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Previous Project Conditions



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

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

August 29, 1980

John and Patricia Traulsen
2250 Lake County Highway
Calistoga, CA 94515

Dear Mr. and Mrs. Traulsen:

Please be advised that on August 26, 1980 the Board of Supervisors denied the appeal by the County Department of Public Works to the Commission's June 4, 1980 modification of County road improvement requirements relative to Use Permit #U-467980 to establish a 5,000 gallon/year winery within an existing structure on a 3.31 acre parcel located on the east side of State Highway 29 approximately 500 feet north of its intersection with Oathill Road within an AW District. (Assessor's Parcel #17-230-09).

The Board's action allows the Commission's road improvement requirements, as indicated on the attached Department report, to be applied.

Very truly yours,

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

JAMES H. HICKEY
Director

JHH:pm

cc: Don Jonas

Enclosure

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
REPORT AND RECOMMENDATION TO THE
BOARD OF SUPERVISORS

Meeting of August 26, 1980

PUBLIC HEARING:

Advertised as Board of Supervisors' Public Hearings.

APPLICANT:

County of Napa Public Works Department.

REQUEST FOR:

Appeal to Commission modification of County road improvement requirements for the following use permits.

1. Napa Valley Nursery(#U-537879)construct office bl for an existing wholesale nursery business.
2. John & Dolores Cakebread (#U-507980) to construct a 6,250 square foot addition to an existing winery for storage and fermentation.
3. John & Patricia Traulsen (#U-467980) to establish a 5,000 gallon winery within an existing structure.

ACTION:

Conservation, Development and Planning Commission:

EIR:

1. Napa Valley Nursery - Negative Declaration issued.
2. John & Dolores Cakebread - Negative Declaration issued.
3. John & Patricia Traulsen - Categorically Exempt.

REVIEW:

The Commission reviewed these applications on June 4, 1980.

The applicants spoke in favor of their requests.

No one in the audience spoke in opposition to these proposals.

ACTION:

The Commission approved these applications on the following roll call votes:

1) Napa Valley Nursery, Inc.

AYES: Lilleberg, Dickson, Fershko & Hawkey

NOES: None

ABSENT: Beckstoffer

Report and Recommendation to the Board of Supervisors
Appeals by County of Napa Public Works Department

2) John & Dolores Cakebread.

AYES: Lilleberg, Dickson, Fershko & Hawley

NOES: None

ABSENT: Beckstoffer

3) John & Patricia Paulsen.

AYES: Lilleberg, Dickson, Fershko & Hawley

NOES: None

ABSENT: Beckstoffer

Approval was based on Department Findings and Conditions contained in the attached reports except for the following Commission modifications:

1) Napa Valley Nursery, Inc.

Public Works entrance road improvements changed as follows:

- a) No Public Works entrance road improvements required. A 12-foot gravel road is acceptable to the Commission.
- b) The entrance road bridge is acceptable. No widening is required.

2) John & Dolores Cakebread.

- a) The Commission waived Public Works road improvement requirements.
- b) The existing entrance road to be maintained in a dust-free condition.

3) John & Patricia Traulsen.

- a) The Commission modified Public Works entrance road improvement requirements to allow an 11-foot entrance road to the winery using the same material as the existing portion of the road. Said road to be maintained in a dust-free condition.
- b) The Commission added a condition that no tours or tasting be allowed.



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

Leah C. Hawkey
~~XXXXXX~~
CHAIRMAN

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

June 9, 1980

John and Patricia Traulsen
2250 Lake County Highway
Calistoga, CA 94515

Dear Mr. and Mrs. Traulsen: U-467980
Your Use Permit Application Number U-467980 to establish a 5,000 gallon/
year winery within an existing structure on a 3.31 acre parcel
located on State Highway 29 within an A-1 District (API 17-230-09)
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: June 4, 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,

J. Hickey
by: *J. Hickey* E. Randall
Senior Planner
JAMES H. HICKEY
Secretary-Director

NOTE: The Commission made the following changes:

1. Added condition: No tours or tasting.
2. Modified Public Works entrance road improvements to require an 11-foot entrance road extension to the winery. Improved to match the existing entrance road. Said road to be maintained in a dust free condition.

