

Planning, Building & Environmental Services



William Cole Appeal P24-00137

Kelli Cahill



Agenda

- Project Introduction & Timeline
- Planning Commission Approval
- Focused Appeal Grounds Discussion
- Board Decision-Making Options
- Conclusion





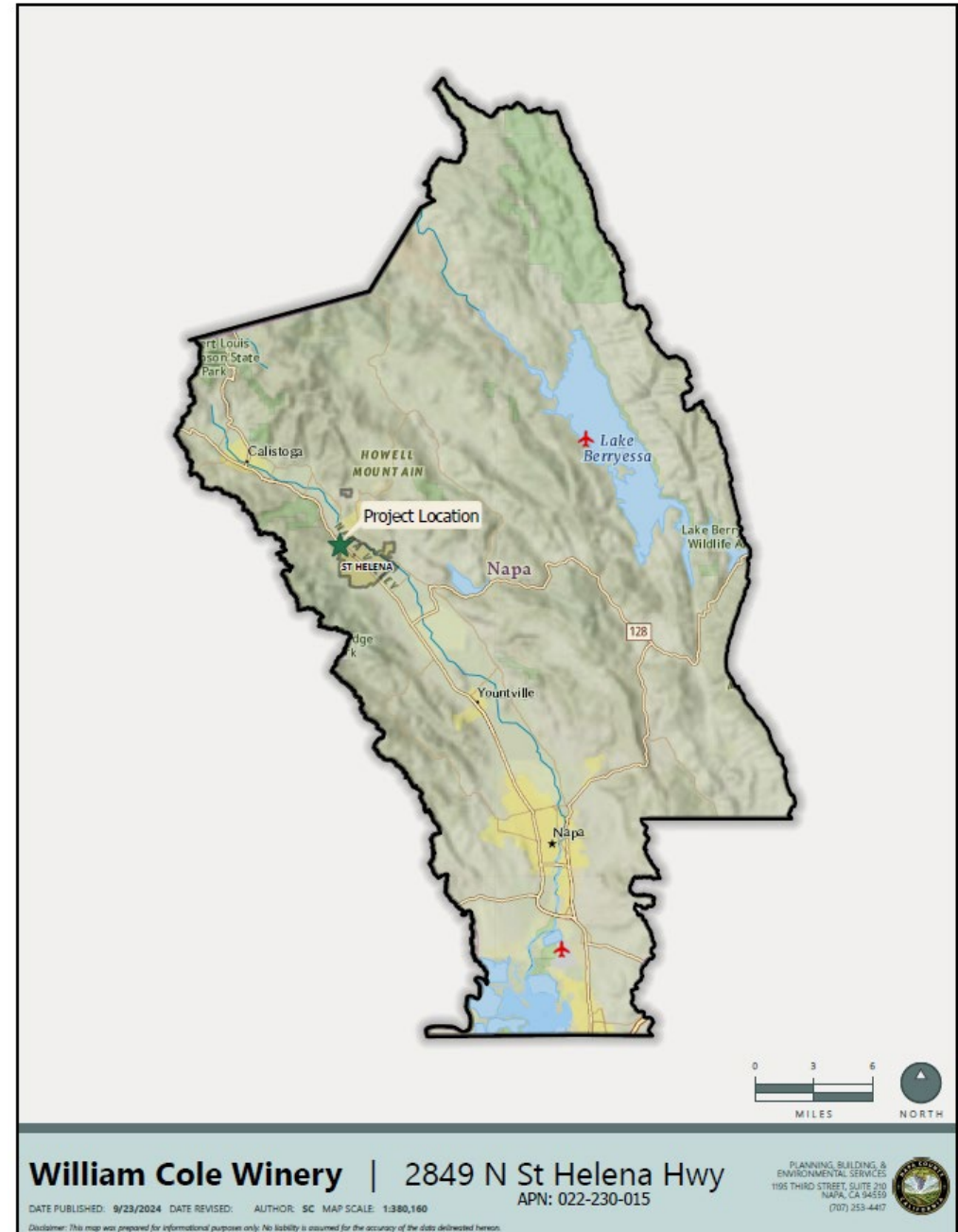
Topic one

Project Introduction & Timeline

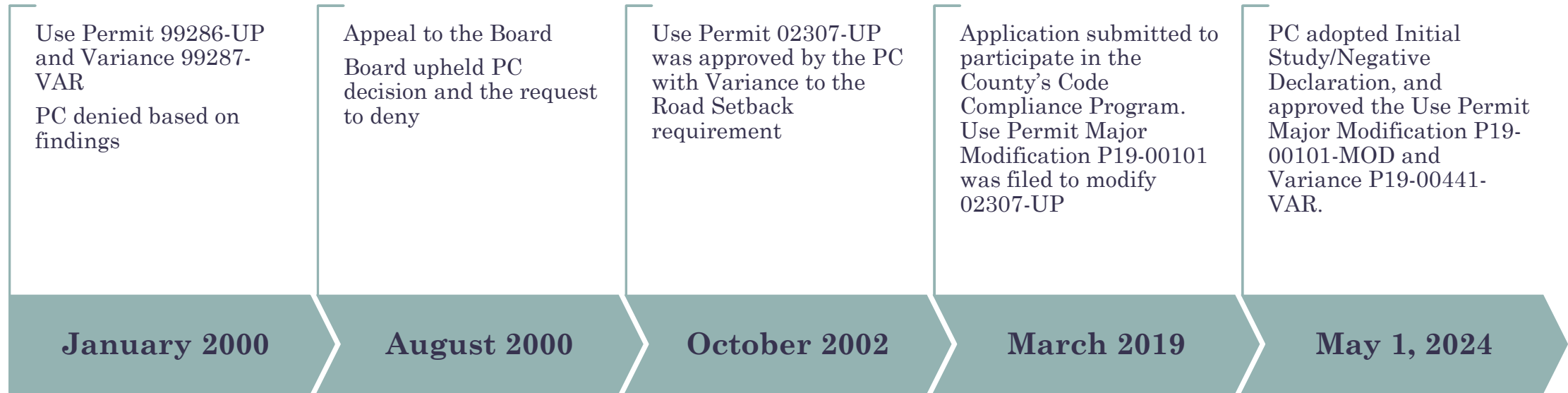


Project Location

- 2849 N. St. Helena Hwy, St. Helena
- APN 022-230-015
- General Plan Designation: Agriculture, Watershed and Open Space (AWOS)
- Zoning Designation: Agricultural Watershed (AW)



Timeline





Topic two

Planning Commission Approval



Planning Commission Approval

Use Permit Major Modification

1. Recognize components that were out of compliance with approved entitlements.
 - production, visitation, number of employees, barrel storage in an agricultural barn, parking.
2. Expanded beyond recognition levels or existing entitlements:
 - marketing, conversion of the Ag Barn to winery use, utilize existing office, process waste system, widen portion of driveway, conversion of outdoor patio to hospitality, on premise consumption.
3. Expanded beyond recognition or existing entitlements the Planning Commission conditionally approved:
 - production, visitation

Variance

1. Convert the existing agricultural barn to winery which is located 320 feet from Highway 29, where there is a required setback of 600 feet from the highway.





Topic three

Focused Appeal Grounds Discussion



Focused Appeal Grounds

- Water Source (Appeal Grounds Nos. 2, 3, 4)
- Site Improvements (Appeal Grounds Nos. 5, 6)
- Cultural Resources (Appeal Grounds No. 7)
- Staff Report Attachment B (Appeal Grounds Nos. 1, 8)



Water Source

- The Commission considered the water sources serving the parcel including existing and proposed water demands.
- Residential uses including the existing residence, pool and landscaping were not considered as there is a service connection with the City of St. Helena. Billing statements dating back to 2005 were presented during the Commission hearing.



Water Source (continued)

- Pump Test for Public Water System requirements are provided as part of a technical report. The report is submitted for review and approval by the PBES – Environmental Health Division prior to issuance of a building permit.



Site Improvements

- Internal driveway widening
- Parking
- Emergency vehicle movement improvements
- Interior alterations of the barn



Cultural Resources

- Pursuant to Public Resource Code section 21080.3.1, invitations for Tribal consultation were sent on December 7, 2023, to all Native American Tribes who have a cultural interest in the area. Staff did not receive a response for consult or to provide comments.
- In 2019, the project area was assessed for Cultural Resources, with no cultural resources being identified. Although no resources were identified, a standard condition of approval is included within the Initial Study/Negative Declaration in the event unidentified resources are found.



Grounds 1 & 8

- Compliance with the State Clearinghouse CEQA document submittal requirements and review protocol
- State and Federal agencies were provided the opportunity to review and comment on the Project
- Cal Fire and the newly staffed Fire Marshal's office review as well as other internal County Divisions were sent the application for review resulting in recommended conditions of approval on the project
- The Application was deemed complete by staff on February 18, 2024, and satisfied all County requirements for processing





Topic four

Board Decision-Making Options



Board Decision-Making Options

Staff Recommendation

- Deny the Appeal in its entirety and uphold the Planning Commission's approval of the project. Direct Staff to revise applicable COAs with timelines affected by the appeal process.

Other Available Options

- Modify the scope of the Project or Conditions of Approval with or without granting or denying the Appeal;
- Uphold one or more Grounds of Appeal and reverse the Planning Commission's decision, thereby denying the Project; or
- Remand the matter to the Planning Commission with direction.



Other

Site Aerial





Questions?



Applicant and Appellant Team

When applicable, includes photos and names of people and/or commissions, consultants, etc. who contributed to the presentation.

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General Counsel –
William Cole Winery

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Thank you

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