

“C”

Previous Conditions



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

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

September 10, 1981

Mr. Legh F. Knowles, Jr.  
1960 St. Helena Highway  
Rutherford, CA 94573

Dear Mr. Knowles:

Your Use Permit Application Number 11-158081 to ~~expand the existing~~  
~~facility with an additional 83,500 square feet~~

~~located on the northeast side of St. Hwy. 29 north of Rutherford Rd.~~  
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: September 2, 1981

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

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

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

Very truly yours,

*Jay E. Crundall*  
Senior Planner

JAMES H. HICKEY  
Secretary-Director

JHH:pm

cc: Donald W. Jonas  
Building Codes Administrator  
County of Napa



# NAPA COUNTY

HARRY D. HAMILTON  
Director of Public Works

County Surveyor — County Engineer  
Road Commissioner

Napa County Conservation,  
Development and Planning  
Commission  
1195 Third Street, RM. 210  
Napa, Ca., 94558

Commissioners:

Any additional parking area is to be improved to the status of a dust free all weather surface, i.e., 2 inches of asphalt concrete on 5 inches of Class II Aggregate Base.

The above parking area is to be constructed according to plans which are reviewed and approved by the County Engineer.

DEPARTMENT OF PUBLIC WORKS  
1127 FIRST STREET, RM. 201

1127 FIRST STREET • NAPA, CALIFORNIA 94558

AREA CODE 707/ 253-4351

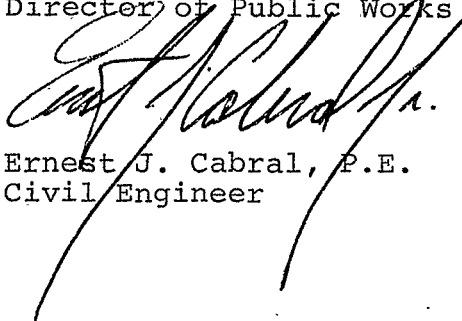
November 20, 1980

RE: SR 29  
BEAULIEU VINEYARD  
WINERY EXPANSION

Very truly yours,

Harry D. Hamilton, P.E.  
Director of Public Works

By

  
Ernest J. Cabral, P.E.  
Civil Engineer

EJC;am

cc: Beaulieu Vineyard

RECEIVED

Napa County Conservation  
Development & Planning Commission



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

1121 FIRST STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4416

RECEIVED

OCT 23 1980

### PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

Napa County Conservation,  
Development & Planning Commission  
AP#30-110-2,13

TO: Environmental Health

APPLICATION TITLE: Beaulieu Vineyard

FILE #: U-158081

RESPONSE REQUEST DATE: Oct. 14, 1980

RESPONSE RETURN DATE: Oct. 28, 1980

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.

#### General Questions

1. Do you have jurisdiction by law over this project  Yes  No
2. Do you recommend:  Approval  Denial  No Recommendation
3. Recommended conditions-of-approval (use additional page if needed);

(Please see attached)

4. Are you a responsible agency?  Yes  No. If yes, indicate required permits: Sewage, Water Permits

5. Indicate areas of environmental concern and availability of appropriate technical data: None

6. Do you recommend:  Negative Declaration  Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project?  Yes  No
8. Name of contact person: A. R. Van Woerkom Telephone: 253-4471

Response Prepared by: A.R. Van Woerkom

Title: Land Use Specialist

Date: Oct. 22, 1980

February 8, 1978

Beaulieu Vineyard  
U-158081  
AP#30-110-2,13

- (1) That the applicant secure a discharge requirement, or waiver of same, from the Regional Water Quality Control Board.
- (2) That plans be submitted to the Division of Environmental Health for review and approval prior to issuance of a building permit.

ARV:wc



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

1121 FIRST STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4416

RECEIVED

NOV 9 1980

### PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

Napa County Conservation, Development & Planning Commission

TO: Napa Co Flood Control & Water Conservation District

APPLICATION TITLE: Beaulieu Vineyard FILE #: U-150081

RESPONSE REQUEST DATE: 14 Oct. '80 RESPONSE RETURN DATE: 28 Oct. '80

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.

#### General Questions

1. Do you have jurisdiction by law over this project  Yes [ ] No
2. Do you recommend:  Approval [ ] Denial [ ] No Recommendation
3. Recommended conditions-of-approval (use additional page if needed):

THIS OFFICE HAS NO COMMENT OR RECOMMENDATION RELATIVE TO THE PROPOSED CONSTRUCTION, HOUSING, AND IMPROVEMENT AND EXPANSION OF THE SEWAGE POND IS WITHIN THE FLOODWAY OF THE NAPA RIVER AND WE CANNOT ISSUE THE REQUIRED FLOODPLAIN MANAGEMENT PERMIT - FLOODPLAIN MANAGEMENT PERMIT ISSUED BY DETERMINATION OF BOARD OF SUPERVISORS (R/S)

4. Are you a responsible agency?  Yes [ ] No. If yes, indicate required permits: FLOODPLAIN MANAGEMENT PERMIT FOR SEWAGE POND.

5. Indicate areas of environmental concern and availability of appropriate technical data: None

6. Do you recommend:  Negative Declaration [ ] Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project?  Yes [ ] No

8. Name of contact person: Robert Jones PE Telephone: 253-9351

Response Prepared by: Robert Jones

Title: Civil Engineer  
Date: 18 Oct 80

**NAPA COUNTY**  
**Mosquito Abatement District**  
P. O. Box 655 - 964 Imola Avenue West  
Napa, California 94558  
226-3915

**GUIDELINES FOR MOSQUITO PREVENTION,  
WEED CONTROL AND MAINTENANCE IN WASTEWATER PONDS**

- A. Access to ponds for maintaining Mosquito Control, Weed Control, and Aquatic Midge (gnats) Control.
1. Good access road to ponds.
  2. All levees, cross levees, and dikes wide enough for vehicular traffic (minimum 15 feet).
  3. Keys to locks or a place for Mosquito Abatement District lock on any gate to ponds.
  4. Fences on outside of levees enough to facilitate vehicular traffic.
  5. All levees, cross levees, and dikes clear of obstructions (pipes, pumps, electrical boxes, fuel tanks, etc.) to permit vehicular traffic.
- B. Weed Control
1. Property owners shall furnish soil sterilant (Aatrex, Krovar, Karmex, etc.).
  2. Mosquito Abatement District will apply on yearly basis.
- C. Aquatic Midge Control
1. Be able to launch boat in ponds (or lakes) for midge control.

NOTE: Any pond, lake, or reservoir, is a good potential midge source.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

RECEIVED OCT 21 1980

JAMES H. HICKEY Director

1121 FIRST STREET • NAPA, CALIFORNIA 94558 AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: State Dept. of Transportation - District 4

APPLICATION TITLE: Beaujeu Vineyard FILE #: U-150081

RESPONSE REQUEST DATE: 14 Oct. '80 RESPONSE RETURN DATE: 28 Oct. '80

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.

General Questions

- 1. Do you have jurisdiction by law over this project [ ] Yes [X] No
2. Do you recommend: [ ] Approval [ ] Denial [X] No Recommendation
3. Recommended conditions-of-approval (use additional page if needed);

None

4. Are you a responsible agency? [ ] Yes [ ] No. If yes, indicate required permits: CALTRANS encroachment permit required for any work done in State Hwy. R/W

5. Indicate areas of environmental concern and availability of appropriate technical data:

None

6. Do you recommend: [ ] Negative Declaration [ ] Environmental Impact Report No rec.

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

8. Name of contact person: L.V. Blackburn Telephone: (415)-557-2685

Response Prepared by: L.V. Blackburn

Title: Sr. Engr.

Date: 10-17-80





NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY Director

1121 FIRST STREET • NAPA, CALIFORNIA 94958 AREA CODE 707/253-4416

RECEIVED

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: State Dept. of Alcoholic Beverage Control
APPLICATION TITLE: Beaulieu Vineyard FILE #: U-150081
RESPONSE REQUEST DATE: 14 Oct. '80 RESPONSE RETURN DATE: 28 Oct. '80

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.

General Questions

- 1. Do you have jurisdiction by law over this project [X] Yes [ ] No
2. Do you recommend: [ ] Approval [ ] Denial [X] No Recommendation
3. Recommended conditions-of-approval (use additional page if needed);

Blank lines for handwritten conditions of approval.

4. Are you a responsible agency? [X] Yes [ ] No. If yes, indicate required permits: "02" Wine Grower License

5. Indicate areas of environmental concern and availability of appropriate technical data:

OCT 16 1980

Dept. of Alcoholic Beverage Control Santa Rosa

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

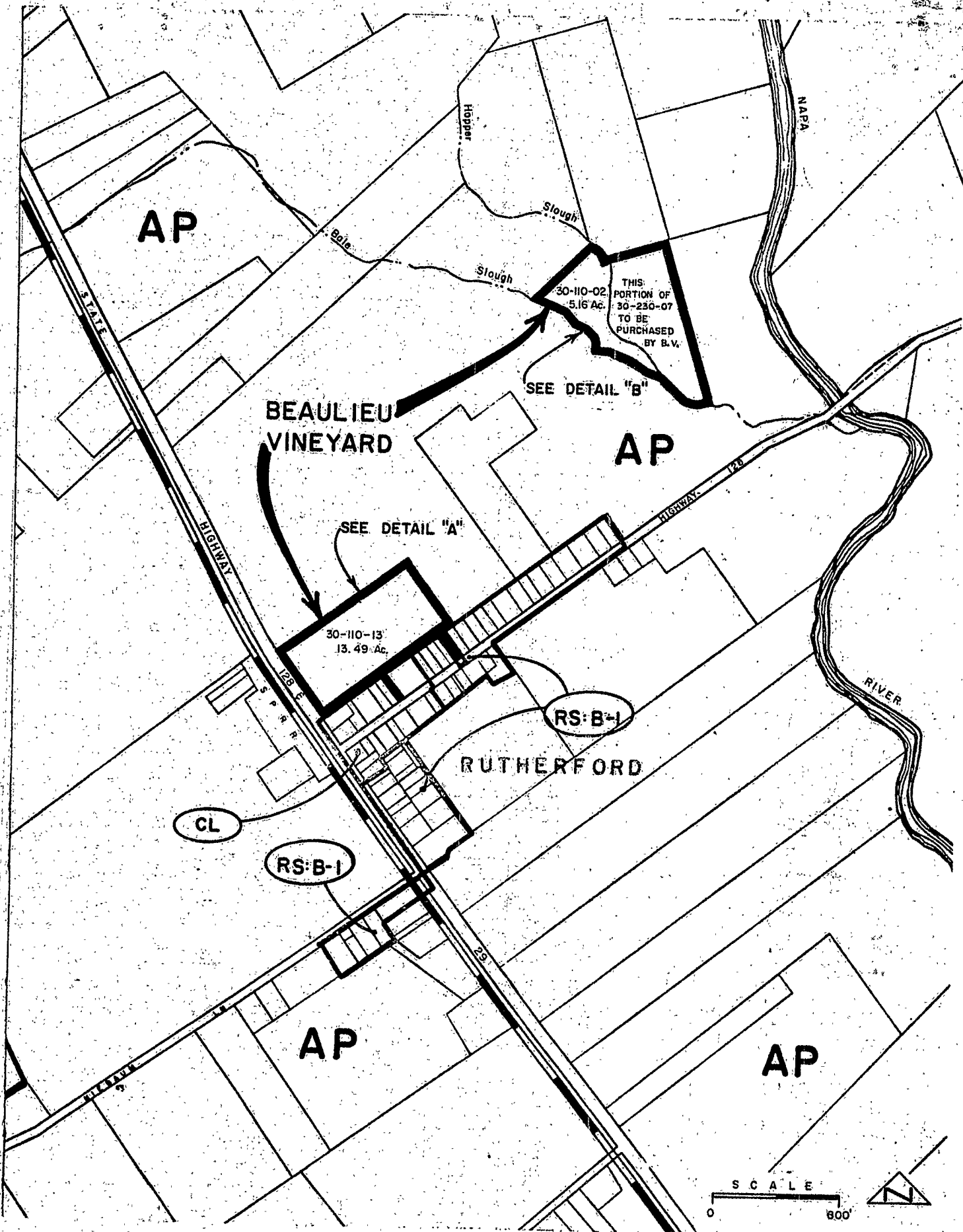
7. Have you previously reviewed an application on any portion of this project? [ ] Yes [X] No

8. Name of contact person: John Kemp Telephone: 545-0406

Response Prepared by: J. Kemp Title: Sr. Spec. Insp. Date: 10/16/80

February 8, 1978

att. [Signature] John Zito



AP

BEAULIEU  
VINEYARD

AP

SEE DETAIL "A"

SEE DETAIL "B"

30-110-13  
13.49 Ac.

