



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 7/15/2020

Agenda Placement: 7C

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Wyntress Balcher, Planner II - 707 299-1351

SUBJECT: Whitehall Lane Hospitality/Storage Barn Minor Modification #P19-00346-MM

RECOMMENDATION

Mike McLoughlin / Whitehall Lane Winery / Use Permit Minor Modification #P19-00346-MM

CEQA Status: Consideration and possible adoption of Categorical Exemptions, Class 1 and Class 3. 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 and Section 15303, Class 3 New Construction or Conversion of Small Structures] which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15301 and §15303. 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 Minor Modification of an existing 200,000 gallon/year winery established by Use Permit #U-477677 to allow: 1) demolition and removal of an existing agricultural barn; 2) construction of a new ±811 ft² barn for hospitality and storage use; 3) revitalization of the garden for continued hospitality use with a new pergola, fence and cantilevered garden trellises; 4) improvements to the existing restroom for ADA accessibility; 5) all outdoor marketing events to end by 8:00 pm instead of 6:00 pm (Modification of Permit #95034-MOD COA#1(a)(4)); 6) marketing event activities to use the new hospitality barn/storage building in addition to the existing, previously permitted former residence and garden area; 7) construction of an ADA accessible parking stall adjacent to the barn; 8) conversion an existing free-standing bathroom to an ADA accessible bathroom; 9) installation of code compliant lighting; 10) turn off all outdoor landscape lighting by 10:00 pm; and 11) allow for emergency and low-level security lighting equipped with motion detection sensors to be permitted after 10:00 pm. The project is located on a ±25.28 acre parcel within the AP (Agricultural Preserve) zoning district and the Agricultural Resource General Plan area, on the west side of State Highway 29, at its intersection with Whitehall Lane, 1563 St. Helena Highway, St. Helena, APN: 027-100-012.

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

Staff Contact: Wynntress Balcher, Planner II, (707) 299-1351 or wynntress.balcher@countyofnapa.org

Applicant Contact: Jeffrey Redding; (707) 255-7375; jreddingaicp@comcast.net

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 Minor Modification Application P19-00436 based on Findings 4 through 8 of Attachment A and subject to the recommended conditions of approval in Attachment B.

Discussion:

In October 1978, the Board of Supervisors, on appeal, approved Use Permit U-477677 establishing a 50,000 gallons/year winery, with no tours and tastings. Subsequent modifications were approved allowing an increase in production to 200,000 gallons/year and establishing public tours and tastings, as outlined in the project application narrative. On December 13, 1995, Use Permit Modification #95034-MOD was approved by the Planning Commission (modifying Use Permit U-477677) to add a Marketing Plan, to allow use of an existing residence for marketing events, and to expand the winery's hours from 4:00 pm to 6:00 pm. The modification included a condition of approval imposing a curfew of 6:00 pm for outdoor marketing activities and 11:00 pm for indoor activities.

On August 15, 2019, an application to modify the existing use permits for the winery was submitted. Upon discussions with adjacent neighbors, the applicant submitted a revised proposed project on June 22, 2020 which modified the proposal as follows: replace an existing agricultural barn with a new ±811 ft² hospitality barn (instead of the original submittal of ±592 ft² barn); change the curfew for outdoor events to end by 8:00 pm, with outdoor clean up to be completed by 9:00 pm; and a schedule for the outdoor lighting and use of motion detector lighting. The site plans originally included two bocce ball courts, but the applicant states that the courts are specifically removed from the plans.

This project was submitted to the County under the prior version of the winery use permit minor modification process in County Code Section 18.124.130(B). The use permit minor modification process was revised in February 2020, when the Board adopted the Small Winery Protection and Use Permit Streamlining Ordinance (No.1455). Under the prior version of the code, certain minor modifications to a winery except changes to production, visitation and marketing, and employees, could be processed without a public hearing unless one was requested. A Notice of Intent to approve the project was sent to adjacent property owners within 1000 feet of the project on February 26, 2020, and a timely request was made by a neighbor that the project be heard by the Zoning Administrator. The neighbor and others expressed concerns regarding noise and lighting resulting from the proposed request to extend outdoor marketing beyond the 6:00 pm curfew to 10:00 pm; concerns that all of approved 60 marketing events will be held every weekend outdoors; the outdoor lighting seen from their homes; amplified noise use; concerns about the noise from the games on the bocce ball courts shown on the plans; and indoor events potentially spilling outdoors beyond 10:00 pm. A Zoning Administrator hearing had been scheduled on May 27, 2020, and at the request of the applicant, the hearing was cancelled to allow time for the applicant to meet with the neighbors to discuss their concerns. Since the project is controversial, the Zoning Administrator determined the project is not consistent with the original County Code Section 18.124.130(b) and must be considered by the Planning Commission. On June 22, 2020, the applicant submitted a revision to the original application for approval. Total resolution of the neighbors' concerns has not been attained. The neighbors are still concerned about the number of outdoor events that will be held until the 8:00 pm curfew. Since the project is

controversial, the Zoning Administrator determined the project is not consistent with the original County Code Section 18.124.130(b) and must be considered by the Planning Commission.

This proposal has been analyzed for its potential environmental impacts, and is found to be Categorical Exempt from CEQA. Staff believes there is adequate rationale to support approving the winery hospitality/storage barn for the following reasons: 1) The proposed project will not conflict with the required findings for approval of the original use permit, and subsequent use permit modifications, inasmuch as the overall concept of the winery marketing program will be supported; 2) the proposed project would not affect the overall density, intensity, or environmental impact of the use permit, since the proposed building will be located within the footprint as an existing outbuilding; 3) the building will be located immediately adjacent to the garden approved for the marketing activities associated with the winery; and, 4) support of the request to conclude outdoor marketing events at 8:00 pm. Staff finds that the project meets all County Code requirements and complies with General Plan Policies. Staff supports this option based on the reasons discussed above.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3, New Construction or Conversion of Small Structures. The project consists of the construction of a new, small structure to replace an existing structure on the same footprint of previously developed land. The structure does not exceed 2500 square feet in floor area. The project will not result in an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies. 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/Applicant: Leonardini Family Vineyards, LLC

Representative: Jeffrey Redding; Land Use Planning Services; 2423 Renfrew St. Napa; (707)253-7375; jreddingaicp@comcast.net

Zoning: Agricultural Preserve (AP)

General Plan Designation: Agricultural Resource (AR)

Filed: 8/15/2019; **Complete:** 10/29/2019; **Revised:** 6/22/2020

Parcel Size: 25.28 acres

Existing Development: A winery, a house, an agricultural barn, driveway to State Highway 29, parking spaces, a

waste disposal system; and ±24 acres of vineyards. The closest residence is less than 400 feet to the north of the house.

Winery Characteristics:

Winery Size (Existing): ±34,227 ft².

Winery Size (Proposed): ± 35,388ft²

Production Capacity (Existing): 200,000 gallons/year

Production Capacity (Proposed): No change

Development Area (Existing): 16,358 ft²; .38 acres

Development Area (Proposed): 16,583 ft², .38 acres

Winery Coverage (Existing): ±56,649 ft²; 1.30- acres or ±5%

Winery Coverage (Proposed): ±57,235 ft², ±1.31 acres or ±5% (Maximum 25% or 15 acres)

Accessory/Production Ratio (Existing): 6,631ft²/35,388ft²/ =18%

Accessory/Production Ratio (Proposed): 7,442/35,388 ft² = 21% (Maximum 40% allowed)

Number of Employees (Existing): 7

Number of Employees (Proposed): No Change

Visitation (Existing): 250 daily/600 weekly; public tours/tastings

Visitation (Proposed): No Change

Marketing Program (Existing): Not to exceed seven events per month or 60 events/year; with up to 80 guests/event
All events shall observe a curfew: Outdoor evening events are to end by 6:00 PM; indoor events to end by 11:00 pm
and clean up to be completed (and the site vacated) by midnight

