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## 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 non-compliance 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.



A Tradition of Stewardship  
A Commitment to Service

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

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**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.



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A Commitment to Service

RECEIVED  
JUL 28 2011  
NAPA COUNTY  
DEPT OF PUBLIC WORKS

Conservation Development and Planning

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

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

Hillary Gitelman  
Director

**PERMIT APPLICATION AND INITIAL STUDY**  
**REQUEST FOR COMMENTS**

*Public Works*

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 B11-00715 shall include measures to prevent erosion, sediment, and waste materials from leaving 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 minimize dust at all times.*

Name of contact person: Jeannette Doss

Telephone #: (707) 259-8179

Email: jeannette.doss@countyofnapa.org

Title: Assistant Engineer

Date: 8-1-11





4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: Big Ranch Road

✓	
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(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: N/A

✓	
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PROPOSED SPACES: 6

✓	
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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

✓	
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NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED: N/A

✓	
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TYPE OF EROSION CONTROL MEASURES INSTALLED TO DISCHARGE ALL CONCENTRATED RUN-OFF AT NON-EROSIVE VELOCITIES: Lawns, trees, shrubs

✓	
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TYPE OF GRASS MIXTURE TO BE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION: N/A

✓	
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DATE BY WHICH DISTURBED AREAS WILL BE RESEED: N/A

✓	
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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. (EXISTING VINEYARD FOR LANDSCAPING.)

b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: Contract gardner AND VINEYARD MANAGER

✓	
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YES NO

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:

NO a. A HIGH FIRE RISK HAZARD AREA

NO b. A RECOGNIZED HISTORIC STRUCTURE

\_\_\_\_ ✓  
\_\_\_\_ ✓  
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RN 11-25-86

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

*Ruellwood Vineyards*

by: *J. Ken Corley*  
SIGNATURE OF APPLICANT

*Same*  
SIGNATURE OF PROPERTY OWNER  
(if different from applicant)

*30 September* 198*6*  
DATE

\_\_\_\_ 198\_\_\_\_  
DATE

FOR COUNTY USE ONLY

DATE FILED: *9/30/86* ACCEPTABLE PLOT PLAN SUBMITTED: ✓ YES \_\_\_\_ NO

FILE NO: \_\_\_\_\_ TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: ✓ YES \_\_\_\_ NO

RECEIVED BY: *Philip E. Crundall*

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: Thelma E. Crundall  
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: BUILDING INSPECTION DEPARTMENT

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