



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY
Secretary-Director

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

January 7, 1983

Jack Schulze
1001 Silverado Tr.
St. Helena, CA 94574

Dear Mr. Schulze:

Your Use Permit Application Number U-98283 to expand the existing winery
with the construction of a 12,000 square foot case good storage building on a
2.86 acre parcel

located on the south side of Silverado Tr. southeast of its intersection with Howell M
has been approved by the Napa County Conservation, Development and Planning Rd.
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: January 5, 1983

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

NOTE: The Commission modified the Department's recommendation regarding the Use Permit conditions of approval as follows:

1. Permitted winery storage building up to 12,000 square feet.
2. Required wood facing only on the south side of the building exposed to public view from Silverado Tr
3. Required mature and substantial landscape screen on the east side of the building.
4. Allowed, at the applicant's discretion, a "Retail Sales Only" sign to be placed below the required "No Public Tours or Tasting" sign.

25-410-02

CONDITIONS OF APPROVAL

Agenda Item: #5

Meeting Date: December 15, 1982

Use Permit: #U-98283

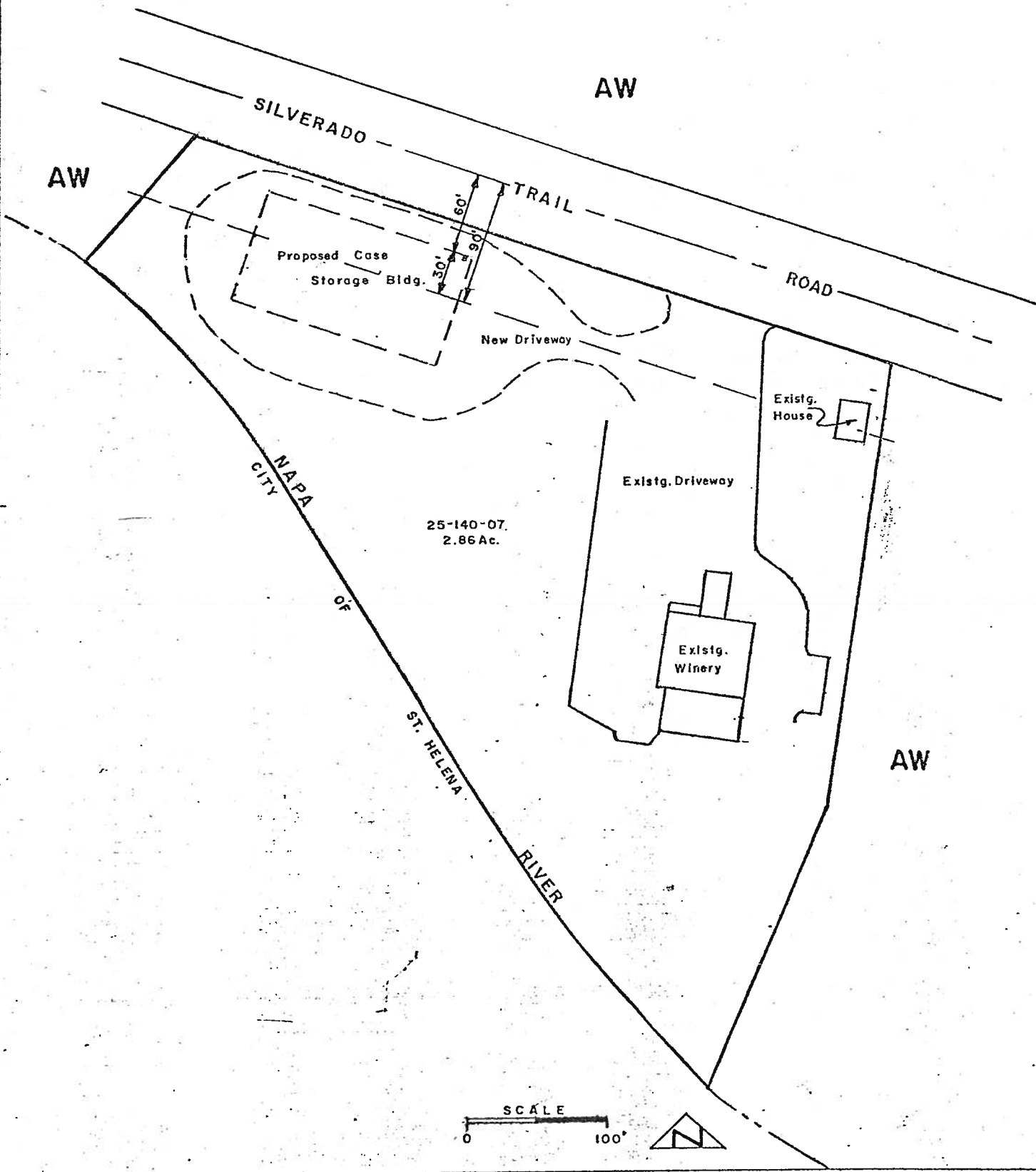
1. The permit be limited to: Construction of up to a 7,000 square foot winery addition for dry case good storage.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
2. Submission of a detailed landscaping, fencing and parking plan to the Department for 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. Emphasis of landscaping and fencing requirements is to screen the winery addition from the Silverado Trail.
3. Provisions for _____ 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. No public tours or tasting. No sign of an invitational type shall be installed, erected, or placed on the property. The applicant shall install a sign at the entrance of the winery reading "No PUBLIC TOURS OR TASTING". Said sign shall be maintained in a readable condition.
11. No activity of a public nature shall be conducted on the property including picnicking.

CONDITIONS OF APPROVAL

Agenda Item #5

- 12. The winery addition shall have exterior wall facing of wood, stucco, or rock.
- 13. Wine case storage shall be limited to wine produced and bottled at the winery located on the property (Napa Creek Winery).
- 14. Mitigation measures contained in Attachment #1 of the Negative Declaration.
- 15. The applicant shall comply with the 90' setback requirement from the centerline of the Silverado Trail.

NAPA CREEK WINERY



7-19-82