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Agenda Date: 12/2/2020

Agenda Placement: 7A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Brian Bordona for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Emily Hedge, Planner III - 259-8226

SUBJECT: Robert Sinskey Vineyards Major Modification P19-00161-MOD

RECOMMENDATION

SINSKEY VINEYARDS INC. / ROBERT SINKSEY VINEYARDS / USE PERMIT MAJOR MODIFICATION NO. P19-00161-MOD

CEQA Status: Consideration and possible adoption of a Categorical Exemption Class 1. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act (CEQA). See Section 15301 [Class 1 Minor Alterations to Existing Facilities] which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15301. 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 Major Modification to an existing 143,000 gallon per year winery to allow the following: **COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:** 1) Recognition of daily by-appointment tastings of 125 persons per day. Currently authorized for 132 "Public" visitors a day, allowed to occur without prior appointment. The by-appointment visitation would be an addition to the currently authorized visitation and would result in a total of 257 visitors per day; 2) Recognition of 36 full-time employees and six part-time employees. Currently authorized for 10 full-time employees and five part-time employees; 3) Recognition of use of portions of the cave for visitation and marketing activities. Currently authorized for production related uses only; and 4) Recognition of on-premises consumption of wines in areas used for hospitality. Currently not an authorized activity. The project is located on an approximately 11.82 acre site within the AW (Agricultural Watershed) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed & Open Space) at 6320 Silverado Trail, Napa, CA; APN: 031-230-017

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve the Use Permit Major Modification, as conditioned.

Staff Contact: Emily Hedge, Planner III, (707) 259-8226 or emily.hedge@countyofnapa.org

Applicant Contact: Robert Sinskey, 6320 Silverado Trail, Napa, CA 94558; (707) 944-9090, pinot@robertsinskey.com

Applicant Representative Contact: Richard Tooker, Farella Braun + Martel LLP; 899 Adams Street, Suite G, St. Helena, CA 94575; (707) 967-4152; rtooker@fbm.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Find the project to be Categorically Exempt from CEQA, as set forth in Findings 1 - 3 of Attachment A; and
2. Approve Use Permit Major Modification Application P19-00161 based on Findings 4 through 8 of Attachment A, and subject to the recommended conditions of approval in Attachment B.

Discussion:

This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. Under the program, property owners may apply for a permit to voluntarily remedy existing violations. Property owners were also invited to voluntarily initiate a status review by County Staff to determine the extent of their existing entitlements and/or permissible uses of their property. The purpose of such status determinations was solely to document and/or delineate existing property rights already granted by the County. Status determinations are not permits and do not authorize new uses or structures. They also do not authorize or grandfather historic uses or structures that were not legally established. Status determinations are ministerial decisions and are not subject to the California Environmental Quality Act (CEQA). Furthermore, they do not require a public hearing and an appeal of a status determination may only be filed by the Applicant.

On March 28, 2019, Robert Sinskey Vineyards submitted a request for a status determination of the winery's existing legal entitlements related specifically to visitation - Status Determination No. P19-00137-SD. On July 3, 2019, the Director issued Status Determination No. P19-00137-SD recognizing certain operational entitlements for Robert Sinskey Vineyards. At the same time Robert Sinskey Vineyards submitted, on March 29, 2019, a Major Modification application under the Code Compliance Program to recognize current level of employees. Following receipt of Status Determination No. P19-00137-SD, the applicant revised the request under Major Modification P19-00161 to request recognition of visitation levels occurring outside of their permitted levels as determined by the status determination. As described in Resolution No. 2018-164, the subject application was submitted prior to the submittal deadline of March 29, 2019 at 2:00 p.m. and was found to be substantially conforming. Accordingly, the County may use the existing operations as the environmental baseline for the CEQA analysis related to this application.

