



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/16/2017

Agenda Placement: 8A

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: Wyntress Balcher, Planner II - 707 299-1351
SUBJECT: Saddleback Cellars Modification #P16-00266-MOD and Variance #P16-00267-VAR

RECOMMENDATION

NILS VENGE / SADDLEBACK CELLARS /U SE PERMIT MAJOR MODIFICATION #P16-00266-MOD AND VARIANCE #P16-00267-VAR

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 located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a modification of Use Permit #U-428384 to: 1) increase annual production from 8,000 gallons to 24,000 gallons; 2) construct a 100 sq. ft. ADA accessible bathroom addition for a total 5,074 sq. ft. winery; 3) remodel the interior within the existing footprint; 4) construct a cover over an existing crush pad; 5) increase visitation from 2/day to a maximum of 15/day, and a maximum of 100/week; 6) establish a Marketing Plan of 4 catered events per year for a maximum 200 guests and 1 catered charity event for a maximum of 50 guests; 7) employ a total of 5 full time and 2 part time persons; 8) construct 6 additional parking spaces for a total of 8 and 1 loading area; 9) improve the existing waste disposal system; 10) use the existing trailer located adjacent to the southeast side of the winery for office use; 11) install winery signage; and, 12) allow on-premises consumption of wine produced on-site and purchased from the winery within the tasting room and in the tree covered area located on the southeastern side of the winery building. The project also includes a Variance request to allow the construction of the ADA accessible restroom addition and a covered trash enclosure ±75 feet from Money Road, within the 300 foot winery setback. The project is located on a 16.96-acre parcel on the east side of Money Road, approximately 1700 feet northwest of its intersection with Oakville Road, within the Agricultural Preserve (AP) zoning district; 7802 Money Road, Oakville; APN: 031-040-002.

Staff Recommendation: Adopt the mitigated negative declaration and approve the requested variance and use permit as conditioned.

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

Applicant Contact: Jeffrey Redding, Land Use Planning Services, 2423 Renfrew St. Napa, 94558; (707)255-7373; jreddingaicp@comcast.net

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration, based on Findings #1-7 (Attachment A);
2. Approve Variance request (P16-00290-VAR) based on Findings #8-12 of Attachment A and subject to the recommended Conditions of Approval (Attachment B); and
3. Approve Use Permit Modification (P16-00289-MOD) based on Findings #13-17 of Attachment A and subject to the recommended Conditions of Approval (Attachment B).

Discussion:

The original 5,000 gallon winery was established by approval of Use Permit #U-428384 by the Planning Commission (Commission) on March 21, 1984, with no tours or tastings within an existing 2,400 square foot (sq. ft.) structure. The project did not meet the criteria for a small winery use permit exemption as the building proposed for conversion into the winery was closer than the 200 ft. setback from the centerline of the public road and did not meet the 500 feet minimum separation between the winery and the nearest off-site residence. Retail sales were permitted, with 1 part-time employee. A modification of the use permit was approved by the Commission on June 1, 1988, to increase the production capacity from 5,000 gallons to 8,000 gallon/year; expand the winery; and allow by appointment-only private tours and tastings as permitted by County Ordinance (limited to members of wine trade, persons invited by the winery who have pre-established business with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings). An appeal was filed by a neighbor specifically pertaining to Condition of Approval (COA) #8 regarding the increase of the width of Money Road for roadway and utility purposes. On September 21, 1988, the Commission reaffirmed COA #8 and it was determined that the appeal did not affect the Commission's June 1, 1988 action to approve the winery expansion project or the balance of the conditions adopted by the Commissions as part of the approval.

The project proposes to modify the winery use permits to increase the annual production capacity from 8,000 to 24,000 gallons, construct a 100 sq. ft. addition to the southerly side of the winery for a new ADA accessible bathroom, construct a cover over the crush pad and a trash enclosure, and improve the wastewater system. The application was filed in response to a violation discovered during the 2014 winery audit, and the request to increase the production capacity and the increase in by-appointment visitation are intended to resolve the non-compliant issues. The applicant proposed to add the existing on-site trailer for office use to the project, however, the office use in the trailer is for vineyard management and not wine production. Farm management is a permitted use in the AP zoning District, and use of the trailer has been removed from the project. The applicant has indicated that the location of a new ADA accessible restroom would be on the south side of the winery, but at the proposed location ± 75 feet from the road, the addition is located within the 300 foot winery setback. Therefore a variance request was included with the application. The property is developed within an area between the road and an intermittent stream. Variance findings are based upon this limitation.

Staff is recommending in favor of approval for the following reasons: 1) the proposed project is generally consistent with the Napa County Zoning Ordinance and applicable General Plan Policies; 2) the project will result in minimal structural improvements to the project site; 3) variance findings can be made for approval of the proposed restroom and covered trash enclosure within the winery setback area; 4) there is existing direct access to Money Road and any improvements to the access will be only necessary to accommodate the Napa County

Road and Street Standards for emergency equipment access; and 5) the requested visitation and marketing levels are consistent with the levels granted to similar sized wineries. Considering all of the enumerated reasons, staff finds that the project meets all County Code requirements and complies with General Plan Policies. Staff supports this option based on the reasons discussed above.

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: Nils Venge, PO Box 141, Oakville, CA 94562, nils@saddlebackcellars.com

Applicant: Rick Wehman, PO Box 141, Oakville, CA 94562, rick@saddlebackcellars.com

Representative: Jeffrey Redding, Land Use Planning Services, 2423 Renfrew St. Napa, 94558; (707) 255-7373; jreddingaicp@comcast.net

Zoning District: Agricultural Preserve (AP)

General Plan Designation: Agricultural Resource (AR)

Filed: June 23, 2016; **Resubmittal:** December 15, 2016; **Resubmittal:** March 15, 2017; **Complete:** March 28, 2017

Parcel Size: ±16.96 acres

Existing Development: The existing development consists of a 2,400 sq. ft. winery building with a 1,600 sq. ft. paved crush pad/tank pad; 3 paved parking spaces, an equipment storage building and a 160 sq. ft. trailer used for vineyard management and general office use. Adjacent to the existing paved driveway are two parking spaces in front of the winery and one space in the rear of the winery. The winery is located ±86 feet from the centerline of Money Road.

Vineyard Acreage (Existing): ±14 acres

Vineyard Acreage (Proposed): ±13.75 acres

Winery Characteristics:

Winery Size (Existing): ±4,975 sq. ft.

Winery Size (Proposed): ±5,074 ft.

Production Capacity (Approved): 8,000 gallons
Production Capacity (Proposed): 24,000 gallons

Development Area (Existing): ±5,768sq. ft. (6,353 sq. ft. minus public parking area, not a part)
Development Area (Proposed): ±6,148 sq. ft.

Winery Coverage (Existing): ± 8,508 sq. ft. = 0.19 ac. or 1.12%
Winery Coverage (Proposed): ± 9,805 sq. ft.; 0.22 ac. or 1.3%
(Maximum 25% of existing parcel or 15 acres)
Coverage for wineries shall not include farm management uses. (160 sq. ft. trailer)

Accessory/Production Ratio (Existing): 4,118/857 sq. ft. = 12%
Accessory/Production Ratio (Proposed): 3,986 sq. ft. /1,088 sq.ft. = 27% (±2,589 sq. ft. new outdoor tasting, impervious surface total 3,749 sq. ft.)
(Maximum 40% allowed)

Number of Employees (Approved): 1 part-time
Number of Employees (Existing/proposed): 5 full-time, 2 part-time

Visitation (Approved): 2/day anticipated
Visitation (Existing/proposed): 15/day; maximum 100/week

Marketing Program (Existing): None
Marketing Program (Proposed): 4 catered events per year for a maximum 200 guests and 1 catered charity event for a maximum of 50 guests. The marketing events will occur between 1:00 pm and 4:00 pm, on Saturdays. During market events, the winery shall be closed. Food service shall be provided by a licensed caterer. Portable toilets shall be used for the 4 large marketing events.

Days and Hours of Operation (Existing): Monday through Sunday, 8:00 AM – 5:00 PM (production); 10:00 AM - 4:30 PM (hospitality)
Days and Hours of Operation (Proposed): No change proposed

Parking (Approved): 2, and 1 loading area
Parking (Proposed): 8, and 1 loading area

Setbacks (Required): 300 feet – Money Road; 20 ft.' side yard; 20 ft.' rear yard
Setbacks (Existing): ±86 feet (existing winery building); 6½ feet, northwest side yard; 20 feet southeast yard and 20 feet, rear yard (northeast side).
Setbacks (proposed): ±74 feet (winery with proposed winery addition; 6½ feet, northwest side yard; 20 feet southeast yard and 20 feet, rear yard (northeast side).

