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Agenda Date: 4/19/2017

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: EMILY HEDGE, PLANNER II - 259-8226

SUBJECT: The Caves at Soda Canyon Use Permit Major Modification P16-00106 & Road and Street Standards Exception Request

RECOMMENDATION

NAPA CUSTOM CRUSH LLC / THE CAVES AT SODA CANYON / USE PERMIT MAJOR MODIFICATION (P16-00106)

CEQA Status: Consideration and possible adoption of an Addendum to the adopted Subsequent Mitigated Negative Declaration prepared for the winery in 2006. Pursuant to CEQA Guidelines Section 15164 an addendum to an adopted mitigated negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a subsequent negative declaration have occurred. This project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Major Modification (P16-00106) to an existing 30,000 gallon winery (P05-00391) to allow the following: 1) An increase in annual production from 30,000 to 60,000 gallons; 2) an approximately 2,400 sq. ft. cover over an existing outdoor paved area; 3) use of an existing private patio terrace (no construction) for daily tastings, marketing activities, and on-site consumption; 4) remove internal cave wall to open access from the fourth portal to the patio terrace (wall installed under B15-01427 according to action by the Planning Commission); 5) conversion of approximately 400 sq. ft. of approved cave area to a kitchen (for the storage of refrigerated food and plating of food prepared off site by caterers); 6) change the hours of operation for production activities from the existing 8AM – 6PM to 7AM – 6PM; 7) on-premises consumption of wines produced on site in the tasting room, on the patio terrace and on the outdoor areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; 8) install a wastewater system and discontinue use of hold and haul; and 9) improvements to the existing road as detailed in the Engineering Services Division Exception to the Napa County Road and Street Standards approval memorandum dated December 22, 2016. The winery is located on a 41.35 acre site approximately 2,200 feet west of Soda Canyon Road; approximately 4.0 miles north of the Silverado Trail/Soda Canyon Road intersection. The project is within the Agriculture, Watershed and Open Space (AWOS) General Plan land use designation and within the Agricultural Watershed (AW) zoning district. 2275 Soda Canyon Road, APN 039-640-013.

Staff Recommendation: Adopt the Addendum to the adopted Subsequent Mitigated Negative Declaration prepared for the winery, and approve the Exception to the Road and Street Standards and the Major Modification as conditioned.

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

Applicant Contact: Ryan Waugh; (707) 254-7572; ryan@thecavesatsodacanyon.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Addendum to the adopted Subsequent Mitigated Negative Declaration prepared for the winery based on Finding 1 of Attachment A;
2. Approve the Exception to the Road and Street Standards based on Findings 2 and 3 of Attachment A and subject to the recommended conditions of approval (Attachment B); and
3. Approve Use Permit Major Modification P16-00106 based on Findings 4 through 8 of Attachment A and subject to the recommended Conditions of Approval (Attachment B).

Discussion:

The project consists of an increase in annual production capacity from 30,000 to 60,000 gallons. Operational changes include a change in hours of operation for production activities. Proposed improvements include construction of an approximately 2,400 sq. ft. cover over an existing outdoor paved area, conversion of approximately 400 sq. ft. of approved cave area to a kitchen, and installation of a wastewater system resulting in discontinued use of hold and haul. The project proposes use of an existing private patio terrace (no construction) for daily tastings, marketing activities, and on-site consumption. The request also includes a request for an exception to the Napa County Road and Street Standards (RSS) to allow roadway width of less than 22 feet and an exception to the minimum horizontal inside radius of 50 feet. Both requests are due to environmental constraints along the existing access drive. Staff has reviewed the proposal and found it to be consistent with the Zoning Ordinance and applicable General Plan policies. Implementation of the proposed project would result in minimal potential environmental impacts. Based on these reasons, staff recommends approval of the project subject to the recommended conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

An addendum to the adopted Subsequent Mitigated Negative Declaration prepared for the winery in 2006 has been prepared. According to the Addendum, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code

Section 65962.5.

