

CONDITIONS OF APPROVAL
File #97431-MOD (Sinskey Vineyards)

1. The permit is limited to the addition of 7,685 sq.ft. to the existing winery in wine caves to be used for storage (including barrel aging) purposes only, and to install 10 new fermentation tanks in the former barrel rack storage area, within the existing 65,000 gal/yr winery with no increases in production capacity or other aspects of the operation, consistent with the attached floor plans and site plan. Any further expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.
2. All conditions of Use Permits #U-90-7 and #U-368586, along with subsequent approved modifications, not in conflict with these conditions, shall remain in effect.
3. The changes shall conform to the comments and requirements from the various departments and agencies including:
 - the Building Division dated Mar.10, 1998
 - the Public Works Department dated Mar.24, 1998
 - the Environmental Management Department dated Mar.12, 1998
 - the Napa County Fire Department dated Apr.6, 1998, except that references to review at the time of cave construction are not conditions of approval of this permit.
4. The applicant shall provide written confirmation of where the cave spoils are to be deposited and evidence that the Department of Public Works has processed a grading permit for spoils disposal with necessary environmental review, if necessary, prior to use of the cave expansion, unless an alternative noticing plan has been agreed to by county and applicant.
5. 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.

LEGEND

ONE = DELETION

TWO = ADDITION

REVISED

**CONDITIONS OF APPROVAL
Sinskey Vineyards Inc./Robert Sinskey Jr.
94099-MOD**

1. The permit shall be limited to the following:
 - a) increase in the winery's production capacity to 65,000 gallons/yr;
 - b) installation of a demonstration kitchen of 200 square feet within the existing winery; AND
 - c) marketing in compliance with the Marketing Plan attached as **revised** Exhibit A and hereby amended by the conditions of this permit.

Any expansion or changes in use, including installation of entrance gates, shall be by separate Use Permit submitted to the Department for Commission consideration. Internal changes in the layout of the proposed addition shall be submitted to the Director for review and approval.

2. The production capacity of the winery shall not exceed 65,000 gallons/year as averaged over any consecutive three (3) year period. In any given year production shall not exceed 78,000 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons produced during that year.
3. The applicant shall report to the Department on an annual basis the source of his grapes verifying that 75% of his production over 24,000 gallons is from Napa County grapes. The report shall include the Assessor's Parcel Number of the properties involved and the tons of grapes obtained from each. This information is proprietary and as such shall not be available to the public. For the public record, the applicant shall annually submit to the Department a statement indicating compliance with the County's grape sourcing requirement and specifying the percentage of Napa County grapes utilized.
4. All fruit required by the winery may be delivered in metallic bins unless specifically modified by the Commission. Commencing January 1, 1995, all bins used to deliver fruit **required by the winery** from Sinskey owned vineyards shall be non-metallic, and all other grape deliveries shall be non-metallic bins if possible. Metal bins, if used, shall be limited to deliveries between the hours of 8am and 6pm.

5. Plans for the new placement of the outdoor entry sign shall be submitted to the Department for review and approval with regard to design, area, height, and placement. Use of portable or moveable advertising signs shall cease immediately (Section 12603(f)). The sign informing the public that the winery is closed (see Mitigation Measure 5) shall be the only moveable sign allowed.
6. Retail sales shall be limited to wine fermented or refermented and bottled at the winery, wine produced by or for the winery from grapes grown in Napa County, and wine glasses sold only in conjunction with tasting.
7. All uses of the site henceforth undertaken by the winery in conjunction with marketing shall be in compliance with the **revised** Marketing Plan approved herein and incorporated by reference. The winery facility shall not be used for events hosted by entities other than the winery itself. **Adjoining property owners shall be notified of all events with more than 12 visitors at least 2 weeks prior to the event.**
8. No picnicking or outdoor wine tasting except as part of approved marketing events shall be permitted.
9. The winery facility shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased or otherwise used by any other entity.
10. The winery shall comply with **revised** Mitigation Measures 1 through 12 contained in the attached Project Revision Statement.
11. The winery shall comply with all applicable building codes, zoning standards and requirements of various County departments and agencies that are not in conflict with these conditions.
12. Visitation to winery by buses shall be limited to the hours of 8:00 a.m. and 5:00 p.m., Monday through Saturday and 9:00 a.m. through 5:00 p.m., Sunday, provided that passenger pick-up by bus may occur until 10:00 p.m. subject to compliance with condition No. 13 below. No drop-off of passengers by bus shall occur before 8:00 a.m., Monday through Saturday or before 9:00 a.m. Sunday.
13. Operators of delivery trucks and buses shall turn off their engines after being on-site for 15 minutes. All forklifts used on-site shall be electric except during harvest when propane-powered forklifts may be used. **By January 1, 1996, all use of non-electric forklifts shall cease. the 21 day crush period. All non-electric forklifts used shall have state of the art mufflers which will meet the noise provisions of Section 8.16.070 of the Napa County Code .**
14. All provisions of previously approved use permits that are in conflict with the requirements of this permit shall be null and void.

