

**“E”**

**Previous Project Conditions**

March 26, 1973

Stag's Leap Wine Cellars  
% Warren Winarski  
5766 Silverado Trail  
Napa, California 94558

Gentlemen:

Your Use Permit Application Number 11-487273 to construct a small

winery on a 30-acre parcel of land

located on the east side of Silverado Trail  
has been approved by the Napa County Conservation, Development and Planning  
Commission based upon the following conditions:

(See attached sheet)

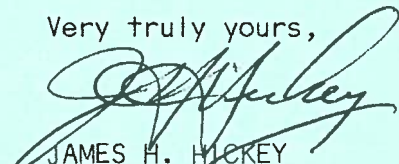
Approval Date: March 21, 1973

Your Use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance.

The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

Very truly yours,



JAMES H. HICKEY  
Secretary-Director

JHH/kh

cc: Don Jonas

8/15/72

Conditions of Approval Are:

1. Submission of a landscaping plan indicating a proposed method of screening the off-street parking area and loop road from Silverado Trail.
2. An off-street parking area for a minimum of seven (7) vehicles be provided and surfaced with a dust-free all weather surface approved by the Public Works Department.
3. The use of earth tone colors be employed for the winery by:
  - (a) Using materials whose natural coloring blend with the surrounding landscape, or
  - (b) Using applied finishes which are compatible with a rural agricultural area.
4. The site be kept in a clean and orderly condition at all times.
5. Any signs to be approved by the Department for design, area, height, and placement.
6. No public wine tasting and tours be conducted on the premises as part of the operation of the winery.
7. Compliance with all applicable building codes, zoning and setback standards, and requirements of the Division of Environmental Quality Control, the Public Works Department, the Flood Control and Water Conservation District, and the State Division of Forestry.



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

Leah C. Hawkey  
W. Scott Snowden  
XXXXXXXXXXXXXXXXXXXX  
CHAIRMAN

1121 FIRST STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4416

July 7, 1980

Warren Winiarski  
5766 Silverado Trail  
Napa, CA 94558

Dear Mr. Winiarski:  
Your Use Permit Application Number 11-517980 to ~~construct a 4500 square~~  
~~foot addition to an existing 45,000 gallon/year winery for storage and offices~~  
located ~~on the east side of Silverado Trail within an AW District (APN 70-070-24)~~  
has been approved by the Napa County Conservation, Development and Planning Com-  
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: July 2, 1980

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

*James H. Hickey*  
James H. Hickey  
Secretary-Director

JAMES H. HICKEY  
Secretary-Director

NOTE ADDED CONDITION:

1. Permit be for a 5,000sq. ft. building as revised.

JHH:jg

cc: Donald W. Jonas  
Building Codes Administrator  
County of Napa

CONDITIONS OF APPROVAL

Agenda Item: 5

Meeting Date: July 2, 1980

Use Permit: #4-517980 Stag Leap Wine Cellars

- 1. The permit be limited to: a 4500 sq. ft addition to an existing 45000 gal/yr winery  
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
- 2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit.
- 3. Provisions for \_\_\_\_\_ off-street parking spaces on a dust free, all weather surface approved by Public Works.
- 4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- 5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- 6. Annexation of the property to the following districts:
  - American Canyon County Water District
  - American Canyon Fire Protection District
  - \_\_\_\_\_
- 7. All open storage of \_\_\_\_\_ be screened from view of \_\_\_\_\_ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- 8. The permit be limited to a \_\_\_\_\_ year period.
- 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 10. The design and color of the proposed structure be compatible with the rural surroundings.
- 11. See Attachment #1 - Mitigation measures included as part of project.



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

1195 THIRD STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4416

April 10, 1984

STAG'S LEAP WINE CELLARS  
Attn: Warren Winlarski  
5766 Silverado Trail  
Napa, CA 94558

Dear Mr. Winlarski:

Your Use Permit Application Number U-438384 to construct a 9,000  
sq. ft. structure for barrel and general wine storage on a 10 acre parcel

located on the east side of Silverado Tr., north of Oak Knoll Ave.  
has been approved by the Napa County Conservation, Development and Planning  
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: April 4, 1984

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

*James H. Hickey*  
*Lamin Plana*

JAMES H. HICKEY  
Secretary-Director

**NOTE ADDED CONDITION:**

**That the applicant resolve all  
issues with the Dept. of Forestry.**

JHH:pm

cc: Bill L. Hall  
Building Codes Administrator  
County of Napa

CONDITIONS OF APPROVAL

Agenda Item: #5

Meeting Date: April 4, 1984

Use Permit: # U-43834

The permit be limited to: construction of a 9,000 square foot winery structure for barrel and general wine storage and supplies.

Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.

Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit.

Provisions for a minimum of 16 off-street parking spaces on a dust free, all weather surface approved by Public Works.

Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.

The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.