BACKGROUND AND DISCUSSION

Owner: Napa Custom Crush LLC, 2275 Soda Canyon Rd., Napa, CA 94558 (707) 944-1673

Applicant: Ryan Waugh, 2275 Soda Canyon Rd., Napa, CA 94558 (707) 944-1673

Representative: Scott Greenwood-Meinert; Dickenson, Peatman & Fogarty, 1455 First Street, Suite 301, Napa, CA 94559; (707) 252-7122

Zoning: Agricultural Watershed (AW)

General Plan Designation: Agriculture, Watershed, & Open Space (AWOS)

Filed: March 11, 2016

Resubmittal/Revisions Received: August 3, 2016; October 11, 2016; December 5, 2016

Complete: March 2, 2017

Parcel Size: 41.34 acres. APN 039-640-013 (previously APNs 039-640-011 & 012 split for Assessor's purposes, one overall legal lot of record)

Existing Development: Development is limited to the winery cave, associated winery improvements, water storage tanks, outdoor equipment yard, and the private patio terrace which is not currently used in association with the winery.

Proposed and Existing Winery Characteristics

Winery Size - Existing: Approximately 17,800 sq. ft. cave with outdoor work area, parking and mechanical equipment in front of cave portals. The entire 17,800 sq. ft. cave has been dug, but only Phase 1 (8,500 sq. ft.) has been finished with floor and wall surfaces, utilities, etc.

Winery Size - Proposed: Construct an approximately 2,400 sq. ft. cover over a portion of the existing paved area in front of the cave portals. Convert approximately 400 sq. ft. of cave space to a commercial kitchen. There is no overall change in the cave size. Allow the use of an existing, approximately 700 sq. ft. private patio terrace (no construction) and three outdoor tasting areas, approximately 100 square feet each (no construction).

Production Capacity - Approved: 30,000 gallons per year

Production Capacity - Proposed: 60,000 gallons per year

Winery Development Area - Existing: 16,860 sq. ft. (0.40 acres)

Winery Development Area - Proposed: No change

Winery Coverage - Existing: 35,860 sq. ft. (0.82 acres) (Maximum 25% or approximately 15 acres permitted).

Winery Coverage - Proposed: No change

Accessory/Production Ratio - Existing: 33.9%

Accessory/Production Ratio - Proposed: 31.6% (Maximum 40% permitted) The change in ratio results from the addition of the cover over the outdoor work area and the kitchen area conversion. The outdoor areas proposed for visitation and hospitality uses are not included in this calculation.

Number of Employees - Approved: 3 full-time and 1 part-time

Number of Employees - Proposed: No change

Visitation - Approved: 20 visitors maximum per day; 140 maximum per week

Visitation - Proposed: No change

Marketing Program - Approved:

- a. Six (6) private wine and food events for wine trade personnel per year for a maximum of 20 guests and an average of 10 guests
- b. Ten (10) private wine and food events for a maximum of 100 guests per year with an average of 30 guests
- c. One (1) private harvest event per year for a maximum of 200 guests
- d. One (1) open house during the Napa Valley Wine Auction for auction ticket holders from 11:00 A.M. to 5:00 P.M. during the Wine Auction week

Marketing Program - Proposed: No change

Days and Hours of Operation - Approved:

Non-harvest production hours - 8 AM to 6 PM daily

Visitation - 9 AM - 4:30 PM daily

Days and Hours of Operation - Proposed:

Non-harvest production hours - 7 AM to 6 PM daily

Visitation - No change

Parking - Approved: 6 parking spaces

Parking - Proposed: No change

Setbacks (Required / Proposed):

Required setbacks are 20 feet from all property lines. The existing winery and proposed improvements meet all applicable minimum setbacks. The outdoor equipment cover would be located over the existing paved area in front of the cave portals and the existing private patio terrace that is proposed for winery visitation use is located approximately 155 feet from the western property line. No variances are requested or required as part of the proposal.

Adjacent General Plan Designation / Zoning / Land Use:

North:

AWOS General Plan Designation, AW Zoning – Ridge line rural estate on large parcel; residence located approximately 1,000 feet from winery project.

South and West:

AWOS General Plan Designation, AW Zoning – Undeveloped hillside parcel and Hillside rural estate parcels; residences located approximately 1,600 ft. and 2,000 ft. from winery project.