The project proposal is to modify an existing winery Use Permit to recognize existing visitation and employees, both of which exceed the levels approved under Use Permit U-368586 and subsequent modifications. Additionally, the proposal requests to recognize on premises consumption and use of portions of the cave for hospitality activities. Recognition of the existing operational levels and use of the cave would allow the winery to continue to operate at their current capacity. The existing visitation level is higher than the average and median calculations for annual visitation of similar production capacity by wineries. Although the levels exceed that of similar production capacity wineries, staff is supportive of the request based upon the project's location adjacent to a Silverado Trail and the ability of existing infrastructure and resources to support the existing visitation and employee levels.

The application and supporting documentation has shown that the winery has sufficient capacity to handle the visitation and employment, and that the current levels will not impact the infrastructure or water supply. Use of the cave for hospitality would require improvements to the existing cave, which could include such things as installation of sprinklers and changes to the layout of equipment within the cave. Such improvements would occur through the building permit process should the Planning Commission approve that component of the project. No additional cave square footage is requested. Additionally, no new construction is proposed that would alter the site and potentially impact the environment.

Staff has reviewed the components necessary to remedy existing violations and found them to be consistent with the Zoning Ordinance and applicable General Plan policies. Based on the reasons stated above, staff recommends approval of the project components necessary to remedy existing violations, subject to the recommended conditions of approval.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Categorical Exemption Class 1. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act (CEQA). See Section 15301 [Class 1 Minor Alterations to Existing Facilities] which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15301. 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: Sinskey Vineyards Inc., 6320 Silverado Trail, Napa, CA 94558; (707) 944-9090

Representative: Richard Tooker; Farella Braun + Martel LLP; 899 Adams Street, Suite G, St. Helena, CA 94575; (707) 967-4152; rtooker@fbm.com

Zoning: Agricultural Watershed (AW)

GP Designation: Agriculture, Watershed & Open Space (AWOS)

Filed: March 29, 2019; **Resubmittal Received:** December 19, 2019, October 10, 2020; **Deemed Complete:** October 27, 2020

Parcel Size: 11.82 acres

Existing Development: The site is currently developed with an approximately 15,100 square foot winery building that includes production, hospitality, office space, and a demonstration kitchen; adjacent outdoor patios, outdoor crush pad and work areas, winery-associated driveway and parking improvements, water storage tanks; an approximately 17,500 square foot cave; and approximately 5.1 acres of planted vineyard.

Proposed and Existing Winery Characteristics:

Winery Development Area - Approved: 92,418 square foot winery development area with uses identified above.

Winery Development Area - Proposed: No change

Winery Coverage Existing: 82,879 square feet or approximately 16.1%.

Winery Coverage Proposed: No change

Production Capacity Approved: 143,000 gallons per year. The initial 24,000 gallons approved prior to the WDO are not subject to the 75% rule. Production was 62,000 gallons in 2018.

Production Capacity Proposed: No change.

Winery Building Size Existing: 15,100 square feet

Winery Building Size Proposed: No change

Cave Size Existing: 17,500 square feet.

Cave Size Proposed: No change in total size. Request includes conversion of approximately 1,500 square feet of the cave from production to hospitality.

Accessory/Production Ratio Existing: 6,310 square feet accessory/25,264 square feet production - approximately 24.9%.

Accessory/Production Ratio Proposed: 7,878 square feet accessory/23,696 square feet production - approximately 33.2%. Change due to conversion of portions of existing cave from production to hospitality use.

Number of Employees Approved: 10 full-time and five part-time

Number of Employees Existing: 36 full-time and 6 part-time

Number of Employees Proposed: Recognition of existing levels

Visitation - Approved: 132 "public" visitors per day; allowed to occur without prior appointment

Visitation - Existing: 132 "public" visitors and 125 by-appointment visitors

Visitation - Proposed: Recognition of existing levels

Marketing Program - Approved:a. Type 1

Frequency: 5 times per week (no more than once per day)

Number of persons: 50 maximum

Time of Day: 9:00 AM - 5:00 PM

Days per Week: Seven

b. Type 2

Frequency: 28 times per year, with catered dinners

Number of persons: 50 maximum

Time of Day: 9:00 AM – 11:30 PM

Days per Week: Seven

c. Type 3

Frequency: 12 times per year (monthly, with hors d'oeuvres or catered dinners)

