

“B”

**Revised Recommended Conditions of
Approval and Final Agency Approval
Memos**

**PLANNING COMMISSION HEARING – APRIL 1, 2026
REVISED RECOMMENDED CONDITIONS OF APPROVAL**

**HAGAFEN CELLARS WINERY
Application P19-00121-MOD
4160 Silverado Trail, Napa
Assessor's Parcel Number 039-130-002**

This permit encompasses and shall be limited to the project commonly known as Hagafen Cellars Winery, located at 4160 Silverado Trail, Napa. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

- 1.1 Approval to modify an existing 50,000 gallon per year winery, previously approved under Use Permit #97219-UP and subsequent modifications to recognize and approve the following:
 - a. Days of operation Monday through Sunday;
 - b. Retail sales Monday through Sunday from 11:00 AM to 4:00 PM;
 - c. Visitation and tours and tasting as set forth in Condition of Approval No. 4.2;
 - d. Use of a storage room (approximately 720 square feet) for winery storage;
 - e. Widening the existing driveway to meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards;
 - f. Revise COA No. 2 of Permit No. 99477 to remove the requirement for mailing notice of events to identified individuals;
 - g. Revise COA No. 3 of Permit No. 99477 to remove the requirement for submitting an annual report of daily visitation counts;
 - h. Remove COA No.15 of Permit No. 99477 requiring submittal of an annual report of grape source data;
 - i. Remove COA No.16 of Permit No. 99477 requiring submittal of an annual statement certifying compliance with grape sourcing requirements; and
 - j. Revise COA No. 21 of Permit No. 99477 to remove the requirement for submitting an annual report of the number of gallons of wine produced during the year.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 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 of approval 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 to the property owner or permittee. 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 and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing may occur at a winery only where such activities are accessory and "clearly incidental, related, and subordinate to the primary operation of the winery as a production facility."

Tours and tastings (defined below) may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

Tours and tastings shall be by appointment only and shall be limited to the following:

- a. Frequency: Seven (7) days per week; Monday through Sunday
- b. Maximum number of persons per day: 60
- c. Maximum number of persons per week: 311
- d. Maximum number of persons per year: 9,719
- e. Hours of visitation: 10:00 AM to 5:00 PM
- f. Tours and tastings shall not occur on days an event is held.

“Tours and tastings” means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times: Weekday AM peak hour (7–9 AM), Weekday PM peak hour (4–6 PM), Weekend mid-day peak hour (typically 12–2 PM) [Provided by the Department of Public Works].

A log book (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building and Environmental Services (PBES) Department upon request.

4.3 MARKETING **[RESERVED]**

4.4 ON-PREMISES CONSUMPTION **[RESERVED]**

4.5 RESIDENCE OR NON-WINERY STRUCTURES

Unless specifically authorized by this permit or a previously approved permit, the existing single-family residence shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

4.6 GRAPE SOURCE

At least 75% of the grapes used to make the winery’s still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission’s format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses

are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation log books, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 RENTAL/LEASING **[RESERVED]**

4.9 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**

4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times: Weekday AM peak hour (7–9 AM), Weekday PM peak hour (4–6 PM), Weekend mid-day peak hour (typically 12–2 PM) [Provided by the Department of Public Works]. All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized marketing events allowed per COA No. 4.3 above.

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.
- b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
- d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as “A-Frame” signs, is prohibited.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated February 6, 2026.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated February 9, 2026.
- c. Fire Marshal’s Office operational conditions as stated in their Inter-Office Memo dated February 20, 2026.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. Groundwater Management – The parcel shall be limited to a maximum of 5.4 acre-feet of groundwater per year for all water consuming activities on the project parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(a) below.

In the event that changed circumstances or significant new information provide substantial evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

- b. The pumping rate of the Project Well (Well 1) shall be reduced and shall remain at 17 gallons per minute (gpm) or less, as identified in the Project Water Availability Analysis, dated December 4, 2025, (Project WAA). Equipment selection and a maintenance plan shall be developed and implemented for the property as outlined in COA No. 6.15.b. below.
- c. In addition to Permit #99477 Condition of Approval No. 2 (See COA No. 4.21 Exhibit A), marketing events shall be subject to the following:
 - a. Different event types shall not be held on the same day.
 - b. A 100-person event (Celebration Events) shall not be held while the winery is conducting crush operations.
 - c. Tours and tastings shall not be allowed on days when an event will occur.

4.21 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the winery use as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full.

¹ Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated February 6, 2026.
- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated February 9, 2026.
- c. Fire Marshal's Office plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated February 20, 2026.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an

accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL **[RESERVED]**

6.4 LANDSCAPING – PLAN SUBMITTAL **[RESERVED]**

6.5 COLORS **[RESERVED]**

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES **[RESERVED]**

6.7 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.8 ADDRESSING **[RESERVED]**

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

6.12 PERMIT PREREQUISITE MITIGATION MEASURES **[RESERVED]**

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Groundwater Demand Management Program

1. The permittee shall install a meter on the project well (Well #1). The meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the project well.
2. The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.

3. The plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
4. As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately, and the first monitoring report is due to the County within 120 days of approval of this permit.
5. For the first twelve months of operation under this permit, the permittee shall read the meters of at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed 5.4 acre-feet per year, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action.
6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
7. At the completion of the reporting period per 6.15(e)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
 - i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.
 - b. Within 90 days of approval of this modification, the permittee shall submit information on the well pump flow restrictor or equivalent equipment to be installed on the Project Well, as described in COA 4.20.b. Information shall be submitted to the Planning Division directly for Director approval. The submittal shall include a narrative providing information of how the device works, equipment specifications, and a maintenance and monitoring plan. Installation shall be completed within 30 days of approval of the associated plans. Within 14 days of installation, evidence shall be provided to the County demonstrating installation and operation. The PBES Department may extend these dates by taking into consideration the severity of the required changes with respect to public safety, or other factors that the PBES Department determines are reasonable. Any request for extension of time must be submitted in writing by the permittee and received by the PBES Department two (2) weeks prior to the end of the timelines specified herein and the PBES Department will determine the extension timeframe.
 - c. Within 60 days of use permit approval, the permittee shall submit a building permit application to PBES to remedy all remaining violations referenced

within the Code Enforcement Letter associated with case number CE19-00128, distributed on July 16, 2019. Code Enforcement staff shall conduct an inspection to confirm the resolved violations remain in compliance.

- d. Driveway improvements shall be completed within one (1) year of approval of this Use Permit Modification. If driveway improvements have not been constructed by this time, winery operations shall revert back to the levels approved in Use Permit Modification No. 99477.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

- a. **GRADING AND SPOILS**
All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.
- b. **DUST CONTROL**
Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.
- c. **AIR QUALITY**
During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:
 - 1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
 - 2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
 - 3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
 - 4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - 5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 **CONSTRUCTION NOISE [RESERVED]**

7.4 **CONSTRUCTION MITIGATION MEASURES [RESERVED]**

7.5 **OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]**

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS [RESERVED]

9.3 GATES/ENTRY STRUCTURES [RESERVED]

9.4 LANDSCAPING [RESERVED]

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS [RESERVED]

9.6 DEMOLITION ACTIVITIES [RESERVED]

9.7 GRADING SPOILS

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY [RESERVED]

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY [RESERVED]

**EXHIBIT A
PREVIOUS CONDITIONS**

**HAGAFEN CELLARS WINERY
Application P19-00121-MOD
4160 Silverado Trail, Napa
Assessor's Parcel Number 039-130-002**

4.21 The permittee shall comply with the following previous conditions of approval for the Hagafen Cellars Winery use as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

A. Use Permit No: 97219

Scope and all conditions replaced by Modification No. 99477.

B. Appeal of Use Permit No: 97219

Scope and all conditions replaced by Modification No. 99477.

C. Stipulation (Case No. AO90536 – Dated May 4, 2000)

Approved final scope and conditions to be adopted with Modification No. 99477.

