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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 22, 1988

Nils Venge
P.O. Box 141
Oakville, CA 94562

Re: Use Permit #U-428384 -- Saddleback Cellars (APN:31-040-02)

Dear Mr. Venge:

Please be advised that on September 21, 1988, the Napa County Conservation, Development and Planning Commission reaffirmed Condition #8 of Use Permit #U-428384 as it was presented to the Commission on June 1, 1988. As you know, the appeal filed by R. Gregory Rodeno pertained only to this condition and did not affect the Commission's June 1, 1988 action to approve your winery expansion project or the balance of the conditions adopted by the Commission as part of its action.

Attached please find the final conditions of approval of Use Permit #U-428384. Please also note that unless activated, your permit will expire on June 11, 1989. You may request a one-year extension of time in which to activate the use permit by filing a written request thirty (30) days prior to the expiration date, together with a \$190.00 processing fee.

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

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey Redding".

JEFFREY REDDING
Deputy Planning Director

JRR/jm.6a

cc: James H. Hickey, Director
John Tuteur, County Assessor
Bill Hall, Building Codes Administrator
R. Gregory Rodeno, Esq.
7878 Money Road
Oakville, CA



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

Nils Venge
P.O. Box 141
Oakville, CA 94562

Assessor's Parcel # 31-040-02

Dear Mr. Venge:

Please be advised that **Use Permit Application Number** #U-428384
has been approved by the Napa County Conservation, Development and Planning
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

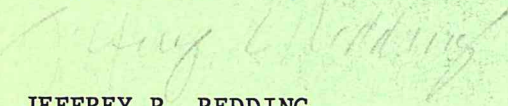
APPROVAL DATE: June 1, 1988 **EXPIRATION DATE:** June 11, 1989

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

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

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

Very truly yours,


JEFFREY R. REDDING
Deputy Planning Director

JHH:ml:l

cc: Bill L. Hall, Building Codes Administrator
Assessor ✓

Rev. 1/88

CONDITIONS OF APPROVAL
(Nils Venge Use Permit Modification #U-428384)

CDPC Meeting of 6/1/88 and 9/21/88

- 1) The permit shall be limited to: An 8,000 gallon/year winery with no public tours or tasting per the attached plot plan and phasing schedule, as indicated in Attachment A.

Any expansion or changes in use to be by separate Use Permit submitted to the Department for consideration.
- 2) Provisions for three (3) off-street parking spaces on a dust free all weather surface approved by Public Works.
- 3) Plans for any outdoor signs including signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- 4) Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 5) Except as permitted by County ordinance, only private tours and tastings shall be permitted. Private tours and tastings shall mean tours and tastings that are limited to members of wine trade, persons invited by the Winery who have pre-established business with the Winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. Tours or tastings that are available to the general public or are advertised as open to the general public by any means of communications are expressly prohibited. No tasting shall be conducted in conjunction with or prior to retail sales unless it constitutes a private tasting. The sale of merchandise of any kind other than wine is expressly prohibited.

The applicant shall install a sign at the winery entrance from the public roadway to the Winery reading, "Tours and Tasting By Appointment Only". The sign shall be commercially made by a sign contractor which complies with the following standards:

- Type:** Free-standing double-sided sign.
- Location:** The sign shall be installed perpendicular to the public roadway at the Winery entrance.
- Height:** Not less than 3 nor more than 5 feet off the ground.
- Size:** 12" x 36"
- Sign Lettering:** A minimum of 3" high.
- Sign Color:** White weatherized lettering on a dark-green background or such other color as may be approved by the Planning Director that will accomplish the intent of this requirement.
- Placement:** Tours and Tasting By Appointment Only sign shall be installed prior to finalization of any building permit issued by the County in connection with this Use Permit with the following exception: If the Winery owner/operator does not have or chooses not to install a sign or identify in any way the existence of the Winery on the site, the installation of the Tours and Tasting By Appointment Only sign may be deferred until such time as a winery identification sign is installed.

The sign shall be permanently installed and maintained in a readable condition.

- 6) 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.
- 7) Retail sales shall be limited to wine produced and bottled by the winery.
- 8) Prior to issuance of building permit or administrative approvals, right-of-way widening to 28 feet from the centerline of Money Road shall be granted to the County for roadway and utility purposes.
- 9) Prior to issuance of building permits or administrative approvals, a floodplain management permit shall be issued by the Public Works Department for the existing winery structure and all requirements of that permit be completed.
- 10) Any exterior lighting be directed away from adjacent properties and streets.
- 11) These conditions shall supersede the previous conditions of #U-428384 dated March 21, 1984.

- 12) All existing and future winery related storage, including but not limited to pallets, bottles, crates, tanks, storage containers shall be located only within buildings approved by this permit. An inspection shall be conducted prior to issuance of any building permit or administrative approval. No permit shall be issued until this condition is satisfied.

jm.7

CONDITIONS OF APPROVAL
(Nils Venge Use Permit Modification #U-428384)

CDPC Meeting of 6/1/88

- 1) The permit shall be limited to: An 8,000 gallon/year winery with no public tours or tasting per the attached plot plan and phasing schedule, as indicated in Attachment A.

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

- 2) Provisions for three (3) off-street parking spaces on a dust free all weather surface approved by Public Works.
- 3) Plans for any outdoor signs including signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- 4) Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 5) Except as permitted by County ordinance, only private tours and tastings shall be permitted. Private tours and tastings shall mean tours and tastings that are limited to members of wine trade, persons invited by the Winery who have pre-established business with the Winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. Tours or tastings that are available to the general public or are advertised as open to the general public by any means of communications are expressly prohibited. No tasting shall be conducted in conjunction with or prior to retail sales unless it constitutes a private tasting. The sale of merchandise of any kind other than wine is expressly prohibited.

The applicant shall install a sign at the winery entrance from the public roadway to the Winery reading, "Tours and Tasting By Appointment Only". The sign shall be commercially made by a sign contractor which complies with the following standards:

Conditions of Approval
Use Permit of Nils Venge

- Type:** Free-standing double-sided sign.
- Location:** The sign shall be installed perpendicular to the public roadway at the Winery entrance.
- Height:** Not less than 3 nor more than 5 feet off the ground.
- Size:** 12" x 36"
- Sign Lettering:** A minimum of 3" high.
- Sign Color:** White weatherized lettering on a dark-green background or such other color as may be approved by the Planning Director that will accomplish the intent of this requirement.
- Placement:** Tours and Tasting By Apointment Only sign shall be installed prior to finalization of any building permit issued by the County in connection with this Use Permit with the following exception: If the Winery owner/operator does not have or chooses not to install a sign or identify in any way the existence of the Winery on the site, the installation of the Tours and Tasting By Appointment Only sign may be deferred until such time as a winery identification sign is installed.

The sign shall be permanently installed and maintained in a readable condition.

- 6) 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.
- 7) Retail sales shall be limited to wine produced and bottled by the winery.
- 8) Prior to issuance of building permit or administrative approvals, right-of-way widening to 28 feet from the centerline of Money Road shall be granted to the County for roadway and utility purposes.
- 9) Prior to issuance of building permits or administrative approvals, a floodplain management permit shall be issued by the Public Works Department for the existing winery structure and all requirements of that permit be completed.

Conditions of Approval
Use Permit of Nils Venge

- 10) Any exterior lighting be directed away from adjacent properties and streets.
- 11) These conditions shall supersede the previous conditions of #U-428384 dated March 21, 1984.
12. All existing and future winery related storage including but not limited to pallets, bottles, crates, tanks, storage containers shall be located only within buildings approved by this permit. An inspection shall be conducted prior to issuance of any building permit or administrative approval. No permit shall be issued until this condition is satisfied.

cp#1

P-UP-APPR U-428384-01
31-040-02



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY
Secretary-Director

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

March 26, 1984

Nils Venge
P.O. Box 661
Oakville, CA 94562

Dear Mr. Venge:

Your Use Permit Application Number U-428384 to establish a 5,000
gallon/year winery with no tours or tasting within an existing structure

located on the east side of Money Road north of Oakville Cross 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: March 21, 1984

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

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

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

Very truly yours,

JAMES H. HICKEY
Secretary-Director

JHH:pm

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

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of March 21, 1984

Agenda Item: 3

APPLICATION DATA:

APPLICANT: Nils Venge (#4-428384) Filed: January 5, 1984

REQUEST FOR: To establish a 5000 gal/yr winery with no public tours or tasting within an existing structure on a 17.05 acre parcel

LOCATION: On the east side of Money Road approx. 1300 feet north of Oakville Cross Road within an AP District. (Assessor's Parcel # 31-040-02)

FINDINGS: [All checked (X) Items Apply to This Application]

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. This proposal meets the criteria for a small winery use permit exemption permit with the exception of: (a) the 200 feet from centerline setback required from a public road and (b) the 50 foot minimum separation between winery and nearest off-site residence.

ENVIRONMENTAL ANALYSIS:

- 4. General Rule (Not Subject to CEQA).
- 5. Categorically Exempt pursuant to the California Environmental Quality Act (Class # _____).
- 6. Final Environmental Impact Report # _____ prepared by: _____
(See Agenda Item # _____).
- 7. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended. See attached.
- 8. Denial Not Subject to CEQA.

Page 2
Report and Recommendation

Meeting Date: March 21, 1984

Use Permit - #U-428384 Venge

PLANNING AND ZONING ANALYSIS:

- 9. The procedural requirements for Use Permit outlined in the Zoning Ordinance have been satisfied in regard to this application.
- 10. The submitted proposal is in general compliance with Ordinance requirements.
- 11. Approval of this proposal would not result in detrimental effects to the public health, safety or general welfare.
- 12. The proposal is in conformance with the General Plan designation of Agricultural Resource specified for the property.
- 13. The property is within the district boundary and/or the Sphere of Influence of the following districts:

American Canyon County Water District Within district Within Sphere
(See attached map).

American Canyon Fire Protection District Within district Within Sphere
(See attached map).

_____ _____ _____

14. This proposal should be denied pursuant to findings contained in the attached Exhibit _____.

15. _____

RECOMMENDATION:

- Continue to meeting of _____.
- Action

ENVIRONMENTAL:

- None Required.
- Adopt a Negative Declaration.
- Find that the Commissioner has read and considered the environmental documents relative to #U-428384.
- Certify Final EIR as adequate.

PLANNING:

- DENIAL based on Finding # _____.
- APPROVAL with Findings and subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL

Agenda Item: 3

Meeting Date: March 21, 1984

Use Permit: #U-428384 Venge

- 1 The permit be limited to: establishment of a 5000 gal/yr winery within an existing 2400 sq. ft structure per the attached plot plan.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
- Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces.
- 2 Provisions for a min. of 3 off-street parking spaces on a dust free, all weather surface approved by Public Works.
- 3 Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- Annexation of the property to the following districts:
 - American Canyon County Water District
 - American Canyon Fire Protection District
 - _____
- All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- 4 Any exterior lighting be directed away from adjacent properties
- 5 Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 6 No public tours or tasting.
- 7 The applicant shall install a sign at the entrance of the winery reading "No Public Tours or Tasting." Said sign shall be maintained in a readable condition. Allowed, at the applicant's discretion, a "Retail Sales Only" sign to be placed below the required "No Public Tours or Tasting" sign.

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: BONDED WINERY

PRODUCT OR SERVICE PROVIDED: TABLE WINE

FLOOR AREA: EXISTING STRUCTURES 2400 SQ. FT. NEW CONSTRUCTION 0 SQ. FT.

INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING AND/OR PROPOSED BUILDING: as above

SEATING CAPACITY: RESTAURANT _____ BAR _____ OTHER _____

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: NONE

RELATED NECESSARY CONCURRENT OR SURSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING AREAS: NONE

2. NEW CONSTRUCTION:

PROJECT PHASING: NONE

CONSTRUCTION TIME REQUIRED (EACH PHASE): _____

TYPE OF CONSTRUCTION: _____

MAX. HEIGHT (FT.): EXISTING STRUCTURES 18 1/2' PROPOSED STRUCTURES _____

DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: mercury vapor night lighting

3. AVERAGE OPERATION:

HOURS OF OPERATION 8 A.M. TO 3 P.M. DAYS OF OPERATION 1

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

NUMBER OF SHIFTS PROPOSED: 1 TOTAL EMPLOYEES PER SHIFT PROPOSED: 1 FULL TIME PART TIME 1

NUMBER OF DELIVERIES OR PICK-UPS: PER DAY _____ PER WEEK 1

NO. VISITORS ANTICIPATED: PER DAY _____ PER WEEK 1-2

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING PLAN SUBMITTED: YES NO _____

PROPOSED LANDSCAPING PLAN SUBMITTED: YES _____ NO _____

PARKING SPACES: EXISTING SPACES 3 EMPLOYEE 1 CUSTOMER 2

PROPOSED SPACES _____ EMPLOYEE _____ CUSTOMER _____

5. UTILITIES:

WATER SUPPLY SOURCE: Well METHOD OF SEWAGE DISPOSAL: Septic Tank + leach field

IS ANNEXATION TO A SPECIAL SERVICE DISTRICT PROPOSED?: YES _____ NO ✓

NAME OF DISTRICT: _____

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT _____ REGIONAL _____

STATE A, B, C FEDERAL B, A, T, F

7. WINERY OPERATION:

✓ CRUSHING ✓ FERMENTATION ✓ STORAGE/AGING ✓ BOTTLING/RACKING

✓ SHIPPING: VIA: win truck; ADMINISTRATIVE: _____ TOURS/PUBLIC TASTING _____

OTHER: _____

Notes
phase over three years from cellar operation to full winery

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 100 GALLONS/YEAR

ULTIMATE ESTIMATED PRODUCTION 5000 GALLONS/YEAR

REQUESTED PRODUCTION CAPACITY 5000 GALLONS/YEAR

METHOD OF DOMESTIC WASTE DISPOSAL: septic system + leach field

METHOD OF INDUSTRIAL WASTE DISPOSAL: " " " "

GALLONS OF DOMESTIC WASTE PRODUCED: ± 10 g PER yr.

GALLONS OF INDUSTRIAL WASTE PRODUCED: 500 g PER yr.

METHOD OF SOLID WASTE DISPOSAL: spread pomace in vineyard

CAPACITY OF WATER SUPPLY: 125 ft. well casing GALLONS.

WATER AVAILABILITY: 35 GALLONS PER MINUTE.

ON-SITE FIRE PROTECTION: _____

EMERGENCY WATER STORAGE: _____ GALLONS.

TYPE OF STORAGE FACILITY: drainage ditch

8. SPECIFIC INFORMATION FOR REST HOMES/DAY CARE CENTERS:

TYPE OF CARE: _____

TOTAL NUMBER OF GUESTS: EXISTING: _____ PROPOSED: _____

NUMBER OF BEDROOMS: EXISTING: _____ PROPOSED: _____

SPECIAL CARE HOME WITHIN 300 FEET OF PROPERTY?: _____

NUMBER OF EMPLOYEES: FULL TIME: _____ PART TIME: _____

PROPOSED
NEGATIVE DECLARATION

The County of Napa has determined that the following project would not have a significant effect on the environment. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department offices, 1195 Third St., Room 210, Napa, California 94558. For further information contact the Napa County Environmental Protection Section at (707) 253-4416.

NILS VENGE USE PERMIT

USE PERMIT REQUEST (#U-428384) OF NILS VENGE for a 2,400 sq. ft. winery of 5,000 gallons/year within an existing structure located on the easterly side of Money Lane between lines 1266 and 1772 feet northerly of Oakville Cross Road on a 17.05 acre parcel in an AP (Agricultural Preserve) Zoning District.

DATE: January 26, 1984

BY ORDER OF

JAMES H. HICKEY
Director - Napa County Conservation, Development and Planning Department