



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

Jay Corley
W. Scott Snowden
XXXXXXXXXXXXXXXXXXXX
CHAIRMAN

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

May 7, 1981

Mr. Luc A. Janssens
2610 5th Avenue
Merced, CA 95340

Dear Mr. Janssens:

Your Use Permit Application Number 11-118081 to ~~establish a 50,000~~
gallons/year winery with public tours and tasting

~~located on the northeast side of St. Hwy. 29 southeast of Mee Lane in an AP Dist.~~
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: May 6, 1981

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

by: J. Hickey & E. Randall
Senior Planner.
JAMES H. HICKEY
Secretary-Director

JHH:jg

cc: Donald W. Jonas
Building Codes Administrator
County of Napa

NOTE CONDITION CHANGES APPROVED BY
THE COMMISSION:

1. Widening of Mee Ln. In Phase I.
2. Applicant option to fill or flood-proof building to meet required MSL.

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of May 6, 1981

Agenda Item: 3

APPLICATION DATA:

APPLICANT: San Mateo Ranch N.V. (#4-118081) filed: October 1, 1980

REQUEST FOR: To establish a 50,000 gallons/year winery
with public tours and tasting.

LOCATION: On the northeast side of State Hwy 29 approx
350 feet southeast of Tree Lane within an AP
District. (Assessor's Parcel # 30-080-35 and 30-100-12)

FINDINGS: [All checked (X) Items Apply to This Application]

SPECIAL INFORMATION:

- ☒ 1. Details of the proposal are contained in the attached supplemental information sheet.
- ☒ 2. Comments and recommendations from various County departments and other agencies are attached.
- ☒ 3. a) An adjoining property owner has indicated concern over the use of a private road traversing the property for the winery operation.
b) Applicant is proposing to defer the tasting & tours operation of the facility. He has agreed that at such time, the winery is open for tours & tasting. The related improvements will be constructed.
c) Applicant has revised project since April 22, 1981 Commission meeting.

ENVIRONMENTAL ANALYSIS: to delete Tree Lane Site #2.

- ☐ 4. General Rule (Not Subject to CEQA).
- ☐ 5. Categorically Exempt pursuant to the California Environmental Quality Act (Class # _____).
- ☐ 6. Final Environmental Impact Report # _____ prepared by:

- ☒ 7. (See Agenda Item # _____).
The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended. See Attachment #1

10/12/78

Page 2
Report and Recommendation

Meeting Date: May 6, 1981

Use Permit - #U-118081 San Mateo Ranch N.V.

PLANNING AND ZONING ANALYSIS:

- ☒ 8. The procedural requirements for Use Permit outlined in the Zoning Ordinance have been satisfied in regard to this application.
- ☒ 9. The submitted proposal is in general compliance with Ordinance requirements.
- ☒ 10. Approval of this proposal would not result in detrimental effects to the public health, safety or general welfare.
- ☒ 11. The proposal is in conformance with the General Plan designation of Agricultural Resource specified for the property.
- ☐ 12. The property is within the district boundary and/or the Sphere of Influence of the following districts:

American Canyon County Water District ☐ Within district ☐ Within Sphere (See attached map).

American Canyon Fire Protection District ☐ Within district ☐ Within Sphere (See attached map).

_____ ☐ _____ ☐ _____

- ☐ 13. This proposal should be denied pursuant to findings contained in the attached Exhibit
- ☒ 14. The site has no access off of Hwy 29 and would require filling to raise the winery floor elevation to meet Flood Control and Water Conservation District MSL requirements. An alternate method to meet this requirement would be to floodproof the structure.

RECOMMENDATION:

- ☐ Continue to meeting of _____
- ☒ Action

ENVIRONMENTAL:

- ☐ None Required.
- ☒ Adopt a Negative Declaration.
- ☒ Find that the Commission has read and considered the environmental documents relative to #U-118081.
- ☐ Certify Final EIR as adequate.

PLANNING:

- ☐ DENIAL based on Finding #13.
- ☒ APPROVAL with Findings and subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL

Agenda Item: 3

Meeting Date: May 6, 1981

Use Permit: San Mateo Ranch N.V. #U-118081

- ☒ 1. The permit be limited to: a 50000 gal/yr winery with public tours and tasting to be located as shown on the submitted plot plan.
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.
- ☒ 3. Provisions for a min of 6 off-street parking spaces on a dust free, all weather surface approved by Public Works for Phase 1. Eleven (11) additional off-street parking spaces be provided for Phase 2
- ☒ 4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- ☐ 5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- ☐ 6. Annexation of the property to the following districts:
- ☐ American Canyon County Water District
 - ☐ American Canyon Fire Protection District
 - ☐
- ☒ 7. All open storage of equipment and tanks be screened from view of State Hwy 29 and Tree Lane and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- ☐ 8. The permit be limited to a _____ year period.
- ☒ 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- ☒ 10. See Attachment #1 - Mitigation measures included as part of project.
- ☒ 11. Landscaping shall be permanently maintained in good condition and whenever necessary replaced with new plant material. Maintenance to include watering, weeding, pruning and spraying.
- ☒ 12. Proposed structure be of wood, stucco or concrete block construction.
- ☒ 13. The winery be floodproofed to elevation MSL 160 to 161 rather than raising floor level to this elevation.

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

1. DESCRIPTION OF PROPOSED USE:

USE: WINERY

PRODUCT OR SERVICE PROVIDED: Wine

FLOOR AREA: EXISTING STRUCTURES None SQ. FT. NEW CONSTRUCTION Approx 6,400 SQ. FT.

INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING AND/OR PROPOSED BUILDING: None

SEATING CAPACITY: RESTAURANT None BAR None OTHER None

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: None

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

2. NEW CONSTRUCTION:

PROJECT PHASING: two (2) phases - PHASE 1: establishment of 50,000 gallons/yr winery
PHASE 2: undertaking tours and tasting

CONSTRUCTION TIME REQUIRED (EACH PHASE): 4 months +

CHANGES PER 26 APRIL 1901
LETTER #24

TYPE OF CONSTRUCTION: wood frame

MAX. HEIGHT (FT.): EXISTING STRUCTURES None PROPOSED STRUCTURES Approx 27'

DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: None

3. AVERAGE OPERATION:

HOURS OF OPERATION 7 A.M. TO 7 P.M. DAYS OF OPERATION 7

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: 3 FULL TIME 0 PART TIME 0

NUMBER OF DELIVERIES OR PICK-UPS: PER DAY 1 PER WEEK 7

NO. VISITORS ANTICIPATED: PER DAY 10 PER WEEK 70

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING PLAN SUBMITTED: YES None NO X

PROPOSED LANDSCAPING PLAN SUBMITTED: YES X NO None

PARKING SPACES: EXISTING SPACES None EMPLOYEE None CUSTOMER None

PROPOSED SPACES 10 EMPLOYEE 3 CUSTOMER 7

5. UTILITIES:

WATER SUPPLY SOURCE: Well

METHOD OF SEWAGE DISPOSAL: Leach field

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

NAME OF DISTRICT:

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT _____

REGIONAL X

STATE X ABCD

FEDERAL X BATE

7. WINERY OPERATION:

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

X SHIPPING: VIA: Truck ADMINISTRATIVE: X TOURS/PUBLIC TASTING

OTHER: _____

GALLONS OF WINE TO BE PRODUCED: _____

INITIAL OR CURRENT PRODUCTION 0 GALLONS/YEAR

ULTIMATE ESTIMATED PRODUCTION 36,000 GALLONS/YEAR

REQUESTED PRODUCTION CAPACITY 36,000 GALLONS/YEAR

METHOD OF DOMESTIC WASTE DISPOSAL: Leach field

METHOD OF INDUSTRIAL WASTE DISPOSAL: Leach field

GALLONS OF DOMESTIC WASTE PRODUCED: _____

PER _____

GALLONS OF INDUSTRIAL WASTE PRODUCED: _____

PER _____

METHOD OF SOLID WASTE DISPOSAL: plowed in vineyard

CAPACITY OF WATER SUPPLY: unknown

GALLONS _____

WATER AVAILABILITY: 450

GALLONS PER MINUTE _____

ON-SITE FIRE PROTECTION: _____

EMERGENCY WATER STORAGE: 1,500,000 GALLONS

TYPE OF STORAGE FACILITY: pond

8. SPECIFIC INFORMATION FOR REST HOMES/DAY CARE CENTERS:

TYPE OF CARE: N/A

TOTAL NUMBER OF GUESTS: _____

EXISTING: _____

PROPOSED: _____

NUMBER OF BEDROOMS: _____

EXISTING: _____

PROPOSED: _____

SPECIAL CARE HOME WITHIN 300 FEET OF PROPERTY?: _____

NUMBER OF EMPLOYEES: _____

FULL TIME: _____

PART TIME: _____

ATTACHMENT I
Mitigation Measures Included As Part of
the Proposed San Mateo Ranch Winery
Project (Revision 3)

1. Installation of a dust-less surface on the proposed site entranceway, parking lot, and all outdoor storage, and use areas developed.
2. Removal of all pumace and other organic wastes generated from the property or discing these materials into the soil. The disposal alternative selected shall be carried out in such a manner and with enough dispatch so as to not attract insects nor create odors.
3. Limitation of all construction activities proposed to weekdays between 7:30 A.M. and 4:30 P.M.
4. Installation or reinstallation as needed of the state-of-the-art muffler systems required by current law on the construction equipment used. Proper maintenance of said muffler systems shall be provided.
5. Placement of noisy stationary construction equipment such as compressors away from developed areas off-site and/or the provision of acoustical shielding around such equipment.
6. Selection consistent with sound construction practice of construction techniques, staging plans, and equipment designed to produce a minimum amount of noise.
7. Installation of deflectors on all outdoor lights installed to direct all the illumination produced away from nearby residences and public roads.
8. Immediate installation adjacent to the proposed winery of a sign reading "No Tours or Tasting" that is readable from State Highway 29. Said sign shall be maintained in a readable condition until such time as this winery is opened for tours or tasting, at which time it shall be removed and the improvements required under Conditions 9 and 10 below installed.
9. Installation, prior to opening of this winery for tours or tasting, of a south-bound left turn lane on State Highway 29 at Mee Lane whose design is acceptable to the Napa County Public Works Department and the State Department of Transportation. Associated acceleration and deceleration tapers, whose design is also acceptable to the Napa County Public Works Department and the State Department of Transportation, shall be installed at the same time on the east side of State Highway 29 at said intersection.
10. Installation, prior to opening this winery for tours or tasting, of an access road from the proposed structure to Mee Lane. At the same time any access road to this building from State Highway 29 shall be removed.

11. Provision of a year-round access road acceptable to the State Department of Forestry from Mee Lane to the proposed winery structure(s).
12. Provision of at least 10,000 gallons of water storage for fire fighting with a connection at the proposed winery building acceptable to and approved by the State Department of Forestry.

REVISED
PROPOSED
NEGATIVE DECLARATION

The County of Napa has determined that the following project would not have a significant effect on the environment. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department offices, 1121 First St., Napa, California 94558. For further information contact the Napa County Environmental Protection Section at (707) 253-4416.

SAN MATEO RANCH WINERY (REVISION 3.1)

USE PERMIT REQUEST (U-118081) OF LUC JANSSENS to construct and operate a 50,000 gallon per year winery with public tours and tasting on 59.40 acres (APN 30-080-35 & 30-100-115) ⁰⁴⁶ located on the northeast side of State Highway 29 approximately 350 feet southeast of Mee Lane within an AP (Agricultural Preserve) zoning district. A necessary related concurrent action would be installation of a special design sewage disposal system to serve the proposed facility.

Mitigation measures included in the proposed project are as follows:

(SEE MEASURES AFFIXED TO ATTACHED INITIAL STUDY)

DATE: 3 May 1981

BY ORDER OF

JAMES H. HICKEY

Director - Napa County Conservation, Development and Planning Department

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1121 First Street
Napa, California 94558
(707) 253-4416/4376

REVISED
INITIAL STUDY

PROJECT NAME: SAN MATEO RANCH WINERY (REVISION 3)
FILE NO: U-118081

PROJECT DESCRIPTION: USE PERMIT REQUEST (U-118081) OF LUC JANSSENS to construct and operate a 50,000 gallon per year winery with public tours and tasting on 59.40 acres (APN 30-080-~~45~~ & 30-100-~~45~~) located on the northeast side of State Highway 29 approximately 350 feet southeast of Mae Lane within an AP (Agricultural Preserve) zoning district. A necessary related concurrent action would be installation of a special design sewage disposal system to serve the proposed facility.

JURISDICTIONAL BACKGROUND:
Public Plans and Policies

	YES	NO	N/A
Is the project consistent with:			
a) Regional and Subregional Plans and Policies?	X	—	
b) LAFCOM Plans and Policies?	X	—	X
c) The County General Plan?	X	—	X
d) Appropriate City General Plans?	—	—	X
e) Adopted Environmental Plans and Goals of the Community?	X	—	—
f) Pertinent Zoning?	X	—	—

Responsible Agencies

U.S. Bureau of Alcohol, Tobacco and Firearms
State Dept. of Alcoholic Beverage Control
State Dept. of Transportation
San Francisco Bay Regional Water Quality Control Board

ENVIRONMENTAL SETTING: Level area located on the floor of the Napa Valley approximately one mile northwest of the center of Rutherford (Elev. 150 - 160 ft. ± MSL). The property is bordered to the south by Bale Slough and lies within the combined 100 year floodplain of this stream and the Napa River. Foundation materials consist of fluvial deposits overlain by Class II silt loams and Class III clays of the Cole and Clear Lake soil series respectively. Vegetative cover is made up chiefly of existing vineyards and introduced weeds and grasses with a poorly developed to non-existent riparian gallery along Bale Slough. Three (3) archaeological sites are located in the subject parcel but do not extend into the area to be disturbed by the proposed project. Surrounding land uses are chiefly agricultural to the east, west and south; rural residential and commercial (dog kennel) to the north.

ENVIRONMENTAL EFFECTS:

Normally Significant Individual Impacts

YES NO

(Geology)

— ☒

1. Exposure of new site users to substantial life and/or property hazards from geologic processes (eg., severe settlement, sliding, faulting, intense seismically induced ground shaking, seismically-induced ground failures, etc.).

— ☒

2. Exposure of existing area occupants to substantially increased life and/or property hazards from geologic processes.

— ☒

3. Damage, destruction or burial of any unique or scientifically important geologic or geomorphologic feature.

— ☒

(Meteorology)

4. Substantial modification of climatic or microclimatic conditions (eg., temperature, rainfall, wind, shadow patterns, etc.).

— ☒

(Hydrology)

5. Exposure of new site users to substantial life and/or property hazards from flooding (eg., stream flooding, tsunamis, seiches, dam or levee failure, etc.).

— ☒

6. Exposure of existing area occupants to substantially increased life and/or property hazards from flooding.

— ☒

7. Substantial temporary construction period increase in erosion and/or sedimentation.

— ☒

8. Substantial permanent increase in erosion and/or sedimentation.

— ☒

9. Substantial depletion of groundwater resources or significant interference with groundwater recharge.

— ☒

(Water Quality)

10. Substantial degradation of the quality of waters present in a stream, lake, or pond.

— ☒

11. Substantial degradation of the quality of groundwater supplies.

— ☒

12. Substantial contamination of a public or private water supply.

— ☒

(Air Quality)

13. Exposure of new site users to substantial health hazards from breathing polluted air.

— ☒

14. Exposure of existing area occupants to substantially increased health hazards from breathing polluted air.

— ☒

15. Substantial degradation of local or regional air quality.

— ☒

16. Exposure of new site users or existing area occupants to annoyance from dust and/or highly objectionable odors.

— ☒

(Noise)

17. Exposure of new site users to health hazards from noise levels in excess of those recognized as necessary to protect public health and welfare.

* Mitigated (see Mitigation Measures below)

o Cumulatively Significant Only

YES NO

— ☒

* ☒ —

o ☒ —

18. Exposure of existing area occupants to health hazards from noise levels in excess of those recognized as necessary to protect public health and welfare.
19. Exposure of people to high construction noise levels for substantial periods of time.
20. Exposure of existing area occupants to annoyance from substantially increased ambient noise levels.

(Ecosystem)

— ☒

— ☒

— ☒

— ☒

— ☒

21. Substantial reduction in the number of a rare or endangered species of plant or animal or damage or restriction of the habitat of such a species.
22. Destruction of or substantial damage to a unique, scarce, or particularly productive biological area (eq., marshes, riparian galleries, vernal pools, etc.).
23. Substantial reduction in habitat for plants, fish, and/or wildlife.
24. Substantial modification in the number or diversity of plant or animal species present.
25. Substantial interference with the movement of a resident or migratory fish or wildlife species.

