

Planning, Building & Environmental Services
Wrights Corner
Use Permit Major Modification
P22-00241

Presented by Kelli Cahill



Presentation Topics

- Existing Setting
- Approved Entitlements
- Use Permit Major Modification Request
- Project Analysis and CEQA Review
- Staff Recommendation
- Planning Commission Actions



Existing Setting

Project Parcel

4370 (also addressed as 4372 and 4374) Old Sonoma Highway, Napa

047-110-017

General Plan Designation

Agriculture, Watershed & Open Space (AWOS)



NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 1/2 Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

* See Action Item AGLU-114.1 regarding agriculturally zoned areas within these land use designations.

APN: 047-110-017-000 Map Date: 01-27-2025

Existing Setting

Project Parcel

2.35 acres

Zoning

Commercial Limited (CL)



LEGEND

— Zoning
— Parcels

0 ½ Mile

N

ZONING MAP

Existing Setting

Project Parcel

- 4370 Old Sonoma Highway - Bike rental/guided tour and luxury tour car staging business (1,447 square feet)
- 4372 Old Sonoma Highway - Furniture store with art, antique and retail products (1,917 square feet)
- 4374 Old Sonoma Highway - Single family residence (2,738 square feet, 3 bedroom)
- 8 approved parking spaces



Existing Conditions



Approved Entitlements

Use Permit No. U-348283 (Approved May 4, 1983)

The approved entitlement allowed for an antique furniture business within two buildings located closest to the corner of Old Sonoma Road and Old Sonoma Highway.

Use Permit Major Modification P14-00022 (Approved May 6, 2015)

The approval to establish the current entitlements consisting of:

1. 340 square foot gallery (display and sale)
2. 788 square foot bike rental/guided tour/luxury tour car staging business
3. 311 square foot storage area for all three businesses (art gallery, bike rental, furniture store)
4. Ancillary retail sales of riding gear, pre-packaged food and convenience items for bike rental/guided tour business
5. No change to the existing 1,900 square foot main furniture store building, and no change to the approved single-family residence
6. U-348283 COA #14 allow a maximum of three marketing events to allow auctions, art fairs or similar temporary events annually with a maximum of 50 guests in attendance between 9:00 am and 6:00 pm.



Major Modification Request

- Convert an existing bike rental/guided tour and luxury tour car staging business, referred to as 4370 Old Sonoma Highway to a beer and wine Tavern with indoor and outdoor seating;
- Convert an existing furniture store with art, antique, and retail products, refer to as 4372 Old Sonoma Highway to a Mercantile store with wine tastings with indoor and outdoor areas;
- Converting an existing 2,738 sf three (3) bedroom single-family residence, referred to as 4374 Old Sonoma Highway to an eight (8) room Guest Inn with five (5) new free standing guest units/cottages at 635 sf per unit for a total 3,175 sf;
- Construct a concrete pad for a new concession trailer, known herein as the Coffee Cart for the sale of coffee and morning snacks;
- Construct a 397 sf new restroom and storage structure to service the property;



Major Modification Request – Hours of Operation

Days and Hours of operation by Business

- a. 4370 Old Sonoma Road – Tavern – 11:00 am to 7:00 pm, seven (7) days a week for 50 weeks per year
- b. 4372 Old Sonoma Road – Mercantile – 10:30 am to 6:00 pm, five (5) days a week for 50 weeks per year
- c. 4374 Old Sonoma Road – Guest Inn – would operate 24 hours a day, seven (7) days a week
- d. Coffee Cart – 5:30 am to 10:30 am seven (7) days a week for 50 weeks per year



Major Modification Request – Employees

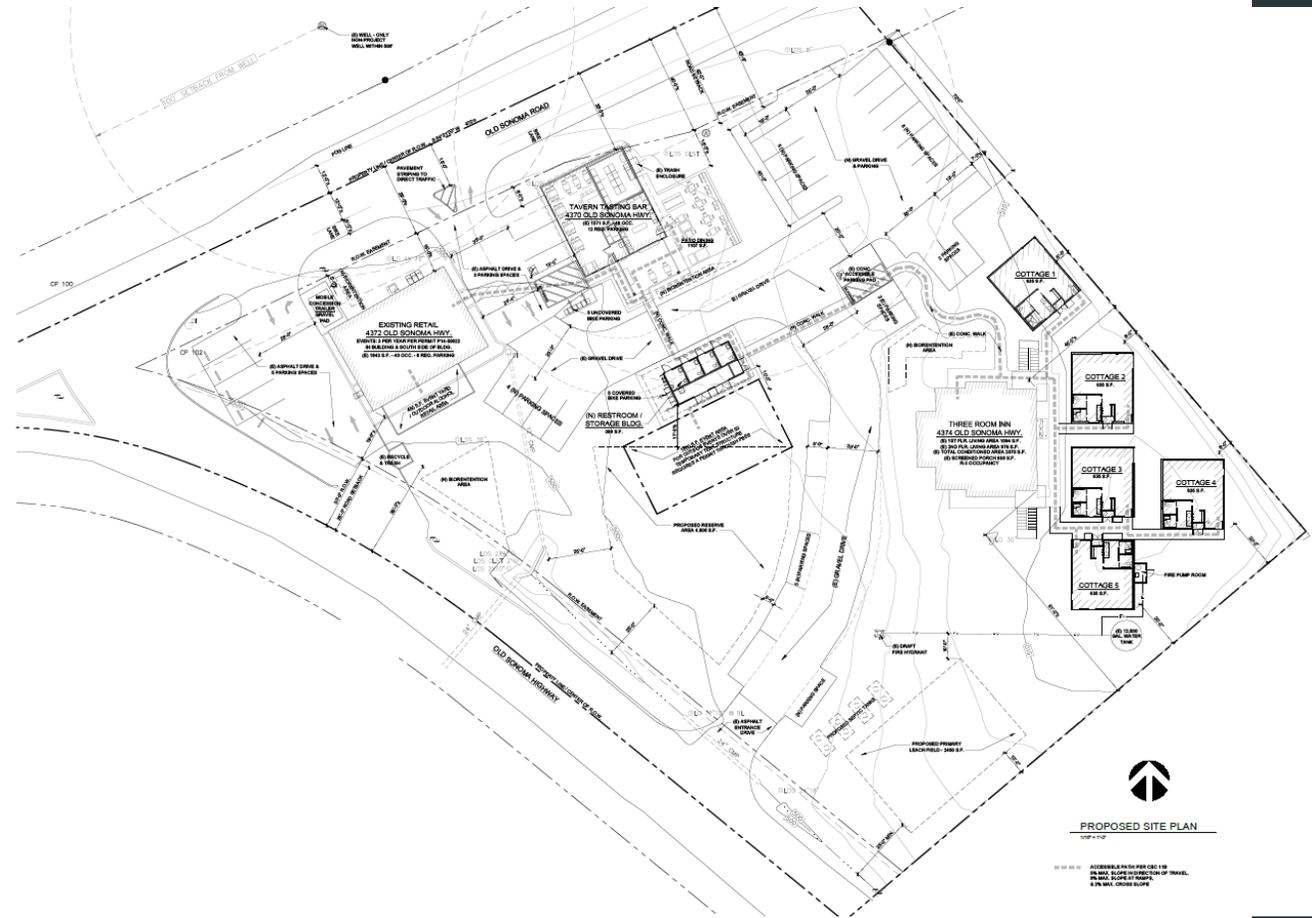
Increase employees from three (3) to eight (8) full-time employees

- a. Tavern – 4 full-time employees each with an 8-hour shift
- b. Mercantile – 2 full-time employees with a 7.5-hour shift
- c. Guest Inn – 1 full-time employee with an 8-hour shift
- d. Coffee Cart – 1 full-time employee with a 5-hour shift



Major Modification Request – Additional Request

- Increase parking from eight (8) to 36 parking spaces, including 2 ADA spaces;
- Widening of the existing driveway to meet the Napa County Roads and Street Standards;
- Grading and site improvements to accommodate new parking areas;
- Upgrade to the septic system prior to conversion of the residence to Guest Inn; and,
- Onsite landscaping.



Project Analysis

Traffic

- The Proposed project included a Traffic Study that looked at Three study areas:
 - State Route 12-121 / Old Sonoma Road
 - Old Sonoma Road / Old Sonoma Highway
 - State Route 12-121 / Old Sonoma Highway
- The Project proposed mixed uses that are anticipated to generate approximately 278 daily trips
 - 33 daily trips – employees
 - 245 daily trips – visitors
- Implementation of a Transportation Demand Management Plan as specified by the Department of Public Works through Conditions of Approval would result in a reduction of daily trips to an acceptable level.