RS-B-1

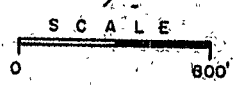
RUTHERFORD

CL

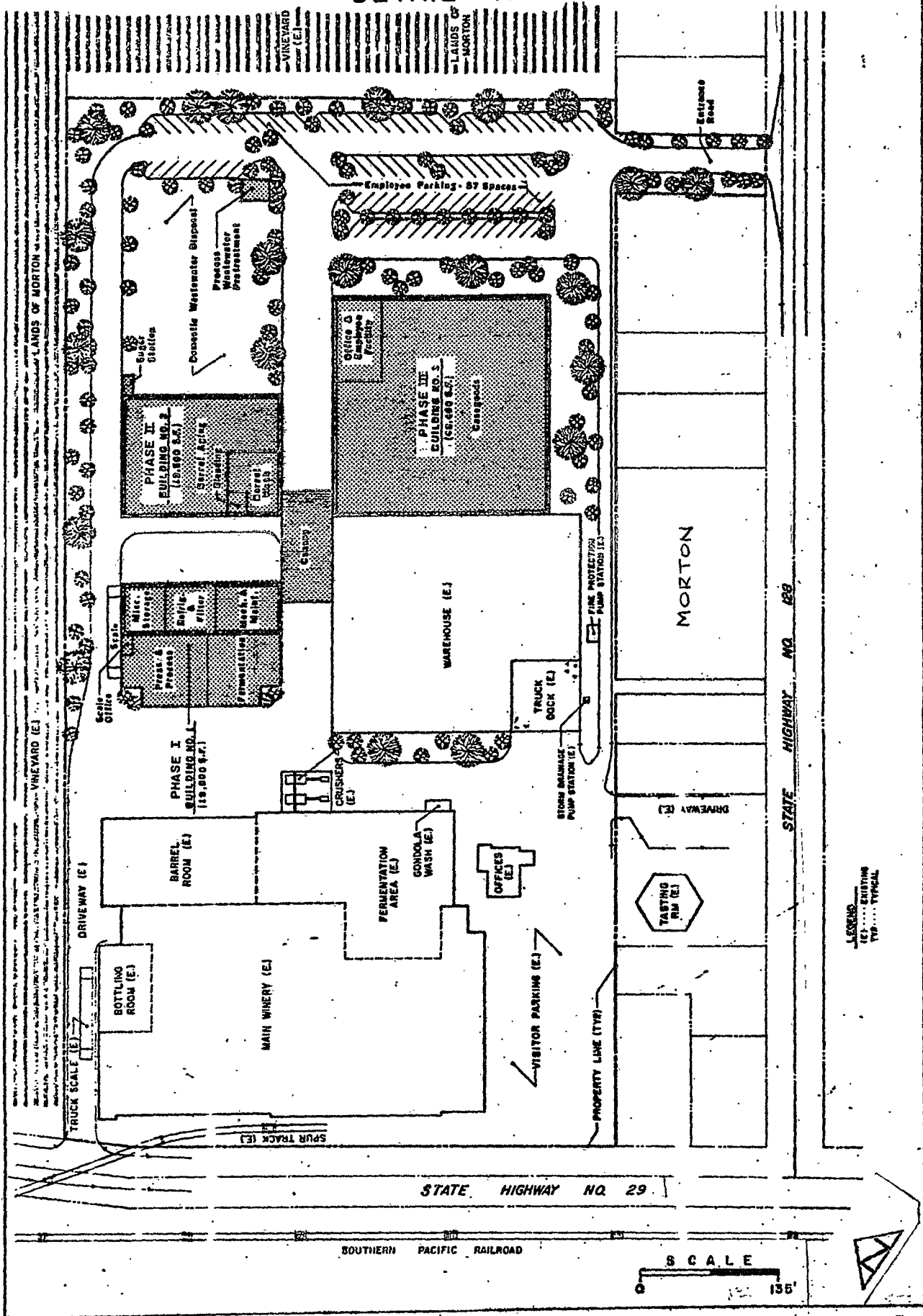
RS-B-1

AP

AP

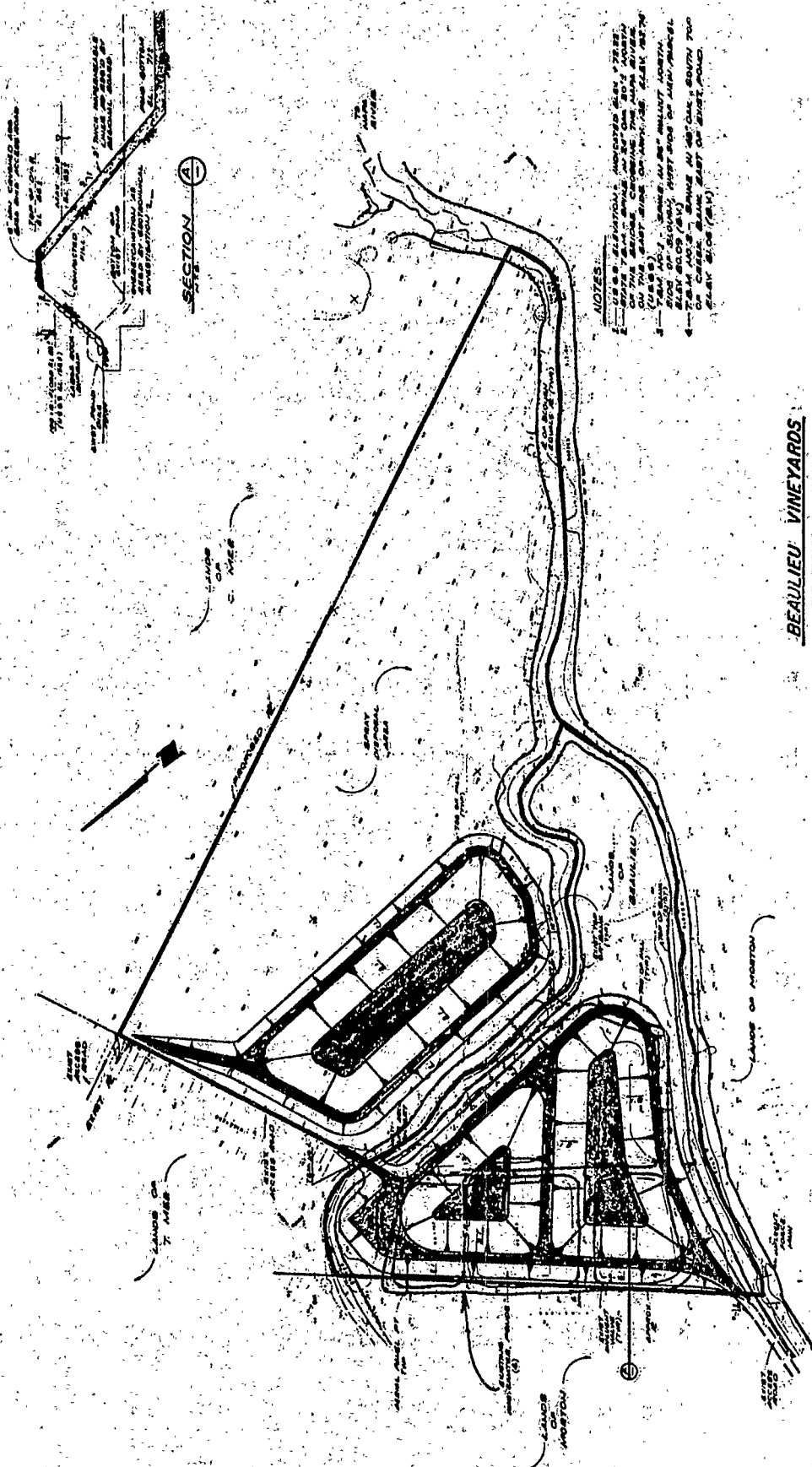


# BEAULIEU VINEYARD DETAIL "A"



9-15-80

# BEAULIEU VINEYARD DETAIL "B"



**BEAULIEU VINEYARDS**  
RUTHERFORD, CALIFORNIA

**PRELIMINARY CONFIGURATION  
PROCESS WASTEWATER TREATMENT FACILITIES**

PROJECT NO. 8068  
APRIL 14, 1961

- NOTES:**
1. USE OF BEAULIEU VINEYARDS PROPERTY IS FOR THE PURPOSE OF WASTEWATER TREATMENT FACILITIES.
  2. THE FACILITIES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
  3. THE FACILITIES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
  4. THE FACILITIES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
  5. THE FACILITIES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING  
Director

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

July 15, 1991

Heublein Inc. - Beaulieu Vineyard  
c/o Bill Phillips  
Summit Engineering, Inc.  
1400 N. Dutton Ave. #22  
Santa, Rosa, CA 95401

RE: Modification of Use Permit #U-158081  
APN 30-110-19

Dear Mr. Phillips:

At the meeting of July 12, 1991, the Napa County Zoning Administrator **APPROVED** your request for a modification of Use Permit #U-158081 to permit alteration of the site plan of an existing permitted 1.19 million-gallon winery located on a 13.49-acre parcel on the east side of State Highway 29 approximately 200 feet north of State Highway 128 (Rutherford Cross Road) within an AP (Agricultural Preserve) District.

The modification is subject to the following conditions of approval:

1. The permit is limited to the alteration of the project site in accordance with the attached site plan and the construction of a 22,370 square foot barrel building, a 28,270 casegood storage building, a 5,690 fermentation building, and relocation of the employee parking and domestic wastewater leach field, subject to all conditions of approval and mitigation measures of Use Permit #U-158081.

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

2. Submit a detailed landscaping and parking plan to the Department for review and approval indicating the botanical/common names, sizes and locations of plant materials, method of maintenance/irrigation and the location of the 165 required parking spaces. Said plan is to be submitted prior to issuance of any building permit. Landscaping to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.

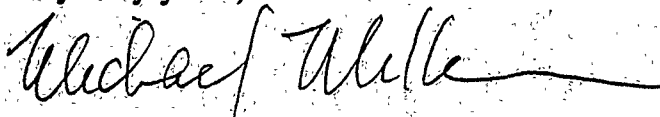
Beaulieu  
July 15, 1991  
Page 2

3. Provision for an existing 144 off-street parking spaces on a dust-free all-weather surface approved by the Department of Public Works. The required landscape/parking plan shall include the location of the deferred additional 21 parking spaces which shall be provided in accordance with the Use Permit #U-158081 conditions of approval. (In accordance with letter from the Director dated October 19, 1982)
4. Comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.

Notice of this approval will be published on July 16, 1991 in the Napa Sentinel. Pursuant to Section 12809(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,

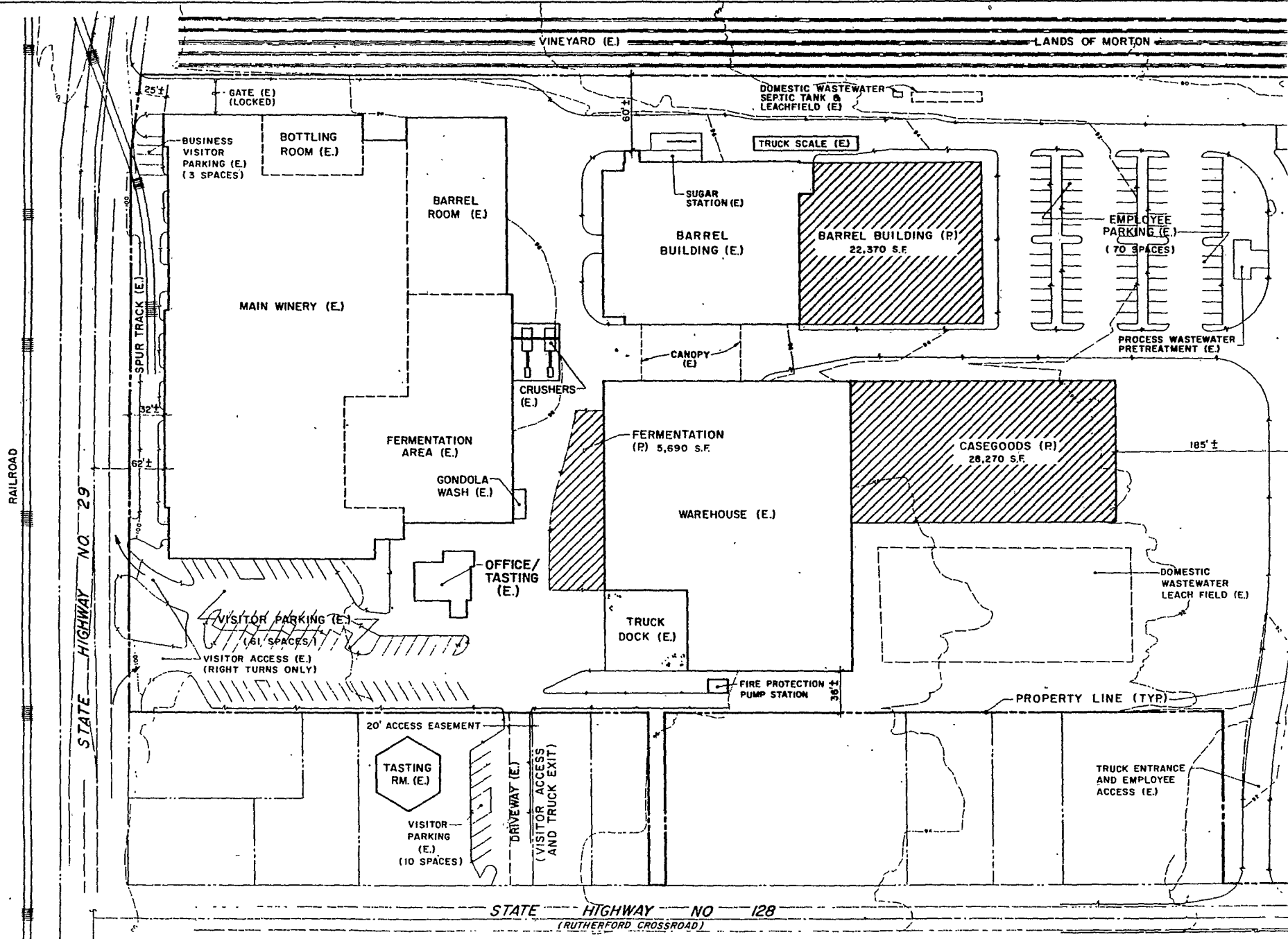


MICHAEL MILLER  
Deputy Zoning Administrator

cc. John Tuteur, Assessor  
Gary Brewen, Building Codes Administrator

# PROPOSED MODIFICATION 5/91

This document, and the plans and designs incorporated herein, is the property of Summit Engineering, Inc. It is loaned to you for your use only and is not to be used, in whole or in part, for any other project without the written authorization of Summit Engineering, Inc.



RAILROAD

STATE HIGHWAY NO 29

STATE HIGHWAY NO 128  
(RUTHERFORD CROSSROAD)

ASSESSOR'S PARCEL NO 30-110-19  
13.49 ACRES

**LEGEND**  
(E) EXISTING  
(P) PROPOSED




**SUMMIT ENGINEERING, INC.**  
Consulting Civil Engineers  
1400 Mark Dwyer Avenue #22  
Livermore, CA 94501  
925/731-0115

**HEUBL**  
BE  
W  
SCALE 1"=40'  
DATE



# NAPA COUNTY

## DEPARTMENT OF ENVIRONMENTAL HEALTH

RECEIVED

TRENT CAVE, R.S.  
Director of Environmental Health


JUN 5 - 1991

1195 THIRD STREET, ROOM 205 • NAPA, CALIFORNIA 94559-3082  
AREA CODE 707/253-4471 ATSS 528-4471

### MEMORANDUM

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**TO:** Napa County Planning Dept. - Jeff Redding, Director

**FROM:** Dept. of Environmental Mgmt. - Jill Pahl, R.E.H.S. 

**SUBJECT:** Use Permit Application for Beaulieu Vineyard

**DATE:** June 5, 1991

APN 30-110-19

FILE # U-158081

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

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

cc: Bill Phillips, Summit Engr., 1400 N. Dutton Ave., #22,  
Santa Rosa





# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING  
Director

RECEIVED

1199 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092  
AREA CODE 707/253-4416

MAY 31 1991

RECEIVED

JUN 21 1991

### PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

TO: Public Works Department

APPLICATION TITLE: Beaulieu Vineyard Site Plan Modification FILE #: U-158081 MCD

RESPONSE REQUEST DATE: 5/31/91 RESPONSE RETURN DATE: 6/14/91  
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: \_\_\_\_\_

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): \_\_\_\_\_  
NO COMMENTS

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

6. Name of contact person: HUGH LINN Telephone: 253-4351

Response Prepared by: [Signature]  
Title: EM  
Date: 6/17/91

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

PETE WILSON, Governor

## DEPARTMENT OF TRANSPORTATION

BOX 7310

SAN FRANCISCO, CA 94120

(415) 923-4444



June 18, 1991

NAP-29-24.6

SCH NO: NONE

NAP029245

Mr. Jeffrey Redding  
Napa County Conservation-Development  
and Planning Department  
1195 Third Street, Room 210  
Napa, California 94559

RE: BEAULIEU VINEYARD SITE PLAN MODIFICATION  
FILE # U-158081 MOD.

Dear Mr. Redding:

Thank you for including the California State Department of Transportation (Caltrans) in the early stages of the environmental review process. We have reviewed the above referenced document and forward the following comments.

We did not receive any traffic data (trip generation or traffic diagrams) to assist in the evaluation of impacts from this proposed site plan modification. It is difficult to determine specific impacts from the materials provided. Our concerns at this location are as follows:

- Impacts to the operation of the intersection of State Routes 29 and 128.
- Turning movements in and out of the project driveways onto both routes.
- Impact of trips generated on the existing left-turn lane on State Route 29. Will the existing storage lane be adequate?
- Potential driveway modifications or channelization improvements required as mitigation for this project.

Any work within State right-of-way must conform to California Highway Design Standards and an encroachment permit must be obtained for such work. A completed application, environmental documentation, and five (5) sets of plans should be submitted to the following address:

Permit Engineer  
P.O. Box 7310  
San Francisco, Calif. 94120  
(415) 557-1984

Redding/NAP029245

Page 2

June 18, 1991

We appreciate the opportunity to work with you on this project and wish to continue close correspondence on its development. Should you have any questions regarding this letter, please contact Terry L. Barrie or David Johnson of my staff at (415) 904-9651 or (415) 904-9652.

Sincerely,

PRESTON W. KELLEY  
District Director

by



*FOR:* GARY F. ADAMS  
District CEQA Coordinator

cc: Ken Button, State Clearinghouse  
Susan Pultz, MTC  
Sally Germain. ABAG



# NAPA COUNTY

## CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

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

**JEFFREY REDDING**  
Director

March 4, 1992

Assessor's Parcel # 30-110-19

Anthony A. Bell  
HEUBLEIN INC./Beaulieu Vineyard  
1960 St. Helena Hwy  
Rutherford, CA 94573

Dear Mr. Bell:

Please be advised that **Use Permit Application Number 91194-MOD** has been approved by the Napa County Conservation, Development and Planning Commission based upon the attached conditions.

**APPROVAL DATE: March 4, 1992**

**EXPIRATION DATE: March 14, 1993**

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. 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 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$300.00 filing fee.

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

Very truly yours,

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

**MICHAEL MILLER**  
Deputy Planning Director

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

mmp8

**CONDITIONS OF APPROVAL**  
**Use Permit #91194-MOD**  
**Heublein, Inc. (Beaulieu Vineyard)**

1. The permit shall be limited to the following:
  - a) production of 1.80 million gallons of wine per year.
  - b) Operation days during harvest: Monday thru Sunday.
  - c) Operating hours: 6 AM to 2 AM during non-harvest and 24 hours during harvest.
2. Any expansion or change in use shall be by separate use permit submitted for Commission consideration.
3. The applicant shall report to the Planning Department in December of each year:
  - a) the number of gallons produced during that year.
  - b) the number of employees per shift.
  - c) the number of visitors during the year.
  - d) the number of trips generated during non-harvest and harvest.
  - e) the number of grape loads received during harvest.
4. The winery facility (including storage) shall be for the exclusive use of the winery. No portion of the winery shall be rented, leased or otherwise used by any other entity.
5. All conditions of Use Permit #U-158081 shall remain in force and effect, except that any conditions in conflict with the requirements of this permit shall be null and void.
6. All exterior light bulbs shall be recessed and shielded to direct light down and away from adjacent properties.
7. All food service outlined in the Marketing Plan shall be provided without charge, except for the recovery of cost.
8. The property owner shall notify any successors-in-interest of all use permit conditions.
9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies.



# NAPA COUNTY

## CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

**JEFFREY REDDING**  
Director

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

January 12, 1993

### USE PERMIT MODIFICATION

Bill Phillips, President  
SUMMIT ENGINEERING, INC.  
1400 North Dutton Avenue #22  
Santa Rosa, CA 95401-4644

RE: Modification of Use Permit #U-158081 (#92231-MOD)  
Assessor's Parcel No. 30-110-19

Dear Mr. Phillips:

Please be advised that on January 8, 1993, the Napa County Zoning Administrator approved your request to modify use permit #U-158081 to modify Use Permit #U-158081 to expand the office area within an existing winery structure by 3,300 square feet and to add six (6) employees for a facility located on a 13.49 acre parcel located 150 feet north of the state Highway 29 and Rutherford Cross Road intersection within an AP (Agricultural Preserve) zoning district. The modification was approved subject to conformance with approved plans on file with the Department. All other conditions of approval and mitigation measures remain as specified by use permit #U-158081 and subsequently approved modifications.

The action of the Zoning Administrator is final unless appealed pursuant to Title XIII of the Napa County Code.

Please contact Robert Nelson, Planner III, if you have any questions on this matter.

Sincerely,

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

**JEFFREY REDDING**  
Zoning Administrator

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



# 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

September 4, 1998

Bill Phillips  
Summit Engineering, Inc.  
1400 N. Dutton Ave. #24  
Santa Rosa, CA 95401

RE: Use Permit Modification #97595-MOD (BV Winery Reserve Tasting Room  
Expansion)

Dear Mr. Phillips:

Your request to add 570 sq.ft. to the existing BV Winery Reserve Tasting Room came before the Zoning Administrator for action on September 4, 1998. The requested use permit modification was **APPROVED WITH THE ATTACHED CONDITIONS.**

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

Very truly yours,

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

Michael Miller  
Zoning Administrator

attachment

cc. Gary Brewen  
John Tuteur

mmp27.

**CONDITIONS OF APPROVAL  
BEAULIEU VINEYARDS  
97595-MOD**

1. This Use Permit shall be limited to modifying existing winery use permit #U-158081 to expand the non-public Reserve Tasting Room from 1250 sq.ft. to 1820 sq.ft., and to reduce the approved but unbuilt winery area from 5,690 sq.ft. to 5,120 sq.ft., with no other changes to the winery operation. The project shall conform to the attached site plan, floor plan and elevations. Any other changes will require review and approval of a use permit modification that would be reviewed by the Zoning Administrator or the Commission.

These tasting areas shall be used solely for pre-arranged tastings of the Beaulieu Wine Society and wine trade visitors, and not the general public.

2. The applicant shall comply with all applicable building codes, and requirements of various County departments and agencies, including:  
the Building Division dated July 10, 1998;

3. 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.

4. A detailed landscaping plan shall be submitted to the Department for review and approval for the area around the reserve tasting building indicating names and locations of plant materials, along with the method of maintenance, prior to the issuance of any building permits for the building renovation and expansion. Landscaping shall be completed prior to use of the building, and shall be permanently maintained in accordance with the approved landscaping plan.

5. All use permit conditions associated with previous use permits and modifications and not in conflict with these shall remain in force and effect.

6. All staff costs associated with monitoring compliance with these conditions, previous use permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.





HILLARY GITELMAN  
Director

# COUNTY *of* NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

John McDowell  
Deputy Director

March 3, 2008

Mr. Tim Allen, Manager  
Beaulieu Vineyards  
P O Box 219  
Rutherford, CA 94573

**Re: Beaulieu Vineyards – Grape Sorting Room Addition, Various upgrades and structural improvements and Relocation of Inert Gas Tanks**

Minor Modification #: P08-00089-MODVMIN

Assessor's Parcel #: 030-110-019

Dear Mr. Allen:

Please be advised that your request for a Minor Modification (File #: P08-00089-MODVMIN) to the Beaulieu Vineyards Use Permit (File #: U-158081) as described in your submittal letter from Summit Engineering dated February 2, 2008 and plans from MacRae Architects, Inc. dated December 20, 2007 to demolish the existing 700 square foot Welding Shop and replace it with a 1,200 square foot addition to house grape sorting equipment, perform various upgrades to the existing Barrel Storage Building and Chardonnay Tank area, and relocate inert gas tanks to the outside northeast corner of the new Barrel Warehouse, but with no changes to approved production or marketing activities, has been **APPROVED** by the Director of Conservation, Development and Planning on March 3, 2008. The approval is subject to the attached conditions of approval and applicable County regulations.

**EXPIRATION DATE: March 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 minor modification 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 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 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 John McDowell, Project Planner at: (707) 299-1349 or e-mail at: [thornish@co.napa.ca.us](mailto:thornish@co.napa.ca.us).

Sincerely,

Hillary Gitelman  
Director



By: Patricia Hornisher  
Planner III

cc: Mr. Yi Yang  
Mr. Richard MacRae  
file

**CONDITIONS OF APPROVAL**

***Beaulieu Vineyard  
Grape Sorting Room Addition & Upgrades Modification  
File # P08-00089-MODVMIN***

**APN: #030-110-019**

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

- Demolishing the 700 sq ft Welding Shop now attached to the northeast corner of the Barrel Storage Building (Welding Shop to be relocated to an existing area on site);
- Replacing the Welding Shop with an 1,200 sq. ft. addition to house equipment to be used for grape sorting;
- Performing upgrades to the existing Barrel Storage Building (roof, refrigeration area, plumbing and electrical for new process tanks);
- Relocating the CO2 tanks to the northeast corner of the New Barrel Warehouse; and,
- Modifying the existing canopy column and replacing it with a new beam and columns in the Tank Farm area.

The winery addition and upgrades shall be designed in substantial conformance with the submitted site plan, floor 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:

Napa County Environmental Management Department letter of comment dated March 3, 2008.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

**3. SPOILS:**

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

**4. INDEMNIFICATION:**

The indemnification agreement was signed by the property owner representative and returned to the County and shall be kept on file with this permit .

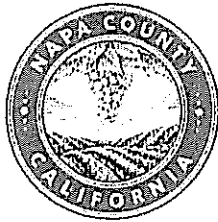
**5. PREVIOUS CONDITIONS:**

The permittee shall comply with all previous conditions of approval for Use Permit U-158081, 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.

**6. 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. 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.



A Tradition of Stewardship  
A Commitment to Service

Conservation Development and Planning

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

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

Hillary Gitelman  
Director

August 21, 2008

Mr. Tim Allen, Manager  
Beaulieu Vineyards  
P O Box 219  
Rutherford, CA 94573

**Re: Beaulieu Vineyards – Maintenance Shop Relocation**  
Administrative Approval Very Minor Modification: # P08-00509  
Assessor's Parcel #: 030-110-019

Dear Mr. Allen:

Please be advised that your request for a very Minor Modification (File #:P08-00509-MODVMIN) to the Beaulieu Vineyards Use Permit (File #: U-158081) to remodel the existing production Maintenance Shop has been **administratively approved** by the Director of Conservation, Development and Planning on **August 21, 2008**.

As depicted on the MacRea architectural plans for Building permit # B08-00575 dated 5/16/08, and as relocated on the recently submitted Overall Site Plan date July 24, 2008, the Maintenance Shop remodel will include: demolition of the existing Maintenance Shop located on the north side of the Reserve Winery building; its relocation to the south west exterior side of the new Winery Barrel Warehouse; and, its subsequent remodel using an existing 1,593 square foot portion of the new Winery Barrel Warehouse. The approval is subject to the attached conditions of approval and applicable County regulations.

The Maintenance Shop remodel as depicted on the submitted plans described above, is in conformance with Napa County Code Section 18.124.130 B. & C having no increase in square footage and no change in accessory to production ratios as to use.

**EXPIRATION DATE: August 21, 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 minor modification 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 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 is not located in an environmentally sensitive area.

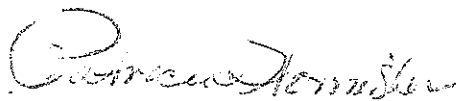
The modification is effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be noticed.

*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 John McDowell, Project Planner at: (707) 299-1349 or e-mail at: [thornish@co.napa.ca.us](mailto:thornish@co.napa.ca.us).

Sincerely,

Hillary Gitelman  
Director



By: Patricia Hornisher  
Planner III

cc: Mr. Richard MacRae  
file

## CONDITIONS OF APPROVAL

*Beaulieu Vineyard  
Maintenance Shop Remodel  
File # P08-00509-MODVMIN*

APN: #030-110-019

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

- demolition of the existing Maintenance Shop located on the north side of the Reserve Winery building;
- relocation of the Maintenance Shop to the south west exterior side of the new Winery Barrel Warehouse; and,
- the subsequent remodel of existing 1,593 square foot portion of the new Winery Barrel Warehouse for use as the Maintenance Shop.

The winery addition and upgrades shall be designed in substantial conformance with the submitted site plan, floor plan, elevation drawings, and other submittal materials as depicted on the Overall Site Plan submitted by MacRae Architects, Inc. dated 7/24/2008 and on the MacRea architectural plans entitled Maintenance Shop for Building permit # B08-00575 dated 5/16/08, 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 as determined through the Building permit process for Building permit #B08-00575.

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. **SPOILS:**

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

4. **INDEMNIFICATION:**

The indemnification agreement was signed by the property owner representative and returned to the County and shall be kept on file with this permit.

**5. PREVIOUS CONDITIONS:**

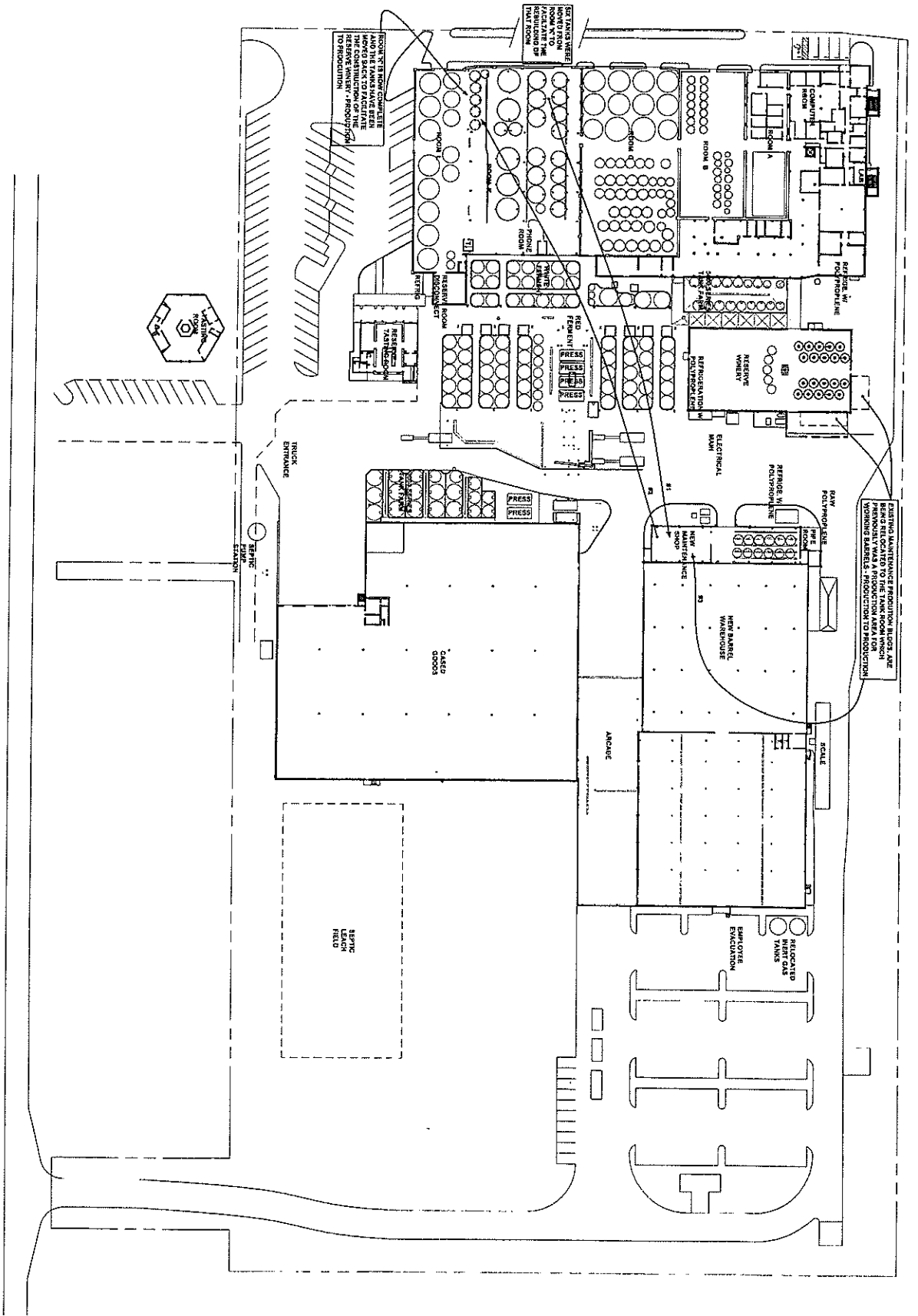
The permittee shall comply with all previous conditions of approval for Use Permit U-158081, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede earlier ones.

**6. MONITORING COSTS:**

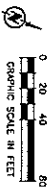
All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, 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. 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.





OVERALL SITE PLAN



DRAWING  
G1

Scale: 1"=40'-0"  
Job No: 0805  
Date: 07/24/05  
Revised:

**BEAULIEU VINEYARD**  
BEAULIEU VINEYARD'S  
EXTERIOR MASTER PLAN  
OVERALL SITE PLAN



**MacRae Architects**  
825 GRAVENSTEIN HIGHWAY N. SUITE  
SEBASTOPOL, CA 95472  
(707) 823-0849 Fax: (707) 8  
info@macraearchitects.com www.macraearchitects.com

# BEAULLIEU VINEYARDS

## MAINTENANCE SHOP REMODEL RUTHERFORD, CALIFORNIA

### PROJECT:

BEAULLIEU VINEYARDS  
1960 ST. HELENA HWY.  
RUTHERFORD, CA  
94575

### OWNER:

DAVID HENNING AMERICA, INC.  
807 LYAN AVE.  
NORTHVALE, CA 94541

### ARCHITECT:

MACRAE ARCHITECTS  
825 GRAVENSTEIN HWY., SUITE #1  
SEBASTOPOL, CA 95472  
(707) 823-1818

### INDEX TO DRAWINGS:

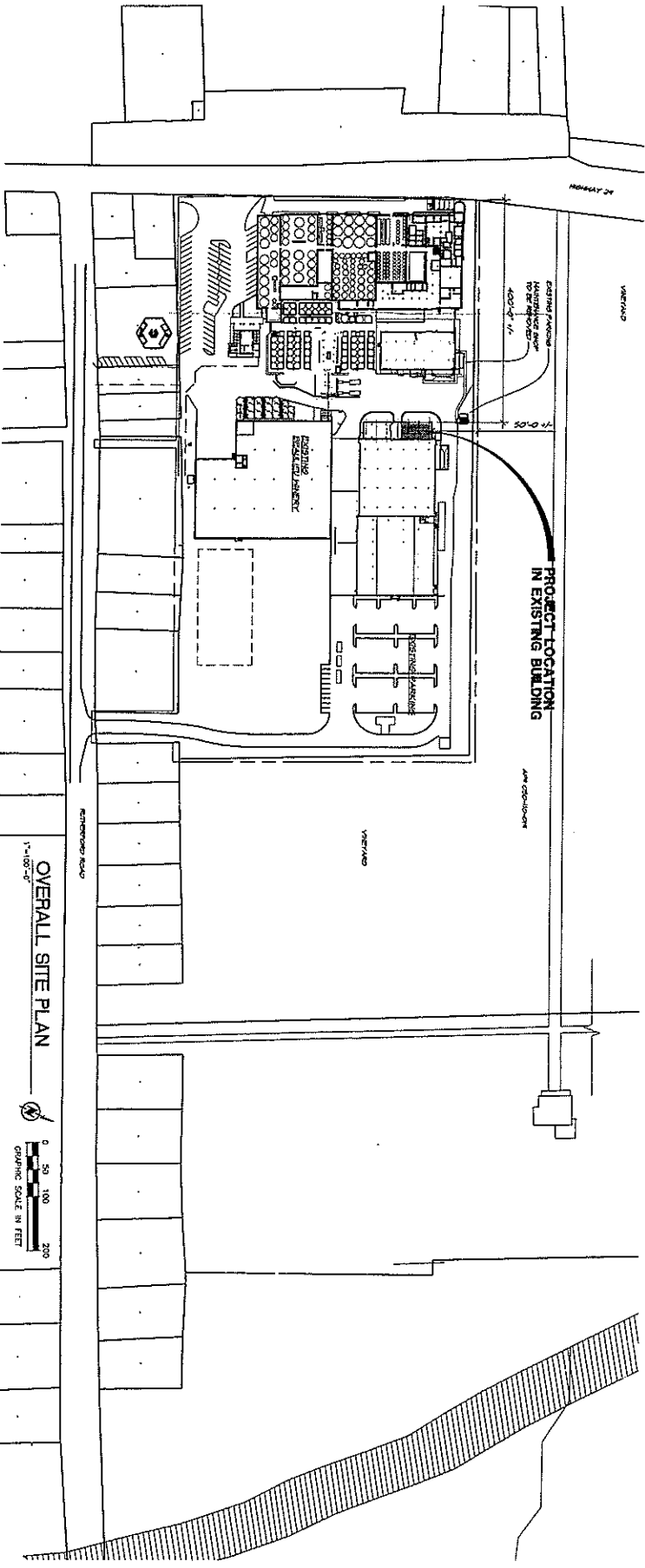
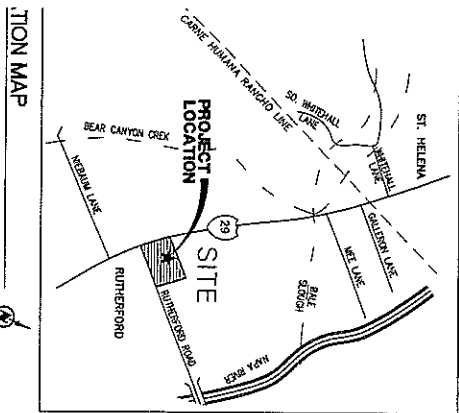
- GENERAL:
  - T1 GENERAL SITE PLAN & LOCATION
- ARCHITECTURAL:
  - A1 FLOOR PLAN
  - A2 EXTERIOR ELEVATIONS & ACCESSIBILITY DETAILS
  - A3 EXTERIOR FINISHES
  - A4 DETAILS

### GENERAL NOTES

1. ARCHITECT OF RECORD (AOR) 10/23/11. The Architect retained a Structural Engineer, and has reviewed and approved all the structural documents prepared by others for compliance with the scope of the building. Structural drawings prepared by others are noted herein.
2. Grading Schedule (CDS) 10/23/11, NONE REQUIRED
3. Special Inspection (CDS) 10/23/11, NONE REQUIRED
4. Structural Observation (CDS) 10/23/11, 11/23/11, NONE REQUIRED
5. Building construction to conform to 2007 CBC
6. Accessibility Requirements, see Item A2
7. ESD Drawings shall be provided from the fabricator without the use of a laser or any special technology or tool

### BUILDING ANALYSIS

TYPE: ONE STORY CONSTRUCTION  
FLOOR AREA: 1,500 SQ. FT.  
AREA OF FLOOR: 1,500 SQ. FT.  
OCCUPANCY LOAD: 1500 / 100  
30 OCCUPANTS  
ONLY ONE EXIT REQUIRED  
COMBUSTIBLE BUILDING IS EQUIPPED WITH A FETTY AUTOMATIC FIRE SPRINKLER SYSTEM



**BEAULLIEU VINEYARD**  
1960 ST. HELENA HWY., RUTHERFORD, CA  
**MAINTENANCE SHOP**  
OVERALL SITE PLAN

DATE: AS NOTED  
BY: JAC  
DATE: 05/15/08  
REVISIONS:

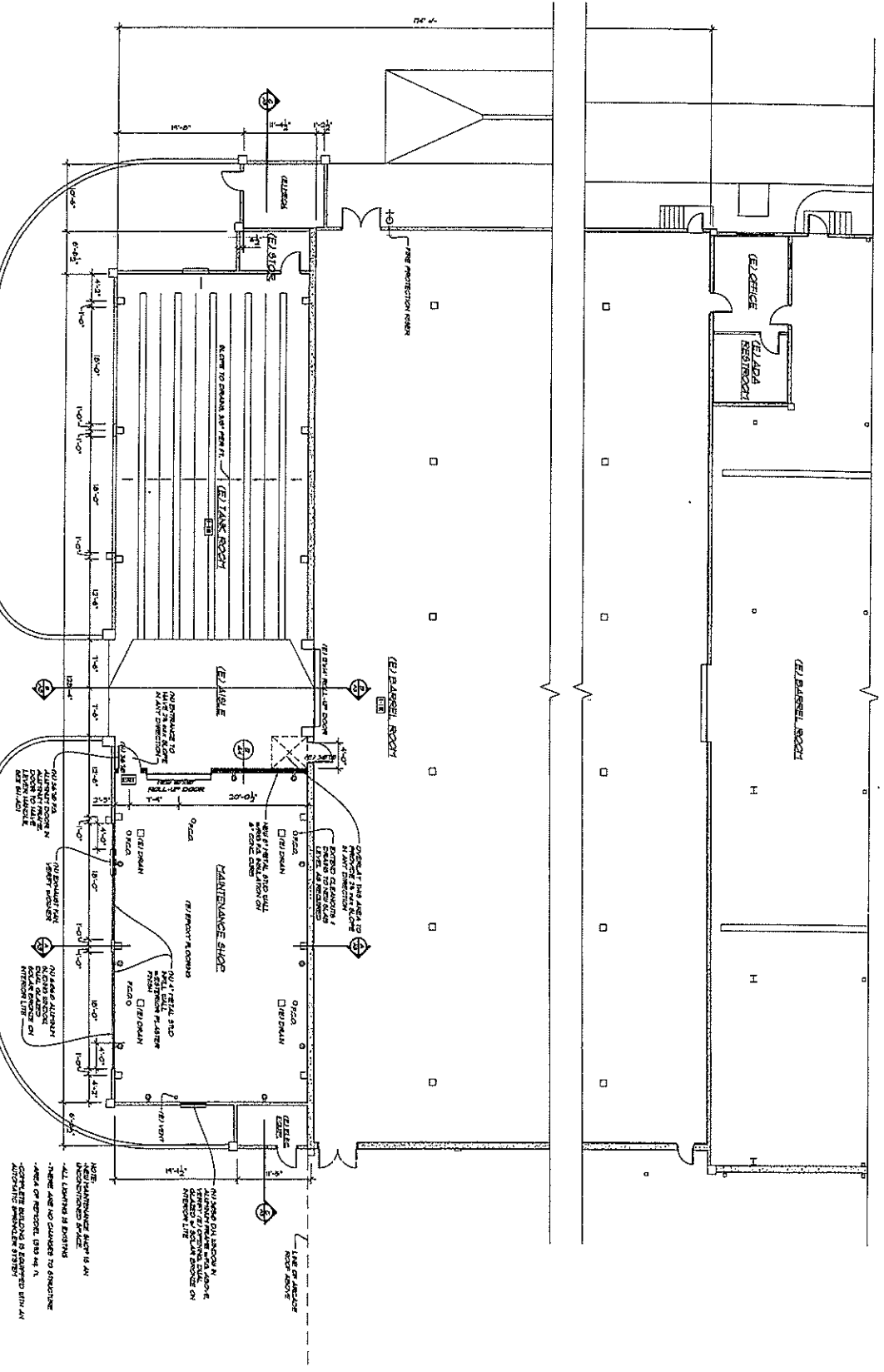


**MacRae Architects,**  
825 GRAVENSTEIN HIGHWAY N, SUITE #1  
SEBASTOPOL, CA 95472  
(707) 823-1818  
www.macraearchitects.com

DRAWING  
T1

**OVERALL FLOOR PLAN**  
SCALE 1/8"=1'-0"

- WALL LEGEND**
- NO INSULATED PERIMETER WALL
  - INSULATED PERIMETER WALL
  - CONCRETE WALL
  - CONCRETE WALL

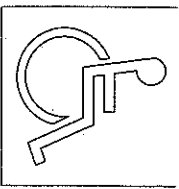


**BEAULIEU VINEYARD**  
1960 ST. HELENA HWY., RUTHERFORD, CA  
**MAINTENANCE SHOP**  
FLOOR PLAN

SCALE 1/8"=1'-0"  
JOB NO. 0803  
DATE 05/16/08  
REVISED



**MacRae Architects,**  
825 CRAVENSTEIN HIGHWAY N., SUITE J  
SEBASTOPOL, CA 95472  
(707) 823-0813 fax (707) 823-  
info@macraearchitects.com www.macraearchitects.com

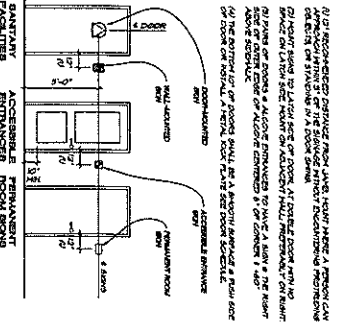


THE USER WILL BE ADVERTISED OF THE PRESENCE OF PROTRUCTIONS BY THE USE OF THE INTERNATIONAL SYMBOL OF ACCESS (WHEELCHAIR) AND THE WORD "PROTRUCTIONS". THESE SYMBOLS WILL BE LOCATED TO THE LEFT OF THE PROTRUCTIONS AT THE TIME OF THE SIGNAGE AND WILL BE MAINTAINED AT ALL TIMES.

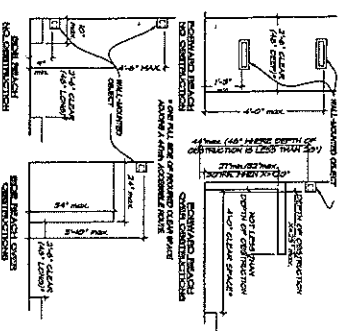
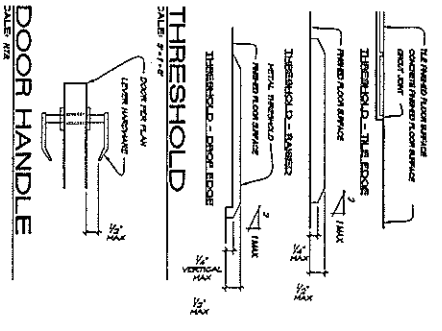


### 1 ID SYMBOLS

SCALE: 1/4" = 1'-0" DOORS & ENTRANCES

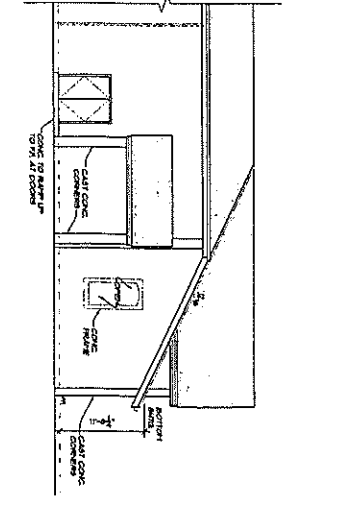
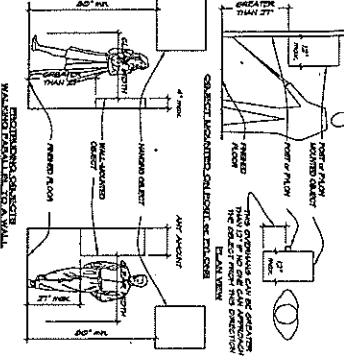


1/2" RAMPWAY/SLOPE PERMANENT FLOOR SURFACE  
 1/2" RAMPWAY/SLOPE PERMANENT FLOOR SURFACE  
 1/2" RAMPWAY/SLOPE PERMANENT FLOOR SURFACE  
 1/2" RAMPWAY/SLOPE PERMANENT FLOOR SURFACE  
 1/2" RAMPWAY/SLOPE PERMANENT FLOOR SURFACE  
 1/2" RAMPWAY/SLOPE PERMANENT FLOOR SURFACE



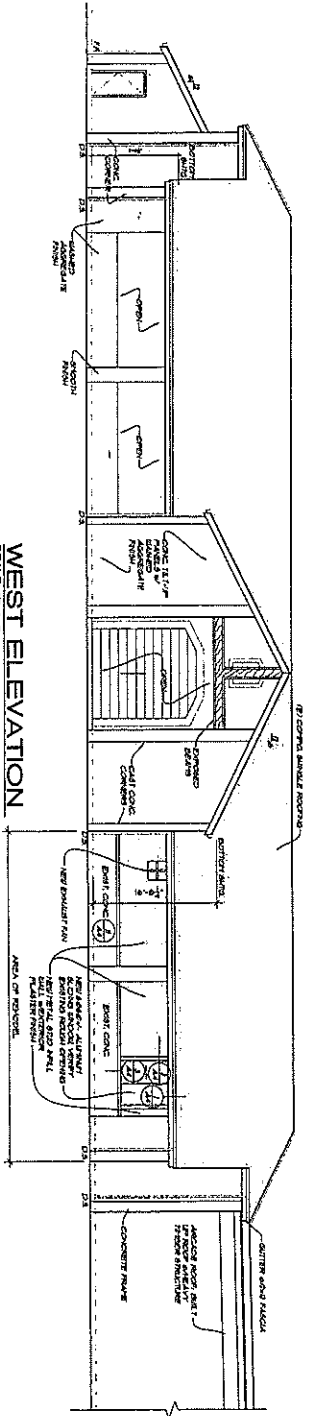
### 2 PROTRUDING OBJECTS

SCALE: 1/4" = 1'-0"



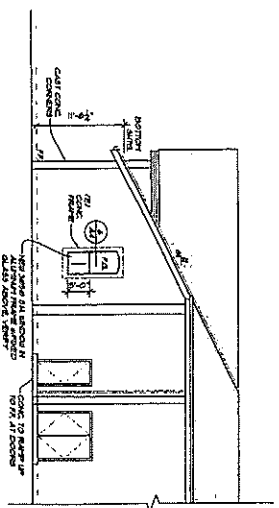
### NORTH ELEVATION

SCALE: 1/4" = 1'-0"  
 NORTH, EASTING & DISTANCE  
 AS NOTED ON SHEET 10-0



### WEST ELEVATION

SCALE: 1/4" = 1'-0"



### SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



A Tradition of Stewardship  
A Commitment to Service

**Conservation, Development and Planning**

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

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

**Hillary Gitelman**  
Director

March 1, 2010

Demae Rubins  
Summit Engineering  
1500 Third Street, Suite F  
Napa, California 94559

Re: **Beaulieu Vineyards – BV Reserve Winery**  
**Use Permit Very Minor Modification P09-00453-VMM**  
**1960 St. Helena Highway**  
**APN 030-110-019**

Dear Ms. Rubins:

The Napa County Conservation, Development and Planning Department has completed review of your Use Permit Very Minor Modification Application #P09-00453-VMM consisting of a request to construct an approximately 2,000 sq. ft. wine library addition to the north end of the existing BV Reserve Winery tank and barrel room located within the BV Winery complex at 1960 St. Helena Highway. Please be advised that the application has been APPROVED by the Director of Conservation, Development and Planning based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL). The application has been processed and approved pursuant to Napa County Zoning Section 18.124.130.C.2, which allows minor changes to existing facilities with less than ten percent change in building footprint, and no changes in intensity, density or environmental impact.

In approving the above application, the Planning Director found the project Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (Class 1 – Existing Facilities) and Appendix B, Class 1, Subsection 3, of Napa County's Local Procedures for Implementing the California Environmental Quality Act. The project is a minor alteration to a previously approved winery facility including no increase in production, visitation, or marketing activities, and an increase in winery area of less than 25%.

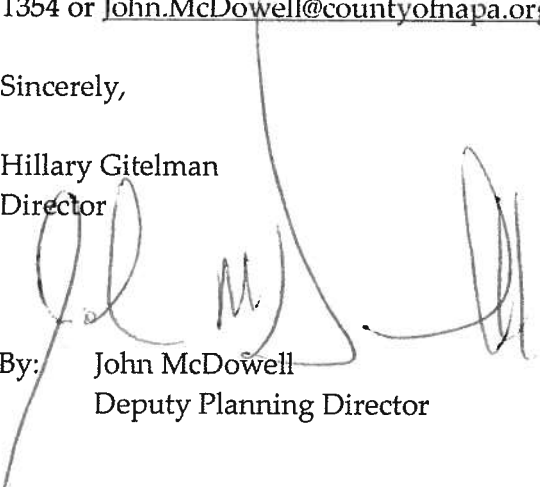
The modification to the use permit will become effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

**Pursuant to Napa County Code §18.124.080, this use permit minor modification must be activated within two (2) years of the date of this letter, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your permit.**

Pursuant to Government Code §66020(d)(1), you are hereby further notified that the ninety day period in which to protest the imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval has begun. Please contact John McDowell at (707) 299-1354 or [John.McDowell@countyofnapa.org](mailto:John.McDowell@countyofnapa.org)

Sincerely,

Hillary Gitelman  
Director



By: John McDowell  
Deputy Planning Director

cc: John Tuteur, County Assessor  
Darrell Mayes, Building Official  
Rob Anglin, Dickenson, Peatman and Fogarty

## CONDITIONS OF APPROVAL

### **BV Reserve Winery – Georges de Latour Reserve Winery Library Addition Modification File # P09-00453-MOD**

**APN: #030-110-019**

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

- Construction of an approximately 2,000 square foot addition to the north end of the BV Reserve Winery tank and barrel storage building including production space for a case goods storage wine library, wine laboratory, employee restrooms, expansion of existing receiving area, and an office (approximately 155 sq. ft. of accessory space);
- No changes to visitation, marketing or employees;
- No changes to existing landscaping
- No changes to the waste water system;
- 1 new Americans with Disabilities (ADA) parking space;
- Assessor's Parcel Number(s): 030-110-019

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 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. PROJECT SPECIFIC CONDITIONS:**

- a. No changes to existing tours, tastings, marketing or any other form of visitation have been proposed, or approved to occur within the addition. Plans submitted for building permit shall show all interior improvements, and shall not include improvements that can be used for tours, tastings, marketing or visitation such as a tasting bar, glass washer, sink, kitchen appliances, food preparation and service areas, glassware cabinets, dining table(s), lounging areas, etc. Employee wine tasting may occur within the wine library and wine lab with final design of the area where employee tasting will occur shown on plans submitted for building permit and subject to review and approval by the Conservation, Development and Planning (CDPD) Director.
- b. Plans submitted for building permit shall show the wine laboratory location and full extent interior improvements (i.e. counter tops, cupboards, plumbing fixtures, etc.), and shall be subject to review and approval of the CDPD Director.
- c. The building addition shall be setback a minimum of 20 ft. from the northern property line. A site plan, prepared by a licensed civil engineer or surveyor shall be included in the building permit submittal and shall demonstrate compliance with the required setback.

d. Plans submitted for building permit shall indicate how the western portion of the proposed addition labeled as "proposed addition" will be utilized, and use shall be limited to production-related activities subject to review and approval by the CDPD Director.

3. **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. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this use permit approval. All signs shall meet the design standards as set forth in Chapter 18.116 of the County Code.

4. **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 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 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. All lighting shall comply with Uniform Building Code (UBC).

5. **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 persons producing and/or storing wine at the on-site winery, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Chapter 5.36).

6. **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 December 31, 2009.

Department of Public Works as stated in their letter of January 28, 2010.

County Fire Department as stated in their letter of December 30, 2009.

Building Division as stated in their letter of February 8, 2010.

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.

7. **NOISE:**



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 Chapter 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.

**8. COLORS:**

The colors used for the 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 site specific vegetation and the applicant shall obtain written approval by the Conservation, Development and Planning Department prior to painting the building. Highly reflective surfaces shall be prohibited.

**9. 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. Outdoor construction activities shall not occur during windy periods.

**10. STORM WATER CONTROL**

For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, 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 permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

**11. 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.

**12. AFFORDABLE HOUSING MITIGATION:**

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 15.60 or as may be amended by the Board of Supervisors.

**13. PREVIOUS CONDITIONS:**

The permittee shall comply with all previous conditions of approval for Use Permit (U-158081) and Modification (P08-00089-MOD), except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede earlier ones.

**14. 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. 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.

**15. TEMPORARY AND FINAL OCCUPANCY:**

All project improvements, including compliance with all applicable codes, conditions and requirements from all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. Marketing, Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions can be requested due to extenuating circumstances and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Conservation, Development and Planning. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.



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**Conservation, Development and Planning**

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

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

**Hillary Gitelman**  
Director

July 13, 2011

Beaulieu Vineyard  
1960 St. Helena Hwy  
Napa, CA 94558

Re: Beaulieu Vineyard Building Expansion  
Very Minor Modification #P11-00192-MODVMIN  
Assessor's Parcel Number 030-110-019

To Whom It May Concern:

Please be advised that your request for a Very Minor Modification (file number P11-00192-MODVMIN) to the Beaulieu Vineyard- U-158081 et seq., as described in your submittal letter and at the location shown on the plans dated June 16, 2011 to construct a 10,000 square foot canopy building as part of an approved phased project. This modification has been reviewed and found to be consistent with Napa County Code and has been **APPROVED** by the Director of Conservation, Development and Planning on July 13, 2011 based on the applicable County regulations and the following conditions of approval (see attached conditions).

**EXPIRATION DATE:** July 13, 2013

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 15301(e), Class 1, Existing Facilities, Section 15302(b) Replacement of commercial structure and Appendix B, Class 1, Existing Facilities, the project consists of a minor alteration to a previously approved commercial project and is not located in an environmentally sensitive area.

The modification becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

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 Linda St. Claire, Project Planner at (707)299-1348 or e-mail at [linda.stclaire@countyofnapa.org](mailto:linda.stclaire@countyofnapa.org).

Sincerely,

Hillary Gitelman  
Director

By: Linda St. Claire  
Planner

Cc: Diageo Chateau & Estate Wine Co, 240 Gateway Road West, Napa, Ca 94558.  
Tim Allen, Facilities Mgr - [tim.allen@diageo.com](mailto:tim.allen@diageo.com)  
Yi Yang, Summit Engineering Inc – 463 Aviation Blvd, Santa Rosa, CA 95403 &  
[yi@summit-sr.com](mailto:yi@summit-sr.com).  
Chron

## CONDITIONS OF APPROVAL

Beaulieu Vineyard

P11-00192

APN: 030-110-019-000

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

- construct a 10,000 square foot canopy building as part of an approved phased project.

The building 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 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 June 29, 2011;
- County Fire Department as stated in their letter of June 27, 2011;
- Building Inspection Division as stated in their letter of July 12, 2011.

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. PREVIOUS CONDITIONS:

- The permittee shall comply with all previous conditions of approval for Use Permit U-158081 et seq., 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.





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Planning, Building, and Environmental Services

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Fax: (707) 253-4336

David Morrison  
Director

July 31, 2015

Diageo Chateau & Estate Wine Company  
Graham Jones, General Manager  
240 Gateway Road West  
Napa, CA 94558

Re: **Beaulieu Vineyard - Use Permit Very Minor Modification Application No. P15-00052-VVM**  
**1960 Saint Helena Highway, Napa (APN 030-110-019)**

Dear Mr. Jones,

Please be advised that Use Permit Very Minor Modification P15-00052 VMM has been considered by the Planning, Building, & Environmental Services Director on July 31, 2015.

The request authorizes previously approved private tastings to occur within an existing outdoor patio area of Beaulieu Vineyard's Reserve Tasting Room.

No other changes are being requested. There will be no increase in employees, visitation, marketing events, or annual production capacity. Please be advised that this request has been **APPROVED** by the Director subject to the attached conditions of approval. It should be noted that all previous Use Permit conditions not in conflict with this modification will still apply.

The Department has determined this application to be Categorically Exempt from the provisions of CEQA, the California Environmental Quality Act, pursuant to Section 15301 Appendix B, Class 1(3) (Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code) of the Napa County's Local Procedures for implementing the California Environmental Quality Act.

The permit becomes effective immediately 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.

You are hereby further notified that the ninety day period, established by California Government Code §66020(d)(1), in which to protest the imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval has commenced. Please note that additional fees will be assessed if a landscaped plan, erosion control plan, or a mitigation monitoring program is required by this approval.

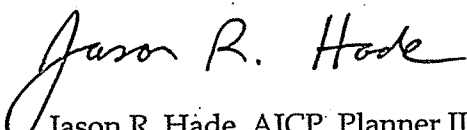
EXPIRATION DATE: July 31, 2017

Pursuant to Napa County Code §18.124.080, the approved use permit must be activated within two years of the approval date, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration of your permit.

If you have any questions about this letter, please feel free to contact me at 707.259-8757 or via email at [jason.hade@countyofnapa.org](mailto:jason.hade@countyofnapa.org).

Sincerely,

David Morrison  
Director

  
By: Jason R. Hade, AICP, Planner III

cc: Rob Anglin  
1455 First Street, Suite 217  
Napa, CA 94559

Napa County Dept. -Building, J. Tuteur (Assessor), Matt Lamborn

Project File



**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**BEAULIEU VINEYARD**  
**USE PERMIT VERY MINOR MODIFICATION #P15-00052-VMM**

**1960 SAINT HELENA HIGHWAY, NAPA, CALIFORNIA**  
**APN 030-110-019**

**1. SCOPE**

The permitted very minor modification scope of work shall be limited to:

- a) Authorization of previously approved private tastings to occur within an existing outdoor patio area of Beaulieu Vineyard's Reserve Tasting Room.

No other improvements or modifications are authorized as part of this approval.

Requested changes 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 (the County Code). It is the responsibility of the applicant to communicate the requirements of these 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 approved in accordance with County Code Section 18.124.130 and may be subject to the Use Permit modification process.

**2. PREVIOUS CONDITIONS**

As applicable, the permittee shall comply with any previous conditions of approval (Use Permit #97595-MOD) for the winery except as they may be explicitly 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.

**3. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES**

Project conditions of approval include all of the following County, Divisions, Departments and Agency requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

**A. Building Division as stated below:**

- i. Accessible access requirements per Chapter 11 of the 2013 California Building Code (CBC) must be met in the outdoor area. If tables and seating are provided, aisle widths and accessible seating must be provided and shown on the building permit submittal plans.
- ii. The accessible path of travel from the outdoor area to restrooms must be level and on a hard surface.

- iii. Please indicate accessible path of travel from accessible parking to office/tasting room, restrooms, and the outdoor area.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the approved use permit.

#### 4. MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the owner. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final certificate of occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or 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 Commission at some time in the future, the 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 so warranted, to commence revocation hearings in accordance with County Code Sections 18.124.120.

#### 5. TEMPORARY AND FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Final Certificate of Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

#### 6. GENERAL COMPLIANCE AND ANNUAL AUDITS

Permittee shall obtain and maintain all permits (Use Permits and Modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC), United States Tax and Trade Bureau (TTB), Department of Food and Agriculture (CDFA) Grape Crush Inquiry data,

all of which are required to produce and sell wine. In the event permittee loses required ABC or TTB permits and licenses, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are re-established.

Visitation log books, custom crush client records, and any additional documentation determined by staff to be necessary to evaluate compliance may be requested by the County for any code compliance (e.g., audit) or code enforcement process. The permittee (and their successors) shall be required to participate fully in the winery code compliance or enforcement process.