(Social)

— ☒

— ☒

26. Disruption or division of an established community.
27. Displacement of a large number of people.

(Aesthetic)

— ☒

* ☒ —

— ☒

28. Blockage or substantial degradation of important public or private views.
29. Exposure of new site users or existing area occupants to annoyance from increased nighttime light levels or glare.
30. Creation of a litter problem.

(Cultural)

— ☒

— ☒

— ☒

31. Destruction of or substantial damage to a recognized archaeological site.
32. Destruction of or substantial damage to the historical character of a recognized historical structure, facility, or feature.
33. Elimination of or conflict with the established recreational, educational, religious, or scientific uses of the project site or surrounding properties.

(Traffic)

* ☒ —

o ☒ —

— ☒

— ☒

34. Exposure of new site users to substantial life and/or property hazards from traffic accidents.
35. Exposure of the existing users of the roads providing access to the project site to substantially increased life and/or property hazards from traffic accidents.
36. Exposure of the users of the roadways providing access to the project site to annoyance from noticeably increased traffic congestion.

YES NO

° ☒ —

37. Increase in traffic on the roadways providing access to the project site which is substantial in relation to the existing traffic load and capacity of the street system.

— ☒

38. Creation of a substantial local parking problem.

° ☒ —

(Energy)

39. Increase in the demand for energy which is substantial in relation to the existing energy demands of the area.

— ☒

40. Creation of a facility or development which will use fuel or energy in a wasteful manner.

— ☒

41. Creation of a facility or development which will use substantially higher than average amounts of fuel or energy for transportation purposes.

— ☒

(Public Health)

42. Exposure of new site users to substantial health hazards from contaminated drinking water, inadequately treated sewage and/or insect or rodent pests.

— ☒

43. Exposure of existing area occupants to substantially increased health hazards from contaminated drinking water, inadequately treated sewage and/or insect or rodent pests.

* ☒ —

44. Exposure of new site users to substantial life and/or property hazards from fire.

— ☒

45. Exposure of existing area occupants to substantially increased life and/or property hazards from fire.

— ☒

46. Exposure of new site users to substantial life and/or property hazards from air crashes.

— ☒

47. Exposure of existing area occupants and/or existing air or heliport users to substantially increased life and/or property hazards from air crashes.

* ☒ —

48. Exposure of new site users or existing area occupants to substantial annoyance from insect or rodent pests.

— ☒

(Community Services)

49. Increase in the demand for a community service (eg., sewer, water, fire protection, schools, etc.) which is substantial in relation to the currently existing uncommitted capacity of the agency involved to provide such a service.

— ☒

(Commercial Resources)

50. Perclusion of the development of aggregate, rock product, or mineral resources of current or potential importance.

— ☒

51. Removal of a substantial amount of agricultural or grazing land from current or potential production.

— ☒

(Fiscal)

52. Creation of a development to which it would cost the community substantially more to provide services than it would return in taxes.

— ☒

(Growth Induction)

53. Induction of substantial residential, commercial, or industrial development.

Mandatory Findings of Significance

Does the project:

YES NO

- a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? — X
- b) Have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? — X
- c) Have possible environmental effects which are individually limited but cumulatively considerable? — X
- d) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? — X

Impact Discussion (Optional)

NONE

MITIGATION MEASURES:

Included By Applicant As Part of Project

SEE ATTACHMENT I

Identified By This Study (Unadopted)

NONE

DETERMINATION:

Agency Staff Participating in the Initial Study:

Resource Evaluation: J.G. Lemieux & W.L. Selleck Date: 27 Jan. 1981

Site Review By: W.L. Selleck & J. O'Loughlin Date: 30 Jan. 1981

Planning/Zoning Review By: B. Abate Date: 2 Oct. 1980

On the basis of this preliminary evaluation:

— I find that the project COULD NOT have a significant effect on the environment, and adoption of a NEGATIVE DECLARATION is recommended.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described above have been added to the project. Adoption of a CONDITIONAL NEGATIVE DECLARATION is therefore recommended.

— I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: 13 May 1981

BY: WILLIAM L. SELLECK

ATTACHMENT 2
Comments On the Proposed Negative
Declaration For the San Mateo
Ranch Winery Project

This attachment is composed of two sections. The first is made up of a list of the agencies, organizations, and individuals that commented on the proposed Negative Declaration followed by copies of the actual comment letters received. The second is made up of Napa County's responses to these comments.

CORRESPONDENCE RECEIVED

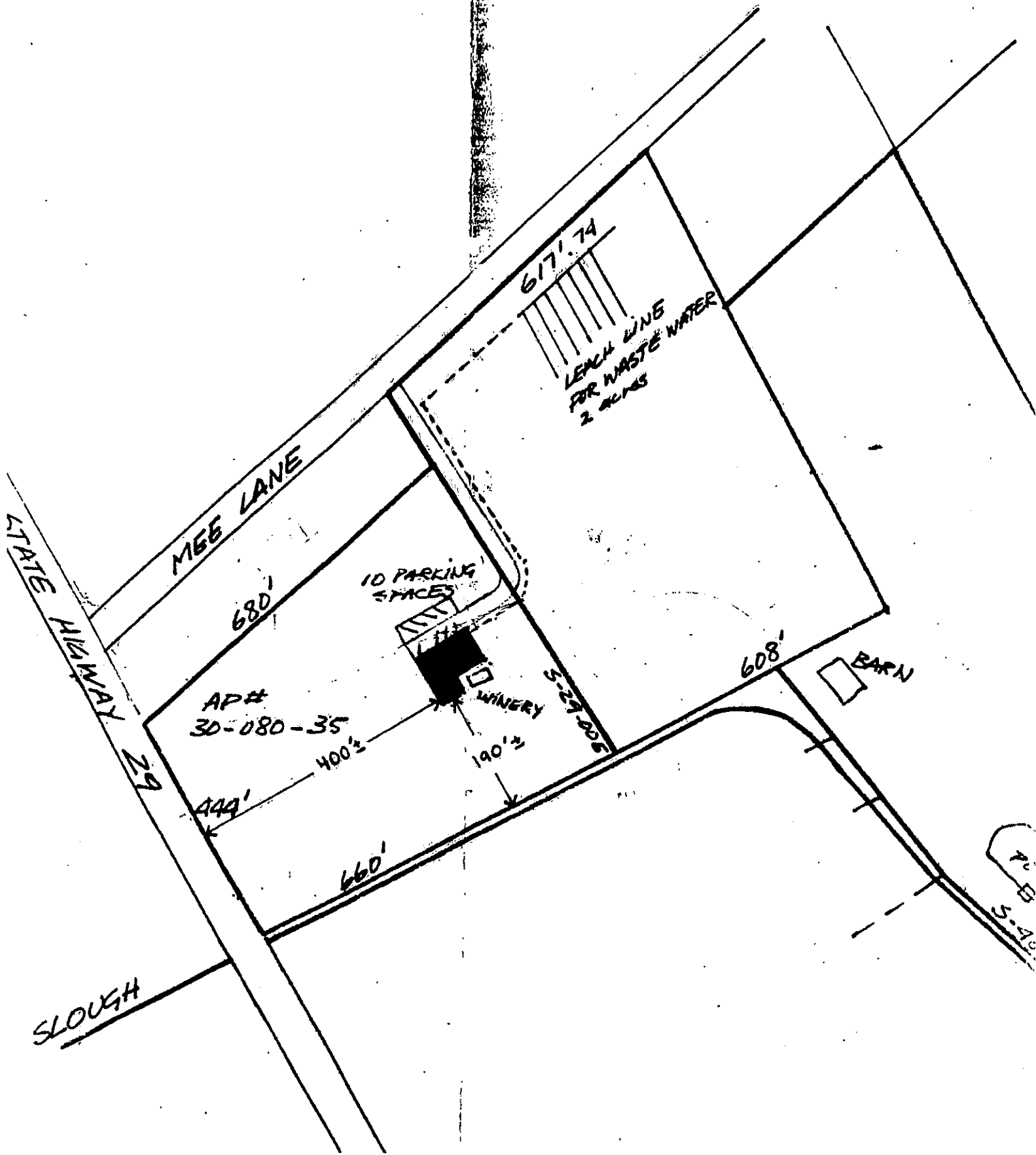
1. Government Agencies

State

Dept. of Transportation	March 17, 1981
Office of Planning & Research	April 2, 1981

Regional

San Francisco Bay Regional Water Quality Control Board (LATE)	April 13, 1981
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STATE HIGHWAY 29

MEE LANE

SLOUGH

AP# 30-080-35

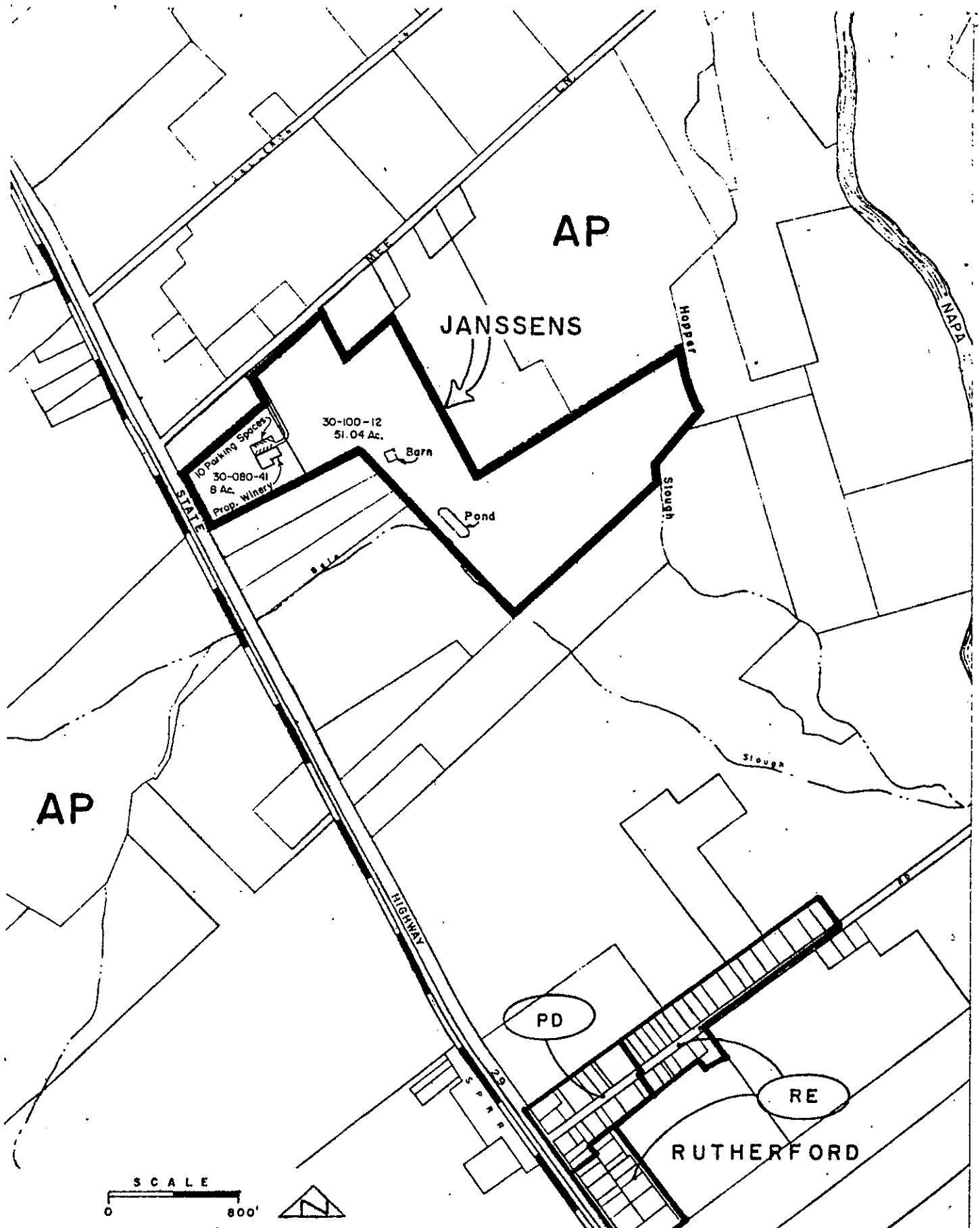
10 PARKING SPACES

WINERY

LEACH LINE FOR WASTE WATER
2 ACRES

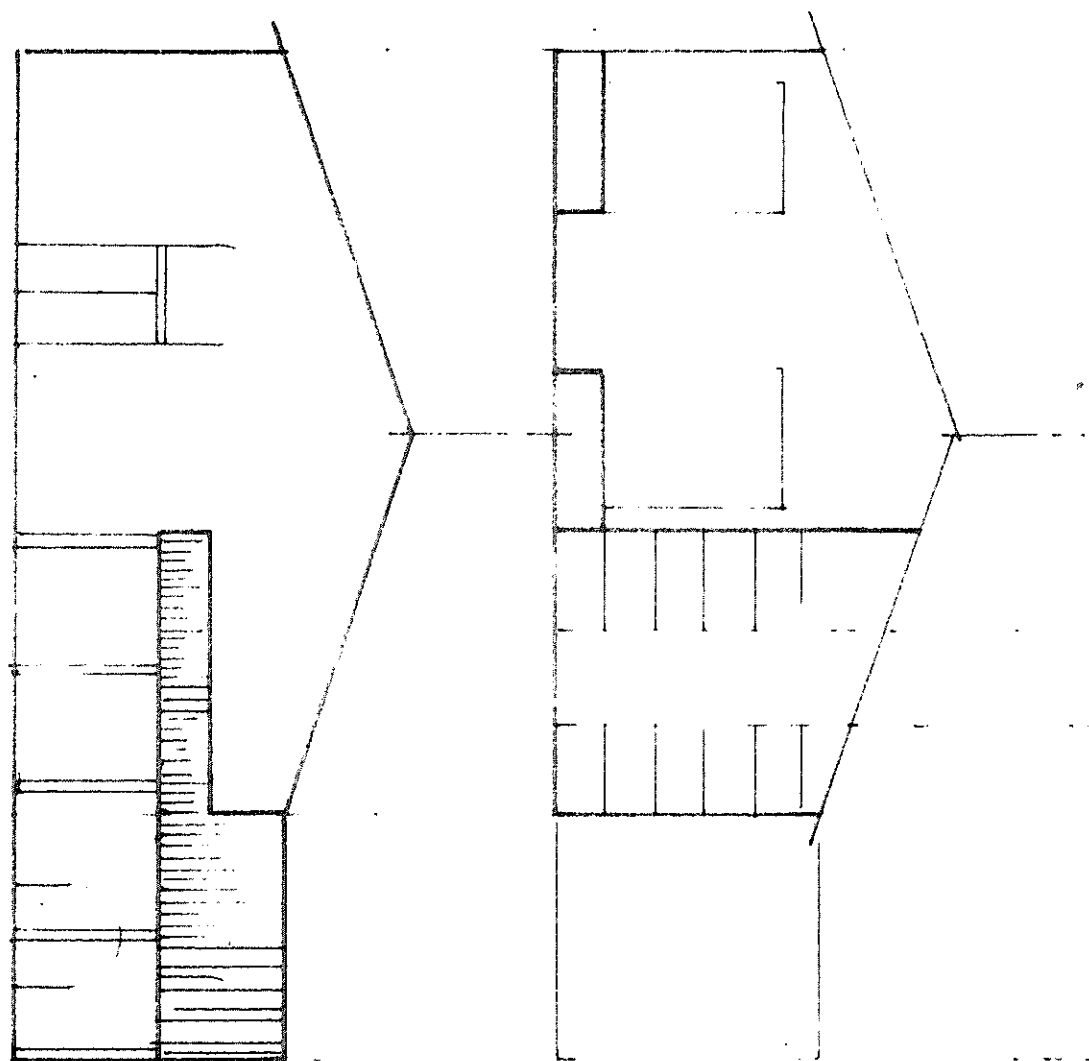
BARN

S-29-005



9-3-80
REVISED
3-17-81
4-4-81

1" = 12'



10/2/1701 approved

11/8001

50,000 gal/yr. winery

W. Public tours & tasting

2244 sq ft
LAB
144 sq ft
OFFICE
SUB
TOTAL: 2,880 sq ft

261 sq ft Sales/tasting room
87 sq ft Rest room

TOTAL: 3,228 sq ft

