



## NAPA COUNTY

## CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

**JEFFREY REDDING**

Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092  
AREA CODE 707/253-4416

September 18, 1995

Michel Perret  
Domaine de Napa  
P.O. Box 300  
Rutherford, CA 94573

RE: Modification of Use Permit #U-538485  
File # 95037-MOD (APN 30-080-42) *046*

Dear Mr. Perret:

At the meeting of September 15, 1995, the Napa County Zoning Administrator **APPROVED** your request to modify previously-issued Use Permit #U-538485 to add 783 sq.ft. storage and laboratory on a mezzanine level inside the existing winery building, located on a 10.58-acre parcel on the east side of State Highway 29 south of Mee Lane within an AP zoning District. *no. 10.58-acre*

The modification is subject to the attached conditions of approval.

Pursuant to Section 18.124.130(C) of the Napa County Code, this determination may be appealed to the Board of Supervisors within ten working days of the decision.

Very truly yours,

*Michael Miller*  
Michael Miller  
Zoning Administrator

*SPM  
9/29*

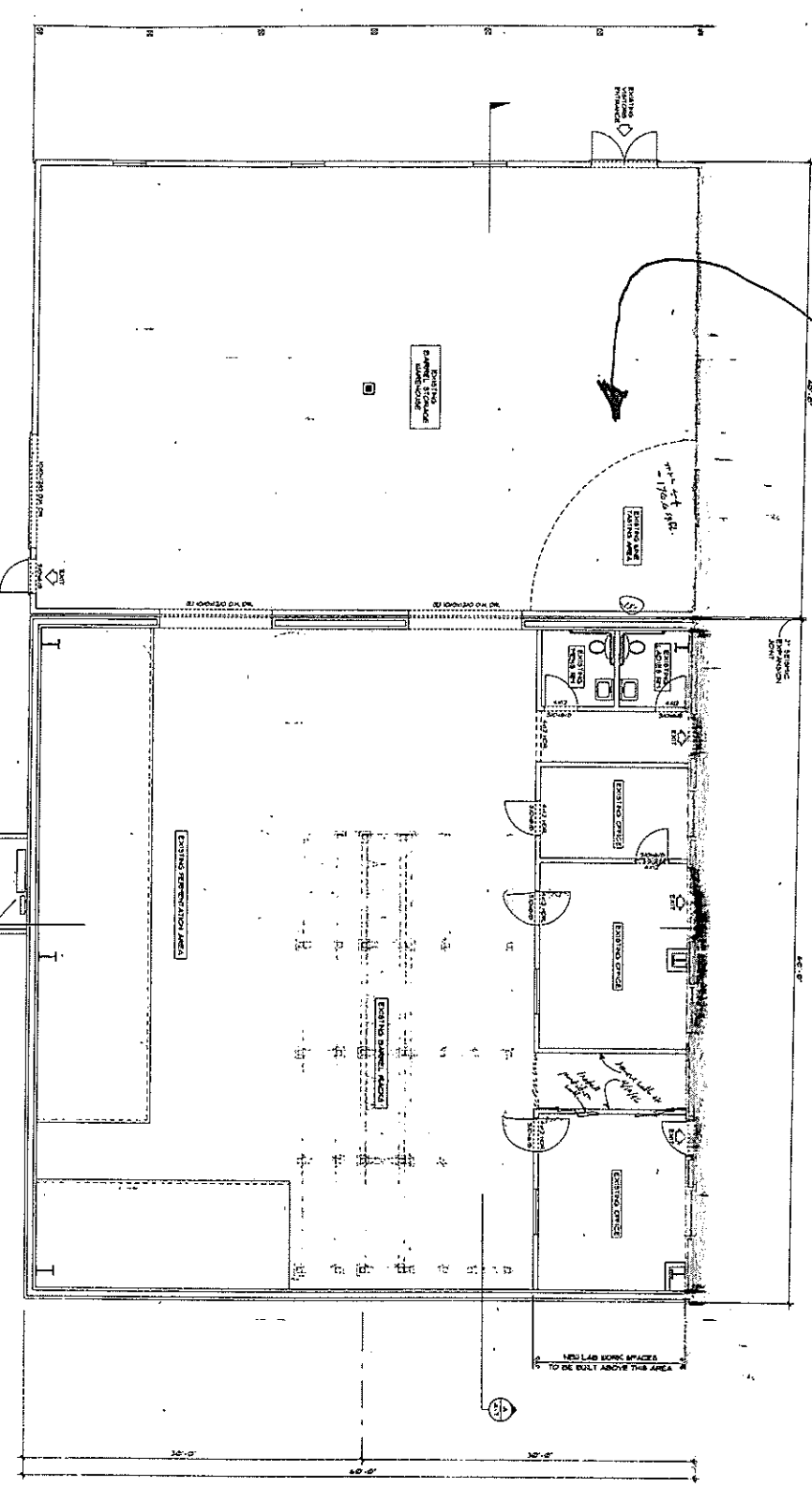
cc. John Tuteur, Assessor  
Gary Brewen, Building Codes Administrator

mmp11

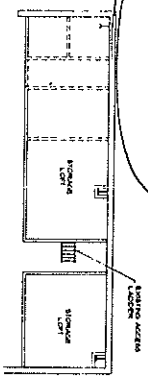
**CONDITIONS OF APPROVAL**  
**#95037-MOD (Domaine de Napa)**

1. The permit modification shall be limited to the addition of a 783 sq.ft. storage and lab mezzanine inside existing winery, consistent with the attached floor plans. There will be no increase in annual production, or any other aspect of the winery's approved operation.
2. The applicant shall comply with all applicable building codes, zoning regulations and comments and recommendations of other County agencies and departments.
3. All conditions of U-538485, not in conflict with the above, remain in effect.
4. All staff costs associated with monitoring compliance with these conditions, previously approved use permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
5. There shall be no public access to the mezzanine level.

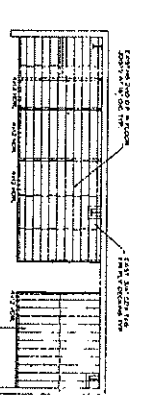
SHOWN AS "EXISTING WINE TASTING AREA"



EXISTING FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



EXISTING MEZZANINE FLOOR PLAN  
SCALE 1/8" = 1'-0"



EXISTING FLOOR FRAMING  
SCALE 1/8" = 1'-0"

FOR REFERENCE

A-3

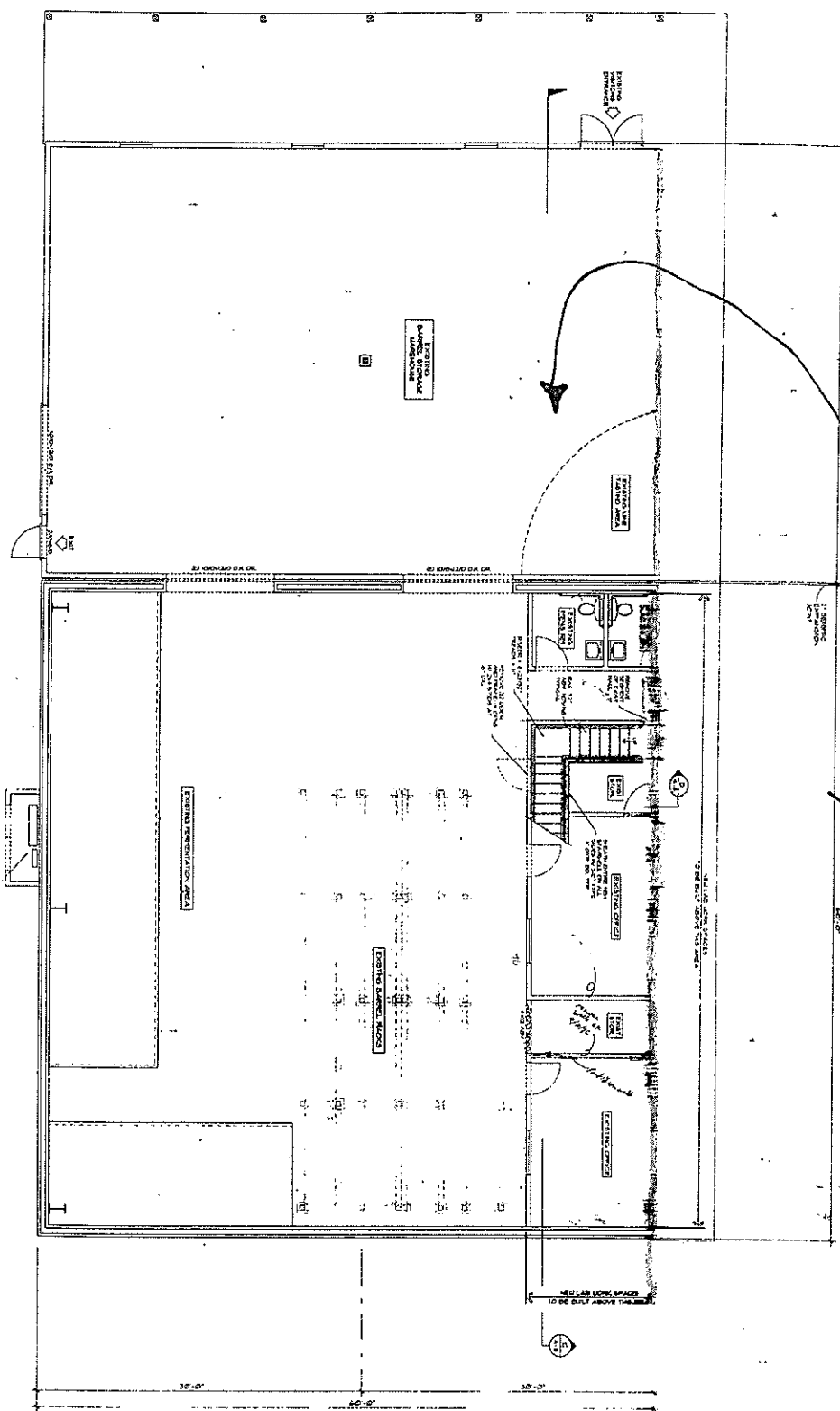
**Bowen Construction**  
1000 S. Main  
Bakersfield, CA 93305  
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Fax: 805.338.1112  
www.bowenconstruction.com

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	12/18/10
2	PERMIT APPLICATION	1/14/11
3	PERMIT REVIEW	1/14/11
4	CONSTRUCTION	1/14/11

**DOMAINE de NAPA WINERY**  
REMODELING PLANS  
TO ADD  
MEZZANINE LEVEL  
LABORATORY  
WORK SPACES

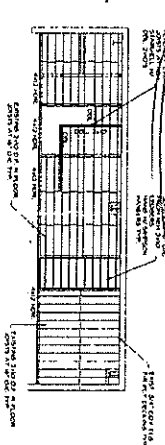
EXISTING FIRST FLOOR PLAN

REMAINED AS "EXISTING" WINE TASTING AREA



**REMODELED FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**MODIFIED FLOOR FRAMING**

SCALE: 1/8" = 1'-0"

**OWNER COMMENTS:**  
1. All work to be done in accordance with the approved plans.  
2. All materials to be of the highest quality.  
3. All work to be completed within the specified time frame.

**REVISIONS:**  
1. 01/15/2020: Initial design.  
2. 02/15/2020: Revised design.  
3. 03/15/2020: Final design.

NO.	DESCRIPTION	DATE
1	Initial design	01/15/2020
2	Revised design	02/15/2020
3	Final design	03/15/2020



**DOMAINE de MAP.**  
WINERY  
REMODELING PLANS  
TO ADD  
MAZZANINE LEVEL  
LABORATORY  
WORK SPACES

**REMODELED FIRST FLOOR PLAN**