COUNTY OF NAPA

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

June 20, 1975

Louis M. Martini P.O. Box 112 St. Helena, CA

Gentlemen:

Your Use Permit Application Number #U-637475 to install two (2) 50,000 gellon wine storage tanks at the Louis Martini Winery

located on a 10-acre parcel on the east side of State Highway 29 within an AP District has been approved by the Rapa County Conservation, Development and Planning Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: June 18, 1975

Your Use Permit becomes effective ten (10) 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: j1

cc:

Don Jonas

Chief Building Inspector

County of Napa

Page 2
Report and Recommendation
Louis M. Martini Use Permit
Agenda Item: II

CORRESPONDENCE:	Letter(s) from:
	Petition(s) from:
FINDINGS:	 The proposed tanks are to be located to the rear of the subject property and would not be readily visable from Highway #29. The winery on the subject property was developed prior to the County's adoption of Ordinance #458 on July 23, 1974 which brought wineries under use permit requirement.
	3. The proposed site is substantially developed with winery buildings and storage tanks. The proposed tanks would be a relatively small addition to the facility.
e	4. The subject property is adjacent to the City of St. Helena. To date, no comments or recommendations have been received from St. Helena regarding this proposal.
*	5. The properties adjacent to the proposed site are in agricultural use. The addition of the two 50,000 gallon storage tanks would have no adverse impact on these lands.
	 A negative declaration has been issued to this pro- posal by the Department.
RECOMMENDATION:	ApprovalDenialx Approval with Conditions
	Continue Until:
	Conditions of Approval Are:

- The site be kept in a clean and orderly condition at all times.
- 2. Any future expansion of the facility shall require submission of a separate use permit application for consideration by the Commission.
- Plans for any additional signs be submitted for approval by the Department with regard to design, area, height and placement
- 4. Compliance with all applicable building codes, zoning standards and requirements of Public Works, Environmental Health, the Flood Control and Water Conservation District and the State Division of Forestry.

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Page 3 Report and Recommendation Louis M. Martini Use Permit Agenda Item: II

Improvement Summary:
1. Public Works, Environmental Health, the Flood Control and Water Conservation District and the State Division of Forestry offer no objections or improvement requirements at this time.



CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden Chairman November 3, 1978 1121 FIRST STREET · NAPA, CALIFORNIA 94558 AREA CODE 707/ 253-4416

Louis Martini P. O. Box 112 St. Helena, CA 94574

Gentlemen:

Your Use Permit Application Number <u>U=87879</u> to <u>Install nineteen (19)</u>				
10,000 gallon wine storage tanks at the Louis Martini Winery				
located on the east side of State Highway #29 south of Leweiling Avenue in an AP Dishas been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:				
(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)				
APPROVAL DATE: November 1, 1978				
Your Use Permit becomes effective ten (10) 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: jl

cc:

Donald W. Jonas

Chief Building Inspector

County of Napa

CONDITIONS OF APPROVAL

Use	Rein	nt - Walter / Martine Agenda I tem: 8	
Mee	ting Da	ate: 2007. 1,1978	
Ø	1.	The permit be limited to: installation of numeteen (19) 10,000 gal. wine storage tanks.	
	C	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 finalization of the Building Permit.	3
	3.	Provisions for off-street parking spaces on a dust free, all weather surface approved by Public Works.	
X	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 be screened	
		from view of and adjacent properties by a visual barrier. No open storage to exceed height of screening.	
	8.	The permit be limited to ayear period.	
M	9.	Compliance with all applicable building codes, zoning standards and requments of various County departments and agencies.	i re
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CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

Wxx599xxx599xdep Chairman 1121 FIRST STREET • NAPA, CALIFORNIA 94558 AREA CODE 707/253-4416

May 12, 1980

Louis M. Martini, A Corporation P.O. Box 112 St. Helena. CA 94574

Dear Mr. Martini: Your Use Permit Application Number <u>U-177980</u> to construct a 17,300 sq .
ft. wine storage warshouse on a 12-sere-percet
has been approved by the Napa County Conservation, Development and Planning Composition based upon the following conditions:
(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)
APPROVAL DATE: May 7, 1980
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 (I) 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: jg

cc: Donald W. Jonas

Building Codes Administrator

County of Napa

CONDITIONS OF APPROVAL

# U-1	17792	80, martini Agenda Item: 5
Meet	ting (Date: <u>May 7, 1980</u>
M		. The permit be limited to: Construction of a ± 17,300 Sq. ft. Wine storage warehouse addition
		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 finalization of the Building Permit.
	3.	Provisions for off-street parking spaces on a dust free, all weather surface approved by Public Works.
M	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 ofbe screened
		from view of and adjacent
		properties by a visual barrier. No open storage to exceed height of screening.
	8.	The permit be limited to ayear period.
M	9.	Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
[]	10.	
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DEGETVED

Napa County Conservation, Development & Planning Commission

LOUIS M. MARTINI

Distinguished California Wines

BONDED WINERY NO. 3596 F.A.A. PERMIT NO. CA-W-659

P. O. BOX 112 · ST. HELENA, NAPA COUNTY, CALIFORNIA 94574 · TELEPHONE 707 963-2736

April 13, 1981

Mr. James Hickey Conservation, Development & Planning Comm. 1195 - 3rd Street Napa, CA 94558

Dear Jim:

At the suggestion of you and Mr. Crandall last year, we are submitting an application for Land Use Permit on the master plan of our winery premise expansion for the next 20 years. Along with it is a tentative time schedule of when we are planning the various phases of construction.

The time schedule is tentative and down the line it may be necessary to switch some of the tasks, although it is obvious that certain phases must precede others.

Our expansion plans provide for about a 5% increase in production per year which we believe is realistic and one we can comfortably maintain on the building schedule outlined. All phases of the operations will not be increased proportionately.

We plan no expansion of visitor facilities as our visitor traffic has levelled off during the past 10 years. In this area we simply plan to landscape and hardtop the parking area.

The number of employees will, at most, be increased by 6 full time and 4 part time employees. Most of the added production will be accomplished with new and faster machinery.

Domestic waste water will be disposed of into septic tanks. Winery wash water will be disposed of in current percolation ponds until that area is needed for Building (F) at which time new combination oxidation and percolation ponds will be built at the rear of the property.

Approximately 175,000 sq. ft. of additional surface drainage area will be created which will be drained to the rear of the property and allowed to spread over the open land and vineyard. This should present no problem as the soil at the site is very gravelly and surface percolation is excellent.

Traffic patterns within the premises will be greatly improved. The southern entrance will be moved to the center and will serve as an entrance only. The current gateway at the northern entrance to the property will serve as an exit only. Because of the location of the scale and crushers all traffic will flow clockwise around the plant.

Christon Christon

LOUIS'M. MARTINI

Mr. James Hickey April 13, 1981 Page 2

Most current trees and shrubs will be retained and additional trees and shrubs will be planted along the perimeter of the property.

All dimensions and setbacks comply with current County regulations, except along the railroad loading dock in front. In order to be able to load directly into rail cars spotted on the existing spur track, we will have to locate the loading dock of Building (C) on the property line. We will, therefore, need a variance from the 20' setback for approximately 160' of the loading dock. This length is needed so that 3 rail cars can be spotted simultaneously.

We are delighted to present to the Board of Supervisors our entire master plan for a Use Permit. This will save both us and the County a tremendous amount of time and energy. Upon receipt of the Use Permit we can proceed with the detailed plans of each phase in preparation of applying for building permits.

Sincerely,

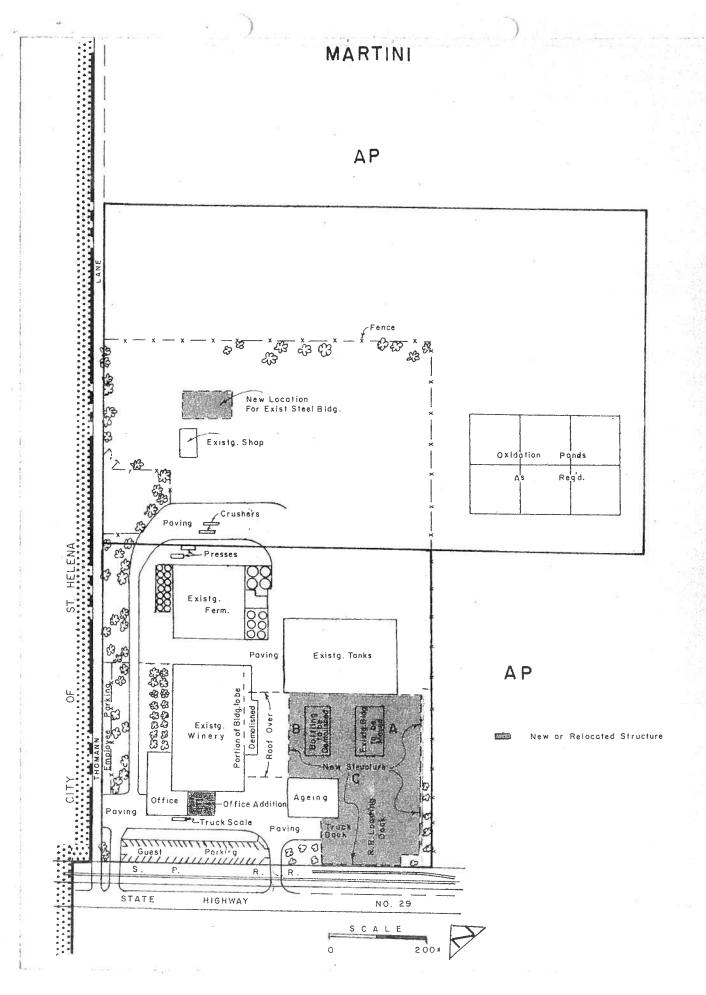
LOUIS M. MARTINI

Louis P. Martini

President

LPM: jt

encl.