East:

AWOS General Plan Designation, AW Zoning - Hillside rural estate parcel; residence located approximately 1,200 ft. from winery project.

Nearby Wineries (located within 1 mile of the project)

There are six (6) wineries located within one (1) mile of the project. Please refer to the Winery Comparison Analysis.

Background / Parcel History:

Assessor Parcel Number – As noted above, the one legal parcel was previously given two APNs (039-640-011 & 012) for Assessor's purposes. In 2015 the parcel was given a new number to cover the entire parcel. When the application was submitted, the two previous APNs were used on the form and in some of the reports, which resulted in some of the memoranda prepared by staff to reference the old parcel numbers.

Winery Name - The winery was originally approved as Waugh Winery and has in the past been referred to by the name Napa Custom Crush. This resulted in inconsistent references in the application materials and staff memoranda. The winery is owned by Napa Custom Crush LLC, dba The Caves at Soda Canyon.

June, 2005 - Viewshed P05-0005-VIEW was approved for a two-story 8,055 sq. ft. residence on the ridge line knoll south of the cave winery project. This home was proposed by the prior owner of the property, Gary Houck.

July, 2006 - Under the prior ownership, Viewshed P06-0138 VIEW was proposed and approved to add a 1,200 sq. ft. second unit and 1,000 sq. ft. guest cottage along the ridge line north of the proposed residence in close proximity to what is now proposed as the outdoor tasting area.

August 2, 2006 - The Planning Commission approved the original Waugh Winery Use Permit P05-0391-UP and Exception to the Conservation Regulations P06-01008-UP. The property owner of the overall parcel was Gary Houck at the time, but the Assessor assigned two parcel numbers to the single legal lot apparently to differentiate the area leased by the Waugh Winery from the remainder of the parcel held in fee simple title by Gary Houck.

April 10, 2010 - The Director approved Use Permit Modification P08-00527-MOD for the winery to allow revisions to the driveway alignment, an event parking area, cave portal elevations, wastewater disposal field and an increase in the cave area from 16,000 sq. ft. to 17,800 sq. ft.

September 16, 2009 – Staff determined that Use Permit P05-0391 had been “used”.

August 28, 2013 - The Director approved Use Permit Modification P13-00048-MOD to modify the design of the access road based on the recommendation of the Public Works Department for grant of an exception to the County Road and Street Standards. Standard road width for winery roads is 18 ft. with 2 ft. shoulders. The Traffic and Engineering Divisions may support alternative designs to private roads upon making any of three findings pertaining to retaining natural features, such as trees and reduced grading, and conforming to legal constraints provided that the design achieves the same overall practical effect. In this case, Public Works engineers endorsed a reduced width road in several areas contingent upon turn outs being provided a certain intervals. This is a relative common design alternative for hillside private roads with low traffic volumes.

May 6, 2015 – The Planning Commission denied Use Permit Modification P14-00288, which requested retroactive approval of the constructed fourth portal and outdoor patio that was being used for visitation. The Commission directed the applicant to reconfigure the portal area into the previously approved but not constructed ventilation shaft as shown on approved building permit plans B13-00371 submitted March 11, 2013. See Code Compliance History section below for details on the compliance with the Commission's direction.

Code Compliance History:

December 2008 - A code case was opened for commencement of the cave without County permits (CE08-00489). The case was closed with the issuance of portal and grading permits in 2009. The case occurred during the period was the County was transitioning into actively regulating cave construction. In prior years, the County allowed digging of caves under the auspice of State permitting for mining activities, and only required building permits near completion of the project for tenant improvements (plumbing, electrical, mechanical, ventilation, etc.) and for the cave portal permit which is defined as a structure in the building code. This old process was highly problematic on several cases where caves were being dug in advance of use permit approvals and/or cave projects resulted in

substantial violations of County Conservation Regulations. In response, by 2007 the County began requiring cave portal permits and grading permits for cave tailings and outdoor staging areas to be issued before cave construction could commence.

April 2014 - Neighbor complaints were received regarding noise and excessive use of the generator. This case (CE14-00094) was closed, as noted below, when noise attenuating blankets were installed around the generator to comply with County noise standards.

