COUNTY OF NAPA

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

June 20, 1975

Louis M. Martini P.O. Box 112 St. Helena, CA

Gentlemen:

Your Use Permit Application Number #0-637475 to install two (2) 50,000 gallon-

wine storage tanks at the Louis Martini Winery

located on a 10-acro parcal on the east side of State Highway 29 within an AP District has been approved by the Rapa County Conservation, Development and Planning Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: June 18, 1975

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: Don Jonas Chlef Building Inspector County of Napa

CHAIRMAN • FELIX J. VANDERSCHROT, JR. • MEMBERS • BEORDE BLAUFURS, JR. • KENT D. INBALLS • DONALD NC FARLAND ANDREW L. FELISBA • BECRETARY-DIRECTOR • JAMES H. NICKEY • 1426 FOLK STREET • NAPA, DALIF. 94528 • 707, 224-8388 Page 2

Report and Recommendation Louis M. Martini Use Permit Agenda Item: 11

CORRESPONDENCE:

Letter(s) from:

Petition(s) from:

FINDINGS:

 The proposed tanks are to be located to the rear of the subject property and would not be readily visable from Highway #29.

- The winery on the subject property was developed prior to the County's adoption of Ordinance #458 on July 23, 1974 which brought wineries under use permit requirement.
- 3. The proposed site is substantially developed with winery buildings and storage tanks. The proposed tanks would be a relatively small addition to the facility.
- The subject property is adjacent to the City of St. Helena. To date, no comments or recommendations have been received from St. Helena regarding this proposal.
- 5. The properties adjacent to the proposed site are in agricultural use. The addition of the two 50,000 gallon storage tanks would have no adverse impact on these lands.
- 6. A negative declaration has been issued to this proposal by the Department.

RECOMMENDATION:

Approval Denial x Approval with Conditions

Continue Until:

Conditions of Approval Are:

- The site be kept in a clean and orderly condition at all times.
- 2. Any future expansion of the facility shall require submission of a separate use permit application for consideration by the Commission.
- Plans for any additional signs be submitted for approval by the Department with regard to design, area, height and placement
- 4. Compliance with all applicable building codes, zoning standards and requirements of Public Works, Environmental Health, the Flood Control and Water Conservation District and the State Division of Forestry.

Page 3

Report and Recommendation Louis M. Martini Use Permit Agenda Item: II

Improvement Summary: 1. Public Works, Environmental Health, the Flood Control and Water Conservation District and the State Division of Forestry offer no objections or improvement requirements at this time.





W. Scott Snowden Chairman November 3, 1978

Louis Martini P. O. Box 112 St. Helena, CA 94574

Gentlemen:

AND PLANNING COMMISSION 1121 FIRST STREET · NAPA, CALIFORNIA 94558

CONSERVATION-DEVELOPMENT

AREA CODE 707/ 253-4416

Your Use Permit Application Number <u>U+87879</u> to <u>Install nineteen (19)</u>

10,000 gallon wine storage tanks at the Louis Martini Winery

located on the east side of State Highway #29 south of Leweiling Avenue in an AP Dist. 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 1, 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.

truly your

JAMES H. HICKEY (Secretary-Director

JHH:jl

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

| | | CONDITIONS OF AFFRONAL |
|-------|--------|--|
| Use i | Perm | nt - Welters / Martine Agenda Item: 8 |
| Meet | ing Da | ate: nov. 1, 1978 |
| x | i. | The permit be limited to: installation of nineteen (19) 10,000 gal. wine storage tanks. |
| | Ĺ | Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration. |
| ב | 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. |
| כן | 3. | Provisions for off-street parking spaces on a dust free, all weather surface approved by Public Works. |
| X | 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. |
| ככ | б. | 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 ayear period. |
| Ø | 9. | Compliance with all applicable building codes, zoning standards and require- ments of various County departments and agencies. |
| ככ | 10. | |
| | | |

10/12/78

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CONSERVATION — DEVELOPMENT AND PLANNING COMMISSION

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

May 12, 1980

Louis M. Martini, A Corporation P.O. Pox 112 St. Helena, CA 94574

Dear Mr. Martini: Your Use Permit Application Number <u>U-177920</u> to <u>construct a 17,300 sq</u>.

ft. wine storage warphouse on a 19-sere-percet

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: May 7 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,

JAMES H. HICKEY Secretary-Director

JHH:jg

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

| #U-1 | 7792 | 30, martini Agenda Item: 5 |
|------|-----------|--|
| | | Date: May 7, 1980 |
| X | | The permit be limited to: Construction of a ± 17,300 Sq. ft. Wine storage warehouse addition |
| • | | 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. |
| ככ | 3. | Provisions for off-street parking spaces on a dust free, all weather surface approved by Public Works. |
| X | 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. |
| X | 9. | Compliance with all applicable building codes, zoning standards and require- ments of various County departments and agencies. |
| [] | 10. | |
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10/12/78

