



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

April 14, 2008

Goosecross Cellars
Geoff Gorsuch
1119 State Lane
Yountville, CA. 94599

Re: **Goosecross Cellars**
Minor Modification #P08-00174-VMMOD
Assessor's Parcel Number 031-180-035

Dear Mr. Gorsuch:

Your application for a Very Minor Modification (#P08-00174-MOD) to the previous Use Permit #02571-UP to construct a new driveway off of State Lane to serve the winery.

The proposed modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15304, Class 4, minor alterations in the condition of land including grading that does not affect sensitive resources

The modification becomes effective immediately unless an appeal is filed with 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. In the event an appeal is made to the Board by another, you will be notified.

EXPIRATION DATE: April 14, 2010

Pursuant to Section 18.124.080 of the Napa County Code, this minor modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your very minor modification permit. In addition, approval of this very minor modification has no effect on the time limits in which to activate the original project use 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.

Should you have any questions, please contact Terri Abraham, Project Planner at (707)299-1331 or e-mail at tabraham@co.napa.ca.us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Hillary Gitelman".

Hilary Gitelman
Director

cc: file
John Tuteur
Rob Anglin, DP&F

CONDITIONS OF APPROVAL

Goosecross Cellars

File # P08-00174-VMMOD

APN: #031-180-035

1. SCOPE: This approval is limited to the following:

To construct a new driveway off of State Lane serving the existing winery.

This permit does not include any increase to annual production, tours and tasting and marketing visitor numbers, numbers of employees, hours of operation, etc.

The activities permitted on the site are limited to those shown on the plans and information submitted with the Modification. Any substantial change in use is subject to review and approval as determined by the CDPD Director in accordance with the Zoning Ordinance.

2. PREVIOUS CONDITIONS

The permittee shall comply with all previous conditions of approval for Use Permit # 02571-UP and #P07-00197, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede all earlier ones.

3. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

- (a) Environmental Management memo dated, March 24, 2008.
- (b) Napa County Fire memo dated March 18, 2008.
- (c) Napa Building Inspection Division Memo dated March 16, 2008.
- (d) Napa County Public Works memo dated April 11, 2008.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments or Agencies may result in the need to modify the approved use permit.

4. MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring (\$134.00/hour). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

May 9, 2007

Goose Cross Cellars
1119 State Lane
Yountville Ca 94558

Re: **GOSECROSS CELLARS – OFFICE ADDITION & TRELLIS**
Minor Modification #P07-00197-MODVMIN
Assessor's Parcel Number 031-180-035-000

Dear Mr. Gorsuch:

Please be advised that your request for a Minor Modification (file number P07-00197-MODVMIN) to the Goosecross Cellars Use Permit (file number 02571-UP) to construct 360 square feet of office space and 360 square feet of trellis/patio directly in front of new office for aesthetic purposes, with no changes to the production or marketing activities, has been **APPROVED** by the Director of Conservation, Development and Planning on May 9, 2007 based on the attached conditions of approval and applicable County regulations.

EXPIRATION DATE: May 9, 2009

Pursuant to Section 18.124.080 of the Napa County Code, this minor modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your minor modification permit. In addition, approval of this minor modification has no effect on the time limits in which to activate the original project use permit.

Please be advised that the Director of Conservation, Development and Planning has determined that this minor modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15301, Class 1, Existing Facilities, and Appendix B, Class 1, Existing Facilities of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of a minor alteration to a previously approved project involving no expansion in production or marketing activities and is not located in an environmentally sensitive area.

The modification is effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the

conditions of approval. In the event an appeal is made to the Board by another, you will be noticed.

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.

Should you have any questions, please contact Suzanne Gardner-Gambill, Project Planner at (707)299-1334 or e-mail at sgambill@co.napa.ca.us.

