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Agenda Date: 4/20/2016

Agenda Placement: 9B

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: SHAVETA SHARMA, PLANNER III - 707-299-1358

SUBJECT: Frog's Leap Winery Use Permit Major Modification #P14-00054

RECOMMENDATION

FROG'S LEAP WINERY-DAVID W. FLANARY- USE PERMIT MAJOR MODIFICATION NO. P14-00054-MOD

CEQA Status: Consideration and possible adoption of a Revised Negative Declaration. According to the proposed Revised Negative Declaration, the 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.

Request: Approval to modify previous project approvals (Use Permit #U-93397, Use Permit #U-98501-MOD, Use Permit #P04-00427-MOD, and Use Permit #P10-00157-MOD) for the existing 240,000 gallons per year Winery to allow the following: 1) construction of a 3,047 sq. ft agricultural processing facility to process fruit from the existing orchard on-site, a 625 sq. ft. tasting room, and an 845 sq. ft porch to replace an existing 2,290 sq. ft. modular office building; 2) demolition of a 2,290 sq. ft modular office building; 3) increase the daily tours and tastings from approved 50 persons per day and 350 persons maximum per week, to 125 persons maximum per day Monday through Friday and 300 persons maximum per day on Saturday and Sunday, and a weekly maximum of 1,100 persons per week. Visitation hours will be modified from the existing hours of 8:00 AM to 4:30 PM to 10:00 AM to 6:00 PM; 4) modify the existing approved Marketing Plan that allows for a total of three monthly events for up to 25 persons to add 52 weekly events for up to 20 persons, 12 monthly events to allow up to 150 persons (the winery would be closed to visitation on days when 150-person marketing events are scheduled during the day time), four quarterly events up to 500 persons (the winery would be closed to visitation on days when 500-person marketing events are scheduled), and participation in Auction Napa Valley; 5) upgrade the existing water system and wastewater treatment and disposal systems; 6) installation of four new water tanks totaling 35,000 gallons for fire suppression for improved domestic water supply system; 7) increase full time employees from four previously permitted to the existing 30 full-time employees and five part-time employees; and 8) the addition of 30 parking spaces for a total of 68 spaces.

The project also includes a request for an Exception to the Napa County Road and Streets Standards to allow an

exception to install a left turn lane on Conn Creek Road. The project will instead incorporate shoulder widening along Conn Creek Road, and use of the driveway along Rutherford Road for employee access. Pursuant to the Napa County Road and Street Standards, the approval authority for this exception is the Public Works Director because the exception is located within a public right of way. That request was tentatively approved by the Public Works Department, as stated in their memo dated October 12, 2015. Formal action will be taken by the Public Works Director after the Planning Commission makes a decision on the Use Permit Modification application as a whole.

There are no changes to the gallons of wine produced as part of this proposal. The project is located at 8815 Conn Creek Road on a 38.92 acre parcel on the west side of Conn Creek Road between Silverado Trail and Rutherford Road, Rutherford, CA, within an AP (Agriculture Preserve) zoning district (Assessor's Parcel # 030-090-033-000).

Staff Recommendation: Adopt the Revised Negative Declaration and approve the Use Permit Major Modification, as conditioned.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: Jeff Redding, 2423 Renfrew Street, Napa, CA 94558; (707) 255-7375

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Revised Negative Declaration based on Findings 1-7 of Exhibit A; and
3. Approve Use Permit Major Modification based on Findings 8-12 of Exhibit A, and subject to the Conditions of Approval (Exhibit B).

Discussion:

Frog's Leap Winery was established on May 18, 1994, by approval of Use Permit #U93397 for a 240,000 gallon/year winery in a 26,624 square foot winery building. There were subsequent use permit modification approvals to expand the facility (Use Permit #U93397-UP; Use Permit Major Modification #U98501-MOD; Use Permit Major Modification #P04-0427-MOD; and #P10-00157-MOD).

The project as it exists is compliant with respect to all structures on the property. However, the visitation, marketing, and number of employees exceeds the last Use Permit Modification which permitted up to 50 visitors per day, 36 annual events, and four full time employees. The applicant submitted this application voluntarily upon realizing that their activities were beyond the scope authorized in 2010. Currently the daily by-appointment visitation averages 116 visitors per day and 812 visitors weekly. The existing marketing plan consists 189 events annually.