2013/2014 - Subsequent to the construction of the ventilation opening authorized in Use Permit Modification P08-00527-MOD (described in the following section), a building permit plan check revision was submitted which showed the western (fourth) portal as an existing feature. Staff investigation determined that the ventilation shaft had been improved with the outdoor visitation space and visitation was being conducted prior to grant of final occupancy of the cave. The visitation violation was resolved when the applicant ceased conducting visitation.

2015/2016 – In order to comply with the direction of the Planning Commission’s denial of Use Permit Modification P14-00288, the applicant submitted building permits to construct a wall to block off access to the fourth portal (B15-01427) and convert the existing patio outside of the fourth portal to a private patio with no access for public or employee use (B16-00241). The permits were reviewed by Planning staff to ensure the Commission’s direction was achieved.

Building Permit B15-01427 was issued on February 16, 2016, and Planning and Building Division staff passed the final inspections on March 23rd and 24th 2016, respectively, ensuring that the wall was installed per the plans and that the outdoor patio could no longer be accessed from the portal. See graphics packet for approved building permit.

Building Permit B16-00241 for the private patio terrace and access pathway was issued on June 9, 2016, and the final inspection was passed on June 16, 2016. During that inspection it was confirmed that the cave portal feeding the patio terrace (fourth portal) was still blocked off per B15-01427 and that the patio was only accessible from the pathway. See graphics packet for approved building permit.

The issues brought up at the Planning Commission hearing have been addressed and the winery is currently in compliance with their approved Use Permit and subsequent modifications.

Discussion Points:

Setting - The proposed project is located on a 41.35 acre site, accessed from a private driveway extending off of Soda Canyon Road. Current development is limited to the winery cave, associated winery improvements, water storage tanks, outdoor equipment yard, and the private patio terrace which is not currently used in association with the winery.

Winery Proposal - Proposed improvements include construction of an approximately 2,400 sq. ft. cover over an existing outdoor paved area, conversion of approximately 400 sq. ft. of approved cave area to a kitchen, and installation of a wastewater system resulting in discontinued use of hold and haul. The project proposes use of an existing private patio terrace (no construction) for daily tastings, marketing activities, and on-site consumption. The request also includes a request for an exception to the Napa County RSS to allow roadway width of less than 22 feet and an exception to the minimum horizontal inside radius of 50 feet. Both requests are due to environmental constraints along the existing access drive.

Visitation/Marketing Program - There are no changes proposed to the existing visitation or marketing plans described above.

Access / Exception to the Napa County Road and Street Standards (RSS) Adopted November 2016 - The property is accessed from an approximately 2,600 foot long private driveway west off of Soda Canyon Road. The driveway connects to Soda Canyon Road approximately 4.0 miles north of the Silverado Trail/Soda Canyon Road intersection.

The winery was granted an exception to the RSS as part of the approval of Use Permit Modification P13-00048 (April 5, 2013). The previous exception allowed for reduced width in four locations inclusive of three turnout locations to provide the same overall practical effect of the standard at the time of the approval.

Due to changes to the minimum design criteria of the RSS (adopted November 2016), as well as the proposed increase in traffic volumes, the applicant was requested to improve the existing condition of the road to meet the current RSS or to submit a road exception request to allow for deviations from the minimum design criteria.

The applicant is pursuing an exception to the current RSS to allow roadway width of less than 22 feet and an exception to the minimum horizontal inside radius of 50 feet. Both requests are due to environmental constraints along the existing access drive and are consistent with the constraints identified in the 2013 exception.

The Request includes reduced roadway widths along approximately 1,468 linear feet of the same existing roadway alignment, similar to what was requested in the 2013 exception request. In these sections, the applicant would maintain the existing roadway widths approved under the 2013 exception. The sections of roadway with reduced width ranges in roadway widths of 14 feet to 16 feet and will provide intervisible turnouts to meet the same overall practical effect of the standard. The Engineering Division supports approximately 1,131 linear feet of roadway width reduction, which is consistent with the 2013 roadway exception approval. The Request includes one location where the roadway has a horizontal inside radius of 45 feet and cannot be improved to meet the required 50 foot radius. The applicant is proposing extra roadway width (32 feet) through this section to provide additional clearance for vehicular ingress and egress.

All other portions of the proposed roadway will be improved to minimum design standards for commercial access and will widen the existing turnouts to the required 12 feet, per the current RSS. The Engineering Division staff reviewed the Request and determined that the applicant provided the necessary documentation as required by RSS Section 3(A) to support 1,131 linear feet of roadway width reduction with the inclusion of standard intervisible turnouts and the reduced inside radius of curvature. The Engineering Division staff and the Fire Marshal are in support of the exception as conditioned in the December 22, 2016, memorandum from Patrick Ryan, Supervising Engineer.

Parking / Traffic - There are no proposed changes to the number of parking spaces. CMP Civil Engineering prepared traffic flow calculations for the existing winery operations and under the proposed increase in production. Existing winery traffic for a typical weekday (estimated 12 visitors) and typical Saturday (estimated 16 visitors) were calculated at 21.97 trips and 23.63 trips respectively, with corresponding PM peak trips of 7.71 and 10.51. Traffic during a crush Saturday (estimated 20 visitors) resulted in 29.8 trips. Anticipated traffic for a typical weekday would increase to approximately 22.5 trips with corresponding PM peak trips of 7.92. Saturday would maintain the current 23.63 daily trips and 10.51 PM peak trips. Traffic during a crush Saturday results in an increase to 33.12 trips.

Public Works Deputy Director Rick Marshall reviewed the application materials and determined that the information provided indicates that the proposed project will result in an insignificant increase in traffic over the present use of the site. Daily traffic is estimated to increase 0.54 ADT, and peak hour traffic is estimated to increase 0.21 peak hour trips. Based on the forecast of traffic to be generated by the proposed project, and the volume of traffic on Soda Canyon Road, this project would not require the installation of a left-turn lane at the location of the project access driveway. This roadway segment of Soda Canyon Road is designated a Local Roadway in the Napa County General Plan, and is not expected to reach an unacceptable Level of Service under the buildout of that plan. No further study was requested.

As discussed below, the applicant intends to construct an on-site wastewater system. Removal/discontinued use of the hold and haul will reduce the number of trips associated with the hold and haul.

Wastewater - A wastewater system was approved with the original winery use permit. A subsequent modification replaced the approved system with the use of hold and haul, which has been in use since winery operations began. The system and dispersal field are sited in the approximate locations designated on the original use permit.

Because there are no proposed changes to the visitation or marketing program, there will be no increase in domestic wastewater. Domestic wastewater will continue to be treated by the existing domestic wastewater system.

Following the increase in production, process wastewater is expected to increase from approximately 750 gallons per day to 1,500 gallons per day. A new wastewater system, designed to have adequate capacity to treat the increase in process wastewater, was reviewed and approved by the Environmental Health Division (E15-00452).

Groundwater Availability - A water use analysis has been completed by CMP Civil Engineering and Land Surveying on June 2, 2016, in accordance with the updated Water Availability Analysis adopted by the Board of Supervisors on May 12, 2015. The analysis estimates that groundwater use will increase from 0.7 acre feet per year to 1.08 acre feet per year. This is equivalent to 0.026 acre feet per acre of land, or about 1/3 of an inch of water. The report includes an analysis of groundwater recharge utilizing the average annual rainfall, evapotranspiration, and runoff based on the parcel location and soil types. The conclusion is that out of the approximate 100 acre feet of rainfall the parcel receives per year there is an estimated 27.69 acre feet of groundwater recharge. This represents a recharge rate of approximately 0.67 acre feet per acre. The amount of water that would be used by the project is less than 4% of the amount of recharge.

Emergency fire protection water will continue to come from the three existing 10,500 gallon water tanks which are filled from the onsite well. There are no known neighboring wells within 500 ft. of the project well.

Noise - The closest residences are located approximately 1,000 ft. to the north and 1,200 ft. to the southeast. The proposed outdoor covered area would include processing equipment, destemmer, sorting table, pump, and presses. Noise associated with this equipment is not anticipated to exceed Napa County noise standards. The applicant is requesting use of the patio terrace and outdoor patios for public visitation and on-site consumption of wines. The use of the outdoor areas is limited to the maximum daily visitation of 20 visitors during visitation hours (9 AM to 4:30 PM). During marketing events use of the patio would be limited to the occupancy load of 43 people. Events would be subject to the standard noise condition. Given the low level of visitation, limited number of events (18 per year), and the distance to the closest receptors (greater than 1,000 ft.), the level of noise is not expected to be significant.

