



FILE # P09-00344
20A

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR A ZONE CHANGE

FOR OFFICE USE ONLY

ZONING DISTRICT: AVY - Ag Watershed Date Filed: 7-6-09
REQUEST: Amend 18-104.245 (B) to allow Date Published: _____
the minimum parcel size to be 2 acres. Date Posted: _____
Include 18-104.245 (F) for all environmental ZA CDPC BS APPEAL
management requirements to be met. Hearing: _____
Action: _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Richard and Leslie Mansfield
Telephone #: 707-363-1987 Fax#: () - Email: richard@mansfieldwinery.com
Site Address: 1291 Conn Valley Rd., St. Helena CA 94576 Assessor's #(s): 025-180-017
Address: same as above Mailing _____
Status of Applicant's interest in property: owners City _____ State _____ Zip _____
Property Owner(s) Name: same as above
Telephone #: () - Fax#: () - Email: _____
Mailing Address: _____
No. Street City State Zip

PLEASE ATTACH A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY

Zone Change: From _____ To _____ Text Change: X

Explain Fully the reason for zone change or zoning text change: to allow restoration of Historic "Ghost Winery" as a winery

I certify that the above statements are correct and that the plot plan is accurate.

Signature of Applicant: [Signature] Date: 7-1-09 Signature of the Property Owner: [Signature] Date: 7-1-09

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Total Estimated Fees: \$ on file Receipt No. _____ Received by: _____ Date: _____

*Total Fees will be based on actual time and materials

18.104.245 Exceptions to winery setback and minimum parcel size for pre-prohibition wineries.

A. Substantially intact buildings (i.e., four walls and a roof) used as wineries prior to Prohibition, but not being used as wineries as of the date of the addition of this section to the code, may, subject to the approval of a use permit, be used as wineries under all of the provisions of this code otherwise applicable to wineries except as modified by this section. For purposes of this section, such wineries are called pre-Prohibition wineries.

B. The minimum parcel size for a pre-Prohibition winery shall be ~~two~~ acres. A parcel that is made substandard (i.e. reduced in size to less than ten acres) after the date of adoption of this ordinance is not eligible for the exceptions allowed by this section.

Deleted: five

C. The setback requirements of Section 18.104.235 shall not apply to pre-Prohibition wineries, but the findings required by Section 18.104.235 shall apply to pre-Prohibition wineries.

D. No pre-Prohibition winery shall necessarily be entitled to the same annual production capacity or type or intensity of social or marketing activity it had prior to Prohibition. These matters shall be determined on a case by case basis in connection with consideration of the use permit for the pre-Prohibition winery, but in no case shall exceed twenty thousand gallons per year.

E. For purposes of this section, Prohibition took effect on January 16, 1920.

F. A winery located on a parcel less than five acres in size shall demonstrate compliance with Environmental Health Department requirements.

(Ord. 1205 § 1, 2002; Ord. 1198 § 1, 2002)