



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 6/3/2009

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Robert Nelson, Supervising Planner - 253-4417
SUBJECT: Del Dotto Winery Status Report after One Year and Six Months

RECOMMENDATION

DEL DOTTO WINERY ONE YEAR STATUS REPORT - USE PERMIT P07-00278-MOD

Ceqa Status: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Request: Use Permit compliance review and possible action for the Del Dotto Winery located on the west side of State Highway 29 south of Zinfandel Lane, 1445 St. Helena Highway. Pursuant to the project's adopted conditions of approval, a public hearing status report before the Planning Commission is required.

Staff Recommendation: Take public testimony, evaluate the project's compliance with standards, and provide direction to staff on any outstanding compliance issues

Staff Contact: Robert Nelson 299-1355

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission receive the status report, hear any testimony, and direct the Department to conclude the monitoring of this use permit.

Discussion:

This is a one year and six month status report regarding the Del Dotto Winery Use Permit compliance regarding the winery operation on State Highway 29 at Zinfandel Lane. The Commission, after reviewing this Status Report and hearing from staff, the owner or his representative, and any interested members of the public, shall determine if further review is warranted. There are remaining funds from original deposit to cover staff time spent monitoring compliance. The project has been in compliance during this last six month review period. One call was received

regarding the removal of the 'by appointment' signs hanging under the main winery signs. Once contacted, the owner reinstalled said signs. An additional sign had been installed closer to the driveway entrance, leading to the confusion. The tanks have been removed from the crush pad area, and no Winery Modification has been received for outdoor tanks or for enclosing the area.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

The winery was granted temporary occupancy in July 2007 and finalized in October 2007.

After the six month review in June, 2008, the Commission's concerns focused on the outdoor tanks that were never approved, the visitor by appointment signs being difficult to see due to their placement, and also at the same time, the Department became concerned that the production to accessory ratio was possibly being exceeded.

At the one year review in January, 2009, it was reported that the outdoor tanks had been removed, an appointment only sign had been added near the driveway entrance and ceramic urns and barrels had been placed in the large hall area satisfying the ratio of production to accessory. During this latest six month period, the Department received a call that the 'by appointment' signs had been removed from under the two main winery signs. A call to the owner resulted in them being returned to those locations. There was some confusion after the additional sign was placed closer to the driveway.

The rear property line dispute is to be resolved by the involved property owners; no progress has been reported during this last six month period.

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell