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## Previous Project Conditions



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden  
Chairman

May 8, 1978

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

Louis Bartolucci, Et Al  
1257 Buhman Avenue  
Napa, CA 94558

Dear Mr. Bartolucci:

Your Use Permit Application Number U-17778 to establish a winery  
on a 4.5 acre parcel

located on the east corner of State Highway #12 and Old Sonoma Road in an R-1:A 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)

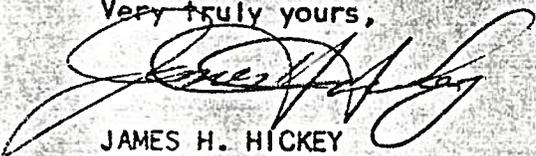
APPROVAL DATE: May 3, 1978

Your Use Permit becomes effective ten (10) 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:jl

cc: Donald W. Jonas  
Chief Building Inspector  
County of Napa

NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
REPORT AND RECOMMENDATION

Meeting of May 3, 1978

Agenda Item: 4

APPLICATION DATA:

APPLICANT: Louis Bartolucci, Et Al  
REQUEST FOR: Use Permit to establish a winery on a 4.5 acre parcel.  
LOCATION: On the east corner of State Highway #12 and Old Sonoma Road within an R-1:A District (Assessor's Parcel #47-110-16).

FINDINGS:

SPECIAL INFORMATION:

1. Details of the proposed winery are contained in the attached supplemental information sheet submitted by the applicant.
2. Public Works requires improvement of required parking; right-of-way widening and dedication; and an encroachment permit for any work done within the right-of-way of Old Sonoma Road (see attached comments).
3. Environmental Health requires a source of water be developed and approved prior to any construction; a waste discharge requirement or waiver be issued from the Regional Water Quality Control Board; and plans for sewage disposal be approved by their office prior to issuance of a building permit (see attached comments).
4. The Bay Area Air Pollution Control District requires permit review of the project.
5. CALTRANS requires that a state highway encroachment permit be obtained for any work done within the State Highway right-of-way; that their office be furnished with a detailed set of plans; and that the entrance to the parking lot be set back a sufficient distance from Highway #12. They indicate further that additional left turn storage on Route #12 may be necessary. CALTRANS requires review of any grading or drainage plans for the project (see attached comments).
6. Comments and recommendations from various County departments and other agencies are attached.

ENVIRONMENTAL ANALYSIS:

7. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There is no unique or rare biological or physical resources that will be adversely affected. A Negative Declaration is recommended.

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Report and Recommendation

LOUIS BARTOLUCCI, ET AL - USE PERMIT

Meeting Date: 5-3-78

ZONING ANALYSIS:

8. The :A Combining District allows wineries upon the grant of a use permit.
9. The procedural requirements outlined in the Zoning Ordinance have been satisfied in regard to this application.
10. Environmental Health indicates that historically the area has been noted to have marginal supplies of underground water for domestic purposes. Environmental Health requires that a well be drilled and determined adequate prior to proceeding with the project. If an adequate water source can be developed, approval of this proposal would have no detrimental effects on the public health, safety or general welfare.

PLANNING ANALYSIS:

11. The site is designated on the Land Use Element of the County General Plan as Agricultural Resource. One of the agricultural policies of the plan is to discourage the location of wineries on prime soils, where practical. The subject parcel contains prime soils; however, the policy concerns are mitigated in this instance by limited potential of the site for agricultural use because of its relatively small size (4.5 acres) and extensive highway frontage.

RECOMMENDATION:

ENVIRONMENTAL: Issue a Negative Declaration to this project.

PLANNING: APPROVAL with findings and subject to the following conditions:

1. Any future expansion of the winery shall require submission of a separate use permit application for consideration by the Commission.
2. All plans for outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
3. A minimum of twenty-six (26) off-street parking spaces be provided on a dust-free, all weather surface approved by Public Works.
4. Compliance with all requirements of the Bay Area Air Pollution Control District and the State Department of Transportation (CALTRANS).
5. The building be of earth tone coloring and blend architecturally with the rural setting of the site and surrounding area.
6. Any exterior lighting to be directed so as to eliminate glare and not interfere with traffic along State Route #12 and Old Sonoma Road.
7. Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies.
8. Submission of a detailed landscaping plan for review and approval indicating all landscaping materials and method of maintenance prior to finalization of the building permit for this project.



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

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

August 19, 1982

Louis Bartolucci  
LOUIS BARTOLUCCI CELLARS  
5400 Old Sonoma Road  
Napa, CA 94558

Dear Mr. Bartolucci:

Your Use Permit Application Number U-18283 to construct a 4,680

square foot warehouse addition to the existing winery on a 4.5 acre parcel

located on the southeast side of Old Sonoma Road at its intersection with St. Hwy. 12  
has been approved by the Napa County Conservation, Development and Planning  
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

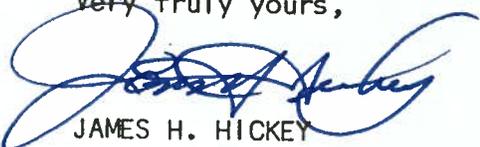
APPROVAL DATE: August 18, 1982

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

CONDITIONS OF APPROVAL

Agenda Item: #5

Meeting Date: August 18, 1982

Use Permit: U-18283

- 1. The permit be limited to: construction of a 4,680 sq. ft. warehouse addition for wine storage and aging.  
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 \_\_\_\_\_ 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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# 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

May 7, 1985

Louis Bartolucci  
5400 Old Sonoma Rd.  
Napa, Ca. 94559

Dear Mr. Bartolucci:

Please be advised that on May 1, 1985 the Conservation, Development and Planning Commission approved your request to place eight (8) 2,100 gallon wine storage tanks on your property under Use Permits #U-177778 and #U-18283. The tanks are to be 5 1/2 feet in diameter and 12 feet high. There shall be no change in the production capacity of 50,000 gallons/year as established under Use Permit. Commission approval was for Option #3 in your letter of April 16, 1985 which proposed a concrete pad with a foundation for a block wall 12 to 14 feet high and a sloping tile roof to match the existing winery buildings.

Very truly yours,

A handwritten signature in cursive script that reads "James H. Hickey".

JAMES H. HICKEY  
Director

JHH:ml

cc: Bill L. Hall, Building Codes Administrator



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JEFFREY REDDING  
Acting Director

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

September 25, 1989

Assessor's Parcel # 47-110-16

Louis Bartolucci  
Mont St. John Cellars  
5400 Old Sonoma Road  
Napa, California 94558

Dear Mr. Bartolucci:

Please be advised that **Use Permit Application Number #U-177778** (Modification #3) 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 20, 1989    EXPIRATION DATE: October 4, 1990**

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 \$250.00 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,

  
JEFFREY R. REDDING  
Acting Planning Director

JRR:jcl

cc: Bill L. Hall, Building Codes Administrator  
John Tuteur, County Assessor

CONDITIONS OF APPROVAL

Agenda Item # 11

Louis Bartolucci/Mont St. John Cellars  
Use Permit #U-177778 Mod. #3

1. The permit shall be limited to a 3330 square foot enclosure of the existing winery fermenting and processing area in conformance with the attached plot plan as modified by the Commission on September 20, 1989.  
  
Any expansion or changes in use to be by separate Use Permit submitted to the Department for Commission consideration.
2. Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height and placement.
3. Retail sales shall be limited to wine produced and bottled at the winery.
4. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
5. Any exterior lighting to be directed downward and away from all adjoining public roadways.
6. All outdoor noise producing construction activities shall be limited to weekdays between 7:30 am and 4:30 pm.
7. All picnic tables located at the corner of Old Sonoma Road and State Highway 12 shall be removed within thirty (30) days of the issuance of a building permit for the 3330 sq. ft. enclosure. Use of the remaining on-site picnic areas shall be limited to attendees of private events only.
8. Wall materials of the approved 3330 sq. ft. enclosure shall match the existing structure to which it will be attached. Further, proposed roof materials shall either match the existing structure or shall not be visible from either Old Sonoma Road or State Highway 12.

BA:jcl