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Use Permit #U-697879

Use Permit Exception #P19-00153



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden  
CHAIRMAN

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

697879  
021-400-002  
P-UR-APVL  
8/24/79

August 24, 1979

David S. Clark  
2290 Boyson Lane  
St. Helena, CA 94574

Dear Mr. Clark:  
Your Use Permit Application Number U-697879 to reactivate a winery  
on a 26.65 acre parcel

located on east side of Deer Park Rd. within an RD:MS District Assessment Parcel #21-400-02  
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: August 15, 1979

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,

JAMES H. HICKEY  
Secretary-Director

Note: Approval of this application is subject to rezoning approval by the Board of Supervisors.

JHH:jg

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

NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of August 15, 1979

Agenda Item: 11

APPLICATION DATA:

APPLICANT: David S. Clark Etal #U-697879 (Filed May 2, 1979)

REQUEST FOR: To reactivate a winery on a 26.65 acre parcel

LOCATION: on the east side of Deer Park Rd. at its intersection with Sanitarium Rd. within an RD: B-5 Dist (Recommended for AW) assessor's Parcel # 21-400-02

FINDINGS: [All checked (X) Items Apply to This Application]

SPECIAL INFORMATION:

- 1. Details of the proposal are contained in the attached supplemental information sheet.
- 2. Comments and recommendations from various County departments and other agencies are attached.
- 3. on aug. 1, 1979, the Commission recommended to the Board of Supervisors that the subject parcel along with an adjacent parcel owned by the applicant be rezoned from RD: B-5 and RD: A. B-5 to AW.

ENVIRONMENTAL ANALYSIS:

- 4. General Rule (Not Subject to CEQA).
- 5. Categorically Exempt pursuant to the California Environmental Quality Act (Class # \_\_\_\_\_).
- 6. Final Environmental Impact Report # \_\_\_\_\_ prepared by: \_\_\_\_\_  
(See Agenda Item # \_\_\_\_\_).
- 7. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended.

Page 2  
Report and Recommendation

Meeting Date: August 15, 1979

Use Permit - \*U-697879, David S. Clark

PLANNING AND ZONING ANALYSIS:

- 8. The procedural requirements for Use Permit outlined in the Zoning Ordinance have been satisfied in regard to this application.
- 9. The submitted proposal is in general compliance with Ordinance requirements.
- 10. Approval of this proposal would not result in detrimental effects to the public health, safety or general welfare.
- 11. The proposal is in conformance with the General Plan designation of Open Space - Aquatic Watershed specified for the property.
- 12. The property is within the district boundary and/or the Sphere of Influence of the following districts:

American Canyon County Water District       Within district     Within Sphere  
(See attached map).

American Canyon Fire Protection District     Within district     Within Sphere  
(See attached map).

\_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_

13. This proposal should be denied pursuant to findings contained in the attached Exhibit \_\_\_\_\_.

14. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECOMMENDATION:

- Continue to meeting of \_\_\_\_\_.
- Action

ENVIRONMENTAL:

- None Required.
- Issue a Negative Declaration.
- Certify Final EIR as adequate.

PLANNING:

- DENIAL based on Finding #13.
- APPROVAL with Findings and subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL

#V-697879, David S. Clark Agenda Item: 11

Meeting Date: August 15, 1979

- 1. The permit be limited to: reactivation of a  $\pm$  6780 sq. ft. Winery  
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 finalization of the Building Permit.
- 3. Provisions for a min. of 5 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. No public tours or tasting see allowed
- 11. Any exterior lighting be directed away from adjacent properties.

NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
SUPPLEMENTAL INFORMATION SHEET  
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: WINERY AND VINEYARD

PRODUCT OR SERVICE PROVIDED: TABLE WINES AND GRAPES

FLOOR AREA: EXISTING STRUCTURES SEE SQ. FT. NEW CONSTRUCTION NONE SQ. FT.  
ATTACHED SITE IMPROVEMENT PLOT.

