



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

11-19-10

Building Inspection Department review comments for inclusion with:

Planning Department permit: P10-00337 Use Permit General

Status of Building Department review of this planning entitlement: Approved; awaiting Building Permit submittals

At parcel: 025-180-061
970 Conn Valley Road, St Helena, CA

Owner: Gary & Kathleen Rogers (Rogers Winery)

Description of permit: Entitlement for New Winery: Establish a new 30,000 gallon/year 4,773 SF winery within an existing pre-prohibition historic structure with a 225 SF covered crush pad for a winery totaling 4,998 SF.

Comments:

The Building Department is not reviewing this project for compliance with CA Building Standards at this time; it is only reviewing the proposed Planning entitlement. The Building Department has no issues or concerns with the approval of the Use Permit General; it is a planning entitlement only and doesn't in itself authorize any construction or change in occupancy.

There are a few significant California Building Standards Code issues foreseen at this time based on the information presented:

1. Many issues related to required accessibility are not clearly indicated on the drawings submitted. For example the accessible path of travel from the accessible parking space to the main building entrance is unclear. Plans for building permit(s) must be sufficiently detailed to indicate existing and proposed conditions and show compliance with all pertinent code requirements related to accessibility found in CBC Chapter 11B.
2. Since the loading area at the accessible parking space is separated from the building entrance area by the driveway CBC 1133B.8.5 would require that 36" deep swaths of detectable warnings (truncated domes) be installed at the edge of the entrance walkway and at the edge of the accessible loading zone that faces the driveway. If the parking was reconfigured such that the path of travel from the accessible loading area to the entrance did not traverse the driveway (a hazardous vehicular area) then detectable warnings would not be required.

3. Accessible toilet facilities must be provided as part of this proposed project. The existing bathroom on the second floor doesn't appear to meet accessibility requirements nor does it appear that the second floor is served by an accessible path of travel. Most likely a new fully accessible single accommodation facility will need to be provided on the first floor of the winery.
4. Building permit plans must delineate the anticipated dead loads of the proposed case storage at the second story and demonstrate that the existing or altered structural conditions are capable of supporting the loads.

These and other issues with California Building Standards Code compliance will be dealt with during the future building permit application review and approval processes.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

Prior to any future construction work, or change in occupancy, applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. Per Building Department policy, please coordinate the drawings so that all items related to accessibility compliance are grouped coherently together on one (or more) sheets

Eric Banvard
Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559
Eric.Banvard@countyofnapa.org



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Environmental Management

1195 Third Street, Suite 101
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Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, Trish Hornisher, Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: January 20, 2011	Re: Application for Use Permit – Rogers Winery Located at 970 Conn Creek, St. Helena Assessor Parcel # 025-180-069 File # P10-00337

The submitted application has been reviewed and this department recommends approval with the following condition of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If your business does not store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
2. Any hazardous waste produced on site, including laboratory wastes, must be stored and disposed of in a manner consistent with Chapter 6.5, Division 20 of the California Health and Safety Code and with Title 22, Division 4.5 of the California Code of Regulations. Additionally, a Hazardous Waste Generator Permit must be obtained from this Department.
3. A permit for the pressure distribution system must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
4. Plans for the proposed alternative sewage treatment system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Department.

5. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
6. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
7. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
8. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.
9. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Department under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, and may wish to retain the services of a consultant in this matter.

INTER-OFFICE MEMO

TO: Trish Hornisher
Conservation, Development, and Planning Department

FROM: Brian Hampton, Fire Department

DATE: October 7, 2010

SUBJECT: Rogers Winery
P10-00337 APN# 025-180-069

SITE ADDRESS: 970 CONN VALLEY ROAD

The Napa County Fire Marshal staff has reviewed the application to establish a new 30,000 gallon/year, 4,773 sq. ft winery within an existing Pre Prohibition historic structure with a 225 sq ft covered crush pad for a winery totaling 4,998 sq ft; Tours and tasting by appointment only with 20 visitors/day with a one way loop access road. The following comments are required based on current codes and standards.

