7,150 square foot cut and cover cave. No visitation or marketing program is requested.

Staff has reviewed the proposal and found it to be consistent with the Zoning Ordinance and applicable General Plan policies. The project has been designed in substantial conformance with the County's viewshed protection manual because it would avoid grading on slopes in excess of 30 percent and would be located more than 25-feet below the minor ridgeline. As shown in the submitted viewshed analysis, the proposed winery would not be visible from State Highway 29 because of the existing contours of the property and existing vegetation. Further, the winery structure would be minimally visible from Silverado Trail because of the distance of the project site from this roadway and existing vegetation and topography. The proposed winery structure features a living roof and would be embedded into the hillside as a cut and cover cave.

Proposed project access has been significantly revised from the initial proposal in order to eliminate the need for a left-turn lane on State Highway 29. As suggested by County Public Works staff and reviewed by Caltrans, a new second driveway would be constructed to provide access to the subject site via State Highway 29. The request for an exception to the Road and Street Standards has been reviewed by the Engineering Services Division and the Napa County Fire Department, who support the proposal, confirming the unique features of the environment and finding that the proposed alternate improvements meet the same overall practical effect of the RSS.

Based on the reasons stated above, staff recommends approval of the project subject to the recommended conditions of approval.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the area of biological resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

### **BACKGROUND AND DISCUSSION**

**Owner/Applicant:** Arvind Sodhani, 85 21st Avenue, San Francisco, CA 94121, (415) 608-1565

**Representative:** Donna B. Oldford, Plans4Wine, 2620 Pinot Way, St. Helena, CA 94574, (707) 963-5832

**Zoning:** Agricultural Watershed (AW)

**GP Designation:** Agriculture, Watershed, and Open Space (AWOS)

**Filed:** December 17, 2014

**Resubmittal Received:** November 20, 2015; January 22, 2016; and March 7, 2016.

**Deemed Complete:** March 29, 2016

**Parcel Size:** 11.1 acres

**Existing Development:** Existing improvements at the project site include a single-family residence, two water tanks, a shared driveway which serves a parcel to the north of the project site, and approximately 6.4 acres of vineyards.

**Proposed Winery Characteristics:**

**Winery Size:** Cut and cover cave totaling 7,150 square feet in area to include: 6,696 square foot production area (fermentation room, barrel storage, wine storage, storage/mechanical area, restroom, lab, refuse, and outdoor area); 454 square feet of accessory use area (office, break room, and entry area); with a maximum building height of approximately 35 feet above natural grade and 23 feet above the grade of the receiving area.

**Production Capacity:** 12,000 gallons per year.

**Development Area:** 810 square feet.

**Winery Coverage:** 27,400 square feet or approximately 0.06% (Maximum 25% or approximately 15 acres).

**Accessory/Production Ratio:** 454 square feet accessory/6,696 square feet production - approximately 6.7% (Maximum 40% permitted).

**Number of Employees:** Two full-time employees (one residing onsite) non-harvest and two part-time employees during harvest; four employees maximum.

**Visitation:** None proposed.

**Marketing Program:** None proposed.

**Days and Hours of Operation:** 6 AM to 6 PM daily (Production hours only).

**Parking:** Four parking spaces (three standard spaces and one ADA space).

**Setbacks (Required and Proposed Winery building):** 600 feet from State Highway 29 (front yard setback), 300 feet from private access road and 20 feet from all other property lines. The proposed winery building would have a front yard setback of 792 feet, an approximate setback of 250 feet from the private access road, a side yard setback of 173 feet, and a rear yard setback of 77 feet.

**Adjacent General Plan Designation/ Zoning / Land Use:**

North: Agriculture, Watershed and Open Space (AWOS) /Agricultural Watershed Zoning (AW)/Agricultural use (vineyards) and large lot residential.

South: Agriculture, Watershed and Open Space (AWOS)/Agricultural Watershed Zoning (AW)/large lot residential.