Sincerely,

Hillary Gitelman
Director



By: Suzanne Gardner-Gambill
Planning Technician

cc: John Tuter, Assessor
Darrell Mayes, Building Official

CONDITIONS OF APPROVAL

Goosecross Cellars – Office Addition and Trellis

File # P07-00197-MODVMIN

APN: #050-010-013

1. SCOPE: The permit shall be limited to:

- Construction of 360 square feet of office space attached to the existing winery
- Construction of 360 square feet of trellis directly in front of the office
- No changes in production or marketing limits authorized by Use Permit 02571-UP

The winery offices shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and the original use permit conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

- Department of Public Works as stated in their letter of March 23, 2007
- County Fire Department as stated in their letter of April 20, 2007

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

3. INDEMNIFICATION

An indemnification agreement, in the form attached hereto, shall be signed and returned to the County within twenty (20) days of the granting of this approval.

4. PREVIOUS CONDITIONS:

The permittee shall comply with all previous conditions of approval for Use Permit 02571-UP, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede earlier ones.

5. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring (\$125.00/hour as of July, 2006). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Charles Wilson
Secretary-Director

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

April 16, 2003

Geoff Gorsuch and David Topper
1119 State Lane
Yountville, CA 94599

RE: Request for Use Permit # 02571-UP (Assessor Parcel No. 031-180-035)

Dear Mr. Gorsuch and Mr. Topper:

Please be advised that **Use Permit Application #02571-UP** has been **APPROVED** by the Napa County Conservation, Development and Planning Commission on April 16, 2003 based on the attached revised 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.

EXPIRATION DATE: April 16, 2005

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date, or it shall automatically expire and become void.

Should you have any questions, please contact Naomi Beattie at (707) 253-4417.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Charles Wilson".

Charles Wilson
Director

Cc: Linda Emerson, DP&F
Steve Lederer, Deputy Planning Director

**REVISED CONDITIONS OF APPROVAL
GOSECROSS CELLARS WINERY
#02571-UP**

1. **SCOPE:** The permit shall be limited to:

- Wine production of no more than 30,000 gallons per year
- Construction of a detached 64 square foot restroom for a winery totaling 2,144 square feet;
- Construction of a 1,500 square foot open work area;
- Construction of ten (10) additional parking spaces for a total of sixteen (16) parking spaces;
- Change the hours of operation for processing to 8 AM to 6 PM seven days per week;
- Tours and tasting by prior appointment only and retail sales for a maximum of 50 visitors per day;
- Establish a Marketing plan as discussed below
- Construction of a special designed wastewater system
- Construction of a 10,000 gallon water tank.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process.

2. **MARKETING:** Marketing events shall be limited as follows:

- a. Private promotional tasting with meals:
Frequency: 12 times per year/maximum of 1 per day
Number of persons: 30 maximum
Time of Day: 11:00 AM to 9:00 PM
- b. Release events:
Frequency: 2 times per year
Numbers of persons: 100 maximum
Time of Day: 11:00 AM to 9:00 PM

"Marketing of wine" means any activity of a winery identified in this paragraph which is conducted at the winery and is limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis, and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development. (Ord. 1104 § 11, 1996: Ord. 947 § 9 (part), 1990: prior code § 12071). All activity, including cleanup, shall cease by 10:00 PM. Start and

**REVISED CONDITIONS OF APPROVAL
GOSECROSS CELLARS WINERY
#02571-UP**

finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 5:30 PM.

3. TOURS AND TASTING:

Tours and tasting shall be by prior appointment only and are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Tours and tasting shall complete by 4:00 PM. Retail sale of wines shall complete by 4:30 PM. Retail sales of wines shall be limited to only those fermented and bottled on-site by the winery operator (**This requirement shall only apply to 10,000 gallon/year increase**). A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Department upon request.

4. GRAPE SOURCE:

At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis by December 31 the source of grapes verifying that 75% of the approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized. **This condition shall only apply to 10,000 gallon/year increase.**

5. SIGNS:

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. All signs shall meet the design standards as set forth on Section 18.116 of the County Code. At least one sign placed and sized in a manner to inform the public must legibly include wording stating **"Tours and Tasting by Prior Appointment Only"**.

6. GATES/ENTRY STRUCTURES:

Any gate installed at the winery entrance shall be reviewed by the Planning and Public Works Departments and the Napa County Fire Department to assure that it is designed to allow a large vehicles such as motorhomes to turn around if the gate is closed without backing into the public roadway and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according the County Code.

