



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

November 12, 2009

NOTICE AND ORDER

John Caldwell
169 Kruzer Lane
Napa, CA 94559

Re: Occupancy: Caldwell Winery, APN# 045-310-056

Dear Mr. Caldwell:

This letter is a follow-up to document our discussions at our meetings on October 26 and 27, 2009 and will serve as a notice of violations that currently exist at your winery. As was discussed your winery is currently operating without a certificate of occupancy. This is a violation of the Appendix Chapter 1, Section 110.1 of the 2007 California Building Code. On October 26, 2009 building staff conducted a site visit at your winery and observed several code violations related to life-safety within the winery cave. As we had stated at the October 27, 2009 meeting the cave/wine tasting and touring activities must cease and no public access is allowed due to the current status of your permits and the violation observed during our site visit.

Last Friday (11/6/09) I attempted to contact you to set-up a follow-up site visit with your electrician to address some of the immediate life safety issues. The person who answered the phone stated that you were out of the office with tasting appointments and would be busy the remainder of the day. I was surprised to hear that the tastings are continuing despite our discussion on October 27th. Please be advised that upon receipt of this letter you must cease all wine tasting/touring activity in the winery and crush pad area until the proper clearances are obtained (ie. a Certificate of Occupancy). Additionally, due to several code violations observed at the October 16, 2009 inspection the portions of the cave that are occupied for crush and wine production must cease until life safety violations are corrected. If you fail to cease such activities further enforcement action will be initiated by this department and this case will be referred to the Napa County District Attorney.

Currently your property is in violation of Napa County Code Section 15.04.070 –Violations, and the California Building Code as referenced above. Upon conclusion of our October 27th meeting you agreed to hire an architect to prepare "as built" plans of your facility to document the winery as it exists today. With that said application for permits for the above referenced violation(s) must occur within **30 days** from the date of this notice. Upon issuance of the permit you will have 60 days to final the permit and a certificate of occupancy will be issued upon approval of all involved departments.

As of today I have not received a return phone call to arrange an inspection. Please contact Ben Reynolds (707) 253-4376, Supervising Field Inspector upon receipt of this letter to arrange for the inspection with your electrician, as I will be out of the office the remainder of the work week. I look forward to meeting with you and your representatives in the near future so we may make progress in bringing your winery into compliance with the Napa County Code and California Building Code.

If you have any questions please feel free to call me at (707) 299-1347.

Sincerely,

A handwritten signature in black ink, appearing to read "David Giudice", written over a light gray rectangular background.

David Giudice
Supervising Code Enforcement Officer

Cc: Hillary Gitelman, Director
Darrell Mayes, Chief Building Official



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Conservation Development and Planning Department
Code Enforcement

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Hillary Gitelman
Director of Conservation Development and Planning

January 9, 2009

EXPIRED PERMIT NOTICE NOTICE OF VIOLATION

Caldwell Vineyards LLC
169 Kreuzer Ln
Napa, Ca 94559

Location: 169 Kreuzer Lane

APN: 045-310-054/055

Building Permit: B03-01411 & B04-00089 & B04-00159 & B05-00686 & B05-00692 has expired

Authority: Napa County Code Chapter 15- 15.04.060

Dear Property Owner:

It has come to the attention of this office that the permit(s) captioned above have become "null and void" per Chapter 15 of the Napa County Code. Your permit has expired and you are required to reactivate the permit within 30 days from the date of this notice. Additionally, as a result of the expired permit your property is in violation of Section 108.5.6 of the 2001 California Building Code which requires a final inspection.

Please contact or visit the County of Napa Building Department regarding the re-activation process. The Building Departments contact information is located at the bottom of this letter. Please be advised that when the permit is re-activated, you will have 60 days to final the permit to complete the abatement of the violation.

Failure to re-activate the permit within 30 days may result in further action by this department. If you have any questions, or do not fully understand any part of these proceedings I strongly urge you to call me at (707) 299-1343. Thank you for your cooperation in making the County of Napa a safe and attractive community.

Sincerely,

A handwritten signature in cursive script that reads "Greg Baxter".

Greg Baxter,
Code Enforcement Officer

cc: Darrell Mayes, Chief Building Official