

Previous Project Conditions

CONDITIONS OF APPROVAL

KNOLLWOOD VINEYARDS/WINERY #P11-00274 VMM Use Permit Very Minor Modification 4242 Big Ranch Road, Napa (APN 036-190-026)

- 1. SCOPE: This permit shall be limited to the following:
 - Construction of a 2,400 square foot roof/cover over an existing outdoor work area.

The activities permitted on the site are limited to those shown on the plans submitted with the Use Permit Very Minor Modification application. Any substantial change in use is subject to review and approval as determined by the CDPD Director in accordance with the Zoning Ordinance.

2. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES;

The applicant shall comply with all applicable building codes, zoning standards and requirements of other County departments and various agencies including the following:

- Napa County Public Works comment Memo dated August 1, 2011,
- Napa County Fire Department Memo dated August 1,2011, and
- Napa County Building Permit #B11-00715.

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.

3. PREVIOUS CONDITIONS:

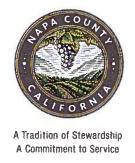
The permittee shall comply with all previous conditions of approval of the small winery use permit exemption dated November 26, 1986 except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede earlier ones.

4. INDEMNIFICATION:

An indemnification agreement was signed and submitted with initial application materials.

5. 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 noncompliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.



Napa County Fire Department Fire Marshal's Office 1199 Big Tree Road St. Helena, CA 94574

> Office: (707) 967-1419 Fax: (707) 967-1474

> > Pete Muñoa Fire Marshal

INTER-OFFICE MEMORANDUM

TO:

Mary Doyle

Conservation, Development and Planning Department

FROM:

Brian Hampton

Fire Department

DATE:

August 1, 2011

SUBJECT:

P11-00274

APN# 036-190-026

SITE ADDRESS:

4101 Big Ranch Road

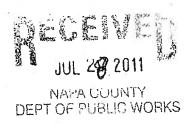
The Napa County Fire Marshal's Office has reviewed the Use Permit application to construct a 40' x 60' crush pad cover over an existing crush pad area. We would recommend the following conditions be incorporated as project conditions if the Planning Commission approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.
- 2. Install currently serviced and tagged 2A10BC fire extinguishers within 75 feet of travel distance from any portion of the covered area. Fire extinguishers shall be mounted 31/2 feet to 5 feet to the top of the extinguisher.

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Thursday at 707-967-1423.



A Commitment to Service



1195 Third Street, Suite 210 Napa, CA 94559 www.co.napa.ca.us

Main: (707) 253-4417 Fax: (707) 253-4336

Hillary Gitelman Director

REQUEST FOR COMMENTS
TO: Distribution File #: P11-00274 VMM
APPLICATION TITLE: Knollwood Vineyards APN: 036-190-026
DESCRIPTION OF PROJECT: Construction of a crush area canopy/roof of approximately 40' x 60' over an existing crush area.
RESPONSE REQUEST DATE: July 28, 2011 RETURN RESPONSE DATE: Aug 15, 2011
PLEASE RESPOND VIA E-MAIL TO: mary.doyle@countyofnapa.org OR FAX TO (707) 253-4336
This application (see enclosed project description and maps) is being sent to you for your review and comment.
1. Do you have any comments on this project? ☑Yes ☐ No
2. Do you have jurisdiction by law over this project? ✓ Yes ☐ No
3. Attach your agencies comments, or list below: ☐ Comments attached ☐ Comments below
All earth disturbing activities associated with this project and related building permit BII-00715 shall include measures to prevent ension, sediment, and waste malerials from I caving the site and entering waterways both during and after construction in accordance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimized dust at all times.
Name of contact person: Jeannette Doss Telephone #: (707) 259 - 8179
Name of contact person: Jeannette Uoss Telephone #: (707) 259 - 8179 Email: jeannette doss @ county of respanding Title: Assistant Engineer Date: 8-1-11

036-190-026 Sw/ARVL.

File No.:	
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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: Knollwood Assessor's Parcel No.: 030	6-190-4-00
Applicant's Name: Knollwood Vineyards Telephone No.: (707) 253-28	02
مهنانيم Ndress: 4242 Big Ranch Road Napa, Ca 94558	
No. Street City State	Zip Code
Status of Applicant's Interest in Property: Owner	
Property Owner's Name: Knollwood Vineyards	-
Address: Telephone No.: (707)253-2 No. Street City State	802
. Operating Features: (Check the appropriate spaces)	FOR COUNTY USE ONLY
X CRUSHING X FERMENTATION X STORAGE/AGING X BOTTLING/PACKING	YES NO
X SHIPPING VIA: Truck X ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING	
OTHER:	
GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 10,000GAL/YEAR (NOT TO EXCEED 20,000 GAL.)	
ULTIMATE PRODUCTION CAPACITY 20,000 GAL/YEAR	
HOURS OF OPERATION8:00 A.M. TO 6:00 P.M. DAYS OF OPERATION 7	<u> </u>
NUMBER OF SHIFTS: EMPLOYEES PER SHIFT: FULL TIME PART TIME (Currently)	
NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 2 FULL TIME 2 PART TIME 4 (Proposed)	
NO. VISITORS ANTICIPATED: PER DAY $^{\rm N/A}$ PER WEEK $^{\rm N/A}$	_

2. Building Features: (Wood, stucco or rock facing required on any non-historic structures). Structures). FLOOR AREA: EXISTING STRUCTURES O SQ. FT. NEW CONSTRUCTION SQ. FT. TYPE OF CONSTRUCTION: Frame-Stucco TYPE OF CONSTRUCTION: Structures PROPOSED STRUCTURES ON A X YES NO EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED; two small sheds TYPE OF SHIELDS TO BE INSTALLED ON EXTERIOR LIGHTS: N/A WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED: (Not less than 100 ft. ip located with County designated high fire risk area). METHOD OF COMESTIC WASTE DISPOSAL: Septic METHOD OF INDUSTRIAL WASTE DISPOSAL: Septic METHOD OF INDUSTRIAL WASTE DISPOSAL: Septic J. Site Characteristics: CHARACTER STRUCTURES SEPTICE WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD: (Not less than 400 ft. Silverado Trail and State Highways or A 200 ft. other public roads). ROAD FRONTAGE SEPRARATION BETWEEN PROPOSED WINERY: (Not less than 2,000 ft. with 1,000 ft. corridor) More than 2,000 ft. DISTANCE RETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE; 50 + FT. MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY RESIDENCE; 550 + FT. MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY REPROPERTIES 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. 1 mile TT.			FOR、COUNTY USE ONL会。
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PARCEL ACREAGE: (Not less than 4 AC.) ZONING DISTRICT INVOLVED: (AW, AP, and WR ONLY) WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD: (Not less than 400 ft. Silverado Trail and State Highways or 290 ft. other public roads). ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY: (Not less than 2,000 ft. with 1,000 ft. corridor) More than 2,000 ft. DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE: (Not less than 500 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. 1 mile to the first than 50 ft.) Name Pivor	3.		
WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD: (Not less than 400 ft. Silverado Trail and State Highways or 4 200 ft. other public roads). ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY: (Not less than 2,000 ft. with 1,000 ft. corridor) More than 2,000 ft. DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE: (Not less than 500 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.)			_
(Not less than 400 ft. Silverado Trail and State Highways or 200 ft. other public roads). ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY: (Not less than 2,000 ft. with 1,000 ft. corridor) More than 2,000 ft. DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE: (Not less than 500 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. 1 mile ft.		ZONING DISTRICT INVOLVED: (AW, AP, and WR ONLY) AP	<u>~</u> _
(Not less than 2,000 ft. with 1,000 ft. corridor) More than 2,000 ft. DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE: (Not less than 500 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.)	4	(Not less than 400 ft. Silverado Trail and State Highways or	<u></u>
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.)		ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY: (Not less than 2,000 ft. with 1,000 ft. corridor) More than 2,000 ft.	<u></u>
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.)		DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE: + 550 + FT.	<u> </u>
NAME OF NEAREST RIVER OR STREAM. Napa River		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.	<u> </u>
TABLE OF NEW TOTAL ON STREAM.		NAME OF NEAREST RIVER OR STREAM: Napa River	

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4.	Access and Parking:			
	PURLIC ROAD FOR ACCESS TO WINERY: Big Ranch Road	_	<u></u>	
	Small wineries requiring access by means of the following roadways shall not be eligible for use permit exemption.			
	(Lodi Lane) and all dead-end roads extending from that section of highway;			
	State Highway 121 west of the City of Napa;			
	American Canyon Road west of Flosden Road;			
	(4) Flosden Road).		•	
	PARKING SPACES: N/A	-	<u></u>	
	PROPOSED SPACES: 6	_		
5.	Building Site Requirements:			
	MONTH DURING WHICH WINERY CONSTRUCTION RELATED GROUND DISTURBING ACTIVITIES WILL OCCUR: (April through October ONLY unless catch basin installed). April - August	-	<u>/</u>	
	NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED: N/A		<u> </u>	
	TYPE OF EROSION CONTROL MEASURES INSTALLED TO DISCHARGE ALL CONCENTRATED RUN-OFF AT NON-EROSIVE VELOCITIES: Lawns, trees, shrubs	-	<u>~</u>	
	TYPE OF GRASS MIXTURE TO BE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION: N/A	1		
	BATE BY WHICH DISTURBED AREAS WILL BE RESEEDED:	-		*****
5.	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. (EXISTING VINEYARD FOR LANDSCAPING.)			
	b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: <u>Contract gardner</u> AND VINEYARD MANAGER	-	_	***************************************

	USE ONLY
7. Environmental Considerations:	115
I. DOES THE PROPOSED SMALL WINERY BUILDING OR RELATED FACILITIES LI WITHIN AN "ENVIRONMENTALLY SENSITIVE AREA":	E
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 AN	IIMAL
2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:	
NO a. A HIGH FIRE RISK HAZARD AREA	
NO b. A RECOGNIZED HISTORIC STRUCTURE	5-86 —
I CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT AND THAT THE PLANS SUBMI	TTED ARE ACCURATE:
by: XBen Colles Sam	2.
	PROPERTY OWNER from applicant)
30 Septembr 1986 DATE DATE	198_
FOR COUNTY USE ONLY	
DATE FILED: 9/30/86 ACCEPTABLE PLOT PLAN SUBMITTED:	YESNO
FILE NO:TOPOGRAPHIC SITE LOCATION MAP SUBMITTED:	
RECEIVED BY:	

SMALL WINERY USE PERMIT EXEMPTION NO .:
FINDINGS
ASSESSOR'S PARCEL NO. (S): 36-190-11
THIS APPLICATION DOES QUALIFY FOR A SMALL WINERY USE PERMIT EXEMPTION does/does not
BY: The E. Crude & Conservation, Development and Department
DATE: 11/26/86
☐ Failure to activate this application within one year of the Planning Department determination shall invalidate this application and a new application will be required.
cc: EUILDING INSPECTION DEPARTMENT