2. NEW CONSTRUCTION:

TYPE OF CONSTRUCTION: NONE

FENCING: TYPE VARIOUS WIRE/WOOD LOCATION VARIOUS-DRIFT FENCE HEIGHT 3-4 FT.

MAX. HEIGHT (FT.): EXISTING STRUCTURES 15 FT. PROPOSED STRUCTURES N/A

3. AVERAGE OPERATION:

HOURS OF OPERATION 8:00 A.M. TO 5:00 P.M. DAYS OF OPERATION 5 M-F

NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 2 FULL TIME 2 PART TIME 1

NUMBER OF DELIVERIES OR PICK-UPS: ONE OR LESS PER DAY

NUMBER OF VISITORS ANTICIPATED: ONE PER DAY SIX PER WEEK

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON ATTACHED PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING: CITRUS, WALNUT, OLIVE, LIVE OAK, PINE, MANZANITA, CHAPARRAL

PROPOSED LANDSCAPING: PLANT FLOWERS & DECORATIVE SHRUBS AROUND DWELLING & WINERY

PARKING SPACES: EXISTING SPACES 9 EMPLOYEE 4 CUSTOMER 5  
PROPOSED SPACES NONE EMPLOYEE — CUSTOMER —

5. UTILITIES:

WATER SUPPLY SOURCE: FRIESEN WATER CO. METHOD OF SEWAGE DISPOSAL: SEPTIC TANK

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT \_\_\_\_\_ REGIONAL \_\_\_\_\_  
STATE WINE GROWERS FEDERAL WINE GROWERS

7. WINERY OPERATION:

YES CRUSHING YES FERMENTATION YES STORAGE/AGING YES BOTTLING/PACKING  
YES SHIPPING: VIA TRUCK: YES ADMINISTRATIVE: NO TOURS/PUBLIC TASTING  
OTHER: \_\_\_\_\_

GALLONS OF WINE TO BE PRODUCED: X INITIAL OR CURRENT PRODUCTION 7200 GALLONS/YEAR  
X ULTIMATE PRODUCTION 14,400 GALLONS/YEAR

6/10/77



NAPA COUNTY

RECEIVED

JUL 12 1979

*Ant*

Napa County Conservation,  
Development & Planning Commission  
CONSERVATION DEVELOPMENT  
AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

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AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS

TO: Environmental Health

APP# 21-010-47 and 21-400-02

APPLICATION TITLE: Clark Winery

FILE #: U-697879

RESPONSE REQUEST DATE: July 10, 1979

RESPONSE RETURN DATE: July 24, 1979

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);  
That the applicant secure a discharge requirement, or waiver of same, from the Regional Water Quality Control Board.  
That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors,  
That a permit for the sewage disposal system be secured from the Division of Environmental Health.
4. Are you a responsible agency?  Yes  No. If yes, indicate required permits: Water supply and sewage disposal.
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: Trent Cave Telephone: 253-4431

Response Prepared by: *[Signature]*

Title: Land Use Specialist  
Date: 7-11-79

February 8, 1978



# NAPA COUNTY

HARRY D. HAMILTON  
Director of Public Works

County Surveyor — County Engineer  
Road Commissioner

RECEIVED  
AUG 8 1979

Napa County Conservation,  
Development & Planning  
DEPARTMENT OF PUBLIC WORKS

1127 FIRST STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/ 253-4351

August 8, 1979

Napa County Conservation,  
Development and Planning  
Commission  
1121 First Street  
Napa, California 94558

RE: DEER PARK ROAD  
CLARK, ET AL - WINERY  
CDPD FILE # 6-697879

### Commissioners:

This Department and the Napa County Flood Control and Water Conservation District have reviewed the referenced use permit application. The following items which are checked, as filled in, apply to this application. Our recommendations are based upon that data supplied to us with the use permit application.

We find that the intended use will not generate a significant amount of traffic. Therefore, no roadway improvements are recommended.

