

**“E”**

**Previous Project Conditions**



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

1106 THIRD STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4418

August 8, 1983

Post-It* Fax Note	7671	Date	8/15/83	# of pages	16
To	Neil	From	Terri		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

BOUCHANE VINEYARDS  
Attn: Jerry Luper  
1075 Buchli Station Rd.  
Napa, CA 94558

Dear Mr. Luper:

Your Use Permit Application Number U-528283 to ~~construct a waste~~  
water disposal pond on a 37.21 acre parcel

located on the west side of Buchli Station Road south of Las Amigas Road  
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: August 3, 1983

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:pm

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

CONDITIONS OF APPROVAL

Agenda Item: 5

Meeting Date: August 3, 1983

Use Permit: #4-528283 Bouchane Vineyards

- 1. The permit be limited to: a waste water disposal pond per the attached plat plan.  
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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-309  
AREA CODE 707/253-4416

October 27, 1988  
Assessor's Parcel #

320-031  
47-320-24

Eugenia Keegan, President  
Bouchaine Vineyards, Inc.  
1075 Buchli Station Road  
Napa, CA 94550

Please be advised that **Use Permit Application Number #U-528283**  
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:** October 19, 1988      **EXPIRATION DATE:** November 2, 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,

Handwritten signature of Jeffrey R. Redding in cursive.

JEFFREY R. REDDING  
Deputy Planning Director

JHH:ml:l

cc: Bill L. Hall, Building Codes Administrator  
Assessorxxx  
John Tutaur, Assessor

Rev. 1/88

CONDITIONS OF APPROVAL

Bouchaine Winery Use Permit Modification  
#U-528283  
CDPC Meeting of 10/19/88

- 1) The permit shall be limited to public tours and tastings within the existing 225,000 gallons per year winery facility. No new construction is authorized by this permit.  
  
Any expansion or changes in use to be by separate Use Permit submitted to the Department for Commission consideration.
- 2) Provisions for 18 off-street parking spaces on a dust free all weather surface approved by Public Works.
- 3) No new off-site signage, including but not limited to directional signs, shall be permitted.
- 4) No promotion of the winery as "open for public tours and/or tasting" shall be undertaken.
- 5) 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.
- 6) Retail sales shall be limited to wine produced and bottled by the winery.
- 7) Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 8) Compliance with items 4, 5 and 7 of the Department of Forestry letter dated 8/16/88 incorporated herein by reference.

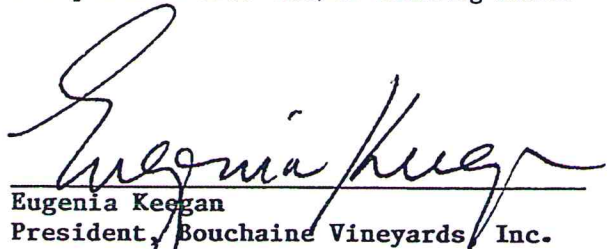
BA/jm.9

PROJECT REVISION STATEMENT  
Bouchaine Winery Expansion

I hereby revise my proposal to conduct public tours and tasting at an existing 160,000 gal/yr winery on Assessor's Parcel 47-330-10 (i.e., Use Permit U-528283 - Mod #1) to include the measures specified below:

Traffic Generation/Safety

1. No new off-site signage, including but not limited to directional signs, shall be created.
2. No promotion of the winery as open for public tours and/or tasting shall be undertaken.

  
\_\_\_\_\_  
Eugenia Keegan  
President, Bouchaine Vineyards Inc.

8/11/88  
\_\_\_\_\_  
Date

NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMIT

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of September 21, 1988

Agenda Item #7

**APPLICATION DATA:**

**APPLICANT:** BOUCHAINE VINEYARDS, INC.  
Modification to  
Use Permit #U-528283 Date Filed: 8/11/88

**REQUEST FOR:** Approval to convert an existing private tasting room to a public tasting room and to conduct public tours and tastings at the existing winery facility on a 37.21 acre parcel.

**LOCATION:** On the west side of Buchli Station Road approximately 1,000 feet south of Las Amigas Road within an AW (Agricultural Watershed) District. (Assessor's Parcel #47-330-10)

**FINDINGS:**

**SPECIAL INFORMATION:**

- 1) Details of the proposal are contained in the attached supplemental information sheet.
- 2) Comments and recommendations from various County departments and other agencies are attached.
- 3) Bouchaine Vineyards Winery has operated at its present location since before use permits for wineries were required by the County.
- 4) On August 3, 1983, the Commission approved Use Permit #U-528283 to construct a wastewater disposal pond on the site to serve the existing winery facility. Production capacity was listed at 225,000 gallons per year. The current application indicates a production capacity of 160,000 gallons per year.
- 5) Currently, tours and tastings are available by prior appointment only. No modifications to existing structures or new construction is proposed to provide for public tours and tastings by the applicant.

Bouchaine Winery Use Permit #U-528283  
CDPC Meeting of 9/21/88

- 6) As represented by the applicant, the purpose for this request is to eliminate the need to turn people away who arrive at the winery with no prior appointment. Current practice is to request that such persons return once an appointment is scheduled. Based upon this representation, the project has been revised to include provisions prohibiting promotion of the public tours and/or tastings. This project revision will ensure that traffic to the winery will remain at present levels as indicated by visitation records provided by the applicant.

**ENVIRONMENTAL ANALYSIS:**

- 7) Categorically Exempt pursuant to the California Environmental Quality Act (Class #1).

**PLANNING & ZONING ANALYSIS:**

- 8) The Commission has the power to issue a Use Permit under the zoning regulations in effect as applied to the property.
- 9) The procedural requirements for a Use Permit set forth in Title XII of the Napa County Code (zoning regulations) have been met.
- 10) The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.
- 11) The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.
- 12) The proposal is in conformance with the General Plan designation of Agricultural Resource and the AW District Zoning specified for the property.

**RECOMMENDATION:**

**ENVIRONMENTAL:**

- 1) None required (Categorically Exempt)

**PLANNING:**

- 2) APPROVAL with findings and subject to the attached Conditions of Approval.



PROPOSED  
CONDITIONS OF APPROVAL

Agenda Item #7

Bouchaine Winery Use Permit Modification  
#U-528283  
CDPC Meeting of 9/21/88

- 1) The permit shall be limited to public tours and tastings within the existing 225,000 gallons per year winery facility. No new construction is authorized by this permit.  
  
Any expansion or changes in use to be by separate Use Permit submitted to the Department for Commission consideration.
- 2) Provisions for 18 off-street parking spaces on a dust free all weather surface approved by Public Works.
- 3) No new off-site signage, including but not limited to directional signs, shall be permitted.
- 4) No promotion of the winery as open for public tours and/or tasting shall be undertaken.
- 5) 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.
- 6) Retail sales shall be limited to wine produced and bottled by the winery.
- 7) Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

BA/jm.9

USE PERMIT APPLICATION  
SUPPLEMENTAL INFORMATION SHEET

BOUCHAINE VINEYARDS, INC.  
(Use Permit \_\_\_\_\_)

I. USE

- A. Description of Proposed Use: Convert private (by appt. only) tasting area (including where appropriate to public tasting area. (wine, wine pouring) product/service provided)
- B. Special Operations: No additional or increase of special activities
- C. Project Phases:  one  two  more than two (please specify) \_\_\_\_\_
- D. Estimated Completion Date For Each Phase: phase 1: 10/88 phase 3: \_\_\_\_\_  
phase 2: \_\_\_\_\_
- E. Actual Construction Time Required For Each Phase:  less than 3 months  more than 3 months
- F. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: N/A
- G. Additional Licenses/Approvals Required:  
district: \_\_\_\_\_ None regional: \_\_\_\_\_  
state: \_\_\_\_\_ federal: \_\_\_\_\_

