



A Tradition of Stewardship  
A Commitment to Service

**Conservation, Development and Planning**

1195 Third Street, Suite 210  
Napa, CA 94559  
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Main: (707) 253-4417  
Fax: (707) 253-4336

**Hillary Gitelman**  
Director

March 22, 2012

Mr. George H. Monteverdi  
P.O. Box 6079  
Napa, CA 94581

**Re: CLIFF LEDE VINEYARDS**  
Use Permit Modification (File #P11-00438-MOD)  
1473 Yountville Cross Road (APN 031-220-023)

Dear George:

At a regular meeting of the Napa County Planning Commission on March 21, 2012, your request for a Use Permit Modification (P11-00438) to previous County approvals was presented for consideration. Please be advised that the Planning Commission found the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA), which exempts minor alterations to existing structures, and **APPROVED** the Use Permit Modification subject to the attached conditions of approval as amended at the hearing, Napa County departmental and reviewing agency comments, and applicable County regulations.

This approval becomes effective immediately 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 may appeal the conditions of approval. If an appeal is filed by another, you will be notified.

**EXPIRATION DATE: March 21, 2014**

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years, or it shall automatically expire and become void on the expiration date noted above. This letter serves as the only notice you will receive regarding the expiration date of your permit.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

**BUILDING PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY CONSTRUCTION.**  
Should you have any questions, please contact me at (707) 253-4417 or by e-mail:  
[sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sean Trippi', with a stylized flourish at the end.

Sean Trippi, Principal Planner

Napa County Conservation, Development and Planning Department

cc: John Tuteur, County Assessor

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

**Planning Commission Hearing March 21, 2012**

**Conditions of Use Permit Approval**

**Cliff Lede Vineyards (P11-00438-MOD)**

**1473 Yountville Cross Road (APN: #031-220-023)**

**1. SCOPE**

The permit shall be limited to:

- Wine production of no more than 80,000 gallons per year (consistent with the Napa County Winery Production Process);
- Conversion of an existing 1,102 sq. ft. storage room into a tasting room for by-appointment visitors only; and,
- By-appointment tours and tastings with food pairings (see #4, below).

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. 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 changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

**2. PROJECT SPECIFIC CONDITIONS**

- Drop-in visitors are not allowed to taste wines in the new tasting area without prior appointment.
- 50,000 gallons of the winery's annual production is subject to the 75% grape source requirement. (see #5, below)
- The public tasting room and retail sales area are limited to a total of 895 sq. ft.

**3. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES**

Project conditions of approval include all of the following County Department and Agency requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies at time of submittal and may be subject to change, including but not limited to:

Department of Environmental Management as stated in their letter of March 7, 2012.

Department of Public Works as stated in their letter of March 13, 2012.

County Fire Department as stated in their letter of December 21, 2011.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

#### **4. VISITATION**

Consistent with Sections 18.16.030 and 18.20.030 of the Napa County Code, marketing and tours and tastings may occur at a winery only where such activities are accessory and "clearly incidental, related, and subordinate to the primary operation of the winery as a production facility." Marketing, Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions can be requested due to extenuating circumstances and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Conservation, Development and Planning.

Permittee shall obtain and maintain all permits and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB) required to produce and sell wine, including minimum levels of crush and fermentation. In the event permittee loses required ABC and/or TTB permits and licenses, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are re-established.

A log book (or similar record) shall be maintained which documents the number of visitors to the winery (be they tours and tastings or marketing event visitors), and the dates of their visit. This record of visitors shall be made available to the Department upon request.

##### **A. TOURS AND TASTING**

Tours and tastings are limited to the following:

Frequency: 7 days per week, Monday through Sunday

Maximum number of persons per day: 125 public drop-in and 20 by-appointment with food pairing

Maximum number of persons per week: 875 public drop-in and 140 by-appointment with food pairing

Time of operation: 10 AM to 4 PM

"Tours and tastings" means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointment for tours or tastings. Tours and tastings may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant. (Ord 1340 §2, Sec. 18.08.062)

Start and finish time of tours and tastings shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM, and shall be limited to those wines set forth in Napa County Code Sec. 18.16.030(G)(5)(c).

##### **B. MARKETING**

No new or additional marketing events are proposed or approved by this action.

**5. GRAPE SOURCE**

At least 75% of the grapes used to make 50,000 gallons of the winery's wine shall be grown within the County of Napa. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the Conservation, Development and Planning Department upon request, but shall be considered proprietary information not available to the public. (See # 2, above)

**6. 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 persons producing and/or storing wine at the on-site winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Chapter 5.36).

**7. SIGNS**

Prior to installation of any winery identification or directional signs, detailed site plans and sign design plans, including locations, elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval.

Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this use permit approval. All signs shall meet the design standards as set forth in Chapter 18.116 of the County Code. At least one sign placed and sized in a manner to inform the public must legibly and visibly include wording stating "Tours and Tasting by Prior Appointment Only".

**8. 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 of the winery, 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 Department review and approval. All lighting shall comply with Uniform Building Code (UBC).

**9. LANDSCAPING**

Two (2) copies of a detailed landscaping and irrigation plan, including parking details, shall be submitted for review and approval prior to issuance of building permits (If applicable). The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (WELO), as applicable, and shall indicate the names and location 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.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

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 these areas.

Landscaping shall be completed prior to final occupancy, and shall be permanently maintained in accordance with the landscaping plan.

**10. 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.

New utility lines required for this project that are visible from any designated scenic transportation route (see Chapter 7 of the General Plan and Chapter 18.106 of the Napa County Zoning Ordinance for designated roads) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

**11. 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 and the applicant shall obtain written approval by the Conservation, Development and Planning Department prior to painting the building. Highly reflective surfaces shall be prohibited.

**12. SITE IMPROVEMENTS AND PUBLIC WORKS DEPARTMENT**

Contact (707) 253-4351

**a. GRADING AND SPOILS**

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

**b. 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.

**c. 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 during windy periods.

**d. STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by County Public Works Department and the California Regional Water Quality Control Board (SRWQCB).

**e. PARKING**

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).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and 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 permittee shall prepare an event specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

**f. GATES/ENTRY STRUCTURES**

Any gate installed at the winery entrance shall be reviewed by the Conservation, Development and Planning Department, Public Works Department and the Napa County Fire Department to assure that it is designed to allow large vehicles, such as motor homes, 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. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed and approved as part of this use permit approval.

**13. ENVIRONMENTAL MANAGEMENT DEPARTMENT SPECIFIC COMMENTS**

Contact (707) 253-4351

**a. WELLS**

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the winery is affecting, 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 this permit, 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.

**b. 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 Chapter 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.

**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 permittee shall contact the Conservation, Development and Planning 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 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. ADDRESSING**

All project site addresses shall be determined by the Conservation, Development and Planning Director, and reviewed and approved by the U.S. Post Office, prior to issuance of any building permit. The Conservation, Development and Planning Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or



multiple structure projects, this includes building permits for later building modifications or tenant improvements.

**16. AFFORDABLE HOUSING MITIGATION**

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 15.60 or as may be amended by the Board of Supervisors.

**17. PREVIOUS CONDITIONS**

The permittee shall comply with all previous conditions of approval for prior Use Permit Use Permit Modifications, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede earlier ones.

**18. 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 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. Costs shall be as established by Board Resolution 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 grant of final occupancy. 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.

**19. TEMPORARY AND FINAL OCCUPANCY**

All project improvements, including compliance with all applicable codes, conditions and requirements from all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.





# COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

August 7, 2006

Delivered via e-mail

HILLARY GITELMAN  
Director

PATRICK LYNCH, AICP  
Assistant Director

VACANT  
Deputy Planning Director

JOHN MCDOWELL  
Project Manager

ROBERT NELSON  
Supervisor

HEATHER MCCOLLISTER  
Principal Planner

SEAN TRIPPI  
Principal Planner

TRISH HORNISHER  
Planner

NANCY JOHNSON  
Planner

RON GEE  
Planner

FLOYD MCGREGOR  
Planner/ITS

SUZIE GAMBILL  
Planning Technician

TERRI ABRAHAM  
Planning Technician

Dickenson, Peatman & Fogarty  
Attn: George Monteverdi  
809 Coombs Street  
Napa, CA 94559

RE: Request for Use Permit Modification P06-01059-MODMINOR to approved Use Permit #02606-UP (Assessor Parcel No. 031-220-021) with proposed ponds located on APN 031-220-~~019~~-023

Dear Mr. Monteverdi:

Per Napa County Code 18.124.130.B, please be advised that **Use Permit Modification Application #P06-01059-MODMINOR** has been **APPROVED** by the Planning Director on August 7, 2006 based on the submitted information and the application, and based on testimony received during the noticed public comment period.

The action 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 an appeal is filed by another, you will be notified.

Should you have any questions, please contact Heather McCollister at (707) 299-1348 or via e-mail at [hmccolli@co.napa.ca.us](mailto:hmccolli@co.napa.ca.us).

Sincerely,

Heather McCollister, Principal Planner

1195 THIRD STREET  
SUITE 210  
+  
NAPA, CALIFORNIA  
94559  
+  
TELEPHONE:  
707-253-4417  
+  
FAX:  
707-253-4336  
+  
[WWW.CO.NAPA.CA.US](http://WWW.CO.NAPA.CA.US)

cc: file  
John Tuteur, Assessor (via e-mail)  
Larry Bogner, Public Works (via e-mail)  
Dennis Henry, Public Works (via e-mail)  
Christine Secheli, Environmental Management (via e-mail)  
Mike Wilson, County Fire Department (via e-mail)

### **CONDITIONS OF APPROVAL**

**Lede/S. Anderson Winery (Cliff Lede Vineyards)**

**APN 032-220-021 (Winery and associated improvements) 03496-UP**

**APN 032-220-019 (Waste Water Ponds only) P06-01059-MODMIN**

**1. SCOPE:**

**WASTEWATER PONDS:** Two ponds at 353 million gallons each. The ponds shall be setback a minimum of 20 feet from the property. The easement for access and maintenance to the ponds shall be maintained. No other winery related uses are permitted. A lot line adjustment is required prior to a certificate of final occupancy for the winery.

The ponds 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. 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 in their memo dated July 19, 2006;
- Building Department in their memo dated July 2006;
- Public Works Department in their memo dated July 29, 2006

**3. MONITORING COSTS:** All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the applicant 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 applicant's contractors, employees, and guests are the responsibility of the applicant.

**4. 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 unless a special permit to that effect has been secured through the County.

5. **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.
6. **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.
7. **STORM WATER CONTROL:** For any construction activity that results in disturbance of greater than five acres (or one acre following the upcoming change in State regulations) of total land area, applicant shall file a Notice of Intent with the California Regional 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 applicant 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.
8. **INDEMNIFICATION:** An indemnification agreement, in the form attached hereto, has been signed and returned to the County within twenty (20) days of the granting of this approval.
9. All winery facilities shall be located on the same parcel. Prior to issuance of any certificate of occupancy, evidence confirming recordation of documents combining the subject parcels or the lot line adjustment between said parcels (APN:024-241-006 and 024-241-043) shall be submitted to the Department.





**CHARLES WILSON**  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

**PATRICK LYNCH**  
Assistant Director

March 17, 2004

Cliff Lede  
1473 Yountville Cross Road  
Yountville, California 94599

**RE: Cliff Lede Vineyards/S. Anderson Winery; APN's 031-230-013 & 031-220-018**

*220-013 21*  
*023*

Dear Mr. Lede:

Please be advised that Use Permit number 03496 has been **APPROVED** by the Napa County Planning Commission on March 17, 2004 based on the attached conditions, the Napa County departments comments, and applicable County regulations.

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 an appeal is filed by anyone, you will be notified.

**EXPIRATION DATE: March 17, 2006**

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. This letter serves as the only notice you will receive regarding the expiration date of your permit.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Lynch".

Patrick Lynch, AICP, Assistant Director  
Napa County Conservation, Development and Planning Department

cc: John Tuteur, Assessor  
Gary Brewen, Building Codes Administrator  
Larry Bogner, Public Works  
Christine Secheli, Environmental Management  
Gabrielle Avina, County Fire Department

## **CONDITIONS OF APPROVAL**

**Lede Vineyards**  
**Use Permit #03496-MOD**  
**APN: 031-230-013 & 018**  
**1473 Yountville Cross Road, Yountville**

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

- Construction of a new 12,200 +/- square foot production building;
- Addition of 220 square feet to the existing mezzanine within the existing winery building;
- Conversion of a 2,916 +/- square foot portion of an winery building to dry goods and wine related storage
- Construction and use of 24,500 +/- square feet of new caves for barrel storage and wine production;
- Increase wine production to 60,000 gallons annually;
- Construction of a new 1,200 square foot outdoor crush pad;
- Construction of seven (7) additional employee parking spaces;
- Installation of site landscaping and lighting;
- Installation of wastewater and fire suppression facilities on an existing pad area;
- Relocation of existing outdoor tanks to the new production building;
- Construction of new access roads and driveways;
- Demolition of an existing 3,800 square foot agricultural building;

The winery shall be designed and sited in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. Any expansion or changes in use shall be by the approved Use Permit modification process

**2. GRAPE SOURCE:**

At least 75% of the grapes used to make the winery's additional annual production 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 the approved production increase is from Napa County grapes. The report shall include the Assessor's Parcel Number(s) 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 used in this production increase.

**3. SIGNS:**

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, lighting shall be submitted to the Department for administrative review and approval. Signs shall meet the design standards as set forth in Chapter 18.116 of the Napa County Code.



#### 4. GATES/ENTRY STRUCTURES:

Any gates installed at the winery entrance shall be reviewed by both the Planning and Public Works' Departments to assure that it is designed to allow a large vehicle such as a motor home to turn around if the gate is closed without backing into the roadway. If the gate is part of an entry structure an additional permit may be required.

#### 5. 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 motion detection sensors to the greatest extent practical. No flood lighting or sodium lighting of the building is permitted. Prior to the issuance of any building permit for construction of the winery or related improvements, a detailed lighting plan showing the location and specifications for all exterior lighting fixtures to be installed on the property shall be submitted to the Department for review and approval.

#### 6. LANDSCAPING/PARKING:

A detailed landscaping plan, including parking details shall be submitted for review and approval prior to issuance of building permits for the new production building. The plan shall indicate the names and locations of all plant materials to be used along with the methods of irrigation and maintenance. **Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all pending deliveries of live plants with points of origin outside of Napa County.**

No trees greater than 6" DBH shall be removed, except for those identified on the submitted plans on file with the Department. Any trees that are removed beyond those specifically authorized shall be replaced elsewhere on the property on a 2:1 basis of equivalent caliper. Trees to be retained shall be protected during the construction phase of this project.

An erosion control plan complying with the applicable provisions of Chapter 18.108 shall be prepared and filed in conjunction with the required landscaping plan.

The location of proposed parking spaces shall be identified along with proposed circulation and traffic control signage (if any). The above referenced landscaping and parking together with the bank stabilization plans required pursuant to use permit modification #02494-MOD shall be completed prior to the occupancy of the new production building and all required landscaping shall be permanently maintained.

Screening shall be installed between the industrial portions of the operation (e.g. tanks, crush areas, parking areas) to reduce the visual impacts from off-site residences, other than the winemaker's residence. No outdoor storage of winery related items is permitted.

Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest periods or approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

**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 or 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).

**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
- Department of Public Works as stated in their letter of January 12, 2004;
- County Fire Department as stated in their letter of December 29, 2003;
- Building Division as stated in their letter of

**9. LOT LINE ADJUSTMENT:**

The applicant shall complete the a lot line adjustment between parcels 031-230-013 and 031-230-018 prior to the issuance of a building permit to ensure that the private driveway separating the two parcels is not contiguous to the parcel containing the new production building and that all winery functions are on a single assessor's parcel.

**10. SPOILS:**

All spoils generated by construction of the project shall be disposed of per Public Works direction.

**11. 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 policies.

**12. NOISE:**

Construction noise shall be minimized to the maximum extent practical and allowed under State and local safety laws. Construction equipment shall be operated in conformance with Section 8.16 of the Napa County Code. Construction activities shall comply with the adopted Project Revision Statement.

**13. 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. Colors palette shall be submitted and approved by the Department prior to the issuance of building permits for the new production building. Highly reflective surfaces shall be prohibited.

14. **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.

15. **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 into 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.

16. **TRAFFIC:**

Reoccurring and scheduled vehicle trips to and from the site by employees, and for deliveries will occur during non-peak (4-6:00 P.M.) travel times to the maximum extent possible.

17. **STORM WATER CONTROL:**

For any construction activity that results in disturbance of greater than five (5) acres (or one acre following the upcoming change in State regulations) of total land area, the applicant 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 sorted 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 of concentrated surface waters is proposed to any "Waters of the State," the applicant shall consult with and secure any necessary permits from the SRWQCB. 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. **MITIGATION MEASURES:**

The project shall comply with all mitigation measures contained in the Initial Study, Mitigated Negative Declaration, and Project Revision Statement.

20. **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.



# NAPA COUNTY

## CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson

Director

August 7, 2003

1195 Third Street, Room 210 • Napa, California 94559-3092

Telephone 707/253-4416 FAX 707/253-4336

Michael Updegraff  
1473 Yountville Cross Road  
Yountville, CA 94599

RE: Use Permit #020606-UP / Variance Request #02605-VAR

APN 031-230-043

*220-024 023*

Dear: Mr. Updegraff:

Please be advised that the above-referenced **Variance** and **Use Permit** were **APPROVED** by the Napa County, Development & Planning Commission on July 16, 2003, based on the attached conditions, the Napa County departments' comments, and applicable County regulations.

The permit becomes effective ten (10) working days from the approval date (July 31, 2003) 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.

**EXPIRATION DATE: July 16, 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. This letter serves as the only notice you will receive regarding the expiration date of your permit.

Very truly yours,

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

Steven Lederer  
Deputy Planning Director

cc. John Tuteur, Assessor  
Gary Brewen, Building Codes Administrator  
Larry Bogner, Public Works  
Christine Secheli, Environmental Management

## **CONDITIONS OF APPROVAL**

**Lede Vineyards/S.Anderson Winery  
Use Permit #02606-UP/Variance #002605-VAR  
APN: 031-230-013**

1. **SCOPE:** The permit shall be limited to modification of the existing 30,000 gallon/year winery to:
  - The remodel of an existing 2,751 sq. ft. residence and the conversion of the resulting 2,564 sq. ft. structure for use as delineated on the approve floor plan:
    - a. 240 sq. ft. public tasting area
    - b. 254 sq. ft. private tasting room by appointment only
    - c. 655 sq. ft. Retail salesroom for wines fermented or refermented and bottled at the winery.
    - d. 1,137 sq. ft. for storage areas, offices, and restrooms.

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.

All winery facilities shall be located on the same parcel. Prior to issuance of any certificate of occupancy, evidence confirming recordation of documents combining the subject parcels or the lot line adjustment between said parcels (APN:024-241-006 and 024-241-043) shall be submitted to the Department

2. **MARKETING:** Marketing events shall be as outlined in the application supplemental information sheet for winery uses:

Private lunches for wine trade personnel, one day per month, for a maximum 15 persons.

Private lunches for sales staff, one time per year, for a maximum 75 persons.

Private Promotional Events (Harvest Party and Mardi Gras), two per year for a maximum 350 persons.

Annual Open House (includes wine auction), for a maximum 400 persons.

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 11:00 PM.

## CONDITIONS OF APPROVAL

**Lede Vineyards/S.Anderson Winery**  
**Use Permit #02606-UP/Variance #002605-VAR**  
APN: 031-230-013

**3. GRAPE SOURCE:**

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.

**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 of the winery, 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" BGH 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.

## **CONDITIONS OF APPROVAL**

**Lede Vineyards/S.Anderson Winery**  
**Use Permit #02606-UP/Variance #002605-VAR**  
APN: 031-230-013

### **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.

### **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)

### **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 8, 2003.  
Department of Public Works as stated in their letter of April 10, 2003  
County Fire Department as stated in their letter of April 10, 2003  
Building Division as stated in their letter of February 3, 2003

### **9. 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, or would potentially mine groundwater or 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.



## **CONDITIONS OF APPROVAL**

**Lede Vineyards/S.Anderson Winery  
Use Permit #02606-UP/Variance #002605-VAR  
APN: 031-230-013**

**10. 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 unless a special permit to that effect has been secured through the County.

**11. 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 and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be prohibited.

**12. 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.

**13. 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.

## **CONDITIONS OF APPROVAL**

**Lede Vineyards/S.Anderson Winery**  
**Use Permit #02606-UP/Variance #002605-VAR**  
APN: 031-230-013

### **14. TRAFFIC**

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will occur during non-peak (4-6 PM) travel times to the maximum extent possible.

### **15. STORM WATER CONTROL**

For any construction activity that results in disturbance of greater than five acres (or one acre following the upcoming change in State regulations) of total land area, applicant shall file a Notice of Intent with the California Regional 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 applicant 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.

### **16. 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.

### **17. MONITORING COSTS:**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the applicant 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 applicant's contractors, employees, and guests are the responsibility of the applicant.



# 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

May 14, 2003

Cliff Lede  
1473 Yountville Cross Road  
Yountville, California 94599

RE: Request for Use Permit Modification #02494  
Assessor Parcel No. 031-220-018 023

Dear Mr. Lede:

Please be advised that the Napa County Zoning Administrator APPROVED USE PERMIT MODIFICATION #02494 on the 14<sup>th</sup> day of May 2003.

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.

Pursuant to Section 18.124.080 of the Napa County Code, the Use Permit will expire and become void two years after the approval date.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Sincerely,

  
Patrick Lynch, AICP  
Napa County Zoning Administrator

### CONDITIONS OF APPROVAL

S. Anderson/Cliff Lede Vineyards Use Permit Modification #02494-MOD

APN: 031-220-018

1. **SCOPE:** This approval is limited to the following:

- a. Construction and use of a 13' X 12' cave portal and cave extension (2600 sq. ft. approx.);
- b. Construction of an emergency access road to the new cave portal;
- c. Installation of two drainage culverts within an existing man-made ditch and cover with cave tailings as shown on the attached plan in accordance with Department of Fish and Game Notification # R3-2002-0827; and
- d. Revegetation of the banks of the existing drainage ditch downstream of the culverts including installation of energy dissipaters in accordance with Department of Fish and Game Notification # R3-2002-0827.

The above shall be consistent with the approved application materials. Any other changes will require review and approval of a use permit modification by the County.

2. **REFERRALS:** The permittee shall comply with all building codes, zoning standards and requirements of the County Departments and agencies at the time of use of the use permit, including but not limited to comments by:
3. **LANDSCAPING:** The applicant shall prepare a landscaping plan for the revegetation of the banks of the existing ditch in the area shown on the attached site plan. The landscaping plan shall be submitted to the Department prior to the issuance of a building permit. 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.
4. **COSTS:** All staff costs associated with monitoring compliance with these 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 established by Resolution #95-77 or as such Resolution may be amended from time to time.
5. **PREVIOUS CONDITIONS:** The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-438687, modification #1. Any conditions that are in conflict with the requirements of this permit shall be null and void.



## NAPA COUNTY

### CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

**JEFFREY REDDING**

Director

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

January 24, 1992

Mr. John S. Anderson  
S. Anderson Napa Valley  
1473 Yountville Cross Road  
Yountville, CA 94599

Re: Modification of Use Permit #U-438687 (Modification #91266-MOD)  
Assessor's Parcel No. 31-230-13  
220-21023

Dear Mr. Anderson:

Please be advised that on January 24, 1992, the Napa County Zoning Administrator approved your request to modify use permit #U-438687 to permit the construction of a 110 square foot storage building to be attached to the existing tasting room at the S. Anderson Winery located on a 26.86 acre parcel on the southeast side of Yountville Cross Road approximately 1000 feet southwest of Silverado Trail in the AP (Agricultural Preserve) zoning district. The modification has been approved subject to the conditions on Exhibit 'A' (attached). All other conditions of approval and mitigation measures remain as specified by use permit # U-438687.

The action of the Zoning Administrator is final unless appealed pursuant to Title XIII of the Napa County Code.

Please contact Michael Miller, Deputy Planning Director, if you have any questions on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey Redding".

**JEFFREY REDDING**  
Zoning Administrator

cc: John Tuteur, County Assessor  
Bill Bickell, Director of Public Works  
Michael Miller, Deputy Planning Director  
Gary Brewen, Building Codes Administrator

jcAct14\Anderson.ltr

**EXHIBIT 'A'**  
**CONDITIONS OF APPROVAL**

**S. Anderson Winery Use Permit Modification**  
**(# 91266-MOD)**

1. The permit shall be limited to the construction of an addition of approximately 110 sq. ft. to an existing winery tasting room for storage use only. No public use shall be permitted within the storage area authorized by this permit.
2. A sign shall be placed on the doorway connecting the storage area with the existing tasting room indicating that the storage area is for use by employees of the winery only.
3. The applicant shall comply with all applicable building codes, zoning standards and requirements of various County departments and agencies.

h:Anderson.com



## NAPA COUNTY

### CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY

Director

Stanley Anderson  
1473 Yountville Cross Road  
Yountville, CA 94599

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558-3092  
AREA CODE 707/253-4418

Assessor's Parcel # 31-230-13-18 <sup>31-220-18 270-024</sup> <sup>023</sup>

Dear Mr. Anderson:

Please be advised that Use Permit Application Number #U-438687  
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 6, 1988

**EXPIRATION DATE:** July 16, 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*  
JEFFREY R. REDDING  
Deputy Planning Director

JHH:ml:1

cc: Bill L. Hall, Building Codes Administrator  
Assessor

Rev. 1/88

**CONDITIONS OF APPROVAL**  
**Stanley B. Anderson**  
**Use Permit #U-438687 Modification #1**

1. The permit shall be limited to a 30,000 gallons per year winery with public tours and tasting. Any expansion or changes in use to be by separate Use Permit submitted to the Department 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 shall be permanently maintained in accordance with the approved landscape plan.
3. Provisions for 11 off-street parking spaces on a dust free all weather surface approved by Public Works.
4. Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height and placement.
5. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
6. 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.
7. Retail sales shall be limited to wine produced and bottled by the winery.
8. Prior to issuance of a building permit or administrative approvals, the mound of spoils generated by the excavation of the existing caves shall be entirely removed.
9. Prior to commencement of tours and tasting, all required road improvements and parking shall be completed.
10. Any exterior lighting be directed away from the public roads and dwellings in the area.





## NAPA COUNTY

### CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

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

May 5, 1987

Assessor's Parcel # 31-200-18  
31-230-13  
220-021  
023

Stanley Anderson  
1473 Yountville Cross Rd.  
Napa, Ca. 94558

Please be advised that Use Permit Application Number U-438687 to

expand the existing winery facility with the construction of a 2500 sq. ft.  
storage/bottling room, increase the annual production capacity to 30,000  
gallons, allow tours and tasting by appointment only and to utilize an existing  
cave on the adjacent parcel for tirage and riddling  
located on two parcels of 20.89 and 26.86 acres southeast of Yountville Cross Rd  
has been approved by the Napa County Conservation, Development and Planning  
Commission based upon the following conditions:

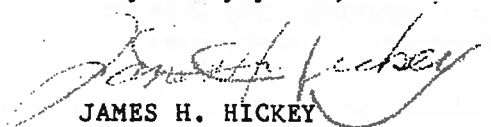
(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: June 3, 1987

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.

Very truly yours,

  
JAMES H. HICKEY  
Secretary/Director

JHH:ml:1

cc: Bill L. Hall, Building Codes Administrator  
Assessor's Office

## CONDITIONS OF APPROVAL

Agenda Item: #9

MEETING DATE: June 3, 1987  
USE PERMIT #U-438687

1. The permit shall be limited to construction of a 2500 square foot storage/bottling room, an annual production capacity of 30,000 gallons, tours and tasting by appointment only and use of an existing cave for tirage and riddling.  
  
Any expansion or changes in use to be by separate Use Permit submitted to the Department 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 shall be permanently maintained in accordance with the approved landscape plan.
3. Provisions for a minimum of five (5) 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. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
6. Compliance with Mitigation Measures #1 thru #4 contained in the attached Negative Declaration.
7. 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 communication 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:

**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 winery identification sign is installed.

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

8. 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.
9. Retail sales shall be limited to wine produced and bottled by the winery.
10. Use Permit #U-247879 for the original winery shall remain in force and effect.





## NAPA COUNTY

### CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden  
Chairman

April 9, 1979

1121 FIRST STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/ 253-4416

1473 S. Anderson Vineyard  
1495 - 1451 Yountville Crossroad  
Napa, California 94558

Dear Mr. Anderson:

Your Use Permit Application Number #U-247879 to develop a winery in two  
(2) phases on two (2) parcels totalling 48.41 acres

located on the southeast side of Yountville Crossroad at its intersection with State L.  
has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

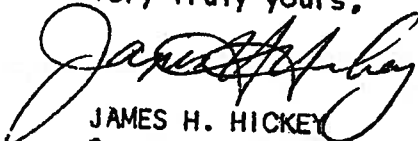
APPROVAL DATE: April 4, 1979

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: Donald W. Jonas  
Chief Building Inspector  
County of Napa

#### NOTE:

The Commission added the following condition:

- 1) Phase II of the winery be completed before 1984.

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CONDITIONS OF APPROVAL

# V-247879, S. Andersen Agenda Item: 8 60

Meeting Date: March 21, 1979 April 4, 1979

- ☒ 1. The permit be limited to: a winery facility to be constructed in two phases: Phase I - ± 1200 sq. ft. utility bldg. Phase II - ± 3500 sq. ft. winery building.  
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 finalization of the Building Permit.
- ☒ 3. Provisions for 5 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. The permit be limited to a \_\_\_\_\_ year period.
- ☐ 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- ☒ 10. No public tasting or tours be allowed
- ☒ 11. The winery structures blend with the rural surroundings.
- ☒ 12. Employment of a professional archaeologist to monitor all ground disturbance activities associated with construction of Phase I and the core investigation for foundation

engineering for Phase II of the proposed winery including septic system. Said archaeologist will collect and map any significant artifacts encountered during the above-cited work. If concentrated artifactual materials are encountered, all work within 35 feet will be stopped and whatever mitigation suggested by the monitoring archaeologist for this phase of the project will with the concurrence of the Department be implemented.

- ☒ 13. Any exterior lighting shall be directed away from public roads and dwellings in the area.