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Napa County Conservation, Development & Planning Commission

LOUIS M. MARTINI

Distinguished California Wines

BONDED WINERY NO. 3596 F.A.A. PERMIT NO. CA-W-659

P. O. BOX 112 • ST. HELENA, NAPA COUNTY, CALIFORNIA 94574 • TELEPHONE 707 963-2736

April 13, 1981

Mr. James Hickey Conservation, Development & Planning Comm. 1195 - 3rd Street Napa, CA 94558

Dear Jim:

At the suggestion of you and Mr. Crandall last year, we are submitting an application for Land Use Permit on the master plan of our winery premise expansion for the next 20 years. Along with it is a tentative time schedule of when we are planning the various phases of construction.

The time schedule is tentative and down the line it may be necessary to switch some of the tasks, although it is obvious that certain phases must precede others.

Our expansion plans provide for about a 5% increase in production per year which we believe is realistic and one we can comfortably maintain on the building schedule outlined. All phases of the operations will not be increased proportionately.

We plan no expansion of visitor facilities as our visitor traffic has levelled off during the past 10 years. In this area we simply plan to landscape and hardtop the parking area.

The number of employees will, at most, be increased by 6 full time and 4 part time employees. Most of the added production will be accomplished with new and faster machinery.

Domestic waste water will be disposed of into septic tanks. Winery wash water will be disposed of in current percolation ponds until that area is needed for Building (F) at which time new combination oxidation and percolation ponds will be built at the rear of the property.

Approximately 175,000 sq. ft. of additional surface drainage area will be created which will be drained to the rear of the property and allowed to spread over the open land and vineyard. This should present no problem as the soil at the site is very gravelly and surface percolation is excellent.

Traffic patterns within the premises will be greatly improved. The southern entrance will be moved to the center and will serve as an entrance only. The current gateway at the northern entrance to the property will serve as an exit only. Because of the location of the scale and crushers all traffic will flow clockwise around the plant.

LOUIS M. MARTINI

Mr. James Hickey April 13, 1981 Page 2

Most current trees and shrubs will be retained and additional trees and shrubs will be planted along the perimeter of the property.

All dimensions and setbacks comply with current County regulations, except along the railroad loading dock in front. In order to be able to load directly into rail cars spotted on the existing spur track, we will have to locate the loading dock of Building (C) on the property line. We will, therefore, need a variance from the 20' setback for approximately 160' of the loading dock. This length is needed so that 3 rail cars can be spotted simultaneously.

We are delighted to present to the Board of Supervisors our entire master plan for a Use Permit. This will save both us and the County a tremendous amount of time and energy. Upon receipt of the Use Permit we can proceed with the detailed plans of each phase in preparation of applying for building permits.

Sincerely,

LOUIS M. MARTINI

Tartin

Louis P. Martini President

LPM:jt

encl.



CONSEF TION, DEVELOPMENT AND PLANNING MMISSION 1121 First Street II Napa, California 94558 II [707] 253-4416