7. LIGHTING:

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum

**REVISED CONDITIONS OF APPROVAL
GOOSECROSS CELLARS WINERY
#02571-UP**

necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction of the winery, two (2) copies of a separate detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval.

8. LANDSCAPING/PARKING:

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. **Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.**

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view the structures. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery. **No parking shall occur on State Lane. No tour/transportation buses larger than a van shall be permitted at any time.**

9. OUTDOOR STORAGE/SCREENING:

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

**REVISED CONDITIONS OF APPROVAL
GOSECROSS CELLARS WINERY
#02571-UP**

10. RENTAL/LEASING:

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010)

11. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of March 27, 2003

Department of Public Works as stated in their letter of February 19, 2003

County Fire Department as stated in their letter of February 12, 2003

Building Division as stated in their letter of February 3, 2003

12. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the applicant and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$88.00/hour as of December, 2002). Violations of conditions of approval or mitigations measures caused by the applicant's contractors, employees, and guests are the responsibility of the applicant.

13. SPOILS:

All spoils generated by construction of the project facilities, including cave spoils, shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy.

14. WELLS:

The applicant may be required (at the applicant's expense) to provide well monitoring data if it is judged that water usage at the winery is, or would potentially affect groundwater or affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed, Water usage shall be minimized by use of best available control technology and best water management conservation practices.

**REVISED CONDITIONS OF APPROVAL
GOSECROSS CELLARS WINERY
#02571-UP**

15. NOISE:

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Section 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road condition require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings unless a special permit to that effect has been secured through the County.

16. COLORS:

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding vegetation and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be prohibited.

17. DUST CONTROL:

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Construction activities shall not occur during windy periods.

18. ARCHAEOLOGICAL FINDING:

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The Department will be contacted for further guidance, which will likely include the requirement for the applicant to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

19. TRAFFIC:

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors shall not occur during non-peak (4-6 PM) travel times to the maximum extent possible.

**REVISED CONDITIONS OF APPROVAL
GOOSECROSS CELLARS WINERY
#02571-UP**

20. STORM WATER CONTROL:

For any construction activity that results in disturbance of greater than five acres (or one acre following the upcoming change in State regulations) of total land area, applicant shall file a Notice of Intent with the California Regional Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, 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. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the applicant shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

21. HOT AIR BALLOONS:

No hot air balloons shall be authorized to launch from or land at the winery property.

2. Building Features: (Wood, stucco or rock facing required on any non-historic structures).

FLOOR AREA: EXISTING STRUCTURES 2600 SQ. FT. ^{- inc. house etc.} NEW CONSTRUCTION 900 SQ. FT. ^{6/24/77 plus 300 sq. office inside original structure.}

TYPE OF CONSTRUCTION: EXISTING: WOOD FRAME STUCCO FINISH
PROPOSED: WOOD FRAME STUCCO FINISH

TYPE OF EXTERIOR WALL FACING: STUCCO

TYPE OF ROOF: COMPOSITION SHINGLE

MAX. HEIGHT (FT.): EXISTING STRUCTURES 24' PROPOSED STRUCTURES 24'
(Height 35')

COMPLIANCE WITH THE U.S. SECRETARY OF INTERIOR'S
"STANDARDS FOR REHABILITATION" AND ASSOCIATED
"GUIDELINES FOR REHABILITATING HISTORIC STRUCTURES" NA X YES NO

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: NONE

TYPE OF SHIELDS TO BE INSTALLED
ON EXTERIOR LIGHTS: METAL HOOD

WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED:
(Not less than 100 ft. is located with County designated high fire risk area). 100 FT.

METHOD OF DOMESTIC WASTE DISPOSAL: SEPTIC TANK - LEACH LINE

METHOD OF INDUSTRIAL WASTE DISPOSAL: SEPTIC TANK - LEACH LINE

3. Site Characteristics:

PARCEL ACREAGE: (Not less than 4 AC.) 11.31 ACRES

ZONING DISTRICT INVOLVED: (AW, AP, and ~~WR~~ ONLY) AP

WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD:
(Not less than 400 ft. Silverado Trail and State Highways or 200 ft. other public roads). 400+ FT.

ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY:
(Not less than 2,000 ft. with 1,000 ft. corridor). 3600 FT.

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE:
(Not less than 500 ft.) 540+ FT.

MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY COMPLEX INCLUDING
SEWAGE SYSTEM AND ACCESS ROAD AND THE TOP OF THE BANK OF THE
ORDINARY HIGH WATER CHANNEL OF THE NEAREST RIVER OR STREAM
NOT COVERED BY COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE.
(Not less than 50 ft.) 2000+ FT.

NAME OF NEAREST RIVER OR STREAM: CONN CRK

FOR COUNTY
USE ONLY
YES NO

Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: STATIS LANE

(Small wineries requiring access by means of the following roadways shall not be eligible for use permit exemption.

- (1) State Highway Route 29 between Yountville and St. Helena (Lodi Lane) and all dead-end roads extending from that section of highway;
- (2) State Highway 121 west of the City of Napa;
- (3) American Canyon Road west of Flosden Road;
- (4) Flosden Road).

PARKING SPACES: EXISTING SPACES: 6

PROPOSED SPACES: 6

Building Site Requirements:

MONTH DURING WHICH WINERY CONSTRUCTION RELATED GROUND DISTURBING ACTIVITIES WILL OCCUR:

(April through October ONLY unless catch basin installed).

APRIL

NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED: NA

TYPE OF EROSION CONTROL MEASURES INSTALLED TO DISCHARGE ALL CONCENTRATED RUN-OFF AT NON-EROSIVE VELOCITIES:

NA

TYPE OF GRASS MIXTURE TO BE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION: GRASS NOT DESIRABLE IN ROAD OR VINEYARD

DATE BY WHICH DISTURBED AREAS WILL BE RESEED: NA

Landscaping Requirements:

a. INDICATE ON THE PLOT PLAN THE NAMES AND LOCATIONS OF THE PLANT MATERIALS TO BE PLANTED TO SCREEN WINERY STRUCTURES, PARKING LOTS, AND OUTDOOR WORK AND STORAGE AREAS FROM VIEW FROM SURROUNDING PROPERTIES AND ROADWAYS.

b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: WINERY PART

TIME EMPLOYERS

NAPA COUNTY
USE ONLY
YES NO

Environmental Considerations:

1. DOES THE PROPOSED SMALL WINERY BUILDING OR RELATED FACILITIES LIE WITHIN AN "ENVIRONMENTALLY SENSITIVE AREA":

No a. A DESIGNATED FLOODWAY - *nearby*

No b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE - *fairly close*

No c. AN AREA THREATENED BY LANDSLIDES

No d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT

No e. AN ARCHAEOLOGICALLY SENSITIVE AREA *surveyed*

No f. THE HABITAT AREA OF A RARE AND/OR ENDANGERED PLANT OR ANIMAL

2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

No a. A HIGH FIRE RISK HAZARD AREA

No b. A RECOGNIZED HISTORIC STRUCTURE

___	✓
___	✓
___	✓
___	✓
___	✓
___	✓
___	✓
___	✓
___	✓

CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT AND THAT THE PLANS SUBMITTED ARE ACCURATE:

Reynolds Monahan
SIGNATURE OF APPLICANT

SIGNATURE OF PROPERTY OWNER
(if different from applicant)

Sept 2 1986
DATE

DATE 198__

FOR COUNTY USE ONLY

DATE FILED: 9/8/86 ACCEPTABLE PLOT PLAN SUBMITTED: ✓ YES NO

FILE NO: _____ TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: ✓ YES NO

RECEIVED BY: *Philip E. Cundall*

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): 31-180-35

THIS APPLICATION DOES QUALIFY FOR A SMALL WINERY USE PERMIT EXEMPTION
~~does/does not~~

BY: Philip E. Crumdale
Conservation, Development and
Department

DATE: 10/28/86

Failure to activate this application within one year of the Planning Department determination shall invalidate this application and a new application will be required.

cc: BUILDING INSPECTION DEPARTMENT

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1195 Third Street, Room 210
Napa, California 94559
(707) 253-4416