A strip of land \_\_\_\_\_ feet in width along \_\_\_\_\_ is to be irrevocably offered for dedication to Napa County for roadway and utility right of way purposes.

Any rights of way found crossing the proposed parcels to serve parcels further removed from the public roadways are to be irrevocably offered to the County of Napa for roadway and utility rights of way purposes. These rights of way shall have a minimum width of 40 feet.

Right of way widening to 30 feet from the centerline of DEER PARK ROAD along the frontage of the subject parcels is to be granted in easement to Napa County for roadway and utility right of way purposes.

A roadway which extends from the winery to the County road is to be constructed to the status of a dust free all weather surface, i.e., a minimum 11 foot paved roadway consisting of a double seal coat on a minimum of 5 inches Class II aggregate base, with a 4 foot graded shoulder.



Paved turn-outs, consisting of a pavement widening to 16 feet, with a length of 60 feet, are required at strategic points, i.e., where terrain and/or road alignment warrant, with 500 feet being the maximum distance between turn-outs.

A driveway connection is to be constructed to provide a pavement width of 16 feet from the public road back to 30 feet from the public road. This is to be improved to the status prescribed above.

Any parking area required by the Commission is to be improved to the status of a dust free all weather surface, i.e., a minimum of 5 inches of Class II aggregate base and a double sealcoat.

The Napa County Flood Control and Water Conservation District has no comments.

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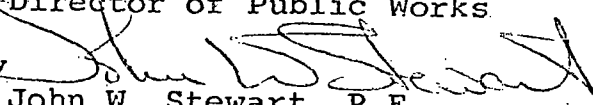
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Very truly yours,

HARRY D. HAMILTON, P.E.  
Director of Public Works

by 

John W. Stewart, P.E.  
Associate Civil Engineer

JWS/pjs

cc: Applicant



NAPA COUNTY

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JUL 20 1979

Napa County Conservation, Development & Planning Commission  
CONSERVATION AND PLANNING DEPARTMENT

JAMES H HICKEY  
Director

1121 FIRST STREET • NAPA, CALIFORNIA 94559  
AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS

TO: S.F. Bay Regional Water Quality Control Board

APPLICATION TITLE: CLARK WINERY FILE #: U-697879

RESPONSE REQUEST DATE: 10 July '79 RESPONSE RETURN DATE: 24 JULY 1979

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);  
Adequate sewage disposal system  
Proposed project should not impair water quality
4. Are you a responsible agency?  Yes  No. If yes, indicate required permits: Napa Co. Health Dept. approval will suffice but waste discharge requirements will be adopted if recommended by Health Dept. or if flow increases.
5. Indicate areas of environmental concern and availability of appropriate technical data: Potential effects on groundwater
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 K Baker Telephone: (415) 464-0379

Response Prepared by: Robert K Baker  
Title: Area Engineer  
Date: 7/12/79

February 8, 1978



NAPA COUNTY

RECEIVED

JUL 18 1979

CONSERVATION - DEVELOPMENT  
Development & Planning Commission  
AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

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AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS

TO: Dept. of Alcoholic Beverage Control  
APPLICATION TITLE: CLARK WINERY FILE #: U-697879  
RESPONSE REQUEST DATE: 10 July '79 RESPONSE RETURN DATE: 24 JULY 1979

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);

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Are you a responsible agency?  Yes [ ] No. If yes, indicate required permits: Winegrower

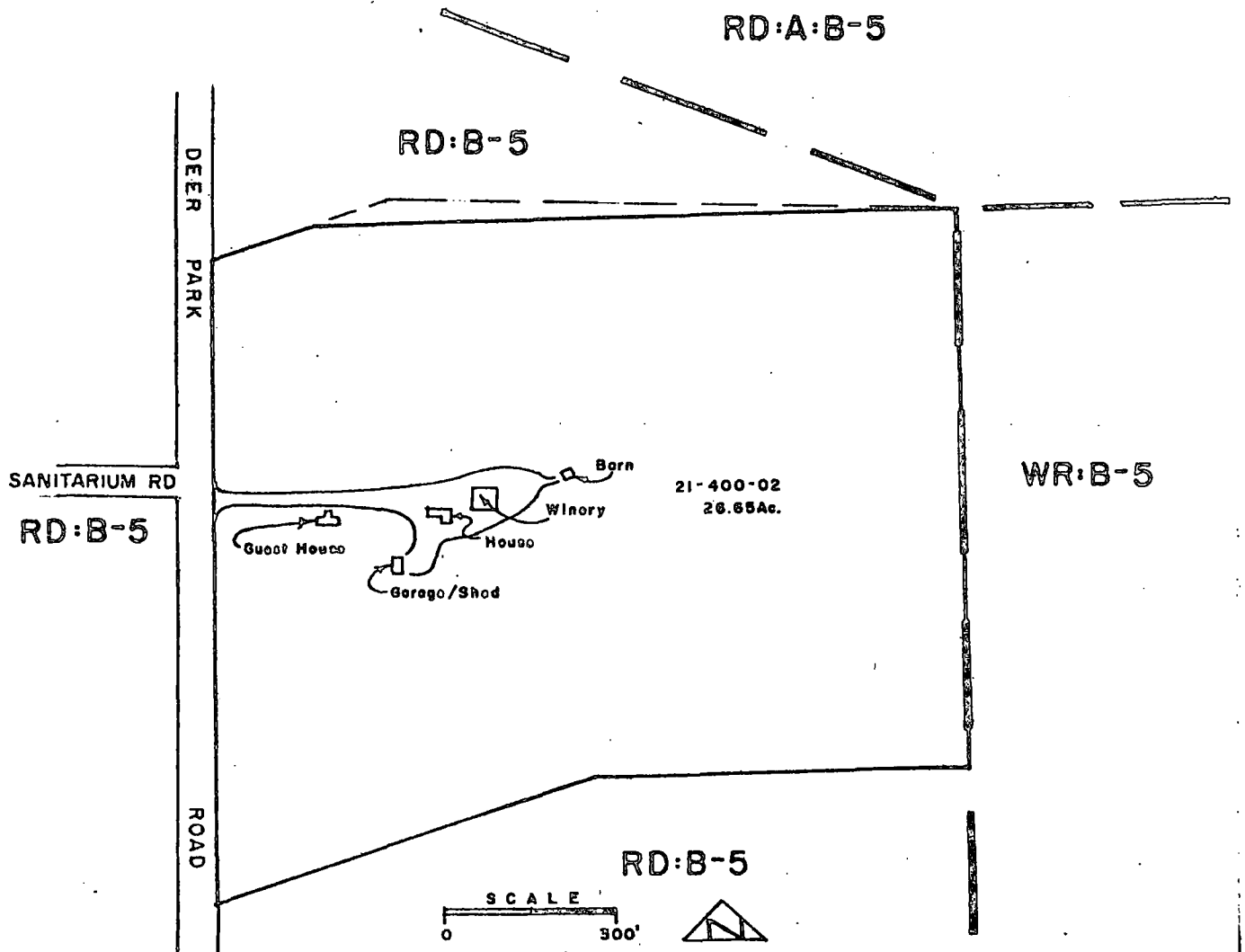
5. Indicate areas of environmental concern and availability of appropriate technical data: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

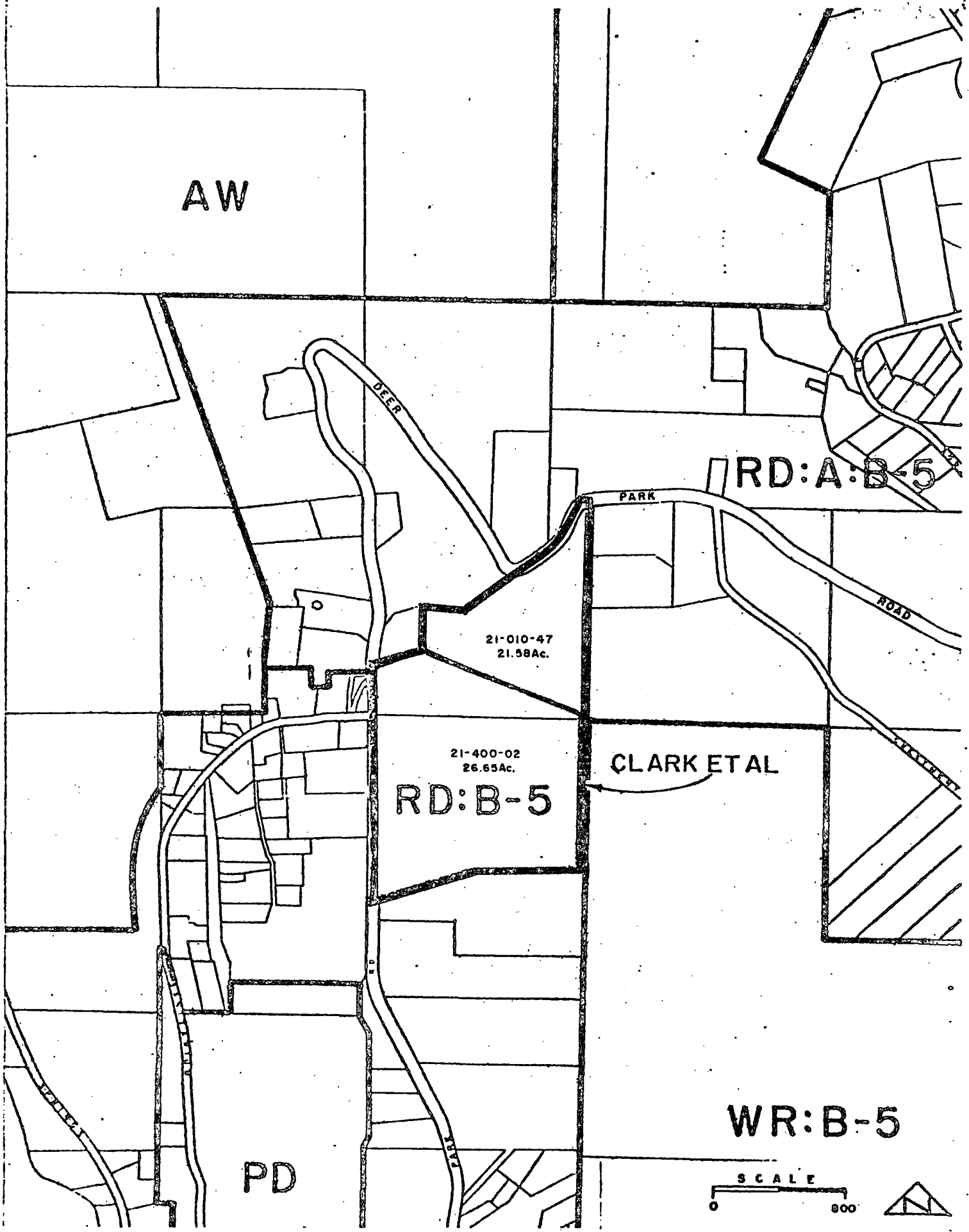
- 6. Do you recommend: [ ] Negative Declaration [ ] Environmental Impact Report
- 7. Have you previously reviewed an application on any portion of this project? [ ] Yes  No

8. Name of contact person: Glen Davis Telephone: 707 545-0406

Response Prepared by: S. Davis  
Title: Asst. Dir. Forest  
Date: 7/19/79

CLARK ET AL





AW

RD:A-B-5

21-010-47  
21.58Ac.

21-400-02  
26.65Ac.  
RD:B-5

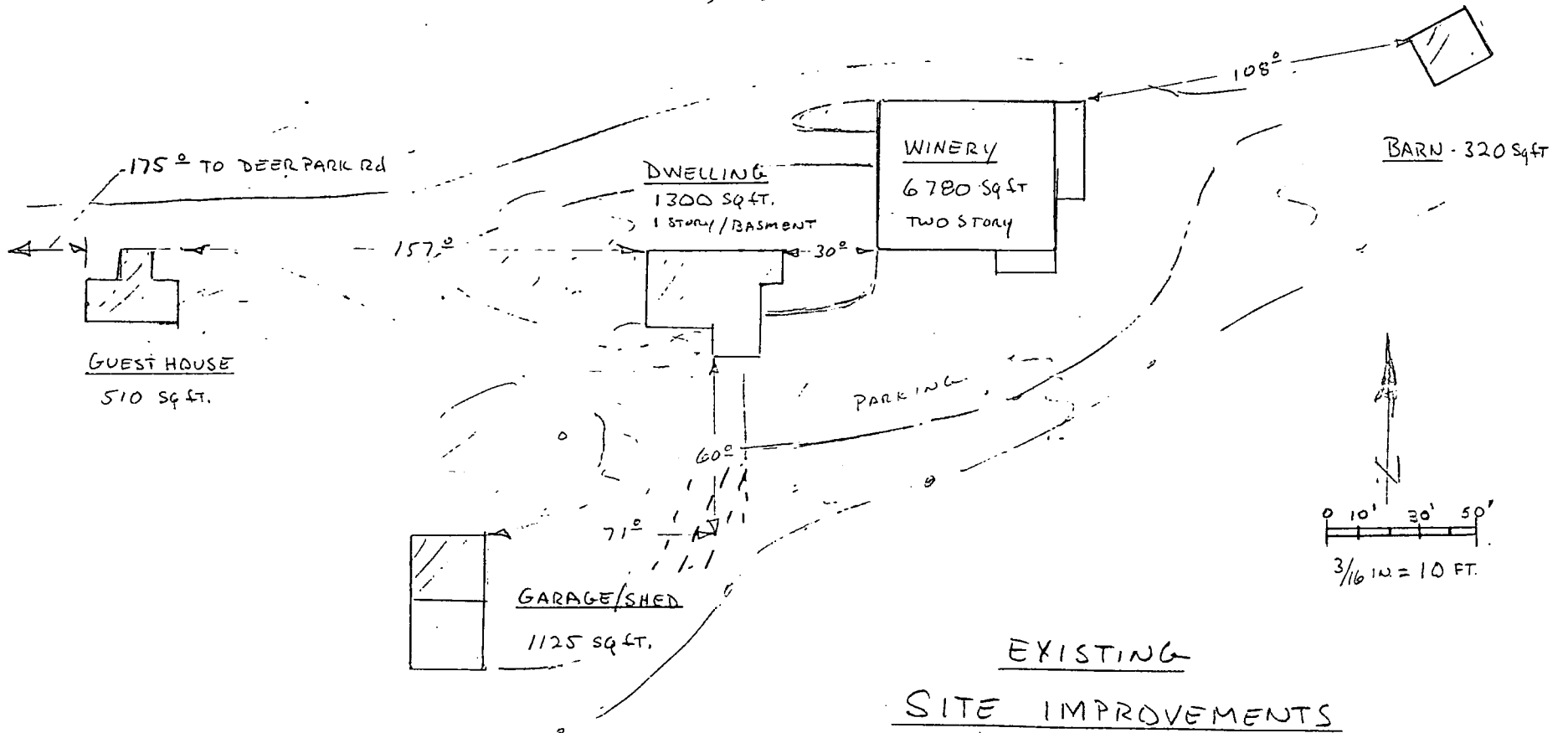
CLARK ET AL

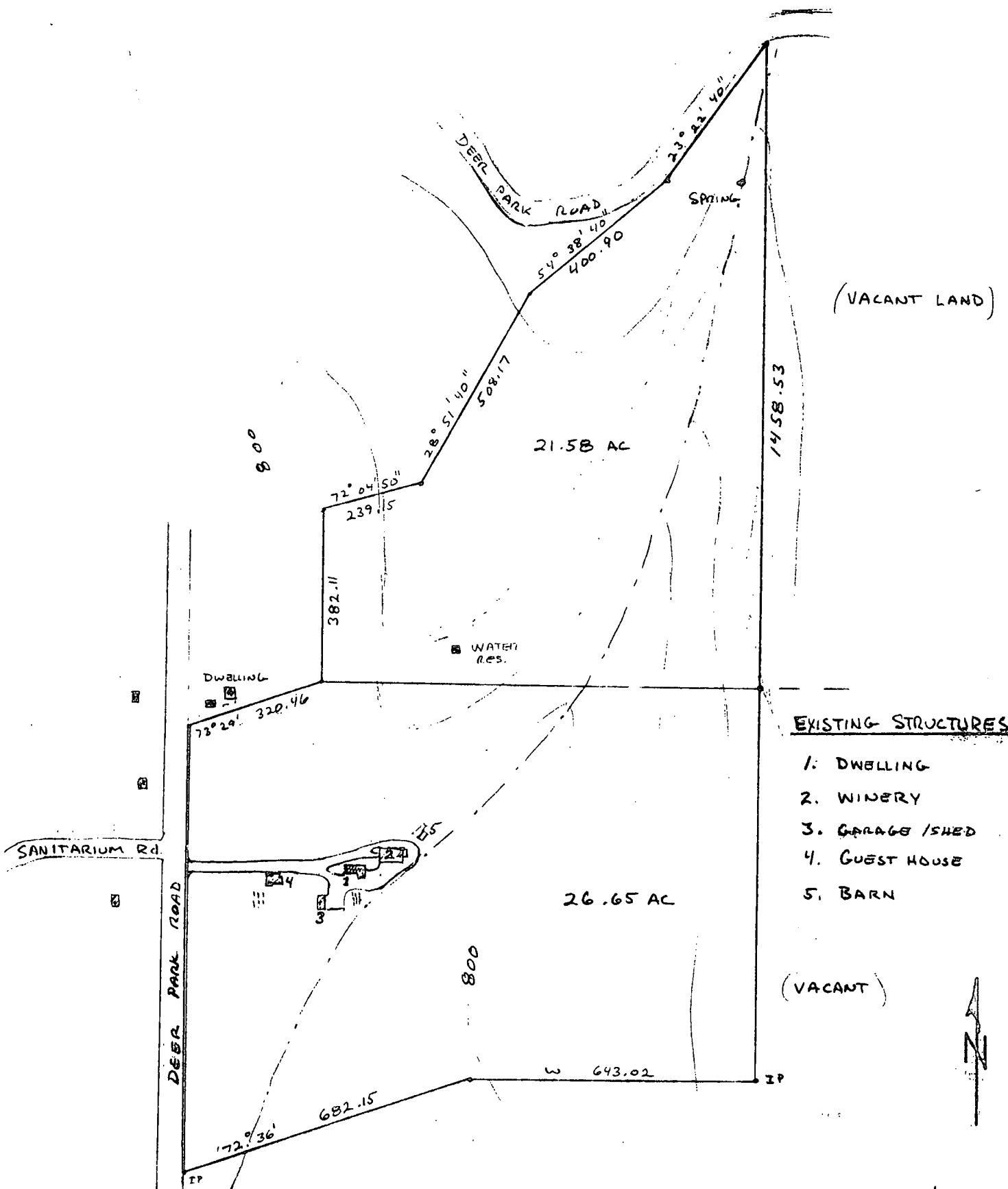
WR:B-5

PD



Attachment to Application For Land Use Permit; DAVID S CLARK etal





PROP. OF : DAVID S. CLARK, ET AL

1000 DEER PARK ROAD  
DEER PARK, CALIF.