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Previous Project Conditions



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Planning, Building, and Environmental Services

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David Morrison  
Director

July 2, 2019

Via Certified Mail

White Rock Vineyards  
Katherine Phillipakis  
Farrella Braun + Martel LLP  
899 Adams Street Suite G  
St. Helena, CA 95474

RE: Status Determination #P19-00159  
White Rock Vineyards – 1115 Loma Vista Drive; APN: 039-680-004  
Date of Decision: July 2, 2019

Dear Ms. Phillipakis:

Your request for the County to document and/or delineate the existing property rights for the property located at 1115 Loma Vista Drive; APN 039-680-004 (the "property") was received by this office on March 28, 2019. Status determinations merely confirm existing legal entitlements already granted by the County. Status determinations are not permits and do not authorize new uses or structures. They also do not authorize or grandfather historic uses or structures that were not legally established.

Your request has been reviewed by the Planning Division and County Counsel. Below is a historic summary, evaluation and conclusion of existing use permits, use permit modifications, other land use entitlements, and any other documentary evidence demonstrating the uses or structures on the property have been legally established.

Historic Assessment of Project Approvals:

Exhibit 1, as attached, provides a historical accounting of the property's entitlement to assist staff in the confirmation of existing legal entitlements already granted by the County. The County has no records regarding the use of the residential structure on the property for any aspect of the winery or as a ghost winery. Furthermore, pursuant to County Code Section 15.52.035(A), ghost wineries must be a substantially intact building (i.e. four walls and a roof) that was used as a winery prior to Prohibition on January 16, 1920, but that was not used as a winery as of May 14, 2002.

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Staff Analysis & Conclusion:

Based upon the historic assessment provided in Exhibit 1, staff has determined that the winery is entitled to the following:

**Visitation:** No tours or tastings, but no limit on visitation for retail sales of wine produced on the premises, which are allowed as an agricultural use by right, without a permit.

**Number of Employees:** 1 full-time and 2 part-time

**Production:** 20,000 gallons per year

**Hours of Operation:** 8AM to 6PM - 5 days per week

**Parking:** 4 parking spaces

This determination is final unless an appeal is filed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You will be notified if an appeal is filed.

Should you have any questions, please contact Charlene Gallina at (707) 299-1355 or e-mail at [Charlene.Gallina@countyofnapa.org](mailto:Charlene.Gallina@countyofnapa.org).

Sincerely,

David Morrison  
Director



By: Brian Bordona – Deputy Planning Director Supervising Planner

cc: Jason Dooley - Deputy County Counsel

Received

JUL 03 2019

Napa County Counsel

**EXHIBIT 1**

**USE PERMITS/BUILDING PERMITS ASSOCIATED WITH THE PROPERTY**

<b>Permit Number or Documentation</b>	<b>Approval Date</b>	<b>Applicable Condition of Approval or Other Documentation</b>	<b>Project Scope or Entitlement</b>
Small Winery Use Permit Exemption Application and Related Findings, dated March 30, 1987.	March 30, 1987	Small Winery Use Permit Exemption Application Form and related Findings, dated March 30, 1987.	Small Winery Use Permit Exemption with an annual production capacity of 20,000 gallons, a cave of approximately 3,000 ft <sup>2</sup> and 4 parking spaces. Visitation limited to retail sales.