CONTINUED TO OCT. 5,
CONTINUED TO DEC. 7,
PROJECT ESUBERT

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APPLICATION FOR LAND USE PERMIT

ZONING DISTRICT AP File No. U-298285 REQUEST: Respand the estating tuning facility with 155, 494 (Fib.) (Intra) The Construction of the State of the Construction	FOR OFFICE USE ONLY	
REQUEST: To expand the estating themany faculty with. The Construction of 11, 500 sq. ft. g new uning faculty with. The Construction of 11, 500 sq. ft. g new uning faculting. Date Filled: Ed. 3, 1983. The Construction of 11, 500 sq. ft. g new uning faculting. Date Published: 2007/1983 Date Published: 2007/1983 Date Filled: Ed. 3, 1983. The Published: 2007/1983 Date Filled: Ed. 3, 1983. Date Filled: Ed. 3, 1983. Date Filled: Ed. 3, 1983. The Published: 2007/1983 Date Filled: Ed. 3, 1983. The Published: 2007/1983 Date Filled: Ed. 3, 1983. Date Filled: Ed. 3, 1983. Date Filled: Ed. 3, 1983. The Published: 2007/1983. Date Filled: Ed. 3, 1983. Date Filled: Ed. 2007/1983 Date Filled: Ed. 2007/1983 Date Filled: Ed. 2007/1983 Date Filled: Ed. 2007/1983 Date Published: 2007/1983 Date Published: 2007/1983 The Published: 2007/1983 The Published: 2007/1983 The Published: 2007/1983 Date Filled: Ed. 2007/1983 Date Published: 2007/1983 The Publis	ZONING DISTRICT AP	File No. 12 20024.
Accepting that the above statements are correct and that the Plot Plan on reverse side is accurate: **Louis M. Martini, M. State **Property Owner's Name: Louis M. Martini, A Corp. **State of Applicant's Interest in Property: Owner **Property Owner's Name: Louis M. Martini, A Corp. **Accepting of the Martini, A Corp. **Status of Applicant's Interest in Property: Owner **Property Owner's Name: Louis M. Martini, A Corp. **Accepting of the Martini	DECUECT 7	and the control of th
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Acceptable to the annual fraductor capacity CDPC BS from 850,000 gallong to 2,000 and gallons on 28 thereing substitution on the nontheast sick of state Magnetic and the nontheast sick of state of s	the construction of HT, 500 sq. st. of new winey builde	Date Published: JUNE 23,1983
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TO BE COMPLETED BY CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT	The state of the s	or the request).
No. of the second secon	\$56:00 for the Use Permit and \$35.00 for an Environmental Impact Assessment of	The second

RECEIPT NUMBER

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

(over)

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

ĺ.	DESCRIPTION OF PROPOSED USE:
	USE: Winery Expansion
	PRODUCT OR SERVICE PROVIDED: Wines
	121,500 (Feb.11 letter) 125,484 FLOOR AREA: EXISTING STRUCTURES 125,000 SQ. FT. NEW CONSTRUCTION-117,000 SQ. FT.
	INDICATE SOUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING
	AND/OR PROPOSED BUILDING: N/A
	SEATING CAPACITY: RESTAURANT N/A BAR N/A OTHER N/A
	EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: 27,000 sq. ft.
	RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING
-	AREAS: None
Z.	NEW CONSTRUCTION:
	PROJECT FHASING: See attached schedule
225	CONSTRUCTION TIME REQUIRED (EACH PHASE): See attached schedule
	TYPE OF CONSTRUCTION: Tilt up and or concrete blocks
	MAX. HEIGHT (FT.): EXISTING STRUCTURES 40' PROPOSED STRUCTURES 26'
	DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: No change
3.	AVERAGE OPERATION:
	HOURS OF OPERATION 8:00 A.M. TO 5:00 P.M. DAYS OF OPERATION 270
	NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 32 FULL TIME 26 PART TIME 6 (CURRENTLY)
	NUMBER OF SHIFTS TOTAL EMPLOYEES PER FULL TIME 32 PART TIME 10 PROPOSED: 1 SHIFT PROPOSED: 42
	NUMBER OF DELIVERIES OR PICK-UPS: PER DAY 6 PER WEEK 30
	NO. VISITORS ANTICIPATED: PER DAY 25-250 PER WEEK 1500 average
	ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE
4.	LANDSCAPING AND PARKING:
	EXISTING LANDSCAPING PLAN SUBMITTED: YES X NO
	PROPOSED LANDSCAPING PLAN SUBMITTED: YES X NO
	PARKING SPACES: EXISTING SPACES 68 EMPLOYEE 28 CUSTOMER 40
	PROPOSED SPACES 94 EMPLOYEE CUSTOMER 56

5.	UTIL TRES!		()	*	7	25 2	
	WATER SUPPLY SOURCE: City	METUOD C	TE CEMISOE D	LCDOCAL	Contin	Ponle	
	.85					Lank	married to
	IS ANNEXATION TO A SPECIAL SERVICE DIST			Ň	10 X	.	
_	NAME OF DISTRICT:	and the same of th			#11 (4)	ele de silvido de la participa de la proposición de la proposición de la proposición de la proposición de la p	,£
6. 	LICENSES OR APPROVALS REQUIRED:						
	DISTRICT	REGIONAL R	egional Wat	er Quali	ty Contro	ol Board	1
	STATE	FEDERAL			ngaligian series deli libera delle selle in del per sel per segue	na-thilliag-a-library, says supe	***************************************
7.	WINERY OPERATION:			· ·		ŭ.	ine i e S
	X CRUSHING X FERMENTATIO						
	X SHIPPING: VIA: rail; X	ADMINISTRAT	TIVE: X	Tour	S/PUBLIC	TASTING	3
	OTHER:				interpretation of the state of	mpiles sangung tig genilem jugges gayanay	-
	GALLONS OF WINE TO BE PRODUCED:	INITIAL OR C	CURRENT PRO	DUCTION8.	50,000 (BALLONS,	/YEAR
	· .	ULTIMATE EST	IMATED PROI	DUCTION 2	,000,0000	GALLONS,	/YEAR
		REQUESTED PF	RODUCTION C	NPACITY 2	,000,000	GALLONS,	/YEAR
:	METHOD OF DOMESTIC WASTE DISPOSAL:	Septic Tan	ks				3
	METHOD OF INDUSTRIAL WASTE DISPOSAL:	Oxid. & p	erk. ponds				A 5 0
	"GALLONS OF DOMESTIC WASTE PRODUCED:	1000		PER	day		- Andread - Andread
. 0	GALLONS OF INDUSTRIAL WASTE PRODUCED:	15,000		PER	day	t Burn - Million and all and an array of	
83	METHOD OF SOLID WASTE DISPOSAL: Co	unty Dump			aller all aller have the control of	northerning printeriorist security or gripping	E minigo. Pillips Construction
	CAPACITY OF WATER SUPPLY: unl		C	ALLONS.		mineejin id e galantalanettijankuus vastegalusu	
	WATER AVAILABILITY: 2000						
	ON-SITE FIRE PROTECTION: Fire hydran	and was provided by the control of t	200 E	213 7171107	1		8
	EMERGENCY WATER STORAGE: none G/		æ				
	TYPE OF STORAGE FACILITY: n/A		§	- <u>-</u> -	8		
8.	SPECIFIC INFORMATION FOR REST HOMES/DAY	Y CARE CENTER	C .	nder en seu samentale e l'assaura, especiale que		Mary State or grateful Paragraphy	ntungulas nilijuus
						if .	
	TYPE OF CARE: N/A TOTAL NUMBER OF CHESTS: EVICT					1.	Parameter and the same
	TOTAL NUMBER OF GUESTS: EXIST						1
	NUMBER OF BEDROOMS: EXIST					e	
	SPECIAL CARE HOME WITHIN 300 FEET OF I					a firefild annual tough containing garge	wedgewest sopreds traffilms
	NUMBER OF EMPLOYEES: FILL :	1 1 74 - •	PART TI	ME .		00	1060



JAMES H. HICKEY
Secretary-Director

January 23, 1984

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

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

LOUIS M. MARTINI Attn: Louis P. Martini P.O. Box 112 St. Heiena, CA 94574

Dear Mr. Martini:

Your Use Permit Application Number <u>U-298283</u> to <u>expand the existing winery</u> facility with the construction of a 2,500 sq. ft. addition to the office/laboratory & a 69,984 sq. ft. bottling room/case good storage warehouse; removal of a 5,000 sq. ft. case good ageing structure; relocation of a 5,000 sq. ft. structure to maintenance yas construction of exidation pends at rear of winery & maintain the annual production capacity at 850,000 gallons

located on the northeast side of St. Hwy. 29 southeast of its intersection with has been approved by the Napa County Conservation, Development and Planning Lewelling Commission based upon the following conditions:

Ave.

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL	DATE:	January 18, 1984

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:pm

cc: Bill L. Hall

Building Codes Administrator

County of Napa

CONDITIONS OF APPROVAL

Agenda ltem:

Meeting Da	ite: Jan	mary	18,1984
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Use Permit: #4-298283 Revised Martini

- The permit be limited to: Expansion of winery facility with a 2500 sq. 4 addit to okkie lab: Construction of a 69984 of it wash much and of oxidation ponds and increase in which the capacity of the by seperate use Permit submitted for Commission consideration.
 - 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.
 - Provisions for a min k 94 off-street parking spaces on a dust free, all weather surface approved by Public Works.
 - Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- from the following the go feet from centerline setback of state Hwy 29.
 - Commission of building elevation of proposed Bldg C for Commission approval prior to usuance of building permit Said Plan to include landicating and lighting, if any to minimize the visual impact of the structure. Setback area to be fully landscaped.
 - The required parking area and related landscaping be completed prior to finalization of building permit for polage completed prior to finalization of building permit for
 - (8) Consolidation of AP# 30-020-01 and 30-240-03 into one parcel.

 prior to occupancy (permanent or temporary) of either building. Clarification adde
 - Ompliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
 - Applicant to use a "parking lot ful "sign at the entrance to the property and shall provide a monitor on weekends and holiday
 - 11 No visitor parking shall be permitted along State Huy29 and the railroad. The applicant shall erect "No Parking" ligns along Huy29 and shall monitor and enforce the no parking requirement when the Country deems the signs nicessary.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092 AREA CODE 707/253-4376

JAMES H. HICKEY
Director

March 1, 1989

Carolyn A. Martini LOUIS M. MARTINI WINERY P.O. Box 112 St. Helena, CA 94574

RE: Use Permit #U-298283 (APN 30-262-01; 30-240-03)

Dear Ms. Martini:

This letter is in response to your request for an administrative approval to modify the square footage of buildings approved under Use Permit #U-298283, approved by the Commission on January 18, 1984. This permit included the authorization to construct a 2,500 square feet office/laboratory structure (Bldg E) and a 69,984 square feet bottling room/case good storage warehouse (Bldg C) on a 27.8 acre parcel located on the northeast side of the State Highway 29, southwest of its intersection with Lewelling Ave.

On your plans, filed with this Department on January 30, 1989, you request permission to decrease the approved size of the proposed 69,984 square feet bottling room/case good storage warehouse (Bldg C on the Plans) to 51,050 square feet; expand the bulk wine aging structure (Bldg G) to add a 11,434 square feet structure (Bldg F) for case good and/or bulk aging; and to increse the size of the proposed 2,500 square feet office/laboratory structure (Bldg E) to 10,000 square feet.

I have reviewed your request with the Director, and based upon the required findings contained in Zoning Ordinance Section 12809, your request for administrative approval to increase the square footage of the office/labortory structures (Bldg E) to 10,000 square feet and decrease the bottling room and case goods aging warehouse (Bldg C) to 51,050 square feet is approved with the following conditions:

1. The total square footage for the office/laboratory structure and the bottling room/case goods storage warehouse shall not exceed the 61,000 square feet.

Building F (case good and bulk aging builing) was not approved under Use Permit #U-298283 and cannot be approved as Ordinance #903 prohibits the County from processing expansion to existing winery use permits.

Page 2 Louis M. Martini Winery UP #U-298283 March 1, 1989

05 89 4-10-21

- A detailed landscaping and parking plan shall be submitted to the department for review and approval indicating the botanical names, size, and location of the plant materials, method of maintenance, and the location of off-street parking spaces. Said plan shall be submitted prior the issuance of the building permits for Buildings C and E . Landscaping to be completed prior to occupancy of either of these buildings.
- 3. All other conditions of Use Permit U-298283 shall remain in full force and effect.
- No increase in production capacity beyond the 850,000 gallons per year approved under Use Permit #U-298283 or any additional public use shall be permitted.

If you should have any questions, please call me.

Thank you very much.

Sincerely,

JEFFREY R. REDDING

Deputy Planning Director

WCB:P2M

cc: James H. Hickey, Director

Bill Hall, Building Codes Administrator

Richard A. MacRae, Architect, 418 Petaluma Ave, Sebastapol, CA 95472



trained Anne 30,1950

Jan. 25, 1989

Mr. Jeff Redding Napa Co. Planning Dept. 3rd Street Napa, CA 94558

Dear Mr. Redding;

Louis Martini would like to undertake phase two of our existing active use permit, number U-298283. This is the office complex. This letter and accompanying graphic explanations is a request for a decrease in the phase 3 warehouse and an increase in the office square footage from that originally requested.

Since we submitted the original layout of future needs there have been changes in the way we are conducting our business. Most notable is that we have taken sales, originally done by a separate company, and marketing/pr, originally done by outside agencies in-house in order to better control our distribution and marketing functions.

This has necessitated an increase in personnel both for those functions and support functions such as bookkeeping. We simply need more office space than we expected.

We would like to request an administrative approval to increase the allowed office expansion to 10,000 square feet. This would be a 1 to 1 replacement of square footage from the original warehouse proposal (phase three of our current use permit). Please see the site plans for specifics.

I want to particularly emphasize that this expansion is much needed space for current personnel added to payroll because of the change in the structure of the operations. It does not imply any increase in shipping, truck access, or wine production.

Thank you for your consideration.

Sincerely.

LOUIS M. MARTINI

Carolyn A. Martini

President





CONSERVATION, DEVELOPMENT AND PLANNING

April 17, 2008

Chuck Conner G3 Winery 254 South St. Helena Hwy St. Helena, CA. 94574

RE: G3 Winery Modification P07-00401 APN: 030-020-001 & 030-240-003

Dear Mr. Conner:

Please be advised that your request for a Minor Modification (file number P07-00401-MODVMIN) to complete seismic retrofitting of the winery building; a request to confirm existing coverage entitlements; and to change condition number eight of use permit #U-298283 has been **APPROVED** on April 17, 2008 by the Director of Conservation, Development and Planning based on the attached conditions of approval and applicable County regulations.

Upon relocation of administrative staff the current office areas will be utilized as dry storage.

Changing condition number eight of use permit #U-298283 and allowing a lot line adjustment may be considered as long as the winery in aggregate continues to span both parcels. The maximum coverage for new or expanded wineries shall be twenty-five percent of the existing two parcels or fifteen acres, whichever is less (Ord. 1285 § 4, 2006: Ord. 947 § 19, 1990: prior code § 12420.1). The winery operation and facilities presently exceeds the coverage allowed when using the entire 27.75 acres of the two parcels. Attempting to consolidate the operation onto one smaller parcel would increase the non-conformity and therefore is not permitted.

This modification confirms that the coverage entitlements, including unbuilt approved structures shown in drawings included with U-298283, are recognized at 548,500 square feet or 45% and in conformance with Use Permit #U-298283 dated Oct. 30, 1984. The development area is confirmed at 555,250 square feet; the accessory to production ratio is recognized at 3.91%, substantially lower than the allowable 40% and in accordance with (Ord. 947 § 15, 1990: prior code § 12422) and (Ord. 947 § 20, 1990: prior code § 12421) respectively.

EXPIRATION DATE: April 17, 2010

Pursuant to Section 18.124.080 of the Napa County Code, this minor modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your minor modification

permit. In addition, approval of this minor modification has no effect on the time limits in which to activate the original project use permit.

Please be advised that the Director of Conservation, Development and Planning has determined that this minor modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15303, Class I, Existing Facilities and no expansion of use and Appendix B, Class 3, New Construction or Conversion of Small Structures of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of a minor alteration to a previously approved project and is not located in an environmentally sensitive area.

The modification is effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be noticed.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Should you have any questions, please contact Linda St. Claire, Project Planner at (707)299-1348 or email at <u>Istclair@co.napa.ca.us</u>.

Sincerely,

Hillary Gitelman Director

By: Linda St. Claire Planner

CONDITIONS OF APPROVAL USE PERMIT – G3 WINERY, FILE #P07-00401-UP APN: #030-020-001 & 030-240-003

1. SCOPE: The permit shall be limited to:

- Completion of seismic retrofitting to the existing winery building;
- Confirmation of existing entitlements of coverage as defined in Chapter 18.104.220 of Napa County Code, of 548,500 square feet or 45% coverage of the two parcel total 27.75 acres;
- Development area is confirmed at 555,250 square feet;
- Accessory to production ratio is recognized at 3.91%;
- Change condition number eight of use permit #U-298283 eliminating the requirement to consolidate the two parcels, and confirming that the winery entitlement shall continue to cover both parcels.
- Any expansion or changes in use shall be approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.
- Temporary modular buildings currently onsite will be removed within 180 days.

2. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

- The property owner shall comply with all applicable building codes, zoning standards, and requirements of County departments and agencies.
- The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

3. PREVIOUS CONDITIONS:

 The permittee shall comply with all previous conditions of approval for Use Permit U-298283, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede earlier ones.

4. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring (\$136.27/hour as of July, 2007). Violations of conditions of approval or mitigations measures

caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies 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 it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.

Conservation, Development and Planning



A Tradition of Stewardship
A Commitment to Service

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

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

> > Hillary Gitelman Director

May 9, 2011

Chuck Conner Gallo Family Vineyards 3387 Dry Creek Rd Healdsburg, Ca 95448

Re:

G3 Martini Winery

Very Minor Modification #P11-00117 Assessor's Parcel Number 030-020-032

Dear Chuck,

The Napa County Planning Department has received a request for a Very Minor Modification to existing Use Permit #U-87879, Martini Winery, to allow for the continued use of the temporary bathroom/locker modular units 180 days following the approval and issuance of a building permit for new bathrooms in Building E, with the intention to be constructed in 2011. This is a modification consistent with Napa County Code.

The modification becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Should you have any questions, please contact Linda St. Claire, Project Planner at (707)299-1348 or email at Linda. St Claire@countyofnapa.org.

Sincerely,

Linda St. Claire Planner II

Cc: file, Jeff Redding 2423 Renfrew, Napa 94558

Conservation, Development and Planning



A Tradition of Stewardship
A Commitment to Service

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

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

> > Hillary Gitelman Director

November 29, 2011

Chuck Conner c/o Louis M Martini Winery 375 Healdsburg Ave. Healdsburg, CA. 95448

Re: Martini Sign Replacement

Sign Permit #P11-00428

Assessor's Parcel Number 030-020-032

hile Stell

Dear Mr. Conner,

The Napa County Planning Department has approved a request from Martini Winery to replace the two existing winery signs, replacing them with signs of the approximate identical size and placement, as described in submitted site plans dated October 26, 2011 and in accordance with County Code 18.116.030. D., and 18.116.060.

The sign permit becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. In the event an appeal is made to the Board by another, you will be notified.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, or reservations, has begun.

Should you have any questions, please contact Linda St. Claire, Project Planner at (707)299-1348 or e-mail at Linda.StClaire@countyofnapa.org.

Sincerely,

Linda St. Claire Planner II

Cc: file, Kristina Bradley



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

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

JEFFREY R. REDDING Director

May 14, 1990

Louis M. Martini P.O. Box 112 St. Helena, California 94574

Re: Use Permit #U-298283. Assessor's Parcel No. 30-020-01 &30-240-03).

Dear Mr. Martini:

This letter is in response to your inquiry regarding the approved annual production capacity of the Louis M. Martini Winery. The use permit application that you filed with the Department in November, 1983 requested an annual production capacity of 2,000,000 gallons. The public hearing notice for the meeting at which use permit #U-298283 was approved, the negative declaration prepared for the same meeting and the conditions of approval as transmitted to you on or about January 18, 1984 clearly references the 2,000,000 gallon annual production figure. However, the minutes of the meeting and the cover letter transmitting the Commissions action clearly references a figure of 850,000 gallons for the annual production at the Winery. In the face of these inconsistencies, I have decided to rely on the treatment capacity for the oxidation ponds approved on January 18, 1984 to establish the production capacity for the Winery under the theory that County policy limits the size of oxidation ponds to the approved annual production capacity. However, in no case can the annual production capacity exceed the gallon figure. 2,000,000 Therefore, to assist with establishment of the production capacity of the Winery, please submit documentation of the ponds treatment capacity from either the Department of Environmental Management or the engineer who designed the oxidation ponds under use permit #U-298283 to this Department for review. Following submittal of this data, I will send you a confirming letter as to the approved production capacity for the Winery, under use permit #U-298384.

I apologize for the delay in reviewing the file on this matter.

Sincerely,

Jeffrey Redding

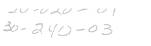
Director/

cc: Trent Cave, Director of Environmental Management

Bill Hall, Building Codes Administrator

Michael Miller, Supervising Planner

JRR: jr MrtniWin





NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

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

July 10, 1990

Bill Phillips, P.E.
President
SUMMIT ENGINEERING, INCORPORATED
1400 North Dutton Avenue #22
Santa Rosa, CA 95401-4644

Re: Louis M. Martini Winery -- Use Permit #U-298283 -- APN: 30-020-01, 30-240-03

Dear Mr. Phillips:

This letter is in response to your July 5, 1990 response to my May 14, 1990 letter regarding the capacity of processed wastewater treatment ponds at the Louis M. Martini Winery in St. Helena. I indicated in my letter to you that the winery annual production capacity would be equivalent to the processing capacity of the existing wastewater treatment ponds at the site. Your letter indicates that the existing wastewater treatment ponds at the Louis H. Martini Winery under permit by the County of Napa, can process a maximum of two million gallons of wine on an annual basis. Therefore, this letter is intended to clarify the approved processing capacity authorized under Use Permit #U-298283 to be that of two million gallons per year.

Please be advised that <u>any</u> increase in processing capacity or any other physical or operational changes to the winery, except as specifically authorized by use permits granted to the winery, must first be approved by the Conservation, Development and Planning Commission at a public hearing.

Should you require any additional information on this matter or have any questions, please feel free to call me.

Sincerely,

JEFFREY REDDING

Director

cc: Tim Snellings, Environmental Health Supervisor/Environmental Management Michael Miller, Deputy Planning Director

Louis M. Martini, Louis M. Martini Winery



WILLIAM J. PHILLIPS II President Reg. Engr. C24978

1400 North Dutton Avenue #22 Santa Rosa, California 95401-4644 CHET ADAMICK Vice President Reg. Engr. C22857

(707) 527-0775 FAX: (707) 527-0212

July 5, 1990

RECEIVED

JUL 6 1990

NAPA CO. COMMENVATION DEVELOPMENT & FLAUNING DEPT.

Napa County Conservation, Development and Planning Department 1195 Third Street Room 210 Napa CA 94559-3001

Attention: Mr. Jeffrey Redding, Director

WATER GALANCE OK 3 7/11/90

Re: Louis M. Martini Winery
St. Helena, Napa County, CA
Process Wastewater Management
System Capacity Evaluation
Project No. 9047.1
Use Permit #U-298283
A.P. Nos. 30-020-01, 30-240-03

Dear Mr. Redding:

This letter is forwarded in response to your correspondence of May 14, 1990 to Mr. Louis Martini regarding the capacity of the process wastewater (P.W.) treatment ponds.

A review of our design calculations from 1983 and 1984 reflects that the P.W. system was designed for phased implementation with Phase 1 considering a crush tonnage of 6,000 tons and an ultimate capacity of 8,000 tons. Purchased bulk wines at ultimate would be on the order of 25% of total production, bringing ultimate capacity to approximately 2,000,000 gallons.

Phased construction on an aerated lagoon-type system for winery P.W. treatment typically involves construction of the ultimate required volume in Phase 1 with phasing of treatment equipment such as aerators and discharge pumps. A review of the attached calculations (including flow evaluations and projections, pond water balance and treatment [aeration] capacity) reflects that the ponds are of sufficient volume to accommodate the ultimate production capacity of 2,000,000 gallons and require only a very minor increase in aeration capacity (1.7 horsepower) for treatment of ultimate flows.

SUMMIT ENGINEERING, INC. Consulting Civil Engineers

Mr. Jeff Redding Project No. 9047.1 July 5, 1990

Page 2

I hope this information will help to facilitate your decision regarding the confirmation of the production capacity of the winery. Should you have any questions in this matter, please feel free to call me.

Sincerely,

Bill Phillips, P.E.

PRESIDENT

va Enclosures

cc: Mr. Louis Martini, Louis M. Martini Winery

Mr. Tim Snellings, Napa County Environmental Management



LOUISM MARTINI

January 4, 1994

RECEIVED

JAN 5 - 1994

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Jeffrey Redding, Director of Planning Napa County Conservation, Development and Planning Department 1195 Third Street, Room 210 Napa, CA 94559

RE: Use Permit No.s U-637475, U-87879, U-177980, & U-298283

Dear Mr. Redding:

After reviewing our use permit file, I believe we need some clarification regarding the use permit status of the winery as seen from the County's perspective. Could you please verify the status of the county use permits issued for Louis Martini Winery? Particularly the following:

- 1. Permitted annual crush capacity in gallons;
- 2. Use and extent of building permitted;
- 3. Extent of outdoor hard surface area permitted for crushing, fermenting, loading, unloading, and parking;
- 4. Permitted operations with respect to public tours, tastings, and retail sales on site;
- 5. Extent of any other commission or administrative approvals, if any; and
- 6. Any departmental enforcement actions presently pending, if any.

As I see it, we have been four use permits. These are use permits, U-637475, U-87879, U-177980, and U-298283. The 1975 use permit authorized the installation of two 50,000 gallon wine tanks; the 1978 use permit authorized the installation of 19 10,000 gallon wine tanks; the 1980 use permit authorized the construction of a 17,500 square foot warehouse building. I believe that we have accomplished all or such a significant amount of the work authorized under these permits so that they are all vested.

The 1984 use permit was the subject of some later correspondence, some modification and correction. Your letter of March 1, 1989 approved some changes in the buildings that were approved under the 1984 use permit. The office/lab structure was increased from 2,500 square feet to 10,000 square feet in exchange for the 69,984 square foot bottling room/case goods storage building being reduced to 51,050 square feet. Still later correspondence verified the winery capacity at 2,000,000 gallons annual capacity.



Jeffrey Redding Page 2 January 4, 1994

Some additional modifications were requested but not authorized. I would appreciate it if you would outline any other matters which are subject to use permit or administrative approval which have not been covered by this letter.

I would appreciate your usual careful and through review and prompt response since we do intend to rely on your letter in conducting our business and planning for its future.

Markeni

Sincerely,

LOUIS M. MARTINI WINERY

Louis P. Martini

Chairman



CONSERVATION - DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY REDDING

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

January 26, 1994

Louis M. Martini, Chairman Louis M. Martini Winery P.O. Box 112 St. Helena, CA 94574

Dear Mr. Martini:

Jeffrey Redding asked me to respond to your letter of January 4, 1994 regarding the status of various County actions with regard to your winery.

Our records show that four Use Permits have been issued to the winery as follows:

U-637475	Approved June 18, 1975	Installation of two 50,000 gallon wine storage tanks at the existing winery
U-87879	Approved November 1, 1978	Installation of nineteen 10,000 gallon wine storage tanks at the existing winery
U-177980	Approved May 7, 1980	Construction of a 17,300 sq.ft. wine storage warehouse addition at the existing winery
U-298283	Approved January 18, 1984	Construction of a 2,500 sq.ft. addition to the winery office/laboratory; construction of a 69,984 sq.ft. bottling room and casegoods warehouse; removal of a 5,000 sq.ft. structure; relocation of a 5,000 sq.ft. structure; and construction of oxidation ponds.

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Also of note are two letters from Jeffrey Redding. The first, dated March 1, 1989, to Carolyn Martini, permits a revision of the new construction permitted under U-298283 to decrease the size of the bottling room/casegoods storage warehouse from 69,984 sq.ft. to 51,050 sq.ft. and to increase the size of the office/laboratory structure from 2,500 sq.ft. to 10,000 sq.ft. A further condition in that letter is that the two together shall not exceed 61,000 (presumably 61,050) sq.ft.

The second letter, dated July 10, 1990 to your engineer Bill Phillips, copy to you, indicates that a County permit was issued to construct the wastewater oxidation ponds pursuant to U-298283, with a maximum capacity of 2 million gallons per year, and clarifies that the permitted processing capacity of the winery is 2,000,000 gallons per year.

We invite your further examination of any of these files in our office. Clarification of the status of any existing or proposed uses that you believe are not adequately covered by these documents may be resolved by the application for a Certificate of the Present Extent of Legal Nonconformity (Napa County Code Sec. 12854), or a Use Permit (Napa County Code Sec. 12800 et seq.).

Very truly yours,

Michael Miller Deputy Planning Director

cc. Jeffrey Redding, Director

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