JHH:jg

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

CONDITIONS OF APPROVAL

#11-467980 *Traulsen*
Meeting Date: June 4, 1980

Agenda Item: _____

- 1. The permit be limited to: a 5000 gallon/year winery within an existing 600 square foot structure.

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 1 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. _____

APPLICATION FOR LAND USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT AW File No.: U-467980
REQUEST: To establish a winery within an Date Filled: March 7, 1980
existing structure on a 3.3 acre parcel Date Published: 24 May 80
located on the easterly side of State CDPC BS
 Hwy # 29 approx. 500 ft. northerly of Hearing 4 June 80
its intersection with Oakhill Rd. Action APPROVED

TO BE COMPLETED BY APPLICANT

Applicant's Name: JOHN TRAUlsen + PATRICIA TRAUlsen Telephone No.: 707-942-0283
Address: 2250 LAKE COUNTY HIGHWAY, CALISTOGA, CA. Assessor's No.: 17-230-09
NO. STREET CITY STATE Zip Code: 94515
Status of Applicant's Interest in Property: OWNER
Property Owner's Name: JOHN + PATRICIA TRAUlsen
Address: 2250 LAKE COUNTY HIGHWAY, CALISTOGA, CA. Telephone No.: 707-942-0283
NO. STREET CITY STATE
Reason for Use Permit request: OPERATION OF WINERY

COUNTY OF NAPA
CATEGORICAL EXEMPTION
CLASS: 3
DATE: 19 May '80 BY: W.H. Seelack

I certify that the above statements are correct and that the Plot Plan on reverse side is accurate:
John Traulsen SIGNATURE OF APPLICANT
Patricia Traulsen SIGNATURE OF PROPERTY OWNER

Submit with a check or money order in the amount of ~~eighty-five (\$85.00)~~ dollars, payable to the County of Napa, no part of which shall be refundable, to the Conservation, Development and Planning Department Office (the application fee consists of ~~\$50.00~~ for the Use Permit and ~~\$35.00~~ for an Environmental Impact Assessment of the request).

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT

\$ 450.00 32027 Received by: Adrip E. Gumbard
RECEIPT NUMBER CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

2/7/80

(over)

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

1. DESCRIPTION OF PROPOSED USE:

USE: WINERY
PRODUCT OR SERVICE PROVIDED: WINE
FLOOR AREA: EXISTING STRUCTURES 600 SQ. FT. NEW CONSTRUCTION 0 SQ. FT.

2. NEW CONSTRUCTION: NO NEW CONSTRUCTION

TYPE OF CONSTRUCTION: _____
FENCING: TYPE _____ LOCATION _____ HEIGHT _____
MAX. HEIGHT (FT.): EXISTING STRUCTURES 15' PROPOSED STRUCTURES _____

3. AVERAGE OPERATION:

HOURS OF OPERATION NO SET HOURS A.M. TO _____ P.M. DAYS OF OPERATION _____
NUMBER OF SHIFTS: 0 EMPLOYEES PER SHIFT: 0 FULL TIME _____ PART TIME _____
NUMBER OF DELIVERIES OR PICK-UPS: NONE PER DAY _____
NUMBER OF VISITORS ANTICIPATED: NONE PER DAY NONE PER WEEK _____

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON ATTACHED PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING: NONE
PROPOSED LANDSCAPING: NONE
PARKING SPACES: EXISTING SPACES 0 EMPLOYEE 0 CUSTOMER 0
PROPOSED SPACES 0 EMPLOYEE 0 CUSTOMER 6

5. UTILITIES:

WATER SUPPLY SOURCE: WELL METHOD OF SEWAGE DISPOSAL: SEPTIC TANK

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT _____ REGIONAL _____
STATE ✓ FEDERAL ✓

7. WINERY OPERATION:

✓ CRUSHING ✓ FERMENTATION ✓ STORAGE/AGING ✓ BOTTLING/PACKING
SHIPPING: VIA _____ : _____ ADMINISTRATIVE: _____ TOURS/PUBLIC TASTING
OTHER: _____

GALLONS OF WINE TO BE PRODUCED: ✓ INITIAL OR CURRENT PRODUCTION 2,000 GALLONS/YEAR
✓ ULTIMATE PRODUCTION 5,000 GALLONS/YEAR
5,000 REQUESTED PRODUCTION

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of June 4, 1980

Agenda Item: 11

APPLICATION DATA:

APPLICANT: John and Patricia Traulsen #U-467980 (Filed: March 7, 1980)

REQUEST FOR: To establish a 5000 gallon/year winery
within an existing structure on a 3.31
acre parcel.

LOCATION: On the east side of State Highway 29 approx.
500 feet north of its intersection with Gathell
Road, within an AW District. (Assessor's Parcel #
17-230-09)

FINDINGS: [All checked (X) Items Apply to This Application]

SPECIAL INFORMATION:

- 1. Details of the proposal are contained in the attached supplemental information sheet.
- 2. Comments and recommendations from various County departments and other agencies are attached.
- 3. Comments from the City of Calistoga are pending.

ENVIRONMENTAL ANALYSIS:

- 4. General Rule (Not Subject to CEQA).
- 5. Categorically Exempt pursuant to the California Environmental Quality Act (Class # 3).
- 6. Final Environmental Impact Report # _____ prepared by: _____
(See Agenda Item # _____).
- 7. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended.

CONDITIONS OF APPROVAL

#U-467980 *Jraulsen*

Agenda Item: _____

Meeting Date: June 4, 1980

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 American Canyon Fire Protection District

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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.

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Report and Recommendation to the Board of Supervisors
Appeals by County of Napa Public Works Department

2) John & Dolores Cakebread.

AYES: Lilleberg, Dickson, Fershko & Hawley
NOES: None
ABSENT: Beckstoffer

3) John & Patricia Paulsen.

AYES: Lilleberg, Dickson, Fershko & Hawley
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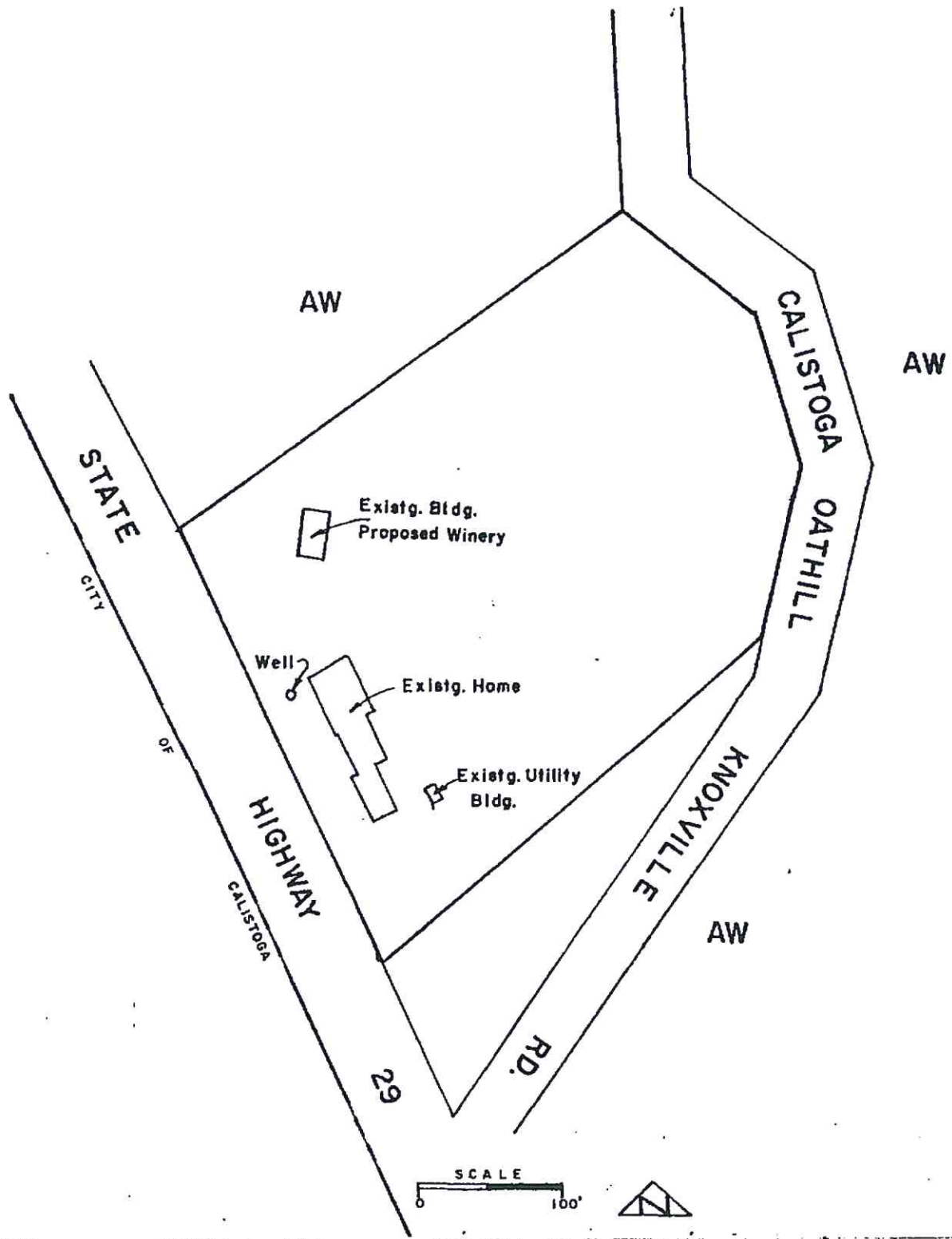
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- b) The Commission added a condition that no tours or tasting be allowed.

TRAULSEN WINERY



2-8-80



NAPA COUNTY

P-UP-NOV
467980-UP
017-230-009
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

December 6, 2002

Laura & Anthony Zahtila
Zahtila Winery
2250 Lake County Hwy
Calistoga Ca 94515-114

APN: 017-230-009
RE: Use Permit Violation

Dear Mr. or Mrs Zahtila:

It has come to the attention of this office Zahtila Winery participated in an event advertised as, "Wine Prospecting on Silverado Trail". The two-day event was held on November 9 - 10, 2002 from 10 a.m. to 4 p.m. This event was advertised as open to the public and offered barrel tasting, food pairings and special discounts.

The Zahtila Winery's Use Permit does not provide for public events of this kind under its Conditions of Approval. This type of event is regulated by the County's Temporary Events Ordinance and a license is required prior to holding them. Our records indicate no license was obtained. This constitutes a violation of Zahtila's Winery, Use Permit and is subject to enforcement action under Napa County Code Sections 18.144.030-040 and 5.36.130.

The Department would appreciate that prompt and appropriate action be taken towards voluntary code compliance. However, please be advised that future violations may result in referral to the Conservation, Development and Planning Commission for possible revocation hearings pertaining to your winery use permit. To assist you with planning future events, we have included a copy of the County's Temporary Events License application with this letter. Please note that completed applications must be filed at least 90 days in advance of the event.

We appreciate your cooperation in ensuring that proper permits are obtained in the future for similar events to which the public is invited.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Lederer".

Steve Lederer
Deputy Planning Director

cc: Mel Varrelman, Napa County Supervisor, District 3
Robert Westmeyer, County Counsel
Patrick Lynch, Assistant Director
Steve Lederer, Deputy Planning Director
Robert Nelson, Supervising Planner
Ed Colby, Enforcement Officer