



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

1185 THIRD STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4416

November 9, 1983

SAN PIETO VARA VINEYARD & WINE COMPANY

Attn: Albert P. Giordano

1171 Tubbs Lane

Calistoga, CA 94515

Dear Mr. Giordano:

Your Use Permit Application Number U-238384 to ~~establish a 20,000~~  
~~gallons per year winery with no public tours or tasting on a 25.33 acre~~  
~~parcel~~

located on the northerly corner of State Hwy. 128 and Tubbs Lane  
has 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 2, 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,

A handwritten signature in blue ink, appearing to read "James H. Hickey".

JAMES H. HICKEY  
Secretary-Director

JHH:pm

cc: Bill L. Hall  
Building Codes Administrator  
County of Napa

CONDITIONS OF APPROVAL

Agenda Item: 6

Meeting Date: November 2, 1983

Use Permit: #U-238384 San Pietro Vana Vineyard

- 1 The permit be limited to: establishment of a 20,000 gal/yr winery per the attached 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. Landscaping to screen tanks from Tubbs Ln & Hwy 128.

- 3 Provisions for 4 min. 75 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.

- 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.

- Annexation of the property to the following districts:

- American Canyon County Water District
- American Canyon Fire Protection District
- \_\_\_\_\_

- All open storage of \_\_\_\_\_ be screened from view of \_\_\_\_\_ and adjacent properties by a visual barrier. No open storage to exceed height of screening.

- 5 Any exterior lighting be directed away from adjacent properties.

- 6 Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

- 7 No public tasting or tours or picnicking.

- 8 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. Allowed at the applicant's discretion, a "Retail Sales Only" sign to be placed below the required "No Public Tours or Tasting" sign.



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

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

September 23, 1985

San Pietro Vara Vineyards  
1171 Tubbs Lane  
Callistoga, Ca. 94515

Gentlemen:

Your Use Permit Application Number U-108586 to expand the existing  
winery with a 1,584 square foot addition for wine storage

~~on a 25.33 acre parcel on the northerly corner of State Hwy. 128 and~~  
located Tubbs Lane within an AP District.

has 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: September 18, 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,

A handwritten signature in cursive script, appearing to read "James H. Hickey".

JAMES H. HICKEY  
Secretary-Director

JHH:pm

cc: Bill L. Hall  
Building Codes Administrator  
County of Napa

CONDITIONS OF APPROVAL

San Pietro Vara Vineyard & Wine Co.

Agenda Item: #14

MEETING DATE: September 18, 1985  
USE PERMIT #: U-108586

1. The permit shall be limited to the construction of a 1,584 square foot addition for wine storage to an existing winery.  
  
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. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
3. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
4. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
5. No public tours or tasting. Prior to finalization of building permits, the applicant shall install a sign at the winery entrance reading "No Public Tours or Tasting." The sign shall be maintained in a readable condition.
6. No outside social activities including picnicking, outside dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature.
7. Wine storage shall be limited to wine produced and/or bottled by the winery.



# NAPA COUNTY

## CONSERVATION -- DEVELOPMENT AND PLANNING COMMISSION

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092  
TELEPHONE 707/253-4416 FAX 707/253-4176

**JEFFREY REDDING**  
Secretary-Director

March 10, 1997

James P. Summers  
18083 Highway 128  
Calistoga, CA 94515

Assessor's Parcel #17-160-15

Dear Mr. Summers:

Please be advised that **Use Permit application # 96408-UP** has 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: March 5, 1997**

**EXPIRATION DATE: March 16, 1998**

The use permit becomes effective ten (10) working days from the approval date 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 b another, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date and provided that any modification of the permit has become final. A request for an extension of time is subject to payment of the filing fee in effect at the time the request for extension is made.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Very truly yours,

  
Jeffrey R. Redding  
Director

cc: John Tuteur, County Assessor  
Gary Brewen, Building Codes Administrator

c:dm:summrapp.doc

**CONDITIONS OF APPROVAL**  
**Use Permit #96408-UP (Summers)**

1. This modification of Use Permit #U-238384 shall be limited to: (1) an increase in the winery production capacity from 20,000 gallons/year to 50,000 gallons/year; (2) an increase in the size of the winery building from 2,154 sq.ft. to 5,850 sq.ft. using metal roof, wood and cultured rock siding in earthtone colors to blend with existing building; (3) an increase in the crush pad from 960 sq.ft. to 2,400 sq.ft.; (4) an increase in the on-site parking from five spaces to twenty spaces; (5) an increase in the number of employees from zero to two full time and two part time; and (6) retail sales of wine produced on the property, private tours and tastings by prior appointment and limited marketing activities as identified in Condition #2.
2. Marketing events shall be limited to a maximum of eight food and wine tastings per year by private invitation only for not more than 30 guests at any single event.
3. The applicant shall comply with all building codes, zoning standards and requirements of various County Departments and other agencies, including but not limited to the following:
  - a. Department of Public Works letter of December 17, 1996
  - b. Department of Environmental Management memorandum of February 21, 1997
4. All findings, mitigation measures, and conditions of approval of Use Permit #U-238384 for the winery shall remain in force and effect, except that any conditions in conflict with the requirements of this modification shall be null and void.
5. Wine storage shall be limited to wine produced and/or bottled by the winery.
6. The property owner shall report to the Planning Department in December of each year the number of gallons produced during that year ( a copy of the BATF reporting form could comply with this provision). No custom production is authorized under this use permit.
7. The project shall conform to the approved site plan, floor plan, and proposed building elevations. Any expansion of production capacity, changes in use, or changes in construction shall be subject to approval by the County.
8. At least seventy-five percent of the grapes from the requested 30,000 gallon/year increase in production of the winery's still wine, or the still wine used by the

Page Two  
Conditions of Approval  
Use Permit #96408-UP (Summers)

winery to make sparkling wine, shall be grown within the County of Napa. The property owner shall report to the Department on an annual basis the source of grapes, verifying that 75% of the increased production is from Napa County grapes. That report shall be proprietary and not available to the public. For the public record, the property owner shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.

9. Retail sales shall be limited to wine fermented or refermented and bottled at the winery. No accessory items may be sold.
10. Except as may be specifically authorized pursuant to the Temporary Event Ordinance, no picnicking, outdoor dining, or outdoor wine tasting shall be permitted; no outside marketing activities shall involve live or recorded music.
11. No winery facilities, or portions thereof, including but not limited to offices, barrel storage areas, and warehousing space shall be rented, leased or used by entities other than the on-site winery, except as may be specifically authorized pursuant to the Temporary Events Ordinance.
12. The applicant shall submit a detailed landscaping, fencing and parking plan to the Department for review and approval indicating the names and locations of plant materials, method of maintenance and location of the twenty on-site parking spaces and loading area. Said plan to be submitted prior to issuance of the building permit. Landscaping, fencing and parking to be completed prior to finalization of the building permit. Landscaping emphasis shall be given to those areas of the property which are visible from State Highway 128 and Tubbs Lane. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
13. Any gate installed on the winery driveway shall be set back far enough to allow the stacking of a car outside of the Tubbs Lane right-of-way, however any "entry structure" as defined by the Napa County Code must be the subject of a separate application to the Zoning Administrator.
14. All improvements (including parking lots) shall comply with the 20-foot property line setback requirement of the Agricultural Preserve zoning district. The requested attached winery addition shall not be closer to the property line than the existing winery building (estimated to be 130 feet from the centerline of Tubbs Lane).

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Conditions of Approval

Use Permit Application #96408-UP (Summers)

15. Plans for any outdoor signs shall be submitted to the Planning Department for administrative review and approval.
16. Any outdoor lighting shall be shielded and directed downward and away from adjacent properties.
17. The property owner shall obtain all necessary approvals and permits from the State Department of Alcoholic Beverage Control and the Federal Bureau of Alcohol, Tobacco and Firearms.
18. No tours or tastings open to the drop-in public shall be conducted. Prior to occupancy of any part of the construction permitted hereunder, the applicant shall install and maintain a sign at the winery entrance reading "Tours and Tasting by Prior Appointment Only".
19. All staff costs associated with monitoring compliance with these conditions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.





# NAPA COUNTY

## CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson  
Director

1195 Third Street, Room 210 • Napa, California 94559-3092  
Telephone 707/253-4416 FAX 707/253-4336

May 20, 2003

James P. Summers  
Summers Winery  
1171 Tubbs Lane  
Calistoga, CA 94515

Re: Request for Use Permit Modification (#03075-MOD) to allow for minor changes and two off-site directional signs for Summers Winery (APN 17-160-015)

Dear Mr. Summers:

Please be advised that your request to modify Use Permit #96408-UP for Summers Winery has been administratively **APPROVED** (see attachment).

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If others file an appeal, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, this approval must be activated within two years from the approval date, or it shall automatically expire and become void. No extensions are possible. This letter is your only notice regarding expiration.

This approval applies only to the modifications proposed in your application submitted April 10, 2003. All applicable building permits must be applied for and obtained prior to construction. Additionally, approval from the Fire Department and Environmental Management must be obtained and all conditions must be complied with as part of the Building Permit process. All conditions required by the original Use Permit, except as modified herein, remain in full effect.

Should you have any questions, please contact me at [nbeattie@co.napa.ca.us](mailto:nbeattie@co.napa.ca.us) or a (707) 253-4416

Sincerely,

A handwritten signature in blue ink that reads "N. Beattie".

Naomi Beattie  
Planner I

Cc: file  
Steven Lederer, Deputy Director  
Bob Nelson, Supervising Planner  
John Tuteur, Assessor  
Barbara Easter, County Fire Department  
Larry Bogner, Public Works

**SUMMERS WINERY  
#03075-MOD  
APN: 17-160-015**

1. **SCOPE:** The approval is limited to the following:

- Modification of Use Permit #U-108586 and #U-238384 to allow for the construction of a 936 square foot cover for an existing crush pad, replace existing window on west elevation with three (3) smaller windows, and install two (2) off-site directional signs located within Tubbs Lane right-of-way.
- The above project shall be consistent with the approved application materials. Any other changes will require review and approval of a use permit modification by the County.

2. **REFERRALS:** The permittee shall comply with all building codes, zoning standards and requirements of County Departments and agencies at the time of use of this use permit, including but not limited to comments by:

- a. Napa County Public Works Department, dated April 22, 2003;
- b. Napa County Fire Department, dated May 2, 2003;
- c. Napa County Building Inspection Division, dated April 21, 2003;