



Agenda Date: 1/24/2006
Agenda Placement: 8A
Set Time: 9:00 AM
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NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Susan Ingalls for Robert Westmeyer - County Counsel
County Counsel
REPORT BY: Robert Paul, Attorney III , 253-6113
SUBJECT: Findings of Fact - V. Sattui Winery

RECOMMENDATION

County Counsel requests the Board consider and adopt a resolution of Findings of Fact and Decision on Appeal granting the appeal filed by V. Sattui Winery, Inc.-Suzanne, of the Zoning Administrator's decision to deny a request for a Certificate Determining Extent of Legal Nonconformity (P05-0185-CLN) recognizing weddings and wedding receptions as an allowed use. The project is located on a 21.66 acre parcel on the east side of St. Helena Highway at its intersection with White Lane within an Agricultural Preserve (AP)/Agricultural Watershed (AW) split zoning district and an area designated Agriculture, Watershed & Open Space (AWOS) by the Napa County General Plan. (Assessor's Parcel No. 030-260-035; 1111 White Lane, St. Helena)

ENVIRONMENTAL DETERMINATION: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

EXECUTIVE SUMMARY

On December 6, 2005, the Board of Supervisors heard the appeal of V. Sattui Winery, Inc.-Suzanne, of a decision by the Zoning Administrator (ZA) to deny the applicant's request for a Certificate to the Extent of Legal Conformity (CLN) P05-0185-CLN recognizing weddings and wedding receptions. After the public hearing was closed, the Board tentatively voted to grant the appeal, and directed County Counsel to prepare findings of fact and a decision on appeal for formal adoption reflecting the tentative decision. The proposed Findings of Fact and Decision on Appeal finalize the tentative decision.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

On December 6, 2005, the Board of Supervisors heard the appeal of V. Sattui Winery, Inc.-Suzanne, of a decision by the Zoning Administrator (ZA) to deny the applicant's request for a Certificate to the Extent of Legal Conformity (CLN) P05-0185-CLN recognizing weddings and wedding receptions. After the public hearing was closed, the Board tentatively voted to (a) grant the appeal of Applicant; (b) approve the issuance of Certificate of Extent of Legal Nonconformity P05-0185-CLN; and (c) find that the issuance of the Certificate is categorically exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines and Napa County CEQA Guidelines, Appendix B.1., and directed County Counsel to prepare findings of fact and a decision on appeal for formal adoption reflecting the tentative decision. The proposed Findings of Fact and Decision on Appeal finalize the tentative decision.

SUPPORTING DOCUMENTS

A . Resolution of Findings of Fact and Decision on Appeal

CEO Recommendation: Approve

Reviewed By: Maiko Klieman