Annexation of the property to the following districts:

- American Canyon County Water District
American Canyon Fire Protection District

All open storage of \_\_\_\_\_ be screened from view of \_\_\_\_\_ and adjacent properties by a visual barrier. No open storage to exceed height of screening.

The permit be limited to a \_\_\_\_\_ year period.

Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

The maximum annual production capacity shall be 90,000 gallons. However, if waste water disposal funds are required, the applicant shall file a separate use permit for review by the commission.

Mitigation measures contained in the attached Negative Declaration



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

1185 THIRD STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4416

June 21, 1985

Stags' Leap Wine Cellars  
5766 Silverado Trail  
Napa, Ca. 94558

Gentlemen:

Your Use Permit Application Number U-468485 to expand the operation of  
the existing winery to include public tasting.

located on a 10.0 acre parcel on the east side of Silverado Trail approximately  
2.6 miles north of Oak Knoll Avenue within an AV District.  
has been approved by the Napa County Conservation, Development and Planning  
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

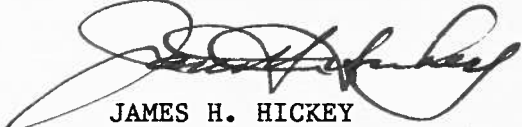
APPROVAL DATE: June 19, 1985

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

  
JAMES H. HICKEY  
Secretary/Director

JHH:ml

cc: Bill L. Hall, Building Codes Administrator



CONDITIONS OF APPROVAL  
Stags' Leap Wine Cellars

Agenda Items: 10

MEETING DATE: June 19, 1985

USE PERMIT #: U-468485

1. The permit shall be limited to the addition of public tasting to the operations of the Stags' Leap Wine Cellars Winery.
2. Provisions for a minimum of 25 off-street parking spaces on a dust free all weather surface approved by Public Works.
3. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
4. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
5. Mitigation Measures contained in the attached Negative Declaration.
6. No outside social activities including outside dining, live music, outdoor festivals, or other activities of a similar nature.
7. Retail sales shall be limited to wine produced and bottled by the winery.



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

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

Randy Pace  
Stag's Leap Wine Cellars  
5766 Silverado Trail  
Napa, CA 94559

November 7, 1988  
Assessor's Parcel # 39-030-24,29<sup>035</sup>

Dear Mr. Pace

Please be advised that **Use Permit Application Number** #U-487273 (Modification #4) has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

**APPROVAL DATE:** November 2, 1988      **EXPIRATION DATE:** November 16, 1989

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. In the event an appeal is made to the Board, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$190.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions.

Very truly yours,

  
JEFFREY R. REDDING  
Deputy Planning Director

JHH:ml:l

cc: Bill L. Hall, Building Codes Administrator  
~~Assessor~~  
John Tuteur, Assessor

Rev. 1/88

98-000-000

**PROPOSED  
CONDITIONS OF APPROVAL  
Stag's Leap Wine Cellars**

**Agenda Item: #13**

1. The permit shall be limited to the expansion of the existing 90,000 gallons per year facility to a 210,000 gallons per year winery, construction of 20,842 square feet of new buildings and 8,000 square feet of caves per the attached plot plan. Any expansion or changes in use to be by separate Use Permit submitted to the Department for Commission consideration.
2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the building permit. Landscaping, fencing and parking to be completed prior to occupancy of the proposed winery. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
3. Provisions for 20 off-street visitor parking spaces and 45 off-street employee parking spaces on a dust free all weather surface approved by Public Works.
4. Prior to issuance of any building permit, the parcels shall be merged or a lot line adjustment be approved through the Public Works Department. The merger or adjustment shall be completed prior to occupancy of the new facility.
5. Prior to issuance of any building permit, submittal to the Department of an amendment to Agricultural Preserve Contract #67/70 to reflect the merger or lot line adjustment. Existing winery facility to be brought under an Agricultural Contract.
6. Prior to issuance of any building permit, evidence be submitted to the Department that the existing 40 foot right-of-way on AP #39-030-29 has been relocated to the satisfaction of all parties concerned and the new right-of-way location recorded.
7. All new structures including the observation tower be earth-tone in color so as to blend with the surrounding area.
8. Use of the tower is limited to an observation tower only. The overall height of the tower shall not exceed 35 feet. Final building design, materials and roofing shall be compatible with the proposed winery facility.

