

“C”

Previous Project Conditions



NAPA COUNTY

CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

P-MOD, APVL
01181-MOD
018-060-066

Charles Wilson
Director

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

January 18, 2002

Mr. Jerre Sears
2615 Summit Lake Road
Anqwin, CA 94508

Re: APN # 18-060-066
Use Permit # 01181-MOD

Please be advised that the **Use Permit Application # 01181-MOD** has been approved by the Napa County Conservation, Development and Planning Department Zoning Administrator based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL) **THE CONDITIONS OF APPROVAL ARE NON-NEGOTIABLE.**

APPROVAL DATE: JANUARY 18, 2002 EXPIRATION DATE: JANUARY 28, 2003

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 Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be noticed.

Pursuant to Section 18.124.080 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 the required filing fee in effect at the time the request for extension is made.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Sincerely,

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

Patrick Lynch
Assistant Director
Napa County Conservation, Development and Planning Department

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

**PROPOSED
CONDITIONS OF APPROVAL**

**ZA Meeting Date: January 18, 2002
Black Sears Winery
File # 01181-MOD
APN: 018-060-066**

1. The permit is limited to:
 - a. The placement of twenty (20) outdoor storage tanks ranging in size from 398 to 3,000 gallons on existing concrete pads approved in use permit # 98595-MOD.
 - b. Revision of the landscaping plan dated March 29, 2000, to include only existing vegetation as delineated on said plan including vineyard and mature trees. The vineyard and trees in the vicinity of the outdoor storage tanks that provide visual screening of said tanks shall be preserved, and if removed either advertently or inadvertently, shall be replaced with fifteen-gallon trees at a ratio of 2:1 at locations approved by the director or his designee, or replaced with smaller trees at a higher ratio to be determined by the director or his designee.
2. The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #98595-MOD. 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:
 - a. The Department of Environmental Management as stated in their letter of November 5, 2001.
 - b. The Department of Public Works as stated in their letter of October 25, 2001.
 - c. The County Fire Department as stated in their memo of October 29, 2001.
 - d. The Building Division as stated in their memo of October 25, 2001.
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

USE PERMIT MODIFICATION

DEPARTMENT REPORT AND RECOMMENDATION

Zoning Administrator Meeting of January 18, 2002

APPLICATION DATA:

APPLICANT: Black Sears Winery Outdoor Tank Storage
Use Permit Modification # 01181-MOD

REQUEST FOR: Modification of Use Permit # 98595-MOD to recognize the current use of 20 outdoor storage and fermentation tanks ranging in size from 398 to 3,000 gallons on approved concrete pads; and to modify the approved landscaping plan to use primarily existing vegetation.

LOCATION: 2615 Summit Lake Road. A 65.18 acre parcel on the northeast side of Summit Lake Drive approximately one and one-half miles west of its intersection with White Cottage Road within the AW (Agricultural Watershed) zoning district. (Assessor's Parcel #18-060-066)

FINDINGS:

BACKGROUND INFORMATION:

1. On June 10, 1988, the Conservation Development and Planning Department approved a Small Winery Use Permit Exemption for a winery with a maximum production capacity of 20,000 gallons/year using an existing 1,584 sq. ft. structure and 3,400 sq. ft. of new structures; with crushing, fermentation, storage/aging, bottling/packing and shipping.
2. On November 12, 1999, the Napa County Zoning Administrator approved Use Permit # 98595-MOD. This use permit modification request was to modify the existing small winery with no change in annual production of 20,000 gallons by adding 3,600 sq. ft. of caves, a 365 sq. ft. stairway structure to the cave, 2,400 additional sq. ft. of concrete crush pad and 2 new employees. An access road to the cave portal that avoided relocation of the winery leach field was included. As a condition of approval, a detailed landscaping plan was submitted to the Department.
3. This use permit modification request is to modify the existing small winery with no change in annual production of 20,000 gallons/year to recognize the current use of 20 outdoor fermentation and storage tanks and to modify the approved landscaping plan dated March 20, 2000 to use primarily existing vegetation.
4. Comments and recommendations from various County departments and other agencies are attached. There are no substantial changes in the conditions placed originally on the project.

ENVIRONMENTAL ANALYSIS:

4. The project is Categorically Exempt pursuant to the California Environmental Quality Act (Class #1; CEQA §15301), since the project will allow the placement of fermentation and storage tanks on pre-existing approved concrete pads. There is no proposed expansion of any existing structure. The reduction in landscaping required relies on existing vegetation consisting of vineyard and mature trees. The combination of existing trees and existing buildings provide adequate screening of the proposed outdoor tanks.

PLANNING AND ZONING ANALYSIS:

5. The Zoning Administrator has the power to issue a Minor Modification to an Approved Use Permit under the Zoning Regulations in effect as applied to the property.
 - Pursuant to Section 18.10.020(13), the Zoning Administrator shall hear and decide all applications for minor modifications of use permit after making the findings required by Section 18.124.130.
6. The Zoning Administrator has the authority to approve a minor modification of the project if the project design will not affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation measure for the project provided that any expansion in size is less than 10%.
 - The proposed modification will not increase the floor area of the existing structures or exterior concrete pads. There is no change in the density on the property nor is there any increase in the intensity of the winery use. Also, there is no change in the building design or its concept nor any increase in the height of the existing structure. The existing tree cover and buildings adequately screens the placement of tanks outdoors.
7. The procedural requirements for a Use Permit set forth in Title 18 of the Napa County Code (zoning regulations) have been met.
 - The written request has been filed, require fees paid, and notice and public hearing requirements have been met.

RECOMMENDATION:

ENVIRONMENTAL:

1. None Required. Categorically Exempt (Class 1).

PLANNING:

1. **APPROVAL** with Findings 5-7 and subject to the attached Conditions of Approval:

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OCT 23 2001

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Jerre J. and Joyce D Sears Winery
2610 Summit Lake Drive
Angwin, CA 94508

10/23/01
Attn: Carly, Napa County Planning
Via: Fax

Dear Carly:

The following is submitted as narrative for the minor modification to the above mentioned winery's use permit.

The newly created crush pad area serves four functions. The first function is as an area upon which we place our sorting platform in order to sort out unwanted fruit and material other than grapes. The second function is as crushing station where the crusher and pump are located to distribute the must to tanks (at the outlet of the sorting table). The third function is as fermentation area. There are a total of 8 tanks with a total capacity of 14340 gal in this crush pad area. The fourth function is as a location for our 2.5 ton capacity press.

