



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

July 7, 1987

Assessor's Parcel # ~~32-040-40~~
32-080-29 & 30

32-080-39

Whitbread of California
P.O. Box 5660
Napa, Ca. 94581-0660

Please be advised that Use Permit Application Number U-488687 to

establish a 450,000 gallons per year winery with no public tours or tastings
and to construct related waste disposal ponds

on 680 acres south and east of the terminus of Soda Canyon Rd. in Foss
located Valley within an AW District.

has been approved by the Napa County Conservation, Development and Planning
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

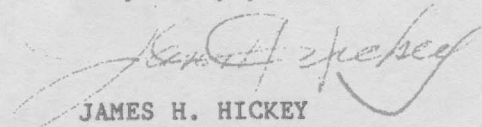
APPROVAL DATE: July 1, 1987

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,

SEE ATTACHED NOTES


JAMES H. HICKEY
Secretary/Director

JHH:ml:l

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

WHITBREAD OF CALIFORNIA
#U-488687

1. The Commission added two additional Mitigation Measures (Attachment 2) for a total of 17.

2. The Commission modified the size of the winery as follows:

Phase 1 - 25,000 sq. ft.

Phase 2 - 22,000 sq. ft.

Total 47,000 sq. ft.

3. The Commission modified Condition of Approval #10 to read:

Use Permit #U-278586 for the original winery location shall become null and void subject to compliance with Section 12806(b) of the Napa County Code.

CONDITIONS OF APPROVAL

Agenda Item: 9

Meeting Date: May 6, 1987

Use Permit: #U-488687

1. The permit be limited to the construction of a 450,000 gallons/year winery with related waste disposal ponds. The size of the winery structure shall not exceed 34,000 sq. ft. and the winery caves 36,000 sq. ft.

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 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 30 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 #15 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 a 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. Retail sales may commence following the construction of the winery.
10. Use Permit #U-278586 for the original winery location shall become null and void upon issuance of a Building Permit for this Use Permit (#U-488687).

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
(SUPPLEMENTAL INFORMATION SHEET)
USE PERMIT APPLICATION (

DESCRIPTION OF PROPOSED USE:

* DOES NOT INCLUDE CAVE:

USE: Winery

PRODUCT OR SERVICE PROVIDED: Wine Making

FLOOR AREA: EXISTING STRUCTURES 0 SQ. FT. NEW CONSTRUCTION 34,000 SQ. FT. *

INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING
cave: approx 36000 sq. ft.

AND/OR PROPOSED BUILDING: See attached plan.

SEATING CAPACITY: RESTAURANT N/A BAR N/A OTHER N/A

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: None

RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING
AREAS: None

NEW CONSTRUCTION:

PROJECT PHASING: Phase I: Site Preparation 1987 Future Phase: At undetermined
Construction 1988 date

CONSTRUCTION TIME REQUIRED (EACH PHASE): Approximately 1 year

TYPE OF CONSTRUCTION: concrete walls, wood roof structure, tile roof

MAX. HEIGHT (FT.): EXISTING STRUCTURES 0 PROPOSED STRUCTURES 35 feet

DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: safety lighting only

AVERAGE OPERATION:

HOURS OF OPERATION 8 A.M. TO 6 P.M. DAYS OF OPERATION Mon-Fri

NUMBER OF SHIFTS: 0 EMPLOYEES PER SHIFT: 0 FULL TIME 0 PART TIME 0
(CURRENTLY) (CURRENTLY)

NUMBER OF SHIFTS PROPOSED: 1 TOTAL EMPLOYEES PER SHIFT PROPOSED: 20 FULL TIME x PART TIME

NUMBER OF DELIVERIES OR PICK-UPS: PER DAY 3 PER WEEK 15

NO. VISITORS ANTICIPATED: PER DAY 20 PER WEEK 100

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE

LANDSCAPING AND PARKING:

EXISTING LANDSCAPING PLAN SUBMITTED: YES NO x

PROPOSED LANDSCAPING PLAN SUBMITTED: YES NO x

PARKING SPACES: EXISTING SPACES 0 EMPLOYEE 0 CUSTOMER 0

PROPOSED SPACES 30 EMPLOYEE 25 CUSTOMER 5

5. UTILITIES:

WATER SUPPLY SOURCE: Well METHOD OF SEWAGE DISPOSAL: Septic

IS ANNEXATION TO A SPECIAL SERVICE DISTRICT PROPOSED? YES _____ NO X

NAME OF DISTRICT: _____

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT County REGIONAL _____

STATE A.B.C. FEDERAL B.A.T.F.

7. WINERY OPERATION:

X CRUSHING X FERMENTATION X STORAGE/AGING X BOTTLING/PACKING

X SHIPPING: VIA: _____; X ADMINISTRATIVE: _____ TOURS/PUBLIC TASTING

OTHER: _____

GALLONS OF WINE TO BE PRODUCED: INITIAL ~~OR CURRENT~~ PRODUCTION 18,000 ^{in 1988} GALLONS/YR

REQUESTED PRODUCTION CAPACITY 45,000 GALLONS/YR

METHOD OF DOMESTIC WASTE DISPOSAL: Septic System

METHOD OF INDUSTRIAL WASTE DISPOSAL: Treatment ponds

GALLONS OF DOMESTIC WASTE PRODUCED: 700 PER day (ultimate)

GALLONS OF INDUSTRIAL WASTE PRODUCED: 3,600,000 PER year (ultimate)

METHOD OF SOLID WASTE DISPOSAL: Discd into vineyards

CAPACITY OF WATER SUPPLY: 50,000 GALLONS.

WATER AVAILABILITY: 300 GALLONS PER MINUTE. (To be verified)

ON-SITE FIRE PROTECTION:

EMERGENCY WATER STORAGE: 260 million GALLONS.

TYPE OF STORAGE FACILITY: irrigation reservoirs (planned) (39 million gallons existing)

8. SPECIFIC INFORMATION FOR RESIDENTIAL CARE FACILITY/DAY CARE CENTERS:

TYPE OF CARE: N/A

TOTAL NUMBER OF GUESTS/CHILDREN: EXISTING: _____ PROPOSED: _____

NUMBER OF BEDROOMS: EXISTING: _____ PROPOSED: _____

IS FACILITY LOCATED WITHIN 300 FEET OF ANOTHER FACILITY?: _____

NUMBER OF EMPLOYEES: FULL TIME: _____ PART TIME: _____