9. No signs or commercial use of the tower shall be permitted.
10. The tower shall not be illuminated nor have any bells or other noise making devices installed in it.
11. Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height and placement.
12. Compliance with Mitigation Measures #1 through #32 contained in the attached Negative Declaration.
13. Except as permitted by County Ordinance, no outside social activities, including picnicking, outside dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature.
14. Retail sales shall be limited to wine produced and bottled by the winery.
15. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

BA:P2K



JEFFREY R. REDDING  
Director

# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

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

May 25, 1990

Randolph M. Pace  
Business Manager  
Stag's Leap Wine Cellars  
5766 Silverado Trail  
Napa, California 94558

Re: Request to Modify Approved Environmental Mitigation Measures -- Stag's Leap Wine Cellars  
#U-487273 (Modification No. 4). Assessor's Parcel No. 39-030-~~32~~.035

Dear Mr. Pace:

Please be advised that on May 16, 1990, the Napa County Board of Supervisors modified environmental mitigation measure #16, approved by the Commission on November 2, 1988 to read as follows:

- 16 a) Diesel trucks larger than one (1) ton in size shall not use the new entrance roadway before 7:00 A.M. or after 5:30 P.M.; and
- 16 b) The entrance roadway to the expanded winery shall be located at least 150 ft. from the nearest point of the existing residence on Parcel 39-030-08.

All other aspects of the project including but not limited to production capacity, conditions of approval and remaining environmental mitigation measures remain as approved by the Commission on November 2, 1988.

Please call if I can be of further assistance.

Sincerely,

  
JEFFREY REDDING  
Director

JRR:jcaction/StagLeap.mod

cc: John Tuteur, County Assessor  
Harry Hamilton, Director of Public Works  
Bill Hall, Building Codes Administrator  
Michael Miller, Deputy Planning Director  
Will Selleck, Planner III



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

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

Randy Pace  
Stag's Leap Wine Cellars  
5766 Silverado Trail  
Napa, CA 94559

November 7, 1988  
Assessor's Parcel # 39-030-24,29<sup>035</sup>

Dear Mr. Pace

Please be advised that **Use Permit Application Number** #U-487273 (Modification #4) has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

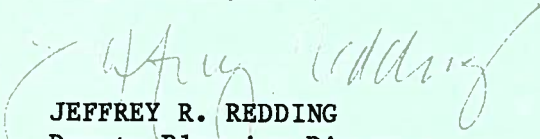
**APPROVAL DATE:** November 2, 1988      **EXPIRATION DATE:** November 16, 1989

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. In the event an appeal is made to the Board, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$190.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions.

Very truly yours,

  
JEFFREY R. REDDING  
Deputy Planning Director

JHH:ml:l

cc: Bill L. Hall, Building Codes Administrator  
~~Assessor~~  
John Tuteur, Assessor

98-000-000

**PROPOSED  
CONDITIONS OF APPROVAL  
Stag's Leap Wine Cellars**

**Agenda Item: #13**

1. The permit shall be limited to the expansion of the existing 90,000 gallons per year facility to a 210,000 gallons per year winery, construction of 20,842 square feet of new buildings and 8,000 square feet of caves per the attached plot plan. Any expansion or changes in use to be by separate Use Permit submitted to the Department for Commission consideration.
2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the building permit. Landscaping, fencing and parking to be completed prior to occupancy of the proposed winery. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
3. Provisions for 20 off-street visitor parking spaces and 45 off-street employee parking spaces on a dust free all weather surface approved by Public Works.
4. Prior to issuance of any building permit, the parcels shall be merged or a lot line adjustment be approved through the Public Works Department. The merger or adjustment shall be completed prior to occupancy of the new facility.
5. Prior to issuance of any building permit, submittal to the Department of an amendment to Agricultural Preserve Contract #67/70 to reflect the merger or lot line adjustment. Existing winery facility to be brought under an Agricultural Contract.
6. Prior to issuance of any building permit, evidence be submitted to the Department that the existing 40 foot right-of-way on AP #39-030-29 has been relocated to the satisfaction of all parties concerned and the new right-of-way location recorded.
7. All new structures including the observation tower be earth-tone in color so as to blend with the surrounding area.
8. Use of the tower is limited to an observation tower only. The overall height of the tower shall not exceed 35 feet. Final building design, materials and roofing shall be compatible with the proposed winery facility.

9. No signs or commercial use of the tower shall be permitted.
10. The tower shall not be illuminated nor have any bells or other noise making devices installed in it.
11. Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height and placement.
12. Compliance with Mitigation Measures #1 through #32 contained in the attached Negative Declaration.
13. Except as permitted by County Ordinance, no outside social activities, including picnicking, outside dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature.
14. Retail sales shall be limited to wine produced and bottled by the winery.
15. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

BA:P2K





# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING  
Director

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

May 25, 1990

Randolph M. Pace  
Business Manager  
Stag's Leap Wine Cellars  
5766 Silverado Trail  
Napa, California 94558

Re: Request to Modify Approved Environmental Mitigation Measures -- Stag's Leap Wine Cellars  
#U-487273 (Modification No. 4). Assessor's Parcel No. 39-030-~~32~~.035

Dear Mr. Pace:

Please be advised that on May 16, 1990, the Napa County Board of Supervisors modified environmental mitigation measure #16, approved by the Commission on November 2, 1988 to read as follows:

- 16 a) Diesel trucks larger than one (1) ton in size shall not use the new entrance roadway before 7:00 A.M. or after 5:30 P.M.; and
- 16 b) The entrance roadway to the expanded winery shall be located at least 150 ft. from the nearest point of the existing residence on Parcel 39-030-08.

All other aspects of the project including but not limited to production capacity, conditions of approval and remaining environmental mitigation measures remain as approved by the Commission on November 2, 1988.

Please call if I can be of further assistance.

Sincerely,

  
JEFFREY REDDING  
Director

JRR:jcaction/StagLeap.mod

cc: John Tuteur, County Assessor  
Harry Hamilton, Director of Public Works  
Bill Hall, Building Codes Administrator  
Michael Miller, Deputy Planning Director  
Will Selleck, Planner III



# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding  
Director

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

September 19, 1997

Randy Pace  
Stag's Leap Wine Cellars  
5766 Silverado Trail  
Napa, CA 94558


RE: Use Permit Modification Request #97046-MOD (Tank Canopy)  
APN 039-030-~~032~~<sup>035</sup> 038

Dear Mr. Pace:

Your request for a Use Permit Modification (#97046-MOD) to install an engineered canopy a maximum of 22 ft. high over an approximately 3600 sq. ft. area containing tanks and outdoor work area at the existing winery at 5766 Silverado Trail came before the Zoning Administrator for action on September 19, 1997. The application was **APPROVED** with the attached conditions.

You may appeal the conditions of approval to the Board of Supervisors within ten working days, in accordance with Chapter 2.88 of the Napa County Code.

Very truly yours,

  
Michael Miller  
Zoning Administrator

attachment

cc. John Tuteur, Assessor  
Gary Brewen, Building Codes Administrator  
Fred Nielsen, Forrest Architects, 525 Broadway, Sonoma 95476

**CONDITIONS OF APPROVAL**  
**USE PERMIT MODIFICATION #97046-MOD (Tank Canopy)**

1. The permit is limited to the construction of a 3600 sq.ft. tank pad cover structure a maximum of 22 ft. in height, in accordance with the plans in the project file.
2. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permits #U-487273, U-867576, U-517980, and U-438384. Any conditions that are in conflict with the requirements of this permit shall be null and void.
3. The applicant/permit holder shall comply with all current applicable building codes, zoning standards, and requirements of County Departments and agencies.
4. 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.

mmp23



# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding  
Director

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

December 21, 2000

GRADY SIBERT  
STAGS LEAP WINE CELLARS  
5766 SILVERADO TRAIL  
NAPA, CA 94558

RE: Request for Minor Use Permit Modification #00055-MOD  
Cover over Tank Pad, and Office/Storage Mezzanine Addition  
APN 039-030-035038

Dear Mr. Sibert:

The above request came before the Zoning Administrator for action on December 8, 2000. The modification would add a 1053 sq.ft. cover over an existing tank pad, and construct 1718 sq.ft. of mezzanine space within the winery building for offices and storage, at the existing winery on the east side of Silverado Trail. The modification was APPROVED with the attached conditions.

The approval may be appealed to the Board of Supervisors by 5 PM on December 22 in accordance with the procedures in Chapter 2.88 of the Napa County Code. The appeal fee in this matter is \$125.00.

The use permit being modified (#U-487273) governs establishment of the winery itself and has already been "used." I am consequently deeming the construction of the cover and mezzanine to be a separate use permit that must be "used" within one year of approval. The expiration date of the permit to allow **construction of the roof structure and the mezzanine is December 18, 2001.** It may be extended upon application and payment of applicable fees not before November 18, 2001.

Please contact Wyntress Balcher, Project Planner, if you have any further questions.

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

Michael Miller  
Zoning Administrator

cc. John Tuteur, Assessor  
Gary Brewen, Building Codes Administrator  
Wyntress Balcher

**CONDITIONS OF APPROVAL**  
**USE PERMIT MODIFICATION #00055-MOD**  
**(Stags Leap Wine Cellars Pad Cover and Mezzanine)**

1. This permit is limited to the Modification of Use Permit #U-438384 to construct a 1,053 ft<sup>2</sup> cover over an existing tank pad and an addition of a 1,718 ft<sup>2</sup> mezzanine to the existing 20,842 ft<sup>2</sup> winery building (Phase I per floor plan) to be used for office/storage space, as delineated on the approved site and floor plans.

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.

2. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit U-348384. Any conditions that are in conflict with the requirements of this permit shall be null and void.

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

The Department of Public Works as stated in their letter of November 6, 2000.

The Building Division as stated in their memo of November 2, 2000.

4. 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.



# NAPA COUNTY

## CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson  
Director

April 6, 2004

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

Warren Winniarski  
Stag's Leap Wine Cellars  
5766 Silverado Trail  
Napa, CA 94558

RE: Use Permit Request #03469-UP MOD/ Variance Request #03468-VAR  
APN APN:039-030-035<sup>038</sup>

Dear Mr. Winniarski :

Please be advised that the above-referenced **Use Permit** was **APPROVED** by the Napa County, Development & Planning Commission on March 17, 2004 based on the attached conditions, the Napa County departments' comments, and applicable County regulations. The permit becomes effective on March 31, 2004, if not appealed pursuant to Napa County Code Chapter 2.88.

**EXPIRATION DATE: MARCH 17, 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. This letter serves as the only notice you will receive regarding the expiration date of your permit.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steven Lederer".

Steven Lederer  
Deputy Planning Director

cc. John Tuteur, Assessor  
Gary Brewen, Building Codes Administrator  
Larry Bogner  
Christine Secheli

**CONDITIONS OF APPROVAL**  
**Stag's Leap Wine Cellars**  
**Use Permit #03469-UP MOD/Variance #03468-VAR**  
APN: 039-030-035

**1. SCOPE:** The permit shall be limited to modification of the existing winery to:

- Increase the annual wine production from 210,000 to 330,000 gallons;
- Remodel designated "Bldg. 2", including the construction of a new 800 sq. ft crush/press pad adjacent to the structure and move the existing 731 sq. ft. public tasting area to the new "Visitor Center" building, as delineated on the approved site and floor plan;
- Remodel and convert a portion of designated Bldg. 3 from production to offices and restrooms, as delineated on the approved floor plan;
- Remodel and convert a portion of designated "Bldg. 5" from barrel room to offices, as delineated on the approved floor plan;
- Construct a 5,300 sq. ft. "Visitor Center" as delineated on the approved site plan and floor plan, to include offices, restrooms, retail sales, reserve tasting rooms, case good storage and with the change to have no more than 731 sq. ft. of public tasting area;
- Construct a new debris/recycling pad on developed area adjacent to "Bldg. 4", as delineated on the approved site plan;
- Construct handicap access to designated "Bldg. 5" as delineated on the approved site plan;
- Increase the number of employees from 70 to 80 full time persons;
- Change operation hours from 7:30 am (currently 8:00 am) to 5:30 pm (Harvest hours: 7:00 am to 10:00 pm);
- Utilize the existing 38,000 sq. ft. caves with approval to increase barrel storage use and marketing activities in caves from the approved 8,000 to 38,000sq. ft. and construct a catering prep kitchen, restrooms and wine library within the caves;
- Relocate public access driveway and construct new public parking area, increasing total on-site parking from 65 to 105 spaces
- Modify and enlarge existing septic and wastewater treatment systems
- Establish a Marketing plan as discussed below

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 lunch meals:

Frequency: 50times per year, no more than one (1) lunch per week

Number of persons: 60 maximum

Time of Day: 11:00 AM to 3:30 PM

b. Private promotional tasting with dinner meals:

Frequency: 50 times per year, no more than two (2) dinners per week

Number of persons: 60 maximum

Time of Day: 5:30 PM to 10:00 PM

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c. Private Food and Wine Pairing Seminars:  
Frequency: 50 times per year, no more than two (2) seminars per week  
Number of persons: 35 maximum  
Time of Day: 11:00 AM to 10:00 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 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:**

The public tasting area shall be limited to 731 sq. ft. in area and shall be physically separated from the retail sales and private tasting areas. Prior to issuance of a building permit, a detail of the proposed physical separation shall be submitted to the Department for review and approval.

Private tours and tasting shall be by 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.

All Tours and tasting shall complete by 4:30 PM. Retail sale of wines shall complete by 5:00 PM and shall be limited to only those fermented and bottled on-site by the winery operator. A log book (or similar record) shall be maintained which documents the number of all visitors to the winery, and the dates of their visit. This record of all visitors shall be made available to the Department upon request.

**4. GRAPE SOURCE:**

At least 75% of the grapes used to make the 120,000 gallon increase of 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.

**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.



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**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 necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No floodlighting 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" BGH 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.

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APN: 039-030-035

**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

**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 February 10, 2004;  
Department of Public Works as stated in their letter of December 8, 2003, revised January 26, 2004;  
County Fire Department as stated in their letter of December 9, 2003;  
Building Division as stated in their letter of November 19, 2003.

**12 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 of the new visitors center.

**13 WELLS:**

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If the permittee 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. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.

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**14. 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.

**15. 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.

**16. 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.

**17. ARCHEOLOGICAL 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.

**18. TRAFFIC**

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will occur during non-peak (4-6 PM) travel times to the maximum extent possible.

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**19. 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.

**20. 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.

**21. 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 (\$116.00/hour as of January, 2004). 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.




# MEMORANDUM

RECEIVED

February 10, 2004

FEB 13 2004

**TO:** Napa County Planning Department, Charley Wilson, Director NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**FROM:** Napa County Environmental Management Department,   
Christine Secheli, R.E.H.S., Environmental Health Manager

**SUBJECT:** Application for Stag's Leap Wine Cellars  
Located at 5766 Silverado Trail  
Assessor Parcel 39-030-35  
File # 03469-MOD 03468-VAR

Regarding the variance application, we have no comments or conditions of approval.

Regarding the Use Permit Modification application, we have reviewed the proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Complete plans and specifications containing equipment layout, finish schedule and plumbing plans for the food and/or beverage facilities and employee restrooms, must be submitted for review and approval by the County Department of Environmental Management prior to issuance of any building permits for said areas. An annual food permit will also be required. **This condition applies to both the kitchen in Building 3 and the cave kitchen. If either of these facilities is already existing, you must contact your district inspector to determine specific permitting requirements for that kitchen.**
2. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.
3. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4, Chapter 30 of the California Code of Regulations.
4. An inspection report on the existing sanitary ETI bed must be provided at the time of the construction of the proposed additional sanitary wastewater system. Any deficiencies noted in this inspection report will have to be addressed.
5. A permit for the expansion of the sanitary wastewater system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area as well as the proposed trench detail. If special design sewage disposal

plans are required, such plans shall fulfill this requirement. **This plan will have to address how wastewater flows will be split and/or monitored between the existing and proposed systems, as outlined in the feasibility report.**

5. A permit for the process wastewater system expansion must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit for review and approval, engineered plans complete with design criteria based upon local conditions.
6. This department did not oversee the plan approval or construction of the new irrigation reservoir as it was represented to this department as NOT to be a part of the processed wastewater system. This application however, considers this pond as a part of the process wastewater system. As such, plans for this additional pond and all other modifications to the process wastewater system must be submitted for review and approval by this department. Such plans must 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 granted until such plans are approved by the Department of Environmental Management.
7. 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.
8. The use of the drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc., over the system.
9. An annual sewage permit must be obtained for the **existing and proposed** engineered sewage disposal systems prior to issuance of a final on the project. The septic system monitoring, as required by this permit must be fully complied with.
10. If any uncovered outdoor processing areas are proposed, the applicant must submit a proposal from their engineer that addresses proper diversion and direction of storm water and process wastewater from such areas. This proposal must include a detail on the diversion valve (or equivalent) must be provided to this department prior to issuance of sewage permits.
11. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
12. 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.

13. Since the irrigation areas for the process wastewater system are located partly on a separate parcel from the facility it serves, a copy of the recorded grant of sewage easements must be provided to the Department of Environmental Management prior to issuance of sewage permits. If this easement does not exist, one must be prepared and recorded prior to the issuance of sewage permits.

cc: Stag's Leap Wine Cellars, 5766 Silverado Trail, Napa, CA 94558

**PUBLIC WORKS DEPARTMENT  
INTER-OFFICE MEMO**



RECEIVED  
December 8, 2003

JAN 27 2004

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**TO:** Conservation Development and Planning Department

**FROM:** Jodee DiSalle, Assistant Engineer *JD Traffic Count Revised 1/26/04*

**SUBJECT:** Stag's Leap Wine Cellars, 5766 Silverado Trail  
APN# 039-030-035, UP# - 03469

The application will allow the applicant to increase wine production to 333,000 ga/year, increase cave capacity by 30,000 sqft, construct a new 5,300 sqft. Visitor's center; increase full time employees to 80; and construct an additional 40 parking spaces. Parcel is located off Silverado Trail across from Hartwell Vineyards.

**EXISTING CONDITIONS:**

1. Existing access road complies with Napa County Road and Street Standards.
2. Existing Parking surface is currently paved.
3. The winery is served by a left-turn lane on Silverado Trail.
4. The traffic count for Silverado Trail was 12,249 just north of Oak Knoll Crossroad, and 11,982 just south of Yountville Crossroad taken on 10/11/99 and 8/12/99 respectively.

**RECOMMENDED CONDITIONS:**

**GROUNDWATER**

1. We have reviewed the phase one, water availability analysis for the proposed project. The project includes three parcels.

Parcel 039-030-035 consists of 33.43 acres located in the valley floor area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 33.43 AF/Year. The estimated water demand of 9.85 AF/Year is below the established threshold for the property.

Parcel 039-030-036 consists of 40.37 acres located in the valley floor area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 40.37 AF/Year. The estimated water demand of 4.26 AF/Year is below the established threshold for the property.



Parcel 039-030-027 consists of 10.39 acres located in the valley floor area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 10.39 AF/Year. The estimated water demand of 9.85 AF/Year is below the established threshold for the property.

The groundwater use for all three parcels is below the threshold for each parcel, therefore the projected groundwater use for this project should not have a significant impact on static groundwater levels of neighboring wells. No further analysis is necessary.

**NEW DRIVEWAY:**

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. 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).

**PARKING:**

3. Any 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 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

**SITE IMPROVEMENTS:**

5. The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans along with proposed erosion control measures.
6. 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.
7. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
8. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

**OTHER RECOMMENDATIONS:**

9. A left turn lane on Silverado Trail shall be constructed and accepted by the Director of Public Works prior to issuance of a Certificate of Occupancy for the winery.

10. 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.
11. 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 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Larry Bogner or Jodee DiSalle at 253-4351. For groundwater questions, please contact Anna Maria Martinez

cc: Stag's Leap Wine Cellars, 5766 Silverado Trail, Napa, CA 94558  
Summit Engineering, 463 Aviation Blvd #200, Santa Rosa, CA 95403



# INTER-OFFICE MEMO

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TO: Charles Wilson, Director  
Conservation, Development, and Planning Department

FROM: Gabrielle Maurino Avina, Fire Department

DATE: December 9, 2003

SUBJECT: Stag's Leap Wine Cellars Use Permit Modification Comments  
Apn: 039-030-035 03469-MOD

**Site Address: 5766 Silverado Trail, Napa**

The Napa County Fire Marshal staff has reviewed the Use Permit Modification application to construct a new 5,300 square foot visitor center, modify building 2 and remodel portions of B3 and B5, increase wine production to 330,000 gallons and increase the square footage and change in use of the caves. We recommend that the following items shall 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 at the time of building permit issuance.**
2. Fire apparatus access roads shall be provided to within 150 feet of all portions of a structure and to all cave portals. 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. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
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 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 and both directions of travel on Silverado Trail. The address numbers shall be a minimum of 10" in height, contrasting in color with their background and shall be illuminated. Individual buildings at the site shall be addressed with the building identification as announced by the fire alarm system.
7. 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.
8. An approved automatic fire sprinkler system will be required for the proposed visitor center and for the kitchen/service corridor of the wine cave. The fire sprinkler system shall be installed and maintained in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 1999 edition)*. Building 2, building 3 and building 5 may require modifications to the existing sprinkler system dependent on the modifications/changes to the structures.
9. The minimum required fire flow for the protection of the proposed project is 500 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 30,000 gallons. This requirement is based on the square footage of the largest building on site. If the building is sprinkled a 50% reduction in the water storage for fire flow is allowed bringing the water storage for fire flow for this project to 15,000 gallons. The fire flow and storage volume in a sprinkled 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 maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 1999 edition)*.
11. The private fire service mains shall be installed and maintained in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1995 edition)*.
12. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2001 edition*.
13. All post indicator valves, control valves, waterflow devices and fire pumps 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, 1999 edition).* In the caves the fire alarm shall be extended to the service corridor, restrooms and wine library/bottle storage area. The fire alarm shall include automatic detection, manual fire alarm stations and visible/audible notification appliances.

14. The kitchen within the cave will require a hood duct extinguishing system for all commercial cooking equipment.
15. Exit door hardware at the South and West portals shall be replaced for similarity with prevailing requirements of exit door hardware. The modifications shall be submitted to the NCFD for review and approval.
16. A Knox box or a Knox Cabinet shall be installed at approved location by the Napa County Fire Marshal's Office. Since the project will require an alarm system the box will require "tamper" monitoring.
17. The Knox rapid entry system shall have one or all of the following items placed in the Knox box or Knox cabinet, dependant on requirements of this facility:
  1. A minimum of 2 master keys to the cave(s) for emergency access.
  2. Scaled site plan of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
  3. Scaled floor plans of all caves showing doors, offices, etc.
  4. Napa County Hazardous Materials Business including all MSDS forms, etc.
18. The applicant shall provide the Fire Department the ability to communicate between emergency personnel inside the cave.
19. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
20. 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.
21. 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.
22. 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.

BYRON J. CARNIGLIA  
Fire Chief

By: *Gabrielle Maurino Avina*

Gabrielle Maurino Avina  
Assistant Fire Marshal

cc: Applicant, CFM Files, Chron



CHARLES WILSON  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

RECEIVED

NOV 19 2003

PATRICK LYNCH  
Assistant Director

## PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

NAPA COUNTY CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

TO: Building Inspection Div

APPLICATION TITLE: Stags Leap APN: 039-030-035

RESPONSE REQUEST DATE: Nov 18, 2003 RESPONSE RETURN DATE: Dec 1, 2003  
FINAL REQUEST DATE: \_\_\_\_\_ FINAL RESPONSE DATE: \_\_\_\_\_

PLEASE RESPOND VIA E-MAIL TO: slederer @co.napa.ca.us  
OR DIRECT FAX TO: \_\_\_\_\_ (707)299-4045  
FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: Steve Lederer

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.

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.

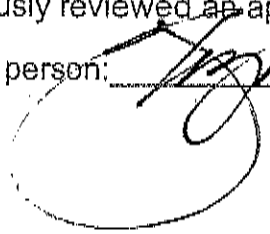
1. Do you recommend: Do you have jurisdiction by law over this project?  Yes  No
2. Indicate areas of environmental concern and availability of appropriate technical data:  
NONE

3. Do you recommend:  Negative Declaration  Environmental Impact Report

4. If the project is approved, recommend conditions of approval (use additional page if needed). SECURE REQUIRED CONSTRUCTION PERMITS.

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

6. Name of contact person: [Signature] Telephone #: 253-4417



Prepared by: STACY W. BRENNEN  
Title: BUILDING CODES ADMIN  
Date: 11-19-03

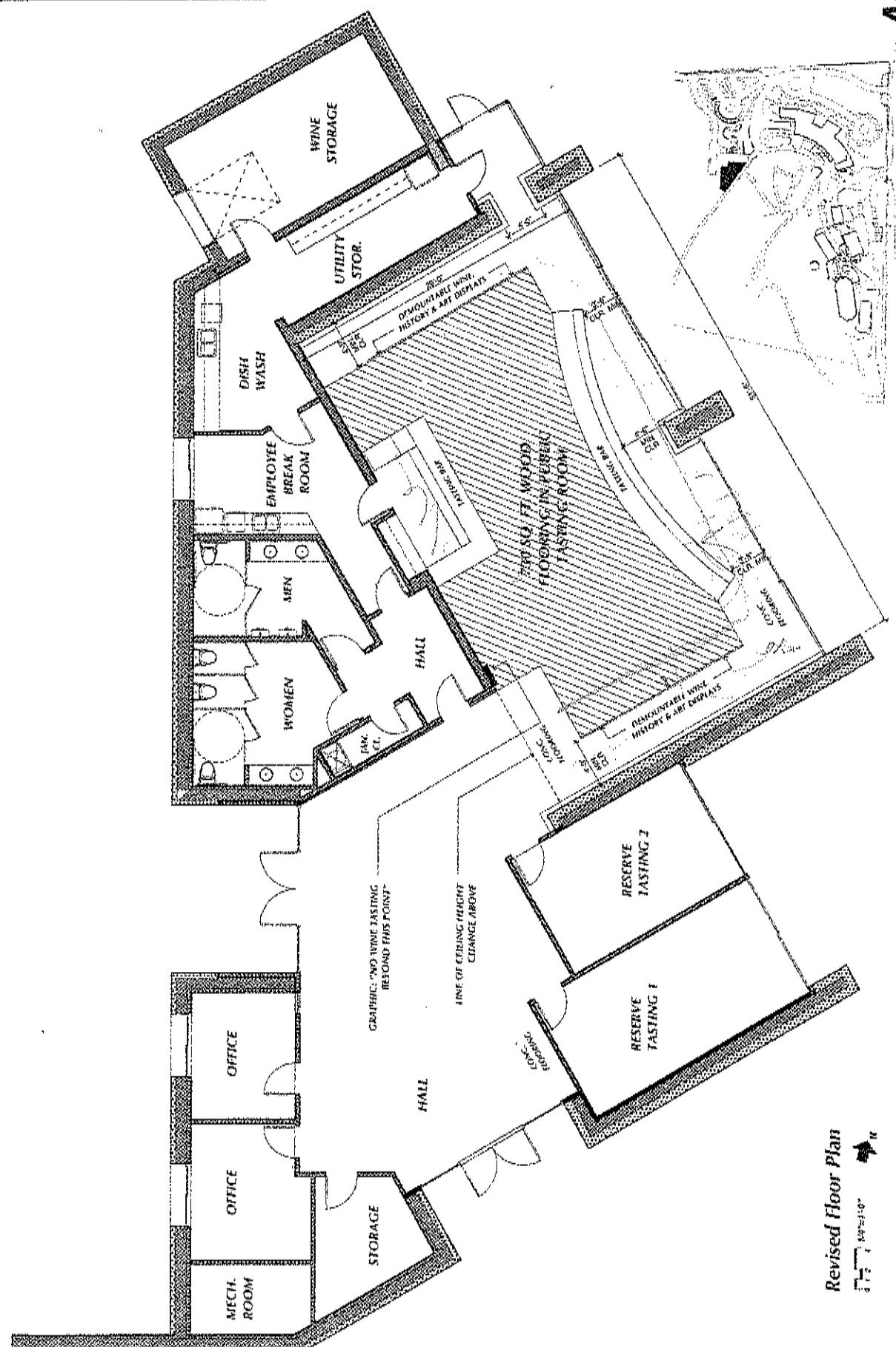
EXHIBIT A

Daniel McDonald AIA Architects, Inc.  
1170 BOWLING GREEN BLVD., SUITE 200  
COLUMBUS, OHIO 43215  
(614) 442-0800 FAX (614) 442-0803

STAGS LEAP WINE CELLARS  
WINE CELLARS  
1170 BOWLING GREEN BLVD., SUITE 200  
COLUMBUS, OHIO 43215  
(614) 442-0800 FAX (614) 442-0803

Revised Tasting Room Floor Plan  
WINE CELLARS  
1170 BOWLING GREEN BLVD., SUITE 200  
COLUMBUS, OHIO 43215  
(614) 442-0800 FAX (614) 442-0803

A6.17



Key Plan

Revised Floor Plan  
1/16/2010