Number of persons: 80 maximum

Time of Day: 6:00 PM to 10:00 PM

Days per Week: Seven

d. Type 4

Frequency: Two times per year

Number of persons: 150 maximum

Time of Day: 6:00 PM to 10:00 PM

Days per Week: Seven

e. Participation in the annual Napa Valley Wine Auction is permitted as a Category 5 Temporary Event.

f. Any single Marketing or Temporary Event shall not be held on the same day as any other By Appointment Only Tours & Tasting.

g. Any single Marketing or Temporary Event may include food that is either catered or prepared in an on-site commercial kitchen in accordance with Napa County Department of Environmental Management and/or the Napa County Temporary Events Ordinance.

Marketing Program - Existing: In compliance**Marketing Program - Proposed:** No change**Days and Hours of Operation - Approved:** 7:00 AM to 6:00 PM daily**Days and Hours of Operation - Existing Production:** 7:00 AM to 6:00 PM. In compliance**Days and Hours of Operation - Existing Visitation:** 10:00 AM to 6:00 PM. In compliance**Days and Hours of Operation - Proposed:** No change to existing**Parking – Approved:** 62 parking spaces**Parking – Existing:** 62 parking spaces**Parking - Proposed:** No change**Setbacks:**Required Road setbacks – 600 feet from the centerline of Silverado TrailRequired Property line setbacks - 20 feet side and rear yard setbacks (for structures).Existing Setbacks - The existing winery building is located approximately 315 feet from the centerline of Silverado Trail, and more than 200 feet from all property lines. The winery building location was approved prior to the WDO, which created the 600-foot setback requirement.Proposed Setbacks – No change. Cave improvements are internal within the existing footprint of the cave.**Adjacent General Plan Designation/ Zoning / Land Use:**

All surrounding properties have a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS).

Adjacent properties on the east side of Silverado Trail have a zoning designation of Agricultural Watershed (AW) and properties on the west side of Silverado Trail have a zoning designation of Agricultural Preserve (AP). Surrounding development includes vineyards and rural residential developments.

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

There are 11 wineries located within one mile of the project. Please refer to Attachment K.

Parcel History:

Use Permit U-368586 for a new winery with an annual production of 24,000 gallon, a 12,000 square foot building, cave, public tours and tastings, and retail sales was approved by the Planning Commission on February 4, 1987. Approximately 820 square feet was designated for public tours and tasting activities, and 50 visitors per day was authorized, as well as five (5) full time and nine (9) part-time employees. A Final Environmental Impact Report was

prepared and certified for this permit demonstrating that the project did not have a significant adverse effect on the environment.

Major Modification U-90-07 permitted the winery to increase production to 65,000 gallons, install a demonstration kitchen, increased public tours and tastings to 132, and added a marketing plan of 28 events per year at 15050 people with an average of 30 people subject to noticing two weeks prior. The permit was approved by the Planning Commission on December 5, 1990, and subsequently appealed to the Board of Supervisors (BOS). The BOS upheld the appeal which approved the permit with a set of modified conditions.

Major Modification #94099 permitted the winery to increase marketing events and revise previous conditions of approval and mitigation measures related to marketing event noticing requirements, production equipment, and traffic during production operations. The permit was approved by the Planning Commission on December 21, 1994, and subsequently appealed to the Board of Supervisors (BOS). The BOS denied the appeal.

Minor Modification #97431 permitted a cave expansion of approximately 7,685 square feet, for production purposes only and installation of new fermentation tanks. The permit was approved by the Zoning Administrator on May 1, 1998.

Major Modification P09-00480 permitted the winery to increase production to 143,000 gallons annually, expand the demonstration kitchen, construct an office addition, expand outdoor terrace, increase parking lot, increase employees, construct a new wastewater disposal system, modify the marketing plan, modify previously conditions of approval and mitigation measures, and allow retail sales of produce and animal products produced on site or on the adjacent parcel under family ownership. The permit was approved by the Planning Commission on August 4, 2010.

