



# NAPA COUNTY

25-410-002

## 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

December 21, 1998

Kent Rasmussen  
KENT RASMUSSEN WINERY  
1001 Silverado Trail  
St. Helena, CA 94574

RE: Use Permit Modification #98121-MOD (Various Alterations)

Dear Mr. Rasmussen:

Your request for various alterations to the existing winery came before the Zoning Administrator for action on December 18, 1998. The requested use permit modification was **APPROVED WITH THE ATTACHED CONDITIONS.**

Conditions of approval may be appealed to the Board of Supervisors within ten working days of the decision in accordance with Chapter 2.88 of the Napa County Code.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Miller".

Michael Miller  
Zoning Administrator

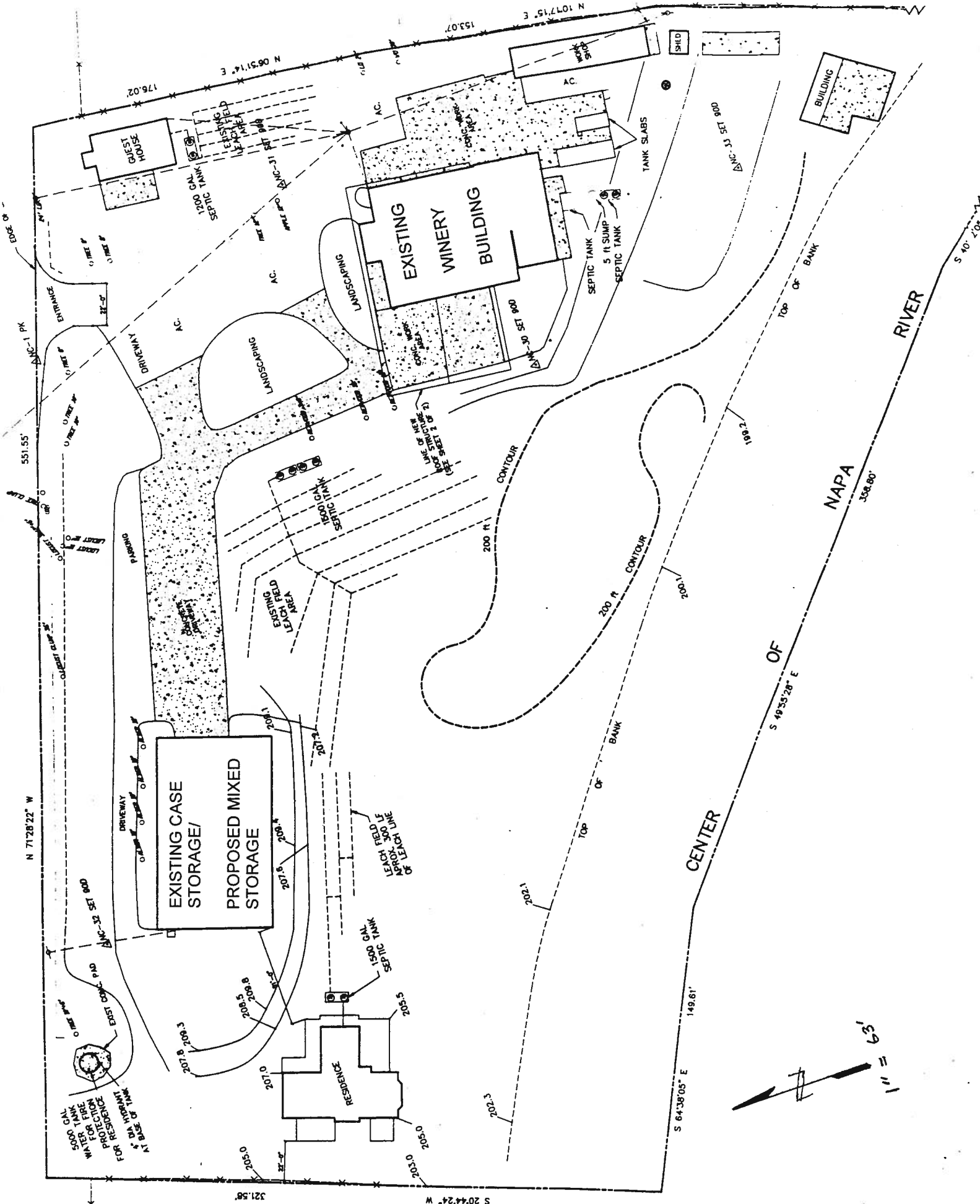
cc. Gary Brewen  
John Tuteur

12-21-98

mmp28

**CONDITIONS OF APPROVAL**  
**Kent Rasmussen Winery**  
**Various Alterations**  
**#98121-MOD**

1. The permit is limited to the following minor alterations at the existing winery as shown on the approved site plan, floor plan, and elevations, and as detailed in the applicant's Project Description, Supplemental Information Sheet for Winery Uses, and Supplemental Information Sheet for Custom Production Activities contained in the project file: (1) changes to the roofline and exterior elevations of the winery production building; (2) extension of the new winery production building roofline over an existing outdoor work pad; (3) alteration of uses within the two winery buildings; (4) approval of custom wine production activities of crushing, fermentation, barrel aging and bottling for four entities together producing a maximum of 10,000 gallons of the annual authorized production of 40,000 gallons, and (5) approval of a marketing plan. Any expansion of production capacity, changes in use, or changes in construction shall be subject to further approval by the County.
2. The kitchen shall be limited to use for winery employees, and shall not be used for preparation of food for winery visitors.
3. Marketing activities shall be limited to an invitational group retail sales event with catered food service one day per month with a maximum of 50 people in attendance.
4. All conditions of Use Permits #U-417980 and #U-98283 shall remain in full force and effect, except as modified herein.
5. All staff costs associated with monitoring compliance with these conditions, conditions for existing use permits, and project revisions shall be borne by the permittee 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.



N 71°28'22" W

551.55'

N 06°51'14" E

176.02'

153.07'

N 107°15' E

600' SET 90°

600' SET 90°

S 49°55'28" E

NAPA

358.80'

RIVER

S 40° 20'

EXISTING CASE STORAGE/  
PROPOSED MIXED STORAGE

EXISTING WINERY BUILDING

LANDSCAPING

GUEST HOUSE

17,000 GAL TANK

1800 GAL SEPTIC TANK

1500 GAL SEPTIC TANK

RESEWER

200' H CONTOUR

200' H CONTOUR

CENTER OF

149.61'

S 64°38'05" E



1" = 63'

5000 GAL TANK FOR FIRE PROTECTION FOR RESIDENTIAL USE

LEACH FIELD IS APPROX 300' LINE OF LEACH

LINE OF NEW ROOF STRUCTURE (SEE SHEET 2 OF 3)

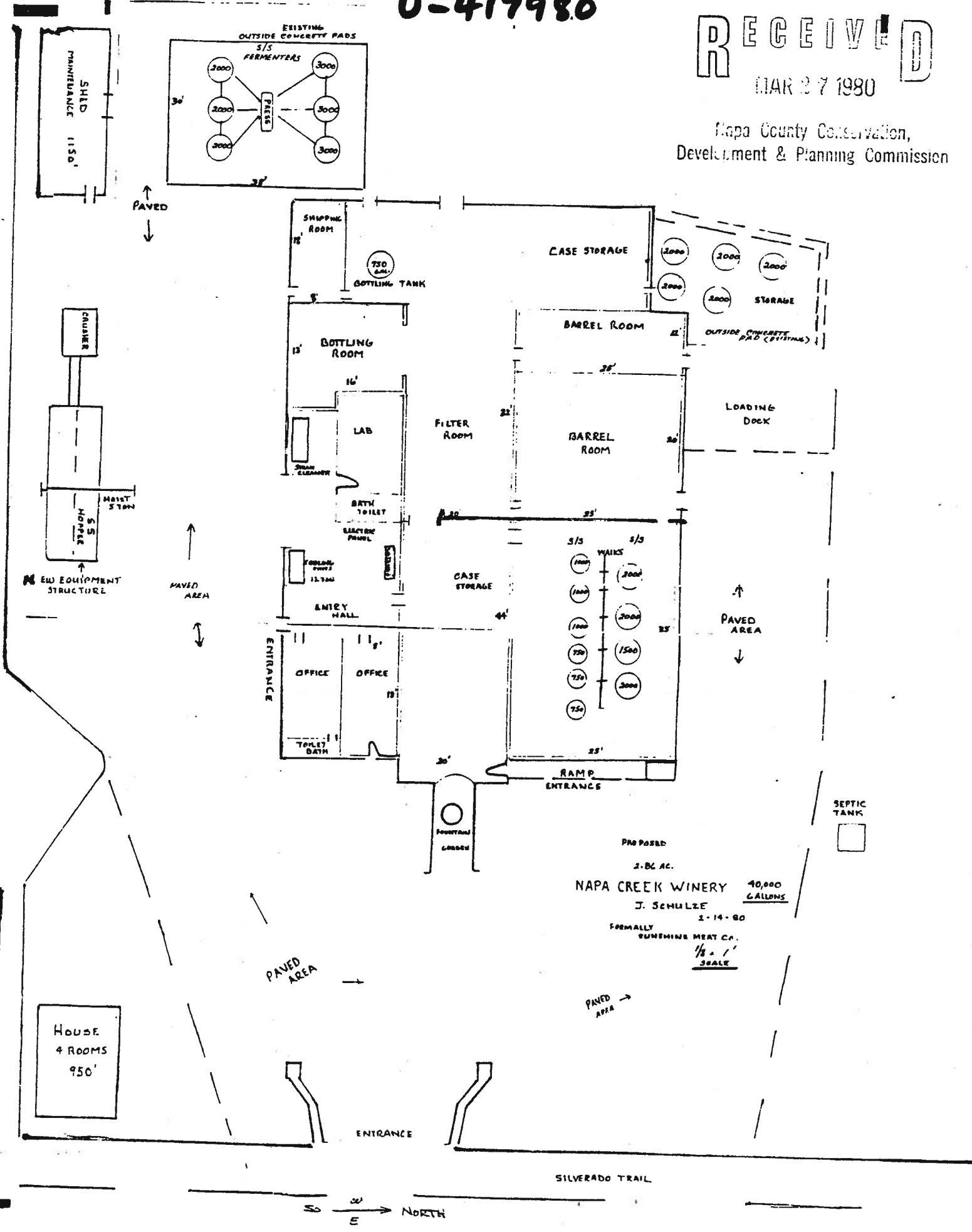
321.58'

