



NAPA COUNTY

CONSERVATION, DEVELOPMENT and
PLANNING COMMISSION

Jeffrey Redding
Secretary-Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

December 8, 2000

Augustin Huneus
1040 Main St., Suite 204
Napa CA 94559

RE: Request for Use Permit # 99538-UP
(Assessor Parcel No. 30-060-058/056)
061

Dear Mr. Huneus:

Please be advised that Use Permit Application #99538-UP was **APPROVED** by the Napa County Conservation, Development and Planning Commission on December 6, 2000 based on the attached conditions.

The permit becomes effective ten (10) working days from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by another, you will be notified.

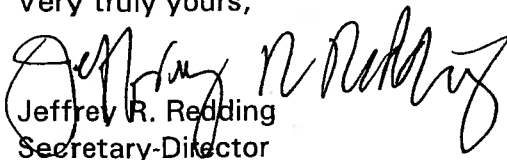
Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void.

EXPIRATION DATE: DECEMBER 16, 2001

An extension of time in which to activate the use permit may be granted for a maximum of 12 months, upon application at least 30 days prior to expiration, and payment of fees in effect at the time of application, and provided that any approved modification of the permit has become final. This letter is your only notice regarding expiration and procedures for extension of this permit.

You are hereby further notified, pursuant to Government Code Sec.66020(d)(1), that the 90-day period in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Very truly yours,


Jeffrey R. Redding
Secretary-Director

cc. John Tuteur, Assessor

H/wipdocs/master/approval letters/up approval letter



PLANNING DEPARTMENT
CITY OF DENVER
1500 BROADWAY
DENVER, CO 80202

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DENVER, CO 80202

CONDITIONS OF APPROVAL

AGUSTIN HUNEEUS (QUINTESSA WINERY)

USE PERMIT # 99538-UP

1. The approval is limited to the following:

- a) Establishment of a 30,430 square foot winery with an annual production capacity of 180,000 gallons, which conforms to the design prepared by Walker/Warner Architects and Riechers, Spence & Associates as identified on the site plan, floor plans and elevation of the December 6, 2000 staff report. The winery building is divided into two levels, a 25,651 square foot main level (plus a 960 square foot mezzanine) and a 3,819 office level. The main floor contains north and south fermentation areas divided by a press hall and dual stairway to the upper level. A storage room is adjacent to the north fermentation room and a bottling/storage room is adjacent to the south fermentation room. Two truck loading docks, a lunchroom, and locker room are adjacent to the bottling/storage room. A mechanical/gases/shop room is adjacent to the north storage room. The mezzanine level contains an office and a lab and connects to the main level by the dual staircase. An elevated circular roadway serves the second level office building and winery crush terrace (roof-top to the main level). The office level contains four office areas, a lobby, a kitchen, and restrooms; a circular stairway provides access into the caves. Covered storage areas enclosed on all sides except the east side are located on each end of the office level. An additional $\pm 1,600$ lineal feet of storage caves are proposed to be constructed into the adjacent hill to the west and connect to the winery's first level by three interior portals and one exterior portal. Construction of the caves is proposed to occur in two phases with the first phase consisting of ± 900 lineal feet and is projected for completion in 2001 and the second in 2005. A total of 18 parking spaces are provided including 14 spaces for full and part time winery employees and 4 for customers. 17,000
Actual
- b) Wine production on this property shall not exceed 180,000 gallons/year in any given year. The permittee shall report to the Napa County Planning Division by December 31st of each calendar year the number of gallons of wine produced that year by the winery (a) for itself and (b) for each authorized custom production operation.
- c) A wastewater pond measuring approximately 220 feet by 120 feet and located on APN 030-060-059.
- d) A realigned 20 foot wide entry road to the winery as indicated on the site plan dated November 22, 2000 will be provided.
- e) $\pm 1,600$ lineal feet of storage caves constructed into the adjacent hill to the south and connecting to the winery's first level by three interior portals and one exterior portal. Construction of the caves is proposed to occur in two phases with the first phase consisting of ± 900 lineal feet and is projected for completion in 2001 and the second in 2005. The cave area comprises approximately ~~22,400~~ square feet. 17,000 Actual

f) Marketing activities shall be limited to the following events for members of the wine trade, visitors who have pre-established or personal relationships with the winery or owners, and members of a group on a by prior appointment basis:

- i. two outdoor events for large distributor or sales groups with up to 100 persons attending each event
- ii. two auction events with up to 50 persons attending each event
- iii. six events for wine trade and key sales groups with up to 20 persons attending each event.

The winery shall be closed to the general public for tours and tasting.

No outdoor amplified sound or music is authorized for the marketing activities.

A retail area will be available only to private tours and tastings visitors.

A kitchen is included for food preparation as part of the private marketing plan with food service occurring in the press room and terrace areas.

- g) Private tours and tasting with an average of 25 visitors per week and ten on the busiest day. Tasting/retail sale of wines shall be limited to wines fermented and bottled on-site by/for the winery owner and shall be available only to persons permitted on-site pursuant to these conditions (i.e., by appointment or business relationship with the winery). No tasting nor retail sales of wines produced on-site for custom producers shall be undertaken.
- h) Two custom producers will account for 25% of the total annual capacity with one office space available for their use.
- i) Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. The applicant shall comply with the seven mitigation measures contained on attached project revision statement signed by the applicant on November 14, 2000.

✓ 3. The applicant shall complete and record the lot line adjustment to increase Assessor's Parcel 030-600-058 to 18.1 acres or an alternate configuration that results in a parcel conforming to all Zoning Ordinance requirements prior to issuance of building permits. The parcels involved in the lot line adjustment include Assessor's Parcel Numbers 030-060-056 and 058.

✓ 4. The winery structures, caves, access to the winery, and the wastewater pond serving the winery shall be situated on a single parcel. The parcels involved include Assessor's Parcel Numbers 030-060-056 and 058 (noted above in Condition # 3), and 030-060-059 and 055 (wastewater pond site and an intervening parcel). The applicant shall consolidate all parcels comprising the winery operation by recording a lot line adjustment or parcel map prior to issuance of any building permit. Should consolidation of the winery parcel to the wastewater parcel be infeasible, an

irrevocable easement shall be recorded for all parcels necessary to link the winery and wastewater parcels together into one operational entity. Infeasible shall mean that all parcels are not commonly owned by the same person or persons formed as Limited Liability Corporations. The easement shall be sufficient in definition and scope to insure available access and location of necessary facilities for the perpetual operation of the winery independent of other parcels. The easement shall define sufficient area to include and contain all elements necessary for the ongoing operation of the winery use including utilities, pipelines, drainageways, irrigation facilities (including disposal of pond wastewater), and access/maintenance roads in a manner conforming to requirements the Zoning Ordinance. The provisions of the easement are subject to the approval of Conservation, Development and Planning Department staff and recordation shall precede issuance of any building permit.

✓ 5. The applicant shall provide to the Conservation, Development and Planning Department prior to submittal for building permit signed documentation of ownership, or authorization signed by current owners to act on their behalf, for all parcels related to the winery use (as discussed in item No. 4 above).

✓ 6. The applicant shall comply with all applicable building codes, zoning standards, and requirements of County Department and agencies, including but not limited to the following:

- a) The Napa County Fire Department memorandum dated July 24, 2000 as stated in items numbered 1 through 21.
- b) The Department of Environmental Management memorandum dated July 12, 2000 as stated in items numbered 1 through 12.
- c) The Department of Public Works memorandum dated September 21, 2000 as stated in items numbered 1 through 11.
- d) The Napa County Mosquito Abatement District (NCMAD) Guidelines for Mosquito Prevention, Weed Control and Maintenance in Wastewater ponds. The wastewater pond shall include fencing installed to the approval of the NCMAD.

Plants/Landscaping
7.