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CONTINUED TO DEC.7,1

SANUART 18, 10184-REVISED PROJECT ADDRON

APPLICATION FOR LAND USE PERMIT

| | | 1 |
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| ONING DISTRICT AP | | File No.: <u>U-298283</u> |
| EQUEST: To expand the existing is 155,484 (Feb.Il lette he construction of H7,500 sq. jt. g | unery facility w | Date Filled: <u>Ed. 8, 1983</u> |
| san't to income the and | There armerg will | Date Published: OWNU 23,1983 |
| mon to increase the annual | | |
| som 8.50,000 gallong to 2,000 acres located on the northeast | side g State 4 | Lighway Continued to |
| 9, soucheast of its intersection w | the Jewelling Al | Lenue Action CONTINUED TO |
| ТО ВЕ | COMPLETED BY APPLI | ICANT 30-620-0/and 000 100-240-03 |
| ndiant's Name | | |
| pplicant's Name: <u>Louis M. Martini</u> , | A Corp. | Telephone No.: 963-2736 |
| ddress: <u>P.O. Box 112</u> , St. H | lelena, CA | Assessor's No.: 30-02-03 |
| NO. STHEET | CITY STA | ATE Zip Code: 94574 |
| tatus of Applicant's Interest in Property: | Owner | |
| roperty Owner's Name:Louis M. Mart | ini, A Corp. | |
| | | |
| ddress: 254 St. Helena Hwy., South, | St. Helena, CA 94 | 574 . Telephone No.: 963-2736 |
| NO. STREET | CITY STA | NTE |
| eason for Use Permit request:Maste | r planning winery | premises thru year 2000. |
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| certify that the above statements are correct | t and that the Plot Di- | |
| Veris 1, 1. 1. ARIANI, II CORT. | t and that the Plot Pla | an on reverse side is accurate: |
| weres is is interesting in contra | Inun | M. MARTINI, A CORP. |
| certify that the above statements are correct hours M. MARTINI, A CORP. Successf. Martin PRE. SIGNATURE OF APPLICANT | Inun | M. MARTINI A CORP. |
| SIGNATURE OF APPLICANT Jubmit with a check or money order in the amount | s, Louis | M. MARTINI, A CORP. Martin PRES, SIGNATURE OF PROPERTY OWNER |
| SIGNATURE OF APPLICANT ubmit with a check or money order in the amoun hich shall be refundable, to the Conservation. Des | t of sighty five (\$25.00) | M. MARTINI, A CORP. Martin Pris, SIGNATURE OF PROPERTY OWNER dollars, payable to the County of Napa, no part of |
| SIGNATURE OF APPLICANT ubmit with a check or money order in the amoun hich shall be refundable, to the Conservation. Des | t of sighty five (\$25.00) | M. MARTINI, A CORP. Martine, Pris, SIGNATURE OF PROPERTY OWNER dollars, payable to the County of Napa, no part of |
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| certify that the above statements are correct hours M. MARTINI, A CORP. SIGNATURE OF APPLICANT ubmit with a check or money order in the amoun thich shall be refundable, to the Conservation, Dev 50.00 for the Use Permit and \$35.00 for an Enviro TO BE COMPLETED BY CONSERV | t of sighty five (\$85.00) velopment and Planning I nmental Impact Assessme | M. MARTINI, A CORP. SIGNATURE OF PROPERTY OWNER dollars, payable to the County of Napa, no part of Department Office (the application fee consists of ent of the request). |
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| · · · | CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT |
|--------------------|---|
| | USE PERMIT APPLICATION |
| 1. | DESCRIPTION OF PROPOSED USE: |
| 1 | USE: Winery Expansion |
| | |
| | PRODUCT OR SERVICE PROVIDED: Wines 121,500 (Feb. 11 lefter) FLOOR AREA: EXISTING STRUCTURES 125,000 SQ. FT. NEW CONSTRUCTION 117,000 SQ. FT. |
| | INDICATE SOUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING |
| | AND/OR PROPOSED BUILDING: N/A |
| | SEATING CAPACITY: RESTAURANT N/A BAR N/A OTHER N/A |
| | EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: 27,000 sq. ft. |
| ·• | RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING |
| | AREAS: None |
| <u>a.</u> <u>i</u> | NEW CONSTRUCTION: |
| f | PROJECT FHASING: See attached schedule |
| (| CONSTRUCTION TIME REQUIRED (EACH PHASE): See attached schedule |
| | TYPE OF CONSTRUCTION: |
| 1 | MAX. HEIGHT (FT.): EXISTING STRUCTURES 40' PROPOSED STRUCTURES 26' |
| . 1 | DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: No change |
| 3. <u>i</u> | AVERAGE OPERATION: |
| | HOURS OF OPERATION 8:00 A.M. TO 5:00 P.M. DAYS OF OPERATION 270 |
| ł | NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 32 FULL TIME 26 PART TIME 6 (CURRENTLY) (CURRENTLY) |
| ļ | NUMBER OF SHIFTS TOTAL EMPLOYEES PER FULL TIME 32 PART TIME 10 PROPOSED: 1 SHIFT PROPOSED: 42 |
| | NUMBER OF DELIVERIES OR PICK-UPS: PER DAY 6 PER WEEK 30 |
| | NO. VISITORS ANTICIPATED: PER DAY 25-250 PER WEEK 1500 average |
| | ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE |
| 1 | LANDSCAPING AND PARKING: |
| | The second se |

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| EXISTING LANDSCA | PING PLAN | SUBMITTE | ED: | YES | <u>А</u> | NO _ | Nyan Marina da mandara aka manga arawak | | |
|------------------|-----------|----------|-----|--|----------|------|--|----|---|
| PROPOSED LANDSCA | PING PLAN | SUBMITTE | ED: | * YES | X | NO _ | ngar ara Sara Taraba Na kulo gar manguraga A | | 2 |
| PARKING SPACES: | EXISTING | SPACES | 68 | ang ng mang dag mang | EMPLOYEE | 28 | CUSTOMER | 40 | er-references in the second |
| | PROPOSED | SPACES _ | 94 | ۲ Name of the second | EMPLOYEE | 38 | CUSTOMER | 56 | rayong destatation flooren floo |

| 5. | UTILATIES? |
|---------|---|
| | WATER SUPPLY SOURCE: City METHOD OF SEWAGE DISPOSAL: Septic Tank |
| | IS ANNEXATION TO A SPECIAL SERVICE DISTRICT PROPOSED ?: YES NOX |
| | NAME OF DISTRICT: |
| 6, | LICENSES OR APPROVALS REQUIRED: |
| а. - | DISTRICT REGIONAL Regional Water Quality Control Board |
| | |
| 7. | WINERY OPERATION: |
| | x CRUSHING x FERMENTATION x STORAGE/AGING x BOTTLING/PACKING |
| | X SHIPPING: VIA:X ADMINISTRATIVE: TOURS/PUBLIC TASTING |
| | OTHER: |
| | GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION850,000 GALLONS/YEAR |
| | ULTIMATE ESTIMATED PRODUCTION 2,000,000GALLONS/YEAR |
| | REQUESTED PRODUCTION CAPACITY 2,000,000GALLONS/YEAR |
| ; | METHOD OF DOMESTIC WASTE DISPOSAL: Septic Tanks |
| | METHOD OF INDUSTRIAL WASTE DISPOSAL: 0xid. & perk. ponds |
| | GALLONS OF DOMESTIC WASTE PRODUCED: 1000 PER day |
| | GALLONS OF INDUSTRIAL WASTE PRODUCED: 15,000 PER day |
| 8 | METHOD OF SOLID WASTE DISPOSAL: County Dump |
| | CAPACITY OF WATER SUPPLY: unlimited GALLONS. |
| | WATER AVAILABILITY: 2000 GALLONS PER MINUTE. |
| | ON-SITE FIRE PROTECTION: Fire hydrants. |
| | EMERGENCY WATER STORAGE: none GALLONS. |
| | TYPE OF STORAGE FACILITY: n/A |
| 8. | SPECIFIC INFORMATION FOR REST HOMES/DAY CARE CENTERS: N/A |
| | TYPE OF CARE:N/A |
| | TOTAL NUMBER OF GUESTS: EXISTING: PROPOSED: |
| | NUMBER OF BEDROOMS: EXISTING: PROPOSED: |
| | SPECIAL CARE HOME WITHIN 300 FEET OF PROPERTY ?: |
| | NUMBER OF EMPLOYEES: FULL TIME: PART TIME: |



NAPA COUNTY

JAMES H. HICKEY Secretary-Director CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

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

January 23, 1984

LOUIS M. MARTINI Attn: Louis P. Martini P.O. Box 112 St. Helena, CA 94574

Dear Mr. Martini:

Your Use Permit Application Number <u>U-298283</u> to <u>expand the existing winery</u> facility with the construction of a 2,500 sq. ft. addition to the office/laboratory & <u>a 69,984 sq. ft. bottling room/case good storage warehouse; removal of a 5,000 sq. ft.</u> case good ageing structure; relocation of a 5,000 sq. ft. structure to maintenance yas <u>construction of oxidation ponds at rear of winery & maintain the annual production</u> capacity at 850,000 gallons

located <u>on the northeast side of St. Hwy. 29 southeast of its intersection with</u> has been approved by the Napa County Conservation, Development and Planning Lewelling Commission based upon the following conditions: Ave.

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE:

January 18, 1984

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.

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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. HICKE

Secretary-Director

JHH:pm cc: Bill L. Hall Building Codes Administrator County of Napa Agenda ltem:

Meeting Date: <u>January 18, 1984</u> Use Permit: <u>*4-298283</u> Revised Martini



The permit be limited to: Expansion & Winery faulty with a 2500 sq. faddut to oktice lab: construction of a 69984 ba 14 watch ouse and of oxidation ponds and increase in applicants for a paution of a paution of 850,000 to 3,000,000 gas Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.

1-10-89

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 a min M 94 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.



proposed Bidg C be setback to meet the 20 fort front yard putback and the 90 feet from centerline setback of state Hury 29.

[6] Rubmission of building elevation of proposed Bldg C for Commission approval prior to isluance of building, permit Said Plan to include landscaping and lighting, if any to minimize the visual impact of the structure. Setback area to be fully landscaped.

The required parking area and related lands caping be completed prior to finalization of building permit for plage

 8 Consolidation # AP# 30-020-01 and 30-240-03 but the parcel. prior to occupancy (permanent or temporary) of either building. Clarification added
9 Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

to use a "parking lot full" sign at the entrance to the Applicant ΠΟ provide a monitor on wel holidays Kendsaud ana 10 Ma he permitted, along Ha odd. The applicant shall erect "No Parking" signs along nonitor and enforce the no parting mall and when the County deems the





NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092 AREA CODE 707/253-4376

JAMES H. HICKEY Director

March 1, 1989

Carolyn A. Martini LOUIS M. MARTINI WINERY P.O. Box 112 St. Helena, CA 94574

020

RE: Use Permit #U-298283 (APN 30-262-01; 30-240-03)

Dear Ms. Martini:

This letter is in response to your request for an administrative approval to modify the square footage of buildings approved under Use Permit #U-298283, approved by the Commission on January 18, 1984. This permit included the authorization to construct a 2,500 square feet office/laboratory structure (Bldg E) and a 69,984 square feet bottling room/case good storage warehouse (Bldg C)on a 27.8 acre parcel located on the northeast side of the State Highway 29, southwest of its intersection with Lewelling Ave.

On your plans, filed with this Department on January 30, 1989, you request permission to decrease the approved size of the proposed 69,984 square feet bottling room/case good storage warehouse (Bldg C on the Plans) to 51,050 square feet; expand the bulk wine aging structure (Bldg G) to add a 11,434 square feet structure (Bldg F) for case good and/or bulk aging; and to increse the size of the proposed 2,500 square feet office/laboratory structure (Bldg E) to 10,000 square feet.

I have reviewed your request with the Director, and based upon the required findings contained in Zoning Ordinance Section 12809, your request for administrative approval to increase the square footage of the office/ labortory structures (Bldg E) to 10,000 square feet and decrease the bottling room and case goods aging warehouse (Bldg C) to 51,050 square feet is approved with the following conditions:

 The total square footage for the office/laboratory structure and the bottling room/case goods storage warehouse shall not exceed the 61,000 square feet.

Building F (case good and bulk aging builing) was not approved under Use Permit #U-298283 and cannot be approved as Ordinance #903 prohibits the County from processing expansion to existing winery use permits. Page 2 Louis M. Martini Winery UP #U-298283 March 1, 1989



A detailed landscaping and parking plan shall be submitted to the department for review and approval indicating the botanical names, size, and location of the plant materials, method of maintenance, and the location of off-street parking spaces. Said plan shall be submitted prior the issuance of the building permits for Buildings C and E . Landscaping to be completed prior to occupancy of either of these buildings.

3. All other conditions of Use Permit U-298283 shall remain in full force and effect.



No increase in production capacity beyond the 850,000 gallons per year approved under Use Permit #U-298283 or any additional public use shall be permitted.

If you should have any questions, please call me.

Thank you very much. Sincerely,

Normy

JEFFREY R. REDDING Deputy Planning Director

WCB:P2M

cc: James H. Hickey, Director Bill Hall, Building Codes Administrator Richard A. MacRae, Architect, 418 Petaluma Ave, Sebastapol, CA 95472



reine de Alles 30, 1955

Jan. 25, 1989

Mr. Jeff Redding Napa Co. Planning Dept. 3rd Street Napa, CA 94558

Dear Mr. Redding;

Louis Martini would like to undertake phase two of our existing active use permit, number U-298283. This is the office complex. This letter and accompanying graphic explanations is a request for a decrease in the phase 3 warehouse and an increase in the office square footage from that originally requested.

Since we submitted the original layout of future needs there have been changes in the way we are conducting our business. Most notable is that we have taken sales, originally done by a separate company, and marketing/pr, originally done by outside agencies in-house in order to better control our distribution and marketing functions.

This has necessitated an increase in personnel both for those functions and support functions such as bookkeeping. We simply need more office space than we expected.

We would like to request an administrative approval to increase the allowed office expansion to 10,000 square feet. This would be a 1 to 1 replacement of square footage from the original warehouse proposal (phase three of our current use permit). Please see the site plans for specifics.

I want to particularly emphasize that this expansion is much needed space for current personnel added to payroll because of the change in the structure of the operations. It does not imply any increase in shipping, truck access, or wine production.

Thank you for your consideration.

Sincerely,

LOUIS M/ MARTINI mat. Carolyn A. Martini President

LOUIS M. MARTINI WINERY · P.O. BOX 112, ST. HELENA, NAPA VALLEY, CA 94574 PHONE (707) 963-273(FAX (707) 963-8750 1-800-321-WINE





CONSERVATION, DEVELOPMENT AND PLANNING

April 17, 2008

Chuck Conner G3 Winery 254 South St. Helena Hwy St. Helena, CA. 94574

RE: G3 Winery Modification P07-00401 APN: 030-020-001 & 030-240-003

Dear Mr. Conner:

Please be advised that your request for a Minor Modification (file number P07-00401-MODVMIN) to complete seismic retrofitting of the winery building; a request to confirm existing coverage entitlements; and to change condition number eight of use permit #U-298283 has been **APPROVED** on April 17, 2008 by the Director of Conservation, Development and Planning based on the attached conditions of approval and applicable County regulations.

Upon relocation of administrative staff the current office areas will be utilized as dry storage.

Changing condition number eight of use permit #U-298283 and allowing a lot line adjustment may be considered as long as the winery in aggregate continues to span both parcels. The maximum coverage for new or expanded wineries shall be twenty-five percent of the existing two parcels or fifteen acres, whichever is less (Ord. 1285 § 4, 2006: Ord. 947 § 19, 1990: prior code § 12420.1). The winery operation and facilities presently exceeds the coverage allowed when using the entire 27.75 acres of the two parcels. Attempting to consolidate the operation onto one smaller parcel would increase the non-conformity and therefore is not permitted.

This modification confirms that the coverage entitlements, including unbuilt approved structures shown in drawings included with U-298283, are recognized at 548,500 square feet or 45% and in conformance with Use Permit #U-298283 dated Oct. 30, 1984. The development area is confirmed at 555,250 square feet; the accessory to production ratio is recognized at 3.91%, substantially lower than the allowable 40% and in accordance with (Ord. 947 § 15, 1990: prior code § 12422) and (Ord. 947 § 20, 1990: prior code § 12421) respectively.

EXPIRATION DATE: April 17, 2010

Pursuant to Section 18.124.080 of the Napa County Code, this minor modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your minor modification

permit. In addition, approval of this minor modification has no effect on the time limits in which to activate the original project use permit.

Please be advised that the Director of Conservation, Development and Planning has determined that this minor modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15303, Class I, Existing Facilities and no expansion of use and Appendix B, Class 3, New Construction or Conversion of Small Structures of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of a minor alteration to a previously approved project and is not located in an environmentally sensitive area.

The modification is effective immediately 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 by another, you will be noticed.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Should you have any questions, please contact Linda St. Claire, Project Planner at (707)299-1348 or email at <u>Istclair@co.napa.ca.us</u>.

Sincerely,

Hillary Gitelman Director

By: Linda St. Claire Planner

CONDITIONS OF APPROVAL USE PERMIT – G3 WINERY, FILE #P07-00401-UP APN: #030-020-001 & 030-240-003

1. SCOPE: The permit shall be limited to:

- Completion of seismic retrofitting to the existing winery building;
- Confirmation of existing entitlements of coverage as defined in Chapter 18.104.220 of Napa County Code, of 548,500 square feet or 45% coverage of the two parcel total 27.75 acres;
- Development area is confirmed at 555,250 square feet;
- Accessory to production ratio is recognized at 3.91%;
- Change condition number eight of use permit #U-298283 eliminating the requirement to consolidate the two parcels, and confirming that the winery entitlement shall continue to cover both parcels.
- Any expansion or changes in use shall be approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.
- Temporary modular buildings currently onsite will be removed within 180 days.

2. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

- The property owner shall comply with all applicable building codes, zoning standards, and requirements of County departments and agencies.
- The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

3. PREVIOUS CONDITIONS:

• The permittee shall comply with all previous conditions of approval for Use Permit U-298283, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede earlier ones.

4. MONITORING COSTS:

• All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring (\$136.27/hour as of July, 2007). Violations of conditions of approval or mitigations measures

caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.

Conservation, Development and Planning

1195 Third Street, Suite 210 Napa, CA 94559 www.co.napa.ca.us

> Main: (707) 253-4417 Fax: (707) 253-4336

> > Hillary Gitelman Director



A Tradition of Stewardship A Commitment to Service

May 9, 2011

Chuck Conner Gallo Family Vineyards 3387 Dry Creek Rd Healdsburg, Ca 95448

Re: G3 Martini Winery Very Minor Modification #P11-00117 Assessor's Parcel Number 030-020-032

Dear Chuck,

The Napa County Planning Department has received a request for a Very Minor Modification to existing Use Permit #U-87879, Martini Winery, to allow for the continued use of the temporary bathroom/locker modular units 180 days following the approval and issuance of a building permit for new bathrooms in Building E, with the intention to be constructed in 2011. This is a modification consistent with Napa County Code.

The modification becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Should you have any questions, please contact Linda St. Claire, Project Planner at (707)299-1348 or email at *Linda.StClaire@countyofnapa.org*.

Sincerely,

Linda St. Claire Planner II

Cc: file, Jeff Redding 2423 Renfrew, Napa 94558

Conservation, Development and Planning

1195 Third Street, Suite 210 Napa, CA 94559 www.co.napa.ca.us

> Main: (707) 253-4417 Fax: (707) 253-4336

> > Hillary Gitelman Director



A Tradition of Stewardship A Commitment to Service

November 29, 2011

Chuck Conner c/o Louis M Martini Winery 375 Healdsburg Ave. Healdsburg, CA. 95448

Re: Martini Sign Replacement Sign Permit #P11-00428 Assessor's Parcel Number 030-020-032

Dear Mr. Conner,

The Napa County Planning Department has approved a request from Martini Winery to replace the two existing winery signs, replacing them with signs of the approximate identical size and placement, as described in submitted site plans dated October 26, 2011 and in accordance with County Code 18.116.030. D., and 18.116.060.

The sign permit becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. In the event an appeal is made to the Board by another, you will be notified.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, or reservations, has begun.

Should you have any questions, please contact Linda St. Claire, Project Planner at (707)299-1348 or email at *Linda*.*StClaire@countyofnapa.org*.

Sincerely,

hile Stel

Linda St. Claire Planner II

Cc: file, Kristina Bradley



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092 AREA CODE 707/253-4416

JEFFREY R. REDDING Director

May 14, 1990

Louis M. Martini P.O. Box 112 St. Helena, California 94574

Re: Use Permit #U-298283. Assessor's Parcel No. 30-020-01 & 30-240-03).

Dear Mr. Martini:

This letter is in response to your inquiry regarding the approved annual production capacity of the Louis M. Martini Winery. The use permit application that you filed with the Department in November, 1983 requested an annual production capacity of 2,000,000 gallons. The public hearing notice for the meeting at which use permit #U-298283 was approved, the negative declaration prepared for the same meeting and the conditions of approval as transmitted to you on or about January 18, 1984 clearly references the 2,000,000 gallon annual production figure. However, the minutes of the meeting and the cover letter transmitting the Commissions action clearly references a figure of 850,000 gallons for the annual production at the Winery. In the face of these inconsistencies, I have decided to rely on the treatment capacity for the oxidation ponds approved on January 18, 1984 to establish the production capacity for the Winery under the theory that County policy limits the size of oxidation ponds to the approved annual production capacity. However, in no case can the annual production capacity exceed the gallon figure. 2,000,000 Therefore, to assist with the establishment of the production capacity of the Winery, please submit documentation of the ponds treatment capacity from either the Department of Environmental Management or the engineer who designed the oxidation ponds under use permit #U-298283 to this Department for review. Following submittal of this data, I will send you a confirming letter as to the approved production capacity for the Winery, under use permit #U-298384.

I apologize for the delay in reviewing the file on this matter.

Sincerely, 1 udans 1 ll Jeffrey/Redding Director/

cc: Trent Cave, Director of Environmental Management Bill Hall, Building Codes Administrator Michael Miller, Supervising Planner JRR:jr MrtniWin

20-020-01 30-240-03

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NAPA COUNTY

JEFFREY R. REDDING Director CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

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July 10, 1990

Bill Phillips, P.E. President SUMMIT ENGINEERING, INCORPORATED 1400 North Dutton Avenue #22 Santa Rosa, CA 95401-4644

Re: Louis M. Martini Winery -- Use Permit #U-298283 -- APN: 30-020-01, 30-240-03

Dear Mr. Phillips:

This letter is in response to your July 5, 1990 response to my May 14, 1990 letter regarding the capacity of processed wastewater treatment ponds at the Louis M. Martini Winery in St. Helena. I indicated in my letter to you that the winery annual production capacity would be equivalent to the processing capacity of the existing wastewater treatment ponds at the site. Your letter indicates that the existing wastewater treatment ponds at the Louis H. Martini Winery under permit by the County of Napa, can process a maximum of two million gallons of wine on an annual basis. Therefore, this letter is intended to clarify the approved processing capacity authorized under Use Permit #U-298283 to be that of two million gallons per year.

Please be advised that <u>any</u> increase in processing capacity or any other physical or operational changes to the winery, except as specifically authorized by use permits granted to the winery, must first be approved by the Conservation, Development and Planning Commission at a public hearing.

Should you require any additional information on this matter or have any questions, please feel free to call me.

Sincerely,

Huy Nedding

JEFFREY REDDING Director

cc: Tim Snellings, Environmental Health Supervisor/Environmental Management Michael Miller, Deputy Planning Director Louis M. Martini, Louis M. Martini Winery SUMMIT ENGINEERING, INC. Consulting Civil Engineers

WILLIAM J. PHILLIPS II President Reg. Engr. C24978

1400 North Dutton Avenue #22 Santa Rosa, California 95401-4644 CHET ADAMICK Vice President Reg. Engr. C22857

(707) 527-0775 FAX: (707) 527-0212

July 5, 1990

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JUL 6 1990

NAPA CO. CONTERVATION DEVELOPMENT & FUNNING DEPT.

and Planning Department 1195 Third Street Room 210 Napa CA 94559-3001

Napa County Conservation, Development

Attention: Mr. Jeffrey Redding, Director

WATER CALINICE OK 38 7/11/90

Re: Louis M. Martini Winery St. Helena, Napa County, CA Process Wastewater Management System Capacity Evaluation Project No. 9047.1 Use Permit #U-298283 A.P. Nos. 30-020-01, 30-240-03

Dear Mr. Redding:

This letter is forwarded in response to your correspondence of May 14, 1990 to Mr. Louis Martini regarding the capacity of the process wastewater (P.W.) treatment ponds.

A review of our design calculations from 1983 and 1984 reflects that the P.W. system was designed for phased implementation with Phase 1 considering a crush tonnage of 6,000 tons and an ultimate capacity of 8,000 tons. Purchased bulk wines at ultimate would be on the order of 25% of total production, bringing ultimate capacity to approximately 2,000,000 gallons.