II. BUILDINGS

- A. Floor Area: (in square ft) new construction: N/A  
existing structures or portions thereof to be utilized: 750 sq. ft.  
existing structures or portions thereof to be removed: \_\_\_\_\_
- B. Square Footage Devoted to Each Separate Use: living \_\_\_\_\_; storage/warehouse \_\_\_\_\_;  
offices 700-A; sales 750-A;  
other (production) 28,450-B,C
- C. Maximum Bldg Height: existing structures: A: 20' new construction: N/A  
B: 50'  
C: 20'
- D. Type of New Construction (e.g., wood-frame): N/A
- E. Type of Exterior Night Lighting Proposed: Existing

III. PARKING

	Present	Proposed
A. Customer Parking Spaces:	<u>8</u>	<u>8</u>
B. Worker Parking Spaces:	<u>10</u>	<u>10</u>

- A. ADMINISTRATION/TASTING ROOM
- B. PRODUCTION - OVER -
- C. PRODUCTION

**IV. TYPICAL OPERATION**

	<u>Present</u>	<u>Proposed</u>
A. Days of Operation:	<u>5</u>	<u>7</u>
B. Expected Hours of Operation:	<u>7am-5pm</u>	<u>7am-5pm M-F; 10-5 S&amp;S</u>
C. Anticipated Number of Shifts:	<u>1</u>	<u>No change</u>
D. Expected Number of Full-Time Workers/Shift:	<u>11</u>	<u>No change</u>
E. Expected Number of Part-Time Workers/Shift:	<u>0</u>	<u>One for weekends</u>
F. Anticipated Number of Visitors		
● busiest day:	<u>10</u>	<u>30</u>
● average per week:	<u>25</u>	<u>150</u>
G. Anticipated Number of Deliveries/Pickups		
● busiest day:	<u>1. Harvest: 10</u>	<u>No change</u>
● average per week:	<u>2. Non-harvest: 4</u> <u>10</u>	<u>--</u>

**V. SUPPLEMENTAL INFORMATION FOR SELECTED USES**

**A. Wineries**

- operations proposed: ex crushing; ex fermentation; ex storage ageing; ex bottling/packing; ex shipping via UPS ex administration; X public retail sales; X public tours/tasting; ex tours/tasting by prior appointment only; other ( )
- 1. Production: 160,000 gal.
- 2. Storage: 500,000 gal.
- initial/current production (in gallons/year):
- production capacity requested (in gallons/year): Same

**B. Commercial Meeting/Food Serving Facilities N/A**

- restaurant/deli seating capacity: \_\_\_\_\_
- bar seating capacity: \_\_\_\_\_
- public meeting room seating capacity: \_\_\_\_\_

**C. Residential Care Facilities/Day Care Centers**

	<u>Present</u>	<u>Proposed</u>
● type of care:	<u>N/A</u>	<u>N/A</u>
● total number of guests/children:	_____	_____
● number of bedrooms:	_____	_____
● distance to nearest existing/ approved facility/center:	_____	_____

USE PERMIT  
WATER SUPPLY/WASTE DISPOSAL  
INFORMATION SHEET  
BOUCHAINE VINEYARDS, INC.

(Use Permit \_\_\_\_\_)

I. WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
A. Source of Water (eg., spring, well, mutual water company, city, district, etc):	<u>Well</u>	<u>Well (plus storage tank)</u>
B. Name of Water Supplier (if water company, city, district): annexation needed?	N/A <u>Yes</u> ___ <u>No</u> ___	<u>Yes</u> ___ <u>No</u> ___
C. Current Water Use (in gallons/day):	<u>approx. 4,000*</u>	_____
D. Anticipated Future Water Demand (in gallons/day):	<u>same</u>	_____
E. Water Availability (in gallons/minute):	from well: <u>30 gpm</u> from tank: <u>50 gpm</u>	<u>50 gpm</u>
F. Capacity of Water Storage System (in gallons):	<u>50,000</u>	<u>50,000</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc):	<u>tank</u>	<u>tank</u>

\*Based on yearly use of 1.5 million gallons; includes vineyard irrigation.

