



NAPA COUNTY CONSERVATION • DEVELOPMENT  
and PLANNING DEPARTMENT

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**DATE OF HEARING:** AUGUST 18, 2004

**AGENDA ITEM #10 & 11**

**SUMMARY FOR:** CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

**CASE:** #P04-0329-VAR / #P04-0180-UP: OUTPOST WINES

**LOCATION:** THIS PROJECT IS LOCATED ON A 42.30 ACRE PARCEL ON THE SOUTH SIDE OF SUMMIT LAKE DRIVE APPROXIMATELY 3/4 MILE FROM ITS INTERSECTION WITH WHITE COTTAGE ROAD NORTH WITHIN AN AW (AGRICULTURAL WATERSHED) ZONING DISTRICT. (APN: 018-200-026) 2075 SUMMIT LAKE DRIVE, ANGWIN.

**PROJECT REQUEST:** APPROVAL OF A VARIANCE TO THE WINERY ROAD SETBACK REQUIREMENTS SET FORTH IN SECTION 18.104.230 (A) OF THE COUNTY CODE TO ALLOW TWO WINERY BUILDINGS TO ENCROACH 20 TO 40 FEET INTO THE REQUIRED 300 FOOT SETBACK FOR PRIVATE ROADS.

APPROVAL TO MODIFY A SMALL WINERY USE PERMIT EXEMPTION TO: (1) INCREASE PRODUCTION CAPACITY FROM 20,000 GALLONS TO 30,000 GALLONS PER YEAR; (2) REPLACE TWO BUILDINGS TOTALING 2,700 SQUARE FEET WITH TWO BUILDINGS TOTALING 6,820 SQUARE FEET FOR A WINERY TOTALING 6,820 SQUARE FEET; (3) 2,335 SQ. FT. COVERED FERMENTATION BUILDING (ENCLOSED ON THREE SIDES) AND 3,500 SQ. FT. UNCOVERED CRUSH PAD (4) ALLOW CUSTOM CRUSHING ACTIVITIES (CRUSHING, FERMENTATION, BARREL AGING, AND BOTTLING) FOR 3 CUSTOM PRODUCERS UTILIZING 50% (15,000 GALLONS PER YEAR) OF THE TOTAL APPROVED WINERY PRODUCTION CAPACITY; (5) ADD TOURS AND TASTING BY APPOINTMENT ONLY WITH 4 VISITORS PER DAY, WITH AN AVERAGE OF 6 VISITORS PER WEEK; (6) ADD A MARKETING PLAN WITH FIVE EVENTS PER YEAR WITH A MAXIMUM OF 25 PEOPLE PER EVENT AND TWO EVENTS PER YEAR WITH A MAXIMUM OF 50 PEOPLE PER EVENT; (7) ADD ONE PART-TIME EMPLOYEE FOR A TOTAL OF ONE FULL AND TWO PART-TIME EMPLOYEES; AND, (8) CONSTRUCT A SPECIAL DESIGNED WASTEWATER SYSTEM.

**OWNER:** OUTPOST WINES, LLC.

**APPLICANT/REPRESENTATIVE:** OUTPOST WINES / JON WEBB

**ZONING:** AW (AGRICULTURAL WATERSHED)

**GENERAL PLAN DESIGNATION:** AWOS (AGRICULTURAL WATERSHED, OPEN SPACE)

**ACRES:** 42.30

**CASE HISTORY/BACKGROUND:** SMALL WINERY USE PERMIT EXEMPTION WAS APPROVED IN 1987 FOR 20,000 GAL/YR WITH A 1,548 SQ. FT. WINERY BUILDING. A MODIFICATION TO SMALL WINERY USE PERMIT WAS APPROVED IN 1990 TO CONSTRUCT A SHED ROOF AND CATWALK OVER A 1,020 SQ. FT. CRUSH PAD WITH A 2,500 SQ. FT. UNCOVERED CRUSH PAD.

**STAFF RECOMMENDATION:** ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND APPROVAL OF VARIANCE #P04-0329-VAR AND USE PERMIT #P04-0180-UP WITH THE ATTACHED CONDITIONS

