

## PROJECT

Ca'Nani Winery

## SITE ADDRESS

7466 State Highway 29  
Yountville California 94599  
APN 031-120-026 & 031-130-126

## CLIENT

Yountville Vineyards, LLC  
1291 West Zinfandel Lane  
St Helena California 94574

## DATE

September 24, 2010

## MEMORANDUM

*This memorandum is intended to address the issues, concerns and questions that arose as part of the September 15, 2010 Napa County Conservation Development and Planning Commission hearing of the Ca' Nani Use Permit Application, which was continued until the October 6, 2010 meeting. The following points reference three new exhibits attached here - 11x17 architectural drawings A1.0, A1.1, and A1.3. Some new information has been added to these sheets for the sake of further clarifying the intent of the project, but no change has been made to the Application or scope itself. The drawings have been reprinted on the larger 11x17 format for the sake of legibility and clarity.*

## ITEMS:

- 1. Yount Mill Road Access Drive:** The existing dirt access drive to Yount Mill Road will remain as an emergency/fire access and vineyard/property maintenance only. This entrance will be gated at the Yount Mill Road entrance and posted there with signage reading "No Winery Access". The road is to remain a permeable paved surface.
- 2. Main Entrance Drive / State Highway 29 Access:** The main entrance drive will be realigned as requested by both Napa County Public Works Department and the State of California Department of Transportation (CalTrans). The requested realignment will result in the main entrance drive being aligned with the existing driveway across 29 (Napa Cellars Winery) as requested.
- 3. Tasting Room Gate (see A1.0):** A metal gate has been added between the Tasting and Retail Sales area and adjacent Barrel Storage area to indicate the intent to restrict public access beyond the Tasting and Retail Sales area - public access to any and all production areas is to be by guided tour only. This gate will be designed to meet all necessary life safety hardware and operation requirements.

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ITEMS (CONTINUED):

**4. Winery Barrel Storage Area Layout:** Additional barrel layout has been added to the Barrel Storage areas in the Winery Building to indicate intent of use/layout (see drawings A1.0 and A1.3)

**5. Winery Production Area Layout:** As indicated as required on the Use Permit Application Winery Calculation Worksheet, the 2600 SF Production Area in the Winery Building is comprised of the following Production uses and square footages: 1600 SF of Bottle/Dry Storage, 500 SF of Bottling, 250 SF of Shipping, and 250 SF of Receiving. Dashed lines clarifying intent have been added to the Production Area (see drawing A1.0)

**6. Cave Barrel Storage Layout:** Additional barrel layout has been added to the Cave to further indicate intent of use/layout (see drawing A1.3).

**7. Cave Fermentation Room/Assembly Area:** The previously indicated 900 SF "Assembly" area inside the large central Cave Fermentation Room has been deleted from the project. At a meeting held with Staff since the September 15 hearing, Eric Banvard was present to further clarify the intent of the Napa County Code regarding Winery Caves. Mr. Banvard explained that "assembly" and "hosted events" are not the same thing, and so it was discovered that the delineated Assembly area was not necessary for a Type 3 Cave classification, as was previously understood by the Design Team - the presence of the Assembly area was never part of a request by the Applicant/Client, but rather perceived as a necessary inclusion for Type 3 Cave Classification. This was explained to not be the case, and so the area has been deleted (see drawing A1.3), thereby leaving the Accessory/Production ratio on the Use Permit Application unchanged. See the reprinted Code below:

15.12.190 - Section 436.4 - Amendment

A. Section 436.4 of the Building Code is hereby amended to modify the following definition: Type 3 Winery Caves. Natural or manmade caves used for the storage and/or processing of wine at a winery facility. Type 3 Caves are accessible to the public on guided tours or by hosted events. Any cave or portion of a cave that exhibits any of the following is also considered to be a Type 3 cave:

1. Contains an area classified as a Group A occupancy.
2. Contains an area classified as other than Group F or S occupancy.
3. Is constructed or furnished with any amount of combustible materials not otherwise permitted in this section.

B. The following definitions are added to Section 436.4 of the building code:

*Hosted Events.* Any event held within the winery cave and attended by non-employees. This includes, but is not limited to: wine tasting; banquets; receptions; seminars; or any other event attended by people that are not employees of the winery. Hosted events are only allowed in caves or portions of caves that are Type 3.

*Tours.* Whenever people that are not employees of the winery pass through or otherwise occupy a winery cave, for any purpose, including the tasting of wine.

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ITEMS (CONTINUED):

**8. Office Layout:** Additional layout has been added to the Office area at the second floor of the Winery Building to indicate intent of use/layout (see drawing A1.1). In addition to the delineated required Employee Break Area, and the Conference Room, accommodations have been added to for the following list of employees:

- 2 Executive Offices
- 2 Customer Service Representatives
- 2 Telemarketers
- 1 Accountant
- 1 Bookkeeper
- 2 Shipping Desk Representatives
- 1 Reservationist/Receptionist

NOTE: ADDITIONAL EMPLOYEES LISTED IN USE PERMIT APPLICATION ARE STATIONED IN TASTING AND PRODUCTION AREAS ON THE FIRST FLOOR

**9. Well:** The well is existing and operational. Note that the reason for the well location and requirement of easement is the fact that the well was drilled in the wrong location - outside of the property line. Well is Guaranteed by Easement as follows:

*A non-exclusive easement for ingress, egress, and the use and maintenance of an existing well over the following described property:*

*Commencing at the most eastern corner of Parcel B as shown on Map Number 2907 recorded July 12, 1977 in Book 8 of Parcel Maps at page 99 in the Napa County Recorder's Office; thence along the northern boundary of said Parcel B North 59°51'41" West 533.55 feet; thence leaving the northern boundary of said Parcel B North 30°04'22" West 512.74 feet to the TRUE POINT OF BEGINNING; thence North 59°55'38" East 12.46 feet; thence North 30°04'22" West 20.00 feet; thence South 59°55'38" West 12.46 feet; thence South 30°04'22" East 20.00 feet to the true point of beginning.*

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