

*This application supersedes previous applications*

File No.: SW-118889

032-230-027  
SW-118889-UP/APP

*Ed Sawyer*  
NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
1195 Third Street, Room 210 . Napa, California 94559 . (707) 253-4416

APPLICATION FOR...

SMALL WINERY USE PERMIT EXEMPTION

Please fill in all appropriate information

Items in ( ) are County Requirements for Use Permit Exemption

Proposed Winery Name: Meadowrock Winery Assessor's Parcel No.: 032 230 25 00<sup>027</sup>

Applicant's Name: Edmund J. Sawyer Telephone No.: 224-4788

Address: 3148 Soda Canyon Road Napa, Calif., 94558  
No. Street City State Zip Code

Status of Applicant's Interest in Property: Son of Owner, Winemaker

Property Owner's Name: Edmund V. Sawyer

Address: 2915 Soda Canyon Road Telephone No.: 252-2570  
No. Street City State

1. Operating Features: (Check the appropriate spaces)

☒ CRUSHING ☒ FERMENTATION ☒ STORAGE/AGING ☒ BOTTLING/PACKING

☐ SHIPPING VIA: ☐ ; ☐ ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING

☐ OTHER: \_\_\_\_\_

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 1,000 GAL/YEAR  
(NOT TO EXCEED 20,000 GAL.)

ULTIMATE PRODUCTION CAPACITY 20,000 GAL/YEAR

HOURS OF OPERATION 9 A.M. TO 5 P.M. DAYS OF OPERATION Weekdays

NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 2 FULL TIME 1 PART TIME  
(Currently) (Currently)

NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 2 FULL TIME 2 PART TIME  
(Proposed) (Proposed)

NO. VISITORS ANTICIPATED: PER DAY \_\_\_\_\_ PER WEEK 1

FOR COUNTY USE ONLY	
YES	NO
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<input type="checkbox"/>	<input type="checkbox"/>
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AUG 22 1988

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

2. Building Features: (Wood, stucco or rock facing required on any non-historic structures).

FLOOR AREA: EXISTING STRUCTURES        SQ. FT. NEW CONSTRUCTION 864 SQ. FT.

TYPE OF CONSTRUCTION: Winery fermentation and aging building

TYPE OF EXTERIOR WALL FACING: Cement block or slumpstone

TYPE OF ROOF: Fire-resistant shingles

MAX. HEIGHT (FT.): EXISTING STRUCTURES        PROPOSED STRUCTURES 35  
(Height 35')

COMPLIANCE WITH THE U.S. SECRETARY OF INTERIOR'S  
"STANDARDS FOR REHABILITATION" AND ASSOCIATED  
"GUIDELINES FOR REHABILITATING HISTORIC STRUCTURES" NA X YES        NO       

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: None

TYPE OF SHIELDS TO BE INSTALLED Cooper Model 8438D74G16 Fixtures  
ON EXTERIOR LIGHTS: with 4" shields

WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED:  
(Not less than 100 ft. is located with County designated high fire risk  
area). 100 FT.

METHOD OF DOMESTIC WASTE DISPOSAL: Approved septic system of house

METHOD OF INDUSTRIAL WASTE DISPOSAL: Approved septic system

3. Site Characteristics:

PARCEL ACREAGE: (Not less than 4 AC.) 68 ACRES

ZONING DISTRICT INVOLVED: (AW, AND AP ONLY) AW

WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD:  
(Not less than 400 ft. Silverado Trail and State Highways for new  
structures; 200 ft. in all other cases). 1,401 FT.

ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY:  
(Not less than 2,000 ft. with 1,000 ft. corridor). N/A FT.

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE:  
(Not less than 500 ft. unless a waiver is granted by  
property owner). 621 FT.

MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY COMPLEX INCLUDING  
SEWAGE SYSTEM AND ACCESS ROAD AND THE TOP OF THE BANK OF THE  
ORDINARY HIGH WATER CHANNEL OF THE NEAREST RIVER OR STREAM  
NOT COVERED BY COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE.  
(Not less than 50 ft.) 300 FT.

NAME OF NEAREST RIVER OR STREAM: No Name, eventually joins Rector  
Creek

4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: Soda Canyon Road

(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).

PARKING SPACES: EXISTING SPACES: 6  
PROPOSED SPACES: 7

<u>X</u>	—
<u>X</u>	—

5. Building Site Requirements:

MONTH DURING WHICH WINERY CONSTRUCTION RELATED GROUND DISTURBING ACTIVITIES WILL OCCUR:  
(April through October ONLY unless catch basin installed).

May

<u>X</u>	—
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NUMBER OF DERRIS CATCH BASINS TO BE INSTALLED:                     

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TYPE OF EROSION CONTROL MEASURES INSTALLED TO DISCHARGE ALL CONCENTRATED RUN-OFF AT NON-EROSIVE VELOCITIES:                     

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TYPE OF GRASS MIXTURE TO BE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION:                     

Areas to be left in natural state

<u>X</u>	—
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DATE BY WHICH DISTURBED AREAS WILL BE RESEED:                     

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6. Landscaping Requirements:

- a. INDICATE ON THE PLOT PLAN THE NAMES AND LOCATIONS OF THE PLANT MATERIALS TO BE PLANTED TO SCREEN WINERY STRUCTURES, PARKING LOTS, AND OUTDOOR WORK AND STORAGE AREAS FROM VIEW FROM SURROUNDING PROPERTIES AND ROADWAYS.

- b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: Residential Gardening

<u>X</u>	—
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7. Environmental Considerations:

1. DOES THE PROPOSED SMALL WINERY BUILDING OR RELATED FACILITIES LIE WITHIN AN "ENVIRONMENTALLY SENSITIVE AREA":

- No a. A DESIGNATED FLOODWAY  
No b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE  
NO c. AN AREA THREATENED BY LANDSLIDES  
No d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT  
No e. AN ARCHAEOLOGICALLY SENSITIVE AREA  
No f. THE HABITAT AREA OF A RARE AND/OR ENDANGERED PLANT OR ANIMAL

2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

- Yes a. A HIGH FIRE RISK HAZARD AREA  
No b. A RECOGNIZED HISTORIC STRUCTURE

NAPA COUNTY USE ONLY	
YES	NO
	<u>X</u>
	<u>X</u>
	<u>X</u>
	<u>X</u>
	<u>X</u>
	<u>X</u>
<u>X</u>	
	<u>X</u>

*William F. Sellsch* 30 Aug '88

I CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT AND THAT THE PLANS SUBMITTED ARE ACCURATE:

SIGNATURE OF APPLICANT

SIGNATURE OF PROPERTY OWNER  
(if different from applicant)

Feb. 5 1988

Feb. 5 1988

1988

21 MAR 88  
REVISED 22 Aug 88

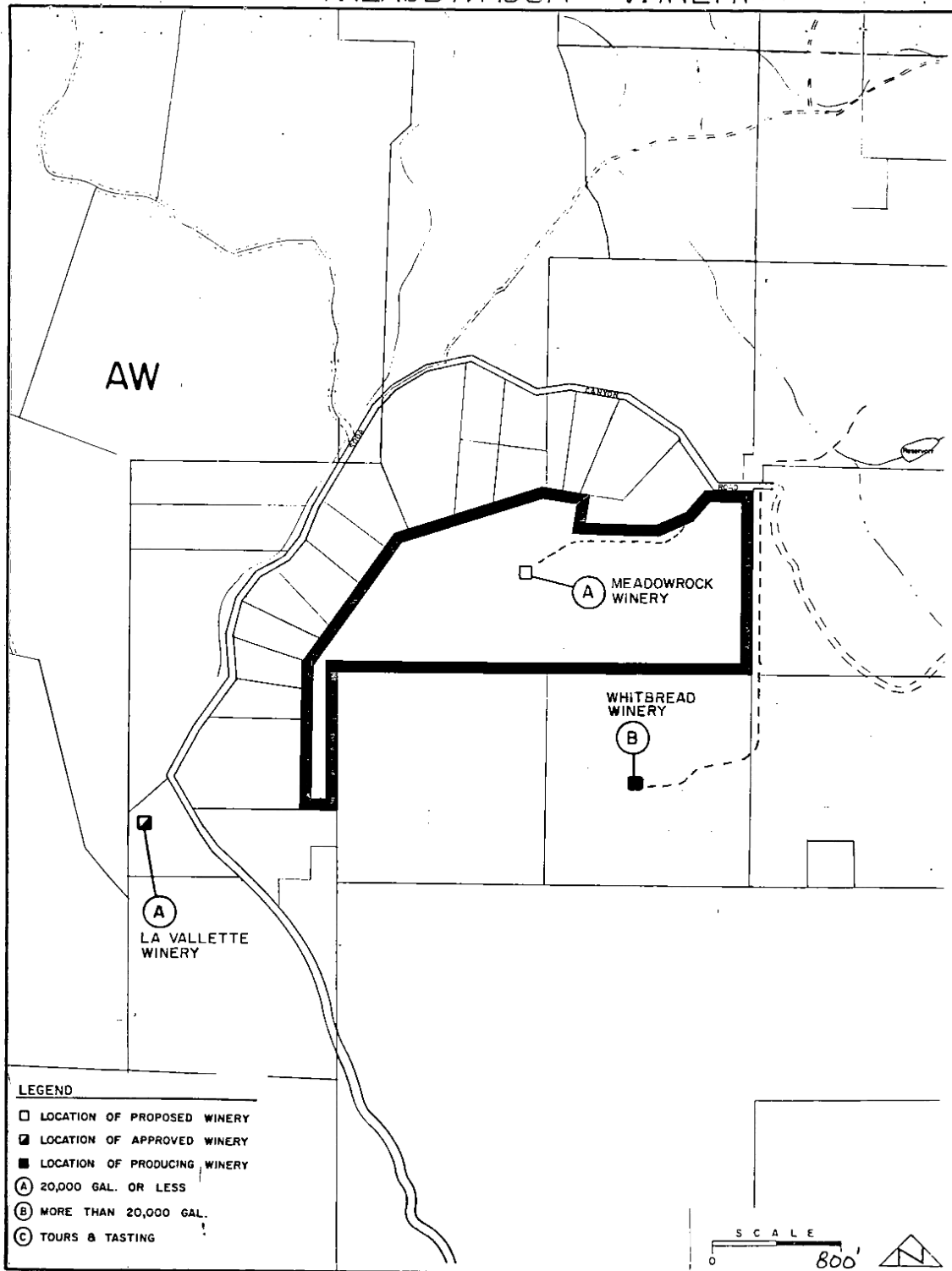
FOR COUNTY USE ONLY

DATE FILED: ACCEPTABLE PLOT PLAN SUBMITTED: X YES NO

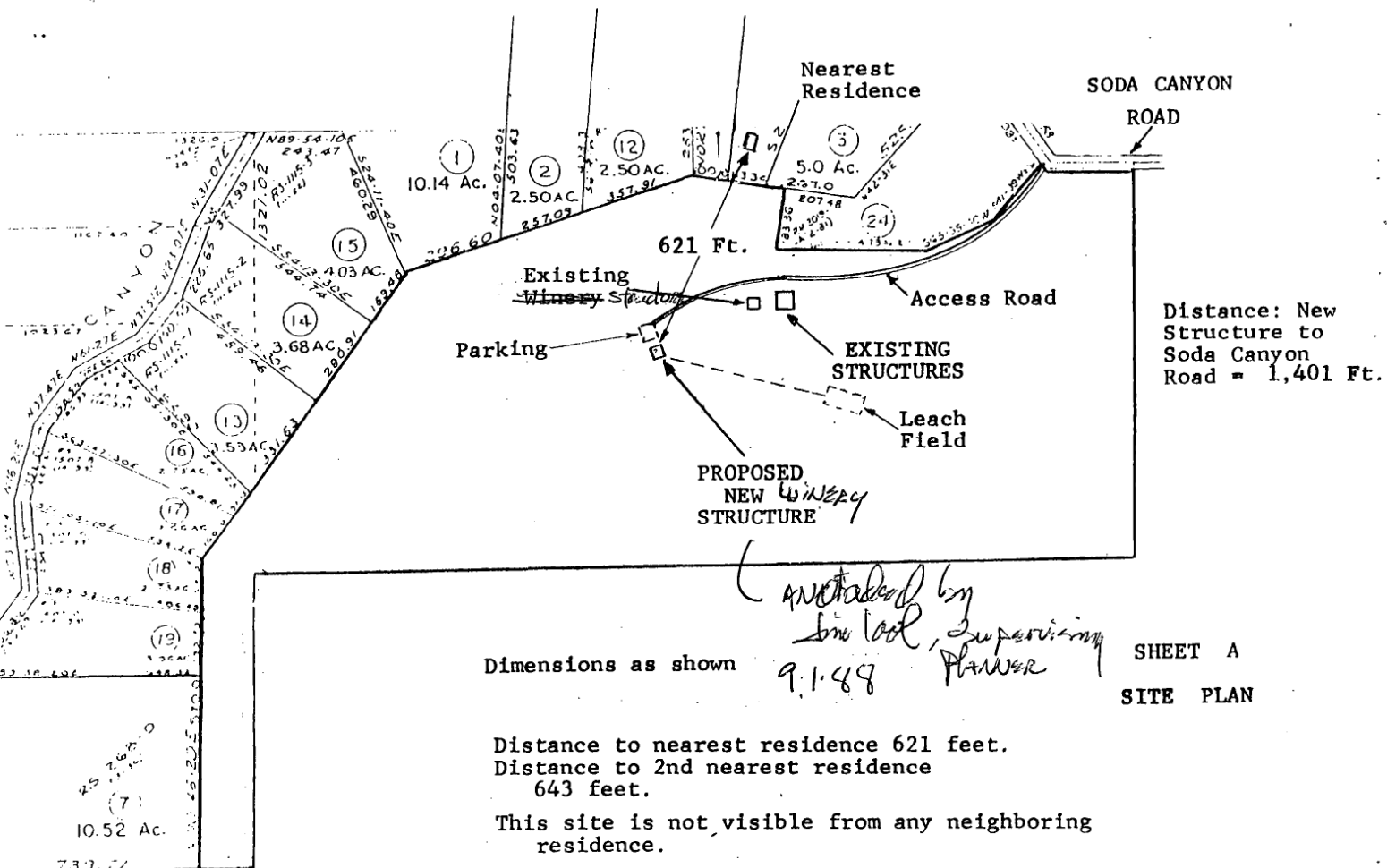
FILE NO: SW-118889 TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: X YES NO

RECEIVED BY: Robert Wilson / Jim Coel  
 REC# 48319

# MEADOWROCK WINERY



8-31-88  
7D SML UNRY.



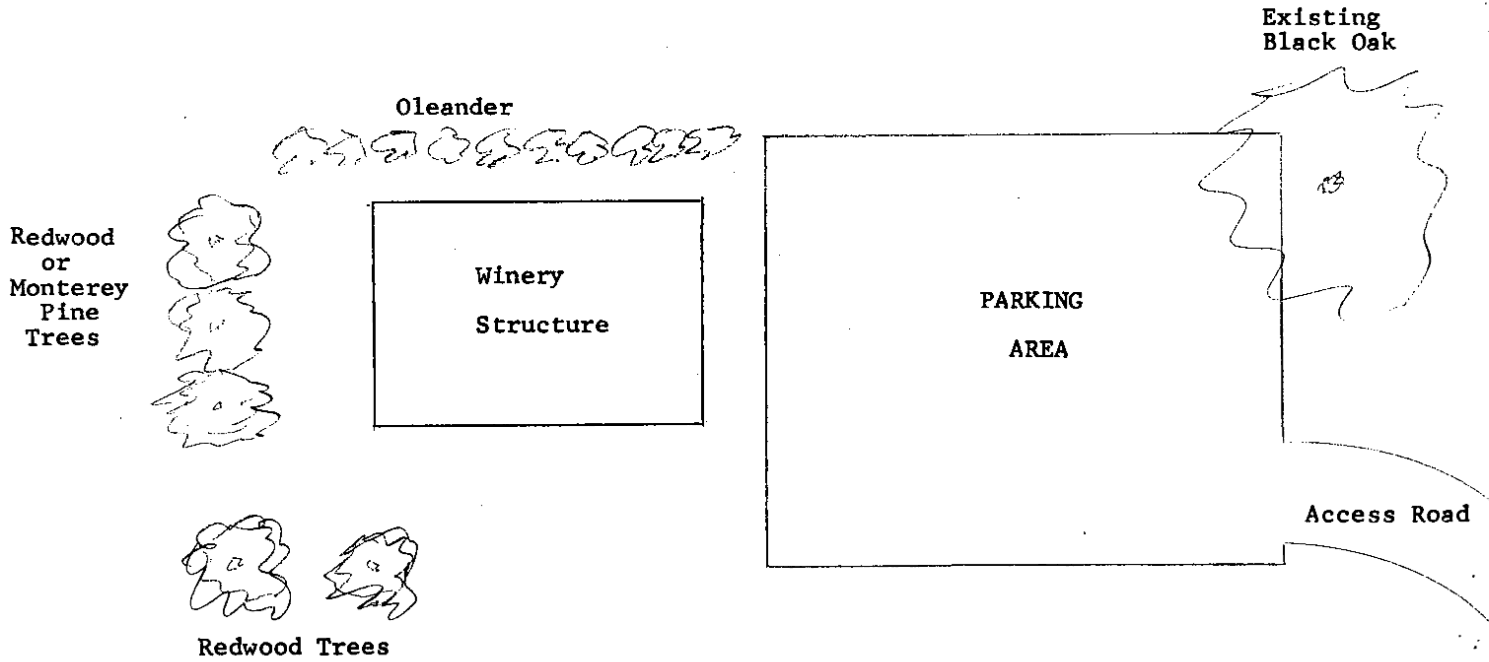
**SHEET A**  
**SITE PLAN**

**MEADOWROCK WINERY**  
3148 SODA CANYON ROAD  
NAPA, CALIFORNIA U.S.A.

# LANDSCAPING PLAN

Winery area to be left in its natural state, except for gravelled parking area, structure site, and noted trees and shrubs.

1/16" = 1'

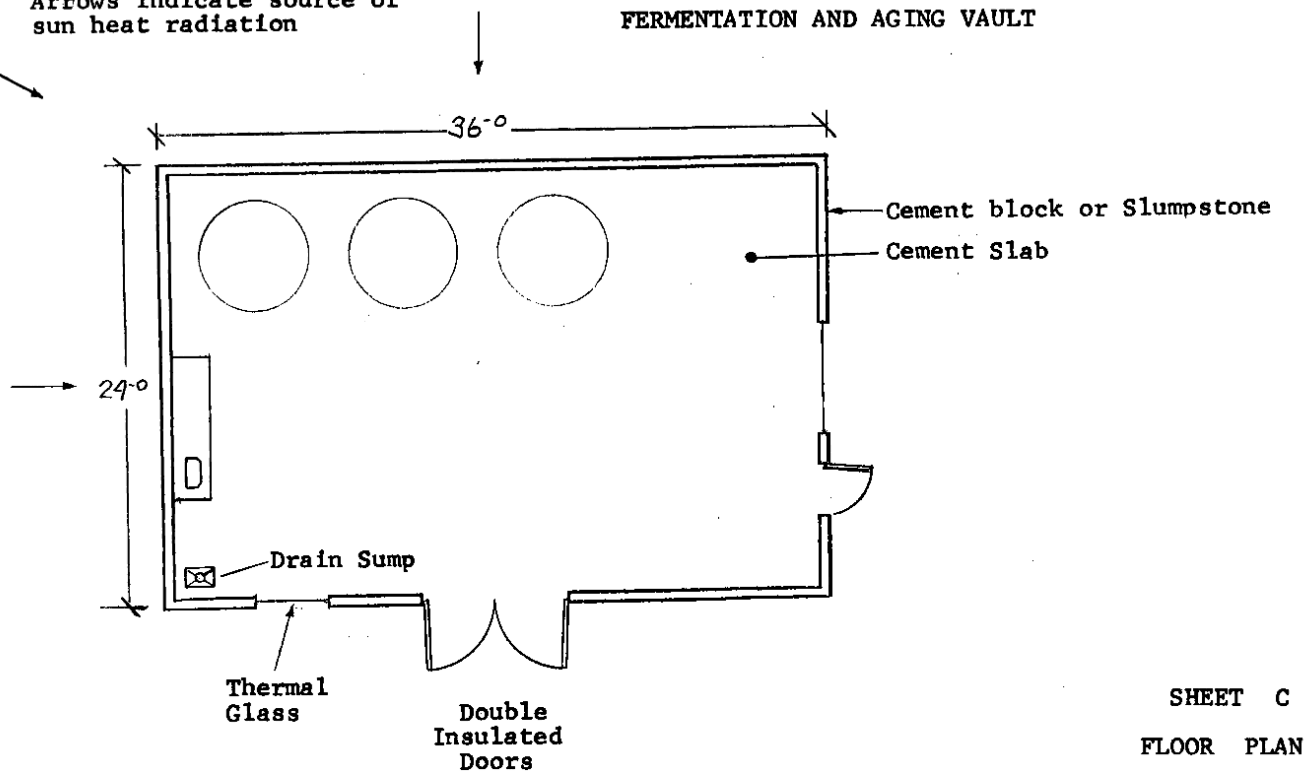


**MEADOWROCK WINERY**

3148 SODA CANYON ROAD  
NAPA, CALIFORNIA U.S.A.

Arrows indicate source of  
sun heat radiation

# FERMENTATION AND AGING VAULT



SHEET C

FLOOR PLAN

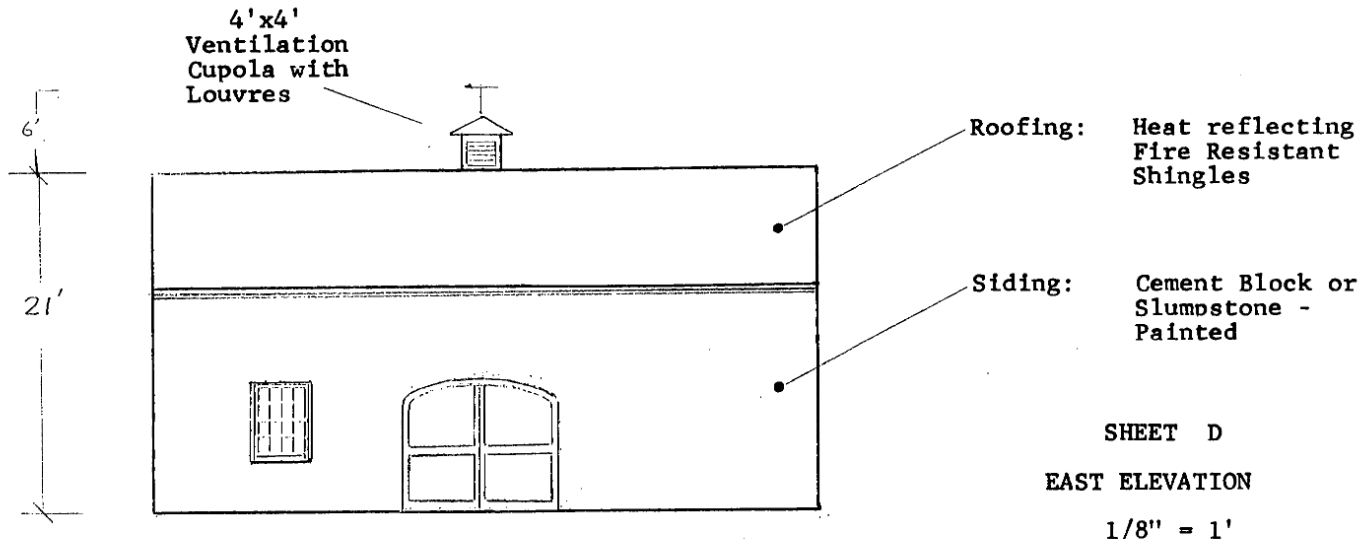
1/8" = 1'

**MEADOWROCK WINERY**

3148 SODA CANYON ROAD  
NAPA, CALIFORNIA U.S.A.



PROPOSED MEADOWROCK WINERY  
FERMENTATION AND AGING BUILDING



Design based on maximum insulation from exterior temperatures. Windows are for decoration. Doors to be double insulated.

Ceiling to be R-24 Fiberglass Bats. Above ceiling to be 12" of fiberglass insulation.

Vent cupola 4'x4' with entry louvres at each end of attic of similar size.

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