D. Modification No: 99477

COA No. 1. The permit is limited to:

- a. The establishment of a winery with a 50,000 gallon/year production capacity in conformance with the application information sheet and supplemental information sheets for winery uses.
- b. The construction of a 6,800 s.f. winery which includes: a 4,500 s.f. two story main winery building with an attached covered 1920 s.f. outdoor concrete slab processing area; a 361 s.f. tasting room building; an uncovered 1920 s.f. concrete pad for processing, in conformance with the approved site plan, floor plan, building elevations.
- c. ~~Custom production activities (crushing, fermenting, barrel ageing, and bottling) for a maximum of four (4) custom producers utilizing a maximum 25,000 gallons of the winery's 50,000 gallon/year production capacity; commencing with the crush in 2005, a maximum of three (3) custom producers will be allowed.~~
[Revised by P18-00081]
- d. ~~The existing access road shall be removed upon completion of the new driveway resulting in the use of only one access from Silverado Trail.~~ **[Completed]**

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

~~No modifications, expansions or changes relating to gallon/year production capacity,~~

~~retail sales, events and tastings and tours shall be sought prior to December 31, 2005. Any modifications, expansions or changes to the Use Permit on or before July 1, 2008 shall be provided to the owners at 4176 Silverado Trail at least 30 days in advance of the filing of such request with the County and a copy of the request shall also be provided to their attorney Stephen T. Buehl, Gagen, McCoy, McMahon & Armstrong, 1030 Main Street, Suite 212, St. Helena, CA 94574. [Timeframe surpassed]~~

COA No. 2. Marketing activities as defined in Section 18.08.370 (activities held for members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Any charge associated with food service is limited to the extent of cost recovery) are limited to:

a. Celebration Events:

Harvest (Sukkot).

Frequency: 1 per year

Number of persons: Maximum 75 persons

Time of Day: Noon-4:00 PM

Holidays (Hanukkah and Passover)

Frequency: 2 per year

Number of persons: Maximum 100

Time of Day: 5:00-9:00 PM

b. Wine and Food Events:

Lunches and dinners in the winery or tasting room for Trade and Consumer by prior appointment:

Frequency: 8 per year

Number of Persons: maximum 50

c. Wine Auction-Related Event:

Frequency: 1 per year

Number of Persons: Maximum 50

Time of Day: 2:00-5:00 PM

A maximum of twelve (12) events/year are allowed, which includes any events authorized pursuant to the Temporary Event Ordinance and shall not exceed four (4) hours in length. ~~Except for the "harvest" event and events as may specifically be authorized pursuant to the Temporary Event Ordinance, no picnicking, outdoor dining, or outdoor wine tasting shall be permitted and no outside marketing activities shall involve amplified music.~~ All events shall cease by 10:00 PM (including cleanup) except the events specified above as ending at 10:00 PM shall complete cleanup by 11:00 PM. **[Revised by P18-00081 COA 1.2]**

~~The individuals on the attached mailing notice list shall be provided with written notice, a minimum of ten (10) days, in advance of any and all of the twelve (12) events that can occur each year. [Revised by P19-00121 COA 1.1.f]~~

COA No. 3.

~~a. Tours of the winery and/or tasting of wine shall be by appointment only and are limited to twenty five (25) persons per day between the hours of 10:00 AM and 5:00 PM, except Saturdays when no tours or tasting shall be permitted, and shall be limited to members of the wine trade, persons invited by the winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. (As defined by Section 18.08.620). Visitor counts shall be maintained daily that would be made available to the Department within five (5) days notice, and shall be compiled in an annual report submitted to the Department by the end of January each year.~~
[Revised by P19-00121 COA 1.1.c; 1.1.g; and 4.2]

~~b. The winery shall be open for retail sales of wine Sunday through Thursday 11:00 AM and 4:00 PM. No retail sales shall be conducted either Friday or Saturday.~~
[Revised by P19-00121 COA 1.1.b]

COA No. 5. All outdoor storage of winery production equipment shall be screened from view of adjacent properties by a visual barrier consisting of fencing and/or dense landscaping, and shall remain within the driveway loop. No open storage is to exceed the height of the screening.

COA No. 6. Provide a maximum twenty-two (22) off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department. There shall be no winery-related parking on Silverado Trail, on Shady Oaks Lane, nor in any neighboring driveway. In no case shall any parking impede emergency vehicle access to the winery or obscure visibility at the entrance by Silverado Trail.

COA No. 7. The color(s) to be used on the proposed buildings and any exterior lighting fixtures to be used shall be submitted to the Department for review and approval. Exterior lighting fixtures shall be the minimum necessary for the operational and security needs, as low as possible and shall be shielded to direct the light down. The only exterior lights visible from off-site that may be kept on between 7:00 PM and 6:00 AM, except when necessary during crush, are motion-sensor controlled ones.

COA No. 8. Plans for outdoor signs shall be submitted to the Department for review and placement. A sign specifying the hours and days of tours and tastings and retail sales complying with all applicable County ordinances regarding signage shall be posted along Silverado Trail.

~~COA No. 15. The applicant shall report to the Department on an annual basis the source of his grapes, verifying that 75% of the annual production is from Napa County grapes. The report shall include the grape tonnage and the Assessor Parcel Number(s) where grown. Such report shall be proprietary and not available to the public.~~ **[Removed by P19-00121 COA 1.1.h]**

~~COA No. 16. For the public record, the applicant shall annually submit to the Department a statement certifying compliance with the source requirement and indicating the percentage of Napa County grapes utilized.~~ **[Removed by P19-00121 COA 1.1.i]**

COA No. 17. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No overnight accommodations are permitted. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself, except those approved for temporary event license pursuant to Chapter 5.36 Napa County Code.

COA No. 19. Pomace (grape stems, leaves, grape skins) shall not be stockpiled within 500 feet of any off-site occupied dwelling; shall not be stockpiled longer than thirty (30) days, and shall be mixed with the soil within two (2) days of application.

COA No. 20. Grading and construction activities that will generate dust shall utilize water or dust palliatives. Noise producing construction activities shall be limited to weekdays between the hours of 7:00 AM and 7:00 PM. All noisy, stationary construction equipment such as air compressors and concrete pumps shall be placed at least 250 feet from the residential uses located adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce the exterior noise levels produced.

COA No. 21. The production capacity of the winery shall not exceed 50,000 gallons/year as averaged over any consecutive three (3) year period. In any given year neither production nor waste disposal capacity shall exceed 59,999 gallons. ~~The applicant shall report to the Planning Department in December of each year the number of gallons of wine produced during the year.~~ **[Revised by P19-00121 COA 1.1.j]**

COA No. 22. No outdoor noise-producing activities, including those associated with the crush period, shall take place at the winery between the hours of 10:00 PM and 7:00 AM. Noisy stationary outdoor equipment such as air conditioning units, compressors, and pumps shall be located out of direct line-of-sight from the residences located on property adjacent to the site, or acoustical shielding shall be installed that is sufficient to reduce exterior noise to an acceptable level. (55dBA)

E. Very Minor Modification No: P18-00081

1.0 PROJECT SCOPE - This Permit encompasses and replaces the terms of Use Permit (and/or Use Permit Modification) No. 97219-UP, 99477- MOD and shall be limited to:

1.1 Reconstruction and addition of the outdoor trellises that were destroyed in the wildfire.

1.2 Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption on Premises," on-premises consumption of wine produced on-site and purchased from the winery.

1.3 Removal of conditions 1 (c) of Use permit 97219 and 99477, which states "Custom production activities (crushing, fermenting, barrel ageing, and bottling) for a maximum of four (4) custom producers utilizing a maximum 25,000 gallons of the winery's 50,000 gallon/per year production capacity; commencing with the crushing in 2005, a maximum of three (3) custom producers will be allowed.