S 20°44'24" W

U-417980

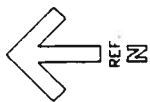
RECEIVED  
MAR 27 1980

Napa County Conservation,  
Development & Planning Commission



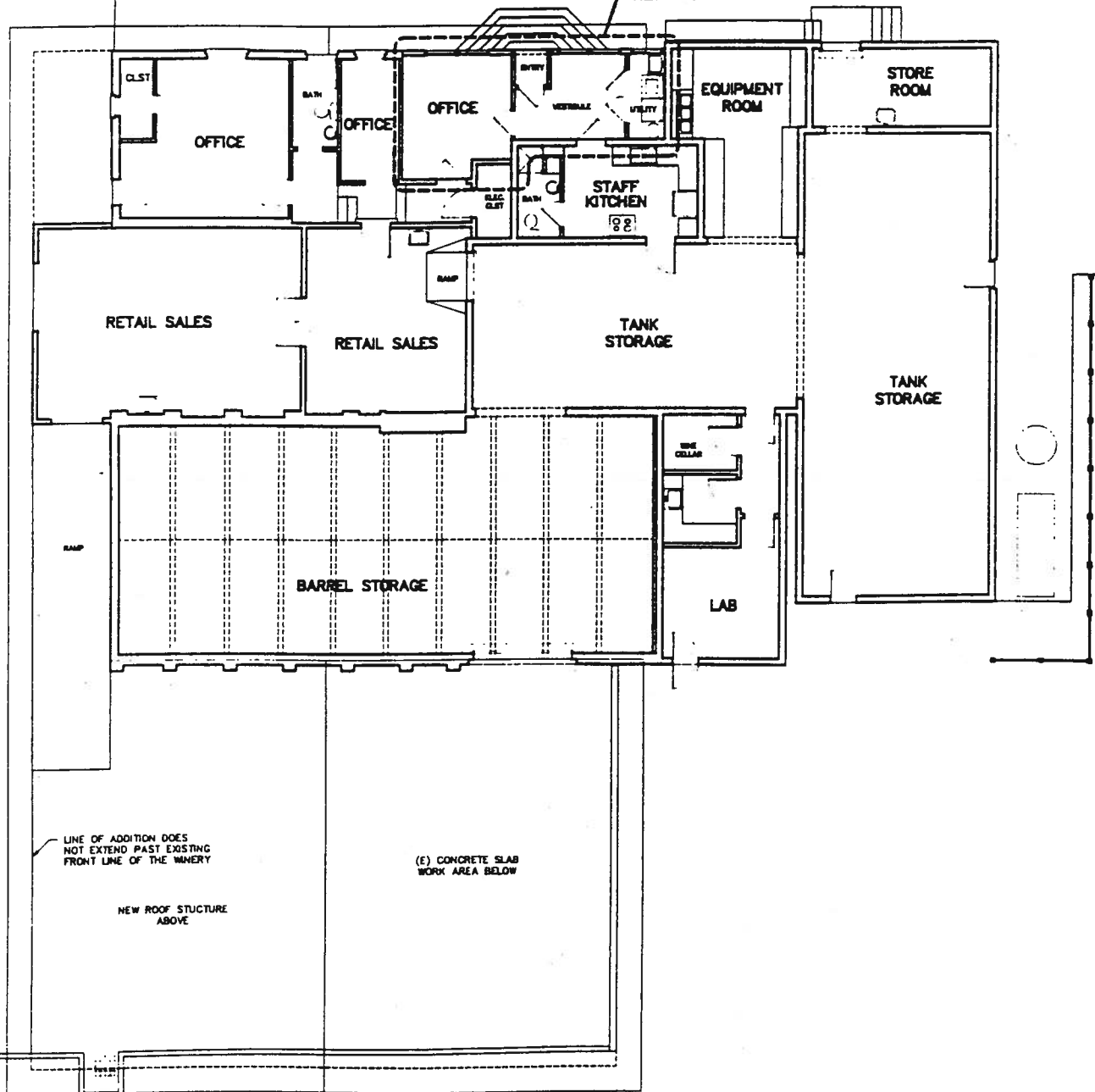
PROPOSED  
2.06 AC.  
NAPA CREEK WINERY 40,000 GALLONS  
J. SCHULZE 1-14-80  
FORMALLY CUMMINS MEAT CO.  
1/8" = 1'  
SCALE

50 ← → NORTH  
E



(E) CONCRETE SLAB  
WORK AREA

REMODELED AREA



LINE OF ADDITION DOES  
NOT EXTEND PAST EXISTING  
FRONT LINE OF THE WINERY

NEW ROOF STRUCTURE  
ABOVE

(E) CONCRETE SLAB  
WORK AREA BELOW

PROPOSED FLOOR PLAN