Adjacent General Plan Designation/Zoning District/Land Use:

Northeast: Agricultural Resource/Agricultural Preserve/Agriculture (vineyards) and Residential
South west: Agricultural Resource/Agricultural Preserve/Agriculture (vineyards) and Residential
Northwest: Agricultural Resource/Agricultural Preserve/Agriculture (vineyards) and winery
Southeast: Agricultural Resource/Agricultural Preserve/Agriculture (vineyards)

Nearby Wineries Located within one mile of the project :

Please refer to Attachment J.

Property History:

Use Permit #U-428384 was approved by the Commission on March 21, 1984 to establish a 5,000 gallon winery with no tours or tasting within an existing 2,400 sq. ft. structure. The project did not meet the criteria for a small winery use permit exemption as the building proposed for conversion into the winery was closer than the 200 ft. setback from the centerline of the public road and did not meet the 500 feet minimum separation between the winery and the nearest off-site residence. A negative declaration was adopted by the Commission. Retail sales were permitted, and 1 part-time employee was approved.

A modification of the use permit was approved by the Commission on June 1, 1988, to increase the production capacity from 5,000 gallons to 8,000 gallon/year (Use Permit Modification #U-428384- *please note same number was used*). The project also included the construction of a 1,600 sq. ft. paved crush pad and tank pad (extended overhang and open pad). The permit did not permit public tours or tastings, but allowed by appointment only private tours and tastings as permitted by County Ordinance (limited to members of wine trade, persons invited by the winery who have pre-established business with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings). Tours or tastings that are available to the general public or advertised as open to the general public were expressly prohibited. No tasting was permitted in conjunction with or prior to retail sales unless it constituted a private tasting. The application indicated the anticipated number of visitors was 1-2 on the busiest day. The expected hours of operation was stated as 8:00am-5:00 pm. An appeal was filed by a neighbor specifically pertaining to COA #8 regarding the increase of the width of Money Road for roadway and utility purposes. On September 21, 1988, the Commission reaffirmed COA #8 and it was determined that the appeal did not affect the Commission's June 1, 1988 action to approve the winery expansion project or the balance of the conditions adopted by the Commissions as part of the approval.

Code Compliance History:

The application states that no specific limitations were placed on the by appointment only tours and tastings authorized by the 1988 permit modification, and since the approval the winery has experienced an increase in demand in both production and visitation such that its current operations exceeds approved levels. County code compliance records indicate that the winery failed the 2014 compliance review. The owner has been working with the County's Code Enforcement staff to bring the previously approved levels into compliance with the existing production and visitation levels by filing this application for a use permit modification.

Discussion Points:

Setting – The project is located on a relatively flat 19.96 acre parcel, fronting on Money Road, a paved minor County road with a 40 foot wide right-of-way, ± 1700 feet north of its intersection with Oakville Cross Road. The only use on the parcel is the subject winery and ±14.0 acres of vineyards. Adjacent land uses are agriculture and large lot residential. There is an existing winery located adjacent to the northwest side of the winery, used for vineyard management. The applicant initially included the use of the trailer for office use, however, the office use is not related to the winery, and its use has been removed from the project description. The use of the trailer for vineyard management is a permitted use in the AP zoning district but the commercial use of the trailer must comply with 2016 California Building Codes and related codes as well as the Napa County Codes and Ordinances. The applicant has been advised to secure applicable building permits.

Winery Proposal – The proposes to modify the winery use permits to increase the annual production capacity from the approved 8,000 gallons to 24,000 gallons. The existing winery restroom is not ADA accessible and the application proposes to construct a 100 sq. ft. addition to the southerly side of the winery for a new ADA accessible bathroom. New coverings over the crush pad and the trash enclosure are proposed in accordance with stormwater management requirements. The project is located in a flood hazard area and the project includes new sliding barn doors on the southeasterly side of the winery building to address flood plain management regulation, and will be

decorative in nature, similar to the trash enclosure screening. The waste disposal systems will be improved into a dual processing system, with the installation of new processing equipment and distribution lines. The installation of the new waste processing system will require removal of ± 0.25 acres of vineyard.

The project proposes to modify the use permit to increase visitation to the amount currently experienced, which is a maximum of 15 visitors per day, and a maximum 100 per week. A new Marketing Plan is proposed for 4 catered events per year for a maximum 200 guests and 1 catered charity event for a maximum of 50 guests. On-site consumption is requested for the wine tasting room and outdoors tasting at the existing tables under the trees, across from the tasting room. The original application indicated that the winery would be operated with 1 part-time employee, but has since been amended to propose a total of 5 full time and 2 part time employees. An increase from 3 to 8 paved on-site parking spaces is proposed. Many of the winery's visitors arrive by bicycle and a new bike rack is proposed to accommodate them. The existing trailer (160 sq. ft.) located adjacent to the northeastern side of the winery is used for vineyard management. The applicant had requested its use be included in the project, but since its use is not related to winery production, it has been removed from the project and the applicant advised to obtain any necessary building permits.

