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## Previous Project Conditions



# NAPA COUNTY

## CONSERVATION • DEVELOPMENT and PLANNING COMMISSION

P-UP-APPL  
97405-UP  
017-230-020

Jeffrey Redding  
Secretary-Director

1195 Third Street, Room 210 • Napa, CA 94559-3092  
Telephone (707) 253-4416 Fax (707) 253-4336

May 18, 1998

Assessor's Parcel #17-230-020

Vincent and Marjorie Arroyo  
2361 Greenwood Avenue  
Calistoga, CA 94515

Dear Mr. and Mrs. Arroyo,

Please be advised that **Use Permit Application Number 97405-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)

**APPROVAL DATE: May 6, 1998**


**EXPIRATION DATE: May 17, 1999**

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 notified.

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 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.

Very truly yours,

  
JEFFREY REDDING  
Director

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

**CONDITIONS OF APPROVAL**  
**Use Permit 97405-UP (Arroyo)**

**General:**

1. The permit shall be limited to operation in substantial conformance with the attached Information Sheet, Water Supply/Waste Disposal Information Sheet, and Supplemental Information Sheet For Winery Uses, all as hereby amended by the conditions of this permit, of a winery with
  - (a) 20,000 gallons of annual wine production (*existing*), said production consisting of the sum of all bulk and bottle wine and fermented grape juice released from the site by the winery operator and the authorized custom producers;
  - (b) a 3,569 ft<sup>2</sup> winery building (*existing*) and a 2,505 ft<sup>2</sup> case goods/barrel storage building (*new*); sited, designed and constructed in accordance with the Taylor Architects' plans dated February 4, 1998;
  - (c) 1,170 ft<sup>2</sup> of covered outdoor work area (*existing*) and 900 ft<sup>2</sup> of breezeway (*new*) between winery buildings;
  - (d) 1,750+ ft<sup>2</sup> of unroofed outdoor work areas;
  - (e) tours and tasting of wine produced on-site by prior appointment;
  - (f) marketing of wine produced on-site in accordance with Condition 11 below; **AND**
  - (g) custom wine production by/for 2 other entities, both of whom may be alternating proprietors, of up to 2,000 gallons/year of the authorized production in substantial conformance with the "Use Permit Application Supplemental Information Sheet For Custom Production Activities At A Winery" received February 6, 1998 as herein amended by the conditions of this permit.

Any expansion, relocation, or other changes in authorized uses, including any additional custom production operations, increase in visitation beyond 30 people per day/90 per week, or increase in the number of parking spaces beyond the 6 authorized herein shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. Upon approval, this use permit shall supersede and void the Arroyo Small Winery Use Permit Exemption.
3. Building permits shall be obtained within 60 days of issuance of this use permit, or the subject improvements removed, for all existing unauthorized construction identified either in the May 6, 1998 staff report or during inspection by the Napa Co Building Inspection Division. Fees for these permits shall include the investigation fees authorized by law.

**Production:**

4. Wine production shall average no more than 20,000 gallons/year over any consecutive three (3) year period and shall not exceed 24,000 gallons in any given year. The winery owner shall report to the Planning Division by January 1st of each year the number of gallons of wine produced during the preceding year for (a) the winery itself and (b) each authorized custom production operation.

5. Seventy-five percent (75%) of the grapes used to make any wine produced each year in excess of 10,000 gallons shall be grown in Napa County. Moreover, 75% of the grapes used to make the wines produced for custom producers shall be grown in Napa County. The winery owner shall report to the Planning Department in December of each year the source of (a) his grapes and (b) the grapes used to make the wine of each of his custom producers. Said report shall list the tons of grapes obtained from each Assessor's Parcel within the County along with the total tons of grapes utilized. This report is proprietary and shall not be made available to the public. A separate statement for the public record indicating the overall percentage of Napa County grapes utilized shall be provided with said report.

#### **Facility Construction:**

6. All construction work shall be halted within 100 feet if concentrated archaeological materials (eg, worked stone, bone, charcoal, human remains, etc) are encountered. The work shall remain stopped until such time as a SOPA-listed professional archaeologist has evaluated the find, developed any mitigation measures needed, prepared a report of his findings, and filed said report with the Napa County Planning Division. All mitigation measures suggested therein shall, with the concurrence of the Director of Planning, be implemented. All lessees of, and contractors doing work on, the property shall be informed of, and bound by contract to honor, the requirement to stop work immediately if archaeological materials are encountered.

#### **Facility Usage:**

7. Pomace shall not be stockpiled on-site in any area within 500 feet of an occupied off-site dwelling. Moreover, if field disposal is undertaken in any areas within 500 feet of an occupied off-site residence, the pomace shall be mixed into the soil within 2 days of application.
8. Tasting and retail sale of wines shall be limited to wines fermented or refermented at the subject winery or produced off-site for the operator of the winery itself pursuant to Section 18.10.030 (5) (c) of the Napa Co Code.
9. No picnicking, outdoor dining, or outdoor wine tasting shall be permitted except at the 2 marketing events authorized under Condition 27 below.
10. No winery facilities, nor portions thereof, shall be rented, leased, or used by entities other than the on-site winery itself except as specifically authorized by (a) this permit or (b) a temporary events license issued pursuant to the Napa County Temporary Events Ordinance (i.e., Napa County Code Section 5.36.010).

#### **Marketing/Tours & Tasting:**

11. All activities undertaken by the winery in conjunction with marketing including the provision of food and/or music shall be in compliance with the following Marketing Plan:
  - (a) One(1) *annual private "winemakers dinner"* per year for invited guests with 80 attendees.
  - (b) One(1) *open house* per year for invited guests with 200 attendees

#### **Parking:**

12. Six(6) improved winery parking spaces shall be maintained on the subject property. No additional spaces, either improved or unimproved, other than those used exclusively for the

residence, shall be created on this property without prior Planning Commission or Zoning Administrator approval. Two(2) of these spaces shall be reserved exclusively for employee use between the hours of 8:00 AM and 5:00 PM each day. Said spaces shall be separated from the 4 visitor spaces and shall be clearly labeled for employee use only. Except during temporary and marketing events, access to these spaces shall be restricted during the hours specified above solely to winery staff and emergency personnel.

13. No vehicles, other than delivery vehicles, farm vehicles, and vehicles associated exclusively with the on-site residence, shall be parked on-site except in the 6 improved parking spaces authorized herein except (a) during the Crush when seasonal winery employees may park outside improved parking areas, (b) during the 2 marketing events authorized above, and (c) during any temporary events held. No parking shall be allowed at any time along the main accessway to the winery. All actions necessary to assure that neither visitors nor employees park in this area, including the removal of vehicles parked there, shall henceforth be taken.
14. A parking plan clearly indicating which parking spaces are for winery employees and which are for visitor use shall be submitted to the Planning Division for approval at least 30 days prior to issuance of a building permit for the subject case goods/barrel storage building. All parking spaces shown thereon shall meet the Public Works Department's design and improvement standards.. Installation of all spaces, pavement striping, and the signs identified by said plan shall be completed prior to commencement of use of any portion of the new building authorized herein.

#### **Signage:**

15. The existing entry sign on Greenwood Avenue shall within 60 days of issuance of this use permit be replaced and/or modified as necessary to include the required message "Tours & Tasting By Prior Appointment Only". This message shall be in at least 3 inch high letters and be laid out such as to be easily readable by the passing motoring public on Greenwood Avenue.
16. No signs shall be erected or modified to reflect the presence of the custom production activities herein authorized.
17. Final elevations and plot plans for the modified entrance sign and any other outdoor signs henceforth installed shall be submitted to the Planning Division for approval with regards to design, color, area, height, and placement at least 10 working days before installation is scheduled. Once installed each sign shall thereafter be maintained in a readable state. Except for a sign informing the public that the winery is temporarily closed, use of moveable or portable signs is prohibited (Napa County Code Section 18.116.060 F).

#### **Lighting:**

18. Low level lighting shall be utilized where possible (such as in parking areas) and other light sources shall be kept as low to the ground as practical. The only exterior lights visible from off-site that may be kept on between 7 PM and 6 AM, except when necessary during the Crush, are motion-sensor controlled ones.

#### **Agency Requirements:**

19. All applicable building codes, zoning standards, and requirements of various County departments and other local, state and federal agencies that are not in conflict with these

conditions shall be fully complied with. Said requirements shall include, without limitation, those requirements contained in the following documents:

- (a) Napa Co Public Works Dept Comments dated February 25, 1998;
- (b) Napa Co Environmental Management Dept Comments dated February 23, 1998;
- (c) Napa Co Fire Dept Comments dated March 18, 1998; **AND**
- (d) Napa Co Building Inspection Division Comments dated February 11, 1998.

20. All staff costs associated with monitoring compliance with these conditions 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 Board of Supervisors' Resolution 95-77 as hereafter amended and/or replaced.



# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

P-MOD-APVL  
98074-MOD  
017-230-020

Jeffrey Redding  
Director

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

October 20, 1998

DEBI CALI  
VINCENT ARROYO WINERY  
2361 GREENWOOD AVE.  
CALISTOGA, CA 94515

RE: Use Permit Modification #98074-MOD (Roof Cover, Entry Gate, Interior Partition)

Dear Ms. Cali:

Your request to add 550 sq. ft. of roof over an existing tank slab, install an entry structure and gate, and add an interior partition at the Vincent Arroyo Winery came before the Zoning Administrator for action on October 9, 1998. The requested use permit modification was **APPROVED WITH THE ATTACHED CONDITIONS**.

Conditions of approval may be appealed to the Board of Supervisors within ten working days of the decision in accordance with Chapter 2.88 of the Napa County Code.

Very truly yours,

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

Michael Miller  
Zoning Administrator

cc. Gary Brewen  
Will Selleck  
John Tuteur

mmp28

**CONDITIONS OF APPROVAL**

**#98074-MOD**

**Vincent Arroyo Winery (tank pad cover, entry, partition)**

1. This modification is limited to construction of
  - (a) a roof over 550 sq.ft. of existing concrete slab to cover three (3) additional fermentation/wine storage tanks with a combined capacity of 9,000 gallons;
  - (b) an entry structure consisting of two 10 ft. pillars supporting a 7 ft. decorative iron gate;
  - (c) a partition wall in the approved but unbuilt wine storage building.

Construction shall conform to the June 30, 1998 plans on file, as specifically amended by these conditions.

Any expansion or change in use shall require Department approval.

2. The driveway in front of the entry gate shall be modified as necessary to permit a Mobile Home Design Vehicle to turn around easily when the gate is closed without encroachment on the public right-of-way. A plot plan submittal, engineer's statement of adequacy, and completion of any required construction are required prior to installation of any gate.
3. A rapid entry ("Knox Lock") system acceptable to the Napa County Fire Department shall be installed prior to or concurrently with closure of any gate.
4. The gates shall be maintained fully open during normal business hours. Truck deliveries and pickups, and bus arrivals shall only occur during these hours.
5. All applicable building codes, zoning standards, and requirements of various County Departments and other local, state and federal agencies that are not in conflict with these conditions shall be met, including but not limited to :

Napa County Fire Department comments dated October 7, 1998;

Napa County Public Works Department comments dated August 19, 1998;

Napa County Building Inspection Division comments dated August 17, 1998.

6. All conditions of prior use permits not in conflict with these conditions shall remain in full force and effect and shall be fully complied with.
7. All staff costs associated with monitoring compliance with the conditions of this and prior permits 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 Board of Supervisors' Resolution 95-77 as hereafter amended and/or replaced.



# INTER-OFFICE MEMO



RECEIVED

OCT 08 1998

7 October 1998

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT

TO: Jeffery Redding, Director  
Conservation - Development and Planning Department

FROM: Barbara Easter, Fire Department

SUBJECT: Use Permit Minor Modification Comments 98074-MOD

7660 Recommended Fire Safety Standards  
2361 Greenwood Avenue, Calistoga APN: 17-230-020

The Fire Department (NCFD) has reviewed the above minor modifications request to Vincent Arroyo Winery to construct 550 additional square feet of roof over an existing slab and to install and entry gate. We recommend that the following items be incorporated as project conditions if the commission approves the project.

1. All construction and use of the facility shall comply with applicable standards, regulations, and codes in effect at the time of building permits issuance including (as a minimum): Napa County Fire Protection Standards (County FPS); Napa County Road and Street Standards (CR &SS); State Fire Safe Regulation (STATE FSR); Uniform Fire Code (UFC with Cal. Tit. 24 Amendments).
2. Fire Department access shall be by compliance with County FPS, Section IV .8, State FSR Article 2, UFC Section 902 and specifically:
  - A.) Installation of Fire Department/Sheriff Office "Rapid Entry System" key switches or padlocks for access through locked gates.
  - B.) Gate entrances shall be at least two feet wider than the road width of the traffic lane(s) serving that gate.
  - C.) All gates providing access from a road to driveway shall be located at least thirty feet from the roadway and shall be open to allow a vehicle to stop without obstructing traffic on that road.

If you have any questions, please do not hesitate to contact me at Napa County Fire Department Headquarters (707) 963-3601 extension 129.

Byron J. Carniglia  
Fire Chief

A handwritten signature in cursive script that reads "Barbara A. Easter".

by: Barbara Easter  
County Fire Inspector

cc: NCFD/CFM file, chron, Loveless, Barclay, Shew



JEFFREY R. REDDING  
Director

**NAPA COUNTY**

**CONSERVATION — DEVELOPMENT  
AND PLANNING DEPARTMENT**

**RECEIVED**

AUG 17 1998

**NAPA COUNTY  
DEPT. OF PUBLIC WORKS**

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

RECEIVED

AUG 19 1998

PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT

TO:

Public Works

APPLICATION TITLE: ARROYO WINERY COVERED TANKS/ FILE #: 98074-MAD  
ENTRY GATE

RESPONSE REQUEST DATE: 8-17-98 RESPONSE RETURN DATE: 8-31-98  
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: SEE MEMO DATED 2/25/98

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

3. Do you recommend:  Negative Declaration  Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):  
SEE MEMO DATED 2/25/98. ENTRY GATE MUST BE LOCATED OUTSIDE  
30' SETBACK, MEASURED FROM THE CENTER OF RIGHT-OF-WAY ALONG ARROYO AVE.

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

6. Name of contact person: ROSS BERGHOLZ Telephone: 253-4351

Response Prepared by: ROSS BERGHOLZ

Title: ASSISTANT ENGINEER

Date: 8-19-98

**PUBLIC WORKS DEPARTMENT  
INTER-OFFICE MEMO**



February 25, 1998

**TO:** Conservation Development and Planning Department  
**FROM:** Juan Arias, Junior Engineer *J. A.*  
**SUBJECT:** Arroyo Winery Addition, File # 97405-UP  
2361 Greenwood Ave., Calistoga APN: 017-230-020

This application will allow the applicant to construct a 2,505 square feet wine and equipment storage building on a 22.62 acre parcel located on Greenwood Ave. approximately 1,200 feet southwest from its intersection with State Route 29.

**EXISTING CONDITIONS:**

1. Greenwood Avenue is a Napa County maintained paved road.
2. The Average Daily Traffic count for Greenwood Avenue is 216.
3. Approximately 400 feet long, 16 feet wide dirt and gravel access road leading to the winery.

**RECOMMENDED CONDITIONS:**

1. The structural section for the whole length of the existing access road and 10 feet of its width must be improved to a minimum of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
2. Any parking required by the Planning Commission as a condition of this Use Permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
3. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.
4. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

cc: Vincent Arroyo, 2361 Greenwood Avenue, Calistoga, CA 94515



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING  
Director

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

### PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

# RECEIVED

AUG 18 1998

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

TO: Bldg. Insp.

APPLICATION TITLE: ARROYO WINERY COVERED TANKS / ENTRY GATE FILE #: 98074-MOD

RESPONSE REQUEST DATE: 8-17-98 RESPONSE RETURN DATE: 8-31-98  
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: BUILDING; ELECTRICAL; MECHANICAL; PLUMBING

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

3. Do you recommend:  Negative Declaration  Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed): \_\_\_\_\_

1. SECURE PERMITS AS NOTED IN ITEM NO. 1  
2. CLEARANCE FROM BAY AREA AIR QUALITY MANAGEMENT DISTRICT  
REQUIRED PRIOR TO PERMIT ISSUANCE

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

6. Name of contact person: [Signature] Telephone: 253-4416  
Response Prepared by: GARY W. BREVEN

Title: BUILDING CODES ADMIN.  
Date: 8-17-98



# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

**HILLARY GITELMAN**  
Director

May 3, 2007

Robert S. Walker, Architect  
1529 Cypress Street  
Walnut Creek, CA 94596

RE: Vincent Arroyo Winery; APN 017-230-020; P07-00065 Very Minor Modification

Dear Mr. Walker

Please be advised that the Use Permit Modification to construct a 1,500 square foot addition to an existing 6,074 square foot addition structure for barrel washing and storage with NO CHANGE in visitors, marketing or production has been APPROVED by the Director of the Conservation, Development and Planning Department on April 25, 2007. This action includes the recognition of the conversion of a second floor storage area to a 625 square foot office space. This approval is based on information provided in the January 30, 2007 application and Napa County Code section 18.124.130(c). Further, this modification qualifies for a Class 1 Categorical Exemption per the Napa County Local Procedures for Implementing the California Environmental Quality Act. Modifications shall be consistent with the material submitted with the application.

All previous Use Permit conditions not in conflict with this modification still apply. In addition, the following comments are now conditions:

1. All wastewater lines from the proposed addition (if any) shall be tied into the existing septic system(s) serving the winery (as per the Environmental Management memo received 2/27/07).
2. Must obtain all applicable building permits.
3. Satisfy all of the Napa County Fire Department comments contained in the memo dated March 28, 2007.
4. Public Works memo dated March 29, 2007: All earth disturbing activities shall conform to the Napa County Stormwater Ordinance and the Best Management Principles. Proposed drainage needs to be addressed on the construction plans and comply with the latest Napa County Road and Street Standards. The applicant must obtain an encroachment permit for any work performed within the Napa County Road Right-of-way.

This permit becomes effective May 3, 2007 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 have the right to appeal the conditions of approval. If an appeal is filed by anyone, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the Use Permit 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 permit. Should you have any questions, please contact Kirsty Shelton at (707) 253-4417.

Sincerely,

Kirsty Shelton  
Planner III

Memo Attachments: Fire Department 3/28/07; Environmental Management 2/27/07; Public Works 3/29/07

cc: Vincent and Marjorie Arroyo, 2361 Greenwood Avenue, Calistoga, CA 94515; Mike Wilson; Larry Bogner; Christine Secheili, R.E.H.S.

# INTER-OFFICE MEMO



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TO: Conservation, Development, and Planning Department

FROM: Mike Wilson, Fire Department

DATE: March 28, 2007

SUBJECT: Arroyo Vineyard Minor Mod Use Permit Comments  
Apn: 017-230-020 P07-00065

**Site Address: 2361 Greenwood Ave, Calistoga CA 94515**

The Napa County Fire Marshal staff has reviewed the use permit application to construct a 1,500 square foot addition for case goods storage to a building that is currently 2,500 square feet at the address above. The fire department requests the following conditions be included if the project is approved.

**All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**

1. An automatic fire protection sprinkler system is not required since the proposed addition is less than a 50% increase in floor area. If a fire sprinkler system is voluntarily installed the following would apply. The fire sprinkler system shall be installed and maintained in accordance with the *National Fire Protection Association Standard (NFPA) #13 (Installation of Sprinkler System, 1999 edition)*. A minimum of 60 minutes of water storage for the sprinkler system will be required.
2. The **minimum** required fire flow for the protection of the proposed project is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 12,000 gallons. The fire flow is based on the square footage of the building and the construction type and may be reduced by 50% if an automatic fire sprinkler system is installed. The fire flow and storage volume in a sprinklered building is in **addition** to the water demand for the sprinkler system.
3. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 1999 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source

4. The private fire service mains and shall be installed and maintained in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1995 edition)*.
5. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2001 edition, Appendix III B*. Fire hydrants must be installed within 150 feet of all points of the building and no closer than 40 feet from the building.
6. All post indicator valves, control valves, waterflow devices and fire pumps shall be monitored by an approved remote station or central alarm monitoring company. The digital alarm communicator system panel shall be installed and maintained in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 1999 edition)*. Alarm panel or key pad must be located at main entrance of the building.
7. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
8. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet unless otherwise approved by the Napa County Department of Public Works.
9. Fire apparatus access roads shall be provided to within 150' of all exterior portions of each structure.
10. A rapid emergency key entry system shall be installed at an approved location by the Napa County Fire Marshal's Office on any proposed gates accessing the property.
11. Fire apparatus access roads shall be cleared of flammable vegetation on 10 feet of each side of the roadway. Dry grass shall be cut to less than 4" in height, ladder fuel from trees shall be removed up to 8', brush shall be cut or removed and all dead fuel shall be removed.
12. A defensible space zone shall be created around all structures. This defensible space zone shall be 100' from all portions of a structure. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site.
13. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.



14. The approved address numbers shall be placed by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal.
15. The address numbers shall be a minimum of 10" in height, contrasting in color with their background and shall be illuminated.
16. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
17. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.
18. A Knox Cabinet shall be installed at an approved location by the Napa County Fire Marshal's Office.
19. The Knox cabinet shall have one or all of the following items placed in the cabinet, dependant on requirements of this facility:
  1. A minimum of 2 master keys to the structure(s) for emergency access.
  2. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
  3. 2 scaled floor plans of all structures showing doors, offices, etc.
  4. **A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
  5. Napa County Hazardous Materials Business including all MSDS forms, etc.
20. A complete set of Building Plans shall be submitted to the Fire Department for review and approval.
21. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
22. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at

**no** charge to the County (California Fire Code section 103.1.1) for independent peer review of alternate methods proposals.

23. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

**24. A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed in the condition describing the contents of the Knox Box.**

*Mike Wilson*

Mike Wilson  
Assistant Fire Marshal



**COUNTY of NAPA**  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

STEVEN LEDERER  
Director

CHRISTINE M. SECHELI, R.E.H.S.  
Assistant Director

**TO:** Napa County Planning Department  
Hillary Gitelman, Planning Director

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

**SUBJECT:** Use Permit Application for Arroyo Winery  
Located at 2361 Greenwood Avenue  
Assessor Parcel #017-230-020  
File # P07-00065

**RECEIVED**

FEB 27 2007

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

---

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

1. All wastewater lines from the proposed addition (if any) shall be tied onto the existing septic system(s) serving the winery.

cc: Robert S. Walker, 1529 Cypress St., Walnut Creek, CA 94596  
Vincent Arroyo, 2361 Greenwood Ave., Calistoga, CA 94515  
Paul Sherman, CDPD

1195 Third Street, Suite 101 • Napa, California 94559  
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

PUBLIC WORKS DEPARTMENT  
INTER-OFFICE MEMO



RECEIVED

MAR 29 2007

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

DATE: March 29, 2007

TO: Conservation Development and Planning Department

FROM: Larry Bogner, Civil Engineer

LARRY BOGNER

SUBJECT: Arroyo winery storage building addition, APN# 017-230-020, P07-00065

The application will allow the applicant to modify the winery by constructing a 1500 sq ft addition to an existing winery building. Parcel is located at 2361 Greenwood Ave, in the Calistoga area.

**RECOMMENDED CONDITIONS:**

The previous conditions of approval, dated February 25, 1998, are still appropriate and applicable.

**GROUNDWATER**

We have reviewed the phase one, water availability analysis for the proposed project. The 22.62 acre parcel is located in the "valley floor" area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 22.62 AF/Year. The estimated water demand of 9.91 AF/Year is below the established threshold for the property and is equal to the existing water demand. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

**SITE IMPROVEMENTS:**

All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.

Proposed drainage for the development shall be shown on the construction plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.

Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

The applicant must obtain an encroachment permit for any work performed within the Napa County Road Right-of-Way.

**OTHER RECOMMENDATIONS:**

If the construction activity results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

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



A Tradition of Stewardship  
A Commitment to Service

P-mod-APVL  
P08-00597-VMM  
017-230-020  
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

January 9, 2009

Vincent and Marjorie Arroyo  
2361 Greenwood Avenue  
Calistoga ca 94515

Re: Arroyo Winery  
Minor Modification #P08-00597-VMM  
Assessor's Parcel Number 017-230-020-000

Your application for a Very Minor Modification (#P08-00597-VMM) to the previous Use Permit #97405-UP, #98074-MOD and #P07-00065-MOD requesting to 1) Construct an approximately 919 square foot winery addition, to allow for additional wine storage; 2) to construct an approximately 939 square foot addition, to the office area; and 3) adding accessible toilets and a second stair well, on a 22.62 acre parcel, has been **APPROVED** by the Conservation, Development and Planning Director based on the attached conditions of approval, applicable County regulations and submitted material dated October 23, 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, Section 15303, Class 3 new construction and Appendix B, Class 1, Existing Facilities and minor expansions of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project is 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:** January 9, 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](mailto:sgambill@co.napa.ca.us).

Sincerely,

  
Suzanne Gardner-Gambill  
Planner I

## **CONDITIONS OF APPROVAL**

**Arroyo Winery**

**File # P08-00597-VMM**

**APN: #017-230-020-000**

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

- a. To construct a 919 square foot winery addition allowing additional wine storage;
- b. To Construct a 939 square foot addition to the office area;
- c. Adding accessible toilets; and
- d. Adding a second stair well

### **2. PREVIOUS CONDITIONS**

The permittee shall comply with all previous conditions of approval for Use Permit # 97405-UP, #98074-MOD and #P07-00065-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:

- Environmental Management memo dated December 1, 2008
- Napa County Fire memo dated December 10, 2008
- Napa Building Inspection Division Memo dated December 13, 2008
- Napa County Public Works memo dated December 8, 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.



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A Commitment to Service

**Environmental Management**

1195 Third Street, Suite 101  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4471  
Fax: (707) 253-4545

**Steven Lederer**  
Director

## MEMORANDUM

**To:** Napa County Planning Department  
Hillary Gitelman, Planning Director

**From:** Napa County Environmental  
Management Department  
Christine Secheli, Assistant Director

**Date:** December 1, 2008

**Re:** Use Permit Modification Application for  
Arroyo Winery  
Located at 2361 Greenwood Avenue  
Assessor Parcel # 017-230-020  
File #P08-00597

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 or conditions of approval to be included if the project is approved.

cc: Suzanne Gambill, CDPD  
Robert Walker, 1529 Cypress St., Suite 104, Walnut Creek, CA 94596  
Vincent Arroyo, 2361 Greenwood Ave., Calistoga, CA 94515

1195 Third Street, Suite 101 • Napa, California 94559  
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us





# INTER-OFFICE MEMO

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TO: Hillary Gitelman  
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: December 10, 2008

SUBJECT: Arroyo Winery Minor Mod Use Permit Comments - Revised  
Apn: 017-230-020 P08-00597

**Site Address: 2361 Greenwood Avenue, Calistoga**

The Napa County Fire Marshal staff has reviewed the use permit application to add 919 sq. ft. to the existing winery and 939 sq. ft. to the office for a total addition of 1,858 sq. ft. We recommend that the following items shall be incorporated as project conditions or mitigation measures if the commission approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. Any fire protection systems in the existing winery building are required to be extended into the new addition.
3. Fire apparatus access roads shall be provided to within 150 feet of all portions of the structures. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
4. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
5. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided

prior to any construction or storage of combustible materials on site.

7. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4" in height for the building, contrasting in color with their background and shall be illuminated.
8. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
9. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb or on signs.
10. Buildings with high piled storage exceeding 12 feet in height shall be equipped with smoke and heat vents and curtain boards in accordance with the California Fire Code, Chapter 23, 2007 edition.
11. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the California Fire Code. Chapter 23, 2007 edition.
12. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be provided within 75 feet of travel distance from any portion of the facility and shall be mounted 3 1/2 to 5 feet to the top of the extinguisher.
13. All exit doors shall be operable without the use of a key or any special knowledge or effort.
14. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2007 edition.
15. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox box/cabinet will require "tamper monitoring".
16. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
  - a. A minimum of 2 master keys to the structure(s) for emergency access.
  - b. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.

- c. 2 scaled floor plans of all structures showing doors, offices, etc.
- d. Napa County Hazardous Materials Business including all MSDS forms, etc.
- e. **A digital file of the site and floor plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**

17. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.

18. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.

19. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at no charge to the County for independent peer review of alternate methods and materials proposals.

20. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

21. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established hourly rate as adopted by the Napa County Board of Supervisors by resolution.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any fire protection issues you may have regarding your project.

Alicia Amaro  
Assistant Fire Marshal



HILLARY GITELMAN  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

## PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division

APPLICATION TITLE: Arroyo Winery APN: 17-230-020

DESCRIPTION OF PROJECT: Winery addition to add 919 sq. ft to the existing winery and 939 sq ft to the adjacent area total 1858 sq ft.

RESPONSE REQUEST DATE: 11-21-08 RESPONSE RETURN DATE: 12-8-08

PLEASE RESPOND VIA E-MAIL TO: Sgambill@co.napa.ca.us  
OR FAX TO (707) 299-74077

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

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

1. Do you have any comments on this project?  Yes  No
2. Do you have jurisdiction by law over this project?  Yes  No
3. Attach your agencies comments, or list below:  Comments attached  Comments below.

See attached comments in Accela

See BO8-01192

Name of contact person: Eric Barward Telephone #: 299-1359

Email: ebarward@co.napa.ca.us  
Title: Plans & Permit Supervisor  
Date: 12.13.08



- SmartManager
- Application
- Property
- People
- Fees
- Workflow
- Attachments
- Reports
- Condition

Workflow

Application #: P08-00597

Application Type: Planning / PL Permits / Use Permit / Use Permit Minor Modification

Address: 2361 GREENWOOD AVENUE, CALISTOGA, CA

<ul style="list-style-type: none"> <li>✓ Application Acceptance</li> <li>● Environmental Review</li> <li>✓ Public Works Review</li> <li>● Fire Review</li> <li>✓ EM Review</li> <li>● County Council Review</li> <li>● Planning Review</li> <li>✓ Building Review</li> <li>  Planning Approval</li> <li>  Closure</li> </ul> <p style="text-align: center;"><input type="button" value="Task Activation"/></p>	<p><b>Task Details - Building Review</b></p> <p><b>Assigned Date:</b> 10/27/2008      <b>Due Date:</b></p> <p><b>Assigned To:</b>                      <b>Department:</b> Building Department</p> <p><b>Current Status:</b> Approved      <b>Status Date:</b> 12/13/2008</p> <p><b>Action By:</b> Eric Banvard      <b>Department:</b> Building Department</p> <p><b>Status Comment:</b></p> <p>Prior to any construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete &amp; appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. (Note: Since all offices are on the 2nd story that level must be accessible by ramp or elevator; will be addressed as part of plan review of B08-01192 already in process.)</p>
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# PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



A Tradition of Stewardship  
A Commitment to Service

**DATE:** December 8, 2008

**TO:** Conservation Development and Planning Department

**FROM:** Erich Kroll, Supervising Engineer

**SUBJECT:** Arroyo winery storage building addition, APN# 017-230-020, P08-00597

The application will allow the applicant to modify the winery by constructing a 939 sq ft addition to an existing winery building. Parcel is located at 2361 Greenwood Ave, in the Calistoga area.

## **RECOMMENDED CONDITIONS:**

The previous conditions of approval, dated March 29, 2007, are still appropriate and applicable.

## **GROUNDWATER**

We have reviewed the phase one, water availability analysis for the proposed project. The 22.62 acre parcel is located in the "valley floor" area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 22.62 AF/Year. The estimated water demand of 9.91 AF/Year is below the established threshold for the property and is equal to the existing water demand. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

## **SITE IMPROVEMENTS:**

All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.

Proposed drainage for the development shall be shown on the construction plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.

Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

The applicant must obtain an encroachment permit for any work performed within the Napa County Road Right-of-Way.

## **OTHER RECOMMENDATIONS:**

If the construction activity results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Erich Kroll at 253-4351. For groundwater questions, please contact Anna Maria Martinez.

017-230-020  
P13-00259 MOD/APVL



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

**Hillary Gitelman**  
Director

September 6, 2013

Vincent Arroyo Winery  
Matthew Moye  
2361 Greenwood Ave.  
Calistoga, CA. 94515

Re: Vincent Arroyo Winery  
Very Minor Modification #P13-00259-VMM  
Assessor's Parcel Number 017-230-020-000

Dear Matthew:

Your application for a Minor Modification (#P13-00259-VMM) to the previous Use Permit #97405-UP was **APPROVED** on September 6, 2013.

The proposed modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15303 New Construction, Class 1, Existing facilities and no expansion of use, and Appendix B, Class 3 Minor modification of an existing winery of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of 1.) Cover an existing, approved crush pad and 2.) Allowing the sale of a glass, or a bottle of wine for on site consumption, in the existing picnic area of the winery, per AB 2004.

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:** September 6, 2015

*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*



Page 2

*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.*

Should you have any questions, please contact Terri Abraham, Project Planner at (707)299-1331 or e-mail at [tabraham@co.napa.ca.us](mailto:tabraham@co.napa.ca.us).

Sincerely,

Hillary Gitelman  
Director

A handwritten signature in cursive script that reads "Terri Abraham". The signature is written in black ink and is positioned below the typed name of Hillary Gitelman.

By: Terri Abraham

cc: file  
John Tuteur

## CONDITIONS OF APPROVAL

*Vincent Arroyo Winery*

*File # P13-00259-VMM*

*APN: #017-230-020-000*

1. **SCOPE:** This approval is limited to the following:
  - a. To allow covering an existing, approved, crush pad
  - b. To allow the purchase of wine by the glass or the bottle for consumption in the existing picnic area of the winery, per AB2004.

This permit does not include any increase to annual production, tours and tasting or marketing visitor numbers, numbers of employees, hours of operation, etc.

The activities permitted on the site are limited to those shown on the plans and information submitted with the Modification. Any substantial change in use is subject to review and approval as determined by the CDPD Director in accordance with the Zoning Ordinance.

### 2. PREVIOUS CONDITIONS

The permittee shall comply with all previous conditions of approval for Use Permit # 97405-UP, 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 August 22, 2013.
- (b) Napa County Engineering Division memo dated August 22, 2013.

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 (\$154.00/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.