

“C”

## Previous Project Conditions



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden  
Chairman September 25, 1978

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

Walter W. Hellmuth  
1563 Highway #29 (St. Helena Highway)  
St. Helena, CA 94574

Dear Mr. Hellmuth:

Your Use Permit Application Number U-477677 to establish a winery  
and maintain the existing farm labor dwelling on a 25.37 acre parcel

located on the northwest corner of State Highway #29 and Whitehall Lane in an AP District  
has been approved by the Napa County Conservation, Development and Planning Com-  
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

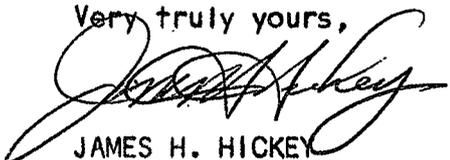
APPROVAL DATE: September 20, 1978

Your Use Permit becomes effective ten (10) 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

JHH:jl

cc: Donald W. Jonas  
Chief Building Inspector  
County of Napa

CONDITIONS OF APPROVAL

Agenda Item: 9

Meeting Date: Sept. 20, 1978  
Walter W. Hellmuth U.P.

1. The permit be limited to:

a winery facility and a farm labor dwelling.

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 3 off-street parking spaces on a dust free, all weather surface, approved by Public Works. for the winery and 2 off street parking spaces (dust free, all weather) for the farm labor dwelling.

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 products and storage tanks be screened from view of State Hwy. # 29 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 testing or tours be allowed.

11. The winery structure be constructed of materials that blend with the rural surroundings.

12. Construction of a north-bound left turn storage lane and acceleration and deceleration tapers on Highway #29 to serve the entrance to the facility.

13. any exterior lighting be directed away from Hwy #29 and adjacent properties.

14. Nottrees on the property are to be disturbed.

NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of Sept. 20, 1978

Agenda Item: 9

APPLICATION DATA:

APPLICANT: Walter W. Hellmuth

REQUEST FOR: To establish a winery and maintain the existing farm labor dwelling on a 25.37 acre parcel.

LOCATION: On the northwest corner of State Highway # 29 and Whitcomb Lane within an AP District (Assessor's Parcel # 27-100-12)

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. Building permits were issued on May 6, 1977 to rebuild the main dwelling subject to removal of kitchen facilities from the existing farm labor unit (See attached Exhibit 'A') of the 25.37 ac. parcel is planted in vineyard.

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. provided that the following measures required by Public Works are instituted:
  - a.) Construction of a north-bound left-turn lane on Highway # 29 at the proposed winery entrance.
  - b.) Construction of acceleration and deceleration tapers on Highway # 29 at said entrance.

Page 2  
Report and Recommendation

Meeting Date: Sept 20, 1978

Walter W. Hellmuth U.P.

PLANNING AND ZONING ANALYSIS:

- 8. The procedural requirements for Use Permits 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 Agricultural Resource specified for the property.
- 12. The property is within the Sphere of Influence of the following districts:

- American Canyon County Water District  
(See Attached Map).
- American Canyon Fire Protection District  
(See Attached Map).
- \_\_\_\_\_

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

14. Ms. Slater of 1225 Whitehall Ln. opposes this prop. (See Exhibit B')

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.



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

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

December 3, 1982

WHITEHALL LANE WINERY  
c/o Charlene Steen  
1563 St. Helena Highway  
St. Helena, CA 94574

Dear Ms. Steen:

Please be advised that on December 1, 1982 the Conservation, Development and Planning Commission approved your request to amend the Use Permit #U-477677-MOD1 (Helmuth) to allow public tasting within the existing winery located on a 25.37 acre parcel on the northwest corner of State Highway 29 and Whitehall Lane within an AP District (Assessor's Parcel #27-100-12). Approval is subject to the exterior picnic tables being removed and compliance with all conditions of the original use permit.

Very truly yours,

JAMES H. HICKEY  
Secretary-Director

JHH:pm

NOTE - PARKING REVISED TO 13 SPACES MIN.

*file*



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

**Jeffrey Redding**  
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092  
AREA CODE 707/253-4376

January 8, 1990

Assessor's Parcel # 27-100-12

Arthur Finkelstein  
Steen/Finkelstein Partnership  
1563 St. Helena Hwy  
St. Helena, CA 94574

Dear Mr. Finkelstein:

Please be advised that **Use Permit Application Number #477677 (Mod #2)** 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: January 3, 1990      EXPIRATION DATE: January 13, 1991**

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. In the event an appeal is made to the Board, 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 \$250.00 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 that reads "Jeffrey R. Redding".

**JEFFREY R. REDDING**  
Planning Director

JRR:jcld/Finklstn:CA

cc: Bill L. Hall, Building Codes Administrator  
John Tuteur, County Assessor  
Monica L. Wolf Marvin, Esq.

**CONDITIONS OF APPROVAL**  
**(Whitehall Lane Winery Use Permit #U-477677)**  
**MODIFICATION #2**

**Agenda Item # 7**

**CDPC Meeting of January 3, 1990**

- 1) The permit shall be limited to an increase in the winery production capacity to 125,000 gallons/year and construction of a 4,800 square foot barrel aging room and an 1,800 square foot enclosed tank pad in conformance with the attached plot plan and other materials.

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

- 2) Thirty-five (35) improved parking spaces; i.e., five (5) additional improved spaces, shall be provided on-site if the existing parking lot(s) prove too small to handle the peak parking need of the expanded winery. None of the spaces involved shall directly access on any public roadway.
- 3) Adequate facilities for the loading, unloading and turn-around of all delivery trucks serving the winery shall be provided on-site.
- 4) Fire truck access acceptable to and approved by the Napa County Fire Chief shall be provided to entire expanded winery.
- 5) At least one (1) steamer fire hydrant capable of supplying 450 gpm shall be installed prior to occupancy of the proposed building addition at a location acceptable to and approved by the Napa County Fire Chief.
- 6) A water supply system capable of providing approximately 450 gpm to the proposed facility at 20 psi dynamic shall be installed prior to occupancy of the proposed building addition and thereafter properly maintained. The design of said system shall be acceptable to and approved by the Napa County Fire Chief. Facilities to provide approximately 27,000 gallons of water in storage exclusively for fire protection shall be included. Exact water storage and delivery capacities shall be determined by the Napa County Fire Chief based on the final layout of the facilities involved.

Page 2  
CDPC Meeting of January 3, 1990  
Use Permit #U-477677 (Mod. #2)

- 7) Water and/or dust pallatives shall be applied in sufficient quantities during grading and construction operations to minimize the amount of dust produced.
- 8) All winery solid waste (pomace, etc.) disposed of on-site at locations within 200 feet of an off-site residence shall be disced into the ground within seven (7) days of application.
- 9) Trees and shrubs shall be planted and permanently maintained at strategic locations on-site or approved fencing installed to shield proposed tank pad and any outdoor work, parking and/or storage areas developed from view off-site. The materials and locations selected shall be acceptable to and approved by the Napa County Conservation, Development and Planning Department.
- 10) The proposed building addition shall blend both in architecture color with existing building to which it is attached.
- 11) Non-reflective building siding and roofing materials shall be used.
- 12) All roof-top equipment shall be installed in such a manner that it is shielded from view off-site.
- 13) The number of persons visiting the expanded winery shall be limited to the numbers specified by the adopted mitigation measures, incorporated herein by reference.
- 14) The unauthorized driveway/parking lane extending parallel to Highway 29 from the winery to Whitehall lane shall be abandoned. All parking shall be located in approved on-site parking areas.
- 15) No tours shall be permitted without separate use permit approval by the Commission.
- 16) Except as permitted by County Ordinance, no outside social activities, including picnicking, outside dining, outside wine tasting, live music, outdoor festivals, or other activities of a similar nature.
- 17) Retail sales shall be limited to wine produced and bottled by the winery.
- 18) All conditions from Use Permit #U-477677 and Use Permit #U-477677 Modification #1, if not subsequently modified, shall remain in effect.