II. LIQUID WASTE	<u>Domestic</u> (sewage)	<u>Winery</u>	<u>Other</u> (please specify)
A. Disposal Method (e.g, on-site septic system, on-site ponds, community system, district, etc.):	<u>septic</u>	<u>pond</u>	_____
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	N/A <u>Yes</u> ___ <u>No</u> ___	<u>Yes</u> ___ <u>No</u> ___	<u>Yes</u> ___ <u>No</u> ___
C. Current Waste Flows (peak flow in gallons/day):	<u>172 gpd</u>	<u>5,000</u>	_____
D. Anticipated Future Waste Flows (peak flow in gallons/day):	<u>216 gpd</u>	<u>5,000</u>	_____
E. Future Waste Disposal Capacity (in gallons/day):	<u>No change</u>	_____	_____

III. SOLID WASTE DISPOSAL

Domestic

Winery

Other  
(please specify)

A. Disposal Method (eg., on-site, landfill, garbage company, etc):

Garbage Company

IV. HAZARDOUS/TOXIC MATERIALS

A. Disposal Method (eg., on-site, landfill, garbage company, waste hauler, etc):

N/A

B. Name of Disposal Agency (if landfill, garbage company, private hauler etc.):

N/A

AM: 8/06/87

BOUCHAINE

RECEIVED

AUG 29 1988

NAPO COUNTY CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

August 29, 1988

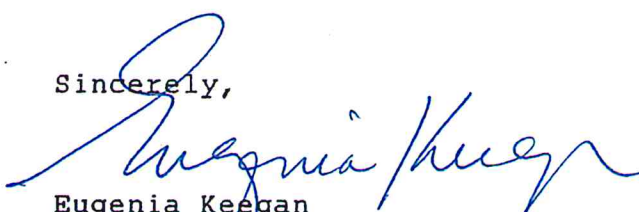
Mr. William L. Selleck  
Napa County Conservation,  
Development and Planning  
Department  
1195 Third Street  
Room 210  
Napa, California 94558

Dear Will:

Enclosed please find a record of visitation to Bouchaine Vineyards, Inc. as requested. Dates are Saturday August 20th through Sunday August 28, 1988. Please note that on both Sundays the winery was closed after 1:00 P.M. and in fact we were open those mornings only to accomodate prior appointments.

If you have any questions please don't hesitate to call.

Sincerely,

  
Eugenia Keegan  
President  
BOUCHAINE VINEYARDS, INC.

EK/DM

Enclosure

Bouchaine Vineyards, Inc., 1075 Buchli Station Road, Napa, California 94558  
(707) 252-9065

For more information about Bouchaine wines call 1-800-654-WINE.

RECEIVED

# BOUCHAINE

AUG 29 1988

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

## List of Visitors to Bouchaine Vineyards, Inc. August 20-28, 1988

### SATURDAY AUGUST 20TH:

10:30 2 people by appointment  
10:45 3 people drop in-returned at 4:00 by appointment  
2:30 2 people drop in-unable to return  
3:00 2 people by appointment  
4:00 3 people from earlier return by appointment

### SUNDAY AUGUST 21ST:

10:00 4 people by appointment  
10:30 4 people drop in-returned on Monday  
11:00 5 people drop in-could not return

### MONDAY AUGUST 22ND:

1:00 2 people by appointment  
2:30 4 people from Sunday by appointment  
4:00 1 person drop in-could not return

### TUESDAY AUGUST 23RD:

1:15 3 people drop in-returned Wednesday  
3:00 4 people by appointment

### WEDNESDAY AUGUST 24TH:

11:00 3 people from Tuesday by appointment

### THURSDAY AUGUST 25TH:

12:00 20 people by appointment (winemakers from France)  
2:15 2 people drop in-could not return  
4:00 2 people by appointment

### FRIDAY AUGUST 26TH:

9:00 2 people by appointment  
11:30 2 people by appointment  
12:00 2 people drop in-returned on Saturday  
1:15 4 people drop in-returned on Saturday  
3:00 4 people drop in-to return on Monday

Bouchaine Vineyards, Inc., 1075 Buchli Station Road, Napa, California 94558  
(707) 252-9065

For more information about Bouchaine wines call 1-800-654-WINE.

Page 2/Visitors

SATURDAY AUGUST 27TH:

10:00	4 people from Friday by appointment
11:00	4 people by appointment
1:00	5 people drop in-to return on Monday or Tuesday
2:20	2 people from Friday by appointment
4:30	2 people drop in-could not return

SUNDAY AUGUST 28TH:

10:30	2 people by appointment
11:30	2 people drop in-added them to 11:30 tour
11:30	3 people by appointment
12:45	4 people drop in-to return on Tuesday





# NAPA COUNTY

## CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

**JEFFREY REDDING**

Director

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

October 8, 1993

Assessor's Parcel # 47-330-10  
320-031

Bouchaine Vineyards  
c/o Greg Swaffar  
SUMMIT ENGINEERING  
1400 North Dutton Ave, #22  
Santa Rosa, CA 95401

Dear Mr. Swaffar:

Please be advised that Use Permit Application Number 93033-UP has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL) Please note that the language of Condition #1 does not permit construction of any part of any structure (including antennas or lightning rods atop the approved cupolas) above 50 feet in elevation, which construction would violate the Napa County Zoning Ordinance without a Variance.

**APPROVAL DATE: October 6, 1993**

**EXPIRATION DATE: October 16, 1994**

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. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, 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 and provided that any modification of the permit has become final. A request for an extension of time is subject to payment of a \$385.00 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,

  
MICHAEL MILLER

Deputy Planning Director

cc: John Tuteur, County Assessor  
Gary Brewen, Building Codes Administrator

mmp11

**CONDITIONS OF APPROVAL**  
**Use Permit #93033-UP (Bouchaine Vineyards)**

1. The permit is limited to the construction of three cupolas, the tallest no greater than 49.5 feet high, as measured from the approximate original ground elevation of 38 feet at the proposed easterly cupola.

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

2. Comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
3. Comply with two (2) Mitigation Measures described in the Project Revision Statement signed by the applicant dated September 22, 1993.



# NAPA COUNTY

## CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

**JEFFREY REDDING**  
Director

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

October 8, 1993

### USE PERMIT MODIFICATION

Eugenia Keegan, President  
Bouchaine vineyards, Inc.  
1075 Buchli Station Rd.  
Napa, CA 94559

Re: Modification of Use Permit #U-528283 (#93035-MOD)  
Assessor's Parcel No. 47-330-10


Dear Ms. Keegan:

Please be advised that on October 8, 1993, the Napa County Zoning Administrator approved your request to modify use permit #U-528283 to remodel and rehabilitate an existing winery and to install a 16 foot tall, 60,000 - 70,000 gallon storage tank for fire protection located on a 37.21 acre parcel on the west side of Buchli Station Road, approximately 1400 feet south of the intersection with Las Amigas Road, within an AW:AC (Agricultural Watershed: Airport Compatibility) Zoning district. The modification was approved subject to compliance with the attached conditions of approval. All other conditions of approval and mitigation measures remain as specified by use permit #U-528283 or any other previously approved modification or other permit.

The action of the Zoning Administrator is final unless appealed pursuant to Title XIII of the Napa County Code.

Please contact Wyntress Balcher, Planner III, if you have any questions on this matter.

Sincerely,

  
Jeffrey R. Redding  
Zoning Administrator

cc: John Tuteur, County Assessor  
Gary Brewen, Building Codes Administrator

*see agreement  
to move tank and  
reduce to 8' in height  
dated Nov. 12, 1993  
by Jeffrey Redding.*

## CONDITIONS OF APPROVAL

### Use Permit Modification #93035-MOD (Bouchaine Vineyards, Inc.)

1. The permit is limited to:
  - A. The remodeling and rehabilitation of an existing 225,000 gallons per year winery facility, which include limited tours and tasting within a 750 square foot area and other operations as outlined in the Use Permit Supplemental Information Sheet For Winery Uses (Exhibit A) submitted with the modification request; and,
  - B. The remodeling and rehabilitation in compliance with the scope outlined in the attached floor plans.
  - C. Any relocated tasting room shall be limited to 750 square feet as approved by Use Permit #U-528283 Modification #1.

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

2. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-528283 (and Use Permit #U-528283 Modification #1). Any conditions that are in conflict with the requirements of this permit shall be null and void.
3. The applicant shall comply with all current applicable building codes, zoning standards, and requirements of County Departments and agencies.
4. The applicant shall comply with 2 Mitigation Measures described in the Project Revision Statement.

**PROJECT REVISION STATEMENT**

September 20, 1993

Mitigation Measures for

Bouchaine Vineyards Winery Rehabilitation and Remodeling

I hereby revise my proposal to remodel and rehabilitate an existing winery, on a 37.21 acre parcel, located on the west side of Buchli Station Road, Assessors Parcel # 47-330-10 (Use Permit #93033-UP and Minor Modification request #93035-MOD (modifying Use Permit #U-528283) to include the measures specified below:

**AESTHETIC (Increased Nighttime Light)**

1. All future lighting shall be equipped with shields to direct illumination downward and away from nearby streets and the path used by aircraft taking off from and landing at the Napa County Airport.

**PUBLIC HEALTH (Aircraft Annoyance and Safety)**

2. An aviation easement shall be provided to the County of Napa Airport prior to issuance of any building permits.

I further commit myself and, by recording this document, my successors-in-interest to communicate the above-specified requirements in writing to any future purchasers of the parcels subject to this application prior to transfer of title.

\_\_\_\_\_  
[applicant]

\_\_\_\_\_  
Date

\_\_\_\_\_  
[owner if different]



# 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

June 23, 1997

Jan Novotny  
BOUCHAINE VINEYARDS  
1075 Buchli Station Rd.  
Napa, CA 94558

RE: Use Permit Modification #96613-MOD  
APN ~~047-330-010~~  
320-031

Dear Ms. Novotny:

Use permit modification #96613-MOD came before the Zoning Administrator for action on June 20, 1997. The modification would amend #U-528283 by increasing the size of the existing outdoor deck by 342 sq.ft., adding a business identification sign, and including a winery marketing plan at the existing Bouchaine Vineyards Winery, 1075 Buchli Station Rd., Carneros. The use permit modification was **APPROVED** with the attached conditions.

The modification must be used by **June 30, 1998** or it will expire without further action. The period for activation may be extended for a maximum of 12 months following the procedures in the Napa County Code, including payment of the Extension fee.

This determination may be appealed to the Board of Supervisors in accordance with Napa County Code Chapter 2.88 within 10 working days of the decision. This is your only notice of conditions of approval, rights of appeal, and expiration.

If you have any questions, please contact Wynress Balcher, Project Planner.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Michael Miller".

Michael Miller  
Zoning Administrator

cc. Gary Brewen, Building Codes Administrator  
Wynress Balcher, Planner III  
Tom Carey, DP&F

**CONDITIONS OF APPROVAL**  
**Bouchaine Vineyards Winery Modification**  
**96613-MOD**

1. The permit is limited to:
  - a. The construction of a 342 sq. ft. addition to an existing 456 sq. ft. deck, for a maximum of 798 sq. ft., limited in use to "marketing activities" as defined by Napa County Code. No use of said deck is permitted as part of the public tasting room activities. The door between the deck and the public wine tasting room shall be kept closed, with a visible "emergency exit" sign to prevent use of the deck as part of the public tasting room.
  - b. The installation of a 27 sq. ft. business identification sign. Plans for the business identification sign shall be submitted to the Department for review and approval with regard to design, area, height, and placement.

2. Marketing activities are limited to the following and in conformance with Section 18.08.370 of the Napa County Code:

Private promotional luncheons and dinners:

Frequency:	8 per year
Number of persons:	4-12
Average # persons/event:	10

Advertising, promotion and catered food service for the annual Wine Auction (maximum 2 events at the winery) and April in Carneros (maximum 2 days)

Meetings of various wine-related organizations such as vintners and enologists and food and wine groups. Each meeting includes a meal (catered meal service only), tasting and speakers

Frequency:	4 per year
Number of persons:	6-24
Average # persons/event:	15

3. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permits #U- 528283, 93033-UP, and 93035-UP. Any conditions that are in conflict with the requirements of this permit shall be null and void.
4. The applicant/developer shall comply with all current applicable building codes, zoning standards, and requirements of County Departments and agencies.
5. 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

**Jeffrey Redding**  
Director

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

October 17, 2000

JEANNE DEVINCENZI  
FARELLA BRAUN & MARTEL  
899 ADAMS ST., SUITE G  
ST. HELENA, CA 94574

RE: Request for Minor Use Permit Modification #99513-MOD  
Custom Wine Production at Bouchaine Vineyards Winery  
APN 047-~~330-010~~  
320-031

Dear Ms. DeVincenzi:

The above request came before the Zoning Administrator for action on October 13, 2000. The modification would allow custom production of up to 24,500 gallons of wine per year by up to four custom producers (other entities than the winery itself), one of which is an "alternating proprietor," at Bouchaine Vineyards Winery, 1075 Buchli Station Road. The modification was APPROVED with the attached conditions. Please note that one of the conditions makes this modification operative **only** upon approval of a Certificate of the Extent of Legal Nonconformity.

The approval may be appealed to the Board of Supervisors by 5 PM on October 27, 2000 in accordance with the procedures in Chapter 2.88 of the Napa County Code. The appeal fee in this matter is \$125.00.

The modification constitutes an interpretation and alteration of permissions available to the Bouchaine Winery pursuant to a Certificate of the Extent of Uses Permitted Pursuant to Procedures of Section 18.132.050. I am consequently deeming this modification to be a separate use permit that must be "used" within one year of approval. In view of the nature of the modification (i.e., wine production), I am interpreting the expiration date as the end of primary fermentation of grapes harvested in **2001**. It may be extended upon application and payment of applicable fees not before October 23, 2001.

Please contact Wyntriss 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



**CONDITIONS OF APPROVAL**  
**Bouchaine Vineyards Winery: # 99513-MOD**

1. The permit is limited to the Modification of Use Permit #U-528283 to allow: Custom production (crushing, fermentation, barrel ageing and bottling) for a maximum four (4) entities up to a maximum of 10.8% (24,500 gallons/year) of the production capacity of the winery. One of the custom producers may be an "alternating proprietor." No non-production activities, or additional employees, are authorized for the custom producers.

Any expansion or changes in use are subject to further County approval.

2. 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.
3. The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-528283, 93033-UP, 93035-UP and 96133-MOD. Any conditions that are in conflict with the requirements of this permit shall be null and void.
4. This modification is effective only upon approval of a determination of the Extent of Legal Nonconformity as to a winery capacity of at least 46,000 gallons/year, as to the winery development area, and as to the source of grapes for winery production.



# NAPA COUNTY

## CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson  
Director

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

August 20, 2003

Garret & Tatiana Copeland  
c/o Farella, Braun & Martel LLP  
899 Adams Street  
St. Helena, CA 94574

Re: Bouchaine Vineyards Inc. APN 047-320-029-31 Use Permit Modification #03092-MOD

Dear Mr. & Mrs. Copeland

Please be advised that Use Permit request #03092-MOD has been **APPROVED** by the Planning Commission on August 6, 2003 based on the attached conditions and applicable County regulations.

The permit approval went ten (10) working days from the approval date without any appeal to the Napa County Board of Supervisors (pursuant to Chapter 2.88 of the Napa County Code).

**EXPIRATION DATE: August 6, 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.

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 Buzz Kalkowski at (707) 253-4417.

Sincerely

A handwritten signature in black ink, appearing to read "Patrick Lynch".

Patrick Lynch  
Assistant Director

Copies: file

John Tuteur, Assessor  
Steve Lederer, Deputy Director  
Gary Brewen, Building Codes Administrator  
Larry Bogner, Public Works  
Christine Secheli, Environmental Management  
Barbara Easter, County Fire Department

**CONDITIONS OF APPROVAL**  
**Bouchaine Vineyards Inc.**  
**#03092-MOD**

1. **SCOPE:** The permit modification shall be limited to:
- No increase in the annual winery production. The total winery production limit remains at 225,000 gallons per year.
  - Construction limited to a 300 linear foot septic leach field extension (Approximately 100' X 100'; 10,000 sq. ft area).
  - An increase of 6 custom production clients, from the previously existing 4 to a new total of 10 custom production clients. Custom production activities include crushing, fermenting, barrel aging, bottling, and one-shared office area for the maximum of 10 custom producers utilizing a maximum of 100,000 gallons (44.4%) of the winery's existing 225,000-gallon per year capacity. Custom production activities will not include case goods storage, retail wine sales or wine tasting.
  - The placement 2 off-site directional signs, one near Duhig/Las Amigas Roads Intersection, the second near Milton/Las Amigas Roads Intersection. The signs shall meet the requirements of County Code Sections 18.08.240, 18.116.030(B), and 18.116.055.

2. **MARKETING:** Marketing event modifications, limited as follows:

- An increase of one private promotional marketing event/month with catered lunch or dinner with a maximum of 80 people/event (average of 50 people/event).

"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 preclude vehicles arriving or leaving between 4:00 PM and 6:00 PM.

3. **"HOLIDAY IN CARNEROS"**

The "Holiday in Carneros" event may be advertised, promoted, and served with catered food. The "Holiday in Carneros" event shall be in conformance with Napa County Code Section 18.108.370. The "Holiday in Carneros" event shall, when open to the public, require a Temporary Event Permit for each "Holiday in Carneros" event. The maximum number of guests shall be limited to a total 300 people during the two-day "Holiday in Carneros" event.

4. **TOURS AND TASTING:**

The existing permitted Public Tours and Tastings may be promoted (The former restriction is removed).

5. **SIGNS:**

Prior to installation of the two directional signs, detailed plans, including elevations, materials and color shall be submitted to the Planning Department for administrative review and approval. All signs shall meet the design standards as set forth on Chapter 18.116 of the County Code.

## **CONDITIONS OF APPROVAL**

**Bouchaine Vineyards Inc.**

**#03092-MOD**

**6. PARKING:**

The location of visitor parking, including event overflow, employee parking, and truck loading zone areas shall be identified along with circulation and traffic control signage. During events having more than 30 invited guests, all parking shall be managed and directed by winery staff in the parking areas.

**7. 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 May 21, 2003

Department of Public Works as stated in their response dated May 1, 2003

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

Building Division as stated in their response dated April 29, 2003

**8. 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 mine 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. 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 the permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public 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.

**9. NOISE:**

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings during marketing events or during the "Holiday in Carneros" event unless a special permit to that effect has been secured through the County.

**10. DUST CONTROL:**

Water and/or dust palliatives shall be applied in sufficient quantities during leach field expansion ground disturbing activities to minimize the amount of dust produced. Construction activities shall not occur during windy periods.

**11. 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.

**CONDITIONS OF APPROVAL**  
**Bouchaine Vineyards Inc.**  
**#03092-MOD**

**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.