

“C”

## Previous Project Conditions

22-100-20  
29

COUNTY OF NAPA

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

November 20, 1975

Conn Creek Vineyards  
1255 Sylvaner  
St. Helena, California 94574

Gentlemen:

Your Use Permit Application Number U-297576 to operate a winery within an  
existing stone structure on a 14-acre parcel.

located on the east side of Ehlers Lane 1,400 feet east of State Hwy. #29 in an AP District  
has been approved by the Napa County Conservation, Development and Planning Commission  
based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

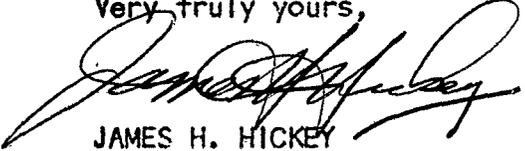
APPROVAL DATE: November 19, 1975

Your Use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,



JAMES H. HICKEY  
Secretary-Director

JHH:jl

cc: Don Jonas  
Chief Building Inspector  
County of Napa

CONN CREEK VINEYARDS

11-19-76

Use Permit  
#U-297576

Received: 9=10=75

CDPC APPROVED: 11-19-75

1 YEAR FIELD CHECKED BY: Wm

DATE: 12-6-76

COMMENTS: All conditions have been met.  
Wm

No signs.



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING  
Director

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

November 21, 1991

Assessor's Parcel # 22-100-24  
29

Tony Cartlidge  
STRATFORD WINERY  
1472 Railroad Avenue  
St. Helena, CA 94574

Dear Mr. Cartlidge:

Please be advised that Use Permit Application Number U-91-15 has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:

1. The permit is limited to:
  - an expansion of the winery facilities to include the addition of an existing 1925 sq. ft. structure to be utilized for the storage of barrels and casegoods for the on-site winery operations; and
  - the marketing activities outlined in "Exhibit A" and as specifically amended by conditions number 6 and 7 of this permit.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission consideration. All conditions of approval of use permit #U-297576, except as specifically modified herein, shall be incorporated and included in this permit.
2. Submit a detailed landscaping 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 is to be submitted prior to issuance of any permit. Landscaping, fencing, and parking to be completed prior to commencement of operations. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
3. Provide 14 off-street parking spaces on a dust-free all-weather surface, and necessary access improvements required by the Public Works Department letters of October 3, 1975 and September 26, 1991.
4. Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height, and placement.

Stratford Winery  
Use Permit #U-91-15  
November 21, 1991  
Page 2

5. Comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
6. Comply with 3 Mitigation Measures described in the Project Revision Statement signed by the applicant dated October 31, 1991.
7. All marketing activities outlined in Exhibit A shall be limited to members of the wine trade, persons invited by the winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for their use.

**APPROVAL DATE: November 20, 1991**

**EXPIRATION DATE: November 30, 1992**

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. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

Pursuant to Section 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 \$300.00 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,



MICHAEL MILLER  
Deputy Planning Director

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

## PROJECT REVISION STATEMENT

I hereby revise my proposal to expand the existing 25,000 gallon/year winery operation with the incorporation of an existing 1925 sq. ft. building for barrel and casegood storage; to include daily retail sales; and occasional marketing tours, tasting and dinners on Assessor's Parcel 22-100-24 (Use Permit Request #U-91-15) to include the measures specified below:

### NOISE (Ambient night noise levels)

1. Any outdoor private special events, as outlined in the "Proposed Marketing Plan for Stratford Winery", will occur only within the hours of 10:30 AM and 10:00 PM.
2. All activities around the warehouse which would utilized motorized equipment shall be limited to the hours of 7:00 AM and 7:00 PM, unless written waiver of this requirement by the inhabitants of every residence within 1300 feet shall be submitted to the Napa County Conservation, Development and Planning Department. Truck traffic shall be scheduled on weekdays and daytime hours whenever possible.

### AESTHETIC (Nighttime light levels)

3. Any lighting installed on the warehouse shall include shields which direct the illumination downward and away from all adjoining public roadways and all nearby residences.

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

Finally, I understand and explicitly agree that with regards to all CEQA and Permit Streamlining Act 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.