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CDPC Meeting of January 3, 1990

Use Permit #U 477677 (Mod. #2)

- 19) Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height, and placement.
- 20) Compliance with Mitigation Measures #1 through #14 (Exhibit A) and #'s 1 - 7 as shown on 12/20/89 submittal from the applicant (Exhibit B), incorporated by reference.
- 21) Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies.

PC/jc1d  
WhHall.COA

## **EXHIBIT "A"**

### **REVISED** **PROJECT REVISION STATEMENT** **Whitehall Lane Winery Expansion**

I hereby revise my proposal to construct a 1,800 square foot enclosed tank room, a 4,800 square foot barrel aging room and expand the capacity from 50,000 to 125,000 gallons per year on Assessor's Parcel 27-100-12 (Use Permit U-477677 Mod #2) to include the measures specified below:

#### **TRAFFIC SAFETY**

1. Install right-turn acceleration and deceleration tapers for southbound vehicles turning from Highway 29 into the project driveway. With the addition of new project traffic, the warrant for a right-hand acceleration and deceleration tapers would be met.
2. The winery shall close its public tasting room at 4 P.M. on Fridays and at 3 P.M. on Sundays.
3. Restrict advertising of public tasting in mass media, direct mail and brochures.
4. Charge an admission fee of less than \$5.00 for tasting and post a clearly visible sign stating the admission cost at the entrance to the tasting room.

#### **TRAFIC CONGESTION AND PARKING**

5. The maximum number of weekday visitors (Monday-Friday) shall be limited to 25 persons/day on an annualized basis. The maximum number of weekend visitors (Saturday & Sunday) shall be limited to 500 persons per weekend, total, with weekend visitors not to exceed a maximum of 26,000 annually. All visitors regardless of their purpose shall be included within this limitation. A daily visitors log documenting usage of the facility shall be kept by the owner and his/her successor-in-interest. Log shall be filed with the Planning Department bi-annually.

#### **WINERY OPERATION NOISE**

6. The winery building must be built as shown in the current plans with the following features:
  - A. A 13-foot wall shall be constructed along the entire south side of the concrete press pad with a 10-foot length of gate at the east end.

Page 2

Project Revision Statement - Exhibit "A"

Whitehall Lane Winery Expansion

Use Permit #477677 (Mod. 2)

- B. The overhang shall extend over the west end of the press pad with the refrigeration units located under this overhang.

### CONSTRUCTION NOISE

7. Working hours shall be limited to between 7:30 AM and 4:30 PM on weekdays only (Monday through Friday).
8. All stationary noise-generating construction equipment, such as air compressors, shall be located as far away from existing neighbors as practicable. Such equipment shall be acoustically shielded with the shield being at least as high as the unit to be shielded.
9. All equipment must be properly muffled. Truck mufflers must satisfy state laws on noise emission.

### EROSION & HYDROLOGY

10. Prior to the issuance of a grading permit the applicant shall submit for review and approval a construction drainage and erosion control plan. Elements of the plan shall include provisions for the control of storm water runoff during period of rainfall, the detention of sediment following erosion, and other measures as deemed necessary by the County.
11. If the County enacts a drainage impact fee ordinance based on the amount of new impervious surface that would increase runoff into the existing drainage system, the applicant shall contribute a proportional share.

If the detailed engineering analysis confirms the EIR's findings that deficiencies exist at the culvert on Whitehall Lane then improvements shall be made to increase the capacity of the facility. Calculations performed for the EIR indicate that the addition of a third 48-inch barrel would bring the facility into compliance with County guidelines.

Page 3

Project Revision Statement - Exhibit "A"

Whitehall Lane Winery Expansion

Use Permit #477677 (Mod. 2)

### LIGHTING

12. To mitigate the anticipated increase in the "direct glare" and "light pollution", an alternative light fixture illustrated in FEIR figure 19 shall be used that would replace the existing fixtures.
13. The existing fixtures shall also be relocated on the building to locations that are shown in FEIR figure 20.