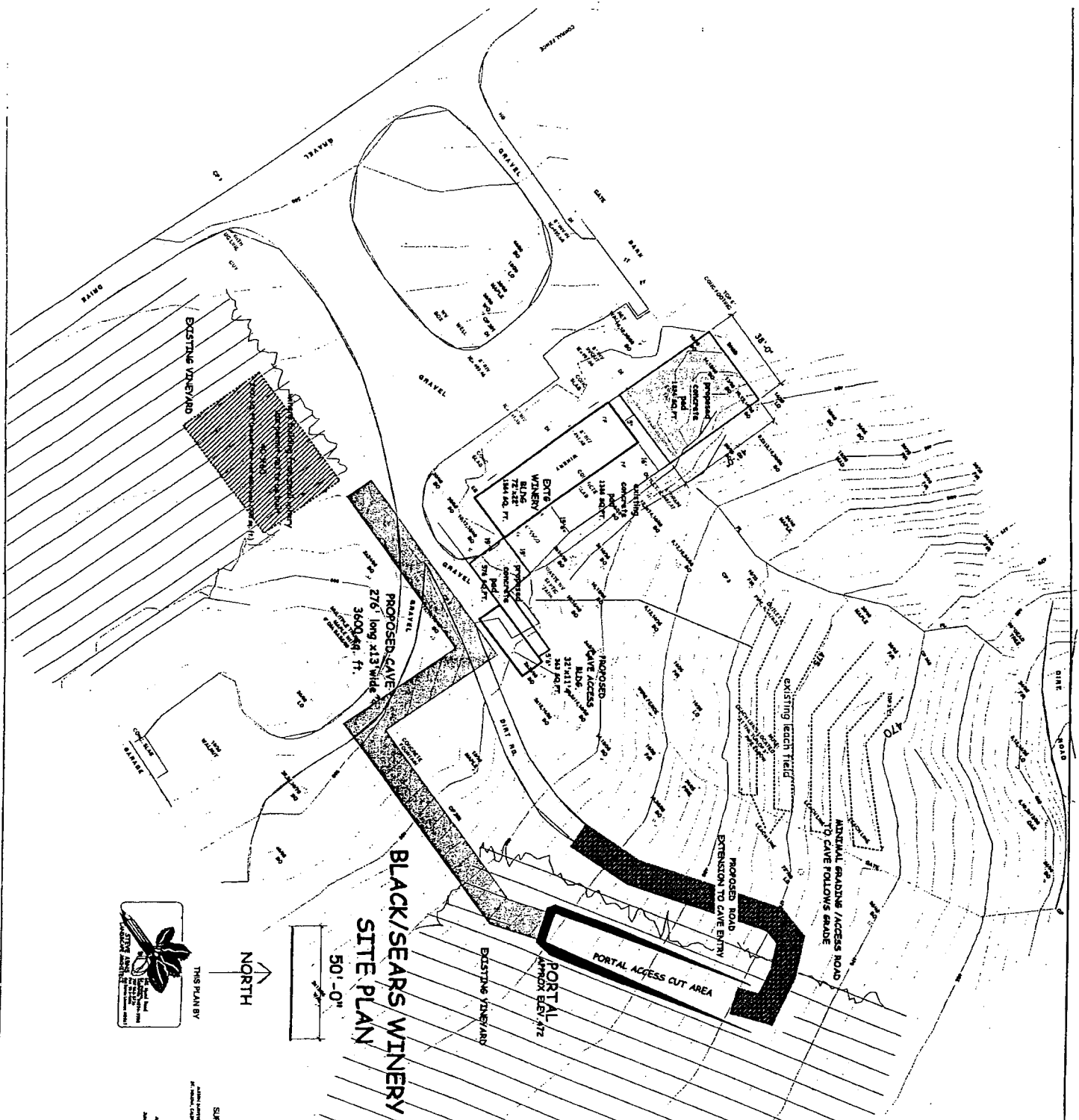
I hope the above is helpful.

Yours truly,




Edward R. Lemon
Winemaker

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 NOV 2 1999
 NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.



**BLACK/SEARS WINERY
 SITE PLAN**
 50' - 0"

LEGEND

THIS PLAN BY

 JERRY SEARS
 10000 N. W. 10th St.
 Portland, OR 97228
 (503) 253-1111

SURVEY BY
 JERRY SEARS
 10000 N. W. 10th St.
 Portland, OR 97228
 (503) 253-1111

MAP OF TOPOGRAPHY
 OF THE LANDS OF
 COUNTY OF NAPA STATE OF CALIFORNIA
JERRY SEARS

LEGEND

1	EXISTING ROAD
2	PROPOSED ROAD
3	PROPOSED ASPHALT
4	PROPOSED GRAVEL
5	PROPOSED SAND
6	PROPOSED DIRT
7	PROPOSED WINE
8	PROPOSED BLUE
9	PROPOSED GREEN
10	PROPOSED BROWN
11	PROPOSED RED
12	PROPOSED YELLOW
13	PROPOSED PURPLE
14	PROPOSED ORANGE
15	PROPOSED LIGHT BLUE
16	PROPOSED LIGHT GREEN
17	PROPOSED LIGHT BROWN
18	PROPOSED LIGHT RED
19	PROPOSED LIGHT YELLOW
20	PROPOSED LIGHT PURPLE
21	PROPOSED LIGHT ORANGE
22	PROPOSED LIGHT LIGHT BLUE
23	PROPOSED LIGHT LIGHT GREEN
24	PROPOSED LIGHT LIGHT BROWN
25	PROPOSED LIGHT LIGHT RED
26	PROPOSED LIGHT LIGHT YELLOW
27	PROPOSED LIGHT LIGHT PURPLE
28	PROPOSED LIGHT LIGHT ORANGE
29	PROPOSED LIGHT LIGHT LIGHT BLUE
30	PROPOSED LIGHT LIGHT LIGHT GREEN
31	PROPOSED LIGHT LIGHT LIGHT BROWN
32	PROPOSED LIGHT LIGHT LIGHT RED
33	PROPOSED LIGHT LIGHT LIGHT YELLOW
34	PROPOSED LIGHT LIGHT LIGHT PURPLE
35	PROPOSED LIGHT LIGHT LIGHT ORANGE



MEMORANDUM

November 5, 2001

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NOV 16 2001

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Napa County Planning Department, Charlie Wilson, Director

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

SUBJECT: Use Permit Application for Sears Outdoor Tank Storage
Located at 2610 Summit Lake Drive
Assessor Parcel 18-060-66
File # 01181-MOD

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

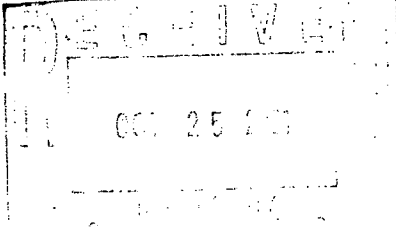
1. We have no recommendations nor conditions of approval to be included if the project is approved.

cc: Mr. Jerre Sears, Sears Winery, 2610 Summit Lake Dr., Angwin, CA 94508



Charles Wilson
Director

NAPA COUNTY



CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-301
AREA CODE 707/253-4416

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OCT 25 2001

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Lulie works

APPLICATION TITLE: Sears Outdoor Tank Storage FILE #: 01181-M02

RESPONSE REQUEST DATE: 10/25/01 RESPONSE RETURN DATE: 11/9/01
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: NONE

2. Indicate areas of environmental concern and availability of appropriate technical data: N/A

3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
ORIGINAL CONDITIONS OF APPROVAL ARE STILL APPLICABLE.