The applicant is requesting to expand the existing Winery by constructing a 3,074 square foot agricultural processing facility to process fruit from the existing orchard on-site; increase the daily tours and tastings; increase the number of employees; modify the existing Marketing Plan; and upgrade infrastructure to accommodate the marketing and visitation requested. There are no changes to the gallons of wine produced as part of this proposal.

The project also includes a Napa County Road and Streets Standards Exception request to allow an exception from the requirement to install a left turn lane on Conn Creek Road. In lieu of the left turn lane, the project will instead incorporate shoulder widening along Conn Creek Road, and use of the driveway along Rutherford Road

for employee access.

This proposal has been analyzed for its environmental impacts, which were found to be less than significant with appropriate roadway and operational improvements that the applicant has agreed to. Staff believes a good rationale exists for approving the Winery's expansion as proposed, including the project's easy access off a State Highway; large parcel size; distance of the winery to neighbors; no variances being requested; no viewshed impacts, no vineyard removal, no loss of sensitive habitat, no significant environmental impacts, availability of estate grapes.

This item was originally scheduled to be heard on January 4, 2016, but was continued in response to comments from the public regarding the adequacy of the Negative Declaration. Staff and the applicant have worked together to address the comments raised and have added additional information to the record to support staff's recommendation for approval. The additional information is discussed in the Revised Initial Study/Negative Declaration which was recirculated for public review and comment on March 18, 2016.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Revised Negative Declaration. According to the proposed Revised Negative Declaration, the proposed project would the 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: Frog's Leap Winery, John T. Williams, 8815 Conn Creek Road, Rutherford, CA 94573

Winery Applicant: Frog's Leap Winery, John T. Williams, 8815 Conn Creek Road, Rutherford, CA 94573

Representative: Jeff Redding, 2423 Renfrew Street, Napa, CA 94558; (707) 255-7375

General Plan Designation: AR (Agricultural Resource)

Zoning: AP (Agriculture Preserve)

Filed: February 28, 2014; **Complete:** October 12, 2015

Winery size:

Existing: 47,275 s.f.

Proposed: 48,420 s.f.; 3,047 sq. ft. agricultural processing facility, 845 sq. ft. porch to replace 2,290 sq. ft. modular building

Production Capacity:

Existing: 240,000 gallons per year
Proposed: No changes proposed

Visitation:

Existing: By-appointment Tours and Tasting, 50 persons per day Monday through Saturday, maximum 350 persons per week.

Proposed: Increase by-appointment Tours and Tasting to 125 persons per day Monday through Friday and 300 persons Saturday and Sunday, and a weekly maximum of 1,100 persons per week

Number of Employees:

Approved: 4 FT

Existing: 30 FT and five PT (12 Administration, 8 Hospitality, and 10 Production)

Proposed: 30 FT and five PT

Hours of Operation:

Existing: 8:00 AM - 4:30 PM seven days per week

Proposed: Winery Operation: 8:30 AM - 6:00 PM seven days per week; Visitation hours 10:00 AM - 6:00 PM

Marketing:

Existing: Three 25-person special events monthly (all events include catered food service).

Proposed: Add 52 weekly events for up to 20 persons, 12 monthly events to allow up to 150 persons, four quarterly events to allow up to 500 persons, and participation in Auction Napa Valley

Parking:

Existing: 38 spaces

Proposed: 68 spaces

Parcel Size: 38.9 acres

Winery Coverage:

Existing: 4.6% (25% allowed)

Proposed: 6.8% (25% allowed)

Accessory/Production Ratio:

Existing: 20.1% (40% allowed)

Proposed: 30% (40% allowed)

Adjacent General Plan Designation/Zoning / Land Use:North

Agricultural Resources General Plan designation

Agriculture Preserve (AP) Zoning

wineries, vineyards, rural residential uses

South

Agricultural Resources General Plan designation

Agriculture Preserve (AP) Zoning

wineries, vineyards, rural residential uses

East

Agricultural Resources General Plan designation

Agricultural Preserve (AP) Zoning
wineries, vineyards

West

Agricultural Resources General Plan designation
Agriculture Preserve (AP) Zoning
wineries, vineyards, rural residential uses

Nearby Wineries (located within one mile of project):

Refer to the attached spreadsheet. (Attachment A)

Property History:

1969 - Owner enters into Napa County Agricultural Preserve contract.

1976 - Use Permit application U-247475 was denied by the Planning Commission which required the applicant to contract with the County to complete an EIR. Applicant notified the County that the contract would not be made at that time.

1994 - Use Permit #U-93397-UP was approved by the Planning Commission to construct a 26,624 sq ft winery with 240,000 gallons per year production with visitation for up to 50 persons per day Monday through Saturday by appointment only and three marketing events with an average of 25 guests, and four (4) full-time employees. The Winery was constructed in phases and following the Department of Interior's guidelines for historic structures they converted the existing historic red barn into the Winery. The Planning Commission adopted a Negative Declaration.

1999 - Modification #U-98501-MOD was approved by the Planning Commission to increase the square footage of the barrel storage building from 9,600 to 18,404 sq ft.

2005 - Modification #P04-0427-MOD was approved by the Planning Commission to construct a 10,400 sq ft administration/visitor building, relocate some buildings, relocate and realign the existing driveway, and relocate the visitor parking lot.

2010 - Modification #P10-00157-MOD was approved by the Planning Commission changing tours and tasting (by appointment only) from Monday through Saturday to include Sunday tours and tastings for 50 persons per day maximum, and 350 maximum per week. No changes to winery production levels, marketing activities and events, or to site and building improvements were proposed or approved. The Planning Commission adopted a Negative Declaration.

Code Compliance History:

Having discussed the application with Code Enforcement staff, toured the property, and in compliance reviews of the departments files, staff is not aware of any other code compliance issues on the subject parcel. Structures allowed by use permit/building permit and the Winery are in compliance at this time. The applicant voluntarily submitted this modification application to address visitation and marketing activities.

Discussion Points

Setting - The 38.92 acre parcel is located on the valley floor on the west side of Conn Creek Road between Silverado Trail and Rutherford Road. The Winery site is relatively flat, with slopes ranging from 0-5% on the property. The existing development on the site consists of a 240,000 gallon/year winery facility comprised of five

production and/or hospitality buildings, approximately 38 parking spaces, both paved and unpaved access roads, 32 acres of existing vineyard, and two acres of existing orchard. The surrounding land uses include vineyards, wineries (eight), and residential development on large parcels, the nearest of which is approximately 2,700 feet from existing Winery. The Winery is approximately one-third of a mile west of Conn Creek and 0.75 mile from the Napa River. No streams or surface water ponds exist on the property.

Agricultural Processing Facility and Winery Operations Proposal – The applicant proposes to construct 3,047 square foot agricultural processing facility to process fruit from the existing orchard on-site into jams, jellies, and preserves; increase the daily tours and tastings; increase the number of employees; modify the existing Marketing Plan; and upgrade infrastructure to accommodate the marketing and visitation requested. There are no changes to the gallons of wine produced as part of this proposal. The project site has an existing road that will be widened to meet Napa County Road and Street Standards. The project will also require expansion of a transient non-community water system to serve the employees and visitors. The proposed buildings all comply with required setbacks. Due to the location and distance of the buildings from State Highway 128 and Rutherford Road, the proposed structures are not visible from any roadways. Additionally, the applicant has requested an exception to a left turn lane requirement on Conn Creek Road, which has been reviewed and found to be acceptable by the Department of Public Works, pending a decision on the project by the Planning Commission. Only upon approval of the project by the Planning Commission would formal approval of the exception by the Director of Public Works take place.