Previous noise complaints were related to the use of the on-site generator (see attached NOV). The associated Code Enforcement case (CE14-00094) was resolved and closed when noise attenuating blankets were installed around the generator to comply with County noise standards. Staff has not received any noise complaints since the case was resolved.

Grape Sourcing - There are no vineyards located on the property; however the applicant has stated that member families of Napa Custom Crush LLC would have sufficient grape sources for the increase to 60,000 gallons of production. Currently the applicant has more grapes produced at their properties and has contracts on other parcels on Soda Canyon Road than can be processed at the winery under the current 30,000 gallon capacity.

Greenhouse Gas Emissions - The County requires project applicants to consider methods to reduce GHG emissions consistent with the Napa County General Plan Policy CON-63(e). All of the winery operations that

require heat and/or cooling are located within the cave. There is no necessity for artificial air conditioning or heating resulting in minimal energy use. All existing and proposed plumbing fixtures are low flow and energy efficient lighting is installed throughout the cave. The project does not require the removal of any trees or other vegetation.

Viewshed - County Code Section 18.106, Viewshed Protection Program, applies to all land development activities on hillside areas exceeding 15% in slope or located on or in close proximity to a minor and major ridge line, when potentially visible from Viewshed designated roads. The cave portal and outdoor visitation areas are on a hillside area generally visible to Silverado Trail and Highway 29.

The applicant prepared an exhibit with photos of the site taken from viewshed roads (submitted with P14-00288) which is included in the Graphics packet. Based on materials provided by the applicant it has been determined that the cave portal, patio terrace, outdoor visitation areas, and access walkway will not be visible from Silverado Trail or Highway 29 because of the surrounding topography and existing vegetation.

In compliance with County Code Section 18.106.040.B, prior to the issuance of a building permit, the property owner shall be required to execute and record in the county recorder's office a use restriction, in a form approved by county counsel, requiring the existing covering vegetation to be maintained, or replaced with equivalent vegetation, by the owner or the owner's successors, so as to prevent the project from being viewed from any designated public road.

Public Comments - At the time of staff report preparation, staff did not received any comments on the project.

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.

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

Discussion - Primary operational changes resulting from this option would be an increase in the production capacity, allowing production activities to begin one hour earlier, and allowing use of the outdoor areas for visitation, marketing, and on-premise consumption. This option has been analyzed for its environmental impacts, which were found to be less than significant. Furthermore, the project as proposed meets all County Code requirements and complies with General Plan policies. There exist operational factors, including compliance with all WDO and Zoning Code regulations, no Viewshed impacts, no loss of sensitive habitat, no significant environmental impacts, sufficient water supply, which have led staff to conclude that the project merits approval as proposed and conditions.

Action Required - Follow proposed action listed in the Executive Summary. If the recommended conditions of approval are to be amended, specify conditions to be amended at the time a motion is made.

Option 2 - Reduced Project Alternative

Discussion - This option could result in a potential decrease in the production capacity, reduction in production hours, or could not allow the use of the outdoor spaces.

Action Required - Follow proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to place limits on use. If major revisions of conditions of approval are required, the item will need to be continued to a future date.

Option 3 - Deny Proposed Project

Discussion - In the event the Commission determines that the project does not, or cannot meet the required findings for grant of a use permit, Commissioners should articulate what aspect or aspects of the project are in conflict with 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 project and remand the matter to staff for preparation of required finding to return to the Commission on specified date.

Option 4 - Continuance Option

The Commission may continue this 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 . Notice of Violation
- E . CEQA Addendum
- F . Previous CEQA Documents
- G . Use Permit Application P16-00106
- H . Exception to the Napa County RSS
- I . Water Availability Analysis
- J . Wastewater Feasibility Study
- K . Traffic Study
- L . Graphics
- M . Winery Comparison Analysis

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina