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## 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

July 22, 1982

J.P. Costello  
1200 Orchard Avenue  
Napa, CA 94558

Dear Mr. Costello:

Your Use Permit Application Number U-378182 to establish a 20,000  
gallons/year winery with no public tours or tasting on a 27.13 acre parcel

located on the north side of Orchard Ave. west of St. Hwy. 29  
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: July 21, 1982

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,

A handwritten signature in cursive script, appearing to read "James H. Hickey".

JAMES H. HICKEY  
Secretary-Director

JHH:pm

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

CONDITIONS OF APPROVAL

Agenda Item: 3

Meeting Date: July 21, 1982

Use Permit: # U-378182

1. The permit be limited to: the establishment of a 70,000 gallon/year winery with no public tours or tasting within an existing 1200 sq. ft. structure and a proposed 3000 sq. ft. structure.  
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.

2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit.

3. Provisions for <sup>a minimum of 2</sup> 1 off-street parking spaces on a dust free, all weather surface approved by Public Works.

4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.

5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.

6. Annexation of the property to the following districts:

- American Canyon County Water District
- American Canyon Fire Protection District
- \_\_\_\_\_

7. All open storage of \_\_\_\_\_ be screened from view of \_\_\_\_\_ and adjacent properties by a visual barrier. No open storage to exceed height of screening.

8. The permit be limited to a \_\_\_\_\_ year period.

9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

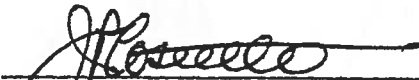
10. Mitigation Measures contained in the Negative Declaration  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


ATTACHMENT  
Mitigation Measures For the  
Costello Winery Use Permit

GEOLOGY

1. The proposed winery shall be limited to the existing structure until the applicant submits to the Conservation, Development and Planning Department a site specific geologic hazards investigation for fault traces. The investigation shall be prepared by a registered engineering geologist and, if applicable, propose mitigation measures. At the time of expansion, all requirements of the geologic hazards investigation shall be adhered to.
2. The applicant shall restrict the drainfield area to activities which will not contribute to compaction of the soil with the consequent reduction in soil aeration. This includes equipment storage, traffic, livestock, etc., over the system.
3. The applicant shall store and dispose of all solid waste in a manner to prevent nuisances or health threats from insects, vectors and odors.

I AM MODIFYING MY PROJECT TO INCLUDE THE PRECEDING CONDITIONS.

  
\_\_\_\_\_  
J.P. COSTELLO  
Applicant

  
\_\_\_\_\_  
Date

RECEIVED  
JUN 14 1982

Napa County Conservation,  
Development & Planning Commission



# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

**Charles Wilson**  
Director

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

August 6, 2001

DAVE COFRAN  
STRATA VINEYARDS LLC  
1200 ORCHARD AVE.  
NAPA CA 94558

RE: Request for Minor Use Permit Modification #00405-MOD  
Custom Wine Production at Oak Creek Vineyards  
APN 035-041-015

Dear Mr. Cofran:

The above request came before the Zoning Administrator for action on August 3, 2001. The modification would allow custom production of up to 10,000 gallons of wine per year by up to two custom producers (other entities than the winery itself), both of which are "alternating proprietors," at Oak Creek Vineyards Winery, 1200 Orchard Ave. The modification was APPROVED with the attached conditions.

The approval may be appealed to the Board of Supervisors by 5 PM on August 17, 2001, in accordance with the procedures in Chapter 2.88 of the Napa County Code. The appeal fee in this matter is \$125.00.

Please contact Mary Doyle, Project Planner, or Supervising Planner, Bob Nelson, if you have any further questions.

*Michael Miller /ta*

Michael Miller  
Deputy Zoning Administrator

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

## **CONDITIONS OF APPROVAL**

**ZA Meeting Date: Aug. 3, 2001**

**File #00405-MOD Oak Creek Vineyards Winery/Strata Vineyards LLC**

**APN: 035-041-015**

1. This permit is limited to the modification of Use Permit #U-378182 to add custom production activities (fermentation, barrel aging, bottling) for the two alternating proprietors to utilize a maximum 50% (10,000 gallons/year) of the authorized 20,000 gallons/year production capacity for the winery.

Any expansion or changes in use, or project changes which are necessitated by the requirements of other departments or agencies, are subject to further County approval. Custom producers (including alternating proprietors and contractees) may not conduct any accessory activities at this site other than bottling, including but not limited to tours and tasting by appointment, marketing or case goods storage.

2. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-378182. Any conditions that are in conflict with the requirements of this permit shall be null and void.
3. The permittee shall comply with all applicable building codes, zoning standards, and requirements of county Departments and agencies.
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. Permittee shall submit reports to the Department annually, by January 31 of each year following vintage, showing the total production of the winery of that prior calendar year, and the amount of such production attributable to all permitted custom producers