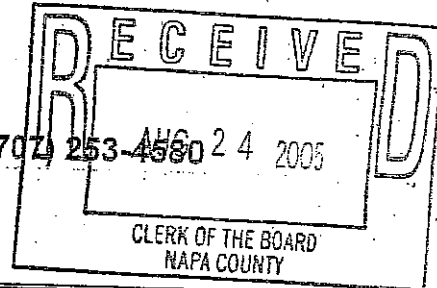


NAPA COUNTY
CLERK OF THE BOARD'S OFFICE
1195 Third Street, Room 310, Napa, California, 94559 • (707) 253-4580

APPEALS

(Chapter 2.88 of Napa County Code)



TO BE COMPLETED BY APPELLANT*
(Please type or print legibly)

Appellant's Name: V. Sattui Winery

Telephone #: (707) 963 - 7774 Fax #: (707) 963 - 4324 E-Mail: info@sattui.com

Mailing Address: 1111 White Lane St. Helena CA 94574
No. Street City State Zip

Status of Appellant's Interest in Property: Project Applicant

Action Being Appealed: Decision by the Zoning Administrator that weddings and related receptions at V. Sattui Winery are not eligible for a Certificate of Legal Nonconformity
project applicant, adjacent property owner, other (describe)

Permittee Name: V. Sattui Winery

Permittee Address: 1111 White Lane St. Helena CA 94574
No. Street City State Zip

Permit Number: P05-0185-CTN Date of Decision: August 10, 2005

Nature of Permit or Decision: Certificate of Legal Nonconformity for weddings and related receptions

Reason for Appeal (Be Specific - If the basis of the appeal will be, in whole or in part, that there was a prejudicial abuse of discretion on the part of the approving authority, that there was a lack of a fair and impartial hearing, or that no facts were presented to the approving authority that support the decision, factual or legal basis for such grounds of appeal must be expressly stated or they are waived. (attach additional sheet if necessary): Please refer to attached sheet.

If the basis of the appeal will be, in whole or in part, that the environmental determination under the California Environmental Quality Act is inadequate, please provide: a detailed statement supported by substantial evidence for each insignificant or less than significant impact identified in the initial study that the appellant contends may be significant, a detailed legal and factual statement indicating why the project is not exempt, and a detailed statement supported by substantial evidence describing why the Negative/Mitigated Negative Declaration or EIR is inadequate.) (attach additional sheet if necessary) N/A

Project Site Address/Location: 1111 White Lane St. Helena CA 94574
No. Street City State Zip

Assessor's Parcel No.: 030-020-029 & 030-260-035

Tom Davies
Signature of Appellant

August 23, 2005
Date

Tom Davies, President
PRINT NAME

TO BE COMPLETED BY CLERK OF THE BOARD

Total Fee: \$636.30

Receipt Nos. 845257

Received by: [Signature]

Date: 8/24/05

* The following information, in addition to the information required by this form also needs to be provided as attachments hereto pursuant to County Code Section 2.88.050 (F-I): Title Insurance Report, Assessor's Map Book Pages, and Appeals Fee

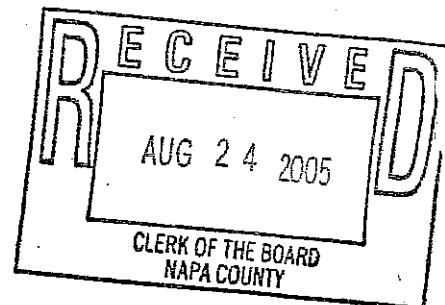
Re: V. Sattui Winery - CLN
Krisler Chapter - Co B

MEIBEYER LAW GROUP

(707) 963-7703

August 23, 2005

Chairperson and Supervisors
Napa County Board of Supervisors
1195 Third Street, Room 310
Napa, 94559



RECEIVED

Re: Appeal of Zoning Administrators Denial of V. Sattui Winery's
Application for a Certificate of Legal Non-Conformity ("CLN")

AUG 25 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

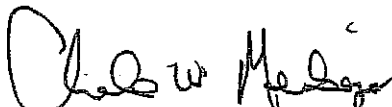
Dear Ms. Dillon and Supervisors:

I am writing on behalf of my client, V. Sattui Winery, to appeal the August 10, 2005 decision of the Zoning Administrator denying its request for a Certificate of the Extent of Legal Nonconformity ("CLN") to continue to conduct weddings and wedding receptions as marketing events that are grandfathered under Napa County Ordinances. As such, the following material is enclosed for your review:

1. Appeal Application.
2. Appeal Statement.
3. A Notice Package for all owners of property within a 300 feet radius of the V. Sattui Winery parcels.
4. A check in the amount of \$576.30 and a check in the amount of \$60.00 for a total filing fee of \$636.30.

If you have any questions or concerns regarding the enclosed materials, please do not hesitate to contact my office.

Very truly yours,


Charles W. Meibeyer

Enclosures (as stated)
cc: V. Sattui Winery

11/1 2 9:15