East: Agriculture, Watershed and Open Space (AWOS)/Agricultural Resource (AR)/Agriculture Preserve (AP)/Agriculture (vineyards)

West: Agriculture, Watershed and Open Space (AWOS)/Agricultural Watershed Zoning (AW)/large lot residential.

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

Please refer to Attachment A.

**Parcel History:**

The existing vineyard was permitted under an Erosion Control Plan (ECP) approved in 1999. A Use Permit (03409-

UP) for an 8,000 gallon per year winery was approved by the Planning Commission on May 18, 2005, but was never constructed and expired. This Use Permit approved a new winery totaling 3,109 square feet with five full-time and one part-time employees, tours, tasting, and retail sales for up to 10 visitors per day and 35 visitors per week, a new septic system, and a marketing plan that included 12 events per year with a maximum of 20 people per event and two events per year with a maximum of 50 people per event. Required roadway improvements included the installation of a left turn lane to serve the subject site.

### **Code Compliance History**

None. There are no open or pending code violations for the project site.

### **Discussion Points**

Setting - Site topography is moderately sloping with average slopes less than 30 percent. The site is located within the Napa River watershed and outside of the 100 and 500 year flood hazard zones. The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County indicates the project site is mapped as Boomer gravelly loam, 15 to 30 percent slopes. Based upon the Napa County Environmental Sensitivity Maps (Liquefaction layer) the area of the project site proposed for development has a very low susceptibility for liquefaction. Native vegetation of the general area consists of oak woodland and mixed hardwoods. An assessment for Northern Spotted Owls was conducted for the subject site by Pamela Town, Consulting Wildlife Biologist (Sodhani Winery Project, 2016). The closest residence to the proposed winery structure would be approximately 565 feet. No existing vineyards would be removed as part of the proposal.

Winery Proposal - The proposal consist of a new 12,000 gallon per year winery with an associated winery building (cut and cover cave) totaling 7,150 square feet. No visitation or marketing program is requested.

Tours & Tastings/Marketing Events- No visitation or marketing program is requested. However, a winery comparison chart has been provided as Attachment A which includes other 12,000 gallon winery facilities throughout the County and identifies whether these similar size facilities have visitation and marketing programs or not.

Viewshed Application - The project site is subject to (Chapter 18.106) [The *Viewshed Protection Ordinance*] because State Highway 29 is identified as a designated public road in the *Napa County General Plan*. The proposed project includes a new winery structure with a living roof which would be embedded into the hillside as a cut and cover cave. Proposed architectural design of the winery structure would utilize a concrete building retaining wall and stone retaining walls flanking the exposed entry. The cave entry would feature a wood plank door and wood rolling barn doors as well as a covered outdoor receiving area for grapes. The proposed parking spaces would be located in front of the proposed winery structure and would not be visible from State Highway 29. Landscaping is proposed above the winery structure.

As proposed, the project has been designed in substantial conformance with the County's viewshed protection manual because it would avoid grading on slopes in excess of 30 percent and would be located more than 25-feet below the minor ridgeline. As shown in the submitted viewshed analysis, the proposed winery would not be visible from State Highway 29 because of the existing contours of the property and existing vegetation. Further, the winery structure would be minimally visible from Silverado Trail because of the distance of the project site from this roadway and existing vegetation and topography.

Setbacks - Although County Code requires a 300 foot winery setback from a private access road, that requirement is not applicable to the underground portion of the proposed cave. Pursuant to Section 18.104.230.A.1 of County Code, that setback is also not applicable to the proposed cave portal and associated entry pad in this case

because it would not be visible from the private roadway. The proposed project meets all applicable minimum setbacks. No variance is required.