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. Install steamer fire hydrants to within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
3. Install a KNOX CABINET at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
4. Install blue dot reflectors 12 inches of center line in front of all fire hydrants.
5. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher. Fire extinguishers shall not exceed 75 feet of travel distance to any portion of the facility.
6. Install illuminated exit signs and emergency backup lighting throughout per the California Building Code 2007 edition.
7. Your fire flow for this project is 200 gallons per minute (GPM) for a 60 minute duration at 20 psi residual pressure. Provide 12,000 gallons of water dedicated for

fire protection for the fire hydrants. Fire tanks shall be installed per NFPA 22 2002 edition. A UL listed fire pump conforming to NFPA 20 2002 edition may be required to meet the required fire flow for the project.

8. Approved access walkways shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement.
9. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with 4-inch white letters to read: "NO PARKING FIRE LANE" CVC 22500.1, stenciled every 30 feet on top of the curb.
10. All exit doors shall be operable without the use of a key or any special knowledge or effort.
11. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
12. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval.
13. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
14. The numerical address for the project shall be posted at the public right of way and shall be visible from both directions and shall be a minimum of 4-inches in height on a contrasting background and numbers shall be reflective and/or illuminated.
15. All commercial type cooking equipment shall be protected by an automatic fire extinguishing system. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
16. All structures exceeding 3,600 square feet shall be equipped with an automatic fire sprinkler system with water flow monitoring to a central receiving station shall be installed. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to any installation.
17. All emergency vehicle access roads shall be installed per the Napa County Road and Street Standards.
18. One way access roads shall be a minimum of 10 feet wide with two foot of graded shoulder on each side.

19. The existing bridge shall comply with H20 load limits and weight limits shall be posted on both sides of the bridge. A Structural Engineer shall provide calculations stating that the bridge will meet the load requirements specified.
20. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Friday at 707-967-1423.

By

Brian Hampton
Fire Prevention Specialist II



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Department of Public Works

1195 Third Street, Suite 201
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Donald G. Ridenhour, P.E.
Director of Public Works

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

DATE: December 27th, 2010

TO: Trish Hornisher, Conservation Development and Planning Department

FROM: Jeannette Doss, Assistant Engineer *jo*

SUBJECT: Rogers Winery, APN 025-180-069, P10-00337

The application is to establish a new 30,000 gallon per year winery within an existing pre-prohibition historic winery building. In addition to restoring the existing 4,773 sq ft winery building, the project proposes to: construct a 225 sq ft covered crush pad; allow tours and tastings with up to 20 visitors/day; allow on-premise wine sales within the tasting room and outdoor patio; allow 2 full-time employees; construct a 5 space parking lot; and construct a one-way loop access road beginning at Conn Valley Road and connecting to Rossi Road (note: an alternate two-way winery access road from Rossi Road to the project site has also been proposed by the applicant). Furthermore, the project proposes to implement a marketing plan with ten 30 person maximum tasting events with catered meals per year, and one 100 person maximum Napa Valley Wine Auction Event per year.

EXISTING CONDITIONS:

1. The existing parcel is approximately 55.3 acres.
2. Existing property is developed with vineyard and the existing pre-prohibition building that was converted to a residence. A second residence, guest cottage, garage & hay storage building, barn, and various other accessory structures also occupy the parcel, but are not part of this application.
3. The existing gravel access road from Conn Valley Road to the project site is approximately 500 feet long and 14 feet wide with a 10 foot travel way and 2 feet of shoulder on each side.
4. The access road from Conn Valley Road to the project site also includes an existing rail car bridge over Conn Creek that is approximately 60 ft long and 10 ft wide.

5. A portion of the property falls in the FEMA 100-year floodplain (Un-numbered Zone A) per Flood Insurance Rate Map (FIRM) 06055C0270E.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated December 27, 2010.

PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must have a minimum structural section of two inches of asphalt concrete over 5 inches of Class II Aggregate or equivalent. (Napa County Road and Street Standards, Page 27, Section 19).
3. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

4. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of permit submittal and accepted construction and inspection practices.
5. Proposed access drive from Conn Valley Road and connecting to Rossi Road, shall meet the requirements of a One Way Loop Road and be a minimum of 14 feet wide (10 feet of travel way with 2 feet of shoulder on each side). Turnouts shall be provided no more than 400 ft apart. (Napa County Road and Street Standards, Page 14, Last Paragraph, Diagrams on Page 22 and Page 26).
6. Prior to receiving a building and/or grading permits for the winery, the applicant shall provide proof from a registered design engineer to the Napa County Public Works Director, that the existing rail car bridge over Conn Creek meets the Napa County Road and Street Standards for Roadway Structures Design Criteria and be capable of supporting loads equivalent to the H20 criterion (40,000 pound vehicle). (Napa County Road and Street Standards, Page 12, Paragraph 5).
7. In addition to meeting the structural criteria noted above, any new or replacement bridges and/or improvements to the existing rail car bridge that are proposed as part of this project will also have to meet the Napa County Road and Street Standards Drainage Requirements and be designed to pass a hundred year runoff with a minimum of two feet of freeboard. (Napa County Road and Street Standards, Page 32, Section k).
8. Drainage calculations relating to any new or replacement bridges and/or improvements to the existing rail car bridge shall be provided at the time of building and/or grading permit submittal. A plan check fee shall apply.

9. If the above criteria cannot be met for the existing bridge or for a replacement/new bridge the applicant shall use the alternate proposed two-way access from Rossi Road to the project site and no winery traffic will be allowed along the Conn Valley Road access and the applicant shall provide signage indicating no public access. Proposed two-way access from Rossi Road shall meet the requirements of a commercial drive and be a minimum of 18 feet wide with 2 feet of shoulder. (Napa County Road and Street Standards, Page 9, Par. 12).
10. Structural section of all access drives shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent. (Napa County Road and Street Standards, Page 9, Par. 12).
11. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

SITE IMPROVEMENTS:

12. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the building permit documents at the time of building permit application. A plan check fee will apply.
13. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
14. Grading and drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
15. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County Public Works Department evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing any off-hauling operations.
16. The applicant shall furnish a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer.
17. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all electronic files provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

OTHER RECOMMENDATIONS:

18. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of the nearest County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.
19. Applicant shall obtain a Floodplain Management Permit from the Public Works Department and meet all the requirements outlined in the Napa County Floodplain Management Ordinance for any work proposed within the FEMA designated flood zone.
20. Prior to the issuance of applicable building or grading permits the applicant must obtain all appropriate regulatory permits from the Regional Water Quality Control Board, Army Corp. of Engineers and Fish & Game.

CONSTRUCTION STORMWATER REQUIREMENTS

21. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
22. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity ([Construction General Permit, 99-08-DWQ](#)) issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation. The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.
23. Any construction activity that will result in disturbance of greater than 10,000 sq ft of total land area but less than one acre of total land area will require the permittee to prepare and maintain a Stormwater Quality Management Plan (SQMP) to be submitted with the building permit application. A plan check fee will apply.

24. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
25. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
26. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

27. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
28. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume.
29. Loading/unloading dock and processing areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
30. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.
31. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
32. For on-site common retention basins, the side slopes shall not exceed 3:1.
33. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
34. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash

storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.

35. Prior to final occupancy the property owner must legally record an "implementation and maintenance agreement" approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
36. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss at 253-4351. For groundwater questions, please contact Anna Maria Martinez.



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Department of Public Works

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Donald G. Ridenhour, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM -REVISED-

DATE: December 27, 2010

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer 
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Rogers Winery, APN# 025-180-069, File # P10-00337 UP

The application would allow the applicant to construct of a new 30,000 gallon per year winery on Conn Valley Road in St. Helena.

EXISTING CONDITIONS:

1. Parcel is located in the "Hillside" groundwater region.
2. Existing usage is 0.9 AF/Year.
3. Irrigation and frost protection water for the existing vineyard comes from an existing surface water reservoir located on the property

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 55.30 acre parcel is located in the hillside groundwater region with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 27.65 AF/Year. The estimated water demand of 1.5 AF/Year is greater than the existing usage, but well below the established threshold for the property.

As the projected usage falls below the established threshold for the property, the projected usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.

RESPONSE TO COMMENTS
CITY OF CALISTOGA

Hornisher, Trish

From: Carol Poole [CarolP@ci.st-helena.ca.us]
Sent: Wednesday, October 20, 2010 8:23 AM
To: Hornisher, Trish
Cc: Shelley Mills
Attachments: Rogers Winery.pdf

Hi Trish: We have no comments on this referral for 970 Conn Valley Road.
Thanks,

Carol Poole, AICP
Planning Director, City of St. Helena
(707) 967-2792 phone
(707) 963-7748 fax
carolp@ci.st-helena.ca.us



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Hillary Gitelman
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: CITY OF ST. HELENA - PLANNING

FILE #: P10-00337

APPLICATION TITLE: ROGERS WINERY

APN: 025-180-069 (formerly ptn pcl: #061)
SITE ADDR: 970 Conn Valley Rd.; St Helena

DESCRIPTION OF PROJECT:

Request to establish a new 30,000 gallon/year, 4,773 sq ft winery within an existing Pre-Prohibition historic structure with a 225 sq ft covered crush pad for a winery totaling 4,998 sq ft; Tours and Tasting By Appt Only with 20 visitors/day; AB2004 on premise wine sales within the tasting room and outdoor patio; 2 full-time employees; 5 parking spaces including ADA; Marketing Plan: Ten 30 person maximum tasting events with catered meals per year; One 100 person maximum Napa Valley Wine Auction Evt.; One-Way Loop access proposed. (LLA 1643 Recorded 3/3/2010)

RESPONSE REQUEST DATE: 10/01/2010

RETURN RESPONSE DATE: 10/15/2010

PLEASE RESPOND VIA E-MAIL TO:

Trish.Hornisher@countyofnapa.org OR FAX TO: (707) 299-4048

This application (see enclosed project description and 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.

1. Do you have any comments on this project? Yes No
2. Do you have jurisdiction by law over this project? Yes No
3. Attach your agencies comments, or list below: Comments attached Comments below

Name of contact person: Carol Poole Telephone #: 967-2792

Email: carolp@ci.st-helena.ca.us

Title: _____

Date: 10/19/10



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RECEIVED

OCT 06 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Conservation Development and Planning

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Hillary Gitelman
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: SHERIFF

FILE #: P10-00337

APPLICATION TITLE: ROGERS WINERY

APN: 025-180-069 (formerly ptn pcl: #061)

SITE ADDR: 970 Conn Valley Rd.; St Helena

DESCRIPTION OF PROJECT:

Request to establish a new 30,000 gallon/year, 4,773 sq ft winery within an existing Pre-Prohibition historic structure with a 225 sq ft covered crush pad for a winery totaling 4,998 sq ft; Tours and Tasting By Appt Only with 20 visitors/day; AB2004 on premise wine sales within the tasting room and outdoor patio; 2 full-time employees; 5 parking spaces including ADA; Marketing Plan: Ten 30 person maximum tasting events with catered meals per year; One 100 person maximum Napa Valley Wine Auction Evt.; One-Way Loop access proposed. (LLA 1643 Recorded 3/3/2010)

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ION TIT

1. Do you have any comments on this project? Yes No
2. Do you have jurisdiction by law over this project? Yes No
3. Attach your agencies comments, or list below: Comments attached Comments below

None

Name of contact person: CARRIN JEAN DONALDSON

Telephone #: 259-8672

Email: jean-donaldson@countyofnapa.org

Title: CARRIN

Date: 10-4-10

ION TIT