Tours & Tasting/Marketing Events – The winery is permitted tours and tasting by appointment only and the application submitted with that use permit request (Use Permit Modification #U-428384 approved in 1988) indicated an anticipated visitation of 2 per day. Although the number of visitors was not stated in the use permit conditions of approval, the project as stated in the application presented to the Planning Commission was evaluated and considered before approval. The applicant states that since approval of the 1988 modification approval, the winery has experienced an increase in demand in both production and visitation such that its current operation exceeds approved levels. As noted above, the winery failed the 2014 compliance review. This use permit application was filed to resolve all violations and bring the winery into compliance. The applicant is requesting approval to increase the visitation to a maximum 15 daily visitors, with a maximum 100 visitors per week. The project proposes the addition of a Marketing plan for 4 annual marketing events with a maximum attendance of 200 persons, and is requesting participation in a Napa Valley charity event with 50 persons in attendance.

Variance Request - A use permit was approved to establish the subject winery on this property in 1984, prior to the adoption of the Winery Definition Ordinance (WDO). NCC Section 18.104.230(A)(2) requires a 300 foot setback for wineries located contiguous to any public road, and Section 18.104.230(B) provides that any winery existing on the date of adoption of the WDO may expand within the minimum setback specified in subsection A. But, expansions may be permitted within the minimum setback area only if the expansion is placed no closer to the centerline of the right-of-way than the nearest point of the existing structure to which the expansion is attached. Any new freestanding structure shall comply with the setback provisions of subsection A of this section, and be located 300 feet from the road.

The applicant proposes to construct the restroom addition on the south side of the winery, ± 75 feet from the centerline of the road. Because the addition will be closer to the road than the existing winery, consideration of a variance from the 300 foot setback requirement is requested. An intermittent stream traverses the property 25 feet from the rear of the winery, 200 feet from Money Road. NCC Section 18.108.025 would prevent the construction of a building addition within the 35 foot stream setback. With a 6 $\frac{1}{2}$ foot setback from the property line along the northwestern side of the building, there is no room for the attachment of the building, and construction within the 20 foot side yard setback would not be permitted. Since all winery production activities occur on the southeastern side of the building, building an addition on that side of the building would not be possible, thus the construction of a freestanding restroom would be necessary. The freestanding restroom would be required to comply with the 300 foot winery setback, and, since the intermittent stream traversing the project site adjacent to the winery building is located ± 200 feet from the road, the freestanding restroom must be constructed on the north side of the stream. Such location would not only be inconvenient and inconsistent with the intent of an ADA accessible restroom, access to such restroom would require the construction of a bridge over the drainage course and paving across the vineyards. Such improvements would result in the removal of vines and the introduction of additional

impervious surfaces within the flood hazard area. Therefore, the useful area of development is located within the area of the property between the road and the intermittent stream.

Traffic & Parking – The project proposes no change to the existing winery visitation hours 10:00 am to 4:30 pm, Sunday-Saturday and no change to the winery production hours, 8:00 am to 5:00 pm Sunday–Saturday. The project proposes an increase in employees from the originally approved one 1 part-time employee to 5 full-time and 2 part-time, for a total of 7 employees. The project seeks to increase the daily visitation to the current visitation found in the 2014 audit, a maximum 15 daily visitors; and a 100 maximum visitors per week. The proposed marketing program is modest with 4 annual release events for a maximum 200 persons and 1 event for a maximum of 50 persons. The marketing events will occur between 1:00 pm and 4:00 pm, on Saturdays. During market events, the winery shall be closed. The project was reviewed by the Department of Public Works who advised that the project is located on a roadway segment designated a Local Roadway in the 2008 Napa County General Plan. As a local roadway provides access for individual residences and business it would not be expected to reach an unacceptable Level of Service. The project is forecast to generate 17 net new ADT on weekdays; and weekend estimated at 11 ADT, less than that for weekdays due to fewer employees. The project is considered to have a less than significant increase on Money Road. The increase of traffic is less than significant on this road due to the generation numbers and the forecast Level of Service. The volume of traffic on Money Road does not warrant the installation of a left turn lane.

Groundwater Availability - The project is located on a 16.96 acre parcel on the valley floor in an area that has an established acceptable water use criteria of 1.0 acre foot per acre per year. A Water Availability Analysis-Tier One Study was prepared and submitted with the application utilizing the Napa County's Guidelines for Estimating Non-residential Water Use for specified land. Utilizing these guidelines, the study calculates that the Napa County Allowable Water Allotment for the property is 16.96 AF/YR, determined by multiplying the acreage of the parcel by the one (1) AF/YR fair share water use factor. The analysis indicated that the existing total water demand is 7.79 AF/YR (winery processing, 0.29 af/yr; employees, 0.10 af/yr; customers, 0.05 af/yr; domestic landscaping irrigation, 0.07 af/yr; ±14.0 ac vineyard, 7.28 af/yr). The proposed project water demand is projected as 7.99 (winery processing, 0.52 af/yr; employees, 0.10 af/yr; visitors, 0.05; events (4 /year), 0.04; events (1/year), 0.002 af/yr; domestic landscaping, 0.12 af/yr; vineyard 7.16 af/yr). Annual water demand for this parcel would increase 0.2 af/yr, from 7.79 af/yr. to 7.99 af/yr. It is noted that an indicated increase in domestic landscaping irrigation is shown in the report. The calculations are based upon the County's Estimated Water Use Guidelines, and reflect a conservative estimate based on the proposed increase in production. Based on the figures shown in the report, the project would remain below the established fair share for groundwater use on the parcel. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a 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. Projects on the Napa Valley Floor that meet the Tier 1 screening criteria are considered to be in compliance with the standards of the WAA, unless other substantial evidence in the record indicates the need for further evaluation.

Wastewater - The proposed project will not violate any known water quality standards or waste discharge requirements. Improved on-site domestic and process wastewater systems are proposed to accommodate the increase in visitation. The Napa County Division of Environmental Health has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. The project proposes the use of portable toilets for the four 200-guest marketing events.

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 included with the project application packet. The applicant proposes to incorporate additional GHG reduction methods including: energy conserving lighting; bicycle incentives and

installation of a bike rack; process water will be treated on-site and used to irrigate the existing vineyards or on-site landscaping; installation of water efficient fixtures; low impact development since the proposed new restroom would be constructed on previously disturbed portions of the site and no vineyard removal will be required; implementation of sustainable purchasing and shipping programs; and limitation of the amount of grading to expansion of the existing driveway and parking area. The applicant indicates that the south-facing roof of the winery building is fitted with PV panels, generating on-site renewal energy. They have planted shade trees within 40 feet of the south side of the building elevation. They have installed an Electrical Vehicle charging station, and they use locally produced foods.

Grape Sourcing - The property has 16.96 acres and the winery is an existing facility, producing 8,000 gallons per year. The 14 acres of vineyards can produce 28 to 56 tons of grapes. The estate grapes are utilized at the winery and according to marketing promotions, the wine production uses grape sources from around the Napa Valley. The winery is a Pre WDO winery, but 75% of the proposed 16,000 gallons per year increase must be Napa County grape sources.

Public Comments – To date, there have been no public comment letters received.

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 - This option would result in approval of the increase in the production capacity of the winery to 24,000 gallon per year winery; the construction of a 100 sq. ft. building addition for an ADA accessible restroom within the 300 ft. winery setback; the construction of a cover for the existing crush pad; the authorization of the current visitation levels with a maximum limit; add a marketing program; construct additional parking; and the installation of an improved wastewater disposal system.

Action Required - Follow 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. Sufficient grapes and water supplies are available to serve the proposed project. The proposed modification has been submitted to resolve a code compliance violation and the proposed conditions recommended will ensure that any health and safety concerns are addressed. The requested number of guests per year for visitation is above the average and median calculation ranges compared to wineries of similar production levels. The requested number of marketing events per year is well below the average and median levels average compared to wineries of similar production. Staff is recommending in favor of approval for the following reasons: 1) the proposed project is consistent with the Napa County Zoning Ordinance and applicable General Plan Policies; 2) the project will result in minimal structural improvements to the project site; 3) there is existing direct access to Money Road and any improvements to the access will be only necessary to accommodate the Road and Street Standards for emergency equipment access; 4) the requested visitation and marketing levels are consistent with the levels granted to similar sized wineries. Considering all of the enumerated reasons, staff finds that the project meets all County Code requirements and complies with General Plan Policies. Staff supports this option based on the reasons discussed above.

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 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 and Final Agency Approval Memos
- C . Previous Project Conditions
- D . Initial Study/Negative Declaration
- E . Use Permit Application Packet
- F . Variance Application Packet
- G . Water Availability Analysis
- H . Wastewater Feasibility Study
- I . graphics
- J . Winery Comparison Analysis

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina