



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

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

October 11, 1988

Assessor's Parcel # 25-380-14⁰²¹

Arthur and Bonnie Finkelstein
1563 St. Helena Hwy
St. Helena, CA 94574

Dear Mr. and Mrs. Finkelstein,

Please be advised that **Use Permit Application Number** #U-28889
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 5, 1988 **EXPIRATION DATE:** October 15, 1989

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. In the event an appeal is made to the Board, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$190.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions.

Very truly yours,


JEFFREY R. REDDING
Deputy Planning Director

JHH:ml:1

cc: Bill L. Hall, Building Codes Administrator
Assessor

Rev. 1/88

CONDITIONS OF APPROVAL
(Arthur Finklestein Use Permit Request #U-28889)

Agenda Item #8

CDPC Meeting of 9/21/88

- 1) The permit shall be limited to the construction of a 5,300 square foot structure containing a 1,900 square foot residence, a 750 square foot studio and a 2,650 square foot winery (all sizes are approximate) in conformance with the attached plot plan and other materials. Any expansion or changes in use to be by separate Use Permit submitted to the Department 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 occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
- 3) Provisions for 4 off-street parking spaces on a dust free all weather surface approved by Public Works. Two spaces shall be designated for the proposed residence.
- 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) Except as permitted by County ordinance, only private tours and tastings shall be permitted. Private tours and tastings shall mean tours and tastings that are limited to members of wine trade, persons invited by the Winery who have pre-established business with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. Tours or tastings that are available to the general public or are advertised as open to the general public by any means of communications are expressly prohibited. No tasting shall be conducted in conjunction with or prior to retail sales unless it constitutes a private tasting. The sale of merchandise of any kind other than wine is expressly prohibited.

The winery owner/operator may elect not to install a sign or identify in any way the existence of the winery. However, if any sign is installed on-site to identify in any way the existence of the winery, the applicant shall install a sign at the winery entrance from the public roadway to the winery reading "Tours and Tastings By Appointment Only". The sign shall be commercially made by a sign contractor and comply with the following standards:

Agenda Item #8

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Conditions of Approval
Finklestein Use Permit Request #U-28889

- Type:** Free-standing double-sided sign.
- Location:** The sign shall be installed perpendicular to the public roadway at the Winery entrance.
- Height:** Not less than 3 nor more than 5 feet off the ground.
- Size:** 12" x 36"
- Sign Lettering:** A minimum of 3" high.
- Sign Color:** White weatherized lettering on a dark-green background or such other color as may be approved by the Planning Director that will accomplish the intent of this requirement.
- Placement:** Tours and Tasting By Apointment Only sign shall be installed prior to finalization of any building permit issued by the County in connection with this Use Permit.

The sign shall be permanently installed and maintained in a readable condition.

- 6) Except as permitted by County Ordinance, no outside social activities, including picnicking, outside dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature.
- 7) Retail sales shall be limited to wine produced and bottled by the winery. Retail sales may commence following construction of the winery.
- 8) Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.



NAPA COUNTY

CONSERVATION — DEVELOPMENT
AND PLANNING DEPARTMENT

JAMES H. HICKEY
DIRECTOR

AUG 2 1988

1185 THIRD STREET, ROOM 2105 NAPA, CALIFORNIA 94558

AREA CODE 707/253-4418

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

RECEIVED
JUL 22 1988

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

PUBLIC WORKS DEPT.
COUNTY OF NAPA

TO: Public Works Department

APPLICATION TITLE: Finkelstein Vineyards FILE #: U-29969

RESPONSE REQUEST DATE: 21 July '88 RESPONSE RETURN DATE: 4 Aug. '88

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 334, it is essential that we receive your comments within the next 10 days.

General Questions

1. Do you have jurisdiction by law over this project Yes No
2. Do you recommend: Approval Denial No Recommendation
3. Recommend conditions-of-approval (use additional page if needed);
This is a very small winery for which ultimate right-of-way has been granted to the County through a previous parcel map. Therefore, the Public Works Department has no requirements for this use permit.
4. Are you a responsible agency? Yes No. If yes, indicate required permits: _____
5. Indicate areas of environmental concern and availability of appropriate technical data: _____
6. Do you recommend: Negative Declaration Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project? Yes No
8. Name of contact person: Michael Callahan Telephone: 253-4351

Response Prepared by: Michael Callahan
Title: Assistant Civil Engineer
Date: 8/2/88



NAPA COUNTY

TRENT CAVE, R.S.
Director of Environmental Health

DEPARTMENT OF ENVIRONMENTAL HEALTH

1195 THIRD STREET, ROOM 205 • NAPA, CALIFORNIA 94559-3082
AREA CODE 707/253-4471

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JUL 22 1988

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

MEMORANDUM

To: Napa County Planning Department - James Hickey, Director ✓

From: Department of Environmental Health - Jill Pahl, R.S. JP

Subject: Use Permit Application of Finkelstein Winery

Located at 647 Greenfield Rd., St. Helena

Date: July 22, 1988

A.P.# 25-380-14021 FILE # U-28889 I.S.# 3021

We have reviewed the above proposal and recommend approval of the use permit providing the following are included as conditions of approval :

- 1) That a permit for the sewage disposal system be secured from the Department of Environmental Health prior to issuance of a building permit.
- 2) That the use of the drainfield area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, livestock, etc., over the system.
- 3) Plans for the proposed special designed sewage disposal system shall be designed by a licensed Civil Engineer or Registered Sanitarian and be accompanied by complete design criteria based upon local conditions and shall be subject to approval by the Department of Environmental Health prior to issuance of any permits.
- 4) That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

cc: Arthur Finkelstein, 1563 St. Helena Hwy, St. Helena



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
DIRECTOR

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AUG 4 1988

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Building Inspection Division

APPLICATION TITLE: Fukelstein Vineyards FILE #: U-29989

RESPONSE REQUEST DATE: 21 July '88 RESPONSE RETURN DATE: 4 Aug. '88

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 334, it is essential that we receive your comments within the next 10 days.

General Questions

1. Do you have jurisdiction by law over this project Yes No
2. Do you recommend: Approval Denial No Recommendation
3. Recommend conditions-of-approval (use additional page if needed);

OWNER SHALL SUBMIT COMPLETE PLANS TO THE BUILDING INSPECTION DIVISION FOR REVIEW AND TAKE OUT ALL REQUIRED BUILDING PERMITS PRIOR TO START OF CONSTRUCTION

4. Are you a responsible agency? Yes No. If yes, indicate required permits: Building, Plumbing, MECHANICAL AND ELECTRICAL PERMITS

5. Indicate areas of environmental concern and availability of appropriate technical data:

6. Do you recommend: Negative Declaration Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project? Yes No

8. Name of contact person: Bill J. Crenshaw Telephone: 253-4376

Response Prepared by: Bill Crenshaw
Title: Supv. Bldg Insp
Date: 8-4-88

DEPARTMENT OF FORESTRY

Lake-Napa Ranger Unit
1572 Railroad Avenue
St. Helena, CA 94574



Date: July 29, 1988
Subject: Finkelstein
File #: U-28889
IS #: 3021

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AUG 1 1988

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Mr. James Hickey
Napa County Conservation,
Development & Planning Commission
Room 210
1195 Third Street
Napa, CA 94559

Dear Mr. Hickey:

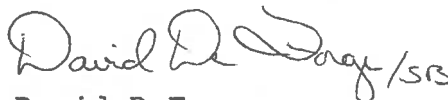
We have reviewed the subject application and offer the following comments:

1. Base fire flow for this project shall be 250 g.p.m.
2. One hour storage requirement shall be 15,000 gallons.
3. Fire protection water storage facility, hydrants size and location, and all piping shall be approved by the Napa County Fire Warden.
4. Base fire flow and one hour water storage requirements may be reduced depending on applicant's selection of credits, as listed in the Napa County Fire Warden's "Water System and Access Requirements" worksheet.
5. Any future modifications or expansions may require a higher base fire flow and additional storage requirements.

If you have any questions regarding this matter, contact Ron Childress at (707) 963-4343.

BYRON J. CARNIGLIA
Ranger Unit Chief

BY:


David DeForge
Operations Officer

RC/sb