



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 3/15/2017  
Agenda Placement: 8A  
Continued From: 2/15/17

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** Sean Trippi, Principal Planner - 299-1353  
**SUBJECT:** WHL Winery - Use Permit (P15-00215) & Road and Street Standards Exception Request

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### **RECOMMENDATION**

#### **SOUTH WHITEHALL LANE DEVELOPMENT, LLC / WHL WINERY / USE PERMIT (P15-00215-UP) & ROAD AND STREET STANDARDS EXCEPTION REQUEST**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a Use Permit to allow the construction of a new 10,000 gallon winery with the following characteristics: (a) a new 6,812 sq. ft. winery building with an 1,230 sq. ft. unenclosed covered crush pad area, bottling to be handled by a mobile bottling service on an as needed basis within the unenclosed crush pad area; (b) a 384 sq. ft. pump house and trash enclosure; (c) on-site parking for two (2) vehicles; (d) a new driveway adjoining the west property line; (e) fewer than 10 full and part time employees; (f) hours of operation from 6:00 AM to 6:00 PM, seven days per week; (g) four (4) water storage tanks with a capacity of 10,000 gallons each for fire protection, domestic and irrigation; and (h) Installation of a wastewater treatment system. No tours and tastings or marketing events are proposed. The request also includes an exception to the County's Road and Street Standards (RSS) to allow widths of less than 22-feet for two existing portions of the South Whitehall Lane shared access drive. The project is located on a 19.97-acre parcel within the Agricultural Preserve (AP) zoning district on the southeast side of South Whitehall Lane (a shared private access drive), approximately 630-feet west of the bend in the road or approximately 0.6 miles south of Whitehall Lane. 1561 South Whitehall Lane, St. Helena, CA 94574. APN: 027-460-013.

**Staff Recommendation:** Continue the item to the regular meeting of April 5, 2017.

**Staff Contact:** Sean Trippi, Project Planner, (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant Contact:** Donna B. Oldford, Plans4Wine, 2620 Pinot Way, St. Helena, CA 94574, (707) 963-5832

**ITEM CONTINUED FROM THE FEBRUARY 15, 2017 PLANNING COMMISSION MEETING.****EXECUTIVE SUMMARY****Proposed Action:**

That the Planning Commission:

1. Continue the item to the regular meeting of April 5, 2017.

**Discussion:**

On February 15, 2017, the Planning Commission held a public hearing to consider a proposal to establish a new winery with an annual production capacity of 10,000 gallon with a 6,812 sq. ft. winery building plus a 1,230 sq. ft. unenclosed covered crush pad area. No visitation or marketing is requested. After considering public comment, the item was continued to March 15, 2017, to allow the applicant and staff time to address questions and concerns raised by the public and Commissioners. The applicant initially scheduled a meeting with the neighbors for February 28, 2017 to discuss the concerns raised at the Planning Commission meeting but the neighbor meeting was rescheduled to the week of March 13, 2017. As a result, the applicant requested that the item be continued to the April 5, 2017. The continuance will also provide an opportunity for the applicant to share the results of the neighbor meeting with staff in advance of the Commission agenda reports being released. Staff concurs with the request for continuance.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**BACKGROUND AND DISCUSSION**

On February 15, 2017, the Planning Commission held a public hearing to consider a proposal to establish a new winery with an annual production capacity of 10,000 gallon with a 6,812 sq. ft. winery building plus a 1,230 sq. ft. unenclosed covered crush pad area. No visitation or marketing is requested. After considering public comment, the item was continued to March 15, 2017, to allow the applicant and staff time to address questions and concerns raised by the public and Commissioners. The applicant initially scheduled a meeting with the neighbors for February 28, 2017 to discuss the concerns raised at the Planning Commission meeting but the neighbor meeting was rescheduled to the week of March 13, 2017. As a result, the applicant requested that the item be continued to the April 5, 2017. The continuance will also provide an opportunity for the applicant to share the results of the neighbor meeting with staff in advance of the Commission agenda reports being released. Staff concurs with the

request.

**SUPPORTING DOCUMENTS**

A . Continuance Request

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina