

**NAPA COUNTY  
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT**

## **CONDITIONS OF APPROVAL**

**CDPC Meeting Date August 7, 2002**

**#01099-UP (Saviez Vineyards)**

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

- Wine production of no more than 20,000 gallons per year
- Conversion of an existing historic barn to a two level winery production and administration building totaling 6,306 sq.ft. consisting of:
  - a. 2,718 sq.ft of barrel storage
  - b. 806 sq.ft. fermentation area
  - c. 980 sq.ft. laboratory area
  - d. 64 sq.ft. bathroom
  - e. 224 sq.ft. kitchen area (for catering use only)
  - f. 224 sq.ft. meeting space
  - g. 1,290 sq.ft. office and reception areas
- Retail sales and Tours and Tasting by appointment only at a maximum of 10 visitors per day with an average of 40 visitors per week.
- Establish a Marketing Plan as discussed below

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials as reviewed by in the historic resource analysis prepared by historic architect Dan Peterson, A.I.A. Any expansion or changes in use shall be by the approved Use Permit modification process.

**2. MARKETING:** Marketing events shall be limited as follows:

- a. Private promotional tasting with catered meals:
  - Frequency: 2 times per year
  - Number of persons: 40 maximum
  - Time of Day: 11:00 AM to 10:00 PM

Marketing activities are limited to members of the wine trade, persons who have a 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 pre-arranged basis. All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize those persons arriving or leaving between the hours of 4:00 PM and 5:30 PM.

**3. TOURS AND TASTING:**

Tours and tasting and retail sales shall be by appointment only and shall be limited to 10 visitors per day with a maximum of 40 per week. Tours and tasting shall complete by 4:00 PM. Retail sale of wines shall be limited to only those fermented and bottled on-site by the winery operator.

4. **MITIGATION MEASURES:**

The permittee shall comply with the one (1) mitigation measures described in the signed Project Revision Statement and below:

All site work, including rehabilitation, restoration, and re-use of the exterior of the historic structure shall comply with *The Secretary of Interiors Standards for the Treatment of Historic Properties and Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings*.

5. **GRAPE SOURCE:**

At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis by December 31 the source of grapes verifying that 75% of his approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.

6. **SIGNS:**

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. Signs shall meet the design standards as set forth on Section 18.116 of the County Code. At least one sign must legibly include wording stating "Tours and Tasting by Appointment Only".

7. **GATES/ENTRY STRUCTURES:**

Any gate installed at the winery entrance shall be reviewed by both Planning and Public Works to assure that it is designed to allow a large vehicle such as a motorhome to turn around if the gate is closed and not back out onto the roadway blocking traffic. If the gate is part of an entry structure an additional permit will be required.

8. **LIGHTING:**

All exterior 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. Prior to issuance of any building permit for construction of the winery, a 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.

9. **LANDSCAPING/PARKING:**

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 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. 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. The tank and crush pad area shall be screened from view of offsite residences and Silverado Trail. 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.

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.

**11. 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)

**12. 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 Oct. 9, 2001

Department of Public Works as stated in their letter of Oct. 17, 2001

County Fire Department as stated in their letter of Oct. 8, 2001

Building Division as stated in their letter of Sept. 21, 2001

**13. WELLS:**

The applicant may be required (at the applicant's expense) to provide well monitoring data if it is judged that water usage at the winery is potentially affecting groundwater supplies or nearby wells. Data requested could include, among other items, water extraction volumes and static well levels. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

**14. NOISE:**

Construction noise shall be minimized to the extent practical. Construction equipment muffling and hours of operation shall be in compliance with County Code Section 8.16. 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.

**15. COLORS:**

The colors used for the roof and exterior walls of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding vegetation and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be avoided.

**16. 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.

**17. MONITORING COSTS:**

All staff costs associated with monitoring compliance with these conditions, the previous permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.

RECEIVED

JUL 17 2002

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.PROJECT REVISION STATEMENTSaviez Winery  
01099-UP

I hereby revise my request to (description of changes required, mitigation measures, and any or all other requirements, amendments, etc., etc.), to include the measures specified below:

1. All site work, including rehabilitation, restoration, and re-use of the exterior of the historic structure shall comply with *The Secretary of Interiors Standards for the Treatment of Historic Properties and Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings.*

**Method of Mitigation Monitoring:** The project planner shall review the building and improvement plans to ensure they are consistent with the project as described in the report prepared by Dan Peterson, A.I.A. on July 1, 2002. In the event that the plans are not consistent with the historic resource analysis prepared by Dan Peterson, A.I.A. the project will be referred to an independent historic architect, at the project sponsors expense, to review for compliance with *The Secretary of Interiors Standards for the Treatment of Historic Properties and Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings.*

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

Signature of Owner(s)

Print Name

Interest

PAUL SAVIEZ

OWNER.