### CULTURAL RESOURCES

14. The applicant/property owner and their successors-in-interest shall see that all work is halted within 35 feet if concentrated artifactual materials (i.e., worked obsidian, human remains, etc.) are encountered during any ground disturbing activities undertaken in non-monitored areas on this property as part of the current project. Said work shall remain stopped until a qualified professional archaeologist on the Society of Professional Archaeologists (SOPA) List has evaluated the find, developed any mitigation measures needed, prepared a report of his findings and filed said report with the Napa County Conservation, Development and Planning Department. All mitigation measures suggested shall, with the concurrence of the Director of the Planning Department, be implemented. All lessees of, and contractors doing work on, this parcel shall be informed of the requirement to stop work immediately if artifactual materials are encountered.

JO'L:jc1d/WhHall.PRS  
Revised 1-3-90

**EXHIBIT "B"**

**AMENDMENTS  
TO REVISED  
PROJECT REVISION STATEMENT  
DATED OCTOBER 20, 1989  
Whitehall Lane Winery Expansion**

I hereby amend the October 20, 1989 Revised Project Revision Statement of Whitehall Lane Winery Expansion to construct a 1,800 square foot tank pad, a 4,800 square foot barrel aging room and expand the capacity from 50,000 to 125,000 gallons per year on Assessor's Parcel 27-100-12 (Use Permit U-477677 Mod #2) to include the measures specified below:

**TRAFFIC SAFETY**

1. The winery shall close its public tasting room at 4 p.m. on Fridays, at 4 p.m. on Saturdays and at 3 p.m. on Sundays.
2. Tasting room hours of operation shall be clearly stated in all promotional literature.
3. The winery shall post a "closed" sign clearly visible from Highway 29 at all times when the winery tasting room is not in operation. The specifications, design and location of this sign shall be subject to approval by the Planning Department.
4. The winery shall construct and implement a driveway barrier clearly visible from Highway 29 in order to discourage visitors during non-business hours. The design and location of this sign shall be subject to approval by the Planning Department.
5. Truck traffic to the winery shall be limited to Mondays through Fridays with the possible exception of one or two week-end truck deliveries per year during crush.
6. A truck turn-around area shall be constructed adjacent to the winery driveway. The design of the turn-around area and construction materials shall be subject to approval by the Planning and Public Works Departments. A proposed design is attached hereto for illustrative purposes.

**EROSION & HYDROLOGY**

7. The drainage and erosion control plan identified in item 9 of the Revised Project Revision Statement dated October 20, 1989 shall ensure that the post-project water run-off rate shall not exceed the pre-project run-off rate.

**Page 2**

**Project Revision Statement - Exhibit "B"**  
**Whitehall Lane Winery Expansion**  
**Use Permit # 477677 (Mod. 2)**

These mitigation measures are in addition to all mitigation measures heretofore submitted by the applicant in connection with this project.

I further commit myself and my successors-in-interest to communicate the above specified requirements in writing to any future purchasers of the property prior to transfer of title.

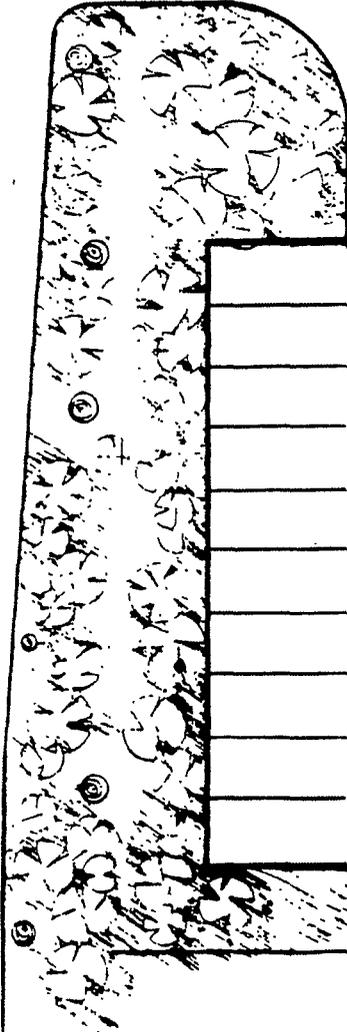
/S/ Arthur Finkelstein  
ARTHUR FINKELSTEIN

December 20, 1989  
Date

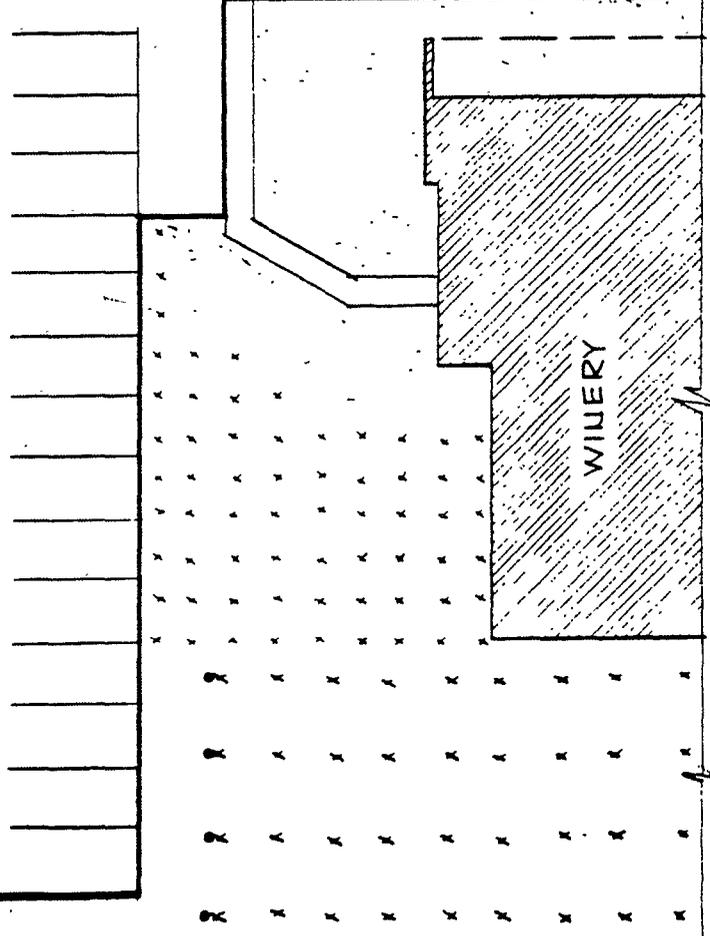
**CDPC: 1-3-90**

:jc1d/WhHall2.PRS

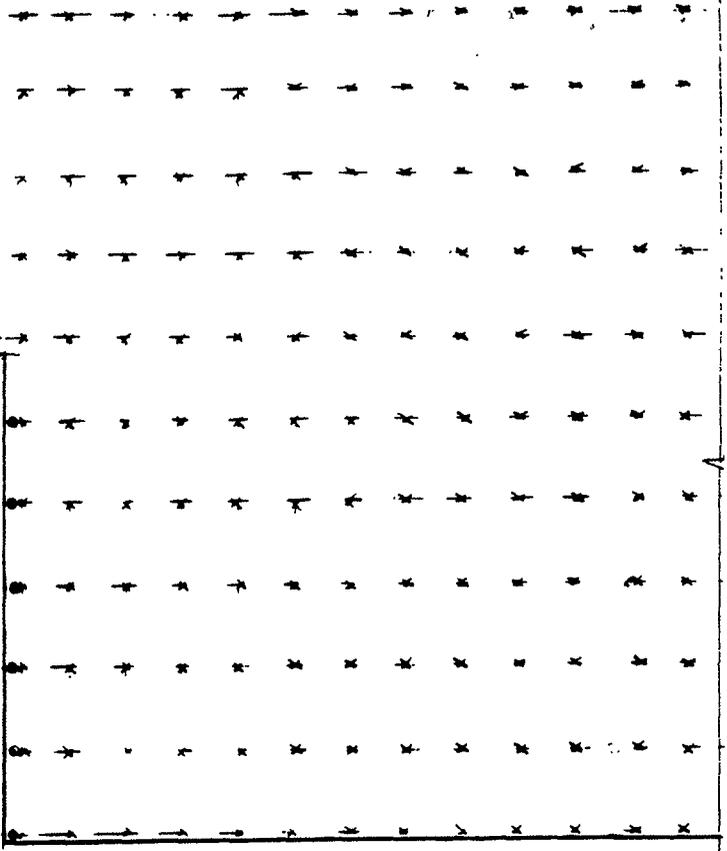
100' TH HIGHWAY 29 SOUTH



EXISTING PARKING LOT



PROPOSED TRUCK UNLOADING AREA



PROPOSED TRUCK UNLOADING AREA

SCALE: 1" = 20'

WHITEHALL LANE WINERY  
1563 ST. HELENA HWY  
ST. HELENA, CA 94574



# NAPA COUNTY

## CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding  
Director

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

October 13, 1997

Assessor's Parcel #27-100-012

Michael McLoughlin, General Manager  
Whitehall Lane Winery  
1563 St. Helena Highway  
St. Helena, CA 94574

Dear Mr. McLoughlin:

Please be advised that Use Permit Modification #97041-MOD has been approved by the Napa County Zoning Administrator based upon the following conditions:

**(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)**

APPROVAL DATE: October 3, 1997      EXPIRATION DATE: October 14, 1998

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the county provided that such extension request is made thirty (30) days prior to the expiration date and provided that any modification of the permit has become final. A request for an extension of time is subject to payment of the filing fee that is in effect at the time.

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

Very truly yours,

  
Jeffrey R. Redding  
Director

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

c:dm:whithall.ltr

**CONDITIONS OF APPROVAL  
USE PERMIT MODIFICATION #97041-MOD  
WHITEHALL LANE WINERY**

1. The permit modification shall be limited to remodeling the tasting and sales area within the winery, adding two windows and a new entry door, adding colored stucco to the front of the winery and a trellis to the top of the building, and expanding the loft by 245 sq.ft., consistent with the attached plans, elevations and related application materials, with no change to the building footprint or any aspect of the winery operation.

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

