

“C”

Previous Project Conditions

47-212 02



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY
Secretary-Director

1185 THIRD STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

July 22, 1983

Vivette & Co.
3222 Ehlers Lane
St. Helena, CA 94574

Gentlemen:
Your Use Permit Application Number U 488283 to establish a 60,000
gallons/year winery with no public tours or tasting on a 16.25 acre parcel

located ~~on the southeast side of Withers Rd. between Los Carneros & Cuttings Wharf Rd.~~
has been approved by the Napa County Conservation, Development and Planning
Commission based upon the following conditions:

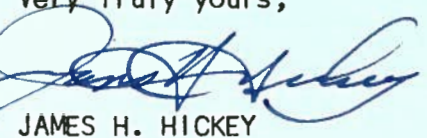
(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: July 20, 1983

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: Modified Condition #2
Landscaping to be installed upon completion of the office but not to exceed June 30, 1984.

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

CONDITIONS OF APPROVAL

Agenda Item: 8

Meeting Date: July 20, 1983

Use Permit: #U-488283 Vivette and Co.

1. The permit be limited to: establishment of a 60,000 gal/yr winery per the attached plot plan.

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. Landscaping to screen tanks from adjacent properties.

3. Provisions for a min. of 8 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. Any exterior lighting be directed away from adjacent properties.

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

10. No public tours or tastings.

The applicant shall install a sign at the entrance of the winery reading "No Public Tours or Tastings." Said sign shall be maintained in a readable condition. Allowed, at the applicant's discretion, a "Retail Sales Only" sign to be placed below the required "No Public Tours or Tastings" sign.

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

1. DESCRIPTION OF PROPOSED USE:

USE: 24,000 case winery producing premium wines from Carneros grapes.

PRODUCT OR SERVICE PROVIDED: Premium table wines

FLOOR AREA: EXISTING STRUCTURES -0- SQ. FT. NEW CONSTRUCTION 6,300 SQ. FT.

INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING

AND/OR PROPOSED BUILDING: 5,300 sq. ft. production/aging 1,000 sq.ft. office

SEATING CAPACITY: RESTAURANT _____ BAR _____ OTHER _____

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: None

RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING

AREAS: Vineyard development on remainder of site.

2. NEW CONSTRUCTION:

PROJECT PHASING: Winery and office structure to be built Summer 1983

CONSTRUCTION TIME REQUIRED (EACH PHASE): five months

TYPE OF CONSTRUCTION: tongue in groove wood sheathing over timber truss on concrete slab

MAX. HEIGHT (FT.): EXISTING STRUCTURES none PROPOSED STRUCTURES 35 ft.

DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: one - 200 watt over main entrance

3. AVERAGE OPERATION:

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

NUMBER OF SHIFTS: one EMPLOYEES PER SHIFT: two FULL-TIME two PART TIME 1
(CURRENTLY) (CURRENTLY)

NUMBER OF SHIFTS PROPOSED: one TOTAL EMPLOYEES PER SHIFT PROPOSED: six FULL TIME six PART TIME none

NUMBER OF DELIVERIES OR PICK-UPS: PER DAY _____ PER WEEK two

NO. VISITORS ANTICIPATED: PER DAY _____ PER WEEK three

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE _____

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING PLAN SUBMITTED: YES none NO _____

PROPOSED LANDSCAPING PLAN SUBMITTED: YES _____ NO x

PARKING SPACES: EXISTING SPACES none EMPLOYEE _____ CUSTOMER _____

PROPOSED SPACES eight EMPLOYEE six CUSTOMER two

5. UTILITIES:

WATER SUPPLY SOURCE: well METHOD OF SEWAGE DISPOSAL: engineered septic

IS ANNEXATION TO A SPECIAL SERVICE DISTRICT PROPOSED?: YES _____ NO x

NAME OF DISTRICT: _____

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT _____ REGIONAL _____

STATE _____ FEDERAL _____

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: INITIAL OR CURRENT PRODUCTION 20,000 GALLONS/YEAR

ULTIMATE ESTIMATED PRODUCTION 57,000 GALLONS/YEAR

REQUESTED PRODUCTION CAPACITY 60,000 GALLONS/YEAR

METHOD OF DOMESTIC WASTE DISPOSAL: engineered septic

METHOD OF INDUSTRIAL WASTE DISPOSAL: engineered septic

GALLONS OF DOMESTIC WASTE PRODUCED: 100 gal PER day

GALLONS OF INDUSTRIAL WASTE PRODUCED: 1000 gal peak PER day

METHOD OF SOLID WASTE DISPOSAL: hauled from site

CAPACITY OF WATER SUPPLY: n/a GALLONS

WATER AVAILABILITY: 35 GALLONS PER MINUTE.

ON-SITE FIRE PROTECTION: water supply from well, fire extinguishers

EMERGENCY WATER STORAGE: none GALLONS.

TYPE OF STORAGE FACILITY: n/a

8. SPECIFIC INFORMATION FOR REST HOMES/DAY CARE CENTERS:

TYPE OF CARE: _____

TOTAL NUMBER OF GUESTS: EXISTING: _____ PROPOSED: _____

NUMBER OF BEDROOMS: EXISTING: _____ PROPOSED: _____

SPECIAL CARE HOME WITHIN 300 FEET OF PROPERTY?: _____

NUMBER OF EMPLOYEES: FULL TIME: _____ PART TIME: _____



NAPA COUNTY

HARRY D. HAMILTON
Director of Public Works

County Surveyor — County Engineer
Road Commissioner

DEPARTMENT OF PUBLIC WORKS
1195 Third St.-Rm. 201 94559
~~X127 FINE STREET~~ • NAPA, CALIFORNIA ~~94558~~
AREA CODE 707/ 253-4351

July 1, 1983

Napa County Department of
Conservation, Development and
Planning
1195 Third Street - Room 210
Napa, California 94559

RE: Withers Road
U-488283
Vivette/Saintsbury Winery
(IS #1475)

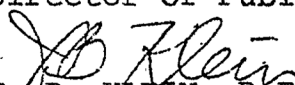
Commissioners:

It is recommended that:

1. Right of way widening to 28 feet from the centerline of Withers Road and Los Carneros Avenue and to 30 feet from the centerline of Cuttings Wharf Road all be granted to the County for roadway and utility purposes.
2. The access road serving the winery and office be a minimum width of 16 feet and consist of a minimum structural section equivalent to 5 inches of Class II Aggregate Base and a double seal coat. Further, a sufficient number of Pear trees in the existing right of way be removed so as to assure adequate easterly sight distance for drivers entering Withers Road from the winery.
3. Any parking areas required by the Commission consist of a minimum structural section equivalent to 5 inches of Class 2 Aggregate Base plus a double seal coat.
4. Any necessary storm drainage improvements be constructed.
5. All the above improvements be constructed according to plans prepared by a registered civil engineer and reviewed and approved by this department. A plan check and inspection fee in an amount equal to 3% of the estimated cost of construction of the above improvements be paid this department.
6. All construction within the County road right of way be in accordance with an encroachment permit issued by this department.