**Road and Street Standards Exception** - A request for an exception to the Napa County Road and Street Standards (RSS) was submitted by Applied Civil Engineering on March 7, 2016 (Exhibit I). The request proposes an exception to the State Responsibility Area Fire Safe Regulations for maximum longitudinal slope for a total of 450 feet of the 2,100 foot winery access road because of unique features of the natural environment which include steep slopes and heritage oak trees. This segment, totaling approximately 450 feet in length is proposed to have an average longitudinal slope of 18 percent and a maximum longitudinal slope of 20 percent. Alternative improvements are also proposed and are described in detail below. The exception proposes the following increase in the slope of the private roadway segment:

#### **New Driveway Connection at SR 29/128 to STA 12+00**

This new roadway would conform to the 2016 Napa County RSS.

#### **STA 12+25 to STA 16+75**

The existing driveway would be improved to conform to the RSS with the exception of longitudinal slope. The applicant is requesting an exception to the standard of maximum slope of 16 percent and proposes to construct a roadway with grades averaging 18 percent.

#### **STA 16+75 to Winery Building**

The proposed road conditions for this section of roadway would be fully compliant with the 2016 Napa County RSS.

In addition to the driveway improvements outlined above, several other measures have been incorporated into the project design to provide the "same overall practical effect" as the RSS towards providing defensible space and consideration towards life, safety, and public welfare while allowing a section of the driveway to have an increased slope. Below is a summary of the proposed measures:

1. Horizontal and vertical vegetation management shall be implemented along the entire length of the private lane and around the existing and proposed structures to create defensible space;
2. Improvements to the existing private lane to bring the majority of road into compliance with the RSS, with the exception of the 400 feet for access which would have longitudinal roadway grades of approximately 18 percent. Mitigation along this stretch of roadway would be provide a paved asphalt roadway section to increase traction and surface stability;
3. Provide a new and improved connection with SR-29/128 to provide conformance with Caltrans and RSS standards; and
4. New connection with SR-29/128 would provide sight distance in excess of the Caltrans minimum standards.

The County Engineering Division has discussed the request with the Napa County Fire Department and has conducted a site visit. Engineering staff recommends approval of the requested road exception, subject to recommended conditions in their memo of March 28, 2016. The proposed improvements are shown to meet the same overall practical effect of the RSS while preserving the unique features of the natural environment by implementing a vegetation management plan for the private lane, providing a paved asphalt surface for the roadway section for which the exception is requested, providing an improved connection to State Route-29/128 in conformance with Caltrans and RSS, and exceeding Caltrans sight distance standards for the proposed driveway connection. The proposed improvements in the request, would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

To approve a RSS Exception request, the Planning Commission must find that the project satisfies essentially two

requirements: 1) The exception will preserve the unique features of the environment, which includes, but is not limited to, natural water courses, steep slopes, geologic features, heritage oak trees, other trees of at least 6" dbh and found by the decision maker to be of significance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences, or the like; and 2) Find that the exception, as conditioned, provides the same overall practical effect as the RSS toward providing defensible space, and consideration toward life, safety and public welfare. The Engineering Services Division and the Fire Department have reviewed the proposed request and support the applicant's proposal, recommending approval of the exception.

Biological Resources - Native vegetation of the general area consists of oak woodland and mixed hardwoods. No sensitive plant or animal species were identified during an assessment for Northern Spotted Owls conducted for the subject site (Sodhani Winery Project, 2016). Although no sensitive plant or animal species were identified during the Northern Spotted Owl assessment, construction during the nesting season of February 1 to July 9 has the potential to impact sensitive animal species. Accordingly, a mitigation measure is included within the Mitigated Negative Declaration which requires nesting surveys to be conducted and submitted to the Planning Division prior to the commencement of project grading. The implementation of this mitigation measure would reduce potentially significant impacts to a less than significant level.

Traffic and Parking - Crane Transportation Group prepared a Traffic Impact Report for the proposed project on May 28, 2015. Friday AM and PM peak period (7:00 AM to 9:00 AM) and (3:00 PM to 6:00 PM) as well as Saturday PM peak period (noon – 6:00 PM) turn movement traffic counts were conducted at the existing driveway intersection with State Highway 29 on March 13, 2015 and March 14, 2015, respectively. Peak traffic count hours were 7:45 AM to 8:45 AM and 4:00 PM to 5:00 PM on Friday and 3:15 PM to 4:15 PM on Saturday afternoon. According to the report, there were no left turns from northbound State Highway 29 into the driveway during any of the three peak traffic hours. During 11 hours of counts over the two survey days, three left turns occurred from northbound State Highway 29 into the driveway (Traffic Impact Report SR Intersection with the Driveway Serving the Proposed Sodhani Winery in Napa County, 2015).

