

NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY
Secretary-Director

1195 THIRD STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

October 12, 1982

Mr. and Mrs. Gordon Millar
35 Lopez Avenue
San Francisco, CA 94116

Dear Mr. and Mrs. Millar:

Your Use Permit Application Number U-208182 to convert an existing
structure to a 40,000 gallons/year winery with no public tours or tasting on
a 29.31 acre parcel

located on the south side of State Highway 128 east of Chiles-Pope Valley Road
has been approved by the Napa County Conservation, Development and Planning
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

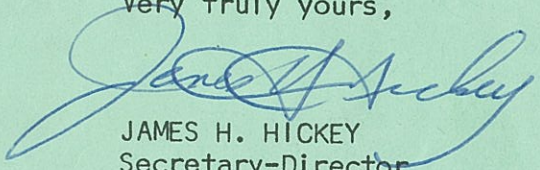
APPROVAL DATE: October 6, 1982

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,


JAMES H. HICKEY
Secretary-Director

JHH:pm

cc: Bill L. Hall
Building Codes Administrator
County of Napa

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of October 6, 1982

Agenda Item: #4

APPLICATION DATA:

APPLICANT: Gordon Millar (#U-208182, November 16, 1981)

REQUEST FOR: To establish a 40,000 gallon/year winery with
no public tours or tasting on a 29.31 acre
parcel

LOCATION: on the south side of State Highway 128,
6,000 ± feet east of its intersection with Chiles -
Pope Valley Road in a proposed AW District. Existing
zoning is WR. (AP# 32-010-48)

FINDINGS: [All checked (X) Items Apply to This Application]

SPECIAL INFORMATION:

- ☒ 1. Details of the proposal are contained in the attached supplemental information sheet.
- ☒ 2. Comments and recommendations from various County departments and other agencies are attached.
- ☒ 3. The applicant has filed Rezoning Request # R-28182 in conjunction with this application (see agenda item # 3). However, approval of the Rezoning Request is not a necessary prerequisite for approval of the use permit since wineries are permitted in the WR district upon the securing of a use permit.

ENVIRONMENTAL ANALYSIS:

- ☐ 4. General Rule (Not Subject to CEQA).
- ☐ 5. Categorically Exempt pursuant to the California Environmental Quality Act (Class # _____).
- ☐ 6. Final Environmental Impact Report # _____ prepared by:

(See Agenda Item # _____).

- ☒ 7. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended. See attached copy

Agenda Item: #4

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Report and Recommendation

Meeting Date: October 6, 1982

Use Permit # U-208182

PLANNING AND ZONING ANALYSIS:

- ☒ 8. The procedural requirements for Use Permit outlined in the Zoning Ordinance have been satisfied in regard to this application.
- ☒ 9. The submitted proposal is in general compliance with Ordinance requirements.
- ☒ 10. Approval of this proposal would not result in detrimental effects to the public health, safety or general welfare.
- ☒ 11. The proposal is in conformance with the General Plan designation of Agriculture, watershed, and open space specified for the property.
- ☐ 12. The property is within the district boundary and/or the Sphere of Influence of the following districts:

American Canyon County Water District ☐ Within district ☐ Within Sphere
(See attached map).

American Canyon Fire Protection District ☐ Within district ☐ Within Sphere
(See attached map).

_____ ☐ _____ ☐ _____

- ☐ 13. This proposal should be denied pursuant to findings contained in the attached Exhibit _____.

- ☐ 14. _____

RECOMMENDATION:

- ☐ Continue to meeting of _____.
- ☒ Action

ENVIRONMENTAL:

- ☐ None Required.
- ☒ Adopt a Negative Declaration.
- ☒ Find that the Commission has read and considered the environmental documents relative to #U-208182.
- ☐ Certify Final EIR as adequate.

