



# 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

Charles de Limur  
771 Sage Canyon Road  
St. Helena, CA 94574

Assessor's Parcel # 24-300-12

Please be advised that **Use Permit Application Number #U-298788**  
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:** June 15, 1988      **EXPIRATION DATE:** June 25, 1989

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 Title XIII of the Napa County Code. In the event an appeal is made to the Board, you will be notified.

Pursuant to Section 12806 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. A request for an extension of time is subject to payment of a \$190.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jeffrey R. Redding".

JEFFREY R. REDDING  
Deputy Planning Director

JHH:ml:l

cc: Bill L. Hall, Building Codes Administrator  
Assessor  
Anne M. Kirlin  
Dickenson, Peatman & Fogarty, 809 Coombs Street, Napa, CA 94559

Rev. 1/88

**CONDITIONS OF APPROVAL**  
**(Eleanor and Charles de Limur)**  
**(Use Permit #U-298788)**

1. The permit shall be limited to a 1,000 gallons per year winery with no public tours or tastings within an existing structure. Any expansion or changes in use to be by separate Use Permit submitted to the Department 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. Provisions for two (2) 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. Except as permitted by County ordinance, only private tours and tastings shall be permitted. Private tours and tastings shall mean tours and tastings that are limited to members of wine trade, persons invited by the Winery who have pre-established business with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. Tours or tastings that are available to the general public or are advertised as open to the general public by any means of communications are expressly prohibited. No tasting shall be conducted in conjunction with or prior to retail sales unless it constitutes a private tasting. The sale of merchandise of any kind other than wine is expressly prohibited.

The applicant shall install a sign at the winery entrance from the public roadway to the Winery reading, "Tours and Tasting By Appointment Only.". The sign shall be commercially made by a sign contractor which complies with the following standards:

- Type:** Free-standing double-sided sign.
- Location:** The sign shall be installed perpendicular to the public roadway at the Winery entrance.
- Height:** Not less than 3 nor more than 5 feet off the ground.
- Size:** 12" x 36"
- Sign Lettering:** A minimum of 3" high.
- Sign Color:** White weatherized lettering on a dark-green background or such other color as may be approved by the Planning Director that will accomplish the intent of this requirement.
- Placement:** Tours and Tasting By Apointment Only sign shall be installed prior to finalization of any building permit issued by the County in connection with this Use Permit with the following exception:
- If the Winery owner/operator does not have or chooses not to install a sign or identify in any way the existence of the Winery on the site, the installation of the Tours and Tasting By Appointment Only sign may be deferred until such time as a winery identification sign is installed.
- The sign shall be permanently installed and maintained in a readable condition.
7. Except as permitted by County Ordinance, no outside social activities, including picnicking, outside dining, wine tasting, 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.
  9. A revised plot plan and floor plan for all structures on the premises shall be submitted for Departmental review and approval prior to issuance of building permit or administrative approvals.
  10. Applicant shall file for a Certificate of Compliance within 30 days of date of use permit approval. No building permits or administrative approvals shall be issued without approval of and compliance with a Certiciate of Compliance.