

“F”

# Compliance Findings Report



A Tradition of Stewardship  
A Commitment to Service

March 26, 2018

Susanne M. Heun, COO  
1558 Silverado Trail  
Napa, CA 94559

**Re: P17-00074; Caldwell Vineyard, LLC Modification  
270 Kreuzer Lane; APN 045-310-056  
Code Compliance Site Visit**

Dear Susanne::

On March 15, 2018 County Code Compliance along with Engineering staff conducted a site visit at the Caldwell Winery. Staff had received a complaint regarding non-compliance with the existing conditions of approval put forth by the 03318-UP (Use Permit) and the subsequent P07-00039 Mod (Modification). Upon review of the approved conditions and the site inspection staff determined the following items are not in compliance:

- 1. 03318-UP – Scope – 3<sup>rd</sup> bullet. *Utilization of a 16,970 square foot cave to serve as the winery, no outdoor winery activities are associated with this application.*

It appears the pad area located in front of the most easterly portal is being used as a crush pad for production. A manual diversion valve and screen are installed in the center drain along with winery production equipment staged on the pad. After observing and discussing this with winery staff on site it is clear this area is actively used for crush operations.

In order to comply with the condition you must cease any further use of the crush pad area or apply for a use permit modification to recognize the use of the crush pad area. If you choose to cease operation of the crush pad area the diversion valve must be re-plumbed to a storm water drain only. If you plan to apply for a use permit modification the crush pad area will require re-plumbing of the waste treatment drain and construction of a permitted cover to prevent storm water from entering the waste treatment system.

- 2. 03318-UP-Condition of Approval Number Nine - Outdoor Storage/Screening – *All outdoor winery equipment shall be screened from view of adjacent properties by a visual barrier of fencing or dense landscaping.*

During the site inspection it was observed that the mechanical equipment installed in front of the portals and at to the area east of the portals has not been screened.

In order to comply with the condition you must submit a screening plan to the planning division addressing the identified areas above, and upon approval, install the appropriate screening.

Page 2  
P17-00199-MOD  
Caldwell Vineyard, LLC Modification

If you have any questions about this letter or other matters relating to your application, please feel free to contact me at (707) 299-1351 or by e-mail at [wyntress.balcher@countyofnapa.org](mailto:wyntress.balcher@countyofnapa.org).

Sincerely,

Wyntress Balcher  
Planner II