The removal of existing native trees shall be minimized to the greatest extent possible. No trees outside the development footprint of the winery building and adjacent related facilities larger than 3" in diameter shall be removed to construct this winery and related improvements unless specifically authorized by the Napa Co Planning Division. Temporary protective fences at the driplines to each tree within 50 feet of the areas to be disturbed shall be installed. The precise locations of said fences shall be inspected and approved by the Planning Division prior to issuance of the building permit. Building and improvement plans for structures and driveways shall indicate the location of all native trees 6" diameter at breast height and larger to be removed. Said plans shall be submitted to the County Planning Division for review and approval prior to the issuance of any associated building permit. The total number of native trees authorized to be removed shall be replaced at a ratio of 3:1 prior to occupancy of the new winery facility. The size of the replacement trees shall generally be 24-inch box field grown with a general caliper of 2.5 inches. Replacement trees shall be selected from locally grown native stock adapted to local conditions. The applicant shall secure the services of a Certified Arborist and the locations and manner of installation of the replacement plantings shall be per the arborist's recommendations. Installation shall be under the direction

of the arborist and approved by the County Planning Division. In addition to the replacement plantings, acorns propagated from acorns collected on-site shall be planted per the recommendations of a Certified Arborist. The Replacement planting shall be generally consistent with the "Best Practice" recommendations contained in the March 6, 2000 report by Joseph Schneider entitled "Construction Guidelines and Restoration Specification for Oak Woodlands" prepared for the Red Tail Winery, Yountville.

A detailed, comprehensive landscaping plan for the entire winery including, but not limited to, the plantings required under above, shall be submitted to the Napa County Planning Division for approval at the same time as an application is filed for the first permit, other than a demolition, grading, or foundation only permit, for the building addition authorized herein. Said plan shall be reviewed and approved by a Certified Arborist. Landscaping, fencing, and parking to be completed prior to commencement of use of the facility. The plan provided shall indicate the common and scientific names of all plant materials to be used, whether they are evergreen or deciduous, whether they are native or non-native, the Sunset Climate Zones to which they are adapted, whether they are drought-resistant, their 10-year height, their mature height, the locations where they are to be planted, and how they are to irrigated and maintained. To the greatest extent practical existing trees shall be retained and drought-resistant, native plants shall be utilized.

The landscaping specified on the plan approved shall be installed prior to commencement of use of any of the new portions of the expanded building authorized herein. Once installed all landscaping shall be permanently maintained in accordance with the comprehensive landscape plan approved.

4 visitor spaces ✓ 8.
14 employee/operation
Eighteen (18) improved parking spaces with related signage shall be installed prior to commencement of use of any portion of the new facility authorized herein and thereafter maintained on the subject property. No additional spaces, either improved or unimproved, shall be created without prior Napa County Planning approval. Fourteen (14) of these spaces shall be physically separated from the remaining spaces installed and reserved exclusively for employee use when this winery is open for private tours and/or tasting. During that time access to these spaces shall be restricted to winery staff, delivery and emergency personnel, and distributors, brokers, and other wholesale clients of the winery.

9. All parking spaces shall be screened from view from the public way by being located to the south of the proposed wall. One handicap parking space conforming to the Department of Public Works standards shall be provided near the office building entry. A minimum of ten bicycle parking spaces conforming to Section 18.110.040 of the Zoning Ordinance shall be provided and indicated on the construction plans; ½ of the total spaces shall be covered.

10. No vehicles, other than delivery, farming, and farmworker vehicles, shall be parked on-site except in the 18 improved parking spaces authorized herein except during (a) the Crush when seasonal winery employees may park outside improved parking areas, (b) the Wine Auction, (c) the marketing events authorized under Condition 1 above, and (d) any staff only events held. No parking shall be allowed at any time in the fire truck turnaround or along the access thereto. All actions necessary to

assure that neither visitors nor employees park in these areas, including the towing of vehicles parked there, shall henceforth be taken.

