



# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding  
Director

1195 Third Street, Room 210 • Napa, CA 94559-3092  
Telephone 707/253-4416 FAX 707/253-4336

March 15, 2000

Robert Craig  
830 School Street, Suite 14  
Napa, Ca. 94559

RE: Request for Use Permit # 98183-UP (Assessor Parcel No. 18-060-072)

Dear Mr. Craig:

Please be advised that **Use Permit Application #98183-UP** was **APPROVED** by the Board of Supervisors (on appeal) March 14, 2000, based on the attached conditions.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one year from the approval date, or it shall automatically expire and become void.

**EXPIRATION DATE: MARCH 14, 2001**

An extension of time in which to activate the use permit may be granted for a maximum of 12 months, upon application at least 30 days prior to expiration, and payment of fees in effect at the time of application, **and** provided that any approved modification of the permit has become final. This letter is your only notice regarding expiration and procedures for extension of this permit.

You are hereby further notified, pursuant to Government Code Sec.66020(d)(1), that the 90-day period in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Very truly yours,

Handwritten signature of Jeffrey R. Redding.  
Jeffrey R. Redding  
Director

cc. John Tuteur, Assessor  
Gary Brewen, Building Codes Administrator  
Michael Miller, Deputy Planning Director  
Nicholas Van Male, appellant's representative  
Lester F. Hardy, applicant's representative

rl/a/approval letters/Cameros Creek-98503-MOD

**CONDITIONS OF APPROVAL**  
**Use Permit Application #98183-UP (Robert Craig Winery)**

1. The permit is limited to:
  - a. the establishment a winery with a 20,000-gallon per year maximum production capacity operated in conformance with the application forms, supplemental winery information sheet, and the March 8, 2000 letter from Lester Hardy, Esquire, all incorporated by reference.
  - b. the construction of a 10,944± ft<sup>2</sup> winery comprised of two structures located in compliance with the approved revised site plans, floor plans and elevations, on file with the Department. Leach field serving the winery shall be located outside the Lake Hennessey watershed as specified in the March 8, 2000 letter from Lester Hardy, Esquire.
  - c. use of the winery for custom production (crushing, fermentation, barrel ageing and bottling) for a maximum 2 entities up to a maximum of 25% (5,000 gallons/year) of the annual production capacity of the winery.
  - d. Retail sale and tours and tasting by prior appointment only, with visitation limited to a maximum of 12 on any day, with an average of 4-6 visitors per week, on an annual basis. The applicant shall file an annual report with the Department for two (2) years to verify compliance with these limitations. Once compliance is verified, this reporting requirement shall be modified to once every three-(3) years.

Any expansion or changes in use are subject to further County approval.

2. The applicant shall submit four (4) copies of a detailed landscaping, fencing, and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan shall include screening of outdoor work and equipment storage areas between the winery and adjacent residences (condition #5) and the landscape plan shall be designed to complement the winery and existing landscape. Said plan is to be submitted prior to issuance of any building permit. Landscaping, fencing, and parking to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan and any trees dying that that provide screening shall be replaced.
3. The applicant shall provide 5 off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department.
4. Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height, and placement.
5. All outdoor storage of equipment shall be screened from view of the adjacent properties by a visual barrier consisting of fencing and/or dense landscaping. No open storage is to exceed the height of the screening.



6. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:
- A. The Department of Environmental Management as stated in their letter of November 4, 1998.
  - B. The Department of Public Works as stated in their letter of November 5, 1998.
  - C. The County Fire Department as stated in their memo of November 2, 1998.
  - D. The Building Division as state in their memo of October 26, 1998.
7. Marketing activities are limited to:
- WINE RELEASE EVENT  
Frequency: 3 times per year  
Number of persons: Maximum 30
- WINE TASTING CLUB AND/OR TRADE PERSONNEL  
Frequency: 4 times per year  
Number of persons: Maximum 12
- WINE AUCTION EVENT  
Frequency: 1 time per year  
Number of persons: Maximum 30 persons
8. The applicant shall report to the Department on an annual basis the source of his grapes, verifying that 75% of the annual production is from Napa County grapes. The report shall include the grape tonnage and the Assessor's Parcel Number(s) where grown. Such report shall be proprietary and not available to the public.
9. For the public record, the applicant shall annually submit to the Department a statement certifying compliance with the source requirement and indicating the percentage of Napa County grapes utilized.
10. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself, except those approved for temporary event license pursuant to Chapter 5.36 Napa County Code.
11. Comply with the Mitigation Measure described in the Project Revision Statement signed by the applicant dated February 24, 1999. Further, all stockpiled pomace shall be located on paved areas that drain into the waste disposal system until taken and plowed into the field and no pomace shall be stored or disposed of within the Lake Hennessey watershed.

12. All staff costs associated with monitoring compliance with these 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.
13. During winery construction, all construction equipment muffling and hours of operation shall be in compliance with the County Code section regarding noise, Chapter 8.16.
14. All exterior lighting shall be shielded and directed downward, and shall be the minimum necessary for security, safety or operations, utilizing "motion detection" fixtures. No outside lighting shall remain on during the evening hours. Prior to issuance of any building permit for construction of the winery, a detailed Lighting Plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for review and approval by the Department.
15. Except as permitted by County Ordinance and this permit, no outside social activities, including picnicking, outside dining, outside wine tasting, live music, outdoor festivals, or other activity of a similar nature shall occur.
16. The permittee is restricted from the spreading of pomace on those lands designated within the watershed of the Howell Mountain Water District.
17. Apart from legal responsibility, the permittee shall pay \$15,000 to be used for improvement of the current condition of the private portion of Summit Lake Driveway from the driveway of the project to the County-maintained road. The roadway improvements to be paid for out of the \$15,000 which the applicant has agreed to spend to contribute his fair share to the cost of the roadway maintenance and repair shall be spent according to Exhibit B with its accompanying map attached as Exhibit C, included in the March 8, 2000 letter from Lester Hardy, Esquire, incorporated herein by reference.

Revised 3-14-00 BOS



LAW OFFICES OF  
CLEMENT, FITZPATRICK & KENWORTHY  
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RECEIVED  
MAR 9 - 2000  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

March 8, 2000

Jeffrey Redding  
Director  
Napa County Department of Conservation, Development and Planning  
1195 Third Street, Room 210  
Napa, CA 94559-3092

Re: Revisions to Robert Craig Winery Proposal

Dear Jeff:

In order better to address the concerns raised by neighbors concerned about the potential impacts of Mr. Craig's winery upon the neighborhood, the applicant, by and through his attorney, writes to inform you and the Board of Supervisors of the following changes to the proposed Robert Craig Winery:

- (1) A reduction in the approved level of production to 20,000 gallons;
- (2) A revised site plan (Exhibit A attached hereto) reducing total size of winery and relocating the production area so that the entire production area is located outside the Lake Hennessy watershed, and retaining the covered crush pad;
- (3) The leach fields for both the existing residence and the proposed winery will be relocated so as to be entirely outside the Lake Hennessy watershed;
- (4) There will be no outside lighting that would remain on at all times during the evenings. In other words, all the lights will go off when no one is present at the building; there will not be any "all-night" security lighting;
- (5) No pomace will be stored or disposed of within the Lake Hennessy watershed;
- (6) All required landscaping including the planting intended to "screen" the project from the view of neighbors will be maintained in accordance with County standards to insure that the screening remains both effective and attractive;

- (7) The roadway improvements to be paid for out of the \$15,000 which the applicant has agreed to spend above and beyond his statutory duty to contribute his fair share to the cost of roadway maintenance and repair shall be spent according to the prioritized list attached hereto as Exhibit B, with accompanying map attached as Exhibit C.

In addition, although Mr. Craig is adamantly opposed to the imposition of a use permit condition prohibiting retail sales at his winery while other existing wineries on Summit Lake Drive are permitted retail sales, Mr. Craig is willing to enter into a mutual restrictive covenant with the other wineries located on Summit Lake Drive prohibiting retail sales at all of the wineries.

Please do not hesitate to call if you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'Lester F. Hardy', written in a cursive style.

Lester F. Hardy