

SUMMARY OF LAND USE APPEALS

MAY 2023 TO MAY 2026

Project Name and Type	Appellant's Name(s)	Date Appeal Filed	Disposition	CoCo Cost	CoCo Hrs	Staff Cost	Staff Hrs	Total Cost	Total Hrs
Hagafen Cellars (Winery)	Ariane Matschullat; Weathervane Ranch LLC	4/29/2026	Neighbor appeal (pending 8/11 BOS hearing).	\$2,268	11.9	\$2,955	15.00	\$5,223	26.9
Silverado Spa (Resort)	Water Audit California	11/20/2025	Parties reached a settlement before appeal packet filed/perfected. Terms of settlement unknown to staff.	\$525.00	2.5	\$0	0.00	\$525	2.5
Arrow and Branch Winery (Winery)	Water Audit California	1/12/2026	Parties reached a settlement. BOS adopted revised COA per parties' request. Per settlement agreement, applicant paid \$25k in attorney's fees to WAC.	\$10,836.00	62.8	\$6,087.30	30.90	\$16,923	93.7
Castello di Amorosa (Winery)	Water Audit California	4/29/2025	Parties reached a settlement. Terms of the settlement unknown to staff.	\$12,390	59	\$41,645.80	211.40	\$54,036	270.4
Parable Winery (Winery)	FTM Investment/Parable Winery (Applicant)	3/11/2025	Appeal withdrawn after Public Works removed the requirement for a left turn lane.	\$5,610.00	25.5	\$471.30	2.70	\$6,081	28.2
Bonny's Vineyard (Winery)	Water Audit California	1/26/2025	Appeal denied in its entirety. BOS upheld PC's approval. Litigation filed by WAC is currently pending.	\$19,581.00	74.3	\$6,329.00	33.30	\$25,910	107.6
Hillwalker Vineyards (Winery)	Water Audit California	8/30/2024	Appeal denied in its entirety; BOS upheld PC's approval.	\$20,812.00	94.6	\$12,165.00	64.80	\$32,977	159.4
William Cole Winery (Winery)	Water Audit California	5/29/2024	Appeal denied in its entirety; BOS upheld PC's approval.	\$11,660.00	52.8	\$14,832.60	83.80	\$26,493	136.6
Vida Valiente Winery (Winery)	Hayes Drumwright (Applicant)	5/22/2024	Project denied by PC. Applicant appealed. BOS overturned PC's denial and approved project. Neighbor sued. Litigation is currently pending.	\$15,928.00	87.2	\$19,023.80	107.30	\$34,952	194.5
Nova Business Park (Warehouse)	Water Audit California	1/8/2024	Parties reached a settlement; BOS adopted revised COA per parties' request. Settlement agreement provided to County w the joint request for revised COA. Applicant paid WAC \$135k in attorney's fees.	\$2,948.00	13.4	\$1,327.50	7.50	\$4,276	20.9

KJS and Sorrento (Vineyard)	Center for Biological Diversity	11/21/2023	Parties reached a settlement; BOS adopted revised COA per parties' request. Terms of settlement unknown to staff.	\$7,414.00	33.7	\$9,929.70	56.10	\$17,344	89.8
Rutherford Ranch (Winery)	Water Audit California	7/5/2023	Appeal denied in its entirety; BOS upheld PC's approval.	\$22,924.00	126.2	\$33,990.60	192.30	\$56,915	318.5
Duckhorn Vineyards (Winery)	Water Audit California; Preserve Lodi Lane	6/7/2023	PLL Appeal denied. BOS adopted revised COA per WAC's and applicant's request to resolve WAC appeal. Terms of settlement w WAC unknown to staff.	\$37,994.00	265.2	\$31,628.55	159.60	\$69,623	424.8
Inglenook Residence (Residential driveway)	Water Audit California	11/15/2023	According to applicant's letter, after 12-mos negotiating a resolution WAC, on February 14, 2025, applicant abandoned the application because they were unable to reach agreement on WAC's attorney's fees.	\$5,610.00	26.2	\$6,664.00	37.40	\$12,274	63.6
Le Colline Vineyards (Vineyard)	Center for Biological Diversity	4/7/2023	Appeal upheld in part. BOS reversed PBES Director's approval and denied the project.	\$32,714.00	175	\$5,752.50	60.20	\$38,467	235.2
							Grand Total	\$402,017	2,172.60