- ✓ 11. ✓ A detailed comprehensive parking plan for the winery shall be submitted to the Napa County Planning Division for approval at the same time as an application is filed for the first building permit, other than a grading or foundation only permit, for the expanded building. Included thereon shall be the location of and specifications for all parking control signage proposed. All parking spaces shown thereon shall meet Napa County Public Works Department design and improvement standards and shall be clearly labeled for visitor or employee use.
12. Low level lighting shall be utilized in all parking and public use areas. Light sources in other areas shall only be placed as high as necessary to provide the level of illumination needed for safety. Moreover, all exterior light bulbs shall be recessed/shielded such that the light produced is directed downward and away from adjacent properties, neighborhood residences, and Silverado Trail. Finally, the only exterior lights visible from off-site that may be kept on between 7 PM and 7 AM, except when needed during the Crush, are motion-sensor controlled ones.
13. An outdoor lighting plan for the entire winery shall be submitted to the Napa County Planning Division for approval at the same time as an application is filed for the first permit, other than a demolition, grading or foundation only permit, for the building addition authorized herein. Included thereon shall be the location and height above ground of all lights present/proposed. Specification sheets for the fixtures selected shall be attached thereto. The lighting specified on the plan approved shall be installed prior to commencement of use of any portion of the new building addition. No additional exterior lighting shall be put in without prior Planning Division approval.
14. Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height, and placement. Any sign shall include legible working "Tours and Tasting by Appointment Only".
- ✓ 15. ^{per public works} Any gate installed at the winery entrance shall be reviewed to assure that it is designed to allow a large vehicle such as a motorhome to turn around if the gate is closed. If the gate is part of an entry structure, an additional permit will be required.
16. Seventy-five percent (75%) of the grapes used to make the wines produced for custom producers shall be grown in Napa County. The permittee shall submit a report to the Napa Co Planning Division in January of each year specifying the source of the grapes used to make the wine of each of his custom producers. Said report shall list the tons of grapes obtained from each Assessor's Parcel within the County along with the total tons of grapes utilized. This report is proprietary and shall not be made available to the public.

If a custom producer should fail to provide the information to the permittee needed for this report, the permittee shall note this fact in his report and provide therein the name and contact address of that custom producer. Thereafter he shall not produce or enter into any contract to produce wine for that custom producer until informed by the Division that said producer has submitted the required grape

sourcing information.

17. No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space shall be rented, leased, or used by entities other than the on-site winery itself except as specifically authorized by a temporary event license issued pursuant to the Napa County Temporary Events Ordinance, (Section 5.36.010 of the Napa County Code).
18. Any expansion or changes in use, or project changes which are necessitated by the requirements of other departments or agencies, are subject to further County approval.
19. 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.



INTER-OFFICE MEMO

TO: Jeffrey Redding, Director
Conservation, Development, and Planning Department

FROM: Barbara Easter, Fire Department

DATE: July 24, 2000

SUBJECT: Quintessa Winery/Tremont Vista LLC Use Permit Comments
Apn: 030-060-056 & 058 & 059 99538-UP

Site Address: 1501 Silverado Trail, St. Helena

The Napa County Fire Marshal staff has reviewed the Quintessa Winery/ Tremont Vista LLC Use Permit application to establish an 180,000-gallon/year winery with the construction of a two-story 31,700 square foot winery building and 9,200 square feet of cave storage. We recommend that the following items be incorporated as project conditions or mitigation measures if the commission approves the project.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances.
2. Fire apparatus access roads shall be provided to within 150 feet of all structures. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
3. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
4. An approved access walkway shall be provided to all exterior doors and openings required by either the California Fire Code or the California Building Code. A concrete sidewalk or other

approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.

5. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
6. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 10" in height, contrasting in color with their background and shall be illuminated.
7. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
8. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.
9. The *minimum* required fire flow for the protection of the *proposed* project is 800 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 48,000 gallons. This flow is based on the premise that the structure will be of Type V-N rated construction. Any change in any of the conditions may increase the required fire flow. The fire flow and storage volume in a sprinkler building is in *addition* to the water demand for the sprinkler system.
10. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintain in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 1996 edition)*.
11. The private fire service mains shall be installed and maintain in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1996 edition)*.
12. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 1998 edition*.
13. An approved automatic fire sprinkler system shall be provided for the proposed project where the total fire area is 5,000 square feet or greater, as require by the Napa County Fire Code. The fire sprinkler system shall be installed and maintain in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 1996 edition)*.
14. All post indicator valves, control valves, waterflow devices shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 1996 edition)*.
15. A Knox Key lock box shall be installed on the building or at approved location by the Napa County Fire Marshal's Office. If the building requires Hazardous Material Reporting (Material Safety Data

Sheets) a Knox HAZ MAT Data and key storage cabinet shall be installed. If the building/suites are protected by a fire or burglar alarm system, the boxes will require "tamper" monitoring.

16. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
17. The use of subterranean space for winery in natural or manmade caves shall be in accordance with article 41 of the California Fire Code (CFC) 1998 edition and the Napa County Amendments to the CFC sections 15.32.860 thru 15.32.960.
18. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
19. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at no charge to the County (California Fire Code section 103.1.1) for the following circumstances:
 - a. Independent peer review of alternate methods proposals.
20. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.
21. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

BYRON J. CARNIGLIA
Fire Chief

By: 

Barbara Easter
County Fire Inspector

BJC/be/be
cc: Applicant, D-1404 Loveless,
B-1414 Barclay, CFM Files, Chron



MEMORANDUM

July 12, 2000

TO: Napa County Planning Department, Jeff Redding, Director

FROM: Napa County Environmental Management Department, *CS by [signature]*
Christine Secheli, R.E.H.S., Environmental Management Coordinator

Use Permit Application for Quintessa Winery/Tremont Vista LLC
Located at Silverado Trail
Assessor Parcel # 30-060-56, 58 and 59
File # 99538-UP

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

1. That prior to issuance of any building permits, complete plans containing equipment layout, finish schedule and plumbing plans for the food and beverage facilities and employee restrooms, be submitted for review and approval by the County Department of Environmental Management. An annual food permit will also be required.
2. That the water supply system comply with the California Safe Drinking Water Act and Related Laws. This will require a plan review and an annual operating permit from the Department of Environmental Management. If water is not provided by an on-site source, proper easements will be required.
3. Plans for the proposed special designed sewage disposal system and/or private sewage disposal 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 and shall be subject to approval by the Department of Environmental Management prior to issuance of any permits.
4. Since the proposed (pond/septic system) is to be installed on a separate parcel from the facility it is to serve, an agreement to grant a sewage easement or an approved sewage easement must be filed with the Department of Environmental Management prior to issuance of sewage permits.
5. The applicant shall maintain regular monitoring of the above ground waste water system as required by the Department of Environmental Management and submit quarterly reports. An annual operating permit is required for the waste water system.
6. That an annual sewage permit be obtained and that the septic system monitoring requirements be fully complied with as required.
7. That the use of the drain field 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, parking, livestock, etc., over the system.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

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

JEFFREY R. REDDING
Director

RECEIVED

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

JUL 03 2000

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Building Inspector

APPLICATION TITLE: Quintessa Winery / Tremont Vista LLC FILE #: 99538-UP

RESPONSE REQUEST DATE: 7/3/00 RESPONSE RETURN DATE: 7/18/00
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: GRADING; BUILDING; PLUMBING; MECHANICAL; ELECTRICAL

2. Indicate areas of environmental concern and availability of appropriate technical data: NONE

3. Do you recommend: Negative Declaration Environmental Impact Report
4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. SECURE PERMITS AS NOTED IN ITEM NO. 1 ABOVE

5. Have you previously reviewed an application on any portion of this project?
 Yes No

6. Name of contact person: [Signature] Telephone: 253-4416
Response Prepared by: CAROL W. BREWEN
Title: BUILDING & CODES ADMIN.
Date: 7-3-00

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



September 21, 2000

TO: Conservation Development and Planning Department
FROM: Nathan Valles, Assistant Engineer *N.V.*
SUBJECT: Quintessa Winery, Silverado Trail
APN# 030-060-056 also 058 and 059, File #99538-UP

This application will allow the applicant to construct a 31,700 square foot winery with a production capacity of 180,000 gal/yr, 10 full time and 4 part time employees, tasting by appointment only, and 18 parking spaces. The parcels total 78 acres and are located on the western side of Silverado Trail, just north of the Rutherford Road intersection.

