

ENCLOSURE  
FILED \_\_\_\_\_  
MAR 1 1980  
FLORENCE W. ...  
BY \_\_\_\_\_ KAREN \_\_\_\_\_

ORDINANCE NO. 629

AN ORDINANCE OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF NAPA, STATE OF CALIFORNIA,  
PROVIDING FOR AN EXEMPTION TO USE PERMIT  
REQUIREMENTS FOR SMALL WINERIES IN THE  
AGRICULTURAL PRESERVE DISTRICT AND THE  
AGRICULTURAL WATERSHED DISTRICT.

The Board of Supervisors of the County of Napa, State of California, does ordain as follows:

SECTION ONE: Sections 12047, 12048 and 12049 are hereby added to Title XII, Article 2, of the Napa County Code to read in full as follows:

Sec. 12047. "Winery".

"Winery" means a building or portion thereof used for the crushing of grapes, the fermenting and processing of grape juice, or the aging, processing and storage of wines. It may include on-site disposal of winery waste generated on the site, bottling of wine, the warehousing and shipping of wine, plus related office and laboratory activities as accessory uses. Retail and wholesale activities conducted within the winery shall be limited to wines produced on the site or wines produced by the winery at other locations.

Sec. 12048. "Small winery".

"Small winery" means any existing winery or proposed new winery with a maximum annual production capacity of 20,000 gallons of wine that meets the following conditions. A small winery shall be located on a parcel of land 6.0 acres or larger in size. Small winery buildings and related facilities shall not be located in any County-designated environmentally sensitive area. A small winery does not conduct public tours, provide wine tastings, sell wine-related items or hold social events of a public nature. A small winery shall meet all requirements of the County's "Design Criteria for Small Winery."

Sec. 12049. "Environmentally sensitive area".

"Environmentally sensitive area" means those floodways, active fault zones, landslide areas, extended clear zones for heliports and airports, archeologically sensitive areas, and rare and endangered plant and animal habitat areas as delineated on the Napa County Environmental Sensitivity Maps on file in the Conservation, Development and Planning Department.

SECTION TWO: Section 12201 of Title XII, Article 4, of the Napa County Code is amended to read in full as follows:

Sec. 12201. Uses allowed without use permit.

The following uses shall be allowed in all AP districts without use permits:

- (a) Agriculture.
- (b) One single-family dwelling unit per legal lot.
- (c) Small winery. The construction of a new winery or expansion of an existing winery within the conditions contained in the definition of a "small winery."

SECTION THREE: Section 12231 of Title XII, Article 4, of the Napa County Code is amended to read in full as follows:

Sec. 12231. Uses allowed without use permit.

The following uses shall be allowed in all AW districts without use permits:

- (a) Agriculture.
- (b) One single-family dwelling unit per legal lot.
- (c) Small winery. The construction of a new winery or expansion of an existing winery within the conditions contained in the definition of a "small winery."


SECTION FOUR: Any provisions of ordinances of the County of Napa in conflict herewith are hereby repealed, effective upon the date this ordinance becomes effective.

SECTION FIVE: This ordinance shall take effect thirty (30) days after its passage.


SECTION SIX: This ordinance shall be published before the expiration of fifteen (15) days after its passage at least once in The Napa Record, a newspaper of general circulation printed and published in the County of Napa, together with the names of the members voting for and against the same.

The foregoing ordinance was introduced and read at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the 4th day of March, 1980, and passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the 11th day of March, 1980, by the following vote:

AYES: SUPERVISORS MARTZ, NORRISS, MOSKOWITE AND CHAPMAN  
\_\_\_\_\_  
NOES: SUPERVISORS NONE  
\_\_\_\_\_  
ABSENT: SUPERVISORS TUTEUR  
\_\_\_\_\_

  
\_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
FLORENCE W. CUNNY, County Clerk

By   
\_\_\_\_\_  
Clerk of the Board

RCL/ss  
2/29/80

ENDORSED

MAR 11 1980

FILED

KAREN ROBINSON

Deputy Clerk

RESOLUTION NO. 80-21

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
THE COUNTY OF NAPA, STATE OF CALIFORNIA, ESTAB-  
LISHING DESIGN CRITERIA FOR "SMALL WINERY" USE  
PERMIT EXEMPTIONS.

WHEREAS, the Board of Supervisors has adopted Ordinance No. 629 exempting small wineries from use permits in the Agricultural Preserve (AP) District and the Agricultural Watershed (AW) District; and

WHEREAS, the controls established by the use permit procedure will not be applicable to those small wineries meeting the conditions of exemption; and

WHEREAS, the Board desires to ensure that, while small wineries are encouraged, their development be orderly and compatible with existing uses and structures.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Napa, State of California, that all wineries requesting exemption from the use permit procedure under the small wineries exemption set forth in Ordinance No. 629 shall conform to the following design criteria:

1. Fire Protection.

- a. In all designated high fire risk areas, a clear zone of 100 feet around each building shall be established and maintained to the satisfaction of the State Department of Forestry.
- b. Adequate year-around access shall be provided to each building for fire department equipment.
- c. Fire resistant construction materials shall be used for all buildings in a designated high fire risk area.

2. Access Roads.

- a. Access road requirements (right-of-way and improvements) shall be as follows:

- (1) Access road requirements for a small winery, when the winery is the only facility other than related residential structures served by the access road, shall be the same as for a single-family residence built on the same parcel under the same conditions except for Item a(3).
- (2) Access road requirements for a small winery, when the winery is one of two or more uses, or is located on one of two or more parcels, served by the same access road, shall be determined by the County Public Works Department.
- (3) A 16-foot wide entrance way with 20-foot radius returns shall be provided within the first 30 feet back from the intersection of the winery access road and edge of the pavement of any public road.

b. Small wineries requiring access by means of the following roadways shall not be eligible for use permit exemption.

- (1) State Highway Route 29 between Yountville and St. Helena (Lodi Lane) and all dead-end roads extending from that section of highway;
- (2) State Highway 121 west of the City of Napa;
- (3) American Canyon Road west of Flosden Road;
- (4) Flosden Road.

3. Parking.

At least one parking space per employee, plus one guest parking space shall be provided.

4. Setbacks and Density.

- a. The winery shall be so located on the site so as to provide adequate setbacks compatible with the surrounding land uses. The setback shall include a 400-foot front yard setback measured from the center line of Silverado Trail and all state highways and 200-foot front yard setback on all other public roads measured from the center line.

- b. The minimum road frontage separation between wineries located within 1,000 feet of any state highway, Stanley Lane, Silverado Trail, arterial county road or collector roads as defined in Napa County Ordinance No. 511 shall be not less than 2,000 feet.
- c. A minimum separation shall be maintained between a winery and residential buildings on adjoining parcels of at least 500 feet.

5. Building Site.

- a. All construction-related ground disturbance activities are to be restricted to the dry season (April 15th to October 15th) unless the applicant shall provide for the collection and discharge of all runoff from the areas disturbed by construction with properly maintained debris catch basins.
- b. Erosion control measures to discharge all the concentrated runoff produced at non-erosive velocities shall be installed.
- c. All areas disturbed by winery construction including the cuts and fills along the access road required and around the sewage system shall be reseeded with a grass mixture acceptable to the Napa County Resource Conservation District. Said reseeded shall be done prior to the first winter rains after facility construction.
- d. Within the 100-year flood plain as shown on maps designated "FIRM" on file in the office of the Department of Public Works, all winery structures shall be flood-proofed to one foot above the 100-year flood plain in such a manner as to protect against substantial damage.
- e. Any ground disturbance or vegetation removal is prohibited within fifty (50) feet of the top of the bank of the ordinary high water channel of any river or stream not covered by the County's Flood Plain Management Ordinance (Ordinance No. 627).

6. Construction Standards.

- a. A winery in a recognized historic structure shall comply with all of the U. S. Secretary of Interior's "Standards for

Rehabilitation" and associated "Guidelines for Rehabilitating Historic Structures."

- b. Wood, stucco, or rock facing shall be installed on any non-historic structure.
- c. Shields shall be installed on all outdoor lights installed to direct the illumination downward and away from nearby residences, roads and airport approach paths.

7. Signs.

Signs shall conform to County ordinance requirements for one-site signs.

8. Landscaping.

In order to blend the winery with the agricultural character of the surrounding area, the applicant for a small winery building permit shall submit a landscape plan acceptable to the Conservation, Development and Planning Department showing the following:

- a. Plantings to soften the geometric form of the building and blend it with the agricultural character of the surrounding area.
- b. Names and locations of plant materials.
- c. Location of parking spaces.
- d. Plantings to screen parking lots and outdoor work and storage areas from view from surrounding properties and highways.
- e. Method of landscaping maintenance.

Final building inspection approval by the County Building Inspection Division shall not be given for any small winery building until such landscaping has been installed. A temporary certificate of occupancy may be granted when landscaping work is delayed because of bad weather.

All required plantings shall be permanently maintained in good condition and, whenever necessary, replaced with new plant material to insure continued compliance with the preceding requirements.

The foregoing resolution was duly and regularly adopted at a regular meeting of said Board of Supervisors of the County of Napa, State of California, held on the 11th day of March, 1980, by the following vote:

AYES: SUPERVISORS MARTZ, NORRISS, MOSKOWITE AND  
CHAPMAN

NOES: SUPERVISORS NONE

ABSENT: SUPERVISORS TUTEUR

ATTEST:

FLORENCE W. CUNNY, County Clerk

By AGNES DEL ZOMPO  
Clerk of the Board