



Agenda Date: 6/4/2008
Agenda Placement: 8B

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 6-Month Status Report

RECOMMENDATION

DEL DOTTO WINERY - DAVID DEL DOTTO #02082-UP

Request: Status report regarding compliance with Use Permit 02082-UP located at 1445 St Helena Highway, St. Helena, CA. APN #027-160-055.

Staff Recommendation: No action necessary

Staff Contact: Robert Nelson 253-4416

EXECUTIVE SUMMARY

The Del Dotto Winery located on Highway 29 was approved by the Board of Supervisors on August 12, 2003, and a subsequent modification was approved by the Commission on July 18, 2007. A Condition of Approval required follow-up monitoring with status reports back to the Commission, with the first one six months after opening. This is the six month status report. The Commission, upon hearing the staff report regarding the Del Dotto Winery status report, along with any other testimony, should discuss the information received and, if desired, provide direction to the Department.

Proposed Action: Information item, no action necessary.

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 operation is generally found to be in compliance at this time, with the exception of the two items covered under 'issues' at the end of this section below.

Between 5-6 months ago the Department received calls with various concerns regarding the entry with large urns sitting on tractor tires and temporary signs, people possibly driving in without the required appointments, and the large tent over the crush pad. These were field checked and corrections were made when needed. Calls to the Department have nearly ceased. (Except for one call regarding the recent work on a framework at the rear of the winery- discussed below).

A drop-in field check was made on May 13th. The findings from that field check are as follows:

- The turn lane is completed and appears to be satisfactory. The heritage oaks are all there.
- A water containment/settlement basin is located near the driveway, and while not attractive, appears to be doing it's job. Drew Landers of Public Works concured and commented that typically vegetation will establish itself naturally and the appearance will change.
- Landscaping is in and doing well. The vines help to obscure the view of the winery from Highway 29, and they are still young on the cut and cover cave and will provide more screening as they mature. The framework that is being constructed at the rear of the winery is a trellis over mechanical equipment to allow climbing vines to better screen the equipment from off site. There is little room in this area for any other type of landscape screening.
- Lighting - the existing exterior lighting fixtures have been fitted with metal schields to direct light downward and are found to be in compliance.
- Parking - the parking area is adequate, well landscaped and the lighting is in compliance.
- Roof Top Area - the flat area above the back portion of the winery is not being used and is in compliance with conditions.
- The State ABC has posted the premises as required while the licensing is being processed.
- The tent over the crush pad had been removed. County Fire had issued a temporary permit for the tent consistent with other winery requests for tents.

Issues:

- Outdoor Stainless Tanks - The use permit does not approve tanks in the crush pad area. Seven tanks were observed there. A modification to the use permit would be required and screening would probably be required. (Condition #1 h. of Use Permit Mod P07-00278)
- Tours and tasting by appointment only signage - this has been added to the Del Dotto Winery signs - meeting the condition's requirement; however the signs are not close to the driveway, and the only signs that can be seen from the driveway are two "open" signs. There may be better language to use in this standard condition. (Condition #5 of Use Permit 02082 - UP)

SUPPORTING DOCUMENTS

A . Del Dotto COA

Napa County Planning Commission: Approve

Reviewed By: John McDowell