EXISTING CONDITIONS:

1. The entire site is either unimproved or covered in vineyards.
2. There is no existing direct access to the Silverado Trail in the area of the proposed winery.

RECOMMENDED CONDITIONS:

1. This Department has reviewed the phase one water availability analysis for the proposed project. The estimated water demand is below the established threshold for the property. When the new well is drilled, a phase two test will be required to verify that the projected water use for this project should not have a significant impact on static water levels of neighboring wells.
2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12).
3. Winery traffic levels require that a left turn lane shall be installed on the Silverado Trail. Contact the Napa County Department of Public Works for a copy of the left turn lane guidelines. (County Road and Street Standards, Page 15, Sec. 16).
4. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

5. If any additions or modifications are performed to this winery which would increase its production capacity, this department may require additional improvements to the winery and winery access.
6. All visitor and employee parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
7. Grading and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
8. On site grading shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties.
9. Proposed drainage for the development shall be shown on the improvement plans. Indicate the path and changes in runoff. Improvement plans shall address the attenuation of peak flow due to the additional runoff resulting from this development
10. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards.
11. Improvements shall be constructed according to plans prepared by a registered Civil Engineer which will be reviewed and approved by this office. A plan check fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.

If you have any questions regarding the above items at this time please contact Nathan Valles or Larry Bogner of this office.

cc: Agustin Huneus, 1040 Main Street, Suite 204, Napa, CA 94559

PROJECT REVISION STATEMENT **QUINTESSA WINERY**

(Use Permit #99538-UP)
November 3, 2000

I, Agustin Huneus, hereby revise the above referenced proposal to construct a 30,430 square foot winery producing 180,000 gallons annually on an 18.1 acre parcel and construct an off-site wastewater pond, located on the south side Silverado Trail, ± 700 feet west of the intersection of Rutherford Road within an AP (Agricultural Preserve) zoning district (Assessor's Parcel #030-060-058, 56 & 59) to include the 7 measures listed below:

Aesthetics (Light & Glare)

1. Exterior lighting shall be minimized for operational and security needs and directed downwards so as not to glare onto adjacent properties or roadways. Night lighting shall be installed with anti-glare and directional shields.

Air Quality (Construction Dust)

2. Fugitive dust emissions shall be minimized by watering, covering haul trucks and dirt piles, lowering vehicle speeds, sweeping, and other standard measures required by the BAAQMD.

Biological Resources (Tree Removal)

3. A landscape plan indicating replacement plantings of suitable native tree species at a ratio of 3 replacement trees for each tree removed shall be submitted. Installation of the replacement planting following approval of the landscape plan by CDPD staff. Irrigation for the replacement plantings shall be provided until the plantings are establish through two growing seasons.

Geology and Soils (Corrosive Soils)

4. A geotechnical engineering evaluation shall be performed to ensure the incorporation of adequate design and construction measures to prevent corrosion from native material. Measures could include, but not be limited to, the required use of corrosive-resistant building materials and the rehabilitation/replacement of corrosive soils.

Hydrology (Erosion Control)

5. An erosion control plan shall be submitted to the Napa County Conservation Development and Planning Department for approval. The erosion control plan shall be approved prior to any earthmoving activity and all provisions of the plan shall be implemented as part of the construction for the winery, caves, roads, and wastewater pond. Following installation, all erosion control measures required by the approved plan shall be inspected by a qualified professional to insure compliance.


Noise (Construction Noise)

6. The quietest among alternative equipment and/or muffle control noise from available equipment shall be employed; and construction activities with the highest potential peak noise shall be scheduled for periods when the ambient noise levels are highest (e.g., during peak commute hours).

Transportation/Traffic (Access)

7. An encroachment permit shall be obtained for construction of the left turn lane on Silverado Trail prior to issuance of the building permit.

I further commit myself and, by recording this document, all successor's-in-interest to communicate prior to signature of any deeds or contracts the above-specified requirements in writing to any future purchasers or renters of the property


Agustín Huneus
Owner

DATE: Nov 14, 2005