COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

HILLARY GITELMAN
Director

PATRICK LYNCH, *AICP*
Assistant Director

STEVE LEDERER
Deputy Director

JOHN MCDOWELL
Project Manager

ROBERT NELSON
Supervisor

HEATHER MCCOLLISTER
Principal Planner

SEAN TRIPPI
Principal Planner

BARBARA ABATE
Planner

TRISH HORNISHER
Planner

NAOMI BEATTIE
Planner

NANCY JOHNSON
Planner

SUZIE GAMBILL
Planning Technician

C. RENEE' LEDERER
Planning Administrative Specialist

February 11, 2006

Mr. William Wilcoxson
3100 Golden Gate Drive
Napa, CA 94558

Re: Request to establish Deli and Wine Tasting
(APN 047-230-034/ 3100 Golden Gate Drive)

Dear Billy:

I am in receipt of your letter dated February 10, 2006 (copy attached) requesting to create a deli and to conduct wine tasting on the subject property. As we have discussed several times in the past, I am unable to find anything in the applicable zoning (see particularly Chapters 18.20 (Agricultural Watershed) and 18.102 Agricultural Produce Combination District) that would allow your requested uses. The Department comes to the same conclusion in reviewing the ballot initiative that originally created the Combination District.

This determination may be appealed to the Board of Supervisors in accordance with the procedures contained in Chapter 2.88 of the Napa County Code.

Please note that the informal agreement you reached with the previous Planning Director, which resulted in the attached "Summary of Authorized Uses", remains just that, an informal agreement. As such, should the Board get to consider this item, they may choose to review and make determinations which could effect other changes to that list of allowable uses.

Should you have any questions, please contact me at slederer@co.napa.ca.us or at (707) 253-4417.

Sincerely,

Steven E. Lederer
Deputy Planning Director

cc: Hilary Gitelman, Planning Director
Board of Supervisors
Planning Commission
Christine Secheli, Environmental Management
Tom Carey, DP&F
file

1195 THIRD STREET
SUITE 210

NAPA, CALIFORNIA
94559

TELEPHONE:
707-253-4417

FAX:
707-253-4336

WWW.CO.NAPA.CA.US

RECEIVED
FEB 10 2006
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

February 10, 2006

Steve Lederer
Deputy Planning Director

Re: 3100 Golden Gate Drive APN 47-230-034
Stanly Lane Pumpkin Patch

Steve,

As you know on 10/28/02, Charlie Wilson noted that a deli and wine tasting use for the above property was to be determined. I would like to apply now for the deli and wine tasting use for my property.

If you have any questions you can reach me at 707-225-5082.

Thank You.

Regards,

William K. Wilcoxson

cc: Board of Supervisors
Environmental Management
DP&F

STANLEY LANE PUMKIN PATCH
Summary of Authorized Uses*
(10-31-02)

Category 1	Category 2	Category3	Category 4	Category 5	Category 6
Agricultural Produce	Agriculture-Related Food Products	Agriculture-Related Non-food Items	Seasonal Items related to Halloween, Thanksgiving, Christmas and Other Holiday Traditions	Refreshments for Agricultural Produce Stand and Christmas Tree Lot Patrons	Not Permitted
Fruits, Nuts & Vegetables	Canned or Dried Fruits, Nuts & Vegetables; Prepared Foods, including repacking of fruits, vegetables, nuts.	Agriculture-related Decorative Items, Grapestick bundles, Wreaths, Gourds, Dried Indian Corn, Baskets, Candles	Items will vary by season	Fruit Juice, Soda & Water, Coffee & Tea, Cider, Wine & Beer	Tourist Information facilities
	Olive Oils, Grape Seed Oil, Vinegars, Relishes, Spreads, Tapenades	Vegetable-based Soaps, Lotions & Bath Products			Restaurant, Deli, Wine Tasting and Bars & Taverns
Flowers & Potted Herbs	Dried Herbs, Mustards & Condiments	Lavender bundles, dried flowers, garden supplies			Indoor seating for food or drink
Grains	Pastas & Breads, Cookies & Chips	Wheat bundles			
	Coffee & Tea	Agriculture-related utensils, bowls & kitchen accessories, picnic supplies			
	Sauces, Marinades & Rubs	Books related to growing & cooking agricultural products			Books not related to agriculture, cooking, or eating

	Honey Sticks and Candies	Agriculture-related minerals, salts and mineral water			
	Jams, Jellies, Honey, Syrup				
Products of following local suppliers (partial list):	Amaz'n Graz'n Napa Valley (Canned Vegetables) B-Boys Napa Valley (Honey Products) Harms Vineyards Napa Valley Napa Nuts (Nuts) Napa Valley Lavender Company (Lavender Soaps & Bath Products) Hurley Farms, Napa St. Helena Olive Oil Company (Olive Oils, Grapeseed Oils & Vinegars) Tulocay's Napa Valley (Sauces, Condiments) Wine Country Kitchens (Sauces, Condiments)				

10/31/02

* Summary of Authorized Uses reflect uses associated and within 1,750 sq. ft. portion of an existing agricultural building. Additional uses or future expansion of real property improvements will be evaluated for consistency with Measure Z – Stanley Land Pumpkin Patch Initiative enacting Napa County Ordinance No. 96-3