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## Recommended Findings

**PLANNING COMMISSION HEARING – JULY 15, 2020  
RECOMMENDED FINDINGS**

**WHITEHALL LANE WINERY HOSPITALITY BARN  
MINOR MODIFICATION #P19-00346-MM  
1563 ST. HELENA HIGHWAY, ST. HELENA, CA  
APN: 027-100-012**

**ENVIRONMENTAL DETERMINATION:**

The Planning Commission has received and reviewed the proposal pursuant to the provisions of the California Environmental Quality Act (CEQA), and finds that:

1. The proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1, Minor Alterations to Existing Facilities and Section 15303 Class 3, New Construction or Conversion of Small Structures Class. The project consists of construction and location of a new, small structure to replace an existing structure on the same footprint of previously developed land. The structure does not exceed 2500 square feet in floor area. The project will not result in an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.
2. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5
3. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

**USE PERMIT MINOR MODIFICATION FINDINGS:**

The Planning Commission has reviewed the minor modification request in accordance with the requirements of the Napa County Code Section (NCC) Section 18.124.070 and makes the following findings that:

4. The Planning Commission has the power to issue a minor modification permit under the zoning regulations in effect as applied to the property.

Analysis: The project is consistent with AP (Agricultural Preserve) zoning district regulations. Changes to a winery (as defined in Napa County Code Section 18.08.640) and uses in connection with a winery (see Napa County Code Section 18.16.030) are permitted in an AP zoned district with an approved minor modification permit. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code) as applicable.

5. The procedural requirements for a minor modification permit set forth in Chapter 18.124 of the Napa County Code (Use Permits) have been met.

Analysis: The minor modification application has been appropriately filed, noticed, and public hearing requirements have been met. The hearing notice and intent to find the project categorically exempt from CEQA was posted and published in the Napa Valley Register on July 1, 2020, and copies were forwarded to property owners within 1000 feet of the subject parcel and all other interested parties.

6. The granting of the minor modification permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

Analysis: Various County departments have reviewed the project and commented regarding water, waste water disposal, traffic and access, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the ongoing protection of the public health and safety.

The proposed ±811 ft<sup>2</sup> hospitality barn will be located adjacent to an existing area designated for outdoor marketing activities, and will be used to support the existing approved marketing activities. The proposed project will not conflict with the required findings for approval of the original use permit and subsequent use permit modifications inasmuch as the overall concept of the project will be maintained. The proposed project would not affect the overall density, intensity, or environmental impact of the use permit, since the area has been previously approved for the marketing activities associated with the winery.

7. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

Analysis: The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan. The Winery Definition Ordinance (WDO) was established to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990) and the applicable provisions of the Napa County Zoning Ordinance (Title 18, Napa County Code).

This proposal is consistent with the *Napa County General Plan 2008*. The subject parcel is located on land designated Agricultural Resource (AR) on the County's adopted General Plan Land Use Map. The proposed modification is a change in the aggregate building footprint by ±811 ft<sup>2</sup>, less than the maximum ten thousand (10,000) square feet or 25% of the total footprint. The addition of a ±811 ft<sup>2</sup> accessory use, will not result in the accessory floor area exceeding 40% of the area of the production facility. (See Attachment 'B', Conditions of Approval.) This use falls within the County's definition of agriculture and thereby preserves the use of agriculturally designated land for current and future agricultural purposes.

As approved here, the proposed changes and existing use in the building, installation of an ADA restroom, construction of a van accessible parking stall, and enhancement of the site supports the use of the property for the "fermenting and processing of grape juice into wine" (NCC Section 18.08.640) supports the economic viability of agriculture within the

county consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 (“The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space...”). Approval of this project furthers supports this key goal.

Agricultural Policy AG/LU-13 of the County General Plan recognizes wineries, and any use clearly accessory to a winery, as agriculture. The Land Use Standards of the General Plan Policy AG/LU-2 list the processing of agricultural products as one of the general uses recognized by the AR land use designations. The changes in building size, installation of an ADA restroom, construction of a van accessible parking stall, and enhancement of the property further supports the winery and allows for the continuation of agriculture as a dominant land use within the county and is consistent with General Plan Agricultural Policy AG/LU-13.

Finally, the “Right to Farm” is recognized throughout the General Plan and is specifically called out in Policy AG/LU-15 and in the County Code. “Right to Farm” provisions ensure that agriculture remains the primary land use in Napa County and is not threatened by potentially competing uses or neighbor complaints. Napa County’s adopted General Plan reinforces the County’s long-standing commitment to agricultural preservation, urban centered growth, and resource conservation. On balance, this project supports the operations of the winery and is consistent with the General Plan’s overall policy framework and with the Plan’s specific goals and policies.

8. The proposed minor modification is not a substantial change and will not affect the amount of water use approved by the original application, and therefore the original analysis stated in the original findings of approval would not change:

Analysis: The project will not change the winery operations, increase visitation, employees, or marketing guest numbers, and will not result in an increase in water use or wastewater treatment.