1.4 Repair/Replace landscape destroyed by the fire.

Modification No: 99477 - Condition of Approval No. 2 - Mailing Notice List

[Revised by P19-00121 COA 1.1.f]

~~Pursuant to Condition of Approval No. 2 for Use Permit No. 97219-UP (Hagafen Winery/Norman Weir) the following individuals shall receive a minimum of ten (10) days written prior notice of any and all of the twelve (12) special events per year that may occur at the Hagafen Winery:~~

~~Baffico, George and Angela
4130 Silverado Trail
Napa, CA 94558
039-390-011~~

~~Furtado, John and Catherine J.
90 Fairway Drive
S. San Francisco, CA 94080
039-390-010~~

~~Buehl, Stephen T.
Gagen, McCoy, McMahon & Armstrong
1030 Main Street, Suite 212
St. Helena, CA 94574~~

~~Huffnagel, Gunther Grandfield, Sheila
4180 Silverado Trail
Napa, CA 94558
039-590-004~~

~~Ellsworth, Dewey W.
12 Spring Street
Napa, CA 94559
039-100-010~~

~~Mallen, Ronald E.
1180 Shady Oaks Drive
Napa, CA 94558~~

~~Emmolo, Frank and Maria
1085 Galleron Road
St. Helena, CA 94574
039-390-001~~

~~Matschullat, Robert W. and Ariane M.H.
4176 Silverado Trail
Napa, CA 9455~~

~~Gunst, Mr. and Mrs. Robert A.
1160 Shady Oaks Drive
Napa, CA 94558~~

~~Matschullat, Robert W. and Ariane M.H.
46 Vineyard Lane
Greenwich, CT 06830
039-130-001~~

~~Lamonica, Sam J. and Nancy
4190 Silverado Trail
Napa, CA 94558
039-590-003~~

~~Niesar, Kirsten H.
4185 Silverado Trail
Napa, CA 94558
039-100-005~~

~~Beltrami, Joseph M. and Wendy C.
4161 Silverado Trail
Napa, CA 94558
039-100-007~~

~~Smith, George D. and Naomi
4163 Silverado Trail
Napa, CA 94558
039-100-006~~

~~Curtin, Patricia E.
Gagen, McCoy, McMahon & Armstrong
279 Front Street
Danville, CA 94526~~

~~Tucker, Jewell
1171 Shady Oaks Drive
Napa, CA 94558
039-590-005~~

~~Ellsworth, Stephen A.
3076 Vichy Avenue
Napa, CA 94558
039-100-010~~

~~Webb, Carolyn
12 Spring Street
Napa, CA 94559~~

~~Nielsen, Andrew K. and Gudveig V.
4110 Silverado Trail
Napa, CA 94558
039-390-009~~

~~Smith, Clint and Dorris
1170 Shady Oaks Drive
Napa, CA 94558~~

~~Spiteri, Ron
1165 Shady Oaks Drive
Napa, CA 94558~~

~~Weatherwane Ranch, LLC
c/o The Dorian A. Virgos Company
45 Rockefeller Plaza, Suite 2216
New York, NY 10101
039-130-003~~



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian D. Bordona
Director

MEMORANDUM

To: Emily Hedge, Planning	From: Jeannette Doss, Engineering <i>JD</i>
Date: February 6, 2026	Re: Hagafen Cellars Use Permit Modification Engineering CoA 4160 Silverado Trail, Napa, CA 94558 P19-00121 APN: 039-130-002-000

The Engineering Division received a referral for comment on a modification to an existing use permit. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS:

1. Napa County parcel 039-130-002-000 is located on Silverado Trail, approximately 0.5 miles north of the intersection with Soda Canyon Road.
2. A left turn lane is installed on Silverado Trail serving the existing paved driveway.
3. The existing paved driveway averages 16 feet in width.
4. The existing parcel is approximately 12.28 acres.
5. Site is currently developed with a winery, associated winery accessory structures, a residence, and site improvements, and vineyards.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provisions and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

2. The Engineering Division has reviewed the Water Availability Analysis (WAA) titled Water Availability Analysis dated April 24, 2024, by O'Connor Environmental, Inc, for Hagafen Cellars – Use Permit Modification, P19-00121, located on Assessor parcel number 039-130-002-000 at 4160 Silverado Trail. The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.
3. Any proposed or required modifications to the existing project wells shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.
4. The Permittee shall (at the Permittee's expense) record and maintain well monitoring data for the project well (specifically, static water level no less than quarterly, and the volume of water no less than monthly) and that groundwater extraction shall not exceed 5.4 AF/yr. All monitoring required by these conditions shall verify that the water use assumptions and the actual water use are consistent with the usage and assumptions analyzed in the Water Availability Analysis prepared by O'Connor Environmental, Inc. (April 2024) for the Hagafen Cellars project.
5. The property owner shall obtain a grading permit from the Napa County Engineering Division, PBES Department for the proposed roadway, access drive, and parking area improvements.
6. All roadway, access drive, and parking area improvements shall be completed within the timelines specified in the Planning Division Conditions of Approval.

PREREQUISITES FOR ISSUANCE OF PERMITS

7. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
8. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

9. **Prior to issuance of a grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
10. **Prior to issuance of a grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development.
11. **Prior to issuance of a grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at Jeannette.Doss@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian Bordona
Director

MEMORANDUM

To:	Emily Hedge, Planner III	From:	Maureen S. Bown R.E.H.S. <i>MSB</i>
Date:	July 10, 2019 Revised 2/9/2026	Re:	Use Permit Application Hagafen Cellars Located at 4160 Silverado Trail, Napa Assessor Parcel # 039-130-002-000 Permit# UP MOD P19-00121

Environmental Health Division staff has reviewed an application to increase visitation numbers, as described and depicted in the application materials. This division has no objection to approval of the application with the following conditions of approval:

1. An Annual Operating permit for a combined alternative sewage treatment system must be maintained, and all monitoring /reporting must be fully complied with.
2. An annual water system operating permit must be maintained and complied with.
3. The owner shall comply with General Waste Discharge Requirements for Winery Process Water as adopted by the State Water Quality Control Board.
4. General Waste Discharge Requirements for Winery Process Water were adopted by the State Water Quality Control Board in January 2021, as such the applicant shall enroll for coverage under the General Order by January 2024 or at the time the process wastewater system is approved and constructed whichever occurs first.
5. Proposed food service will be catered, therefore, all food must be prepared and served by a Napa County permitted caterer. A commercial food facility is not included in this project. The plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only. If the selected caterer does not possess a valid Napa County Permit to operate, please refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
6. The applicant shall provide portable toilet facilities for guest use during events of 100 persons or more. The portable toilet facilities must be pumped by a Napa County permitted pumping company.

7. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
8. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors, and odors.
9. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.
10. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system, the plan submitted for review and approval must address bentonite disposal.
11. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.



A Tradition of Stewardship
A Commitment to Service

**Napa County Fire Department
Fire Marshal's Office**

951 California Blvd
Napa, CA 94559
www.countyofnapa.org
Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	2/20/2026
FROM:	Jason Downs, Fire Marshal	PERMIT #	P19-00121
SUBJECT:	Hagafen Cellars	APN:	039-130-002-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-referenced project. The project is approved as submitted and subject to the following Conditions of Approval:

GENERAL CONDITIONS

1. Within one (1) year of permit approval, the existing driveway shall be improved to meet all requirements outlined in the latest edition of the Napa County Road and Street Standards for commercial development. The property owner is responsible for obtaining a grading permit for any necessary roadway improvements.
2. All construction and use of the facility shall comply with all applicable codes, standards, regulations, and ordinances in effect at the time of Building Permit issuance, including the 2025 California Fire Code (CFC) as adopted and amended by Napa County.
3. Beneficial occupancy shall not be granted until all required fire and life safety systems and features have been installed, tested, inspected, and approved by the Napa County Fire Marshal's Office.
4. An approved water supply for fire protection shall be installed and made serviceable prior to the arrival of combustible materials on site in accordance with 2025 CFC Section 3312. All underground fire lines, fire pumps, and water storage tanks shall be submitted under a separate permit from the building or civil plans.
5. Where required by 2025 CFC Section 105, separate construction and/or operational permits shall be obtained as applicable. Separate permits may be required for, but are not limited to:
 - Automatic fire-extinguishing systems
 - Fire alarm and detection systems and related equipment
 - Fire pumps and related equipment
 - Private fire service mains and appurtenances
 - Gates and barricades across fire apparatus access roads
 - Temporary membrane structures and tents

FIRE APPARATUS ACCESS

6. The property address shall comply with Section 505.1 of the 2025 California Fire Code and Napa County Municipal Code 15.32.073. Address signage must be clearly visible from the roadway, durable, reflective, and maintained for emergency access. Final placement and specifications are subject to Napa County Fire Department approval.
7. All buildings, facilities, and developments shall be accessible to fire department apparatus by approved fire apparatus access roads in accordance with 2025 CFC Section 503 and the Napa County Road & Street Standards (NCRSS).
8. Access roads shall be designed and maintained to support the weight of fire apparatus and provide reliable all-weather driving conditions. An engineered analysis must be submitted demonstrating that the roadway can support fire apparatus weighing at least 75,000 pounds.
9. Fire apparatus access roads shall be provided within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building, in accordance with 2025 CFC Section 503.1.1.
10. Gates installed across fire apparatus access roads shall comply with 2025 CFC Sections 503.6 and 503.5, the Napa County Road & Street Standards, and California Fire Safe Regulations (CCR Title 14) for projects located within the State Responsibility Area (SRA).
 - Electrically operated gates serving residential properties shall be equipped with an approved Knox® key switch (Model 3501 or 3502).
 - Manual gates shall be secured with an approved Knox® padlock.
11. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet.
12. Turnouts shall comply with the Napa County Road & Street Standards and shall be a minimum of 12 feet in width, 30 feet in length, with a 25-foot taper at each end.
13. Approved turnarounds shall be provided for driveways and dead-end roadways in accordance with 2025 CFC Section 503.2.5 and the Napa County Road & Street Standards.
14. Roadway grades shall not exceed 16 percent. Grades between 16 percent and 20 percent may be permitted where all provisions of the Napa County Road & Street Standards are satisfied.
15. Roadway curves shall have an inside turning radius of not less than 50 feet. An additional surface width of 4 feet shall be added to curves with a radius of 50–100 feet, and 2 feet shall be added to curves with a radius of 100–200 feet.

WATER SUPPLY AND FIRE PROTECTION – COMMERCIAL PROJECTS

16. For buildings not served by a public water system, water storage and fire flow calculations shall be provided by a California Licensed Civil Engineer, Fire Protection Engineer, or C-16 licensed contractor. Calculations shall demonstrate compliance with 2025 CFC Appendix B as adopted and amended by Napa County and the Napa County Municipal Code.

17. Approved pressurized fire hydrants shall be installed within 250 feet of all portions of the exterior walls of the building as measured along approved fire apparatus access roads. Hydrant spacing shall comply with 2025 CFC Appendix C as adopted and amended by Napa County. Private fire service mains shall be installed, tested, and maintained in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).
18. Fire Department Connections (FDCs) for automatic sprinkler systems shall comply with 2025 CFC Section 912 and shall be located fully visible and recognizable from the street or approved fire apparatus access road. FDCs shall be located within 50 feet of an approved fire hydrant.
19. Underground fire protection mains shall have a minimum diameter of 6 inches and shall be constructed of C-900 Class 200 piping, ductile iron, or approved equivalent materials, and installed in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).
20. Automatic fire sprinkler systems shall be installed where required by 2025 CFC Section 903 as adopted and amended by Napa County and in accordance with the applicable NFPA standard. Systems shall be designed by a California Licensed Fire Protection Engineer or C-16 licensed contractor.

LIFE SAFETY REQUIREMENTS

21. All buildings shall comply with 2025 CFC Chapter 10 – Means of Egress, including but not limited to exit signage, exit illumination, exit doors, and panic hardware where required.

DEFENSIBLE SPACE

22. A minimum 100-foot defensible space shall be provided and maintained around all structures in accordance with California Public Resources Code Section 4291, the Napa County Defensible Space Ordinance, and the Napa County Fire Marshal's Defensible Space Guidelines. Defensible space shall be established prior to final approval or occupancy and shall be maintained at all times in a fire-safe condition for the life of the project.
23. A minimum 10-foot defensible space shall be provided and maintained on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with applicable Napa County ordinances and Fire Marshal guidelines and shall be maintained at all times in a fire-safe condition.

NOTICE

The Conditions of Approval noted above are based solely on review by the Napa County Fire Marshal's Office. Additional comments or requirements may be imposed by other County Departments or Divisions during review of this application.

The Napa County Fire Marshal's Office Development Guidelines are available at:
www.countyofnapa.org/firemarshal

For questions, please contact the Napa County Fire Marshal's Office at:
Fire.Marshall@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

July 16, 2019

Norman and Irit Weir
Hagafen Cellars
4160 Silverado Trail
Napa, CA. 94558-1118

LOCATION: 4160 Silverado Trail, Napa, CA; APN 039-130-002-000

Dear Property Owner:

On December 4, 2018, the Board of Supervisors approved Resolution No. 2018-164, providing direction to staff regarding the County Code Compliance Program. The Resolution requires County staff to conduct a health and safety inspection to mitigate any hazards that might be present while you continue operations. If County staff identifies health and safety violations that pose an immediate threat to public health, safety, and/or threaten the environment, the County requires that the owner abate the violations before a hearing can be held on the use permit application.

On March 27, 2019, the County received an application for a use permit modification to correct code violations that may have been or are occurring at the property described above. Your application was submitted prior to the deadline and qualifies for the program established by the Resolution. On April 23, 2019, County staff conducted an inspection and identified health and safety issues that if corrected will create a safer environment for your employees and visitors at the winery. The following list of items should be implemented at your earliest convenience to facilitate processing of your use permit application and some items may need permits.

1. Please remove all combustible vegetation and/or trash within ten feet of the propane tank at the rear of the winery per 2016 CFC section 304.1;
2. Please repair or install illuminated exit signs in the barrel storage room per 2016 CFC section 1031.4;
3. Please post a sign above the main exit door in the winery stating this door is to remain unlocked while the building is occupied per 2016 CFC section 101 0.1.9.3 (2);
4. Please post a maximum occupant load sign near the main entrance of the wine tasting building per 2016 CFC section 1004.3;
5. Please remove improper hardware at the first floor office entrance. Exit doors shall be openable without the use of a key, special knowledge or effort per 2016 CFC 101 0.1.9 exit or to have panic, lever, or lever with thumb turn or keyed cylinders deadbolts without interconnected hardware per 2016 CFC section 1010.1.9;
6. Please discontinue using the extension cord at the chicken coop on the north side of the winery per 2016 CFC section 605.5;

7. Please provide a minimum clearance of 30 inches in width, 36 inches in front and 70 inches in height of the electrical panel per 2016 CFC section 605.3 and label the main electrical service disconnect at the service location;
8. Please provide a key box and Knox document cabinet for the fire department to gain access for life saving or firefighting purposes per 2016 CFC section 506.1.

The following items(s) require your immediate attention. Please contact me so I can assist you with addressing the issues.

9. New electrical plug outlets mounted on the north side of the wine rebuilding installed without permits per 2016 CBC 105.1. Please apply for permits;
10. New thousand gallon propane tank installed on the property line at the backside of the winery. Per 2016 CBC 105.1. Please apply for permits;
11. The upstairs two offices in the winery are being used as bedrooms. There are no smoke detectors and one of the two bedrooms has no egress. Please cease using these offices as bedrooms. Please call me and make an appointment so I may verify the space has been returned to offices;
12. A water heater was installed in one of the upstairs offices without benefit of a building permit per 2016 CBC 105.1. Please apply for permits;
13. In between the first floor and the second story offices there is an area in the winery that has been converted into wine bottle and case storage. Some of the area has only 4-5 feet of headroom. The door that was cut in midway on the stairs does not comply with code. Please have your design professional look into this space to see if it can be permitted. You will need to contact your project planner who has been assigned your use permit modification to determine if this can be added to the use permit modification. Please apply for permits to either return this space back to its original condition or apply for permits to modify the winery to allow this bottle/case storage area to remain.

Please contact me to discuss your efforts to correct the violations described herein or if you have any questions. You may reach me at (707) 299-1343.

Sincerely,


Greg Baxter,
Code Compliance Manager
Planning, Building & Environmental Services

Cc: Chron; File; Emily Hedge