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Previous Project Conditions



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

September 15, 1988
Assessor's Parcel # 30-200-32,55

Charles Wagner
Gaymus Vineyards Inc.
8700 Conn Creek Road
Rutherford, CA 94573

Dear Mr. Wagner,
Please be advised that **Use Permit Application Number #U-438788**
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: September 7, 1988 **EXPIRATION DATE:** September 17, 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
Assessor

Rev. 1/88

CONDITIONS OF APPROVAL
Caymus Vineyards, Inc.

Agenda Item #14

1. The permit shall be limited to the expansion of an existing winery with the construction of a barrel and case goods storage building of 23,375 sq. ft. and a tasting/retail sales area of 1,080 sq. ft. and a 30 car parking lot, all in conformance with the attached plot plan and other materials. The winery entrance shall be redesigned to the satisfaction of the Department of Public Works and Cal Trans. Any expansion or changes in use to be by separate Use Permit submitted to the Department for Commission consideration.
2. The facility shall contain a maximum of 1,080 sq. ft. of tasting room area. Applicant shall submit a floor plan for the formertasting room (Building "G" on approved site plan) to verify removal of the tasting facility prior to issuance of any building permit.
3. 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 any building permit. Landscaping, fencing and parking to be completed prior to finalization of building permit. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
4. Provisions for a maximum of thirty (30) new off-street parking spaces on a dust free all weather surface approved by Public Works.
5. Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height and placement.
6. Compliance with Mitigation Measures #1 through #14 contained in the attached Negative Declaration.
7. 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.
8. Retail sales shall be limited to wine produced and bottled by the winery.
9. A Lot Line Adjustment must be completed and the deed recorded prior to the issuance of building permits for the proposed new construction to ensure that all winery facilities are located on the same parcel.
10. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

ATTACHMENT 1

MITIGATION MEASURES FOR
CAYMUS VINEYARDS WINERY EXPANSION
(#U-438788)

RECEIVED

JUL 21 1999

Hydrology

1. On site grading be accomplished so as to avoid the concentration of storm water runoff onto adjacent properties.
2. All applicable buildings and other improvements be flood proofed to 157.5 foot elevation in accordance with a flood plain management permit issued by the Department of Public Works.

Public Health

3. Conformance with the Department of Forestry, Mosquito Abatement District, Department of Environmental Health, Department of Fish and Game, Department of Public Works, CalTrans and State fire Marshall requirements.

Archeology

4. Placement in the specifications covering this project of a stipulation binding the applicant, his employees, and/or contractor(s) to stop all work within 35 feet if buried archeological or historic materials (e.g., worked stone, greasy soil, bone, charcoal, building foundations, historic dumps, etc.) are encountered. A qualified professional archeologist shall be employed to collect the artifacts uncovered, do a survey prior to construction, evaluate their significance, and make recommendations to reduce any damage that would be involved to a non-significant level. All such recommendations shall, with the concurrence of the County Planning Director, be implemented.

Noise

5. Limitation of all construction activities to that portion of the day when they will cause the least amount of annoyance (i.e., between 7:30 AM and 4:30 PM) on weekdays, (Monday through Friday).
6. All construction equipment shall be properly and adequately muffled at all times.
7. Place noisy stationary equipment such as compressors and chillers away from developed areas off-site and/or the provision of acoustical shielding around such equipment.

Aesthetics

8. All exterior lighting shall be shielded and directed away from residences and roadways off-site.
9. Low-level lighting shall be utilized in the parking areas, as opposed to elevated high-intensity light standards.

Traffic

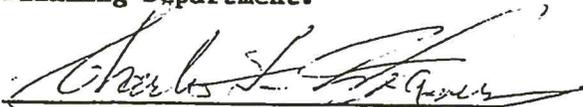
- 10. A plan for access to the winery shall be submitted and approved by the Department of Public Works for review which provides a safe, legal means of entrance to the winery for traffic from Highway 128. This plan shall also account for the limited sight distance at the intersection.
- 11. The access road serving the tasting and retail sales facilities shall be a minimum width of 20 feet and consist of a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus 2 inches of asphalt concrete.
- 12. Visitor parking areas shown on the site plan and any additional areas required by the commission shall have a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus 2 inches of asphalt concrete.
- 13. Vehicle access to the winery facility in general, employee parking areas and any additional areas required by the Commission, plus access thereto, have a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus a double seal coat.
- 14. The additional traffic generated by the proposed addition could impact traffic on State Route 128. Therefore, further examination of the project's generated traffic, and access from/to the State facility, shall be examined by Caltrans' permit and traffic engineers. Detailed site plans shall be submitted to Caltrans Permit Office for review and comment.

Any work performed within the State right-of-way will require an encroachment permit from Caltrans. A completed application, environmental documentation, and five sets of plans shall be submitted to the following address:

Permit Engineer
P.O. Box 7310
San Francisco, CA 94120
(415) 557-1984

I AGREE TO INCLUDE THE ABOVE MITIGATION MEASURES IN THIS PROJECT.

I understand and explicitly agree that with regards to all CEQA and Permit Streamlining Act (i.e., GCS 63920-63962) processing deadlines, this revised application will be treated as a new project. The date on which said application will be considered complete is the date this project revision statement is received by the Napa County Conservation, Development and Planning Department.



Charles F. Wagner



Date

Present Owner

Date



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY REDDING
Director

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

July 16, 1992

Paul F. Stremel
CAYMUS VINEYARDS
PO BOX 268
Rutherford, CA 94573

RE: Modification of Use Permit #U-438788 (91474-MOD)
Assessor's Parcel No 30-200-66

Dear Mr. Stremel:

Please be advised that on July 10, 1992, the Napa County Zoning Administrator approved your request to modify use permit #U-430788 to move the tasting, conference and office area into an existing semi-enclosed space at the end of the main storage building, convert the existing tasting area to office, and delete the previously approved detached tasting room at Caymus Vineyard, 8700 Conn Creek Road. Located in the AP (Agricultural Preserve) zoning district. The modification was approved subject to the attached conditions of approval. All other conditions of approval and mitigation measures remain as specified by use permit #U-438788.

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

Please contact Michael Miller, Deputy Planning Director, if you have any questions on this matter.

Sincerely,


JEFFREY REDDING
Zoning Administrator

Attachment

cc: John Tuteur, County Assessor
Bill Bickell, Director of Public Works
Michael Miller, Deputy Planning Director
Gary Brewen, Building Codes Administrator

Stremel.ltr
JRR:pc:16

EXHIBIT A

CONDITIONS OF APPROVAL USE PERMIT #91474-MOD (CAYMUS VINEYARDS)

1. This approval is for the conversion of 1,794 sq.ft. of the existing covered arbor area on the west end of the 23,375 sq.ft. main storage building to a combination tasting/sales, conference room, office and bathroom consistent with the attached materials. The existing tasting/sales area shall be converted to office use and the proposed detached tasting/sales building of 1,140 sq.ft. is deleted from the winery plans. The total approved square footage of structures is 43,098.
2. A detailed fencing, landscaping and parking improvement plan shall be submitted to the Department covering the entire winery development area indicating all structures, paved areas and landscaping, prior to occupancy being granted. All other improvements in the vicinity such as the residence and related structures (garages, etc.) shall also be shown.
3. All conditions of Use Permit U-438788, not inconsistent with the above, shall remain in effect.
4. The applicant shall comply with all applicable building codes, zoning standards and requirements of various County departments and agencies.

Stremel.ltr
JRR:pc:16



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning Department
Planning Department
1195 Third Street, Suite 201
Napa, CA 94559

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

Hillary Gitelman
Planning Director

November 13, 2008

Caymus Vineyards
PO box 268
Rutherford Ca 94573

Re: **Caymus Vineyards**
Very Minor Modification #P08-00519-MOD
Assessor's Parcel Number 030-200-066-000

Dear Jeff:

Your application for a Very Minor Modification (#P08-00519-VMM) to the previous Use Permit #U-438788 and 91474-UP requesting to allow 1) a package sewer treatment plant to be located within an existing winery building and 2) allow for the option to use a hold and haul system as approved by the Department of Environmental Management, has been **APPROVED** by the Director of Conservation, Development and Planning based on the attached conditions of approval, applicable County regulations and submitted material dated August 28, 2008.

The proposed modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15301, Class 1, Existing Facilities, and Appendix B, Class 1, Existing Facilities of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of a minor alteration to a previously approved project involving no expansion and it is not located in an environmentally sensitive area.

The modification becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

EXPIRATION DATE: October 17, 2010

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

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

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

Sincerely,

Handwritten signature of Suzanne Gardner-Gambill in cursive script.
Suzanne Gardner-Gambill
Planner I

CONDITIONS OF APPROVAL

**Caymus Vineyards
File # P08-00519-VMM
APN: #030-200-066-000**

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

- a. Approval to install a package sewer treatment plant to be located within an existing winery building; and
- b. The option to use a hold and haul system as approved by the Department of Environmental Management.

2. PREVIOUS CONDITIONS

The permittee shall comply with all previous conditions of approval for Use Permit # U-438788 and 91474-MOD, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede all earlier ones.

3. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

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

- (a) Environmental Management memo dated October 6, 2008
- (b) Napa County Fire memo dated October 3, 2008
- (c) Napa County Building Inspection Division Memo dated November 13, 2008
- (d) Napa County Public Works memo dated October 17, 2008

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

4. MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring (\$145.00/hour). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

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