Very truly yours,

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

by 
J. B. KLEIN, P.E.
Civil Engineer

cc: Vivette & Co., Ltd.
Arie & Leny Van Vinden



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
DIRECTOR

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

**DIVISION OF
ENVIRONMENTAL HEALTH**

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Environmental Health

APPLICATION TITLE: Vivette & Co., Ltd. FILE #: U-488283

RESPONSE REQUEST DATE: 22 June '83 RESPONSE RETURN DATE: 6 July '83

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 834, 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. Recommend 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

5. Indicate areas of environmental concern and availability of appropriate technical data: Poor soil conditions require a special design sewage disposal system.

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: Ralph Hunter, R.S. Telephone: 253-4471

Response Prepared by: Ralph Hunter
Title: Supervising Sanitarian
Date: July 1, 1983

Vivette & Co., Ltd.

U-488283 - AP# 47-212-02

July 1, 1983

- (1) A waste discharge requirement or waiver of same for the proposed waste water system must be on file with the Division of Environmental Health. Environmental Health presently has a general waiver for this type of project, therefore the applicant will not have to make an application to the Regional Water Control Board.
- (2) That plans for the proposed special sewage disposal system shall be designed by a civil engineer or registered sanitarian, and shall be accompanied by complete design criteria based upon local conditions and shall be subject to the prior approval of the Division of Environmental Health.
- (3) That a permit for the sewage disposal system be secured from the Division of Environmental Health prior to issuance of a building permit.
- (4) That the use of the drainfield area be restricted 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.
- (5) That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

RH:wc

cc: Vivette & Co., Ltd.
3222 Ehlers Lane
St. Helena, CA. 94574

DEPARTMENT OF FORESTRY
1572 Railroad Ave.
St. Helena, CA 94574
(707) 963-3601



Date: June 30, 1983

Subject: Vivette and Co., Ltd.
File #U-488283

Napa County Conservation,
Development & Planning Commission
Rm. 210 1195 Third St.
Napa CA 94558

Gentlemen:

We have reviewed the subject application and offer the following comments:

- 1. We have no comments at this time.
- 2. Project need only meet existing State and local fire codes.
- 3. Project must conform to the following specific requirements:

The following fire protection requirements should be met:

- 1. Fire flow: 356 gpm @ 20 psi residual
 - Winery: 5300 sq. ft. X 25 ft. = 132,500 cu ft.
 - Office: 1000 sq. ft. X 10 ft. = 10,000 cu ft.
 - Total Cu. Ft. $\frac{142,500}{400} = 356$ gpm
- 2. Water Storage (fire protection use only)
356 X 60 = 21,360 gals.

(continued on next page)

BYRON J. CARNIGLIA
Ranger-In-Charge

BY:

R. J. Smart
Operations Officer

RJS/jeh

3. Hydrants: Two (2) 2½" wharf hydrants, with grated 2½" NH male outlet shall be provided. Location of these hydrants will be determined when a tentative plan is filed.

HYDRANT SYSTEM PIPING: All piping for the hydrant system shall be not less than 3" I.D.; materials and installation to be in full accord with AWWA, NFPA and Napa County standards.

HYDRANT SYSTEM FIRE PUMP: In order to assure that the correct water flow (gpm) and operating pressure (psi) is supplied at each hydrant, a UL listed, NFPA recognized fire pump will be provided and installed. If this pump is driven by an electric motor, the electric power system shall be protected by an approved auxiliary power plant.

FACILITY EMERGENCY ACCESS ROADS: Access routes shall be not less than 10 feet wide, all weather surfaced; with a 2 foot graded shoulder on each side. Curves and turn-arounds shall have a minimum of a 40 foot turning radius.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
DIRECTOR

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

RECEIVED

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

JUN 2 1983

Napa County Conservation
Development & Planning Department

TO: State Dept. of Alcoholic Beverage Control

APPLICATION TITLE: Vivette & Co., Ltd. FILE #: 4-488283

RESPONSE REQUEST DATE: 22 June '83 RESPONSE RETURN DATE: 6 July '83

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. Recommend conditions-of-approval (use additional page if needed);

RECEIVED
JUN 24 1983
Dept. of Alcoholic Beverage Control
Santa Rosa

4. Are you a responsible agency? Yes No. If yes, indicate required permits: WINE GRAPHER LICENSE (TYPE "03")

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: Glen Davis Telephone: 576-2489

Response Prepared by: John Harris
Title: Sr. Sp. Dev. Planner
Date: 6/27/83



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3098
AREA CODE 707/253-4416

Vivette & Co./Saintsbury
1500 Los Carneros Avenue
Napa, CA 94559

Assessor's Parcel # 47-212-02

Please be advised that **Use Permit Application Number** #U-258788A
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: June 15, 1988 **EXPIRATION DATE:** June 25, 1989

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 \$190.00 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 R. REDDING
Deputy Planning Director

JHH:ml:l

cc: Bill L. Hall, Building Codes Administrator
Assessor ✓
Van Winden, 737 Central Avenue, Napa, CA 94558
Matthew A. Thomson, 1605 Los Carneros Avenue, Napa, CA 94558

Rev. 1/88

CONDITIONS OF APPROVAL

(Use Permit Request of Vivette & Company d/b/a Saintsbury/Van Winden)

CDPC Meeting of 6/15/88

- 1) The permit shall be limited to: The expansion of the existing winery by 4,140 square feet, the increase in production capacity to 90,000 gallons/year and the installation of on-site sewage disposal ponds and an off-site disposal system, 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 consideration.
- 2) Provisions for eight (8) off-street parking spaces on a dust free all weather surface approved by Public Works.
- 3) Plans for any outdoor signs including signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- 4) Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 5) Compliance with Mitigation Measures #1 through #10 contained in the attached Negative Declaration.
- 6) Except as permitted by County ordinance, only private tours and tastings shall be permitted. Private tours and tastings shall mean tours and tastings that are limited to members of wine trade, persons invited by the Winery who have pre-established business with the Winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. Tours or tastings that are available to the general public or are advertised as open to the general public by any means of communications are expressly prohibited. No tasting shall be conducted in conjunction with or prior to retail sales unless it constitutes a private tasting. The sale of merchandise of any kind other than wine is expressly prohibited.

The applicant shall install a sign at the winery entrance from the public roadway to the Winery reading, "Tours and Tasting By Appointment Only". The sign shall be commercially made by a sign contractor which complies with the following standards:

Use Permit of Vivette Co. d/b/a Saintsbury/Van Winden

- Type: Free-standing double-sided sign.
- Location: The sign shall be installed perpendicular to the public roadway at the Winery entrance.
- Height: Not less than 3 nor more than 5 feet off the ground.
- Size: 12" x 36"
- Sign Lettering: A minimum of 3" high.
- Sign Color: White weatherized lettering on a dark-green background or such other color as may be approved by the Planning Director that will accomplish the intent of this requirement.
- Placement: Tours and Tasting By Appointment Only sign shall be installed prior to finalization of any building permit issued by the County in connection with this Use Permit with the following exception: If the Winery owner/operator does not have or chooses not to install a sign or identify in any way the existence of the Winery on the site, the installation of the Tours and Tasting By Appointment Only sign may be deferred until such time as a winery identification sign is installed.

The sign shall be permanently installed and maintained in a readable condition.

- 7) Except as permitted by County Ordinance, no outside social activities, including picnicking, outside dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature.
- 8) Retail sales shall be limited to wine produced and bottled by the winery.
- 9) All agreements with adjacent property owners associated with the sewage disposal system shall be secured to the satisfaction of the Department of Environmental Health prior to the issuance of the building permits.
- 10) All conditions from #U-488283 shall remain in effect.

*Submitted
6/29/88
referred to
Env. Health*

ATTACHMENT 1

JUN 10 19

Mitigation Measures for
Vivette & Company/Saintsbury (#U-258788-A)
& Thompson (#U-258788-B)

NAPA COUNTY
DEVELOPMENT & PLANNING

HYDROLOGY

1. The applicant develop an Erosion Control Plan for the proposed development. The Erosion Control Plan shall contain the following:

a) Sediment basins shall be installed on all major drainage areas at the time of construction in the watershed.

b) All cut slopes shall be graded to 1 1/2 to 1 or flatter. Fill slopes shall be graded to 2:1 or flatter.

If steeper slopes are proposed, evidence shall be provided to the Planning Division that a registered civil engineer has viewed both the existing and the proposed right-of-way and that in his professional judgment the right-of-way can reasonably be improved to equivalent standards of road and slope stability.

c) Water shall be diverted from cut-and-fill slopes and carried by non-erosive methods to a natural drainage, which is protected from erosion by vegetation or rock.

d) Subsurface water encountered during grading shall be investigated and drained, if necessary to ensure slope stability.

e) Culverts shall be adequately-sized and installed where needed to allow proper drainage. The entrances and exits should be protected against erosion.

f) Limit the grading to the minimum required for roads, drainage, access to dwellings and building pads.

g) Grading shall be performed only from mid-April to October 15.

h) All disturbed sites shall be reseeded, mulched, and fertilized in the fall, between Sept. 15 and October 15.

Seeding recommendations are:

<u>SEED</u>	<u>BROADCAST RATE</u>
Blando brome and "Zorro" annual fescus and Rose clover	12 lbs/acre 4 lbs/acre 9 lbs/acre

OR

Blando brome and Annual ryegrass	12 lbs/acre 9 lbs/acre
--	-------------------------------

OR

Annual ryegrass	27 lbs/acre
-----------------	-------------

Fertilizer shall be applied at the time of seeding, at the rate of 300 lbs/acre of 16-20-0.

Straw mulch, at the rate of 3000 lbs/acre shall be applied to cut-and-fill slopes. The mulch should be punched in with a sheeps foot roller, or adhered with a chemical tackifier, or with jute netting.

- i) Whenever possible, cut slopes shall be restricted to 8 feet or less in verticle height. Higher cut slopes shall be benched and back-sloped at intervals to carry away runoff.
 - j) A buffer strip of vegetation shall be retained adjacent to creeks reservoirs, and all property boundaries.
2. All movement of earth shall comply with the specifications contained in the Napa Co. Grading Ordinance, and the Erosion Control Plan.
 3. Improvements of creek crossings shall be designed for maximum flood flow and shall require review and approval from Department of Public Works and State Department of Fish & Game.
 4. Erosion Conditions for grading in wet season (Oct 15 to Apr 15)

An erosion control plan shall be submitted to the Conservation, Development and Planning Department and approved by the Conservation, Development and Planning Department and the Soil Conservation Service and shall include the following:

(These mitigation measures to mitigate soil erosion and resultant sedimentation transport in nearby drainages should emphasize retention of soil on slopes).

- a) A grading schedule.
- b) A topographic map with cross sections of the proposed cuts and fills.
- c) A revegetation plan and schedule acceptable to the Soil Conservation Service.
- d) All disturbed areas shall have straw mulch applied and anchored in place or jute netting installed as a temporary erosion control measure.
- e) Cut slopes are to be benched and scarified to reduce runoff velocities and consequent soil erosion.

- f) Construction activity (including grading) occurring during the dry season could remove Measure 4.
- g) Erosion control be provided to dispose of any concentrated run-off from all buildings constructed on parcel, including a storm drain plan indicating energy dissipation structures to be installed.
- h) Water shall not be allowed to flow over cut and fill slopes. Drainage shall be intercepted and diverted away from cut and fill slopes by use of up slope berms or interceptor ditches and energy dissipation structures shall be installed when necessary.
- i) Sediment catch basins should be installed to contain the sediment in the run-off and keep it from moving into water channels beyond the property boundaries.

PUBLIC HEALTH

- 5. Conformance with the Department of Forestry, Mosquito Abatement District, Department of Environmental Health, Department of Fish and Game, and the Department of Public Works requirements.

ARCHEOLOGY

- 6. Placement in the specifications covering this project of a stipulation binding the applicant, his employees, and/or contractor(s) to stop all work within 35 feet if buried archaeological or historic materials (e.g., worked stone, greasy soil, bone, charcoal, building foundations, historic dumps, etc.) are encountered outside the boundaries of the leach field, leach field expansion, and force main trench areas. A qualified professional archaeologist shall be employed to collect the artifacts uncovered, do a survey prior to construction, evaluate their significance, and make recommendations to reduce any damage that would be involved to a non-significant level. All such recommendations shall, with the concurrence of the County Planning Director, be implemented.

NOISE

- 7. Limitation of all construction activities to that portion of the weekday (Monday through Friday) when they will cause the least amount of annoyance (i.e., between 7:30 AM and 4:30 PM).
- 8. All construction equipment shall be properly and adequately muffled at all times.
- 9. Place noisy stationary construction equipment such as compressors and chillers away from developed areas off-site and/or the provision of acoustical shielding around such equipment.

AESTHETICS

- 10. All exterior lighting shall be shielded and directed away from residences and roadways off-site.

DETERMINATION:

Agency Staff Participating in the Initial Study:

Resource Evaluation:	<u>W.L. Selleck</u>	Date: <u>4 March '88</u>
Site Review:	_____	Date: _____
Planning/Zoning Review:	<u>W.L. Selleck</u>	Date: <u>4 March '88</u>

On the basis of this preliminary evaluation:

_____ I find that the project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** should be approved.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** should therefore be approved.

_____ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

DATE: 6 June '88 BY: JAMES O'LOUGHLIN

I AGREE TO INCLUDE THE ABOVE MITIGATION MEASURES IN THIS PROJECT.

I understand and explicitly agree that with regards to all CEQA and Permit Streamlining Act (i.e., GCS 63920-63962) processing deadlines, this revised application will be treated as a new project. The new date on which said application will be considered complete is the date this project revision statement is received by the Napa County Conservation, Development and Planning Department.

Alice P. Van Winden
A. C. VAN WINDEN

6-10-88
Date

Raul
R. WARD

6-10-88
Date

Matthew A. Thompson
MATTHEW A. THOMPSON, JR.

6-10-88
Date

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET

VIVETTE & COMPANY DBA SAINTSBURY
(Use Permit _____)

I. USE

- A. Description of Proposed Use: WINERY EXPANSION
(including where appropriate product/service provided)
- B. Special Operations: SAME AS EXISTING
- C. Project Phases: one two more than two (please specify)
- D. Estimated Completion Date For Each Phase: phase 1: 8/88 phase 3: _____
phase 2: _____
- E. Actual Construction Time Required For Each Phase: less than 3 months more than 3 months
- F. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: NONE
- G. Additional Licenses/Approvals Required:
district: NONE regional: NONE
state: NONE federal: NONE

II. BUILDINGS

- A. Floor Area: (in square ft) new construction: 4140
existing structures or portions thereof to be utilized: 7020
existing structures or portions thereof to be removed: 0
- B. Square Footage Devoted to Each Separate Use: living _____; storage/warehouse _____; offices 1330; sales _____; other (WINERY) 5690 + 4140 new
- C. Maximum Bldg Height: existing structures: 35' new construction: 25'
- D. Type of New Construction (e.g., wood-frame): WOOD-FRAME
- E. Type of Exterior Night Lighting Proposed: 1-200 W HALOGEN FLOOD

III. PARKING

	Present	Proposed
A. Customer Parking Spaces:	<u>2</u>	<u>2</u>
B. Worker Parking Spaces:	<u>6</u>	<u>6</u>

IV. TYPICAL OPERATION

	<u>Present</u>	<u>Proposed</u>
A. Days of Operation:	<u>5</u>	<u>5</u>
B. Expected Hours of Operation:	<u>8AM-5PM</u>	<u>8AM-5PM</u>
C. Anticipated Number of Shifts:	<u>ONE</u>	<u>ONE</u>
D. Expected Number of Full-Time Workers/Shift:	<u>SIX</u>	<u>SIX</u>
E. Expected Number of Part-Time Workers/Shift:	<u>Ø</u>	<u>Ø</u>
F. Anticipated Number of Visitors		
● busiest day:	<u>10</u>	<u>10</u>
● average per week:	<u>10</u>	<u>10</u>
G. Anticipated Number of Deliveries/Pickups		
● busiest day:	<u>5</u>	<u>5</u>
● average per week:	<u>5</u>	<u>5</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Wineries

- operations proposed: crushing; fermentation; storage ageing; bottling/packing; shipping via TRUCK TO WAREHOUSE; administration; public retail sales; public tours/tasting; tours/tasting by prior appointment only; other (_____)
- initial/current production (in gallons/year): 78,000
- production capacity requested (in gallons/year): 90,000

B. Commercial Meeting/Food Serving Facilities

- restaurant/deli seating capacity: _____
- bar seating capacity: _____
- public meeting room seating capacity: _____

**C. Residential Care Facilities/
Day Care Centers**

	<u>Present</u>	<u>Proposed</u>
● type of care:	_____	_____
● total number of guests/children:	_____	_____
● number of bedrooms:	_____	_____
● distance to nearest existing/ approved facility/center:	_____	_____

★ **REVISED** 4-21-88 (7)

**USE PERMIT
WATER SUPPLY/WASTE DISPOSAL
INFORMATION SHEET**

VIVETTE & COMPANY DBA SAUNTSBURY
(Use Permit _____)

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Source of Water (eg., spring, well, mutual water company, city, district, etc):	<u>WELL</u>	<u>TANK</u>
B. Name of Water Supplier (if water company, city, district): annexation needed?	<u>SELF</u> Yes ___ No <u>X</u>	<u>SELF</u> Yes ___ No <u>X</u>
C. Current Water Use (in gallons/day):	<u>200 AVE / 3000 MAX</u>	<u>N.A.</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>250 AVE / 4000 MAX</u>	<u>N.A.</u>
E. Water Availability (in gallons/minute):	<u>50</u>	<u>350</u>
F. Capacity of Water Storage System (in gallons):	<u>20,000</u>	<u>20,000</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc):	<u>TANK</u>	<u>TANK</u>

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APR 21 1988

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

II. LIQUID WASTE

	<u>Domestic</u> (sewage)	<u>Winery</u>	<u>Other</u> (please specify)
A. Disposal Method (e.g, on-site septic system, on-site ponds, community system, district, etc.):	<u>ON SITE SEPTIC</u>	<u>ON SITE PONDS.</u> *	
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N.A.</u> Yes ___ No ___	<u>N.A.</u> Yes ___ No ___	<u> </u> Yes ___ No ___
C. Current Waste Flows (peak flow in gallons/day):	<u>100</u>	<u>1200</u> *	
D. Anticipated Future Waste Flows (peak flow in gallons/day):	<u>125</u> *	<u>2000</u> *	
E. Future Waste Disposal Capacity (in gallons/day):	<u>125</u> *	<u>2000</u> *	

superceded

USE PERMIT
WATER SUPPLY/WASTE DISPOSAL
INFORMATION SHEET

VIVETTE & COMPANY DBA SAINTSBURY
(Use Permit _____)

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Source of Water (eg., spring, well, mutual water company, city, district, etc):	<u>WELL</u>	<u>TANK</u>
B. Name of Water Supplier (if water company, city, district): annexation needed?	<u>SELF</u> Yes ___ No <u>X</u>	<u>SELF</u> Yes ___ No <u>X</u>
C. Current Water Use (in gallons/day):	<u>200 AVG / 3000 MAX</u>	<u>N.A.</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>250 AVG / 4000 MAX</u>	<u>N.A.</u>
E. Water Availability (in gallons/minute):	<u>50</u>	<u>350</u>
F. Capacity of Water Storage System (in gallons):	<u>20,000</u>	<u>20,000</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc):	<u>TANK</u>	<u>TANK</u>

II. LIQUID WASTE

	<u>Domestic</u> (sewage)	<u>Winery</u>	<u>Other</u> (please specify)
A. Disposal Method (e.g, on-site septic system, on-site ponds, community system, district, etc.):	<u>ON SITE SEPTIC</u>	<u>ON SITE SEPTIC</u>	_____
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N.A.</u> Yes ___ No ___	<u>N.A.</u> Yes ___ No ___	_____ Yes ___ No ___
C. Current Waste Flows (peak flow in gallons/day):	<u>100</u>	<u>1200</u>	_____
D. Anticipated Future Waste Flows (peak flow in gallons/day):	<u>100</u>	<u>1500</u>	_____
E. Future Waste Disposal Capacity (in gallons/day):	<u>100</u>	<u>1500</u>	_____

III. SOLID WASTE DISPOSAL

Domestic

Winery

Other
(please specify)

A. Disposal Method (eg., on-site, landfill, garbage company, etc):

GARBAGE CO.

GARBAGE CO.

IV. HAZARDOUS/TOXIC MATERIALS

A. Disposal Method (eg., on-site, landfill, garbage company, waste hauler, etc):

N.A.

B. Name of Disposal Agency (if landfill, garbage company, private hauler etc.):

N.A.



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

July 24, 1998

Byron Kosuge
SAINTSBURY
1500 Los Carneros
Napa, CA 94559

RE: Use Permit Modification #97557-MOD (New Fermenters and Laboratory)

Dear Mr. Kosuge:

Your request to install an 870 sq.ft. covered tank pad, 6 open-top fermenters with a capacity of approximately 15,000 gallons, and construct a new 170 sq.ft. laboratory at the existing winery came before the Zoning Administrator for action on July 24, 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

cc. Gary Brewen
Sylvia Toth
John Tuteur

mmp27

CONDITIONS OF APPROVAL
Saintsbury
Fermentation Tank and Laboratory Addition
#97557-MOD

1. This permit modifies Use Permit #U-258788 issued in 1988 for a 90,000 gallon winery with a 10,600 sq.ft. production facility. This modification is limited to construction of a covered 870 sq.ft. tank pad with installation of 6 open-top fermenters with a capacity of approximately 15,000 gallons, and construction of a new 170 sq.ft. laboratory at the existing winery, as specified in plans on file.

It is understood that an application to expand production capacity beyond 90,000 gallons and production area square footage beyond 10,600 sq.ft. is pending before the Conservation, Development & Planning Commission. Any further expansion of production capacity, changes in use, construction or design shall be subject to the approval of the County.

2. Any future request for an increase in production capacity shall be considered together with this permit for expanded development area in determining whether the 75% rule described in County Code Section 18.104.250 (C) applies.
3. The applicant shall comply with all applicable building codes, and requirements of various County departments and agencies, including:
 - Department of Environmental Management, dated June 22, 1998.
 - Napa County Fire Department, dated July 21, 1998.
 - Building Inspection Division, dated March 11, 1998.
 - San Francisco Bay Regional Water Quality Control Board, undated.
4. All conditions of prior use permits not in conflict with this permit shall remain in force and effect.
5. All staff costs associated with monitoring compliance with these conditions, conditions for existing use permits, 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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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JUN 22 1998

NAPA CO. CONSERVATION
DEPARTMENT & PLANNING DEPT.

1195 THIRD STREET, ROOM 101 • NAPA, CALIFORNIA 94559-3082
AREA CODE 707/253-4471

TRENT CAVE, R.E.H.S.
Director

MEMORANDUM

TO: Napa County Planning Dept. - Jeffrey Redding, Director

FROM: Department of Environmental Management - Chris Secheli, R.E.H.S. *CS*

SUBJECT: Use Permit Modification Application for Saintsbury Tank Pad/Lab

DATE: June 22, 1998

APN 47-212-02 FILE # 97557-MOD

Located at Los Carneros Avenue

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

1. That the applicant's engineer submit a detail to the department of environmental management on the existing and/or proposed diversion unit which directs waste water and storm water appropriately. This submittal will be required prior to issuance of the building clearance on the project.

cc: Sheldon Sapoznik, REHS
Saintsbury, 1500 Los Carneros Ave., Napa, CA 94559



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

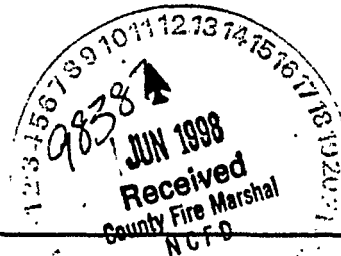
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JUL 21 1998

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

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS



TO: Fire

APPLICATION TITLE: SHINTSBURY TANK PAD / LEB FILE #: 97557-MOD

RESPONSE REQUEST DATE: 6.9.98 RESPONSE RETURN DATE: 6.23.98
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

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

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: _____

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

3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
CONSTRUCTION AND USE SHALL COMPLY WITH NAPA COUNTY FIRE PROTECTION STANDARDS AND UNIFORM FIRE CODE. SCOPE OF THIS PROJECT DOES NOT WARRANT REVISION OF EXISTING FIRE PROTECTION RECOMMENDATIONS (4 APRIL 1988) UNDER APPLICATION U-258788 WHICH CONTINUE TO PROVIDE AN ADEQUATE LEVEL OF PROTECTION.

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

6. Name of contact person: Ethan Fote Telephone: 707-963-3601 ext. 121

cc: RICHARD WARD
CFM FILE, CHRON, LOVELESS

Response Prepared by: ETHAN FOTE
Title: COUNTY FIRE MARSHAL
Date: 21 JULY 1998



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

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

JEFFREY R. REDDING
Director

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

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JUN 9 1998

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Bldg.

APPLICATION TITLE: SEINTSBURY TANK PAD/LAB FILE #: 97557-M00

RESPONSE REQUEST DATE: 6.9.98 RESPONSE RETURN DATE: 6.23.98
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

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

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: BUILDING; ELECTRICAL; PLUMBING
MECHANICAL

2. Indicate areas of environmental concern and availability of appropriate technical data: NONE

3. Do you recommend: Negative Declaration Environmental Impact Report
4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. SECURE PERMITS AS NOTED IN ITEM NO. 1
2. CLEARANCE FROM BAY AREA AIR QUALITY MANAGEMENT DISTRICT

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

6. Name of contact person: [Signature] Telephone: 253-4414
Response Prepared by: GARY W. BREWEN
Title: BUILDING CODES ADMIN.
Date: 6-9-98



NAPA COUNTY RECEIVED

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING Director

JUN 16 1998

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

NAPA CO. CONSERVATION DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD JUN 11 1998

TO: S.F. Bay Regional Water Quality

APPLICATION TITLE: SEINISBURY TANK PDD/LAB FILE #: 97557-MOD

RESPONSE REQUEST DATE: 6.9.98 RESPONSE RETURN DATE: 6.23.98 FINAL REQUEST DATE: FINAL RESPONSE DATE:

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

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

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

1. Do you have jurisdiction by law over this project? [X] Yes [] No If yes, indicate required permits: Industrial SW Permit NPDES

2. Indicate areas of environmental concern and availability of appropriate technical data: Just that the change be reflected in their storm water pol. prevention plan (SWPPP)

3. Do you recommend: [X] Negative Declaration [] Environmental Impact Report 4. If the project is approved, recommend conditions-of-approval (use additional page if needed):

5. Have you previously reviewed an application on any portion? [] Yes [X] No 6. Name of contact person:

State of California

California Regional Water Quality Control Board San Francisco Bay Region 2101 Webster Street, Suite 500 Oakland, CA 94612



Response Pre

Tom Gandesbery Environmental Specialist

(510) 286-0841 FAX (510) 286-1380



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING COMMISSION

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
TELEPHONE 707/253-4416 FAX 707/253-4176

JEFFREY REDDING
Secretary-Director

October 7, 1998

Assessor's Parcel #47-212-002

Richard A. Ward
Vivette & Co./Saintsbury
1500 Los Carneros Avenue
Napa CA 94559

Dear Mr. Ward:

Please be advised that **Use Permit application # 97556-MOD** 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: October 7, 1998

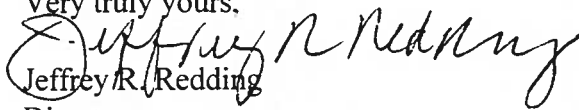
EXPIRATION DATE: October 18, 1999

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 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 in effect at the time the request for extension is made.

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

Very truly yours,


Jeffrey R. Redding
Director

cc: John Tuteur, County Assessor
Gary Brewen, Building Codes Administrator
Arie & Leny Van Winden

dmVanwinden UP MOD approval letter

CONDITIONS OF APPROVAL
Use Permit Modification #97556-MOD (Saintsbury Winery)

General:

1. The permit shall be limited to
 - (a) an increase in the allowed production of this winery to 135,000 gallons of wine per year;
 - (b) construction of a 140 ft² covered equipment porch sited, designed and constructed in accordance with the Forest Architects' plans dated April 1, 1998;
 - (c) construction of a 160 ft² upstairs storage room sited, designed and constructed in accordance with the Forest Architects' Plans and Sections & Elevations dated August 4, 1998; **AND**
 - (d) authorization to market wine produced on-site in accordance with Condition 12 below; all in substantial conformance with the attached Information Sheet, Water Supply/Waste Disposal Information Sheet, and Supplemental Information Sheet for Winery Uses, as hereby amended by the conditions of this permit.

Any expansion, relocation, or other changes in authorized uses, including, increase in winery size beyond the 13,150 square feet authorized, expansion of the unroofed outdoor work areas beyond the 9,200 square feet currently existing, increase in visitation beyond 12 people per day/24 per week, or increase in the number of parking spaces beyond the 13 authorized herein shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. All conditions of prior permits including Use Permit U-488283, Use Permit U-258788, and Use Permit Modification 97557-MOD that are not in conflict with the conditions of this permit shall remain in full force and effect.

Production:

3. Wine production (ie, the sum of all bulk and bottled wine and fermented grape juice released from the site) shall average no more than 135,000 gallons/year over any consecutive three (3) year period and shall not exceed 160,000 gallons in any given year. The winery owner shall report to the Planning Division by January 1st of each year the number of gallons of wine produced during the preceding year for (a) the winery itself and (b) any custom production operations henceforth established thereat.
4. Seventy-five percent (75%) of the grapes used to make any wine produced each year in excess of 90,000 gallons shall be grown in Napa County. Moreover, 75% of the grapes used to make the wines produced for the winery itself and each custom producer hereafter authorized shall also be grown in Napa County. The winery owner shall report to the Planning Department in December of each year the source of (a) his grapes and (b) the grapes used to make the wine of each of his custom producers. Said report shall list the tons of grapes obtained from each Assessor's Parcel within the County along with the total tons of grapes utilized. This report is proprietary and shall not be made available to the public. A separate statement for the public record indicating the overall percentage of Napa County grapes utilized shall be provided with said report.

Facility Siting:

5. No land divisions or property transfers shall be undertaken that would place any winery facility on a parcel separate from the remainder of this winery.

Facility Design:

6. All exterior building materials shall be non-reflective. Moreover, the a color and design of the addition made shall be such as to blend it with the remainder of the existing structure.

Facility Usage:

7. No PA systems or other sound amplification equipment shall be used outdoors at the expanded winery.
8. Pomace shall not be stockpiled on-site in any area within 500 feet of an occupied off-site dwelling. Moreover, if field disposal is undertaken in any areas within 500 feet of an occupied off-site residence, the pomace shall be mixed into the soil within 2 days of application.
9. Tasting and retail sale of wines shall be limited to wines fermented or re-fermented at the subject winery or produced off-site for the operator of the winery itself pursuant to Section 18.10.030 (5) (c) of the Napa Co Code.
10. No picnicking, outdoor dining, or outdoor wine tasting shall be permitted except at the 9 marketing events authorized under Condition 12 below or as otherwise authorized by the County.
11. No winery facilities, nor portions thereof, shall be rented, leased, or used by entities other than the on-site winery itself except as specifically authorized by (a) this permit, (b) administrative approval of custom operations, or (c) a temporary events license issued pursuant to the Napa County Temporary Events Ordinance (i.e., Napa County Code Section 5.36.010).

Marketing/Tours & Tasting:

12. All activities undertaken by the winery in conjunction with marketing including the provision of food and/or music shall be in compliance with the following Marketing Plan and the provisions of Section 18.08.370 of the Napa Co Code:
 - (a) Eight(8) *private lunches/dinners* per year with up to 25 invited guests.
 - (b) One(1) *wine auction event* per year with up to 50 invited guests.Attendance shall be limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. The activities undertaken must involve education with regards to, and/or the development of knowledge about, wines that can be sold at the winery on a retail basis. Cultural or social events

unrelated to such education or development are not included and shall not be undertaken without separate authorization from the County.

Parking:

13. Thirteen (13) improved winery parking spaces shall be maintained on the subject property. No additional spaces, either improved or unimproved, shall be created on this parcel without prior Planning Commission or Zoning Administrator approval. Ten(10) of these spaces shall be reserved exclusively for employee use between the hours of 8:00 AM and 5:00 PM each day.
14. No more than 13 vehicles, other than delivery, vineyard worker, and farm vehicles, shall be parked on-site except (a) during the Crush and while bottling is taking place when seasonal employees/the bottling crew may park outside the areas formally designated for parking under Condition 15 below, (b) during the 9 marketing events authorized above, and (c) during any temporary events held. No parking shall be allowed at any time along the main access road to the winery. All actions necessary to assure that neither visitors nor employees park there, including the removal of vehicles parked therein, shall henceforth be taken.
15. A parking plan clearly indicating which parking spaces are for winery employees and which are for visitor use shall be submitted to the Planning Division for approval within 60 days of approval of this permit. All parking spaces shown thereon shall meet the Public Works Department's design and improvement standards.

Signage:

16. Final elevations and plot plans for any outdoor signs henceforth installed shall be submitted to the Planning Division for approval with regards to design, color, area, height, and placement at least 10 working days before installation is scheduled. Once installed each sign shall thereafter be maintained in a readable state. Except for a sign informing the public that the winery is temporarily closed, use of moveable or portable signs is prohibited (Napa County Code Section 18.116.060 F).

Lighting:

17. Low level lighting shall be utilized where possible (such as in parking areas) and other light sources shall be kept as low to the ground as practical. The only exterior lights visible from off-site that may be kept on between 7 PM and 6 AM, except when necessary during the Crush, are motion-sensor controlled ones.

Agency Requirements:

18. All applicable building codes, zoning standards, and requirements of various County departments and other local, state and federal agencies that are not in conflict with these conditions shall be fully complied with. Said requirements shall include, without limitation, those requirements contained in the following documents:
 - (a) Napa Co Fire Dept Comments dated July 20, 1998; **AND**

(b) Napa Co Environmental Management Dept Comments dated June 22, 1998.

19. All staff costs associated with monitoring compliance with these and prior conditions and mitigation measures 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 Board of Supervisors' Resolution 95-77 as hereafter amended and/or replaced.

COND02 SPD

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JUL 21 1998

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

INTER-OFFICE MEMO



20 July 1998

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

FROM: Ethan Foote, Fire Department

SUBJECT: Use Permit Comments Saintsbury Winery Production Increase 97556-MOD

7660 Recommended Fire Safety Standards
1500 Los Carneros Ave., NAP

APN: 47-212-02

The Fire Department (NCFD) has reviewed the above use permit modification application to increase production at an existing 13,180 sq. ft. winery with recent minor increases in building size (see 97557-MOD). We recommend that the following items be incorporated as project conditions or mitigation measures if the Commission approves the project.

The proposal reviewed is in conformance with County fire protection standards for fire department access and water supplies for fire protection given the scope of this project.

1. All construction and use of the facility shall comply with applicable standards, regulations, and codes in effect at the time of building permit issuance including (as a minimum): Napa County Fire Protection Standards (County FPS); Napa County Road and Street Standards (R&SS); State Fire Safe Regulations (State FSR); Uniform Fire Code (UFC with Cal. Tit. 24 amendments); and appropriate fire protection system standards (e.g. NFPA 13, 20, 24, 72, etc.).
2. Fire department access shall be provided by compliance with County FPS §IV.9, State FSR Article 2, UFC §902 and specifically:
 - a. installation of Fire Department/Sheriff Office "Rapid Entry System" key switches or padlocks for access through locked gates.
3. Existing fire protection recommended for the underlying Use Permit #U-258788 (see CDF letter 4 April 1988) shall be inspected by an appropriately licensed contractor or engineer for compliance with the 1988 CDPC requirements and a report provided to NCFD within 90 days of application approval stating that the required protection is functional and presently maintained in accordance with state regulations and nationally recognized standards. The report shall specifically address the following items in our 1988

recommendation to the Commission for this facility:

- a. 550 gallons per minute base fire flow of (in accordance with County FPS §IV.3-6);
 - b. 33,000 gallons of dedicated water storage capacity for fire protection (in accordance with County FPS §IV.3-6) and;
 - c. smoke detection systems in all structures.
4. Fire fighter safety and operations measures shall be provided by the following:
- a. if hazardous materials storage at the facility triggers a Hazardous Materials Business Plan requirement by the Napa County Department of Environmental Management, installation and maintenance of a hazardous materials data and building key storage cabinet (model series #1220 or 1300) shall be provided as per Napa County Fire Department Specifications utilizing the Fire Department/Sheriff Office "Rapid Entry System";
5. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis, plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

Discussion

Large facilities such as proposed in this project can have emergency incidents which would significantly impact fire fighter safety and the ability of the Fire Department to provide emergency services. Incorporation of the above recommendations in use permit approval will reduce to the maximum extent reasonable the labor, time, and resources required for the Fire Department to manage emergency incidents at the facility.

If there are any questions, interested parties should feel free to contact Ethan Foote at Napa County Fire Department Headquarters (707-963-3601 ext. 121), or through telephone pager (707-491-5666). Please note our **new Headquarters address** located at the old PG&E facility north of St. Helena: 1199 Big Tree Lane, St. Helena, CA 94574.

Byron J. Carniglia
Fire Chief

by 

Ethan Foote
County Fire Marshal

cc: Richard Ward, applicant
Streblow, NCFD
NCFD/CFM file, chron, Loveless

RECEIVED
WS
JUN 22 1998



NAPA COUNTY

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TRENT CAVE, R.E.H.S.
Director

1195 THIRD STREET, ROOM 101 • NAPA, CALIFORNIA 94559-3082
AREA CODE 707/253-4471

MEMORANDUM

TO: Napa County Planning Dept. - Jeffrey Redding, Director

FROM: Department of Environmental Management - Chris Secheli, R.E.H.S. *CS*

SUBJECT: Use Permit Modification Application for Saintsbury Winery
Production Increase

DATE: June 22, 1998

APN 47-212-02 FILE # 97556-MOD

Located at 1500 Los Carneros Avenue

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

1. That the applicant and the applicant's engineer meet with the department of Environmental Management upon approval of the use permit to refine the monitoring program of this waste water system. Changes will be made based on past operational issues.
2. That the process waste and storm water systems be modified such that only the process waste is metered (no storm water passes through the sump with the process waste flow meter). Plans for such modification must be reviewed and approved by the department of environmental management.
3. That an operation and maintenance manual be developed for the facility, with a copy submitted to the department of environmental management.
4. That required water quality parameters be met after the last settling cell of the waste water system.

cc: Vivette & Co., dba Saintsbury, 1500 Los Carneros Ave., Napa, CA 94559
Arie Van Winden, 737 Central Ave., Napa, CA 94558



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

July 30, 2007

Leny Van Winden
Van Winden Arie C and Leny M TR
737 Central Avenue
Napa, CA 94558-5113

Re: **Saintsbury LLC, 1500 Los Carneros Ave. Napa, Ca**
Very Minor Modification #P07-00446-MODVMIN
Assessor's Parcel Number 047-212-002

Dear Mr. Van Winden:

Please be advised that your request for a Minor Modification (file number P07-00446-MODVMIN) to the Saintsbury Use Permit #U-488283 as described in your submittal letter and at the location shown on the plans dated June 12, 2007 to allow construction of a covered porch for three additional open-top fermentors, remodeling of the existing winemaking and vineyards offices to add additional production office space and to remodel an existing storage area into two handicapped accessible bathrooms has been **APPROVED** by the Director of Conservation, Development and Planning on July 30, 2007 based on the applicable County regulations and the following condition of approval.

EXPIRATION DATE: July 30, 2009

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, 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.

Should you have any questions, please contact Linda St. Claire, Project Planner at (707)299-1348 or e-mail at lstclair@co.napa.ca.us.

Sincerely,

Hillary Gitelman
Director



By: Linda St. Claire
Planner



JMcD

COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

STEVEN LEDERER
Director

CHRISTINE M. SECHELI, R.E.H.S.
Assistant Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Assistant Director

SUBJECT: Use Permit Modification Application for Van Winden
Located at 1500 Los Carneros Avenue
Assessor Parcel #047-212-002
File # P07-00446

DATE: July 16, 2007

RECEIVED

JUL 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

1. A permit for a sewer line must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area as well as the proposed trench detail. If special design sewage disposal plans are required, such plans shall fulfill this requirement.

cc: John McDowell, CDPD
Richard Ward, Saintsbury LLC, 1500 Los Carneros Ave., Napa, CA 94559
Leny Van Winden, 737 Central Ave., Napa, CA 94558

1195 Third Street, Suite 101 • Napa, California 94559
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

INTER-OFFICE MEMO

TO: Hillary Gitelman, Director
Conservation, Development, and Planning Department

FROM: Mike Wilson, Fire Department

DATE: July 18, 2007

SUBJECT: Vanwinden Use Permit Minor Mod Comments
Apn: 047-212-002 P07-00446

Site Address: 1500 Los Carneros Av, Napa

The Napa County Fire Marshal staff has reviewed the application for a minor modification to the existing use permit at the above referenced address.

This application for modification to construct a covered porch, remodel offices bathrooms does not warrant additional fire protection conditions, as long as **all construction and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance, including fire department access around the building.**

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any other fire protection issue you may have regarding your project.

Mike Wilson

Mike Wilson
Assistant Fire Marshal



Napa County

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- Property
- People
- Fees
- Workflow
- Attachments
- Reports
- Condition

Workflow

Application #: P07-00446

Application Type: Planning / PL Permits / Use Permit / Use Permit Very Minor Mod

Address: 1500 LOS CARNEROS AVENUE, NAPA, CA

<ul style="list-style-type: none"> ✓ Application Acceptance ● Environmental Review ✓ Public Works Review ● Fire Review ✓ EM Review ● County Council Review ● Planning Review ✓ Building Review Planning Approval Closure 	<p>Task Details - Building Review</p> <p>Assigned Date: 06/20/2007 Due Date:</p> <p>Assigned To: Department: Building Department</p> <p>Current Status: Approved Status Date: 07/18/2007</p> <p>Action By: Eric Banvard Department: Building Department</p> <p>Status Comment:</p> <p>Must obtain all applicable building permits and comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete and appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.</p>
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Planning, Building & Environmental Services

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

David Morrison
Director

July 17, 2017

David Graves
Saintsbury, LLC
1500 Los Carneros Ave.
Napa, CA 94558

Re: #P17-00172 Saintsbury Very Minor Modification
1500 Los Carneros Ave, APN: 047-212-002
Approval Letter

Dear Mr. Graves

The Napa County Planning, Building, and Environmental Services Department has reviewed your request for a Very Minor Modification, #P17-00172, submitted on May 8, 2017, to modify Use Permit(s) #U488283, #U258788A; and #97556-MOD. This permit encompasses and shall be limited to: improvements to the process wastewater system for the winery with the installation of a new treatment system, new storage tanks to store approximately 200,000 gallons treated process wastewater and recycled water for irrigation, and, until the new permanent system is installed, use of a temporary Hold and Haul system for winery process wastewater and recycled water. There will be no increase in employees, visitors, marketing or production capacity with this approval.

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

Saintsbury Winery Modification-

#P17-00172-MOD

July 27, 2017

Page 2

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

Pursuant to Section 18.124.080 of the Napa County Code, the 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 this permit.

Expiration Date: JULY 17, 2019

Should you have any questions, please contact Wyntress Balcher, Planner II at (707) 259-8226 or e-mail at wyntress.balcher@countyofnapa.org.

Sincerely,

David Morrison

Director



By: Wyntress Balcher, Planner II

Enclosures

cc: Napa County Departments/Divisions: Engineering Services, Environmental Health, Building, Fire,
J. Tuteur (Assessor)
Project Files

CONDITIONS OF APPROVAL

SAINTSBURY WINERY
P17-00172-VMM
1500 LOS CARNEROS AVENUE, NAPA 94558
APN 047-212-002

This permit encompasses and shall be limited to the project commonly known as **Saintsbury Winery Very Minor Modification**, located at **1500 Los Carneros Ave., Napa**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee 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.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

This permit encompasses and shall be limited to:

- 1.1 Approval to modify an existing 165,000 gallon approved under Use Permit #U-488283 and Use Permit Modifications #U-258788A and #97556-MOD and to allow the following:
 - a. The improvement and replacement of the winery's process wastewater and sanitary wastewater systems to allow:
 1. Demolition and removal of the existing sanitary mound system;
 2. Installation of a new process wastewater system;
 3. Installation of 200,000 gallon water storage tank for treated process wastewater and recycled water for irrigation; and,
 4. Temporary use of a process wastewater hold and haul system.

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 (the County Code). It is the responsibility of the permittee 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 change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 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 of approval 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 property owner or permittee. 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 issuance of a 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 a compliance deficiency 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 so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

- 4.1 GENERAL PROVISIONS **[RESERVED]**
- 4.2 TOURS AND TASTINGS/VISITATION **[RESERVED]**
- 4.3 MARKETING **[RESERVED]**
- 4.4 ON-PREMISES CONSUMPTION **[RESERVED]**
- 4.5 RESIDENCE OR NON-WINERY STRUCTURES **[RESERVED]**
- 4.6 GRAPE SOURCE **[RESERVED]**

- 4.7 COMPLIANCE REVIEW **RESERVED]**
- 4.8 RENTAL/LEASING **[RESERVED]**
- 4.9 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**
- 4.10 AMPLIFIED MUSIC **[RESERVED]**
- 4.11 TRAFFIC **[RESERVED]**
- 4.12 PARKING **[RESERVED]**
- 4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES **[RESERVED]**
- 4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES **[RESERVED]**
- 4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**
- 4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS **[RESERVED]**
- 4.17 NO TEMPORARY SIGNS **[RESERVED]**
- 4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated June 29, 2017.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated June 13, 2017.

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 County 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 this permit.

- 4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**
- 4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT **[RESERVED]**
- 4.21 PREVIOUS CONDITIONS **[RESERVED]**

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' 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. Engineering Services Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated June 29, 2017.
- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated June 13, 2017.

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 County 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 permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- a. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

- a. 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 Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. 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. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL [RESERVED]

6.5 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. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES [RESERVED]

6.8 ADDRESSING [RESERVED]

6.9 HISTORIC RESOURCES [RESERVED]

6.10 DEMOLITION ACTIVITIES [RESERVED]

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION [RESERVED]

6.12 PERMIT PREREQUISITE MITIGATION MEASURES [RESERVED]

6.13 PARCEL CHANGE REQUIREMENTS [RESERVED]

6.14 FINAL MAPS [RESERVED]

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS [RESERVED]

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. 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 when average wind speeds exceed 20 mph.

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further

guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions 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 daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES **[RESERVED]**

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL **[RESERVED]**

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 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.

9.2 SIGNS **[RESERVED]**

9.3 GATES/ENTRY STRUCTURES **[RESERVED]**

9.4 LANDSCAPING **[RESERVED]**

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

- 9.7 GRADING SPOILS
All spoils shall be removed in accordance with the approved grading permit and/or building permit.
- 9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**
- 9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Wyntriss Balcher, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: June 13, 2017	Re: Saintsbury Winery 1500 Los Carneros Avenue Assessor Parcel #047-212-002 File # P17-00172

The application requesting approval to improve and replace the process wastewater and sanitary wastewater systems serving an existing winery as described in application materials has been reviewed. Please include the following conditions if the project is approved:

1. Within 60 days of use permit approval plans for the proposed hold and haul system shall be submitted for review and approval. The system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions.
2. Within 60 days of use permit approval a permit to construct the hold and haul system must be secured from this Division.
3. An annual hold and haul operating permit must be obtained for the hold and haul system prior to issuance of a final on the project. The applicant must comply with the monitoring required by this permit.
4. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
5. Prior to constructing the permanent process wastewater system improvements, plans shall be submitted for review and approval. The system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. A permit to construct the permanent process wastewater system improvements must be secured from this Division prior to beginning construction.

6. Prior to constructing the permanent sanitary wastewater system improvements plans shall be submitted to this Division for review and approval. The system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. A permit to construct the permanent sanitary wastewater system improvements must be secured from this Division prior to beginning construction.
7. The applicant shall obtain annual operating permits for the process and sanitary wastewater treatment systems prior to this office granting final approval of the systems. The applicant must comply with the monitoring required by these permits.



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: WynRESS Balcher, Planning	From: Jeannette Doss, Engineering JD
Date: June 29, 2017	Re: P17-00172 Saintsbury Winery Wastewater System APN: 047-212-002-000

The Engineering and Conservation division ('Engineering') has reviewed the use permit application P17-00172 for the Saintsbury Winery Wastewater System located on assessor's parcel number 047-212-002. In general the project proposes the following:

To improve and replace the winery's process wastewater system.

Based upon the information provided in the application, Engineering finds the application complete and recommends the following conditions of approval:

EXISTING CONDITIONS

1. The Existing Parcel is located at the corner of Withers Road and Cuttings Wharf Road in Napa.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. Should the existing outdoor/uncovered loading/unloading areas and/or processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, be modified, expanded and/or improved in the future, Napa County may require these areas to be paved and performed undercover.
2. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707)259-8179 or by email at Jeannette.Doss@countyofnapa.org