No amplified music is allowed outside and marketing events may utilize the existing house and the garden area

Marketing Program (Proposed): No Change

Days and Hours of Operation (Existing): 10:00 am-6:00 pm Mon-Thurs; 10:00 am-4:00 pm Fri-Sat; 10:00 am- 3:00 pm Sunday (hospitality) 7:00 am - 5:00 pm, Mon - Sat (production)

Days and Hours of Operation (Proposed): No change (except for marketing events, see below)

Parking (Existing): 35

Parking (Proposed): 36

Setbacks (Existing): 150 feet from State Highway 29; ±340 ft. from Whitehall Lane; ±1109.5 rear; ±45 ft. north side.

Setbacks (Existing): No Change

Adjacent General Plan Designation/Zoning District/Land Use:

North: Agricultural Resource (AR) /Agricultural Preserve(AP)/agriculture and residential

South: AR /AP/agriculture and residential

West: AR/AP/agriculture

East: AR/ AP/agriculture, residential, railroad

Code Compliance History:

There are no open or pending code violations for the subject site.

Parcel History:

On October 24, 1987, the Board of Supervisors, on appeal, approved Use Permit U-477677 establishing a 50,000 gallons/year winery, with no tours and tastings. As outlined in the project application narrative, subsequent modifications were approved establishing public tours/tastings, closing hours at 6:00 pm, a Marketing Plan, use of the existing single family residence for marketing events, and an increase in production to 200,000 gallons/year. (See Permits #U-477677(MOD #1), #U-477677 (MOD#2), #95034-MOD; #97041-MOD; #96132-MOD; and #99149-MOD).

#95034-MOD - On July 26, 1995, Use Permit Modification #95034-MOD was filed requesting approval to: add a Marketing Plan; allow use of an existing residence for marketing events; recognize the "as-built" configuration of the driveway, parking and turnaround; modify the lighting Mitigation Measure to allow use of the existing light fixtures; and expand the winery's hours from 4:00 pm to 6:00 pm. The Zoning Administrator approved recognition of the "as-built" configuration of the driveway, parking, and turnaround, but referred the other components of the project to the Planning Commission for consideration. On December 13, 1995, Use Permit Modification #95034-MOD was approved by the Planning Commission to: add a Marketing Plan; allow use of an existing residence for marketing events; and to expand the winery's hours from 4:00 pm to 6:00 pm. The Commission adopted a condition of approval imposing a curfew of 6:00 pm for outdoor marketing activities and 11:00 pm for indoor activities, with cleanup to be completed and the site vacated by midnight.

The Staff Report for the modification concluded that approving the outdoor garden could produce noise and light intrusion off-site but that it could be effectively mitigated (addressed) by "establishing a substantial noise wall (8-ft) on the south and west side of the existing garden area" or relocating the outdoor garden area. The Staff Report proposed a 9 p.m. curfew for outdoor marketing activities in the garden and construction of an eight foot sound wall on the south and west side of the garden. However, the conditions of approval imposed by the Commission set a 6:00 pm curfew for outdoor marketing events in the garden and did not require construction of a sound wall. (Condition #1(a)(4) of Modification #95035-MOD). Staff believes the sound wall was not imposed because the marketing events were required to end earlier and would not be held during the late part of the evening.

Discussion Points:

Setting - The existing on-site development includes: the winery, with $\pm 36,000$ ft² of production area, fermentation and tank rooms, barrel rooms, covered crush pad, wine storage and winemaker facilities. Accessory uses comprise $\pm 7,200$ ft². In addition to the winery complex, the property contains an existing hospitality building, barn and associated decks and garden area. Those improvements comprise approximately 4,613 ft². The winery covers just over 4% of the ± 26 - acre parcel. When the footprint of the hospitality house, barn and associated garden and decks are included, total coverage is less than 5% (1.3 acres) of the parcel. The remaining acreage (± 24) is planted to vineyard. A left-turn lane on State Highway 29 was required by the original use permit, and has been installed.

Winery Proposal -This application was filed on August 15, 2019 and sought approval to: 1) demolish an existing barn located adjacent to the garden and residence used for the winery marketing activities; 2) construct a new ± 811 ft² barn on the same footprint (including pergola-covered patios attached on three sides of the building) to be used for a winery hospitality area and for storage; 3) revitalize and expand the existing garden with landscaping improvements and expanded the open and covered patios for marketing use; 4) convert the existing freestanding restroom to an ADA accessible restroom; 5) construct a van-accessible parking stall adjacent to the existing house; 6) modify the Marketing Plan to change the outdoor marketing curfew from 6:00 p.m. to 10:00 pm; 7) allow the use of a portable pizza oven to cook prepared pizzas supplied to the site, where all other Food Service will be prepared and served by county-approved and licensed caterers; 8) allow Marketing Events to use the proposed

hospitality barn/storage building, in addition to the previously approved use of the existing house and the garden area. The site plan included two bocce ball courts, however, the project description was silent regarding their use. No change is proposed to wine production, the number of employees, visitors, or marketing events.

Process - This project was submitted to the County under the prior version of the winery use permit minor modification process in County Code Section 18.124.130(B). The use permit minor modification process was revised in February 2020, when the Board adopted the Small Winery Protection and Use Permit Streamlining Ordinance (No.1455). Under the prior version of the code, certain minor modifications to a winery except changes to production, visitation and marketing, and employees, could be processed without a public hearing unless one was requested.

A Notice of Intent to approve the project was sent to adjacent property owners within 1000 feet of the project on February 26, 2020, and a timely request was made by a neighbor that the project be heard by the Zoning Administrator. The neighbor and others expressed concerns regarding noise and lighting resulting from the proposed request to extend outdoor marketing beyond the 6:00 pm curfew to 10:00 pm; concerns that all of approved 60 marketing events will be held every weekend, outdoors; the outdoor lighting seen from their homes; amplified noise use; concerns about the noise from the games on the bocce ball courts shown on the plans; and indoor events potentially spilling outdoors beyond 10:00 pm. A Zoning Administrator hearing had been scheduled on May 27, 2020, and at the request of the applicant, the hearing was cancelled to allow time for the applicant to meet with the neighbors to discuss their concerns and submit a revised proposal.

Revised Project Proposal - On June 22, 2020, the applicant submitted a revision to the original application for approval for: 1) the replacement of the existing barn with a new ±811 ft² hospitality barn instead of the original submittal of 592 ft²; 2) the replacement of the existing attached pergola, new fence and cantilevered garden trellises all located within the previously disturbed areas of the site; 3) the use of the new barn for hospitality and storage; 4) the installation of new landscaping; 5) the construction of ADA parking area; 6) the conversion of existing bathroom to ADA compliance bathroom; 7) installation of code compliant lighting; 8) the modification of Use Permit #95034-MOD, COA #1(a)(4) to allow outdoor evening events are to end by 8:00 pm with outdoor clean up to be completed by 9:00 pm (no change in hours of indoor events); 9) all outdoor landscape lighting to be turned off by 10:00pm; and 10) allowance for emergency and low-level security lighting equipped with motion sensors to be permitted after 10:00 pm. It should be noted that total resolution of the neighbors' concerns was not attained with this revised proposal. The neighbors are still concerned about the number of outdoor events that will be held until the 8:00 pm curfew. Since the project is controversial, the Zoning Administrator determined the project is not consistent with the original County Code Section 18.124.130(b) and must be considered by the Planning Commission.

The existing barn is located immediately adjacent to the garden area used for marketing activities, and appears to be in disrepair, gutted to the studs. The proposed new ±811 ft² barn will be 16-ft. in height, with a corrugated metal roofing, corten steel color, board on board siding, and an attached new pergola will be constructed on the east, south, and west sides of the building. The paved patio area will be extended to the west side of the building, with seating, the use of "granitecrete" paved areas, lawns, a firepit; and a replacement fountain. The proposed new winery accessory area will increase the total winery accessory use to 7,217 ft² or 20% of the winery production area.

