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Previous Project Conditions and Code Compliance Issues



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

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

Date: September 14, 1988

Applicant: Chuck and Neil Sweeny
7400 Silverado Trail
Oakville, California 94562

Small Winery Name: Sweeny Vineyards Winery
Application Number: SW - 178889
Location: 7400 Silverado Trail
Oakville, CA
Assessor's Parcel #: 32-030-27

Dear Mr. and Mrs. Sweeny:

Your application for a Small Winery Use Permit Exemption has been approved by the Napa County Conservation, Development and Planning Department.

Approval Date: **September 14, 1988** This approval will expire on **September 14, 1989**, if not activated. Annual Production Capacity is limited to **10,000 gallons**. Any increase in annual production capacity must be approved in advance by the Conservation, Development and Planning or the Planning Commission and appropriate County departments.

Sincerely,

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

JEFFREY REDDING
Deputy Planning Director

JR:jcc2

cc: James H. Hickey, Director
John Tuteur, County Assessor
Bill Hall, Building Codes Administrator
Tim Smellings, Department of Environmental Management
Ron Childress, Napa County Fire Department
Patrick Mervin, 320-A Tesconi, Santa Rosa CA 95401

RECEIVED

JUL 24 1989

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

FLOOR AREA: EXISTING STRUCTURES 0 SQ. FT. NEW CONSTRUCTION 4428 SQ. FT.

TYPE OF CONSTRUCTION: STONE, CONC, WOOD, SLATE

TYPE OF EXTERIOR WALL FACING: STONE & WOOD

TYPE OF ROOF: SLATE

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

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

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: NONE

TYPE OF SHIELDS TO BE INSTALLED ON EXTERIOR LIGHTS: COPPER

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

METHOD OF DOMESTIC WASTE DISPOSAL: SEPTIC SYSTEM

METHOD OF INDUSTRIAL WASTE DISPOSAL: SEPTIC SYSTEM

3. Site Characteristics:

PARCEL ACREAGE: (Not less than 4 AC.) 99.59 ACRES

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

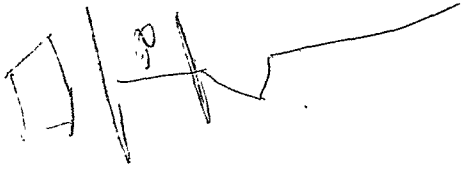
WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD:
(Not less than 400 ft. Silverado Trail and State Highways for new structures; 200 ft. in all other cases). 1200 FT.

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

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE:
(Not less than 500 ft. unless a waiver is granted by property owner) 1400 FT. DIC

MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY COMPLEX INCLUDING SEWAGE SYSTEM AND ACCESS ROAD AND THE TOP OF THE BANK OF THE ORDINARY HIGH WATER CHANNEL OF THE NEAREST RIVER OR STREAM NOT COVERED BY COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE.
(Not less than 50 ft.) 60+ FT.

NAME OF NEAREST RIVER OR STREAM: NAPA RIVER



YES	NO
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YES NO

4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: SILVERADO TRAIL

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

- (1) State Highway Route 29 between Yountville and St. Helena (Lodi Lane) and all dead-end roads extending from that section of highway;
- (2) State Highway 121 west of the City of Napa;
- (3) American Canyon Road west of Flosden Road;
- (4) Flosden Road).

PARKING SPACES: EXISTING SPACES: 3

PROPOSED SPACES: 4

5. Building Site Requirements:

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

(April through October ONLY unless catch basin installed).

APRIL

NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED:

1 IF REQ'D

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

CULVERTS & BERMS

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

RYE

DATE BY WHICH DISTURBED AREAS WILL BE RESEED:

1 MONTH PRIOR TO RAINY SEASON

6. Landscaping Requirements:

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

b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: EXISTING FARM LABOR,
WATER USE BY WELL, DRIP SYSTEM, & TIME CLOCK

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

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

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

Proposed Winery Name: SWEENEY WINERY Assessor's Parcel No.: 32-030-27

Applicant's Name: PATRICK MERVIN Telephone No.: (707) 579-1926

Address: 320-A TERCONI CIRCLE MAUTA ROSA CA 95401
 No. Street City State Zip Code

Status of Applicant's Interest in Property: ARCHITECT

Property Owner's Name: CHUCK & NEL SWEENEY

Address: 7400 Silverado Trail Dakville Telephone No.: 579-1926
 No. Street City State 963-1565

I. Operating Features: (Check the appropriate spaces)

- CRUSHING FERMENTATION STORAGE/AGING BOTTLING/PACKING
- SHIPPING VIA: TRUCK; ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING

OTHER: _____

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

ULTIMATE PRODUCTION CAPACITY 10,000 GAL/YEAR

HOURS OF OPERATION 9 A.M. TO 4 P.M. DAYS OF OPERATION 7

NUMBER OF SHIFTS: N/A EMPLOYEES PER SHIFT: N/A FULL TIME N/A PART TIME N/A
 (Currently) (Currently)

NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 2 FULL TIME 2 PART TIME
 (Proposed) (Proposed)

NO. VISITORS ANTICIPATED: PER DAY 1 PER WEEK 7

FOR COUNTY
 USE ONLY

YES	NO
<input checked="" type="checkbox"/>	

RECEIVED

AUG 8 1988

NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): _____

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

BY: _____
Conservation, Development and
Department

DATE: _____

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

cc: BUILDING INSPECTION DEPARTMENT
ENVIRONMENTAL HEALTH
ASSESSOR

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

YES NO

7. Environmental Considerations:

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

NO a. A DESIGNATED FLOODWAY

NO b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE

NO c. AN AREA THREATENED BY LANDSLIDES

NO d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT

NO e. AN ARCHAEOLOGICALLY SENSITIVE AREA

NO f. THE HABITAT AREA OF A RARE AND/OR ENDANGERED PLANT OR ANIMAL

—	X
—	X
—	X
—	X
—	X
—	X
—	X
X	—
—	X

2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

NO a. A HIGH FIRE RISK HAZARD AREA

NO b. A RECOGNIZED HISTORIC STRUCTURE

William I. Soluk 13 Sep '88

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

Patrick Merwin AIA
SIGNATURE OF APPLICANT
PATRICK MERWIN AIA

Chris L...
SIGNATURE OF PROPERTY OWNER
(if different from applicant)

O.O.O.B 198__
DATE

8-2 198__
DATE

FOR COUNTY USE ONLY

DATE FILED: *Aug 8, 1988* ACCEPTABLE PLOT PLAN SUBMITTED: X YES — NO

FILE NO: _____ TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: X YES — NO

RECEIVED BY: *Barbara Abate*

Receipt # 000286 \$150.00



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

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

JEFFREY REDDING

Director

February 21, 1995

Charles M. Sweeney
7400 Silverado Trail
Napa, CA 94558

RE: Modification of Small Winery Exemption #SW-178889
File # 94180-MOD (APN 32-030-27)

Dear Mr. Sweeney:

At the meeting of February 17, 1995, the Napa County Zoning Administrator **APPROVED** your request to modify previously-issued Small Winery Exemption #SW-178889 to allow redesign of the winery floor plan, reduction of production space to 4,424 sq.ft. (including a trellis-covered tank pad), construction and use of a 2,271.5 ft outdoor slab for grape receiving and crushing, located on a 99.59 acre parcel on the east side of Silverado Trail in the Oakville area, within an AW (Agricultural Watershed) Zoning District.

The modification is subject to the attached conditions of approval.

Notice of this approval will be published on Friday, February 24, 1995 in the Napa County Record. Pursuant to Section 18.124.130(C) of the Napa County Code, this determination may be appealed to the Board of Supervisors within ten working days of the date of publication.

If you have any further questions, please call.

Very truly yours,

A handwritten signature in cursive script that reads "Michael Miller".

MICHAEL MILLER
Zoning Administrator

attachment

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Kay Doughty, Eberlin Construction

minormod.za

CONDITIONS OF APPROVAL

Small Winery Modification #94180-MOD (Sweeney/Vine Cliff Winery)

1. The permit is limited to the modification of Small Winery Use Permit Exemption #SW-178889 to redesign the winery floor plan, which includes with an existing 1498 square foot barrel room; the construction of a 2926 square foot raised tank pad; and the construction of a 2271.5 square foot slab for use to receive grapes and grape crushing. The location of all construction shall occur as shown on the attached approved floor plan.

Any expansion or changes in use shall be by separate Use Permit submitted for consideration.
2. The applicant shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
3. All conditions and requirements of the Small Winery Use Permit Exemption #SW-178889 shall remain in force, including, but not limited to: a maximum of 10,000 gallons/year production capacity; no public tours or tasting; no more than 1 visitor/day, 7/week; and no more than 2 full-time and 2 part-time employees.
4. The cave located adjacent to the winery shall not be included as part of the winery operations, except by approval of a separate Use Permit submitted for consideration.
5. The applicant shall comply with all applicable design standards and conditions included in the Small Winery Use Permit Exemption criteria. Any conditions that are in conflict with the requirements of this permit shall be null and void.
6. Compliance with all current applicable building codes, zoning standards, and requirements of County Departments and agencies.
7. Compliance with the requirements of the Department of Environmental Management as stated in their letter of January 25, 1995.
8. All facilities of the winery, including caves, offices, and storage buildings, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself.
9. Prior to any use in reliance on this modification (including but not limited to "use" as defined in Napa County Code Sec. 18.124.080), the trailer shall be fully permitted or removed from the parcel.



NAPA COUNTY

CONSERVATION • DEVELOPMENT and PLANNING COMMISSION

Jeffrey Redding
Secretary-Director

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

December 20, 1996

Assessor's Parcel #32-030-027

Charles and Nell Sweeney
Vine Cliff Winery, Inc.
7400 Silverado Trail
Napa, CA 94558

SEE MOD
98041-MOD
10/19/98

Dear Mr. and Mrs. Sweeney:

Please be advised that **Use Permit Application #96095-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: December 18, 1996 EXPIRATION DATE: December 28, 1997

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 payment of the required filing fee in effect at the time the request for extension is made.

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

Very truly yours,

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

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

CONDITIONS OF APPROVAL
Vine Cliff Winery

Use Permit #96095-UP

1. The permit is limited to:
 - a. Increase the production capacity of the existing winery from 10,000 to 30,000 gallons per year.
 - b. The construction of an 840 sq. ft. mezzanine within the existing 1498 sq. ft. barrel room building..
 - c. The construction of a single-story, 3,835 sq. ft. structure for those uses outlined on the building floor plan: offices, conference room, kitchen and tasting/reception room.
 - d. The use of the existing 2,072 sq. ft. cave and the use of new 10,255 sq. ft. caves for wine barrel storage only.
 - e. Custom production for 3 custom producers utilizing 5,000 gallons of the 30,000 gallon/year production capacity and 2800 sq. ft of the winery for production activities, including crush, fermentation, and ageing, but no marketing, sales or tasting.
 - f.. Private tours and tasting: invited persons who have pre-established business or personal relationships with the winery or its owners and persons who have made unsolicited prior appointments.
Frequency: 100 per year
Number of persons: 2 to 4 Average: 3
- Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.
2. Provide 12 off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department.
3. Plans for any outdoor signs shall be submitted to the Department for review.
4. All outdoor storage of equipment shall be screened from view of Silverado Highway and adjacent properties by a visual barrier consisting of fencing and/or dense landscaping. No open storage is to exceed the height of the screening.
5. Comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
6. Comply with the requirements of the Department of Public Works as stated in their letter of September 17, 1996.

CONDITIONS OF APPROVAL

Vine Cliff Winery Use Permit #96095-UP

7. Comply with the requirements of the Department of Environmental Management stated in their letter of September 13, 1996.
8. Marketing activities are limited to the following and in conformance with Section 18.08.370 of the Napa County Code:
 - a. Tours and tasting for wine trade only
Frequency: 2 times per week
Number of persons: 2 to 4 Average: 3
 - b. Luncheons for wine trade only
Frequency: 2 times per month
Number of persons: 5 to 10 Average: 7
 - c. Private promotional dinners for persons who have pre-established business or personal relationships with the winery or its owners:
Frequency: 6 times per year
Number of persons: 8 - 12 Average: 10
9. The applicant shall report to the Department on an annual basis the source of his grapes, verifying that 75% of the annual production is from Napa County grapes. The report shall include the grape tonnage and the Assessor's Parcel Number(s) where grown. Such report shall be proprietary and not available to the public.
10. For the public record, the applicant shall annually submit to the Department a statement certifying compliance with the source requirement and indicating the percentage of Napa County grapes utilized.
11. The production capacity of the winery shall not exceed 30,000 gallons/year as averaged over any consecutive three (3) year period. In any given year production shall not exceed 37,500 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons produced during the year.
12. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself, except as authorized through the Temporary Events License.
13. Comply with 2 Mitigation Measures described in the Project Revision Statement signed by the applicant dated December which includes the construction of a left turn lane from Silverado Trail to the expanded facility.

CONDITIONS OF APPROVAL

**Vine Cliff Winery
Use Permit #96095-UP**

14. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
15. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit #94180-MOD. Any conditions that are in conflict with the requirements of this permit shall be null and void.



NAPA COUNTY

CONSERVATION, DEVELOPMENT and
PLANNING DEPARTMENT

Jeffrey Redding
Director

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

October 20, 1998

Mark Phillips
DICKENSON PEATMAN & FOGARTY
809 Coombs St.
Napa, CA 94559

RE: Use Permit Modification #98041-MOD (Sweeney/Vine Cliff Winery)

Dear Mr. Phillips:

Your request to add 123 sq.ft. to an approved but unbuilt administrative office structure at the Vine Cliff 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", with a long horizontal flourish extending to the right.

Michael Miller
Zoning Administrator

cc. Gary Brewen
Wyntress Balcher
John Tuteur

mmp28

CONDITIONS OF APPROVAL

ZA Meeting Date: October 9, 1998
Vine Cliff Winery/Charles & Nell Sweeney File #98041-MOD
APN: 032-030-027

1. This permit is limited to the modification of Use Permit #96095-UP, to allow a revision of the floor plan of the approved 3,835 winery administrative office building to add 123 ft², for a total 3,958 ft² structure, including those uses outlined on the revised building floor plan: office, tasting/reception, conference, kitchen, and lab/storage areas.
2. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permits #96095-UP and 94180-MOD (attached). Any conditions that are in conflict with the requirements of this permit shall be null and void.
3. The applicant/developer shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to: Building Division Memo of August 18, 1998.
4. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
5. Any future request for an increase in production capacity shall be considered together with this permit for expanded development area in determining whether the 75% rule described in County Code Section 18.104.250 (C) applies.
6. Submit roof material for staff review and approval prior to obtaining building permit.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

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

JEFFREY R. REDDING
Director

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Bliss, Inc.

APPLICATION TITLE: Vine Cl. Winery Modification FILE #: 98041-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; PLUMBING; MECHANICAL; PLUMBING
ELECTRICAL

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

5. Have you previously reviewed an application on any portion of this project?

Yes No

6. Name of contact person: [Signature] Telephone: 253-4414

Response Prepared by: GARY W. BREWEN

Title: BUILDING CODES ADMIN.

Date: 8-18-98

CONDITIONS OF APPROVAL
Vine Cliff Winery

Use Permit #96095-UP

1. The permit is limited to:

- a. Increase the production capacity of the existing winery from 10,000 to 30,000 gallons per year.
- b. The construction of an 840 sq. ft. mezzanine within the existing 1498 sq. ft. barrel room building..
- c. The construction of a single-story, 3,835 sq. ft. structure for those uses outlined on the building floor plan: offices, conference room, kitchen and tasting/reception room.
- d. The use of the existing 2,072 sq. ft. cave and the use of new 10,255 sq. ft. caves for wine barrel storage only.
- e. Custom production for 3 custom producers utilizing 5,000 gallons of the 30,000 gallon/year production capacity and 2800 sq. ft of the winery for production activities, including crush, fermentation, and ageing, but no marketing, sales or tasting.
- f.. Private tours and tasting: invited persons who have pre-established business or personal relation ships with the winery or its owners and persons who have made unsolicited prior appointments.
Frequency: 100 per year
Number of persons: 2 to 4 Average: 3

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. Provide 12 off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department.
3. Plans for any outdoor signs shall be submitted to the Department for review.
4. All outdoor storage of equipment shall be screened from view of Silverado Highway and adjacent properties by a visual barrier consisting of fencing and/or dense landscaping. No open storage is to exceed the height of the screening.
5. Comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
6. Comply with the requirements of the Department of Public Works as stated in their letter of September 17, 1996.

CONDITIONS OF APPROVAL

**Vine Cliff Winery
Use Permit #96095-UP**

7. Comply with the requirements of the Department of Environmental Management stated in their letter of September 13, 1996.
8. Marketing activities are limited to the following and in conformance with Section 18.08.370 of the Napa County Code:
 - a. Tours and tasting for wine trade only
Frequency: 2 times per week
Number of persons: 2 to 4 Average: 3
 - b. Luncheons for wine trade only
Frequency: 2 times per month
Number of persons: 5 to 10 Average: 7
 - c. Private promotional dinners for persons who have pre-established business or personal relation ships with the winery or its owners:
Frequency: 6 times per year
Number of persons: 8 - 12 Average: 10
9. The applicant shall report to the Department on an annual basis the source of his grapes, verifying that 75% of the annual production is from Napa County grapes. The report shall include the grape tonnage and the Assessor's Parcel Number(s) where grown. Such report shall be proprietary and not available to the public.
10. For the public record, the applicant shall annually submit to the Department a statement certifying compliance with the source requirement and indicating the percentage of Napa County grapes utilized.
11. The production capacity of the winery shall not exceed 30, 000 gallons/year as averaged over any consecutive three (3) year period. In any given year production shall not exceed 37,500 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons produced during the year.
12. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself, except as authorized through the Temporary Events License.
13. Comply with 2 Mitigation Measures described in the Project Revision Statement signed by the applicant dated December which includes the construction of a left turn lane from Silverado Trail to the expanded facility.



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Secretary-Director

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

May 20, 1999

Mr. and Mrs. Charles Sweeney
Vine Cliff Winery, Inc.
7400 Silverado Trail
Napa CA 94558

Corrected Copy

RE: Request for Use Permit #98323-UP(APN 32-030-27)

Dear Mr. and Mrs. Sweeney::

Please be advised that Use Permit Application #98323-UP has been **APPROVED** by the Napa County, **Conservation, Development and Planning Commission** on May 5, 1999 based on the attached conditions.

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

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

EXPIRATION DATE: May 17, 2000

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

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

Very truly yours,

Jeffrey R. Redding
Director

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Michael Miller, Deputy Planning Director

CONDITIONS OF APPROVAL
Use Permit Application # 98323-UP (Vine Cliff Winery)

1. The permit is limited to:
 - A. The increase in the production capacity from 30,000 to 48,000 gallons/year.
 - B. The increase the area of the caves from 12,327 ft² to 15,000 ft² to use for barrel storage and library wine storage as delineated on the attached site plan, and consistent with the application forms and supplemental winery information sheet.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. Marketing activities are modified and limited to the following and in conformance with Section 18.08.370 of the Napa County Code :

- a. Tours and tasting for wine trade only

Frequency: 2 times per week
Number of persons: maximum 4 persons
Time of Day: Between 11:00 AM to 11:00 PM ~~Between 11:00 AM to 4:00 PM or 6:00 PM to 11:00 PM~~

- b. Luncheons for wine trade only:

Frequency: 2 times per month
Number of persons: maximum 50 ~~25~~ persons
Time of Day: Between 11:00 AM to 11:00 PM ~~Between 11:00 AM to 4:00 PM or 6:00 PM to 11:00 PM~~

- c. Private promotional dinners for persons who have pre-established business or personal relation ship with the winery or its owners:

Frequency: 6 times per year
Number of persons: maximum 50 ~~25~~ persons
Time of Day: Between 11:00 AM to 11:00 PM ~~Between 11:00 AM to 4:00 PM or 6:00 PM to 11:00 PM~~

The winery will be closed for retail sales during the periods when there will be over 40 persons attending any of the above- indicated events. Events will not be scheduled to begin or end between 4:00 to 6:00 PM.

3. All parking shall be provided on-site. A maximum 21 parking off-street parking spaces shall be provided on a dust-free all-weather surface approved by the Public Works Department and in conformance with the regulations outlined in the Road and Street Standards.

CONDITIONS OF APPROVAL
Use Permit # 98323-UP Vine Cliff Winery

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

The Department of Environmental Management as stated in their letter of April 6, 1999.

The Department of Public Works as stated in their Memorandums of January 26, 1999 and April 9, 1999

The County Fire Department as stated in their letter of April 15, 1999.

The Building Division as state in their memo of January 21, 1999.

5. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
6. The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #96095-UP (and modifications #98041-MOD and #94180-MOD). Any conditions that are in conflict with the requirements of this permit shall be null and void.
7. During winery construction, all construction equipment muffling and hours of operation shall be in compliance with the County Code section regarding noise, Chapter 8.16.
8. All exterior lighting shall be shielded and directed downward, and shall be the minimum necessary for security or operations.

INFORMATION SHEET

I. USE

A. Description of Proposed Use (including where appropriate product/service provided): (1) To expand production capacity at the winery from 30,000 gallons to 48,000 gallons; to use existing caves approved for barrel storage for bottle storage also; to allow an additional use of caves for a max of 15,000 sq. ft, expand marketing to 50

B. Project Phases: one two more than two (please specify) _____ person.

C. Estimated Completion Date for Each Phase: Phase 1: 1999 Phase 2: 2000

D. Actual Construction Time Required for Each Phase: Phase 1: less than 3 months
Phase 2: More than 3 months

E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: _____

F. Additional Licenses/Approval Required:

District: _____
State: ABC

Regional: _____
Federal: BATF

II. BUILDINGS

A. Floor Area of Project (in square ft): 24,984 proposed total floor area on site: 24,984 sq. ft.
new construction: N/A

existing structures or portions thereof to be utilized: None

existing structures or portions thereof to be moved: None

B. Floor Area Devoted to each separate use (in square ft):

	Crush Pad		
Fermentation	living: <u>6648</u>	barrel storage/warehouse: <u>4,646</u>	offices: <u>3,367</u>
Pad Production	sales: <u>468</u>	other (<u>caves</u>): _____	<u>15,000</u>

C. Maximum Building Height: existing structures: 20 ft. new construction: N/A

D. Type of New Construction (e.g., wood-frame): N/A

E. Height of Crane necessary for construction of new buildings (airport environs): N/A

F. Type of Exterior Night Lighting Proposed: low level shielded

III. PARKING

	<u>Existing</u>	<u>Proposed</u>
A. Total On-Site Parking Spaces:	<u>12</u>	<u>12</u>
B. Customer Parking Spaces:	<u>8</u>	<u>8</u>
C. Employee Parking Spaces:	<u>4</u>	<u>4</u>
D. Loading Areas:	<u>2</u>	<u>2</u>

IV. TYPICAL OPERATION

	<u>Existing</u> (Approved)	<u>Proposed</u>
A. Days of Operation:	<u>M-F</u>	<u>daily</u>
B. Expected Hours of Operation:	<u>8-5</u>	<u>8-5</u>
C. Anticipated Number of Shifts:	<u>1</u>	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	<u>4</u>	<u>4</u>
E. Expected Number of Part-Time Employees/Shift:	<u>3</u>	<u>3 (harvest)</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>12</u>	<u>50</u>
• average/week:	<u>20</u>	<u>25</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>3</u>	<u>4</u>
• average/week:	<u>6</u>	<u>6</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities	N/A		
Food Serving Facilities			
• restaurant/deli seating capacity:		<u> </u>	<u> </u>
• bar seating capacity:		<u> </u>	<u> </u>
• public meeting room seating capacity:		<u> </u>	<u> </u>
• assembly capacity:		<u> </u>	
B. Residential Care Facilities (6 or more residents)	N/A	<u>Existing</u>	<u>Proposed</u>
Day Care Centers			
• type of care:		<u> </u>	<u> </u>
• total number of guests/children:		<u> </u>	<u> </u>
• total number of bedrooms:		<u> </u>	<u> </u>
• distance to nearest existing/approved facility/center:	<u> </u>	<u> </u>	

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.)	<u>WELLS (2)</u>	<u>Wells (2)</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>N/A</u> Yes ___ No <u>X</u>	<u>N/A</u> Yes ___ No <u>X</u>
C. Current Water Use (in gallons/day): Current water source:	<u>310</u> <u>Well</u>	<u>0</u> <u>Well</u>
D. Anticipated Future Water Demand (in gallons/day)	<u>580</u>	<u>0</u>
E. Water Availability (in gallons/minute):	<u>60 gpm</u>	<u>180 gpm</u>
F. Capacity of Water Storage System (gallons):	<u>10,500</u>	<u>1 acre foot +</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>concrete tank</u>	<u>pond</u>
II. LIQUID WASTE	<u>Domestic</u> <u>(sewage)</u>	<u>Other</u> <u>(please specify)</u>
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>Septic system</u>	<u>N/A</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N/A</u> Yes ___ No <u>X</u>	<u>N/A</u> Yes ___ No <u>X</u>
C. Current Waste Flows (peak flow in gallons/day):	<u>See approved septic system permit</u>	
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u> </u>	<u> </u>
E. Future Waste Disposal Capacity (in gallons/day):	<u> </u>	<u> </u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.)	<u>Pomace to vineyard Recycling off-site</u>	<u>N/A</u>
B. Grading Spoils (on-site, landfill, construction, etc.)	<u>Trash removed by commercial hauler</u>	<u> </u>
IV. HAZARDOUS/TOXIC MATERIALS		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>Minimal; waste hauler</u>	<u>N/A</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>Upper Valley Disposal</u>	<u>N/A</u>

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

VINE CLIFF WINERY

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.) ("A" for Approved but not yet implemented)

- | | |
|---|--|
| a. <u>E</u> crushing | k. tours/tastings: |
| b. <u>E</u> fermentation | <u>N</u> public drop-in |
| c. <u>A</u> barrel ageing | <u>X</u> public by appointment |
| d. <u>A</u> bottling | <u>E</u> wine trade only |
| e. <u>A</u> case goods storage | l. <u>E</u> retail wine sales |
| f. <u>X</u> underground waste disposal | m. <u>N</u> other retail sales |
| g. <u>N</u> above-ground waste disposal | n. <u>N</u> public display of art or
wine-related items |
| h. <u>A</u> administration office | o. <u>N</u> picnic areas |
| i. <u>A</u> laboratories | p. <u>A</u> food preparation |
| j. <u>N</u> day care | q. <u>E</u> custom production |

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary): _____

SEE ATTACHED

Trade, Lunches & Dinner

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): _____ On-site kitchen for approved marketing activities

(OVER)

VINE CLIFF WINERY.
HAZARDOUS MATERIALS
INFORMATION SHEET

List all acutely\extremely hazardous materials that will be used or stored at the site:

<u>C.A.S.#</u>	<u>Chemical Name</u>	<u>Physical State</u>	<u>Largest Amount</u>
	Potassium Metabisulfate	Solid	200 pounds

List the hazardous materials that are stored or handled at any one time, equal to or greater than any one of the following amounts: 500 pounds of solids, 55 gallons of liquids, 200 cubic feet of compressed gasses (s.t.p.). Aggregate amounts of the same hazard class are considered one type of hazardous material and must be listed individually below.

<u>C.A.S.#</u>	<u>Chemical Name</u>	<u>Physical State</u>	<u>Largest Amount</u>
	None planned		

If you are unsure about the C.A.S. #, etc., your distributor or supplier should be able to provide you with a M.S.D.S. (Material Safety Data Sheet) which will contain that information. Your Workman's Compensation Insurer and the local libraries may also have access to this information.

If you are a tenant, you are responsible for proper notification to the property owner.

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

VINE CLIFF WINERY

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.) ("A" for Approved but not yet implemented)

- | | |
|---|--|
| a. <u>E</u> crushing | k. tours/tastings: |
| b. <u>E</u> fermentation | <u>N</u> public drop-in |
| c. <u>A</u> barrel ageing | <u>X</u> public by appointment |
| d. <u>A</u> bottling | <u>E</u> wine trade only |
| e. <u>A</u> case goods storage | l. <u>E</u> retail wine sales |
| f. <u>X</u> underground waste disposal | m. <u>N</u> other retail sales |
| g. <u>N</u> above-ground waste disposal | n. <u>N</u> public display of art or
wine-related items |
| h. <u>A</u> administration office | o. <u>N</u> picnic areas |
| i. <u>A</u> laboratories | p. <u>A</u> food preparation |
| j. <u>N</u> day care | q. <u>E</u> custom production |

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary): _____

SEE ATTACHED

Trade, Lunches & Dinner

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): _____ On-site kitchen for approved marketing activities

(OVER)

4. **Production Capacity**
 - a. existing capacity: 30,000 date authorized: December 5, 1997 (extension approval date)
 - b. current maximum actual production (year): 33,346 (1998)
 - c. proposed capacity: 48,000

5. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area.)

6. **Total Coverage.** (as defined below)
 - a. square feet: 40,970
 - b. percent of total parcel: .009

7. **Production Facility Coverage.** (as defined below)
 - a. square feet: 21,700

8. **Accessory Structure Coverage** (as defined below)
 - a. square feet: 3321
 - b. percent of production facility coverage: 15.3%

Marketing Definition (paraphrased from County Code)

1. **Marketing of Wine** - Any activity conducted at the winery shall be limited to members of the wine trade, persons who have 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 prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development.

Coverage Definitions (paraphrased from County Code)

1. **Total Coverage** - The aggregate paved or impervious ground surface areas of the production facility, storage areas (except caves), offices, laboratories, kitchens, tasting rooms, paved areas and access roads to public or private roads or rights-of-way and above-ground sewage disposal systems.

2. **Production Facility Coverage** - The aggregate paved or impervious ground surface areas of crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities; not including wastewater treatment or disposal areas which cannot be used for agricultural purposes.

3. **Accessory Structure Coverage** - The square footage of structures used for accessory uses related to a winery (i.e., the Total Coverage less Production Facility Coverage, paved areas, and access roads).

MARKETING PLAN

VINE CLIFF WINERY

The following includes all marketing activities conducted by Vine Cliff Winery at their winery facility located at 7400 Silverado Trail, Yountville, CA.

1. Retail Sales: Open daily, 9:00 AM to 5:00 PM
2. Private Special Events:
 - a. Private Tours and tastings:
Frequency: 100 per year.
Number of persons: 2 to 4 persons. Average: 3
 - b. Tours and tastings for wine trade only:
Frequency: 2 times per week.
Number of Persons: 2 to 4 persons. Average: 3
 - c. Luncheons for wine trade only:
Frequency: 2 times per month
Number of persons: 5 to 50. Average: 20
 - d. Private promotional dinners:
Frequency: 6 times per year
Number of persons: 8 to 50. Average: 25



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

RECEIVED

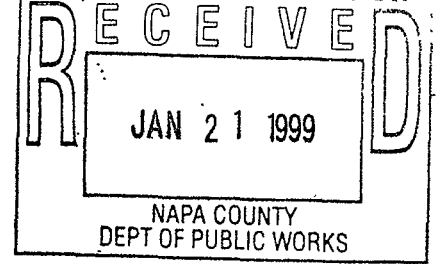
JEFFREY R. REDDING
Director

JAN 26 1999

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

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS



TO: Public Works

APPLICATION TITLE: Vine Cliff Winery Use Permit FILE #: 98323-UP

RESPONSE REQUEST DATE: 1.21.99 RESPONSE RETURN DATE: 2.4.99
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: GRAVING PERMIT

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):

Applicant shall apply and obtain a graving permit for on-site placement of earth spoils from the excavations of the caves.

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

6. Name of contact person: Russ Bergholz Telephone: 253-4351

Response Prepared by: Russ Bergholz

Title: ASSISTANT ENGINEER

Date: 1/26/99



Note: revision to parking layout to Add spaces -
Wynness
Balcher

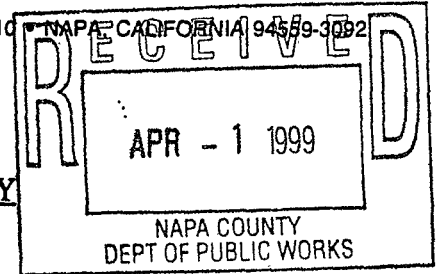
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CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

APR 9 - 1999

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AREA CODE 707/253-4416



NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

WB

TO: Public Works

APPLICATION TITLE: Vineyard Winery Modification FILE #: 98323-4P

RESPONSE REQUEST DATE: 4/1/99 APN: 032-030-027 RESPONSE RETURN DATE: 4/14/99

FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

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

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

2. Indicate areas of environmental concern and availability of appropriate technical data: 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):
Parking lot striping to be reviewed in the field for conformance to county parking standards

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

6. Name of contact person: Russ Bergholc Telephone: 253-4351
Response Prepared by: Russ Bergholc
Title: ASSISTANT ENGINEER
Date: 4-9-99

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APR 15 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

INTER-OFFICE MEMO



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

FROM: Barbara Easter, Fire Department

DATE: April 15, 1999

SUBJECT: Vine Cliff Winery Use Permit Apn: 032-030-027 98323-UP
7660 Recommended Fire Safety Standards
9200 Fire Protection Engineer
7400 Silverado Trail, Napa

The Fire Department (NCFD) has reviewed the Vine Cliff Winery use permit application to modify an existing winery with an expansion of annual production from 30,000 gallons to 48,000 gallons a year. Use existing caves for additional barrel and bottle storage along with marketing activities in the cave. The following items to 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 applicable standards, regulations, and codes in effect at the time of building permit issuance including (as a minimum): Napa County Fire Protection Standards (County FPS); Napa County Road and Street Standards (R&SS); California Fire Code (CFC with State amendments); and appropriate fire protection system standards (e.g. NFPA 13, 20, 24, 72, etc.).
2. All buildings undergoing construction, alteration or demolition shall be in accordance with California Fire Code article 87 and specifically:
 - a. Fire department access roads shall be established and maintained in accordance with CFC section 902.
 - b. Water mains and hydrants shall be installed and operational in accordance with CFC section 903.
 - c. Combustible debris shall not be accumulated within buildings. Combustible debris, rubbish and waste material shall be removed from buildings as often as practical.

- d. Access to the building for the purpose of firefighting shall be provided. Construction material shall not block access to buildings, hydrants or fire appliances.
3. Fire department access shall be provided by compliance with County FPS section IV.9, State FSR Article 2, California Fire Code section 902 and specifically:
 - a. Installation of fire department/sheriff office "Rapid Entry System" key switches or padlocks for access through locked gates.
 - b. Fire apparatus access roads shall be provided in accordance with section 901 and 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.
 - c. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
 4. Water supplies and hydrants for fire protection shall be in accordance with County FPS section IV and the California Fire Code section 903 and specifically:
 - a. Required fire flow in accordance with County FPS section IV :3-6 is estimated.
 - b. number and spacing of fire hydrants in accordance with CFC appendix III-B (County FPS section IV.5)
 - c. Water storage capacity for fire protection in accordance with County FPS section IV .3-6.
 - d. Or comply with the fire flow requirements set forth in the CFC appendix III-A.
 - e. If a fire pump is required to pressurize the fire protection system it shall be installed and maintained to appropriate NFPA standards.
 5. Built-in fire protection shall consist of that required by applicable codes and the following:
 - a. An automatic sprinkler system with alarm supervision by an approved central, or remote station installed and maintained to appropriate NFPA standards;
 - b. An automatic fire alarm system with alarm supervision by an approved central or remote station installed and maintained to appropriate NFPA standards.
 6. Fire, Panic, and Life-Safety in the proposed caves shall be provided by:
 - a. Compliance with applicable sections of Titles 19 & 24 of the California Code of Regulations (California Fire and Building Codes) to provide a reasonable level of safety for the subterranean occupancy and specifically the 1997 CFC Article 41 "Winery Caves."
 - b. Design, materials, or methods of construction alternate to that prescribed by the above codes may be approved in writing by the appropriated authority having jurisdiction. A

- c. Copy of the documentation with details for granting such approval shall be provided to the Fire Department.
 - d. Construction plans shall be reviewed for compliance with the above codes and approved by the appropriate authority having jurisdiction prior to cave construction.
 - e. A copy of the construction plans shall be provided to the Fire Department prior to cave construction.
 - f. A Fire Department/Sheriff Office "Rapid Entry System" storage cabinet shall be installed prior to construction for emergency and rescue information storage.
 - g. Detailed as-built floor plans shall be provided to the Fire Department prior to occupancy.
 - h. Cave contents shall be limited to storage of wine-filled barrels, metal tanks, and other non-combustible materials.
 - i. "Assembly occupancy" use of the caves shall be limited to that specifically approved for in the above plan review documentation.
7. 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 (CFC section 103.1.1) upon request from the County Fire Marshal for the following circumstances:
8. If the project is designed without direct compliance to the applicable constructions requirements, alternate methods proposals (CFC 103.1.2) will be required from the applicant and technical assistance may be requested for review and compliance inspection.
9. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Fire Department and appropriate authorities having jurisdiction (e.g. State Fire Marshal) for review and approval prior to building permit issuance and /or as described above.
10. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

Discussion

The above item on cave safety is necessary because construction of subterranean structures can be done in Napa County without a building permit and without the associated construction plan review for Fire, Panic and Life-Safety.

The only public agency oversight for structural stability of winery caves is the Cal-OSHA, Mining and Tunneling Division, who enforces regulations for the safety of cave construction workers. Structural and seismic safety issues pertaining to the use of underground occupancies is not within the scope of our Department's ability to comments

Large facilities such as proposed in this project can have emergency incidents which would significantly impact fire fighter safety and the ability of the Fire Department to provide emergency services. Incorporation of the above condition of approval in the use permit will reduce the maximum extent reasonable labor, time and resources required for the Fire Department to manage emergency incidents at the facility. A building expansion is an appropriate time to ensure that fire and life safety requirements are clear and implemented.

If there are any question please do not hesitate to contact Barbara Easter at Napa County Fire Department Headquarters (707) 963-3601 ext. 129.

Byron J. Carniglia
Fire Chief

By: *Barbara A. Easter*

Barbara Easter
County Fire Inspector

BJC/BE/be

CC: Applicant, D1404-Loveless, B1421- Shew
B1414 – Barclay, NCFD/CFM File, Chron



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

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AREA CODE 707/253-4416

RECEIVED

JAN 21 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection

APPLICATION TITLE: Vine Cliff Winery Use Permit FILE #: 98323-UP

RESPONSE REQUEST DATE: 1.21.99 RESPONSE RETURN DATE: 2.4.99

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: PLUMBING; ELECTRICAL

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. CAVES MUST COMPLY WITH STATE FIRE MARSHAL REQUIREMENTS.
2. SECURE PERMITS AS NECESSARY.

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: CARRY W. BREWEN
Title: BUILDING CODES ADMIN.
Date: 1-21-99.



MEMORANDUM

April 6, 1999

TO: Napa County Planning Department, Jeff Redding, Director

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

SUBJECT: Application for Vine Cliff Winery
Located at 7400 Silverado Trail, Napa
Assessor Parcel # 32-030-27
File # 98323-UP

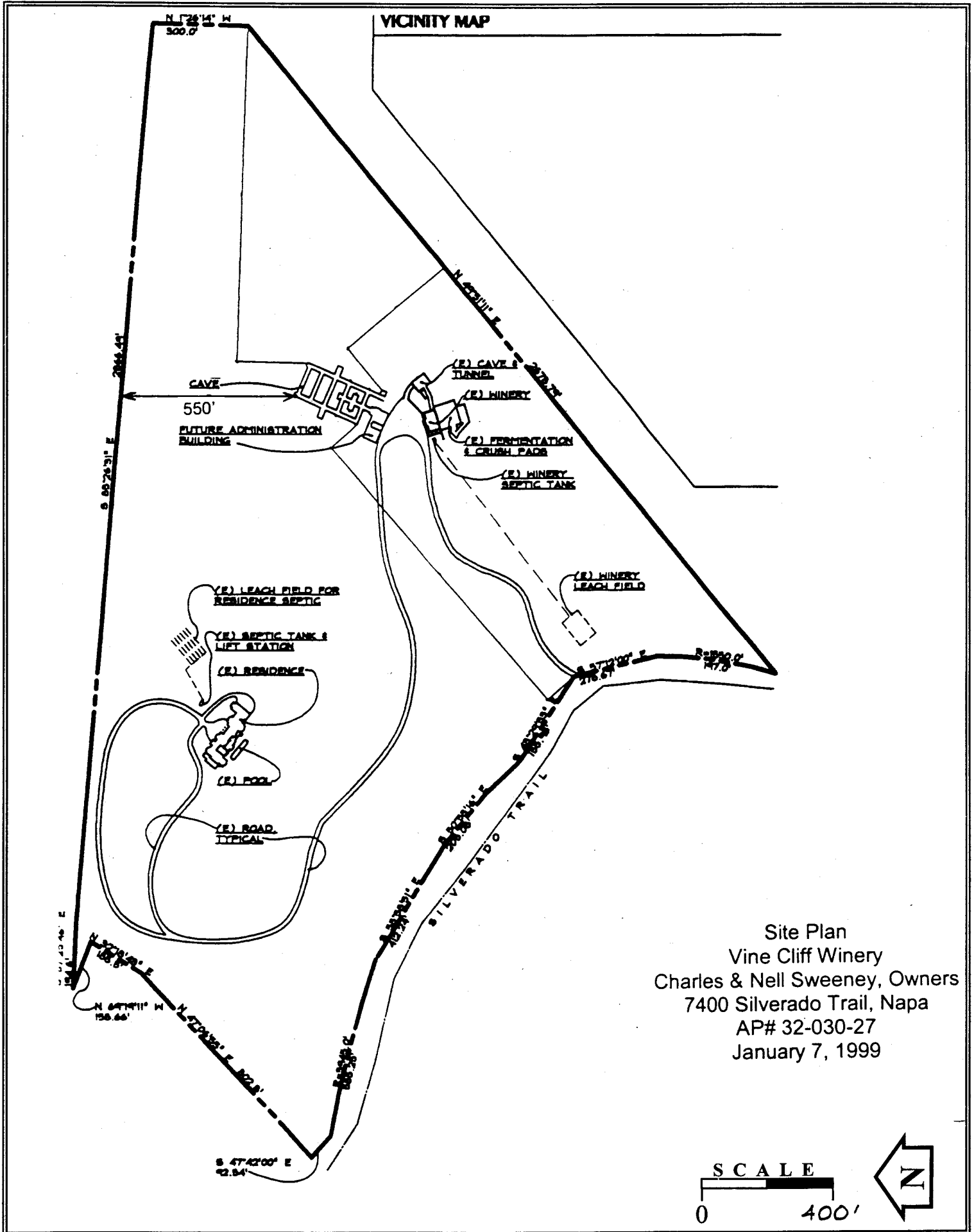
We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. That an annual sewage (operating) permit for the pressure distribution sewage disposal system be obtained and that the septic system monitoring requirements be fully complied with as required.

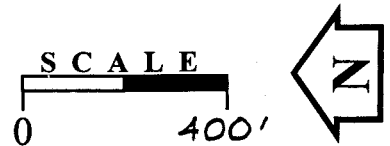
cc: Vine cliff winery, Inc., 7400 Silverado Trail, Napa

VINE CLIFF WINERY

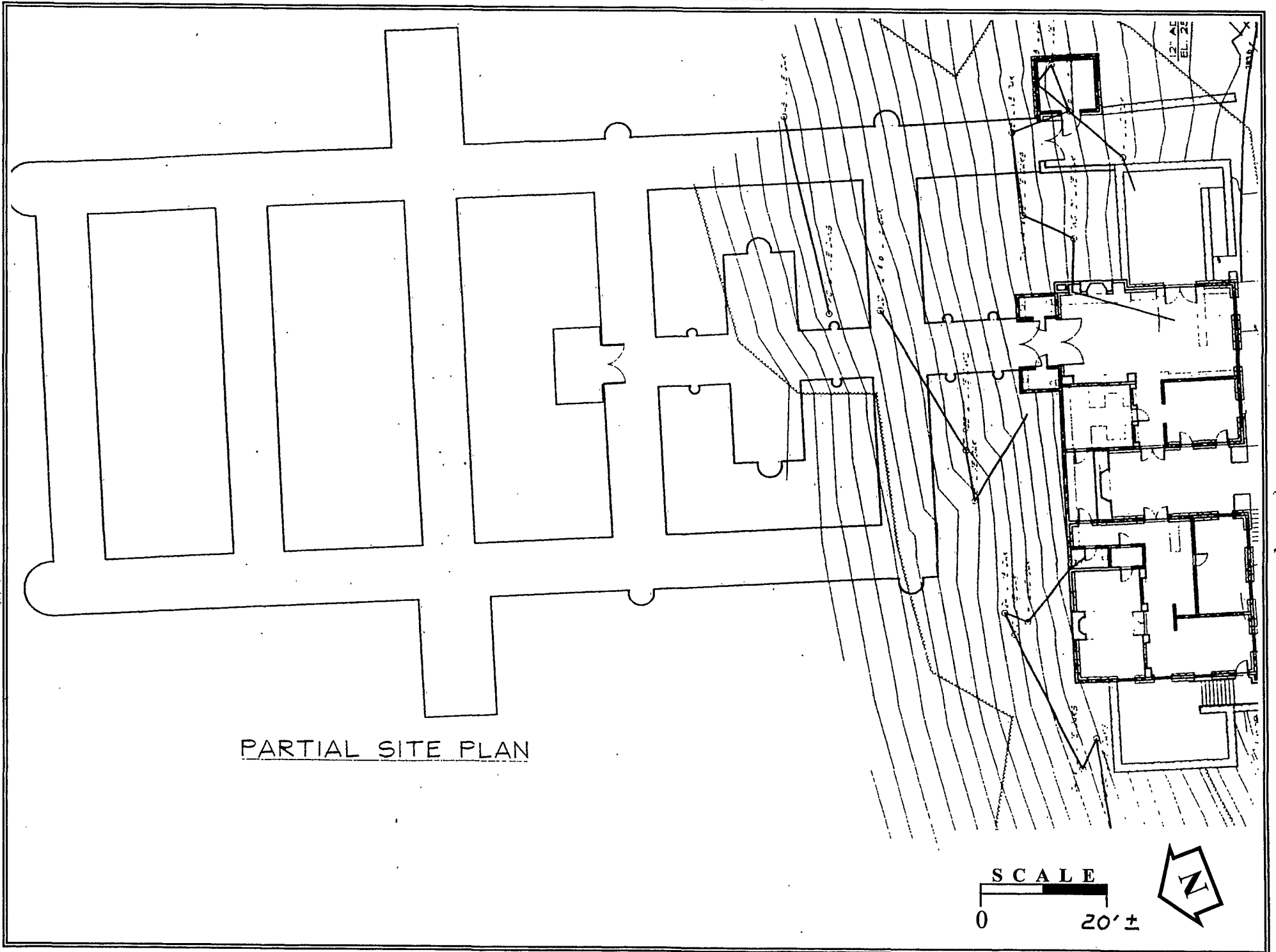
VICINITY MAP



Site Plan
Vine Cliff Winery
Charles & Nell Sweeney, Owners
7400 Silverado Trail, Napa
AP# 32-030-27
January 7, 1999



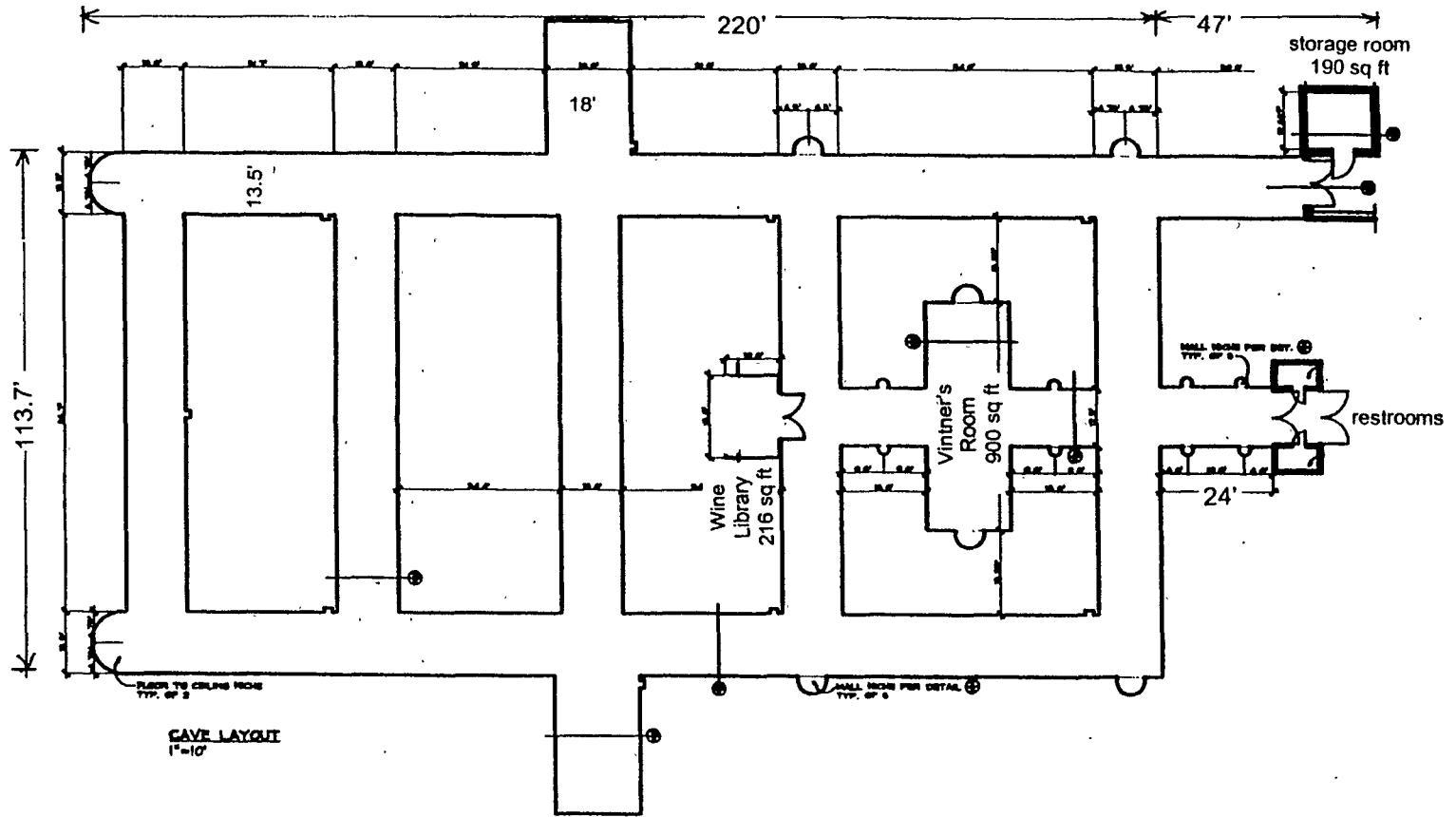
VINE CLIFF WINERY



PARTIAL SITE PLAN



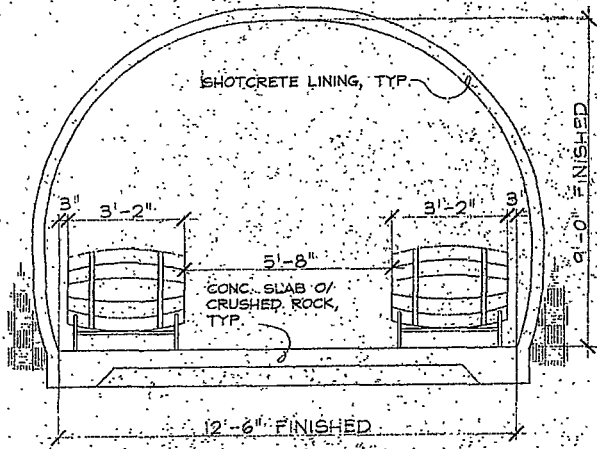
VINE CLIFF WINERY



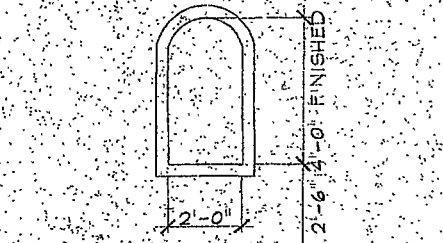
CAVE LAYOUT



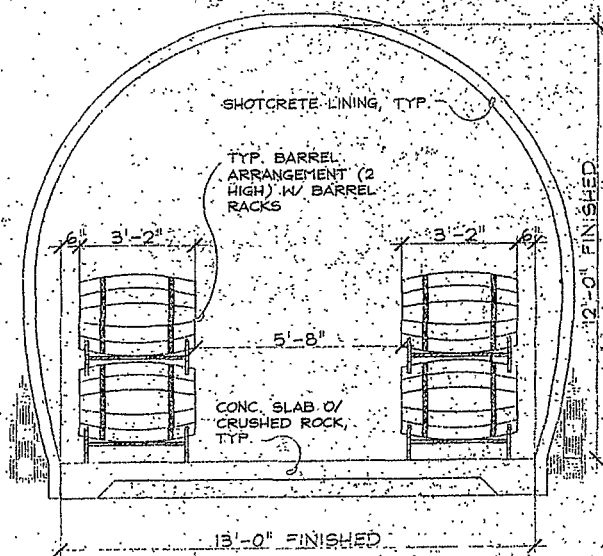
VINE CLIFF WINERY



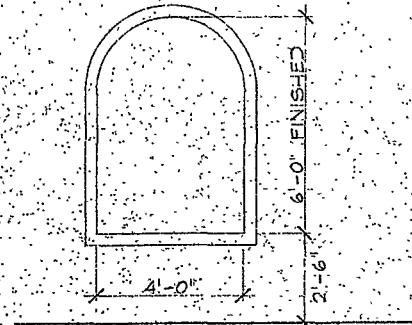
A-2 TUNNEL SECTION



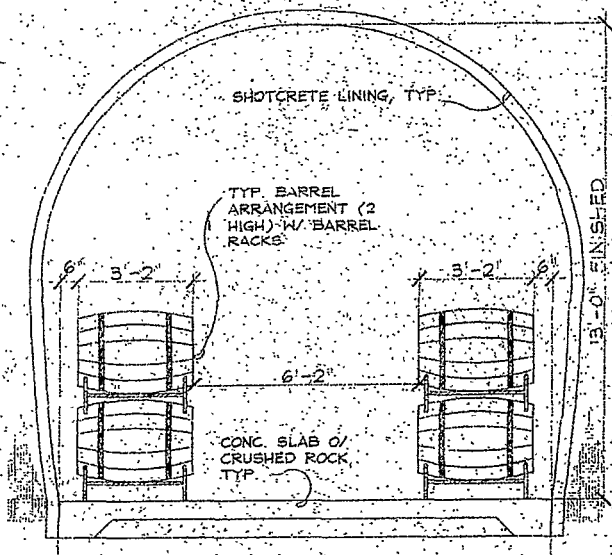
E-2 ENTRANCE NITCH



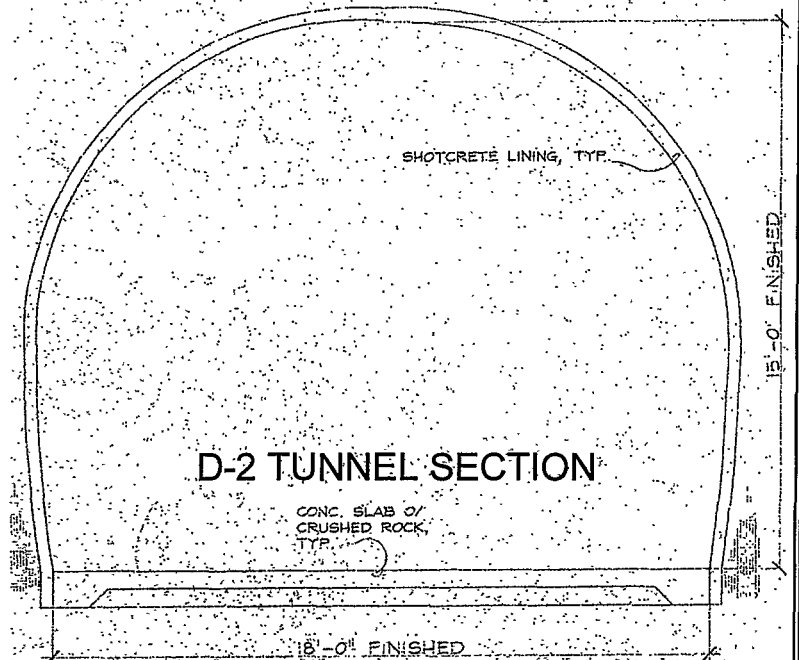
B-2 TUNNEL SECTION



F-2 WALKWAY NITCH



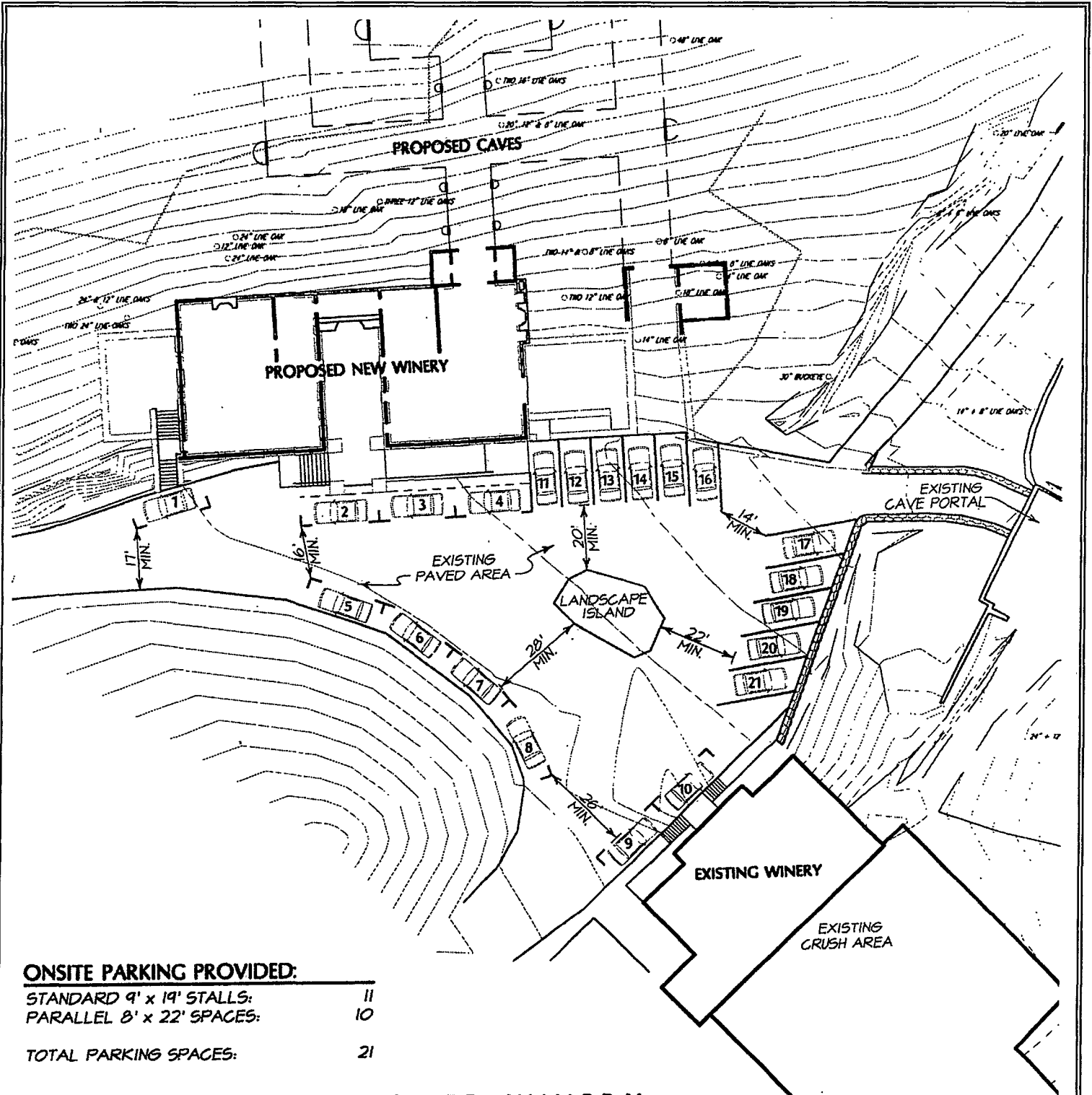
C-2 TUNNEL SECTION



D-2 TUNNEL SECTION



VINE CLIFF WINERY



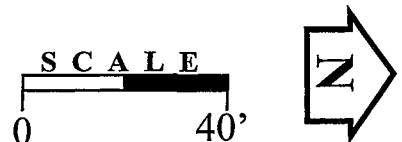
ONSITE PARKING PROVIDED:

STANDARD 9' x 19' STALLS:	11
PARALLEL 8' x 22' SPACES:	10
TOTAL PARKING SPACES:	21

VINE CLIFF WINERY SPECIAL EVENT PARKING PLAN

BARTELT
engineering
 civil engineering · land planning
 1339 pearl street #205, napa, ca 94559
 (707) 258-1301 · fax (707) 258-2926

Use Permit Modification
 APN 032-030-027
 File#98323-UP





HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

April 3, 2008

Vine Cliff Winery
Rob Sweeney, General Manager
7400 Silverado Trail
Napa, CA. 94558

Re: **Vine Cliff Winery Very Minor Modification**
Very Minor Modification #P08-00159-VMM
Assessor's Parcel Number 032-030-027

Dear Mr. Sweeney:

Please be advised that your request for a Very Minor Modification to Use Permit #96095-UP to redesign and reduce the previously approved 3,835 sq. ft. hospitality and administration building to 2,393 sq. ft., with the building to remain in the same location as the previously approved building, and removing custom crush from the previous permit, consistent with the change of County policy, has been approved by the Director of Conservation, Development on April 3, 2008.

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

1. Environmental Management memo dated March 19, 2008.
2. Napa County Fire memo dated March 31, 2008.
3. Building Inspection Division memo dated March 28, 2008
4. Public Works memo dated March 31, 2008

EXPIRATION DATE: April 3, 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.

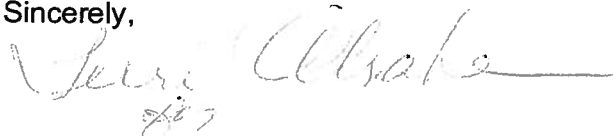
Please be advised that the Director of Conservation, Development and Planning has determined that this very minor modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15301, Class 1, Existing Facilities, and Appendix B, Class 1, Existing Facilities of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of a minor alteration to a previously approved project involving no expansion in production or marketing activities and it 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 notified.

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 Terri Abraham, Project Planner at (707)299-1331 or e-mail at tabraham@co.napa.ca.us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Terri Abraham".

Hillary Gitelman
Director

By: Terri Abraham
Planning Technician

cc: file
John Tuteur

CONDITIONS OF APPROVAL

Vine Cliff Winery

File #P08-00159-VMM

APN: #032-030-027

1. **SCOPE:** The permit shall be limited to improvements described in the Project Statement submitted as part of the application for this modification changing the size of the previously 3,835 sq. ft., permitted hospitality and administration building to 2,393 sq. ft. but leaving it on the same footprint as the original plans, and removing custom crush from the previous permit, consistent with the change of County Policy.

2. PREVIOUS CONDITIONS

The permittee shall comply with all previous conditions of approval for Use Permit # 96095-UP and subsequent modifications, 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.

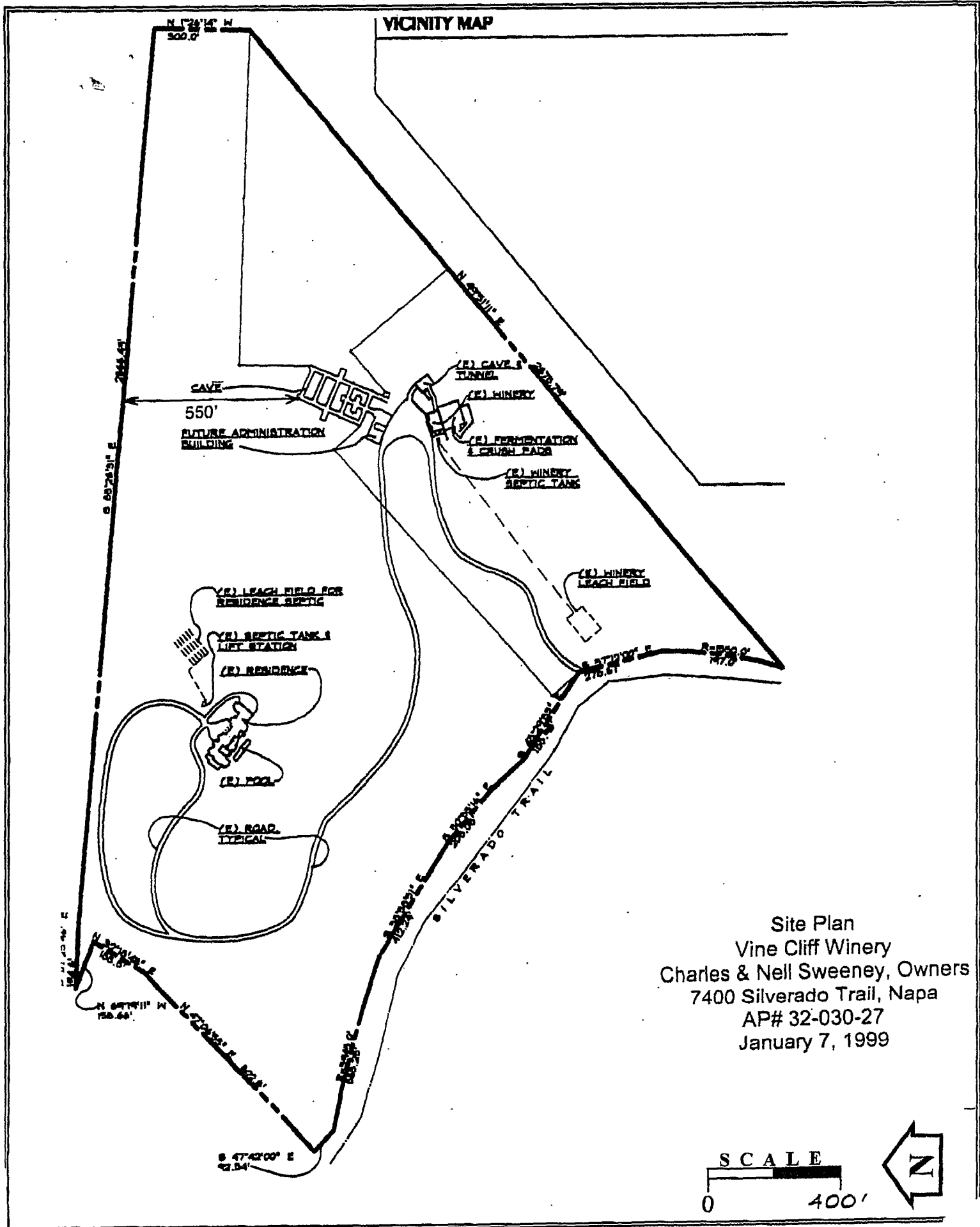
3. MONITORING COSTS

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 (\$134.00/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.

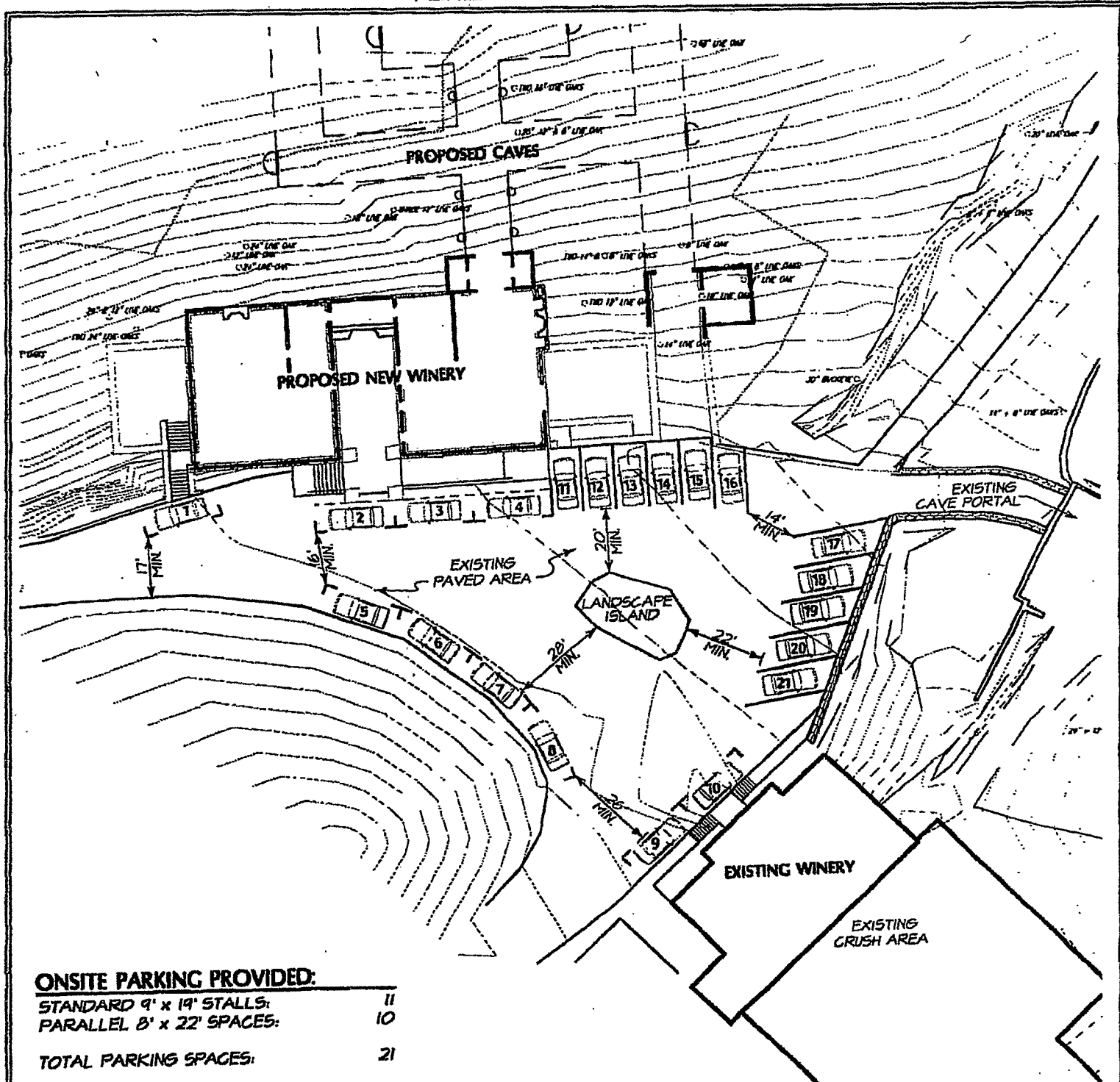
VINE CLIFF WINERY

VICINITY MAP



Site Plan
Vine Cliff Winery
Charles & Nell Sweeney, Owners
7400 Silverado Trail, Napa
AP# 32-030-27
January 7, 1999

APPROVED PLAN
VINE CLIFF WINERY

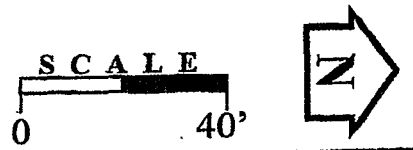


ONSITE PARKING PROVIDED:
 STANDARD 9' x 19' STALLS: 11
 PARALLEL 8' x 22' SPACES: 10
TOTAL PARKING SPACES: 21

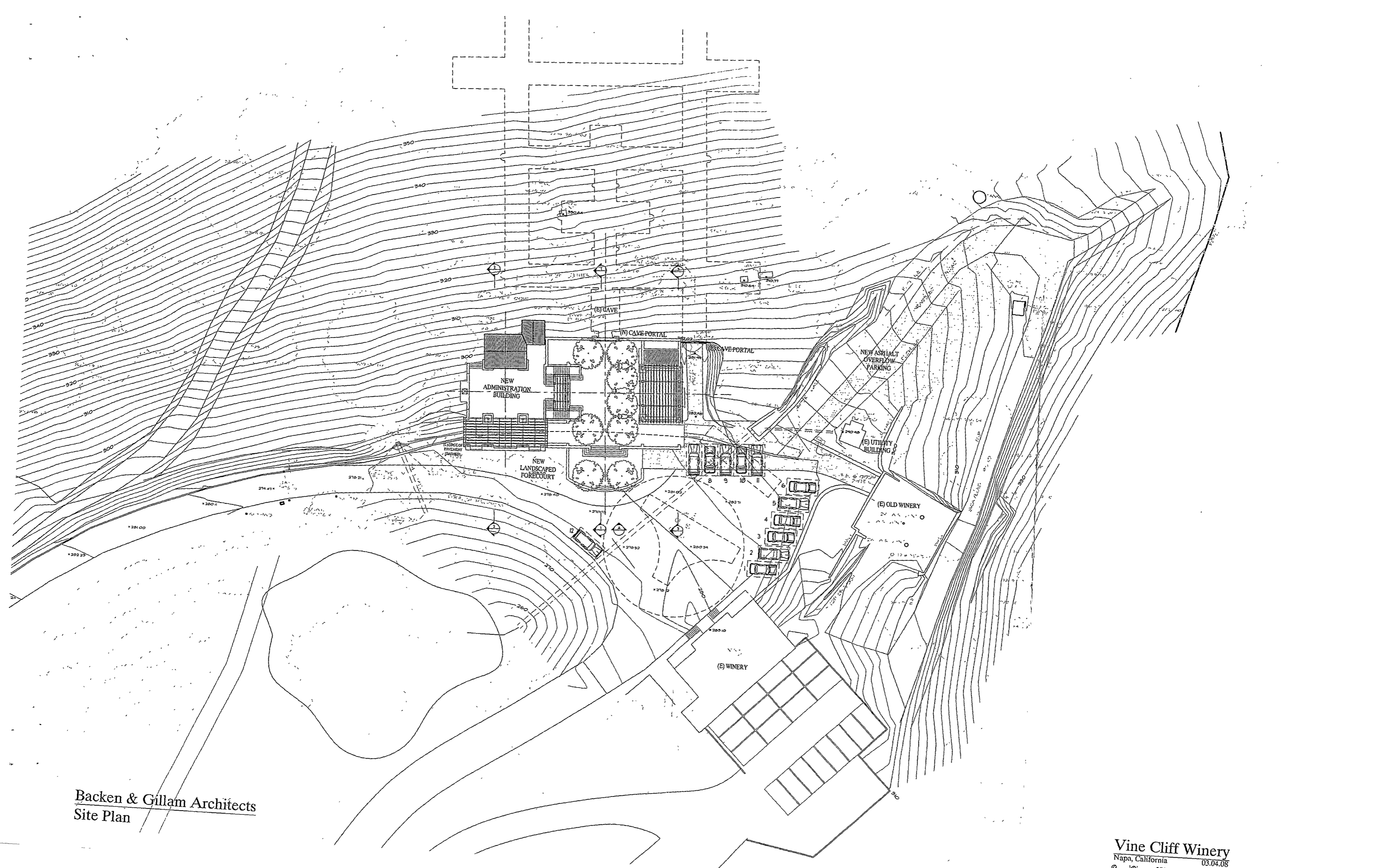
**VINE CLIFF WINERY
 SPECIAL EVENT PARKING PLAN**

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Use Permit Modification
 APN 032-030-027
 File#98323-UP







Backen & Gillam Architects
 Site Plan

Vine Cliff Winery
 Napa, California 03.04.08
 0 10' 25' 50'

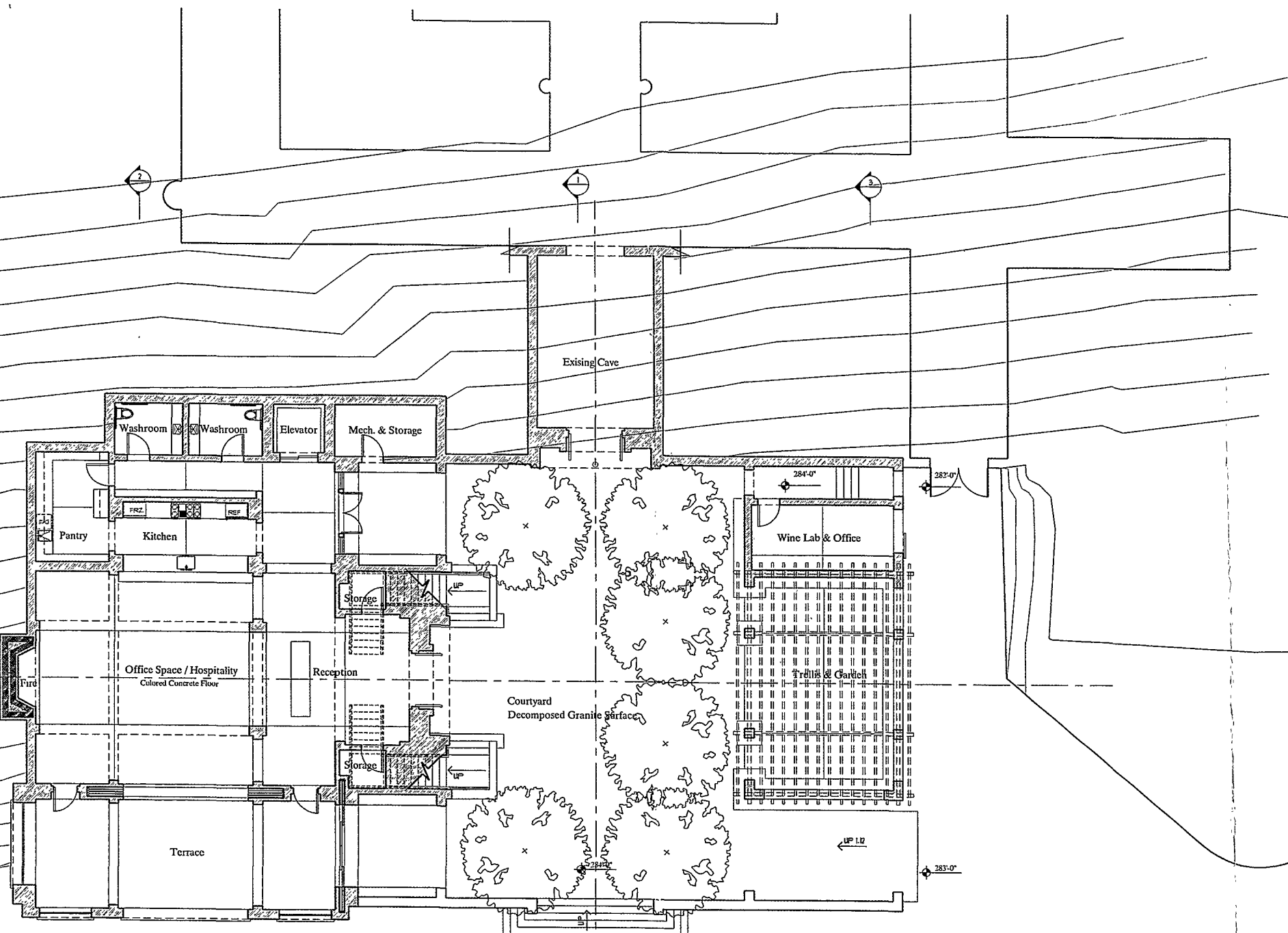
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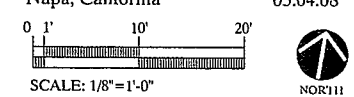
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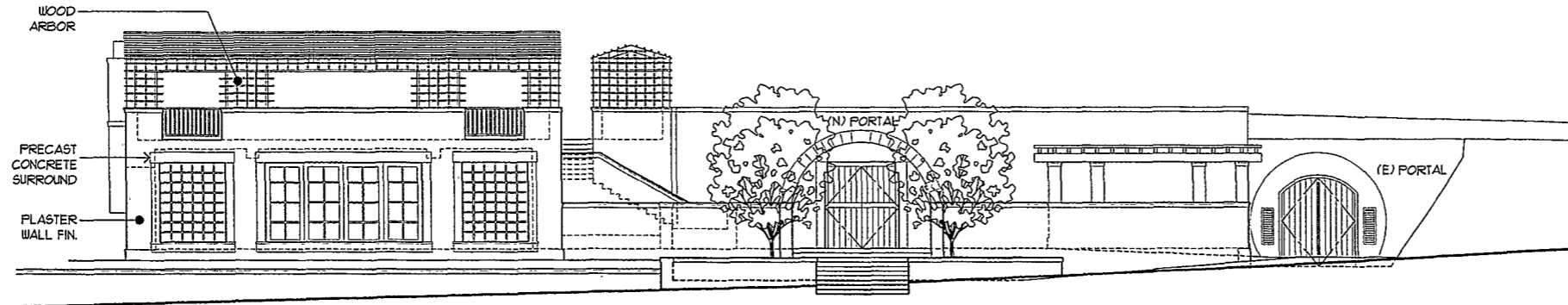


Floor Plan

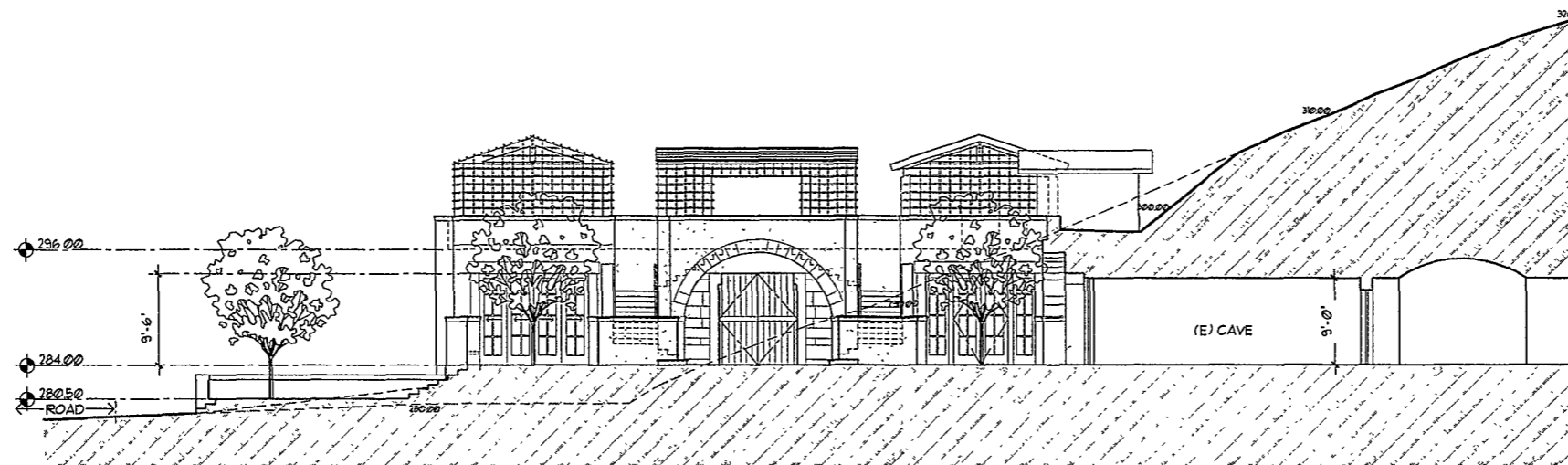
Total Building Area 2493 sq. ft.

Vine Cliff Winery
Napa, California 03.04.08





Ⓐ ELEVATION
1/8" = 1'-0"



Ⓡ ELEVATION
1/8" = 1'-0"

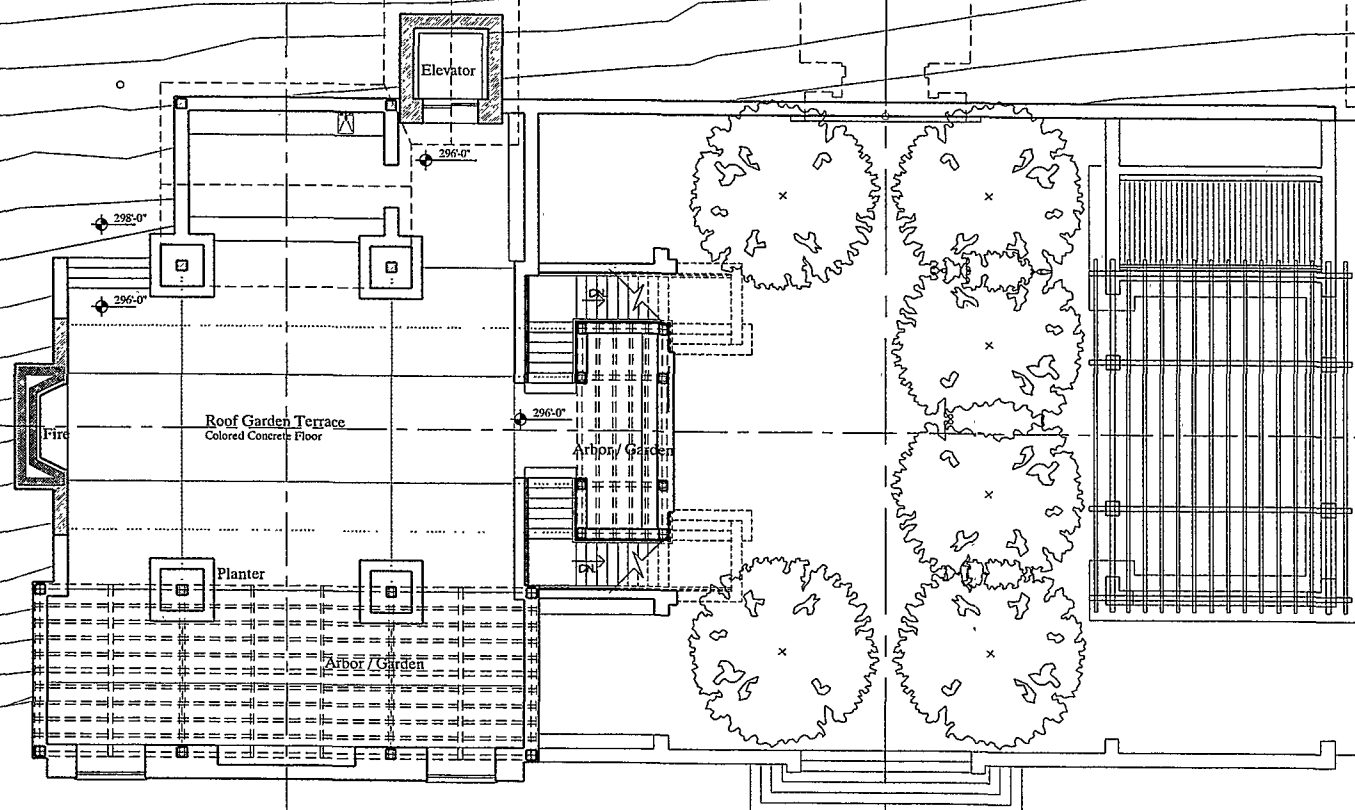
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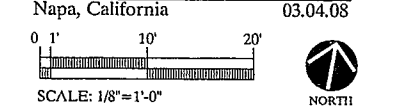
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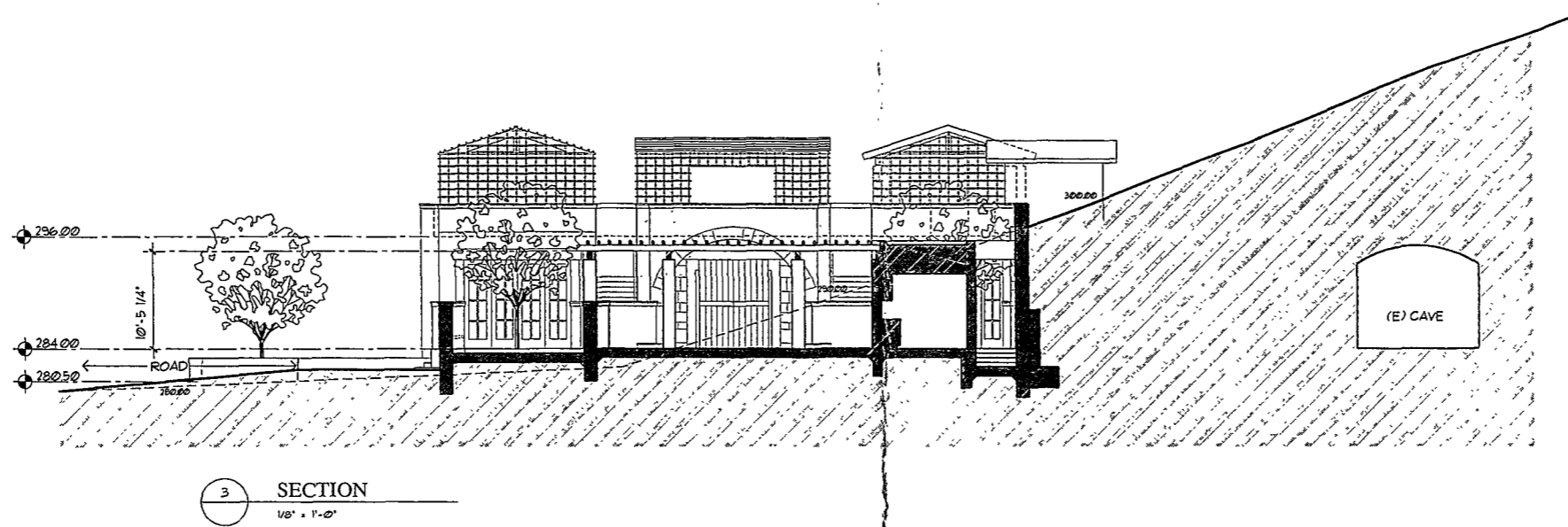
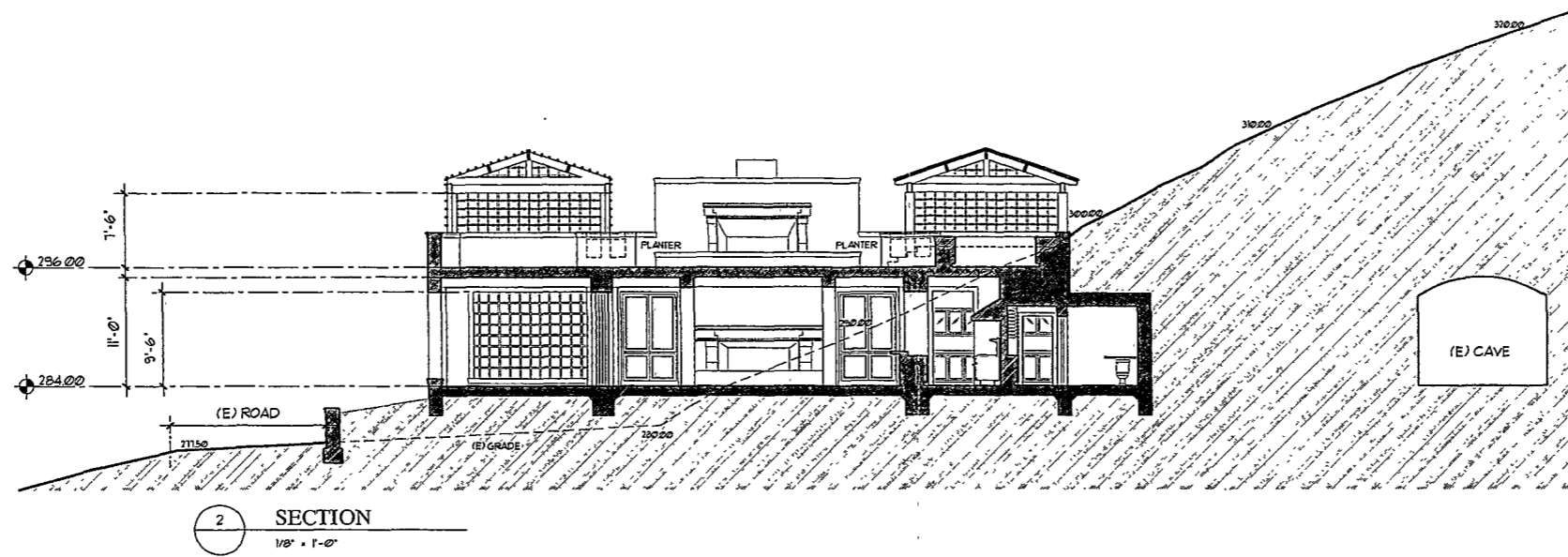
Roof Plan

Total Building Area 2493 sq. ft.

Vine Cliff Winery
Napa, California 03.04.08



280





A Tradition of Stewardship
A Commitment to Service

Planning, Building, & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

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

David Morrison
Director

February 2, 2015

NOTICE of VIOLATION

Vine Cliff Winery
c/o Rob Sweeney
7400 Silverado Trail
Napa, CA 94558

RE: 2013 Winery Audit Compliance
APN: 035-120-031

Dear Rob:

The 2013 Wine Audit concluded that Vine Cliff Winery was not in compliance with the allowable visitation levels and a letter of results was mailed to you on August 4, 2014. You were asked to send a reply to this letter within 30 days to inform me of your decision to modify the use permit or to reduce the levels of visitation. I have not received this letter and therefore, you are in violation of your Use Permit Conditions of Approval.

Please send a letter indicating your decision to either: 1) reduce your visitation numbers to align with the conditions of approval, or 2) modify your use permit. If correspondence is not received from you within 10 calendar days (by February 12, 2015), this shall be referred to County Counsel for further action and potential referral to the Napa County Planning Commission for revocation of the winery use permit.

If you have any questions, please contact me, Linda St. Claire at: 707-299-1348.

Best Regards,

Linda St. Claire, Planner III
for David Morrison
Director of Planning, Building, and Environmental Services

Cc: Chron, File



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

August 4, 2014

Vine Cliff Winery
c/o Rob Sweeney
7400 Silverado Trail
Napa, CA 94558

RE: 2013 Wine Audit Results
APN: 032-030-027

Dear Rob:

Thank you for your participation in the 2013 Winery Audit and for your time during my site visit. The information was reviewed and findings concluded that Vine Cliff Winery was not in compliance with the approved visitation. After discussing this with you on the telephone last week I research the use permit approval documents once again and determined that your visitation levels as indicated in your questionnaire exceed the approved levels in Use Permit #98323-UP -MOD Condition of Approval Number 2 (attached).

I know you believe the approved visitation numbers to be different than what I have. If you have a different approval document, please feel free to submit this to me for review. I believe what we have on file is correct.

Thanks again for your participation and timely return of the requested information. Please send a reply to this letter within 30 days to inform me of your decision to modify the use permit or to reduce the levels of visitation. If you decide to move forward with a modification to the use permit, you will be expected to apply for the modification no later than one year of the receipt of this letter.

If you have any questions, please contact me, Linda St. Claire at: 707-299-1348 or at the above email.

Best Regards,

Linda St. Claire, Planner III
for David Morrison
Director of Planning, Building, and Environmental Services

Cc: George Monteverdi



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 A Commitment to Service

Pete Parkinson
 Director

Visitation

Napa County Wine Audit 2013

Vine Cliff

Please enter the number of visitors who have been to your winery in the respective columns and return this page, with the remaining information requested in the attached letter, to Planning, Building, and Environmental Services at the address above, attn: Linda St. Claire.

Tours and Tastings (by appointment only)

Month	Week 1	Week 2	Week 3	Week 4	Week 5
January	10	24	43	46	42
February	40	50	94	55	
March	31	61	72	117	
April	50	95	81	100	74
May	60	131	102	144	
June	127	59	98	44	134
July	86	57	115	110	
August	103	111	118	124	
September	100	118	107	155	162
October	180	259	118	120	
November	153	131	90	93	
December	62	54	40	10	
Total					

Marketing Events (if they are a part of your use permit- do NOT include Temp Events) *people*

Month	Week 1	Week 2	Week 3	Week 4	Week 5
January					
February					
March					
April					
May					
June			50		
July				30	
August			30		
September		20	40		
October					
November					
December					
Total					