2. *Added* The applicant shall provide for the landscaping of the approved freestanding trellis with plant materials acceptable to the Department. Proposed landscape treatment shall be approved prior to the issuance of building permits or administrative approvals. All approved materials shall be installed prior to use of the modifications approved herein or prior to issuance of a certificate of occupancy, if applicable.
3. The applicant shall comply with all applicable building codes, zoning standards and requirements of various County departments and other agencies.
4. The applicant shall comply with all the previous use permit conditions not in conflict with these conditions.



# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Jeffrey Redding  
Secretary-Director

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

April 11, 2000

Thomas Leonardini  
1563 St. Helena Hwy. S.  
St. Helena CA 94574

RE: Request for Use Permit # 99149-MOD ( Whitehall Lane Winery )  
(Assessor Parcel No. 027-100-012)

Dear Mr. Leonardini:

Please be advised that **Use Permit Modification Application #99149-MOD** was **APPROVED** by the Napa County Conservation, Development and Planning Commission on April 5, 2000 based on the attached conditions.

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

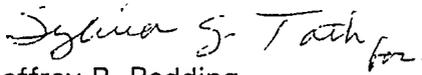
Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void.

**EXPIRATION DATE: April 15, 2001**

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

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

Very truly yours,

  
Jeffrey R. Redding  
Director

cc. John Tuteur, Assessor

**CONDITIONS OF APPROVAL  
WHITEHALL LANE WINERY  
USE PERMIT MODIFICATION #99149-MOD  
APN 27-100-012**

1. The permit modification shall be limited to expanding the existing winery with a 5,808 sq.ft. barrel room addition and a 1,044 sq.ft. covered outdoor storage area, with no change in employees, parking, annual capacity or any other aspect of the winery operation, and consistent with the attached plans, elevations and related application materials. The total approved winery area is 24,547 sq.ft.  
  
Any expansion or changes in use as described above shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.
2. The applicant shall comply with all the previous use permit conditions not in conflict with these conditions.
3. A detailed landscaping plan shall be submitted to the Department for review and approval indicating names and locations of plant materials along with the method of maintenance prior to the issuance of any building permits for work on the winery expansion. Evergreen screening shall be used to break up the long expanse of building when viewed from the north and the south. Landscaping shall be completed prior to final occupancy, and shall be permanently maintained in accordance with the approved landscaping plan. An exterior lighting plan shall be included which includes all the proposed new lighting fixtures. All exterior lighting shall be shielded and directed downward, kept as low to the ground as possible, and shall be the minimum necessary for security or operations.
4. The applicant shall comply with all applicable building codes, and requirements of various County departments and agencies, including:  
Department of Public Works dated Mar 7, 2000;  
Department of Environmental Management dated Dec 28, 1999;  
Building Division dated Oct 20, 1999;  
County Fire Dept. dated Nov 1, 1999.
5. Any increases in production capacity the future must meet the requirement that 75% of the additional grapes used were grown within the County of Napa.
6. During winery construction, all construction equipment muffling and hours of operation shall be in compliance with the County Code section 8.16.080 regarding noise (construction noise shall not exceed 75 dBA at off-site residences between 7am and 7pm, and 60 dBA between 7pm and 7am.).
7. A qualified archaeologist shall be called to perform an on-site evaluation should any artifactual materials be uncovered during project excavation for foundations or utilities. A report shall be prepared by the archaeologist for each observation period with a copy forwarded to this Department. The archaeologist's recommendations shall be followed, including stopping all work in the area until any artifactual materials found can be properly evaluated.
8. 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.



# NAPA COUNTY

## CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

**JEFFREY REDDING**  
Director

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

December 15, 1995

Assessor's Parcel #27-100-12

Thomas Leonardini  
Whitehall Lane Winery  
1563 St. Helena Hwy.  
St. Helena, CA 94574

Dear Mr. Leonardini:

Please be advised that on December 13, 1995, the Napa County Conservation, Development and Planning Commission approved a portion of Use Permit #95034-MOD referred by the Zoning Administrator based upon the attached conditions. (ATTACHED)

**This permission will expire on December 24, 1996 unless it is exercised between December 29, 1995 and December 23, 1996.**

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. The time in which to activate the use permit may be extended by the County for a maximum of twelve months from the original expiration date, provided that any extension request is made thirty (30) days prior to the expiration date and provided that any modification of the permit has become final. A request for an extension of time is subject to payment of a \$385.00 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,

**JEFFREY REDDING**  
Director

by:

  
Michael Miller, Deputy Planning Director

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

mmp16

**CONDITIONS OF APPROVAL**  
**Use Permit #95034-MOD (Whitehall Lane Winery)**  
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1. The approved modification includes the following:
  - a. A Marketing Plan that consists of:
    1. Catered lunches for wine trade personnel.
    2. Catered lunches or dinners for private groups of up to 80 people, related to the marketing of wine only as that term is defined in Section 18.08.370 of the Napa County Code.
    3. The frequency of all events shall not exceed seven (7) per month, nor a total of sixty (60) per year.
    4. All events shall observe a curfew. Outdoor events are to end by 6 PM; indoor events are to end by 11 PM and cleanup is to be completed (and the site vacated) by midnight.
    5. No amplified music is allowed outside.
  - b. Marketing events may utilize the existing residence and the garden area.
  - c. The hours of operation of public tours and tasting shall extend no later than 6 PM.
2. There will be no increase in annual production, or any other aspect of the winery's approved operation. All conditions of Use Permit U-477677, not in conflict with these conditions, shall remain in effect, including the posting of a "closed" sign at all times when the winery tasting room is not in operation (#3 Oct. 20, 1989 Project Revision Statement).
3. All staff costs associated with monitoring compliance with these conditions, previously approved 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.
4. A movable "closed" sign shall be installed at the vehicular entrance to the property when the tasting room is closed.