Very Minor Modification P11-00441 clarified construction phasing of the approvals in P09-00480. The permit was approved by the Zoning Administrator on February 27, 2012.

Very Minor Modification P13-00150, presented the Director's determination on June 6, 2013, that Major Modification P09-00480 had been deemed "used" per County Code Section 18.124.080.

Status Determination P19-00137-SD was submitted on March 28, 2019. The application requested a determination of the winery's existing legal entitlements related specifically to visitation. On July 3, 2019, the Director issued Status Determination No. P19-00137-SD recognizing certain operational entitlements for Robert Sinskey Vineyards. See the following section for additional discussion.

The current application for a Major Modification P19-00161 was submitted on March 29, 2019, under the County's Code Compliance Program. The code compliance history and project description are described in detail in the following sections.

Code Compliance History:

On March 29, 2019, Robert Sinskey Vineyards submitted a Major Modification application under the Code Compliance Program to recognize their current level of employees. Following issuance of Status Determination No. P19-00137-SD, the applicant revised the request to include recognition of visitation levels occurring outside of their permitted levels as determined by the status determination.

A site inspection was conducted by Code Compliance, Planning, Engineering, and Fire staff on April 23, 2019, to identify any potential health and safety issues, as well as, to review the existing use and proposed changes. As a follow-up to the site inspection, a letter regarding identified issues was sent to the property owner by the Code Enforcement Division on July 12, 2019. Apparent code violations include various Fire Code violations regarding

posting of exiting signage, lighting, door hardware, and fire extinguisher maintenance, as well as the need to secure the fermenting tanks and storage container consistent with the California Building Code.

Code Enforcement Case CE19-00130 was opened for these items as well as use of the cave for hospitality activities. Thirteen of the fifteen items noted in the Code Compliance health and safety letter have been completed. The outstanding items include obtaining building permits for work that was completed without the proper building permit. At the time of the preparation of this staff report, the applicant is in consultation with Code Compliance and Building Division staff regarding the preparation of plans and submittal requirements for these two items.

While the two outstanding items were identified during the site inspection, they are not related to the operational requests of this major modification and are not an element of the entitlement before the Planning Commission. Given that these are code violations related to the physical components of the winery, as standard practice, Code Enforcement and Building Division staff will continue to handle these directly. Condition of Approval No. 4.20(a) was developed in consultation with those divisions and is included in Attachment B.

Fermentation tanks and catwalks – The equipment is located in an area of the winery that was approved for production use, and this Code Compliance item does not represent a use permit entitlement issue. The item needs to be resolved through the issuance of a building permit. At this time the applicant is in consultation with Code Compliance and Building Division staff. Condition of Approval 4.20(a) has been included to provide a timeline for correction of this item.

Outdoor storage container – Major Modification P09-00480 approved a building expansion, which included this area adjacent to the parking lot, to be used for production and storage space. The area was shown as a “future phase” on Building permit B12-00103. The addition has not been built at this time. Instead, the applicant installed a storage container, with electrical equipment for cooling, in the same location. This Code Compliance item does not represent a use permit entitlement issue. The item needs to be resolved through the issuance of a building permit. At this time the applicant is in consultation with Code Compliance and Building Division staff. Condition of Approval 4.20(a) has been included to provide a timeline for correction of this item.

Cave – Use of the cave for non-production activities has ceased. If approval of this Major Modification permits hospitality uses in the cave, improvements would be required to be completed prior to use of the areas for hospitality. See Condition of Approval No. 9.9. If that component of the modification is not approved, no changes to the cave are necessary.

Prior to entering into the Code Compliance program, there were no open code cases associated with the property.

Discussion Points:

Setting - The project is located on an 11.82-acre parcel on the north/east side of Silverado Trail. Development on the property includes the winery building, 17,500 square foot cave, associated site improvements including parking lots, wastewater system, and water tanks, and approximately 5.1 acres of vineyards.

Winery Proposal – There are no site improvements or new development proposed as a part of this project. If approval of this Major Modification permits hospitality uses in the cave, internal improvements, such as installation of a sprinkler system, would be required to be completed prior to use of the areas for hospitality. If that component of the modification is not approved, no changes to the cave are necessary.

Visitation – The winery was approved for public visitation with a maximum of 132 visitors per day. As detailed in P19-00137 Status Determination application, the winery thought that Major Modification P09-00480 had permitted them to have an additional 125 daily guests by appointment only. The determination of P19-00137 was that visitation was limited to the 132 visitors per day. The applicant then revised the major modification application to

include a request to recognize that level of visitation.

As shown in Attachment K, the winery was compared to wineries producing between 150,000 gallons and 175,000 gallons. Compared to wineries of approximately the same gallon production, both the permitted and existing visitation levels are higher than the averages of the compared wineries. As noted previously, the winery has been operating at these levels since 2018 and have not had issues with water or infrastructure.

Transportation - As described in Resolution No. 2018-164, the subject application was submitted prior to the submittal deadline of March 29, 2019 at 2:00 p.m. and was found to be substantially conforming. Accordingly, the County may use the winery's existing operations as the environmental baseline for the CEQA analysis related to this application. No expansion of current operations is requested as part of this application, therefore a trip generation and vehicle miles traveled analysis were not completed for the project.

Groundwater – As discussed elsewhere, a project in the Code Compliance Program (Resolution No. 2018-164) may use the existing operations as the environmental baseline for the CEQA analysis related to this application. The project does not propose operational changes that would result in an increase in water use, however, Summit Engineering Inc. prepared water use calculations and an estimate of the average annual groundwater recharge for the Robert Sinskey Vineyards parcel to demonstrate that the existing water use is not impacting groundwater in the area. Water sources for the property consist of three active groundwater wells. These three wells are rotated in use to supply the water demand of the winery. Vineyard and landscape irrigation water demand is supplied using the treated effluent from the process wastewater system (PW) constructed treatment wetlands. All three wells are capable of being used to supplement the irrigation demand if required. The total water demand for the project's existing conditions is estimated to be 4.2 acre-ft/year. This calculation represents an increase of 3.4 acre-ft/year when compared to the water demand calculated based on the permitted number of employees and visitors (1.19 acre-ft/year). As noted above, the project does not require an analysis of the increase, but is provided for informational purposes. Approximately 2.17 acres of the parcel lies within the boundary of the Napa Valley Floor (NVF) subarea and assigned a water use allotment of 1.0 acre-ft/acre/year (as defined by Napa County's WAA Guidance Document). Of the 9.65 acres located outside of the NVF, approximately 4.64 acres of the site have slopes greater than 25%, and have been removed from the parcel acreage when calculating recharge. Therefore, the total land area outside of the NVF available for recharge is approximately 5.01 acres.

The average annual precipitation was estimated to be 33.79 inches/year from precipitation normals for Yountville from the National Oceanic and Atmospheric Administration climate database for the period between 1981-2010. The Yountville station is the closest precipitation monitoring station to the site (less than 2.5 miles). The annual average groundwater recharge rate on the site is assumed to be 17% of the annual precipitation due its location within the Napa River at Napa watershed as defined by the Luhdorff & Scalmanini Consulting Engineers (LSCE) Hydrogeologic Conceptualization and Characterization of Conditions for Napa County. The anticipated annual recharge for the parcel is estimated to be 4.6 acre-ft/year. The area within the NVF estimates 2.17 acre-ft/year of availability and the non-NVF area estimates 2.40 acre-ft/year. The total estimated water demand of 4.2 acre-ft/year is less than the anticipated 4.6 acre-ft/year of groundwater recharge for the project site.

A Tier II analysis was prepared to estimate any potential interference between wells and springs that could affect their supply capacity due to water usage. Using the Theis equation as indicated in the WAA Napa County guidelines, the groundwater drawdown from all property wells to the edge of the parcel was determined. The assumed closest distance that any neighboring well could be located is the edge of the parcel. Additionally, because Wells 2 and 3 are so close to each other, a combined flow analysis was done to determine if these wells could be operated at maximum capacity at the same time. The Tier II analysis reveals there are no significant aquifer drawdown impacts associated with any one well on the property. However, Wells 2 and 3 should not be operated at maximum capacity simultaneously.

Public Water System - Summit Engineering Inc. prepared a Public Water Feasibility Study, to evaluate the capacity

of the existing water system to meet the current facility demands. The existing Public Water System (PWS ID CA-28-01042) serving the winery property can meet the facility demands and consolidation with another existing water system is not required as this is an existing public water system. The system was originally designed based on 15 employees (Major Modification P09-00480). Because the current levels of 42 employees exceeds that number, the winery will have to amend their Public Water System permit to account for the change from a Transient Non-Community (TNC) Water System to a Non-Transient Non-Community (NTNC) Water System.

Wastewater - The winery operates with a separate process wastewater system (PW) and sanitary sewage treatment and disposal system (SS). Both systems are capable of handling the current levels of production, visitation, and employees. No increases are proposed above the current operating levels and no changes to the systems are required or proposed.

Greenhouse Gas Reduction Measures - The winery already implements a number of greenhouse gas reduction strategies in place. There are photovoltaics onsite, constructed wetlands assist with the process wastewater system and allow reuse of water for irrigation, has alternative fuel/electrical vehicles, on-site bicycle lockers for employees, and the winery encourages employees to carpool, and all Robert Sinskey Vineyards properties undergo organic farming practices. See the application packet for additional details.

Public Comments - At the time of staff report preparation, no public comment letters have been received.

Decision Making Options Regarding Remedying Existing Violations:

BOS Resolution No. 2018-164, provides for Staff to prepare separate decision-making options for the components of the project necessary to remedy existing violations and the new expansions beyond existing entitlements. This modification only requests recognition of existing operational components to remedy the existing violations.

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

Disposition - This option would result in approval of the existing employees and visitation levels at the winery, permit on premises consumption of wine produced at the winery, and allow use of portions of the cave for hospitality activities, pending completion of the Building and Fire Code updates. Staff recommends this option as the request is consistent with the Zoning Ordinance and applicable General Plan policies. Further, staff recommends recognition of the existing visitation levels based upon the project's location adjacent to the valley floor and located on Silverado Trail, sufficient access, and availability of adequate infrastructure and water supplies. The employee levels expanded over the years and the winery feels they are necessary to operate at the current levels.

Action Required - Follow the proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made. This option has been analyzed for its environmental impacts, and the project was found to be categorically exempt from CEQA.

Option 2 - Reduced Visitation and/or Employees Alternative

Disposition - Given that the County may use the winery's existing operations as the environmental baseline for the CEQA analysis related to this application, no potential environmental impacts have been identified with this project proposal. Staff recommends no changes to the existing visitation and employee numbers. However, this option allows the Planning Commission the ability to further reduce impacts by reducing the winery's existing maximum daily visitation numbers and/or the number of employees. As noted above, the existing visitation requested for recognition is higher than the average calculations of similar production capacity wineries. If the Planning Commission elects to pursue this option, the recommended conditions of approval would need to be continued to reflect the revised visitation and employee numbers.

Action Required – Follow proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval and required conditions of approval to reduce the maximum daily visitation and/or employee levels. The item will need to be continued to a future date if significant revisions to the recommended conditions of approval are desired.

Option 3 - Deny Applicant's Proposal

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.

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 Memos
- C . Previous Project Conditions
- D . CEQA Memorandum
- E . Use Permit Major Modification Application Packet
- F . Water Availability Analysis
- G . Water Feasibility Study
- H . Wastewater Feasibility Study
- I . Code Compliance Letter
- J . Graphics
- K . Winery Comparison Analysis and Summary of Changes

Napa County Planning Commission: Approve

Reviewed By: Brian Bordona