Tony Cavallid  
Applicant

10-31-91  
date

Michael J. Casey  
Property Owner

10/31/91  
date

**RECEIVED**

NOV - 1 1991

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

## STRATFORD

- REGARDING: Proposed Marketing Plan for Stratford Winery

The following includes all wine marketing activities contemplated at the winery.

1. Retail Sales. Open 7 days per week, 10:30 to 5:30 pm.
2. Private Special Events.
  - a. Tours and tastings for wine trade personnel.  
Frequency: 30 per year.  
Number of persons: 5 to 20 persons. Average-10 persons.  
Time of day: 12 during work day. 8 evening and weekend.
  - b. Private promotional dinners.  
Frequency: 8 per year.  
Number of persons: Average 25. Range - 15 to 35.  
Time of day: Evening.
  - c. Wine auction related events such as barrel tastings and auctions.  
Frequency: 3 events per year.  
Number of persons: 75 persons per event.  
Time of day: afternoon and evening - weekday and weekend.





# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson  
Director

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

August 23, 2002

Leducq Vineyards  
Attention: T'Anne Butcher  
3222 Ehlers Lane  
St. Helena, CA 94574

Re: Request for Modification (#02281-MOD) of Use Permit, #U-91-15 to allow for use of temporary fermentation tanks  
(APN 022-100-024)

029

Dear T'Anne:

Please be advised that your request to modify your Use Permit (U-91-15 and any subsequent modifications) for Leducq Vineyards has been administratively **APPROVED**.

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

Pursuant to Section 18.124.080 of the Napa County Code, this approval must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void. An extension of time in which to activate the approval may be granted for a maximum of 12 months, upon application at least 30 days prior to expiration, and payment of fees in effect at the time of application. This letter is your only notice regarding expiration and procedures for extension of this permit.

This approval applies only to the use of temporary fermentation tanks, in the locations shown on your submitted site plan, with the exception that no tank shall be placed closer to the existing access road than the front of the winery building. This approval applies to the 2002 and 2003 fall crush seasons. The applicant should make plans to establish the tanks in a permanent location before this approval expires. Tanks shall only be in place during crush, and shall at all other times be stored inside an existing structure or in a location of the property. This approval is subject to the comments provided by other departments as attached to this letter. It is recommended that the Fire Department be contacted to conduct a site visit once the tanks are sited to ensure proper fire access is being maintained.

Should you have any questions, please contact me at [slederer@co.napa.ca.us](mailto:slederer@co.napa.ca.us) or at (707) 253-4417.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Lederer".

Steven E. Lederer  
Deputy Planning Director

#### Attachments

cc: file (w)  
John Tuteur, Assessor (w/o)  
Gary Brewen, Building Codes Administrator (w)  
Christine Secheli, Environmental Management (w)  
Barbara Easter, County Fire Department (w)



# MEMORANDUM

July 30, 2002

**RECEIVED**

**TO:** Napa County Planning Department, Charley Wilson, Director

**FROM:** Napa County Environmental Management Department, *CMS*  
Christine Secheli, R.E.H.S., Environmental Health Manager

JUL 30 2002

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**SUBJECT:** Use Permit Modification Application for Leducq Vineyards  
Located at 3222 Ehlers Lane  
Assessor Parcel # 22-100-24  
File # 02281-MOD

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

1. All winery waste from the proposed temporary tank area must be properly directed to the septic system.

cc: Leducq Vineyards, 3222 Ehlers Ln., St. Helena, CA 94574



# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

**Charles Wilson**  
Secretary-Director

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

September 17, 2003

Ehlers Estates  
Vance Rose  
3222 Ehlers Lane  
St. Helena, CA 94574

RE: Request for Use Permit # 03217-MOD (Assessor Parcel No. 22-100-024/25/008)

Dear Mr. Rose:

Please be advised that **Use Permit Modification Application #03217-MOD** has been **APPROVED** by the Napa County Conservation, Development and Planning Commission on September 17, 2003 based on the attached amended conditions.

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

**EXPIRATION DATE: September 17, 2005**

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date, or it shall automatically expire and become void.

Should you have any questions, please contact Naomi Beattie at (707) 253-4417.

Very truly yours,

A handwritten signature in black ink, appearing to read "S. Lederer".

Steven E. Lederer  
Deputy Planning Director

cc. Bob Nelson, Supervising Planner  
John Tuteur, Assessor  
Christine Secheli, Department of Environmental Management  
Gabrielle Avina, Napa County Fire Department  
Debbie Quick, DP&F



# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Charles Wilson  
Secretary-Director

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

September 17, 2003

Ehlers Estates  
Vance Rose  
3222 Ehlers Lane  
St. Helena, CA 94574

RE: Request for Use Permit # 03217-MOD (Assessor Parcel No. 22-100-024<sup>29</sup>~~251008~~)

Dear Mr. Rose:

Please be advised that **Use Permit Modification Application #03217-MOD** has been **APPROVED** by the Napa County Conservation, Development and Planning Commission on September 17, 2003 based on the attached amended conditions.

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

**EXPIRATION DATE: September 17, 2005**

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date, or it shall automatically expire and become void.

Should you have any questions, please contact Naomi Beattie at (707) 253-4417.

Very truly yours,

A handwritten signature in black ink, appearing to read "S. Lederer".

Steven E. Lederer  
Deputy Planning Director

cc. Bob Nelson, Supervising Planner  
John Tuteur, Assessor  
Christine Secheli, Department of Environmental Management  
Gabrielle Avina, Napa County Fire Department  
Debbie Quick, DP&F

**AMENDED CONDITIONS OF APPROVAL  
EHLERS ESTATE WINERY #03217-MOD  
APN: 022-100-024 (subject to change) & 022-100-008**

1. **SCOPE:** The permit shall be limited to:

- Removal of an existing 1,925 square foot winery building;
- Construction of a new 14,614 square foot winery production building and a 900 square foot covered walkway leading to the main cave portal;
- Construction of 11,220 square feet of caves;
- Addition of a 135 square foot restroom/vestibule to the existing historic winery building.
- Removal of a 276 square foot laboratory and a 101 square foot storage building..
- Relocate and modify existing winery sign and add two winery signs.
- Relocate five (5) parking spaces and add a 2,000 square foot loading area as delineated on site plan;
- Relocate 10 fermentation tanks (permitted under #02281-MOD).
- Lot Line Adjustment to locate all winery uses on a single parcel.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process. **No Building Permits shall be issued until Lot Line Adjustment (L.L.A.) is recorded and private drive is relocated as proposed in submitted material.**

2. **SIGNS:**

All signs shall meet the design standards as set forth on Section 18.116 of the County Code. The proposed signs shall be designed and sited in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting by Prior Appointment Only". **In the event that the adjacent parcel (22-100-008) where the winery signs are proposed is not owned or controlled by the owner of the winery parcel, all signs located on that parcel shall be removed and relocated to winery parcel (currently 22-100-025, subject to L.L.A.).**

3. **GATES/ENTRY STRUCTURES:**

Any gate installed at the winery entrance shall be reviewed by the Planning and Public Works Departments and the Napa County Fire Department to assure that it is designed to allow a large vehicles such as motorhomes to turn around if the gate is closed without backing into the public roadway and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the County Code.

4. **LIGHTING:**

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. 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. Prior to issuance of any building permit for construction, two (2) copies of a separate detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval.

5. **LANDSCAPING/PARKING:**

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. **Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.**

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view the structures. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

6. **OUTDOOR STORAGE/SCREENING:**

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to 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. **At the completion of the proposed 14,614 square production building, all tanks currently located adjacent to historic winery building shall be removed.**

7. **RENTAL/LEASING:**

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010). **The existing residence currently located on parcel APN: 022-100-025 shall remain residential use only.**

**8. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of July 9, 2003

Department of Public Works as stated in their letter of August 4, 2003

County Fire Department as stated in their letter of July 8, 2003

Building Division as stated in their letter of June 25, 2003

CALOSHA as stated in their letter of July 2, 2003

**9. SPOILS:**

All spoils generated by construction of the project facilities, including cave spoils, shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy.

**10. WELLS:**

The permittee may be required (at the permittee's expense) to provide well monitoring data if it is judged that water usage at the winery is, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of the modifications authorized by this approval, #03217-MOD, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.

**11. NOISE:**

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Section 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road condition 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 between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings.

**12. 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 vegetation, existing winery structures, and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be prohibited.

**13. 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. Construction activities shall not occur during windy periods.

**14. 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 Department will be contacted for further guidance, which will likely include the requirement for the applicant to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he 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 nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

**15. TRAFFIC**

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per the Department of Public Works shall be maintained in good working condition.

**16. UTILITIES**

Utilities for the new winery production building (14,614 square feet) shall be installed underground.

**17. STORM WATER CONTROL**

For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, etc.) shall be stored and used in a manner

that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

**18. INDEMNIFICATION**

An indemnification agreement, in the form attached hereto, shall be signed and returned to the County within twenty (20) days of the granting of this approval.

**19. 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. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, 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. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$88.00/hour as of December, 2002). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies 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 it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.



# COUNTY of NAPA

## CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Charles Wilson  
Director

Patrick Lynch  
Assistant Director

March 2, 2004

Ehler's Estate Winery  
Attn: Vance Rose  
3222 Ehlers Lane  
St. Helena, Ca 94574

Re: Request for Use Permit Modification #04022-MOD, APN:22-100-024 029

Dear Mr. Vance Rose:

Please be advised that your request to modify Use Permit #03271-UP for Ehler's Estate Winery has been administratively **APPROVED** (see attached comments).

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If others file an appeal, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, this approval must be activated within two years from the approval date, or it shall automatically expire and become void. No extensions are possible. This letter is your only notice regarding expiration.

This approval applies only to the modifications proposed in your letter submitted January 13, 2004. All applicable building permits must be applied for and obtained prior to construction. Additionally, approval from the Fire Department, Public Works, and Environmental Management must be obtained and all conditions must be complied with as part of the Building Permit process. All conditions required by the original Use Permit and Use Permit modifications, except as modified herein, remain in full effect.

Should you have any questions, please contact Naomi Beattie at [nbeattie@co.napa.ca.us](mailto:nbeattie@co.napa.ca.us) or a (707) 253-4416

Sincerely,

Steven E. Lederer  
Deputy Planning Director

Cc: file  
Bob Nelson, Supervising Planner  
Gabrielle Avina, County Fire Department  
Christine Secheli, Environmental Management Department  
Larry Bogner, Public Works

**CONDITIONS OF APPROVAL  
EHLER'S ESTATE WINERY  
#04022-MOD  
APN: 22-100-024**

1. **SCOPE:** The permit shall be limited to:

- Relocation and reduction in size of the 14,614 square foot winery production building that was approved under modification #03271-MOD to 8,395 square feet.
- Relocation of the cave portals and extension of the cave access covered walkway by 260 square feet.
- Relocation of the mechanical equipment pad
- Approval of an entry structure and sign

The winery, caves, and entry structure/sign shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process.

2. **LIGHTING:**

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. 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.

3. **OUTDOOR STORAGE/SCREENING/UTILITIES:**

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to 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.

4. **RENTAL/LEASING:**

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010)

5. **COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of February 27, 2004  
Department of Public Works as stated in their letter of February 2, 2004  
County Fire Department as stated in their letter of February 12, 2004

6. **COLORS:**

The colors used for the roof, exterior walls and built landscaping features of proposed winery building shall match existing winery buildings onsite. Highly reflective surfaces shall be prohibited.

7. **PREVIOUS CONDITIONS:**

The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #03271-MOD. (Any conditions that are in conflict with the requirements of this permit shall be null and void).

8. **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. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, 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. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$88.00/hour as of December, 2002). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies 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 it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.



# COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

## BUILDING INSPECTION DIVISION

HILLARY GITELMAN  
Director

PATRICK LYNCH, A/CP  
Assistant Director

DARRELL MAYES  
Chief Building Official

VACANT  
Plans & Permits  
Supervisor

RANDY SCHMELING  
Plans Examiner

JOHN KAYLOR  
Plans Examiner

STACIE VAZQUEZ  
Plans Examiner

OLAF KLASCHIK  
Plans Examiner

CHRISTINA BEYE  
Permit Technician

MAC MACCOLL  
Supervisor

JOHN MORROW  
Building Inspector

DAVID DELONG  
Building Inspector

RICK BLAIR  
Building Inspector

JOHN HAMMOND  
Building Inspector

CARL BAKKEN  
Building Inspector

GREG BAXTER  
Building Inspector

ED COLBY  
Code Compliance/  
Planner

1195 THIRD STREET  
SUITE 210

NAPA, CALIFORNIA  
94559

TELEPHONE:  
707-253-4417

FAX:  
707-253-4336

WWW.CO.NAPA.CA.US

June 29, 2006

Cello & Maudru Construction Co. Inc.  
C/O Bill Schaeffer  
2505 Oak Street  
Napa, Ca. 94559

SUBJECT: Request of Temporary Occupancy  
Assessors Parcel #022-100-029  
Building Permit # B05-01575

Dear Mr. Schaeffer:

This letter responds to your formal request dated June 7, 2006, relative to beneficial occupancy of the above-captioned complex.

As you know, the notification and receipt of conditional approvals from agencies involved in permit processing has been completed. The conditional approval is specific to this request and does not grant nor infer approvals for any future phases and/or final Certificate of Occupancy. Such actions will again be subject to review and approval of all agencies, departments and special districts based on your schedule for phased occupancy.

This conditional beneficial occupancy is specific to the winery barrel storage and fermentation building. The occupancy and use of the subject building is hereby **approved** effective June 29, 2006, for a period of One Hundred Eighty (180) days. The continued beneficial use of the building shall be conditioned upon meeting and maintaining the requirements of the following agencies and entities:

1. Napa County Fire Department
2. Environmental Management Department
3. Public Works Department
4. Conservation, Development and Planning Department

The above entities can and will enter upon the premises to determine compliance status and may, at their options, render a report to this office relative to phased occupancy of other portions of the subject structure and/or continued occupancy authorized by this action.

Please advise this office of any changes, (physical or administrative), that may affect current status and/or future phased occupancy requests identified in your schedule.

If you have questions in this regard, please call at your convenience.

Sincerely,

Darrell Mayes  
Chief Building Official

CC: Hillary Gitelman, Director  
Steve Lederer, Deputy Planning Director  
Maurice E. MacColl, Supervising Field Inspector  
Napa County Fire Department

*File*



# COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

June 28, 2005

HILLARY GITELMAN  
Director

PATRICK LYNCH, AICP  
Assistant Director

STEVE LEDERER  
Deputy Director

JOHN MCDOWELL  
Project Manager

ROBERT NELSON  
Supervisor

HEATHER  
MCCOLLISTER  
Principal Planner

SEAN TRIPPI  
Principal Planner

BARBARA ABATE  
Planner

TRISH HORNISHER  
Planner

NAOMI BEATTIE  
Planner

NANCY JOHNSON  
Planner

SUZIE GAMBILL  
Planning Technician

C. RENEE LEDERER  
Planning Administrative  
Specialist

Tom Carey  
DP&F  
809 Coombs Street  
Napa, CA 94559

Re: Request for Use Permit Modification (#P05-0231-MOD) to allow for minor modifications of the Ehlers Estate Winery (APN 022-100-029)

Dear Tom:

Please be advised that your request to modify the Use Permit for Ehlers Estate Winery has been administratively **APPROVED**. The CEQA status of this action is categorically exempt, Class 1 (Minor changes to existing operations).

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified. Pursuant to Section 18.124.080 of the Napa County Code, this approval must be activated within two years from the approval date, or it shall automatically expire and become void. This letter is your only notice regarding expiration.

This approval applies only to the changes proposed in your submittal of June 17, 2005, and shall be constructed in substantial conformance with the submitted drawings. In summary, the approved changes are as follows:

1. Delete construction of previously approved 8,395 sq. ft. building
2. Construct a new 3,600 sq. ft. building attached to the rear of the existing stone winery
3. Construct a 3,000 sq. ft. barrel aging building with 750 sq. ft. of covered barrel washing area in the location of the previously approved building.

All applicable building permits must be applied for and obtained prior to construction, and other agency comments on the building permit submittal and as contained in previous approvals shall be complied with. No other changes were requested or approved.

Should you have any questions, please contact me at [slederer@co.napa.ca.us](mailto:slederer@co.napa.ca.us) or at (707) 253-4417.

Sincerely,

Steven E. Lederer  
Deputy Planning Director

cc: John Tuteur, Assessor

1195 THIRD STREET  
SUITE 210

NAPA, CALIFORNIA  
94559

TELEPHONE:  
707-253-4417

FAX:  
707-253-4336

WWW.CO.NAPA.CA.US

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1195 Third Street, Room 210 – Napa, CA 94559-3092 – Tel: (707) 253-4416 Fax: (707) 253-4336

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### USE PERMIT

Status: **PENDING**  
Comp Type: UP - MODVMIN  
Created By: BABATE  
Planner:  
Project Name: Ehlers Estate Wi  
Project Type: WINERY

Permit Number: **P05-0231**  
Applied: 06/17/2005  
Completeness Determ. Due:  
Action Date:  
Last Status Change:  
Final Action Date:  
Environmental Review:  
Completeness Date: 06/17/2005

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Site Address: **3200 EHLERS LANE**

Location: Parcel Number: 022-100-029-000

Applicant: **EHLERS ESTATE WINERY**  
Address: 3222 EHLERS LN  
ST HELENA CA 94574

Phone: (707) 963-5972

Owner: **NEW VAVIN INC**  
Address: DBA LEDUCQ VINEYARDS  
3222 EHLERS LN SAINT 94574

Phone:

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#### DESCRIPTION: WINERY - VERY MINOR MOD

Approval to reduce the overall size of the winery building area and eliminate the caves. The proposal is to construct a 3,596 square foot fermentation building to be attached to the existing winery structure, and a 2937 square foot barrel aging building with a 747 square foot barrel washing area in the same location where the approved new building was to be located, for a total of 7280 square feet of new building area. No changes to the production capacity, visitation, number of employees or any other operational characteristics are proposed. The site is a 13.83 acre parcel located on Ehlers Lane within an AP zoning district. (APN 22-100-029)

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Gen. Plan Designation 1: AP  
Zoning Designation 1: AP  
Environmental Review Type:

Gen. Plan Designation 2:  
Zoning Designation 2: NO



January 30, 2006

HILLARY GITELMAN  
 Director

PATRICK LYNCH, AICP  
 Assistant Director

STEVE LEDERER  
 Deputy Director

JOHN MCDOWELL  
 Project Manager

ROBERT NELSON  
 Supervisor

HEATHER MCCOLLISTER  
 Principal Planner

SEAN TRIPPI  
 Principal Planner

BARBARA ABATE  
 Planner

TRISH HORNISHER  
 Planner

NANCY JOHNSON  
 Planner

RONALD GEE  
 Planner

FLOYD MCGREGOR  
 Planner/ITS

SUZIE GAMBILL  
 Planning Technician

Mr. Grady Sibert,  
 Ehlers Estate Winery  
 3222 Ehlers Lane  
 St. Helena, CA 94574  
[gsibert@ehlersestate.com](mailto:gsibert@ehlersestate.com)

Dear Mr. Sibert,

Proposed Minor Expansion of Production and Barrel Storage Buildings  
 Use Permit # P06-0016-MODVMIN  
 3222 Ehlers Lane, St. Helena, CA, APN 022-100-029

Please be advised that you request to modify Use Permit #P05-0231-UPModMinor (to allow a new covered utility structure on a barrel storage building and new storage area in a fermentation building) has been administratively **APPROVED**. The CEQA status of this action is Categorical Exempt, Class 1 (Minor changes to existing operations).

The permit becomes effective ten (10) working days (February 13, 2006) from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified. Pursuant to Section 18.124.080 of the Napa County Code, this approval must be activated within two years from the approval date or it shall automatically expire and become void. This letter is the only notice regarding expiration.

This approval applies only to the changes proposed in your submittal of January 20, 2006 and shall be constructed in substantial conformance with the submitted drawings. In summary, the approved changes are as follows:

- 1) A 20 ft. by 20 ft. production building addition on the northwest end of the structure, and
- 2) A new 8 ft. by 12 ft. covered fire equipment addition to the new northeast corner of the barrel storage building.

All applicable building permits must be applied for and obtained prior to construction and other agency comments on the building permit submittal shall be complied with. No other changes were requested or approved. If you have any questions, please call the project planner, Ronald Gee, at 707.253.4416 or e-mail him at [rgee@co.napa.ca.us](mailto:rgee@co.napa.ca.us).

Sincerely,

Steven E. Lederer  
 Deputy Planning Director

cc: Walker/Warner Architects, 353 Folsom Street, San Francisco, CA 94105  
 Michael Muelrath, Bartels Engineering, 1303 Jefferson Street, Napa, CA 94559  
 John Tuteur, Assessor

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