Tours & Tasting/Marketing Events – Please note that staff has attached a Winery Comparison Chart to this report for informational purposes. It should be noted that Frog's Leap Winery is below average compared to "By Appointment Only" wineries of similar wine production in daily visitation (1,100 weekly maximum) and events per year (104). The applicant arrived at the proposed visitation and marketing after visiting numerous existing wineries to determine appropriate levels. It is the goal of Frog's Leap Winery to implement a sustainable, long-term program that will be accessory to the existing agricultural uses on the property. There are no County records of noise complaints on this property regarding visitation or marketing. Based upon the existing locational and operational criteria of the Winery; staff recommends approval of the increased visitation for the following reasons: easy access off a State Highway; large parcel size; distance of the winery to the roadways and neighbors; no variance is requested; no viewshed impacts, no vineyard removal, no loss of sensitive habitat, no significant environmental impacts, no neighbor concerns, and availability of estate grapes. Considering all of the enumerated reasons to support the project, staff finds the level of visitation to be supportable.

Traffic & Parking – The applicant has submitted a traffic study prepared by Omni Means Engineering Solutions dated December 15, 2014. According to the study peak period vehicle counts were conducted on a weekday late afternoon (4:00-6:00 p.m.) and Saturday afternoon (1:00-4:00 p.m.). The resultant "peak hour" of traffic flow on Conn Creek Road occurs during 4:00-5:00 p.m. (Wednesday) and 1:15-2:15 p.m. (Saturday). Based on the Highway Capacity Manual (HCM 2000) operations methodology for unsignalized intersections, existing weekday PM peak and weekend mid-day peak hour existing (no project and near-term) level-of-service has been shown as LOS A at the Winery's driveway and Conn Creek Road, LOS E at Silverado Trail/Conn Creek Road, and LOS B at Rutherford Road/Conn Creek Road. The applicant also submitted a technical memorandum dated October 8, 2015 that requests an exception for a left turn lane. That request has been reviewed and tentatively approved by the Public Works Department, as stated in their memo dated October 12, 2015. In approving the exception the applicant will be required to instead incorporate widening of the shoulder by six feet along Conn Creek Road for approximately 280 feet, and use of the driveway along Rutherford Road for employee access. Formal action will be taken by the Public Works Director after the Planning Commission makes a decision on the Use Permit application as a whole.

Based on ultimate employee and visitor/guests to the winery, the proposed project would be expected to generate 202 weekday daily trips with 30 PM peak hour trips. During a typical weekend (Saturday), the project would be expected to generate 255 daily trips with 86 mid-day (afternoon) peak hour trips. During the six-week harvest crush

season, the proposed project is expected to generate an average of 287 Saturday daily trips. Based on the largest marketing event attendance of 500 persons (four times per year), there would be a total generation of 403 event trips. With existing plus proposed winery traffic volumes, all three project study intersections would continue to operate at the same LOS as under existing (no project) conditions. During the weekday PM peak hour, both the Frog's Leap Driveway/Conn Creek Road and Rutherford Road/Conn Creek Road intersections would operate at LOS A and B, respectively. The Silverado Trail/Conn Creek Road intersection would operate at LOS E. During the weekend mid-day peak hour, the Frog's Leap Driveway/Conn Creek Road and Rutherford Road/Conn Creek Road intersections would continue to operate at LOS A with the Silverado Trail/Conn Creek Road intersection operating at LOS E. Overall vehicle delay (in seconds) would increase slightly as a result of proposed project traffic.

The contribution of the project's traffic to peak trips is less than 1% to the existing traffic volume for both project specific and cumulative conditions. Napa County has also adopted several measures identified in the General Plan to reduce vehicle trips through public transit and Transportation Demand Management (TDM) strategies: "The project will support programs to reduce single occupant vehicle use and encourage alternative travel modes." In keeping with the policy, the Winery will provide bicycle racks for visitors who may arrive by bike. The project shall also promote the use of public transportation and carpooling of employees (by adjusting work schedules, etc.) to facilitate the use of other transportation modes.

In response to the Shute, Mihaly, and Weinberger's letter dated December 23, 2015, Omni Means Engineering Solutions submitted a Memo dated January 13, 2016 addressing the issues raised. The memo from both the applicant's engineer responded that the traffic study used the correct approach to establish the baseline for existing conditions, the correct County thresholds of significance were used, the traffic study analyzed the appropriate study area, as relevant to the project, the left-turn lane exception was applied for appropriately as set forth in the Road and Street Standards, and that the safety concerns cited were not relevant to the project, as the references made in the letter was to a traffic incident that took place in Sonoma County. Additionally, the County's Public Works Deputy Director concurred with the applicant's traffic engineer that an appropriate baseline, thresholds, study area was used to evaluate the project's impacts to traffic. That the proposed improvements to Conn Creek Road, in addition to operational requirements would adequately address the need for a left-turn lane and followed the County provided guidelines and process for request of an Exception.

Groundwater Availability - A Water Availability Analysis was prepared for the project by Applied Civil Engineering, Inc., dated April 7, 2015. The threshold for this valley floor parcel is 38.92 af/yr, which is calculated by applying a rate of 1.0 af/yr multiplied by the total acreage of the site. The findings of the Napa Valley Groundwater Resources Advisory Committee confirmed that the 1.0 af/yr valley floor threshold has proven to be a sustainable limit for groundwater resources. A water analysis submitted April 7, 2015 indicates the total water demand on the parcel from the existing winery and associated improvements is 15.91 af/yr. As a result of the proposed project, there will be a moderate increase in water use from the proposed Marketing events.

The estimated water demand from the proposed project is 16.05 af/yr, representing an increase of 0.14 af/yr over the existing condition, and is less than half the 38.92 af/yr threshold established for the parcel. Under past approvals for the Winery, the property is already subject to the County's standard condition of approval requiring well monitoring, as well as the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use. The project will also be conditioned to monitor groundwater pumping to ensure the allocation designated for Winery and agricultural processing use does not exceed the fair share threshold.

Grape Sourcing - The applicant farms 250 acres of existing vineyards in Napa Valley, including the 32 acres on-site. The applicant uses 75% estate grapes in their wines and 100% Napa Valley grapes. No changes in production or grape sourcing are proposed or considered in this application.

Noise - Noise from winery and agricultural processing operations is generally limited; however, the proposed

marketing plan could create additional noise impacts. The existing marketing plan allows for three monthly events for up to 25 persons, however, actual marketing events have totaled 189 with an average of 887 persons per event. This application requests the addition of 52 weekly events for up to 20 persons, 12 monthly events for 150 persons (the winery would be closed to visitation on days with 150-person marketing events scheduled during the day time), four quarterly events for up to 500 persons (the winery would be closed to visitation on days with 500-person marketing events), and participation in Auction Napa Valley. While these events are requested for formal approval, the 189 marketing events have been taking place since 2012 and include a once a year temporary event that hosts 450 people. During this timeframe, or since the Winery became operational, there have been no noise complaints received by PBES regarding any activities at the Winery, either operational or with respect to hospitality functions. The Napa County Noise Ordinance, which was adopted in 1984, sets the maximum permissible received sound level for a rural residence as 45 db between the hours of 10 p.m. and 7 a.m. While the 45 db limitation is strict (45 db is roughly equivalent to the sound generated by a quiet conversation), the area surrounding the subject property is sparsely developed, with a scattering of homes located in the immediate vicinity of and directly adjacent to the site with the nearest residences located approximately 2,700 feet to the north and State Highway 128 contributing to the ambient noise baseline. Existing winery structures shield the closest residences from potential noise from either construction or marketing events. Equipment used in the demolition and construction activities could include backhoes and heavy duty trucks, which might generate short-term, construction-related noise. As limited by Napa County Code (Section 8.16.080.B.2), construction would be prohibited between the hours of 7:00 p.m. and 7:00 a.m. in order to preserve the ambient noise environment during the more sensitive evening and nighttime hours. Daytime noise impacts related to the new construction would be considered less than significant due to their short term nature.

Greenhouse Gases/Climate Action Plan - 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 incorporated some measures (generation of 80% of its electricity on-site via solar panels, bicycle incentives, installed water efficient fixtures, water efficient landscape, recycling 75% of all waste, compost 75% of all food and garden materials, planting of shade trees on the south elevation, operate a "Napa Green Winery," Certified as "Napa Green Land," use of recycled materials, local food production, education of staff and visitors, use of 70-80% cover crop, retention of bio-mass via pruning and chipping) and will incorporate additional GHG reduction methods including: living roof or cool roof, and limiting the amount of grading.

Public Comments - At the time this application was originally noticed, staff received a letter from Shute, Mihaly, and Weinberger (SMW), written on behalf of neighbor Nancy Hammond, and dated December 23, 2015, that voiced concerns with the project and the Negative Declaration. The Planning Commission subsequently dropped the item from the original January 4, 2016 hearing date to work with the applicant in addressing the issues raised including, noise, traffic, and the exception to the installation of the left-turn lane. The applicant and their engineer provided a response to the points raised in the SMW letter with additional memos dated January 13, 2016 and February 3, 2016 respectively (attached). Staff revised the Initial Study/Negative Declaration document and it was recirculated for 30 days through the Office of Planning and Research in addition to the legal mailings, newspaper publishing, and posting.

A letter was received from Yocha Dehe Wintun Nation (YDWN) on April 4 requesting information concerning potential cultural resources on the site in response to the circulation of the public notice. Staff responded to YDWN by informing that no known cultural or archeological sites were noted on the project site, however all projects in the County are required to halt construction and hire a qualified archeologist in case any potential resources are discovered during construction. Since all construction on the site has been previously developed, there is a low probability of encountering any cultural resources. The applicant also contacted YDWN to schedule a site visit. At the time of this report preparation, no further communications had occurred.

To date, staff has received three letters in support of the project.

Consistency with Standards

Zoning - The project is consistent with the AP (Agriculture Preserve) zoning district regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.16.030) are permitted in the AP District with an approved use permit. The project, as conditioned, complies with the Napa County Winery Definition Ordinance and all other requirements of the Zoning Code as applicable.

Engineering Services Division - Recommends approval with standard conditions in the attached Memorandum dated May 15, 2015.

Environmental Health Division - Recommends approval with standard conditions in the attached memorandum dated December 29, 2014.

Public Works Department- Recommends approval with standard conditions in the attached memorandum dated October 12, 2015.

Decision Making Options

As noted in the Executive Summary Section above, Staff is recommending approval of the project with conditions of approvals as described in Option 1 below. Decision making options also include a reduced development alternative and no project alternative.

Option 1 – Approve Applicant’s Proposal

Disposition – This option expands the operations of an existing winery with a 3,074 square foot agricultural processing facility to process fruit from the existing orchard on-site; increase the daily tours and tastings; increase the number of employees; expand the existing Marketing Plan; and upgrade infrastructure to accommodate the marketing and visitation requested.

Action Required – Follow proposed action listed in the 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 without mitigation. The project as proposed meets all County Code requirements and complies with General Plan policies. There exist operational factors due the Winery's location and particulars including easy access off a State Highway; large parcel size; distance of the Winery to the Highway and neighbors; no variance is requested; no viewshed impacts, no vineyard removal, no loss of sensitive habitat, no significant environmental impacts, availability of estate grapes, sufficient water supply, and letters supporting the applicant and project which have led staff to conclude that the project merits approval as proposed.

Option 2 – Reduced Hospitality Alternative

Disposition – This option could result in a potential decrease in the proposed tours and tastings and/or the proposed marketing program. Specifically, adjustments to the visitation and the marketing program could be reduced. The applicant has committed to constructing the necessary infrastructure to accommodate the proposal.

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 Modification

Disposition – In the event the Commission determines that the project does not, or cannot meet the required findings for grant of a use permit modification, 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 in the General Plan and County Code, setting forth why the proposed use permit is not being approved. Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence supporting denial of the project.

Action Required – Commission would take tentative motion to deny 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 an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS

- A . Winery Comparison Analysis
- B . Exhibit A- Findings
- C . Exhibit B- Conditions of Approval
- D . Agency comments
- E . Previous Project Conditions
- F . Initial Study/Negative Declaration
- G . Public Comments
- H . Applicant Response to Public Comments
- I . Use Permit application packet
- J . Water Availability Analysis
- K . Wastewater Feasibility Study
- L . Traffic Study
- M . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina