



## NAPA COUNTY

### CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

1195 THIRD STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4416

July 30, 1985

San Mateo Ranch, Inc.  
P.O. Box 300  
Rutherford, Ca. 94573

Gentlemen:

Your Use Permit Application Number 538485 to ~~establish a 50,000~~  
~~gallons per year winery with tours and public tasting located on 59 acres.~~

~~located on the northeast side of State Hwy 29 approximately 170 feet southeast~~  
~~of Mac Lane within an AP District. (Assessor's Parcels #30-080-41 & 30-100-12).~~  
has been approved by the Napa County Conservation, Development and Planning  
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL) \*

(See attached Staff Report and attached Exhibit A)

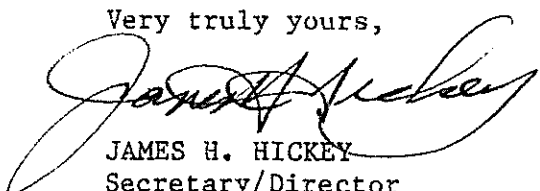
APPROVAL DATE: July 24, 1985

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,

  
JAMES H. HICKEY  
Secretary/Director

JHH:ml

cc: Bill L. Hall, Building Codes Administrator

EXHIBIT A

CONDITIONS OF APPROVAL

1. Tours and tastings to be limited to the Phase 2 building expansion area.
2. Dust control measures be provided during construction of the winery.
3. Changes in the roadway base for Hwy 29 and Mee Lane shall be completed prior to issuance of a building permit for the winery.
4. Road construction along Hwy 29 and Mee Lane shall be completed after the first phase of the winery is finished.

5. The procedural requirements for a Use Permit outlined in the Zoning Ordinance have been satisfied in regard to this application.
6. The submitted proposal is in general compliance with Ordinance requirements.

Page 2

Report and Recommendation

Meeting Date: July 24, 1985

Use Permit # U-538485

7. Approval of this proposal would not result in detrimental effects to the public health, safety or general welfare.
8. The proposal is in conformance with the General Plan designation of Agricultural Resource specified for the property.
9. The applicant proposes to utilize a winery wastewater pond to handle the winery waste. The proposed pond is located on the property line separating two assessor's parcels which is not in compliance with 20-foot property line setback requirements of the AP District. To bring the proposal into compliance with zoning setback regulations, the applicant should either merge the two assessor's parcels or complete a lot line adjustment resulting in the location of all winery related facilities including the winery's wastewater pond on one parcel. In no event should Assessor's Parcel #30-100-12 be reduced to less than 40.0 acres, the minimum parcel size in the AP District.

**RECOMMENDATION:**

**ENVIRONMENTAL:**

1. Find that the Negative Declaration prepared and adopted for Use Permit #U-118081 adequately covers the environmental impact of the proposed project.
2. Find that the Planning Commission has read and considered the Negative Declaration prior to taking on the proposed project.

**PLANNING:**

3. APPROVAL with Findings and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL  
San Mateo Ranch NV, Inc.

Meeting Date: July 24, 1985  
Use Permit: #U-538485

1. The permit be limited to the construction of a 6,000 square foot winery with public tours and tasting. The maximum annual production capacity is 50,000 gallons.
  - 2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
  3. Provisions for a minimum of 10 off-street parking spaces on a dust free all weather surface approved by Public Works.
  - 4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
  5. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
  6. Mitigation Measures contained in the attached Negative Declaration.
  7. No outside social activities including outside dining, live music, outdoor festivals, or other activities of a similar nature.
  8. Retail sales shall be limited to wine produced and bottled by the winery. Retail sales may commence following the construction of the winery.
  9. Public tours and tasting shall not commence until after the winery has been constructed and is in operation.
- 1

1. DESCRIPTION OF PROPOSED USE:

USE: Winery

PRODUCT OR SERVICE PROVIDED: wine

FLOOR AREA: EXISTING STRUCTURES 0 SQ. FT. NEW CONSTRUCTION 6,000 SQ. FT.

INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING AND/OR PROPOSED BUILDING: winery 6,000 sq.ft.

SEATING CAPACITY: RESTAURANT 0 BAR 0 OTHER 0

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: 0

RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING AREAS: 0

2. NEW CONSTRUCTION:

PROJECT PHASING: two phases

CONSTRUCTION TIME REQUIRED (EACH PHASE): 3 months for each phase.