Project Analysis

Noise

- New and temporary noise impacts will comply with Napa County Code Chapter 8.16.
- Background noise levels from State Route 12-121 exceeds 60Ldn (day night average noise levels). The proposed project would result in equivalent sound levels (Leq) to those of Hotel/motel/sleeping, Restaurant, and Market/retail sales activities identified as between 50 and 65 dBA (Napa County General Plan EIR Table 4.7-1). The new noise levels are considered within acceptable levels given the distance to the nearest residence.
- All proposed outdoor spaces associated with the Mercantile and Tavern shall be enclosed to further muffle noise.
- COA 6.7 requiring any exterior equipment be enclosed or muffled and maintained as to not create a noise disturbance.



Project Analysis

Wastewater

- A Site evaluation results indicate and recommend the design and installation of a subsurface drip irrigation septic system.
- The subsurface drip system is comprised of two areas totaling 9,341 sf, the primary drip area is 3,097 sf, and the reserve area will be 6,194 sf.
- The Division of Environmental Health reviewed this report and concurred with its findings, conditioning that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health, subject to conditions of approval.



Project Analysis

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Project Analysis

Groundwater Availability

Tier 1 – Water Use

- Total Parcel Use - 2.70

Tier 1 – Groundwater Recharge

- 3.62 acre-feet per year

Water use is less than the recharge.



Usage Type	Estimated Usage – AF/YR
Existing Water Demand	
Residence	0.5040
Landscaping	0.3024
Furniture Store and Art Gallery	0.0896
Bike Rental and Guided Tour Business	
Luxury Car Excursion	
Total Existing Water Demand	0.896^a AF/YR
Proposed Water Demand	
Mercantile	0.218
Tavern	1.176
Coffee Cart	0.043
Guest Inn	0.823
Mercantile Small Events (3 per years)	0.0014
Total Proposed Water Demand w/o Large events	2.26 AF/YR
Proposed Water Demand on Large Event days^b	
Guest Inn	0.823
Large Events (4 times per month)	0.141
Coffee Cart	0.43
Total Proposed Water Demand w/ Large Events	1.39 AF/YR
Landscaping	0.27
Total Annual Water Demand based on highest daily use	2.70 AF/YR

Project Analysis

Groundwater Availability

Tier 2

- The nearest offsite neighboring well is located within 500 feet of the Proposed project well. Based on modeling prepared by EBA Engineering, results indicated that pumping from the project well would not result in impacts to the nearest offsite well.

Tier 3

- Carneros Creek is located approximately 435 feet to the west of the Proposed project well. Using similar coefficients to the streamflow depletion modeling to the that used for the well interference analysis, EBA Engineering's hydrogeologist opined that there would be no measurable stream depletion.
- Although the project is not anticipated deplete streamflows from Carneros Creek, the standard well monitoring condition COA No. 4.1, shall be implemented to require that the project well be monitored including static water levels no less than quarterly (four times per year) and the volume of water collected monthly.



CEQA Analysis

Environmental Analysis

- Staff prepared an Initial Study/Negative Declaration which found no potentially significant impacts.
- Initial Study/Negative Declaration was submitted to the State Clearinghouse (State Clearing House No. 2025030679) for a 30-day review period beginning March 17, 2025 following numerous attempts and rejections by state analysts. The documents were available to the public on the County's website beginning March 13th and posted to the Napa Valley Register the same day.
- One comment was received from the Department of Fish and Wildlife.



Public Comments

Public Comments

- Staff received a letter from the California Department of Fish and Wildlife
- Staff received a letter from Water Audit California



Staff Recommendation

- Staff Recommends incorporating the recommended Mitigation Measure for Swaison's Hawk Surveys and Avoidance Buffer as provided by the California Department of Fish and Wildlife, and provide updated Section IV. Biological Resources to address potential nesting habitat. The Negative Declaration would be amended to a Mitigated Negative Declaration and the document recirculated for an additional 30-day review period.
- Staff Recommends continuance of this item to a future hearing date of June 4, 2025.



Planning Commission Action

Option 4 – Continuance of this Item to June 4, 2025 (Staff Recommendation)



Thank you

Kelli Cahill

Kelli.Cahill@countyofnapa.org

(707) 265-2325