Modifications to Winery Operations - As outlined in the application, there will be no change in the number of employees, winery hours of operation, or the number of guests allowed in the Marketing Plan (catered lunches for private groups up to 80, not to exceed seven/month, a maximum 60 events/year). The winery has public tours and tastings and there is no proposal to change the tasting room hours of operation. The outdoor marketing events were approved until 6:00 pm, and the indoor events were permitted until 11:00 pm, cleanup to be completed and the premises vacated by midnight. The only proposed change to the Marketing Plan is to allow outdoor marketing activities to end at 8:00 p.m. No increase in water use, wastewater treatment or traffic will result from this proposal.

Noise and Light - The Staff Report analysis for Modification #95034-MOD determined that the potential noise and light intrusion off-site from marketing events in the garden could be effectively mitigated by locating the public garden to outdoor space on the north or east side of the existing winery (away from off-site residential uses) or by establishing "a substantial 8-ft noise wall on the south and west side of the existing garden area." The Commission imposed a 6:00 pm curfew and, therefore, the sound wall recommended at that time was not required as a project condition of approval. The applicant now requests that outdoor marketing event hours be allowed to end at 8:00 pm instead of 6:00 pm, again introducing a concern regarding noise and lighting impacts on the neighbors.

Additional regulations contained within County Code Chapter 8.16 establish exterior noise criteria for various land uses in the County. As described above, land uses that surround the proposed project site are predominantly agricultural (vineyards) but include rural residential and a bed and breakfast. Of these land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code Section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 decibels for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.) within which the applicant proposes to conduct events. Noise impacts of the proposed project would be considered bothersome and potentially significant if sound generated by it had the effect of exceeding the standards in County Code more than 50 percent of the time (i.e., more than 50 decibels for more than 30 minutes in an hour for a residential use). Noise from winery operations is generally limited and intermittent, meaning the sound level can vary during the day and over the course of the year, depending on the activities at the winery.

The nearest off-site residences in proximity to the outdoor hospitality area, west of the main winery building where marketing events would occur, are approximately 365 feet to the north and 500 feet to the south. Noise sampling performed under County authority (RGD Acoustics, November 16, 2015), as part of the analysis for the Bell Winery use permit modification (P13-00055), measured sound from an 85-person event using a meter placed 123 feet from the sound source (event). Measurements taken from that sound meter indicated that sound from the event exceeded 56 decibels 50 percent of the time. The studied event had five more attendees than the events approved for this project, so the noise level measured from the Bell Winery event is more conservative. The Bell Winery also had a live music act included in its event, and there would be no outdoor amplified sound at this winery. The noise study further states that sound levels are reduced with distance in accordance with the "inverse square law", which yields a six (6) dB sound reduction for each doubling of the distance from the source.

Thus, using the Bell Winery study as a model, and applying a six-decibel reduction per doubling of distance from the noise source, it is anticipated that exterior noise experienced 246 feet from the source (i.e. double the distance from the noise source) would be 50 decibels 50 percent of the time, which would not exceed the County Code standard of 50 decibels during 50 percent of daytime hours. There would be further incremental noise reductions below 50 decibels at the two nearest residences to the winery as the nearest residence is 365 feet to the north. In addition, the applicant proposes to plant new trees on the north and south sides of the outdoor hospitality, provide a vine covered trellis on the north side of the outdoor area, and install code compliant lighting (i.e. shielded and/or directed downward.)

The Hospitality House - Use Permit Modification #95034-MOD approved use of an existing residence for the winery's marketing activities. The submittal information included varied statements about the use of the house behind the winery, including a statement that the house was remodeled and used as the owner's home when visiting the Napa Valley. Otherwise, the house was used as a venue for informing winery staff, distributors and brokers about their wines and vineyards. The house was presented as a residential use, and it was, in addition, approved as commercial facilities which is part of the winery. However, there is no record of a building permit for conversion of the areas of the house for commercial use. To eliminate any health and safety concerns, Staff recommends that the house be required to obtain a building permit for those non-residential areas used for commercial activity to ensure ADA accessibility compliance. (See COA 6.15(a))

Bocce Ball Court - The site plan includes two bocce ball courts located within the garden. The applicant was advised that bocce ball courts are not considered accessory to the winery use. The applicant has asserted that the bocce ball courts are a residential use for the persons living in the house. The house, however, was approved for winery purposes, and is no longer a residential use. The County does not have a policy allowing bocce ball courts at wineries. Pursuant to discussions with the neighbors, the applicant submitted a revision to the project on June 22, 2020, which indicated that the bocce ball courts would be removed from the project plans.

Historical Resource – The applicant submitted a “Historical Resource Evaluation of the CA. 1900 Barn Within the Whitehall Lane Winery Property at 1563 St. Helena Highway, Napa”, California”, by Evans & De Shazo (October 1, 2019) to determine if the barn is considered a historical resource to address potential impacts to historical resources under CEQA. Research and a historical architectural survey were conducted and the evaluation determined that the Ca 1900 barn does not meet the California Register of Historical Resources criteria, and is therefore not considered a historical resource under CEQA.

Public Comment - All public comments received as of release of this report are attached (Attachment E). Neighbors have expressed concerns regarding noise and lighting resulting from the request to extend outdoor marketing beyond the 6:00 pm curfew, to 10:00 pm. In addition, a petition was received regarding noise and lighting plus concerns about the patio string lights, disturbing noise at past events, potential noise resulting from bocce ball games (courts were shown on site plan), noise from indoor events potentially spilling outdoors beyond 10:00 pm; and the potential for outdoor marketing events being held every weekend, since the marketing program allow a maximum of 60 marketing events per year. (See Noise and Light above). The standard lighting condition (COA 6.3) requiring lights to be shielded would address the lighting concerns, however, the subject patio lights (displayed in project submittal photographs) are not a permanent improvement. Therefore, Staff recommends a project specific condition that patio lights or string lights include shields or caps to direct light downward. No amplified music is proposed and COA 4.10 restricts any outdoor amplified music. The bocce courts were removed as part of the project revision submitted on June 22, 2020.

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 2 below. Decision making options also include a reduced outdoor marketing event curfew, and no project alternative.

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

Disposition - This option would result in approval of a minor modification of the approved use permit for this winery to allow the demolition of the existing barn with the pergola; the construction of a hospitality/storage building; the construction of new pergola-covered patio areas; the conversion the existing restroom into an ADA accessible restroom; the revitalization and expansion of the garden to be used for marketing; use of the hospitality barn/storage building for marketing events; the construction of a van-accessible parking space adjacent to the hospitality/storage barn, and a change of the outdoor marketing area curfew to from 6:00 pm to 8:00 pm.

Action Required - Follow proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at time motion is made. Considering all of the enumerated reasons, staff finds that the project meets all County Code requirements and complies with General Plan Policies. Staff supports this option based on the reasons discussed above.

Option 2 - Reduced Marketing Outdoor Activities Alternative

Disposition - This option could result in a potential decrease in the amount of the marketing event hours of the proposed marketing program change .

Action Required - Follow the proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to remove the approval to change the approved outdoor marketing activities curfew. If major revisions to the conditions of approval are required, the item will need to be continued to a future date.

Option 3 - Deny Proposed Project

Disposition - In the event the Commission determines that the project does not, or cannot meet the required findings for the granting of a Use Permit Modification, Commissioners should identify what aspect or aspects of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit Modification is not being approved. Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence supporting denial of the project.

Action Required - Commission would take tentative motion to deny the project and remand the matter to staff for preparation of required findings to return to the Commission on a specific date.

Option 4 - Continuance Option

The Commission may continue an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS

- A . Recommended Findings
- B . Recommended Conditions of Approval and Final Agency Approval Memos
- C . Previous Project Conditions
- D . CEQA Memo
- E . Public Comments
- F . Use Permit Application Packet
- G . Historic Study - Barn
- H . Graphics
- I . Winery Comparison Analysis

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina