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## Previous Project Conditions



# COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

HILLARY GITELMAN  
Director

PATRICK LYNCH, AICP  
Assistant Director

STEVE LEDERER  
Deputy Director

JOHN MCDOWELL  
Project Manager

ROBERT NELSON  
Supervisor

HEATHER  
MCCOLLISTER  
Principal Planner

SEAN TRIPPI  
Principal Planner

BARBARA ABATE  
Planner

TRISH HORNISHER  
Planner

NAOMI BEATTIE  
Planner

NANCY JOHNSON  
Planner

SUZIE GAMBILL  
Planning Technician

C. RENEE LEDERER  
Planning Administrative  
Specialist

January 7, 2005

Mr. John Caldwell  
270 Kreuzer Land  
Napa, CA 94558

**Re: APN 045-310-055, 056; Use Permit # 03318-UP**

Dear Mr. Caldwell,

Please be advised that Use Permit #03318-UP has been **APPROVED** by the Napa County Planning Commission on December 15, 2004, based on the attached revised conditions, the Napa County departments comments, and applicable County regulations.

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 anyone, you will be notified.

**EXPIRATION DATE: December 15, 2006**

*Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your 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. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.*

Should you have any questions, please contact Nancy Johnson at (707) 299-1352 or by e-mail: [njohnson@co.napa.ca.us](mailto:njohnson@co.napa.ca.us).

Sincerely,

Steven Lederer  
Deputy Director, Napa County Conservation, Development and Planning Department

cc: Tom Carrey, Dickenson, Peatman & Fogarty  
Beth Painter, Balanced Planning  
Charles Meibeyer, Meibeyer Law Group

1195 THIRD STREET  
SUITE 210

NAPA, CALIFORNIA  
94559

TELEPHONE:  
707-253-4417

FAX:  
707-253-4336

WWW.CO.NAPA.CA.US

## REVISED CONDITIONS OF APPROVAL

### Caldwell Winery

#### 03318-UP

1. **SCOPE:** The permit shall be limited to:

- Wine production of no more than 25,000 gallons per year. **A minimum of 50% of the total production capacity (12,500 gallons) must be processed from grapes grown on property or in the immediate vicinity of the winery parcel. For the purposes of this condition “immediate vicinity” shall be vineyards accessed by driving along Kreuzer Lane and that would otherwise have their grapes removed from this area along the existing private roadway and Kreuzer Lane located in the vicinity of the winery parcel.**
- Custom production activities (crushing, fermenting, barrel aging and bottling) for a maximum of four custom producers utilizing a maximum of 10,000 gallons of the winery’s proposed 25,000 gallon per year capacity. Custom production will not include case goods storage, retail wine sales, offices, wine tasting, or distribution/shipping. **At least 5,000 gallons of the custom crush wine shall be processed from grapes grown on vineyards in the immediate vicinity of the winery parcel.**
- Utilization of a 16,970 square foot cave to serve as the winery, no outdoor winery activities are associated with this application.
- Retail sales and tours and tasting by appointment only. Maximum visitor total of eight persons per day not to exceed 40 per week.
- A marketing plan that includes: **10** promotional tours, tastings and meal events per year with a maximum of 10 people at each event, two release events per year with a maximum of 60 people at each event and one wine auction event per year with a maximum of 50 people. **A minimum of 60 days prior notice shall be provided to the owners of APNs 045-310-045 and 045-310-047 for the two release events and one wine auction event. For all other marketing events prior notice will be provided to APNs 045-310-045 and 045-310-047 within a reasonable time after the events are scheduled, and in any event the winery shall ensure that all marketing events are noticed to the owners of the properties in advance. Clean-up shall be completed by 11:00 PM for all evening events. Marketing events include any events at which food is prepared on-site or catered and served with wine on the winery parcel. No food items with the exception of tasting crackers and other similar items shall be provided to private tours and tastings visitors.**
- **Other than marketing events, the maximum total number of visitors to the site on any day (whether visiting the site for retail sales or tours and/or tastings) shall not exceed eight people per day or forty (40) people per week.**
- Two full-time and one part-time employees.
- A new septic system for winery use.
- No tasks are authorized outside the caves.

The winery shall be completed and operated in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process.

## **REVISED CONDITIONS OF APPROVAL**

### **Caldwell Winery**

#### **03318-UP**

**2. TOURS AND TASTING:**

Tours and tasting and retail sales shall be by appointment only and are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Tours and tasting shall complete by 4:00 PM. Retail sale of wines shall complete by 4:30 PM and shall be limited to only those fermented and bottled on-site by the winery operator. A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Department and to the owners of APN's 045-310-045 and 045-310-047 upon request.

**3. GRAPE SOURCE:**

At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis by December 31 the source of grapes verifying that 75% of the approved production 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.

**5. SIGNS:**

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. All signs shall meet the design standards as set forth on Chapter 18.116 of the County Code. At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting by Prior Appointment Only".

**6. GATES/ENTRY STRUCTURES:**

Any gate installed at the winery entrance shall be reviewed by the Planning and Public Works Departments and the Napa County Fire Department to assure that it is designed to allow a large vehicles such as motorhomes to turn around if the gate is closed without backing into the public roadway and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according the County Code.

**7. LIGHTING:**

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level

## REVISED CONDITIONS OF APPROVAL

### Caldwell Winery

#### 03318-UP

lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction of the winery, two (2) copies of a separate detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval.

#### 8. **LANDSCAPING/PARKING:**

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. **Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.**

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" BGH shall be removed, except for those identified on the submitted site plan. Any trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view the structures. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

#### 9. **OUTDOOR STORAGE/SCREENING:**

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels. **Prior to commencement of operations in the Winery the Winery shall remove all exterior debris surrounding the former nursery site and shall ensure that the existing buildings, and any additional storage or other facilities located on the Winery or the adjacent property have non-reflective walls and roofs. The winery shall install vineyard fencing along the eastern boundary line of APN:045-310-045 to ensure that visitors to the winery shall not have access to that property. The vineyard fencing shall be six feet in height and shall be criss crossed wire fencing with wooden posts.**

**REVISED CONDITIONS OF APPROVAL**

**Caldwell Winery**

**03318-UP**

**10. RENTAL/LEASING:**

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010)

**11. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

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

Department of Environmental Management as stated in their letter of 10/16/2003

Department of Public Works as stated in their revised letter of **12/9/2004**

County Fire Department as stated in their letter of 9/10/2003

Building Division as stated in their letter of 08/19/2003

CalOSHA as stated in their letter of 08/26/2003

**12.. SPOILS:**

All spoils generated by construction of the project facilities, including cave spoils, shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy.

**13. WELLS:**

The permittee may be required (at the permittee's expense) to provide well monitoring data if it is judged that water usage at the winery is, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of the permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.

**14. NOISE:**

## REVISED CONDITIONS OF APPROVAL

### Caldwell Winery

#### 03318-UP

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Section 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road condition require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings unless a special permit to that effect has been secured through the County.

15. **COLORS:**

The colors used for any roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding vegetation and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be prohibited.

16. **DUST CONTROL:**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Construction activities shall not occur during windy periods.

17. **ARCHEOLOGICAL FINDING:**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The Department will be contacted for further guidance, which will likely include the requirement for the applicant to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

18. **TRAFFIC**

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will occur during non-peak (4-6 PM) travel times to the maximum extent possible.

20. **STORM WATER CONTROL**

For any construction activity that results in disturbance of greater than five acres (or one acre following the upcoming change in State regulations) of total land area,

## REVISED CONDITIONS OF APPROVAL

### Caldwell Winery

#### 03318-UP

applicant shall file a Notice of Intent with the California Regional 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, 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 shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the applicant 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.

#### 21. ROAD IMPROVEMENTS AND MAINTENANCE:

The roadway wherever it is located on the common boundary lines of APNs 045-310-045 and 045-310-047 shall be 18 feet in width with 2 foot shoulders and the roadway shall be no wider than this required minimum width. The shoulder shall be located entirely on the south side of the roadway and no removal of plant material or the existing stone wall on the north side of the existing roadway shall occur. Winery shall install a mortared natural stone swale to be utilized as the southern shoulder and shall further provide an upward lip or curb if needed to ensure that no erosion occurs from the property along the southern side of the roadway. During construction, Winery shall take all practicable measures not to damage the planted olive trees and vineyards in this area.

#### 22. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the applicant and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$88.00/hour as of December, 2002). Violations of conditions of approval or mitigations measures caused by the applicant's contractors, employees, and guests are the responsibility of the applicant.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies are 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.



**REVISED CONDITIONS OF APPROVAL**

**Caldwell Winery**

**03318-UP**

The applicant shall fund the Department (via a deposit of \$5,000 prior to the issuance of any further permits) to conduct periodic compliance audits during the first year of operation and for the Department to prepare a report for the Planning Commission as a result of those audits. The Use Permit compliance shall be reviewed by the Planning Commission at a noticed public hearing one year following the opening of the winery. The Planning Commission may extend the auditing program, at the applicant's expense, as needed if compliance deficiencies are noted. 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.



HILLARY GITELMAN  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

July 3, 2007

Mr. John Caldwell  
270 Kreuzer Lane  
Napa, CA 94558

Re: **CALDWELL WINERY MINOR MODIFICATION**  
Minor Modification #P07-00039-MODVMIN  
Assessor's Parcel Number 045-310-055

Dear Mr. Caldwell:

Please be advised that your request for a Minor Modification (file number P07-00039-MODVMIN) to the Caldwell Winery Use Permit to add 1,468 square feet of cave area for office and restroom use has been **APPROVED** by the Director of Conservation, Development and Planning on June 20, 2007 based on the attached conditions of approval and applicable County regulations.

**EXPIRATION DATE:** June 20, 2009

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 minor modification permit. In addition, approval of this minor modification has no effect on the time limits in which to activate the original project use permit.

Please be advised that the Director of Conservation, Development and Planning has determined that this minor modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15303, Class 3, New Construction or Conversion of Small Structures, and Appendix B, Class 3, New Construction or Conversion of Small Structures of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of a minor alteration to a previously approved project involving no increase in production or marketing activities and is not located in an environmentally sensitive area.

The modification is effective immediately 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.

*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 Nancy Johnson, Project Planner at (707)299-1352 or e-mail at [njohnson@co.napa.ca.us](mailto:njohnson@co.napa.ca.us) .

Sincerely,

Hillary Gitelman  
Director

A handwritten signature in black ink, appearing to read "Nancy Johnson", with a long horizontal flourish extending to the right.

By: Nancy Johnson  
Principal Planner

Cc: Tom Carey, Dickenson, Peatman and Fogarty

**CONDITIONS OF APPROVAL**

**CALDWELL WINERY**

**File # P07-00039-MODVMIN**

**APN: #045-310-055**

1. **SCOPE:** The permit shall be limited to:

- An addition of approximately 1,468 square feet of cave space for use as office and restrooms.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and the original use permit conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. **COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

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

Department of Public Works as stated in their letter of January 29, 2007  
County Fire Department as stated in their letter of January 30, 2007  
Department of Environmental Management in their letter of February 21, 2007  
Napa County Building Department in their letter of January 22, 2007

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 and Agencies may result in the need to modify the approved use permit.

3. **INDEMNIFICATION**

An indemnification agreement, in the form attached hereto, shall be signed and returned to the County within twenty (20) days of the granting of this approval.

4. **PREVIOUS CONDITIONS:**

The permittee shall comply with all previous conditions of approval for Use Permit 03002-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 earlier ones.

5. **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 (\$125.00/hour as of July, 2006). 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.

# INTER-OFFICE MEMO



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TO: Conservation, Development, and Planning Department

FROM: Mike Wilson, Fire Department

DATE: January 30, 2007

SUBJECT: Caldwell Winery Use Permit Cave Mod Comments  
Apn: 045-310-055 P07-00039 Mod

**Site Address: 270 Kreuzer Lane, Napa**

The Napa County Fire Marshal staff has reviewed the Use Permit Modification application to expand the wine cave at the address above by 1,468 square feet for a total of 18,438 square feet. Based on the use and occupancy of the cave as described in the use-permit application, the cave will remain a Type III wine cave. We recommend the conditions submitted on March 9, 2004 along with the following updated condition be included if the commission approves the project.

1. The minimum required fire flow for the protection of the proposed project is 500 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 15,000 gallons. The fire flow is based on the square footage of the cave and the construction type and has been reduced by 50% because of the automatic fire sprinkler protection. The fire flow and storage volume in a sprinkler building is in addition to the water demand for the sprinkler system.

Mike Wilson  
Assistant Fire Marshal



Patrick Lynch  
Acting Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

## PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division

APPLICATION TITLE: Caldwell Winery Cave Expansion APN: 45-310-056

RESPONSE REQUEST DATE: 1-25-07 RESPONSE RETURN DATE: 2-8-07

FINAL REQUEST DATE: \_\_\_\_\_ FINAL RESPONSE DATE: \_\_\_\_\_

PLEASE RESPOND VIA E-MAIL TO: tabraham @co.napa.ca.us

OR DIRECT FAX TO: Terre (707)299-4075

FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: Jessi Abraham

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.

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
2. Indicate areas of environmental concern and availability of appropriate technical data:  
Environmental: None  
Building: B occupancy in cave treated same as if not in cave  
Must be fully accessible.
3. Do you recommend:  Negative Declaration  Environmental Impact Report
4. If the project is approved, recommend conditions of approval (use additional page if needed). Obtain all appropriate Building Permits
5. Have you previously reviewed an application on any portion of this project?  Yes  No
6. Name of contact person: Eric Barvard Telephone #: 299-1359

Note: No work flow step for Building in Accella  
Prepared by: EB  
Title: P&P Supervisor  
Date: 1.22.07

**PUBLIC WORKS DEPARTMENT  
INTER-OFFICE MEMO**



**RECEIVED**

JAN 30 2007

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**DATE:** January 29, 2007  
**TO:** Conservation Development and Planning Department  
**FROM:** Larry Bogner, Civil Engineer *LARRY BOGNER*  
**SUBJECT:** Caldwell Winery Cave Expansion, APN# 045-310-056, P07-00039

The application will allow the applicant to modify the existing cave network by adding 1,468 +/- sq feet. Parcel is located at 270 Kruezer Lane.

**RECOMMENDED CONDITIONS:**

**SITE IMPROVEMENTS:**

The disposition of all cave spoils and associated grading shall be in accordance with a grading permit issued by this Department.

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.

**OTHER RECOMMENDATIONS:**

The original conditions of approval, dated October 6, 2003 along with any exceptions to standards granted by the Director of Public Works are still appropriate and applicable.

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.





STEVEN LEDERER  
Director

TEUM

**COUNTY of NAPA**  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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

**RECEIVED**

**TO:** Napa County Planning Department      FEB 22 2007  
Hillary Gitelman, Planning Director

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

**SUBJECT:** Use Permit Modification Application for Caldwell Winery Cave Expansion  
Located at 270 Kreuzer Lane  
Assessor Parcel 45-310-56  
File # P07-00039

**DATE:** February 21, 2007

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

1. A sewer line permit to connect the restrooms to the existing sanitary septic system must be secured prior to issuance of a building permit.

cc: John Caldwell, Caldwell Winery, LLC, 270 Kreuzer Ln., Napa, CA 94559  
Terri Abraham, CDPD

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