TYPE OF CONSTRUCTION: concrete

MAX. HEIGHT (FT.): EXISTING STRUCTURES 0 PROPOSED STRUCTURES 32' +/-

DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: as needed

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 1 TOTAL EMPLOYEES PER 3 FULL TIME 0 PART TIME 0  
PROPOSED: SHIFT PROPOSED:

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 0 NO X

PROPOSED LANDSCAPING PLAN SUBMITTED: YES 0 NO X

PARKING SPACES: EXISTING SPACES 0 EMPLOYEE 0 CUSTOMER 0

PROPOSED SPACES 10 EMPLOYEE 3 CUSTOMER 7

UTILITIES:

WATER SUPPLY SOURCE: well METHOD OF SEWAGE DISPOSAL: 0

IS ANNEXATION TO A SPECIAL SERVICE DISTRICT PROPOSED?: YES NO 0

NAME OF DISTRICT: \_\_\_\_\_

LICENSES OR APPROVALS REQUIRED:

DISTRICT REGIONAL

STATE                      ABC                      FEDERAL                      BATF

WINERY OPERATION:

yes CRUSHING yes FERMENTATION yes STORAGE/AGING yes BOTTLING/PACKING

yes SHIPPING: VIA:truck ; yes ADMINISTRATIVE: yes TOURS/PUBLIC TASTING

OTHER:

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 0 GALLONS/YE

ULTIMATE ESTIMATED PRODUCTION 50,000 GALLONS/YE

REQUESTED PRODUCTION CAPACITY 50,000 GALLONS/YE

METHOD OF DOMESTIC WASTE DISPOSAL: Leach Line

METHOD OF INDUSTRIAL WASTE DISPOSAL: Pond

GALLONS OF DOMESTIC WASTE PRODUCED: PER

GALLONS OF INDUSTRIAL WASTE PRODUCED: see attached study PER

METHOD OF SOLID WASTE DISPOSAL: \_\_\_\_\_

CAPACITY OF WATER SUPPLY: Well GALLONS.

WATER AVAILABILITY: 450 GPM GALLONS PER MINUTE.

ON-SITE FIRE PROTECTION:

EMERGENCY WATER STORAGE: 1,500,000 GALLONS.

TYPE OF STORAGE FACILITY: Pond

SPECIFIC INFORMATION FOR REST HOMES/DAY CARE CENTERS:

TYPE OF CARE: \_\_\_\_\_

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:



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092  
AREA CODE 707/253-4416

### MEMORANDUM

TO: Phill Crundall, Senior Planner, Current Planning Section

FROM: Jim O'Loughlin, Senior Planner, Environmental Protection  
Section *Jim O'Loughlin*

SUBJECT: Use Permit Request of San Mateo Ranch NV, Inc. (#U-538485)

DATE: July 8, 1985

The Environmental Protection Section of the Conservation, Development and Planning Department recommends that the proposed Negative Declaration, prepared May 3, 1981 Luc Janssen's Use Permit Request (#U-118081), be found adequate, complete and satisfactory in relation to the Use Permit Request of San Mateo Ranch NV, Inc. (#U-538485) for a similar winery development.

The proposed change will not have a significant impact on the environment. The previous Negative Declaration approved on May 6, 1981 is adequate and complete and has been completed in accordance with CEQA and all State of California and local guidelines pertaining thereto. No subsequent or supplemental Environmental Impact Reports, in addition to the proposed Negative Declaration, are necessary at this time in that:

- 1) No substantial changes in the Use Permit application or other submittals for the project have been made which would require revisions to the proposed Negative Declaration.
- 2) No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require revisions in the proposed Negative Declaration; and
- 3) No relevant new information has become available since the writing of the proposed Negative Declaration which was not known and could not have been known at the time of writing, and no such new information has become available since the preparation of the Negative Declaration which should have been or should not be included in the proposed Negative Declaration.



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<sup>846</sup> gallon per year winery with public tours and tasting on 59.40 acres (APN 30-080-35<sup>846</sup> & 30-100-11) 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 30-080-35 & 30-100-11) 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.

JURISDICTIONAL BACKGROUND:  
Public Plans and Policies

Is the project consistent with:

- a) Regional and Subregional Plans and Policies?
- b) LAFCOM Plans and Policies?
- c) The County General Plan?
- d) Appropriate City General Plans?
- e) Adopted Environmental Plans and Goals of the Community?
- f) Pertinent Zoning?

YES	NO	N/A
X	—	X
X	—	X
X	—	X
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.  $\pm$  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 (eg., 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:	<u>J.G. Lemieux &amp; W.L. Selleck</u>	Date: <u>27 Jan. 1981</u>
Site Review By:	<u>W.L. Selleck &amp; J. O'Loughlin</u>	Date: <u>30 Jan. 1981</u>
Planning/Zoning Review By:	<u>B. Abate</u>	Date: <u>2 Oct. 1980</u>

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.

☒ 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 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.

*see signed copy dated May 6, 1981*

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

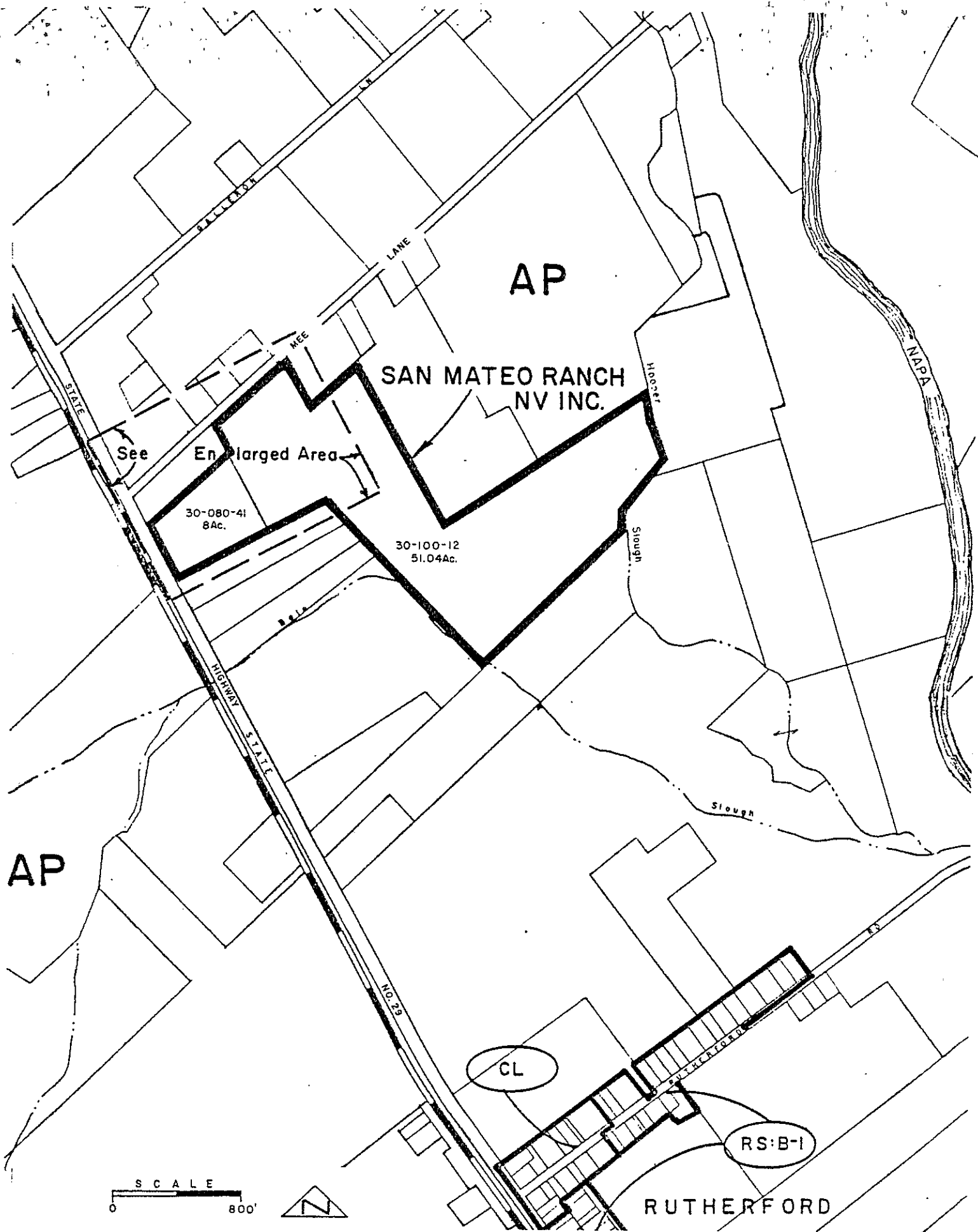
State

Dept. of Transportation March 17, 1981

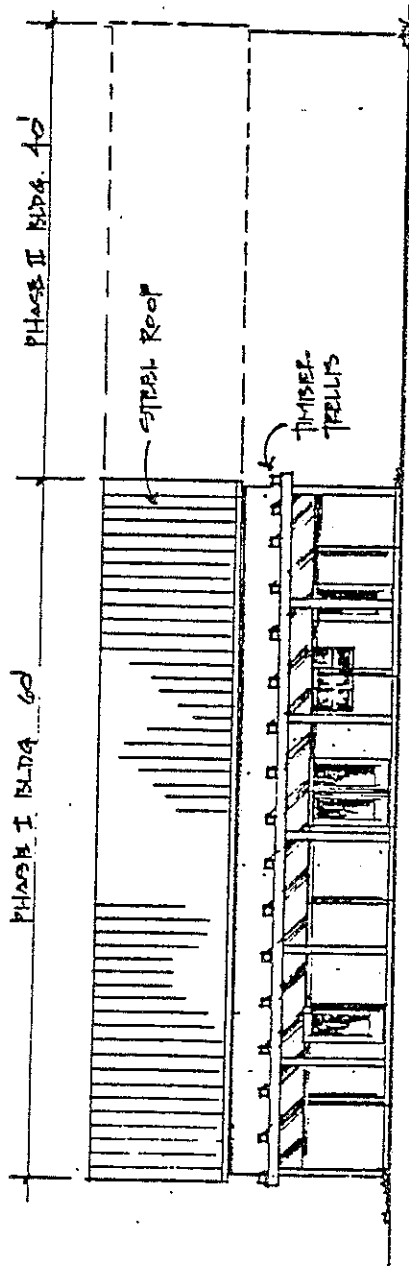
Office of Planning & Research April 2, 1981

Regional

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

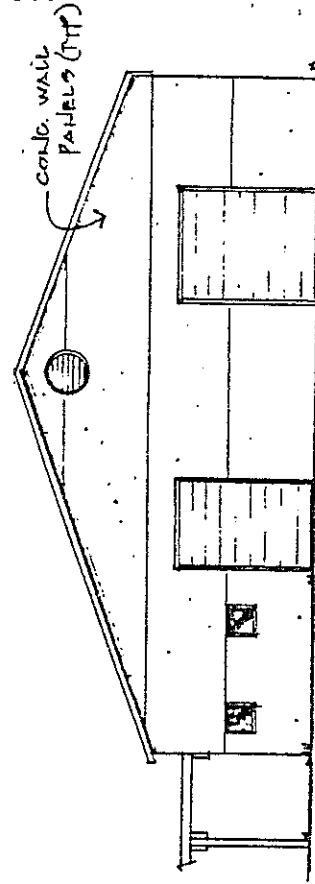


# SAN MATEO RANCH NV INC.



SOUTH ELEVATION

SAN MATEO RANCH NV INC.



EAST ELEVATION

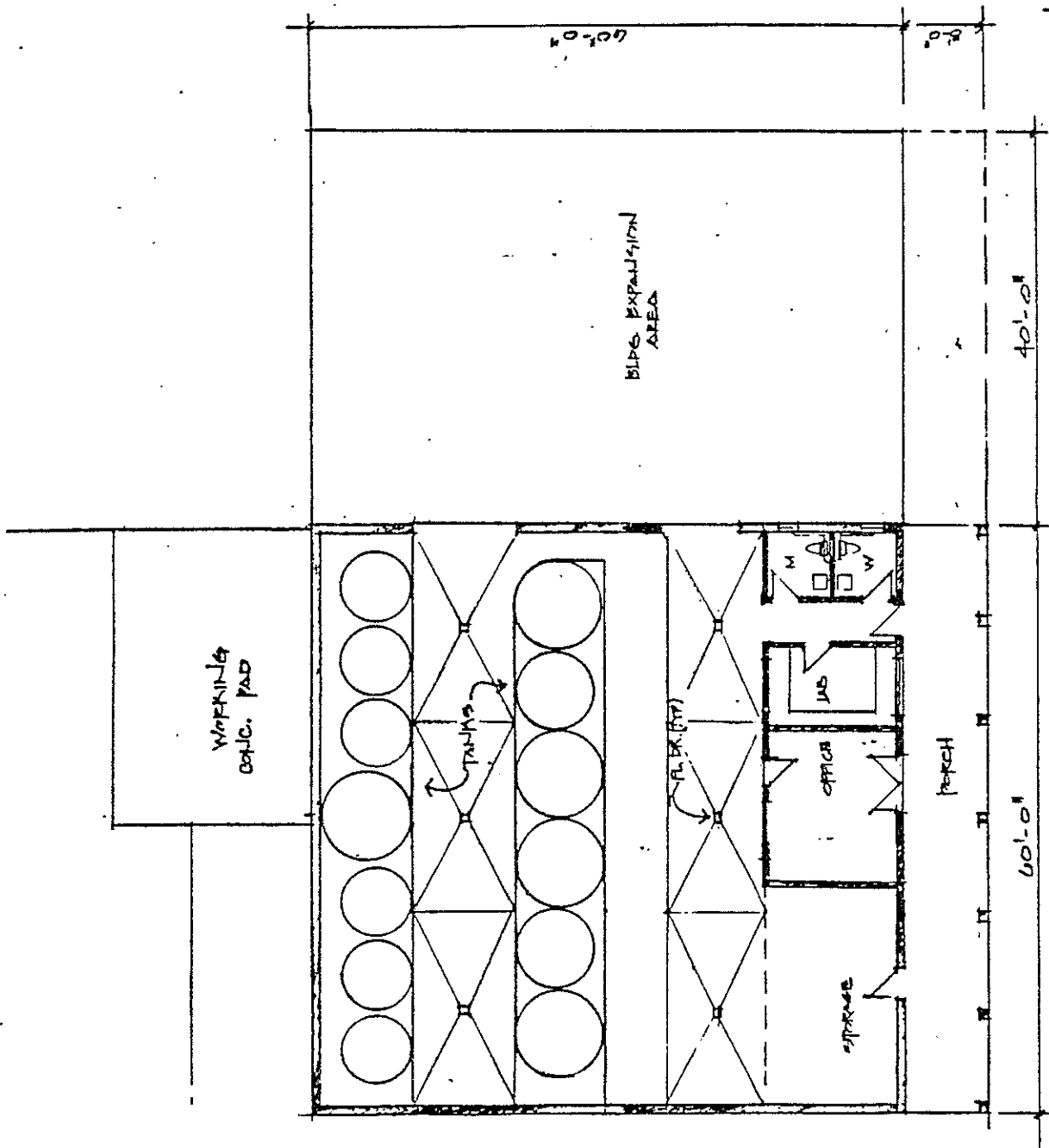
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5-15-85

VALLEY ARCHITECTS

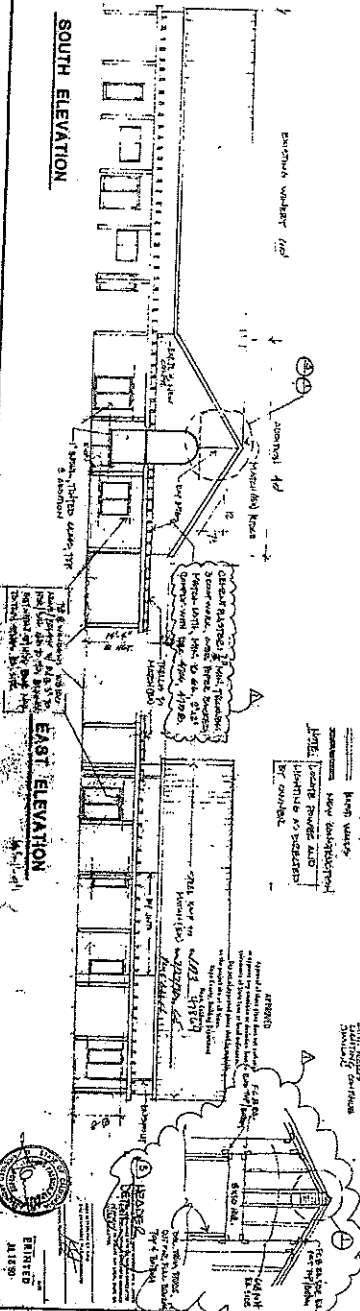
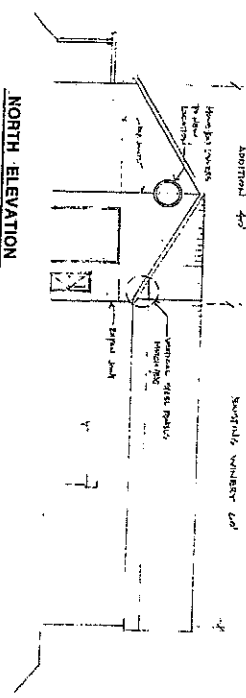
# SAN MATEO RANCH NV INC.

5-15-85  
4-22-85

VALLEY ARCHITECTS  
1086 BAYVIEW AVE ST. HELENA CALIF 94574 PHONE 707 943 1448



SAN MATEO RANCH NV INC.

[illegible]

Special Agent in Charge

Re Smith Date 1-14-43 Santa Fe, N.M.

Signature

72 sq. ft.  
— RETAIL —  
WINE SALES  
Room

From Murek  
for B.P.  
CO47864