



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

Leah C. Hawley  
W. Scott Snowden  
CHAIRMAN

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

July 18, 1980

Mr. Dave Gorden  
2727 Sulphur Springs Avenue  
St. Helena, CA 94574

Dear Mr. Gorden:  
Your Use Permit Application Number U-417000 to ~~convert an existing meat~~  
~~packing plant to a 40,000 gallon/year winery~~

located ~~on the south side of Silverado Trail within the Al District (253-47-110-07)~~  
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: July 16, 1980

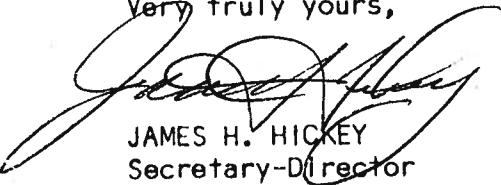
Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving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

NOTE ADDED CONDITION: No public tours or  
tasting.

  
JAMES H. HICKEY  
Secretary-Director

JHH:jg

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

CONDITIONS OF APPROVAL

Agenda Item: 4

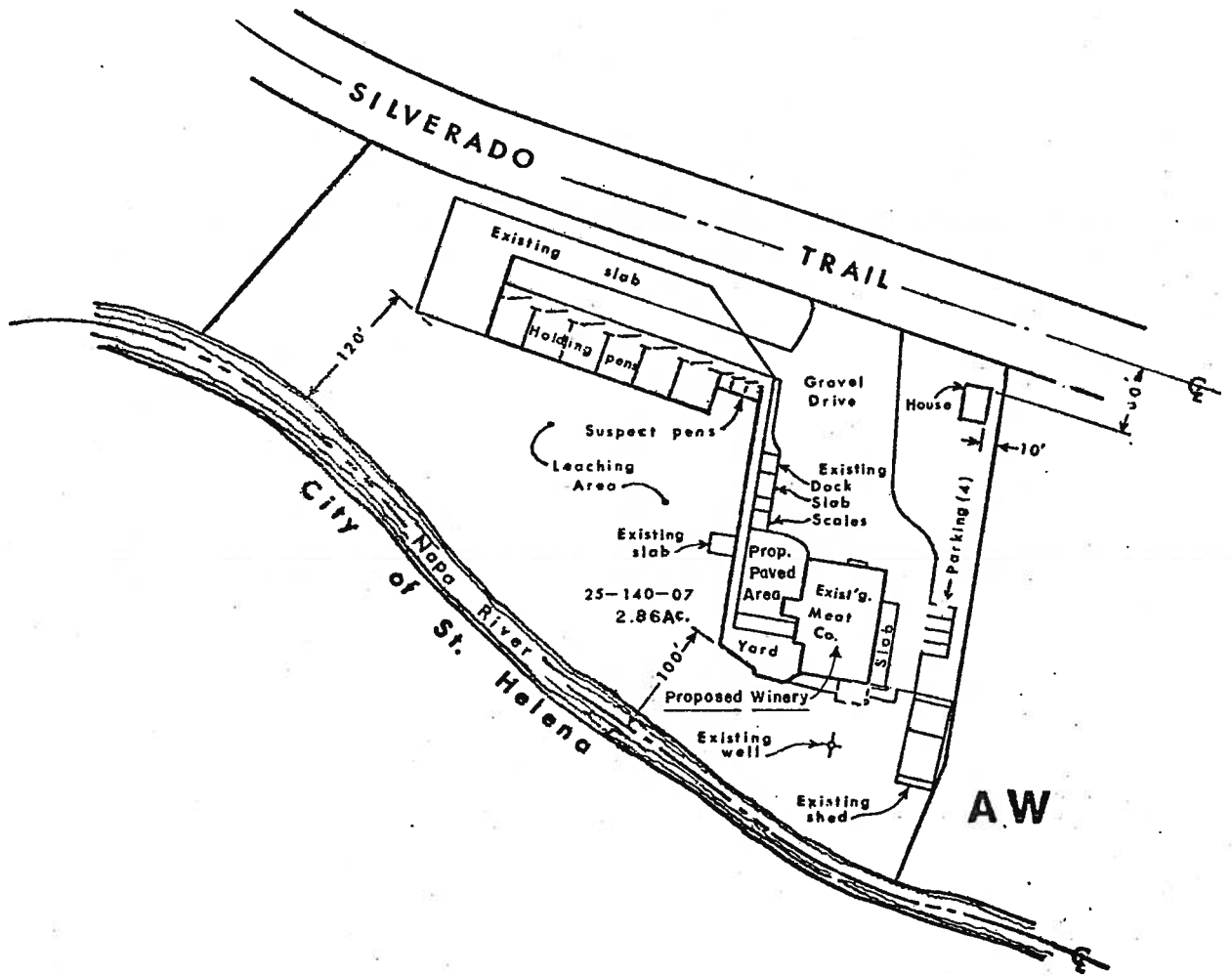
Meeting Date: July 16, 1980

Use Permit: # U-417980, Schulze/Gardner

- 1. The permit be limited to: Conversion of a 5500 sq. ft. meat packing plant to a 40,000 gal/year winery. The Permit # U-467876 (Meat packing plant) shall become null & void.  
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 6 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. 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 a \_\_\_\_\_ year period.
- 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 10. prior to issuance of a building permit, plans be submitted to Environmental Health regarding solid waste storage and disposal and an inspection and report of the existing sewage disposal system be performed by a licensed sewage contractor.
- 11. Compliance with mitigation measures #1 thru #3 contained in attachment #1
- 12. Securance of any permits required by Flood Control District

SCHULZE

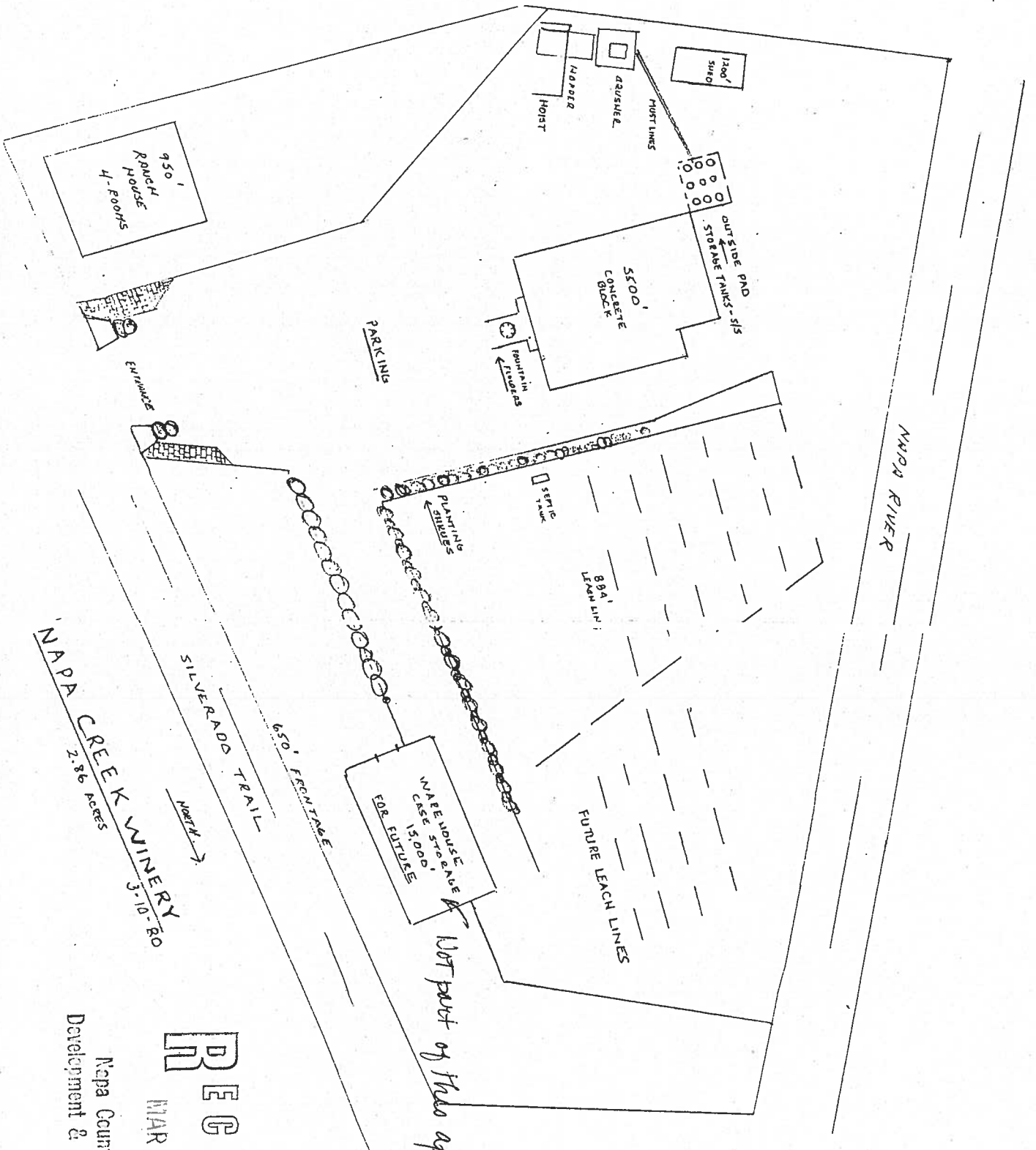
AW



AW

No Scale





NAPA CREEK WINERY  
 2.86 ACRES  
 3-10-80

Napa County Conservation,  
 Development & Planning Commission

**RECEIVED**  
 MAR 13 1980

# RECEIVED

MAR 27 1980

Napa County Conservation,  
Development & Planning Commission