As proposed, the project would generate two PM peak trips during a typical weekday and two PM peak trips during a typical Saturday. Seven daily trips are estimated to occur during a crush Saturday. No more than two additional truck trips per week would be generated by the proposed process wastewater hold and haul system, if that wastewater disposal option is selected. By comparison, a single family residence is anticipated to generate approximately 9.57 new daily trips per day based upon the ITE Trip Generation Manual, 9th Edition. The need for a left turn lane on State Highway 29 at the project driveway was evaluated as part of the project's traffic study based on the criteria contained in the *Napa County Road and Street Standards, 2011*. The study found volumes during peak traffic hours on a Friday or Saturday would not warrant provision of a left turn lane either for existing plus project or year 2030 cumulative plus project traffic conditions. The County's Public Works Department concurred that based upon the proposal's anticipated traffic levels, a left turn lane would not be warranted. Therefore, the project would have a less than significant impact on the study intersection and State Highway 29.

Four onsite parking spaces (three standard spaces and one ADA space) are proposed. Based upon the County standard of 2.8 persons per vehicle and 1.05 persons per vehicle for employees the minimum parking required for the proposed winery would be four spaces. No visitation or marketing events are proposed and one full-time employee would reside on-site. Sufficient parking would be available for the proposed project.

Groundwater Availability - The applicant completed a Water Availability Analysis which included a parcel specific recharge evaluation. According to the recharge evaluation, "mean annual groundwater recharge in Area 2 is estimated to be not less than 22.8 af/yr. The minimum estimate of mean annual recharge in Area 2 pro-rated for the project parcel area of 11.1 acres is 4.85 af/yr (11.1 acre parcel/52.2 acre recharge zone x 22.8 af/yr." (Water Availability Analysis 3283 St. Helena Highway, St. Helena, County of Napa, APN 022-080-004, 2015). As shown in Figure 1 of the WAA, Area 1 represents the maximum potential extent of the drainage area affecting recharge, Area

2 represents the likely minimum effective recharge area, and Area 3 represents the project parcel.

The estimated site water demand of 4.45 af/yr, representing an increase of 0.55 af/yr over the existing condition, is below the 4.85 af/yr minimum mean estimated annual recharge for the parcel. The project would be subject to the County's standard condition of approval requiring well monitoring as well as the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use.

The proposed project would not result in a substantial increase the demand of groundwater supplies or interfere with groundwater recharge or lowering of the local groundwater level. According to Napa County environmental resource mapping (*Water Deficient Areas/Storage Areas*), the project site is not located within a water deficient area and the County is not aware of, nor has it received any reports of groundwater deficiencies in the area. According to the Water Availability Analysis prepared for the proposal, "the nearest neighbor's well is located 504 feet from the proposed project well, indicating that potential well interference is negligible and requiring no further evaluation per the WAA procedures" (Water Availability Analysis 3283 St. Helena Highway, St. Helena, County of Napa, APN 022-080-004, 2015).

Hold & Haul - The applicant has requested a hold and haul option as outlined in the Onsite Wastewater Disposal Feasibility Study, prepared by Applied Civil Engineering, as a permanent wastewater treatment option. The Engineer for the project has estimated if hold and haul were to be approved, the tanks would be pumped a total of 35 times annually, with no more than two truck trips in a given week, assuming full wine production capacity. Current regulations allow hold and haul systems, although the sustainability of allowing hold and haul at wineries has been a major discussion point over the last year as part of the Agricultural Protection Advisory Committee deliberations brought to the Board of Supervisors. The Board of Supervisors has directed staff to return with policy changes to limit the use of hold and haul system. Since this application was submitted prior to the ongoing hold and hold policy discussion, staff does not oppose approval of a hold and haul for this project. However, it is within the discretion of the Planning Commission to require an on-site disposal system if deemed appropriate for these circumstances.

Grape Sourcing - The applicant plans to make estate grown wines from the 6.4 acres of planted vineyards on the property. There is a small production level above which can be estate grown which will include room for making a white wine in the future and room for a winemaker's custom crush label production.

Greenhouse Gas Emissions - 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 Checklist for Development Projects, which is attached to this report as Exhibit G. The project would incorporate the following voluntary best management practices: energy conserving lighting; installation of water efficient fixtures; water efficient landscaping; composting 75 percent of food and garden material; planting of shade trees within 40 feet of the south side of the building elevation; site design (living roof); minimizing tree removal and grading; local food production; sustainable practices education to staff; utilization of 70 to 80 percent cover crop; and retaining biomass removed via pruning and thinning by chipping and reusing the material rather than burning it.

GHG Emission reductions from local programs and project level actions, such as the application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project specific on-site programs including those winery features noted above would combine to reduce emissions.

Public Comments - At the time of staff report preparation, three emails (Exhibit F) from neighboring property owners had been received in support of the project.

#### **Consistency with Standards:**



Zoning – The project is consistent with AW (Agricultural Watershed) Zoning District regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.20.030) are permitted in the AW District with an approved use permit. The project as conditioned complies with the Napa County Winery Definition Ordinance and all other requirements of the Zoning Code as applicable.

Environmental Health Division – Recommends approval with standard conditions in the attached Memorandum dated January 23, 2015.

Engineering Services Division – Recommends approval of the project and RSS exception request with standard conditions in the attached Memorandum dated March 28, 2016.

Public Works Department (Traffic) - Recommends approval in the attached Memorandum, dated November 30, 2015.

Fire Department – Recommends approval with standard conditions in the attached Memorandum dated January 14, 2015.

### **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 no project alternative. Note that because of the small scope of this project staff has not recommended a reduced project alternative, but has included Option 2 which would require full compliance with the Napa County Road and Street Standards.

#### Option 1 - Approve Applicant's proposal (Staff Recommendation)

Disposition - This option would result in approval of the proposed 12,000 gallon per year winery and the Exception Request to the Napa County Road and Street Standards.

Action Required - Follow the proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at time motion is made. This option has been analyzed for its environmental impacts, which were found to be less than significant with the implementation of the mitigation measures. With the approval of the road exception, the subject site can accommodate the proposal while minimizing grading and oak tree removal. Sufficient grapes and water supplies are available to serve the proposed project and there is no history of code compliance issues at the project site. As discussed above, no visitation or marketing program is proposed. No variances are requested; there are minimal viewshed impacts, no vineyard removal, there is the availability of estate grapes, and there are emails from the adjoining neighbors supporting the project. The project meets all County Code requirements and complies with General Plan Policies. Staff recommends this option based upon the reasons discussed above.

#### Option 2 - Full Compliance with Napa County Road and Street Standards

Disposition - This option would require full compliance with the Napa County Road and Street Standards.

Action Required - Follow the proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to require the proposed new access driveway be constructed in full compliance with the Napa County Road and Street Standards Manual. If major revisions of 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 and the Road & Street Standards Exception. 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 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 . Winery Comparison Analysis
- B . Findings
- C . Recommended Conditions of Approval
- D . Agency Comments
- E . Initial Study/Mitigated Negative Declaration
- F . Public Comments
- G . Use Permit Application Packet
- H . Viewshed Application Packet
- I . Road and Street Standards Exemption Request
- J . Water Availability Analysis
- K . Wastewater Feasibility Study
- L . Traffic Study
- M . Biological Study
- N . Graphics

Napa County Planning Commission: Approve

Reviewed By: Melissa Frost