PLANNING:

- ☐ DENIAL based on Finding #13.
- ☒ APPROVAL with Findings and subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL

Agenda Item: # 4

Meeting Date: October 6, 1982

Use Permit: # U-208182

- ☐ 1. The permit be limited to: establishment of a 40,000 gal/year winery in 3 phases including the construction of a 3,100± sq. ft. tank storage facility, 2,000± sq. ft. fermentation facility, and a 3,000 sq. ft. case storage facility with office
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
- ☒ 2. Submission 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 to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit.
- ☒ 3. Provisions for ^{a minimum of 2} off-street parking spaces on a dust free, all weather surface approved by Public Works for Tank storage/fermentation building and 2 parking spaces for the case storage/office building.
- ☒ 4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- ☐ 5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- ☐ 6. Annexation of the property to the following districts:
- ☐ American Canyon County Water District
☐ American Canyon Fire Protection District
☐ _____
- ☐ 7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- ☐ 8. The permit be limited to a _____ year period.
- ☒ 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- ☒ 10. No public tours or tasting. No sign of an invitational type shall be installed, erected, or placed on the property.
- ☒ 11. Mitigation measures contained in attachment #1 of the Negative Declaration
- _____
- _____
- _____

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: winery
PRODUCT OR SERVICE PROVIDED: High quality wine
FLOOR AREA: EXISTING STRUCTURES none SQ. FT. NEW CONSTRUCTION 8000 SQ. FT.
INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING
AND/OR PROPOSED BUILDING: one floor (see plan)
SEATING CAPACITY: RESTAURANT NA BAR NA OTHER NA
EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: none
RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING
AREAS: none

2. NEW CONSTRUCTION:

PROJECT PHASING: 6 years
CONSTRUCTION TIME REQUIRED (EACH PHASE): 120 days
TYPE OF CONSTRUCTION: split concrete block tile roof
MAX. HEIGHT (FT.): EXISTING STRUCTURES none PROPOSED STRUCTURES 22' +
DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: ornamental lights on each side of East door

3. AVERAGE OPERATION:

HOURS OF OPERATION Varies A.M. TO none P.M. DAYS OF OPERATION Varies
NUMBER OF SHIFTS: NA EMPLOYEES PER SHIFT: NA FULL TIME NA PART TIME NA
(CURRENTLY) (CURRENTLY)
NUMBER OF SHIFTS: NA TOTAL EMPLOYEES PER FULL TIME NA PART TIME NA
PROPOSED: NA SHIFT PROPOSED: NA
NUMBER OF DELIVERIES OR PICK-UPS: PER DAY NA PER WEEK NA
NO. VISITORS ANTICIPATED: PER DAY NA PER WEEK NA

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING PLAN SUBMITTED: YES NO Landscaping plan will be provided.
PROPOSED LANDSCAPING PLAN SUBMITTED: YES NO will
existing Trees & shrubs provide
PARKING SPACES: EXISTING SPACES none EMPLOYEE none CUSTOMER none
PROPOSED SPACES 4 EMPLOYEE 3 CUSTOMER 1

Parking total 4

PROPOSED
NEGATIVE DECLARATION

The County of Napa has determined that the following project would not have a significant effect on the environment. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department offices, 1195 Third St., Room 210, Napa, California 94558. For further information contact the Napa County Environmental Protection Section at (707) 253-4416.

SAGE CANYON WINERY (MILLAR)

USE PERMIT REQUEST OF GORDON MILLAR AND EUGENIA MCGOWAN to construct and convert a newly constructed storage building on a 29.31 acre parcel (APN 32-010-48) on the southerly side of Highway 128 approximately 6,000 feet easterly of the intersection with Chiles/Pope Valley Roads within an AW (Agriculture Watershed) zoning district. General Plan designation is Agriculture Watershed and Open Space.

ATTACHMENT I

Mitigation measures included in the proposed project.

DATE: 2 August 1982

BY ORDER OF

JAMES H. HICKEY

Director - Napa County Conservation, Development and Planning Department