Revision # 2

EXHIBIT A

SINSKEY WINERY MARKETING PLAN

#2-4. Marketing activities will include food service presented in an educational format that we refer to as "Food and Wine Seminars." We have proposed building a show/demonstration kitchen in our tasting room in order to demonstrate unique food and wine pairing techniques. Our goal is to excite people about the possibilities of wine with food and to instill in them a responsible, healthy attitude toward wine as a food and with food. The proposed kitchen will be in addition to our existing kitchen. It will be equipped with an antique stove and other accouterments appropriate to show kitchen. The seminars will be attended by people in the trade and by the general public. Attendance will be limited to 15 to 50 people. The average attendance is expected to be about 30 people. We would like to present the seminars infrequently in the off season and regularly during peak season and holidays.

Other events will include general hospitality activities for the trade, personal friends, important customers, wine organizations, charities, general public during the wine auction, etc. In the past we have hosted a wine auction for the Montessori school, a gathering for the Napa Valley Symphony League, and other important charities. We feel it is important to continue to support local organizations and charities whenever possible.

Note: There will be a maximum of ~~FOURTEEN (14)~~ **TWENTY EIGHT (28)** marketing events held outside of the normal winery operation hours, **FOURTEEN OF WHICH WILL BE LIMITED TO 12 OR FEWER VISITORS.** The additional fourteen marketing events shall be restricted to activities as defined in Sec. 18.08.370 "Marketing of wine" and are limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Adjoining property owners will receive notice of the approved events with more than twelve visitors at least two weeks prior to the event. Evening events will not extend beyond ~~10 pm~~ **11 pm**, with visitor departure until 11:30 pm and cleanup to end by 12 midnight.

Revised
CONDITIONS OF APPROVAL

Use Permit #U-90-7
(Sinskey Vineyards)

1. The permit shall be limited to the following:
 - a) increase in the winery's production capacity to 65,000 gallons/yr;
 - b) installation of a demonstration kitchen of 200 square feet within the existing winery; AND
 - c) marketing in compliance with the Marketing Plan attached as Exhibit A and hereby amended by the conditions of this permit.

Any expansion or changes in use, including installation of entrance gates, shall be by separate Use Permit submitted to the Department for Commission consideration. Internal changes in the layout of the proposed addition shall be submitted to the Director for review and approval.

2. The production capacity of the winery shall not exceed 65,000 gallons/year as averaged over any consecutive three (3) year period. In any given year production shall not exceed 78,000 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons produced during that year.
3. The applicant shall report to the Department on an annual basis the source of his grapes verifying that 75% of his production over 24,000 gallons is from Napa County grapes. The report shall include the Assessor's Parcel Number of the properties involved and the tons of grapes obtained from each. This information is proprietary and as such shall not be available to the public. For the public record, the applicant shall annually submit to the Department a statement indicating compliance with the County's grape sourcing requirement and specifying the percentage of Napa County grapes utilized.
4. All fruit required by the winery may be delivered in metallic bins unless specifically modified by the Commission. Commencing January 1, 1996, all bins used to deliver fruit required by the winery shall be non-metallic.
5. Plans for the new placement of the outdoor entry sign shall be submitted to the Department for review and approval with regard to design, area, height, and placement. Use of portable or moveable advertising signs shall cease immediately (Section 12603(f)). The sign informing the public that the winery is closed (see Mitigation Measure 5) shall be the only moveable sign allowed.

Conditions of Approval (Sinsky Vineyards)

6. Retail sales shall be limited to wine fermented or refermented and bottled at the winery, wine produced by or for the winery from grapes grown in Napa County, and wine glasses sold only in conjunction with tasting.
7. All uses of the site henceforth undertaken by the winery in conjunction with marketing shall be in compliance with the Marketing Plan approved herein and incorporated by reference. The winery facility shall not be used for events hosted by entities other than the winery itself.
8. No picnicking or outdoor wine tasting except as part of approved marketing events shall be permitted.
9. The winery facility shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased or otherwise used by any other entity.
10. The winery shall comply with Mitigation Measures 1 through 12 contained in the attached Project Revision Statement signed by the applicant.
11. The winery shall comply with all applicable building codes, zoning standards and requirements of various County departments and agencies that are not in conflict with these conditions.
12. Visitation to winery by buses shall be limited to the hours of 8:00 a.m. and 5:00 p.m., Monday through Saturday and 9:00 a.m. through 5:00 p.m., Sunday, provided that passenger pick-up by bus may occur until 10:00 p.m. subject to compliance with condition No. 13 below. No drop-off of passengers by bus shall occur before 8:00 a.m., Monday through Saturday or before 9:00 a.m. Sunday.
13. Operators of delivery trucks and buses shall turn off their engines after being on-site for 15 minutes. All forklifts used on-site shall be electric except during harvest when propane-powered forklifts may be used. By January 1, 1996, all use of non-electric forklifts shall cease.
14. All provisions of previously approved use permits that are in conflict with the requirements of this permit shall be null and void.



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY
Secretary-Director

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

February 6, 1984

Michael Cafaro
2750 Las Amigas Road
Napa, CA 94559

Dear Mr. Cafaro:

Your Use Permit Application Number U-388384 to establish a 60,000 gallons per year winery in two phases with public tours and tasting

located on the east side of Silverado Tr. south of Yountville Cross Rd. 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: February 1, 1984

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.

NOTE ADDED CONDITIONS:

1. **Sight distance on Silverado Trail as related to ingress & egress road design be resolved between applicants and Public Works.**
2. **Construction activity on the winery and caves be limited to the hours between 8:00 A.M. and 5:00 P.M., Monday thru Friday.**

Very truly yours,

A handwritten signature in cursive script, appearing to read "James H. Hickey".

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 February 1, 1984

Agenda Item: 4

APPLICATION DATA:

APPLICANT:

Cajaro, Goldstein & Richmond (#4-388384) Filed: Dec. 22, 1983

REQUEST FOR:

To establish a 60,000 gal/yr. winery in two(2) phases with public tours and tasting on an 11.39 acre parcel

LOCATION:

On the east side of Silverado Trail approx. 1200 feet south of Yountville Cross Road within an AW District. (Assessor's Parcel # 31-230-02) 17

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

SPECIAL INFORMATION:

- 1. Details of the proposal are contained in the attached supplemental information sheet and letter.
- 2. Comments and recommendations from various County departments and other agencies are attached.
- 3. Applicant is proposing to construct the winery in two phases as outlined in the attached letter. Phase 1 will consist of approximately 9100 sq ft and Phase 2, 3900 sq ft.

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.
- 8. Denial Not Subject to CEQA.

CONDITIONS OF APPROVAL

Agenda Item: 4

Meeting Date: February 1, 1984

Use Permit: #U-388384 Cafaro, Goldstein & Richmond

- 1 The permit be limited to: establishment of a 60,000 gal/yr winery with public tours and tasting per the attached plot plan.
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 min. of 44 off-street parking spaces on a dust free, all weather surface approved by Public Works.
 - 4 Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
 - 5 No outside storage of equipment or tanks.
 - 6 Any exterior lighting be directed away from adjacent properties and Silverado Trail.
 - 7 No picnicking shall be allowed.
 - 8 All public tasting and related activities shall be conducted within the winery.
 - 9 No social gatherings, dinners, musical/outdoor festivals or similar type activities shall be permitted.
 - 10 Applicant shall install a sign at the entrance to the winery reading "No Public Tours or Tasting". Said sign to be maintained in a readable condition. Sign to remain until completion of Phase 2 and all related improvements are installed.
 - 11 Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
 - 12 Mitigation measures as identified in the Negative Declaration.
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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.

CAFARO, GOLDSTEIN & RICHMOND

USE PERMIT REQUEST (#U-388384) OF CAFARO, GOLDSTEIN & RICHMOND to construct a 13,000 sq. ft. winery with a capacity of 60,000 gallons/year and tours and tasting and approximately 11,000 sq. ft. of storage caves on an 11.39 acre parcel on the east side of Silverado Trail approximately 1,200 ft. south of the Yountville Cross Road intersection in an AW (Agricultural Watershed) Zoning District. (Assessor's Parcel #31-230-02)

DATE:

BY ORDER OF

JAMES H. HICKEY

Director - Napa County Conservation, Development and Planning Department