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

6. Name of contact person: LARRY ROGNER Telephone: 253-4351

Response Prepared by: LARRY ROGNER
Title: CIVIL ENGINEER
Date: 10/25/01

INTER-OFFICE MEMO



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

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FROM: Barbara Easter, Fire Department

OCT 31 2001

DATE: October 29, 2001

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

SUBJECT: Sears Outdoor Tank Storage Modification Comments
Apn: 018-060-066 01181-Mod

Site Address: 2615 Summit Lake Drive, Angwin

The Napa County Fire Marshal's staff has reviewed the above Sears outdoor tank storage application to create a new crush pad area that will serve four functions. We recommend the following items listed below shall be incorporated as project conditions or mitigation measures if the commission approves the project.

The scope of this project does not warrant fire protection recommendations at this time. Any future expansion may trigger compliance with the Napa County Fire Code 1998 edition Article 9 for fire department access and water supply.

If you should have any question please do not hesitate to contact Barbara Easter as (707) 963-3601 ext. 129 to discuss any other fire protection issue you may have regarding your project.

BRYON J. CARNIGLIA
Fire Chief

By: *Barbara Easter*

Barbara Easter
County Fire Inspector

CC: Applicant, D-1404 Loveless,
CFM file, Chron



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

Charles Wilson Director

1195 THIRD STREET, ROOM 200 NAPA, CALIFORNIA 94559-3000 AREA CODE 707/253-4416

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OCT 25 2001

NAPA CO. CONSERVATION DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division

APPLICATION TITLE: Sears Outdoor Tank Storage FILE #: 01181-MAD

RESPONSE REQUEST DATE: 10/25/01 RESPONSE RETURN DATE: 11/9/01 FINAL REQUEST DATE: FINAL RESPONSE DATE:

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

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

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

3. Do you recommend: [X] Negative Declaration [] Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed): 1. APPLY FOR AND SECURE PERMITS AS NOTED IN ITEM No. 1 ABOVE

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

6. Name of contact person: Douglas M... Telephone: 253-4417 Response Prepared by: GARY W. BREWER

Title: BUILDING CODES ADMIN. Date: 10-25-01

7-MOD-APVL
98595-MOD
018-060-066



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING

Jeffrey Redding
-Director

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

November 16, 1999

Jerre Sears
2615 Summit Lake Drive
Angwin, CA 94515

RE: Request for Use Permit # 98595-MOD (Assessor Parcel No. 18-060-066)

Dear Mr. Sears:

Please be advised that **Use Permit Modification #98595-MOD** was **APPROVED** by the Napa County Zoning Administrator on November 12, 1999 based on the attached conditions.

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

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

EXPIRATION DATE: November 23, 2000

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

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

Very truly yours,

Handwritten signature of Jeffrey R. Redding in black ink.
Jeffrey R. Redding
Director

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Robert Nelson, Planner III

CONDITIONS OF APPROVAL
Use Permit Modification (# 98595-MOD) BLACK / SEARS WINERY

1. This modification is only to modify the Small Winery Use Permit Exemption issued in 1988 to allow two new employees (4 total), adding a new 3,600 sq.ft. storage cave and a 365 sq.ft. stairway structure to the cave, and adding 2,400 additional sq. ft. of concrete crush pad, consistent with the attached materials and revised plans. An access road to the cave portal that avoids relocation of the winery leach field would be included. The applicant's project also includes the provision (as stated in a letter dated November 8, 1999 and incorporated herein by reference) that a minimum of 75% of the grapes used to make the winery's remaining 11,000 gallons of wine shall be grown within the County of Napa (20,000 gal/yr. production capacity minus the current 9,000 gal/yr. production level.). The applicant shall report to the Department on an annual basis the source of grapes verifying that 75% of the production over 9,000 gallons 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.
2. This use permit exemption modification shall supersede all previous site plans and phasing and shall represent the full project buildout.
3. The project shall conform to the comments and requirements from the various departments and agencies including:
the Building Division dated Jun 30, 1999,
the Department of Public Works dated Oct 29, 1999,
the County Fire Department dated Nov 4, 1999,
the Department of Environmental Management dated July 21, 1999.
4. A detailed landscaping plan shall be submitted to the Department for review and approval for the areas around the winery and crush pad, the stairway building and the cave portal, along with the method of maintenance, prior to the issuance of any building permits for work related to the winery expansion. Landscaping shall be completed prior to use of the new facilities, and shall be permanently maintained in accordance with the approved landscaping plan.
5. All staff costs associated with monitoring compliance with these conditions, previous use permit 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.

**PROJECT STATEMENT
MINOR USE PERMIT MODIFICATION
BLACK/SEARS WINERY**

AP# 18-060-66

APPLICANT AND PROPERTY OWNER:

Jerre Sears and Joyce Black Sears
2615 Summit Lake Drive
Angwin, CA 94515
963-1334

REPRESENTATIVE:

Linda Emerson
Dickenson, Peatman & Fogarty
809 Coombs Street
Napa, California 94559
252-7122

LOCATION:

2615 Summit Lake Drive, Angwin

PROJECT STATEMENT

This project proposes to modify a Small Winery Use Permit Exemption issued on June 10, 1988. The Exemption authorized the establishment of a 20,000 gallons-per-year winery using an existing 1,000 square foot structure and 3,400 square feet of new structures, for a total of 4,400 square feet of building area. The Exemption understated the true size of the existing structure, which actually is 1,584 square feet, not 1,000 square feet. The winery currently occupies this 1,584 square foot building.

This project proposes to modify the arrangement and size of the approved new structures, which have not yet been built. Relocation of these improvements will avoid the need to remove existing vineyard, as will otherwise be required under the Exemption. The construction will occur on a 65-acre parcel on 400 acres owned by the Black/Sears family. This proposal would allow construction of a 1,140 square foot storage building adjacent to the existing winery building and a 363 square foot stairway cave entrance structure with a restroom to connect the winery building with the cave barrel storage. These buildings will result in a winery floor area of 3,088 square feet. This project also proposes a 2,400 square foot cement pad with a 1,100 sq.ft. open cover over a portion of the pad.

} see revision

This project includes a request for the use of 5,000 square feet of caves for winery purposes. All tailings from the proposed caves will be used on site for fill under the new winery storage building and pad and as additional bed on vineyard and other roads on the property. As the cave location would interfere with the existing septic system leach field, a modification to the system is proposed, subject to approval by the Environmental Health division. A wastewater analysis has been prepared by Doug Sterk and is included with this application. As shown on the

see revision

* questioned.

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JUN 17 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

proposed elevations, the storage building and entrance structure are designed to complement the existing buildings on the property.

Finally, this project proposes to allow one additional full time employee and one additional part time employee. Currently, one full time and one part time employee are authorized, not including the resident owners. There is ample room in the existing, approved 10-space parking area to accommodate the additional employees.

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OCT 28 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



October 29, 1999

TO: Conservation Development and Planning Department
FROM: Russ Bergholz, Assistant Engineer
SUBJECT: REVISED: Black/Sears Winery, Angwin, File# 98595-UP, APN #018-060-066

This application will allow the applicant to construct a 20,000 gallon/year winery utilizing an existing 1,584 s.f. structure, a new 1,140 s.f. storage building, 363 s.f. stairway cave entrance structure, 2,400 s.f. of crush pad, and use of 5,000 s.f. of caves, located at 2615 Summit Lake Drive, Angwin, CA, APN# 018-060-066.

EXISTING CONDITIONS:

1. Driveway is located approximately 1.5 miles from end of County maintained portion of Summit Lake Drive. Summit Lake Drive varies in width during this portion, narrowing to 12' in width in some areas. A portion of Summit Lake Drive prior to the winery driveway is gravel.
2. Two driveways enter the parcel, one 30 feet in width, the other 11 feet in width. The driveways and parking areas have a gravel surface.

RECOMMENDED CONDITIONS:

1. As a minor modification to an existing small winery exemption permit, no additional site improvements will be required by this Department at this time. If at some future date improvements are proposed resulting in a standard use permit modification, the applicant may be subject to substantial parking and access improvements both on and off site.

If you have any questions regarding the above items, please contact Russ Bergholz or Larry Bogner of this office.

cc: DP&F, Attn: Linda Emerson, 809 Coombs St. Napa, 94559
Jerre Sears and Joyce Black Sears, 2615 Summit Lake Drive, Angwin, CA 94515

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NOV 4 1999

INTER-OFFICE MEMONAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Mr. Jeff Redding, Director
Napa County Conservation, Development, and Planning Commission

FROM: Battalion Chief David Shew
Fire Marshal, Napa County Fire Department

DATE: November 4, 1999

SUBJECT: Black/Sears Winery APN: 018-060-066 98595-MOD

Site Address: 2615 Summit Lake Drive, Anqwin

I would like to provide this memorandum as a revision to the original written conditions for this project dated August 10, 1999, from Barbara Easter. The original letter of conditions was based on an application which included construction of a new building for the winery. From phone conversations with Mr. Mark Phillips, representing the applicant, the scale of the project has been significantly reduced from the original proposal. It is my understanding that the scope of the new proposal is for construction of a new entry portal to an existing cave, and construction of a new roof covering over this new entry portal, consisting of approximately 363 square feet.

This revision of project scope will, of course, significantly change the original conditions written for this project. With this in mind, I offer the following revised set of project conditions from the Napa County Fire Department:

1. Construction and use of the new canopy roof structure and entrance portal to the cave shall comply with applicable standards, regulations, and codes in effect at the time of building permit issuance.
2. Napa County Public Works Department has indicated that no further improvements are required for the access road to the winery. The Napa County Fire Department agrees, and will require no further additions or revisions to the existing access to this project.

3. The revised scope of this project will not require any additional emergency water storage requirements in the way of supplies or hydrants. In addition, the original requirements for built-in fire protection systems will also not be required for this revised project.
4. Fire fighter safety and operations measures shall be provided by the following:
 - a. A "Knox" data storage cabinet (model series #1220 or 1300) in accordance with NCFD specifications for on-site storage of building access keys, and hazardous contents information.
 - b. Final location for this cabinet shall be approved by the NCFD prior to installation.
5. Fire, panic, and life-safety in the proposed caves shall be provided by the following conditions:
 - a. Compliance with applicable sections of Titles 19 and 24 of the California Code of Regulations (California Fire and Building Codes) to provide a reasonable level of safety for the subterranean occupancy and specifically the 1997 CFC Article 41 "Winery Caves."
 - b. Construction plans of the cave portal and any modifications to the caves shall be reviewed and approved for compliance with the above mentioned codes prior to construction.
 - c. A copy of the approved plans shall be provided to the NCFD prior to cave construction and/or modification.
 - d. A Fire Department/Sheriff Office "Rapid Entry System" storage cabinet shall be installed prior to construction for emergency and rescue information storage.
 - e. Detailed "as-built" floor plans of the cave shall be provided to the Fire Department prior to final occupancy.
 - f. Cave contents shall be limited to storage of wine-filled barrels, metal tanks, and other non-combustible materials.
 - g. "Assembly occupancy" use of the caves shall be limited to that specifically approved in the above plan review documentation.
6. Should the applicant choose to have assistance in the design of this project, they may employ technical assistance in the form of a fire protection engineer or consultant. This consultant shall report directly to the NCFD and shall be provided by the applicant at no charge to the County.
7. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Fire Marshal's Office for the Napa County Fire Department for review and approval prior to building permit issuance and/or as described above.

8. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour as outlined by Napa County Resolution 92-65.

Thank you for the opportunity to provide revised comments and conditions for this project revision. If there are any questions and/or comments, please do not hesitate to contact David Shew at the Napa County Fire Department Headquarters in St. Helena at (707) 963-3601, ext. 121.

Byron J. Carniglia
Fire Chief

By: *David B. Shew*

David B. Shew
Napa County Fire Department
Fire Marshal

BJC/DS/ds

Cc: Applicant, DP&F, D1404-Loveless,
B1414-Barclay, NCFD/CFM File, Chron



MEMORANDUM

July 21, 1999

RECEIVED

JUL 22 1999

TO: Napa County Planning Department, Jeff Redding, Director

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

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

Use Permit Modification Application for Black/Sears Winery
Located at 2615 Summit Lake Drive
Assessor Parcel # 18-060-66 and 67
File # 98595-MOD

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

1. A Hazardous Materials Business Plan or Negative Declaration Response Form must be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management. This must be submitted within 60 days of receiving the use permit unless the applicant submits a letter stating the hazardous materials will not be brought on site until a specified future date. In this case, the Business Plan or Negative Declaration must be submitted within 30 days of bringing the Hazardous Materials on site.
2. That a permit for the installation of the sewage disposal system be secured from the Department of Environmental Management prior to issuance of a building permit.
3. That the use of the drain field area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, parking, livestock, etc., over the system.
4. A sewage destruction permit must be obtained from the Department of Environmental Management for the destruction of the septic tank.
5. That if any uncovered outdoor crush or process areas are a part of the project, the applicant must submit a letter from their engineer which addresses proper diversion of storm water and process waste water. If a diversion valve (or equivalent) is needed, a detail on same must be submitted. This letter and detail must be received prior to issuance of sewage permits.
6. That all waste water from the winery caves be directed to the winery's sewage disposal system.
7. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

8. During the construction/demolition/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.
9. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
10. All diatomaceous earth/bentonite must be disposed of in an approved manner.
11. The proposed water system to serve this project is not currently required to be regulated by this Department under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy. The applicant may wish to retain the services of a consultant in this matter.

cc: Linda Emerson, Dickenson, Peatman & Fogarty, 809 Coombs St., Napa, CA 94559
Jerre Sears and Joyce Black Sears, 2615 Summit Lake Dr., Angwin, CA 94515

P. UP - APUL
SMALL WINERY CB
018-060-066

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): 18,060-06

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

BY: [Signature]
Conservation, Development and
Department

DATE: 6/10/88

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

cc: BUILDING INSPECTION DEPARTMENT
ENVIRONMENTAL HEALTH
ASSESSOR

[Handwritten mark]

receipt # 90696 \$150.00
by Jim Loaf

RECEIVED
JUN 10 1988
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

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

File No.: _____

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

APPLICATION FOR
SMALL WINERY USE PERMIT EXEMPTION
Please fill in all appropriate information
Items in () are County Requirements for Use Permit Exemption

Proposed Winery Name: BLACK/SEARS WINERY Assessor's Parcel No.: 18-050-56

Applicant's Name: STEVE ARNS Telephone No.: 963-5736

Address: 601 MUND RD. ST. HELENA CA. 94574
No. Street City State Zip Code

Status of Applicant's Interest in Property: LANDSCAPE ARCHITECT TO OWNER

Property Owner's Name: JERRE SEARS/JOICE BLACK

Address: 2515 SUMMIT LAKE DR. ANGWIN CA. Telephone No.: 965-3839
No. Street City State

I. Operating Features: (Check the appropriate spaces)

CRUSHING FERMENTATION STORAGE/AGING BOTTLING/PACKING

SHIPPING VIA: _____; ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING

OTHER: _____

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 750 GAL/YEAR
(NOT TO EXCEED 20,000 GAL.)

ULTIMATE PRODUCTION CAPACITY 20,000 GAL/YEAR

HOURS OF OPERATION 8 A.M. TO 5 P.M. DAYS OF OPERATION M-F

NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 1 FULL TIME PART TIME 1
(Currently) (Currently)

NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 1 FULL TIME PART TIME 1
(Proposed) (Proposed)

NO. VISITORS ANTICIPATED: PER DAY _____ PER WEEK 2

FOR COUNTY USE ONLY	
YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

FOR COUNTY USE ONLY

YES NO

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

FLOOR AREA: EXISTING STRUCTURES 1000 SQ. FT. NEW CONSTRUCTION 2400 SQ. FT. ¹⁵⁰⁰ ₂₀₀

TYPE OF CONSTRUCTION: WOOD FRAME

TYPE OF EXTERIOR WALL FACING: Block & Wood

TYPE OF ROOF: METAL

MAX. HEIGHT (FT.): EXISTING STRUCTURES 22 PROPOSED STRUCTURES 35'
(Height 35')

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

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: NA

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

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

METHOD OF DOMESTIC WASTE DISPOSAL: SEPTIC TANK/LEACH FIELD

METHOD OF INDUSTRIAL WASTE DISPOSAL: SEPTIC

3. Site Characteristics:

PARCEL ACREAGE: (Not less than 4 AC.) 65 ACRES

ZONING DISTRICT INVOLVED: (AW, AND AP ONLY) AW

WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD: (Not less than 400 ft. Silverado Trail and State Highways for new structures; 200 ft. in all other cases). 8000+ FT.

ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY: (Not less than 2,000 ft. with 1,000 ft. corridor). 4000+ FT.

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE: (Not less than 500 ft. unless a waiver is granted by property owner). 930 FT.

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

NAME OF NEAREST RIVER OR STREAM: unnamed trib./headwater

X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—
X	—

FOR COUNTY USE ONLY

YES NO

4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: SUMMIT LAKE DRIVE

X

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

(1) State Highway Route 29 between Yountville and St. Helena (Lodi Lane) and all dead-end roads extending from that section of highway;

(2) State Highway 121 west of the City of Napa;

(3) American Canyon Road west of Flosden Road;

(4) Flosden Road).

PARKING SPACES: EXISTING SPACES: 4

X

PROPOSED SPACES: 6

X

5. Building Site Requirements:

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

(April through October ONLY unless catch basin installed).

APRIL-OCTOBER

X

NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED: 0

X

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

RIP-RAP

X

TYPE OF GRASS MIXTURE TO BE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION:

NATIVE MIX WILDELOWER

X

DATE BY WHICH DISTURBED AREAS WILL BE RESEDED: OCT. 1

X

6. Landscaping Requirements:

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

b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: ON SITE EMPLOYEE

X

NAPA COUNTY
USE ONLY

YES NO

7. Environmental Considerations:

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

N a. A DESIGNATED FLOODWAY

___ X

N b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE

___ X

N c. AN AREA THREATENED BY LANDSLIDES

___ X

N d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT

___ X

N e. AN ARCHAEOLOGICALLY SENSITIVE AREA

___ X

N f. THE HABITAT AREA OF A RARE AND/OR ENDANGERED PLANT OR ANIMAL

___ X

2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

Y a. A HIGH FIRE RISK HAZARD AREA

X ___

N b. A RECOGNIZED HISTORIC STRUCTURE

___ X

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

[Signature]
SIGNATURE OF APPLICANT

[Signature] + [Signature]
SIGNATURE OF PROPERTY OWNER
(if different from applicant)

6/10/88
DATE

1988

6/6
DATE

1988

FOR COUNTY USE ONLY

DATE FILED: 6.10.88 ACCEPTABLE PLOT PLAN SUBMITTED: ✓ YES ___ NO

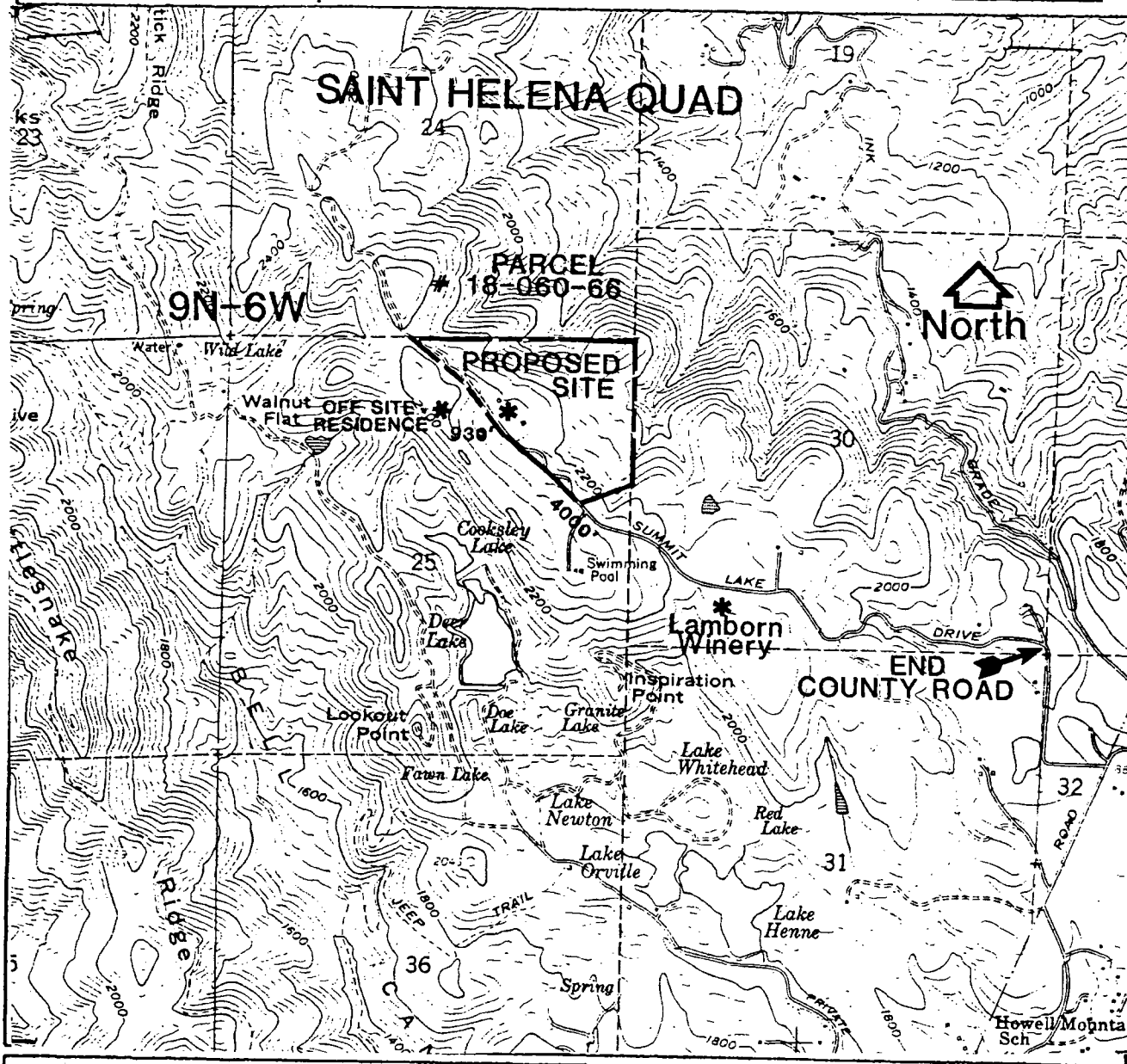
FILE NO: _____ TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: ✓ YES ___ NO

RECEIVED BY: [Signature]

TOPOGRAPHIC SITE LOCATION INFORMATION

U.S. GEOLOGICAL SURVEY
 QUADRANGLE TITLE: _____

FILE NO. _____

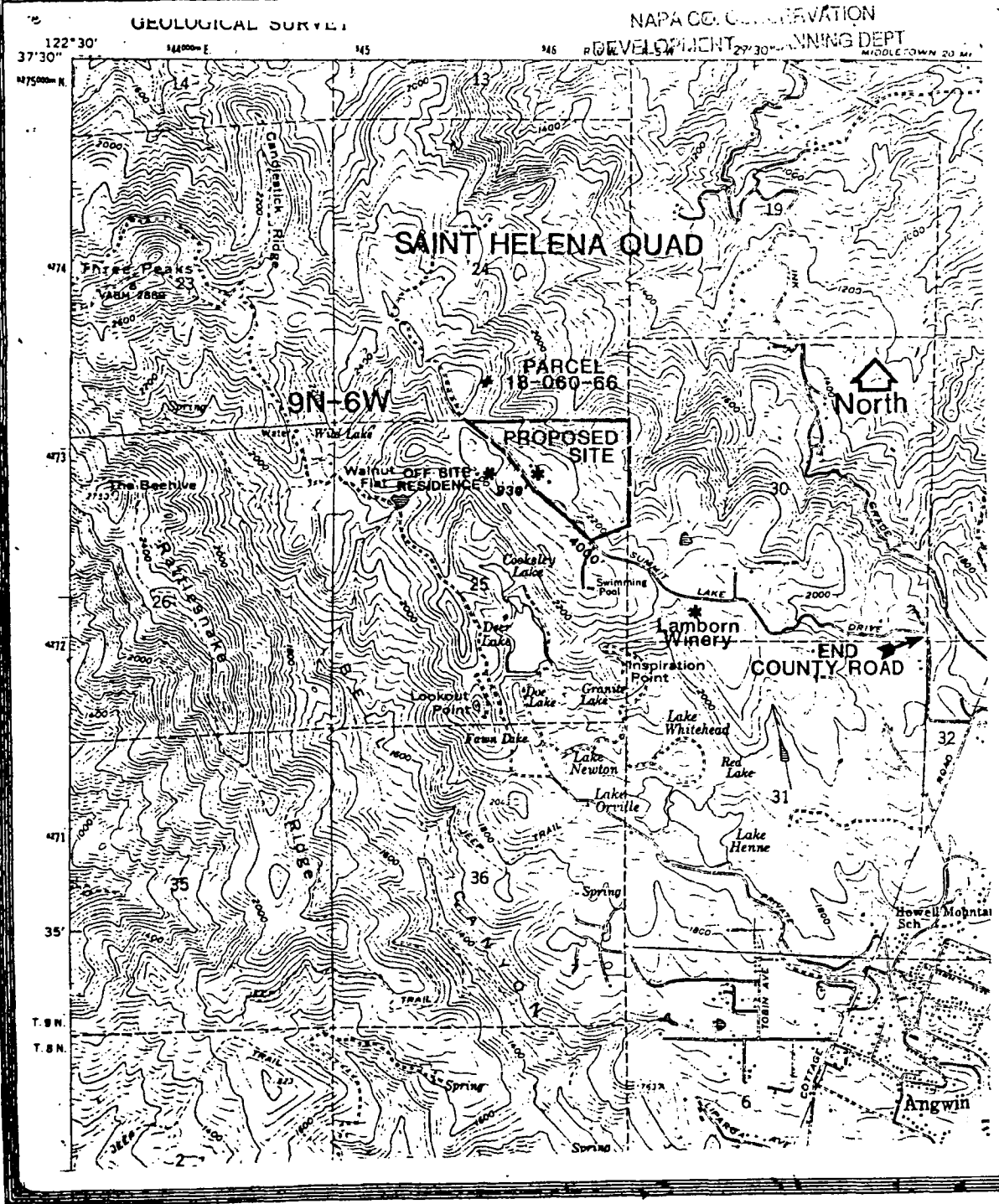


LEGEND

	Existing	Proposed
Parcel Boundary	— — — — —	— — — — —
Structure	▭	▭
Septic System	≡≡≡	▭
Well	○	○
Spring	⋈	○
Reservoir	⋈	⋈
Road	— — — — —	— — — — —
Parking Lot or Outdoor Storage Area	▭	▭

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JUN 10 1988



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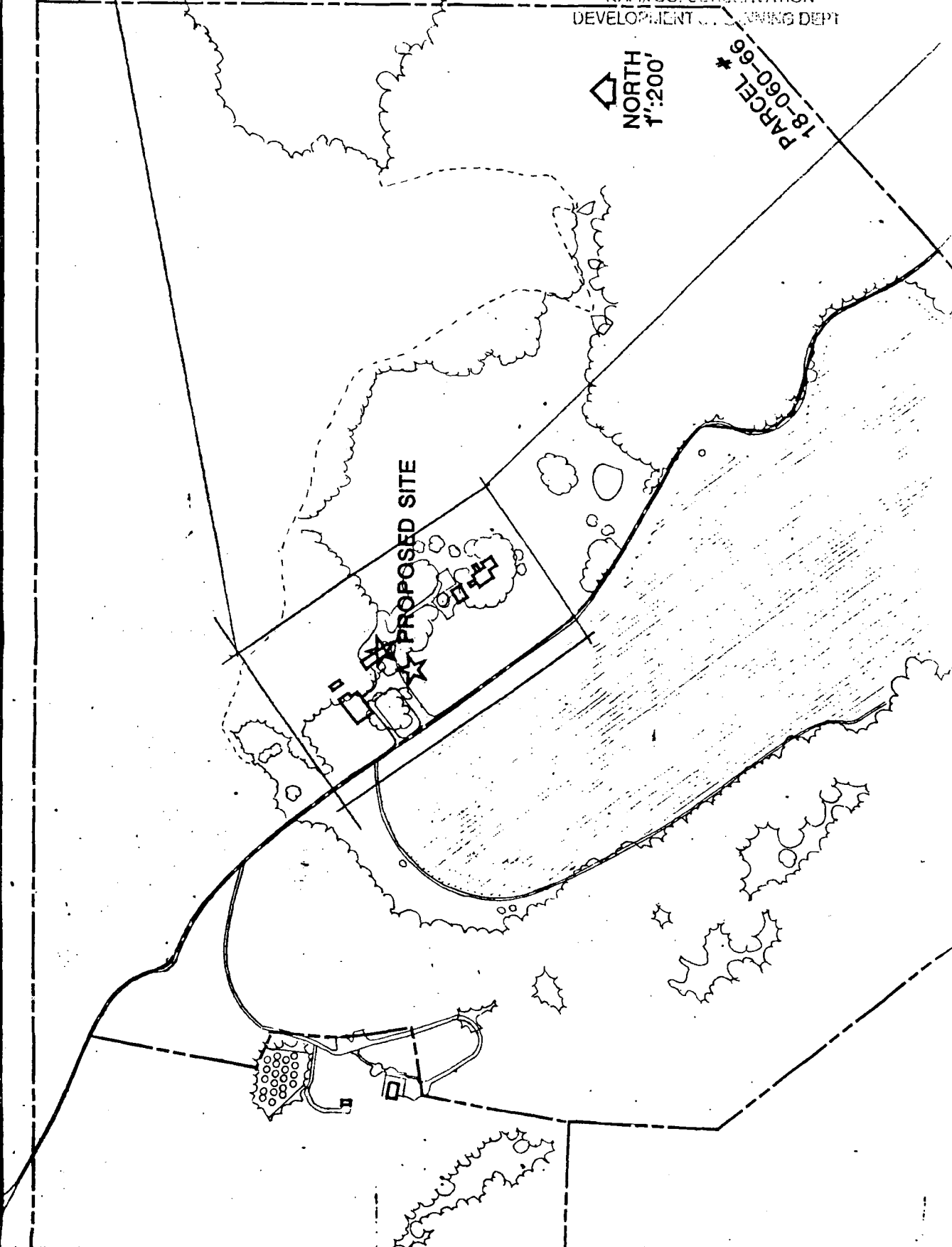
JUN 10 1998

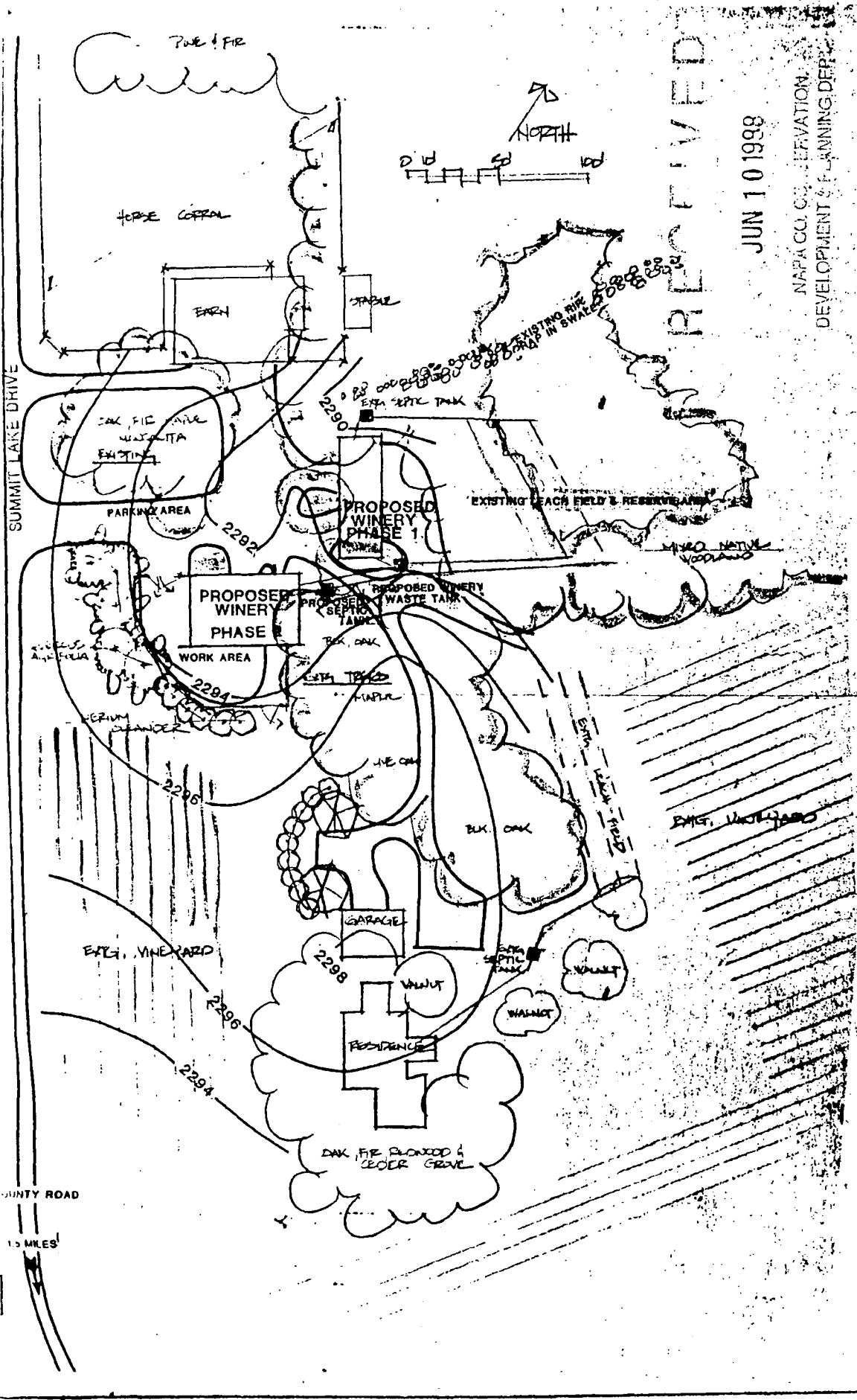
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

▲
NORTH
1"=200'

★
PARCEL
18-060-66

★
PROPOSED SITE





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JUN 10 1998

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

sheet

BLACK / SEARS WINERY

CAVE, RES. LANDSCAPE PLAN, #2867

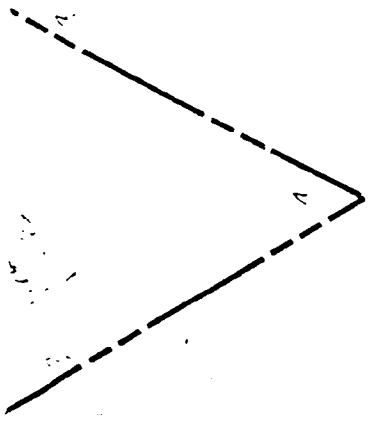
STEVE ARNS
601 mund rd. st helena
94574-707-9635736

DESIGN

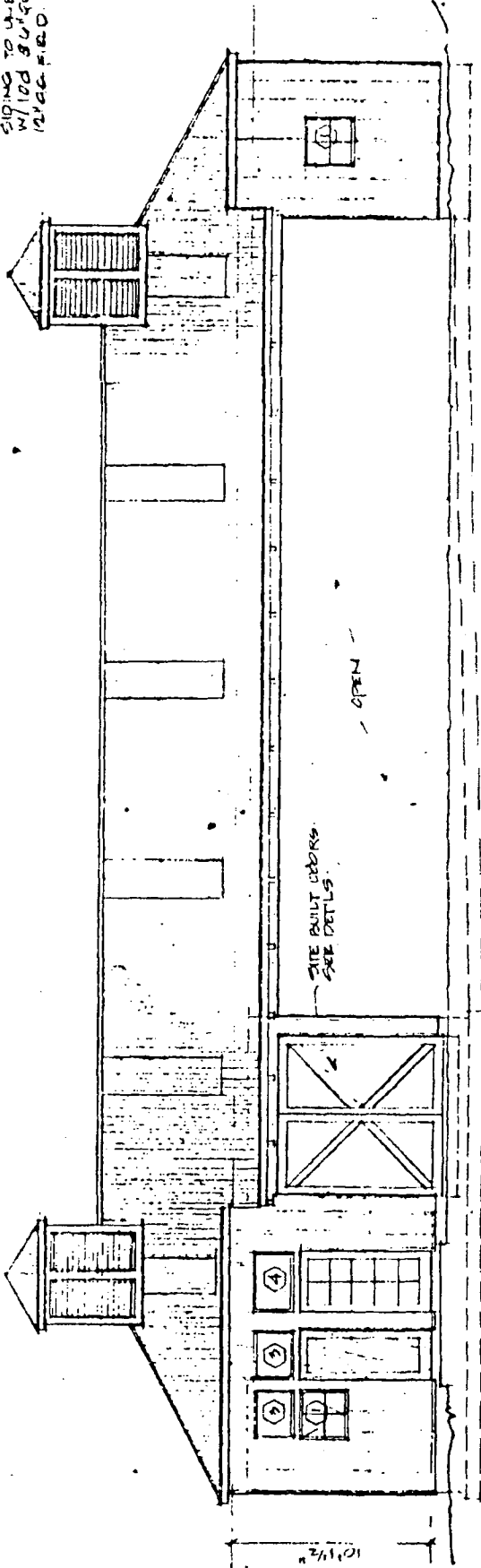
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JUN 10 1988

ARCHITECT: J. G. RICHARDSON
ENGINEER: J. G. RICHARDSON



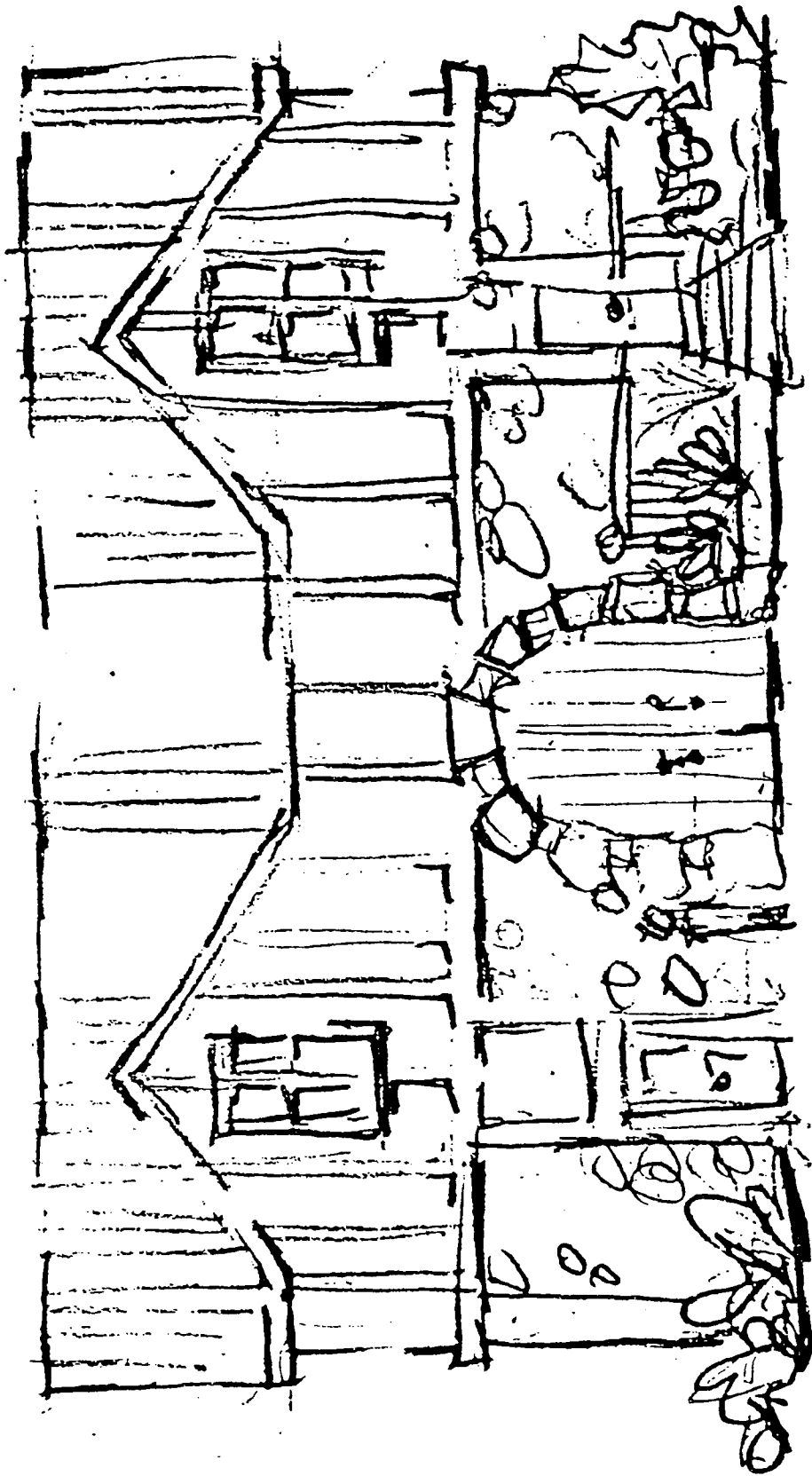
EXTERIOR SIDING NOTE
NAIL ON 2x4 STUDS TO
SUPPORT SIDING TO BE BLUISHED FROM
W/ 100 BULGE EDGES, AND
12" OC FIELD



PHASE 1

SOUTH ELEV

1/8" = 10'



1/27
1/27

RECEIVED

JUN 10 1998

NAVIGATIONAL
DEVELOPMENT MANAGE DEPT

PHASE 2
NORTH ELEVATION