Phased construction on an aerated lagoon-type system for winery P.W. treatment typically involves construction of the ultimate required volume in Phase 1 with phasing of treatment equipment such as aerators and discharge pumps. A review of the attached calculations (including flow evaluations and projections, pond water balance and treatment [aeration] capacity) reflects that the ponds are of sufficient volume to accommodate the ultimate production capacity of 2,000,000 gallons and require only a very minor increase in aeration capacity (1.7 horsepower) for treatment of ultimate flows. Mr. Jeff Redding Project No. 9047.1 July 5, 1990 Page 2

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I hope this information will help to facilitate your decision regarding the confirmation of the production capacity of the winery. Should you have any questions in this matter, please feel free to call me.

Sincerely,

<u>Lill Gullips</u> Bill Phillips, P.E.

Bill Phillips, P.E. PRESIDENT

va Enclosures

cc: Mr. Louis Martini, Louis M. Martini Winery Mr. Tim Snellings, Napa County Environmental Management LOUIS M MARTINI

January 4, 1994

RECEIVED

JAN 5 - 1994

NAPA CO. CONSERVATION DEVELOPMENT & PLANNING DEPT.

Jeffrey Redding, Director of Planning Napa County Conservation, Development and Planning Department 1195 Third Street, Room 210 Napa, CA 94559

RE: Use Permit No.s U-637475, U-87879, U-177980, & U-298283

Dear Mr. Redding:

After reviewing our use permit file, I believe we need some clarification regarding the use permit status of the winery as seen from the County's perspective. Could you please verify the status of the county use permits issued for Louis Martini Winery? Particularly the following:

- 1. Permitted annual crush capacity in gallons;
- 2. Use and extent of building permitted;
- 3. Extent of outdoor hard surface area permitted for crushing, fermenting, loading, unloading, and parking;
- 4. Permitted operations with respect to public tours, tastings, and retail sales on site;
- 5. Extent of any other commission or administrative approvals, if any; and
- 6. Any departmental enforcement actions presently pending, if any.

As I see it, we have been four use permits. These are use permits, U-637475, U-87879, U-177980, and U-298283. The 1975 use permit authorized the installation of two 50,000 gallon wine tanks; the 1978 use permit authorized the installation of 19 10,000 gallon wine tanks; the 1980 use permit authorized the construction of a 17,500 square foot warehouse building. I believe that we have accomplished all or such a significant amount of the work authorized under these permits so that they are all vested.

The 1984 use permit was the subject of some later correspondence, some modification and correction. Your letter of March 1, 1989 approved some changes in the buildings that were approved under the 1984 use permit. The office/lab structure was increased from 2,500 square feet to 10,000 square feet in exchange for the 69,984 square foot bottling room/case goods storage building being reduced to 51,050 square feet. Still later correspondence verified the winery capacity at 2,000,000 gallons annual capacity.



Jeffrey Redding Page 2 January 4, 1994

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Some additional modifications were requested but not authorized. I would appreciate it if you would outline any other matters which are subject to use permit or administrative approval which have not been covered by this letter.

I would appreciate your usual careful and through review and prompt response since we do intend to rely on your letter in conducting our business and planning for its future.

Sincerely,

LOUIS M. MARTINI WINERY

Martin auch

Louis P. Martini Chairman



NAPA COUNTY

CONSERVATION - DEVELOPMENT AND PLANNING DEPARTMENT

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JEFFREY REDDING Director

January 26, 1994

Louis M. Martini, Chairman Louis M. Martini Winery P.O. Box 112 St. Helena, CA 94574

Dear Mr. Martini:

Jeffrey Redding asked me to respond to your letter of January 4, 1994 regarding the status of various County actions with regard to your winery.

Our records show that four Use Permits have been issued to the winery as follows:

| U-637475 | Approved June 18, 1975 | Installation of two 50,000 gallon wine storage tanks at the existing winery |
|-----------------|---------------------------|--|
| U-87879 | Approved November 1, 1978 | Installation of nineteen 10,000 gallon wine storage tanks at the existing winery |
| U-177980 | Approved May 7, 1980 | Construction of a 17,300 sq.ft. wine storage warehouse addition at the existing winery |
| U-298283 | Approved January 18, 1984 | Construction of a 2,500 sq.ft. addition to the winery office/laboratory; construction of a 69,984 sq.ft. bottling room and casegoods warehouse; removal of a 5,000 sq.ft. structure; relocation of a 5,000 sq.ft. structure; and construction of oxidation ponds. |

Louis M. Martini January 26, 1994 Page 2

Also of note are two letters from Jeffrey Redding. The first, dated March 1, 1989, to Carolyn Martini, permits a revision of the new construction permitted under U-298283 to decrease the size of the bottling room/casegoods storage warehouse from 69,984 sq.ft. to 51,050 sq.ft. and to increase the size of the office/laboratory structure from 2,500 sq.ft. to 10,000 sq.ft. A further condition in that letter is that the two together shall not exceed 61,000 (presumably 61,050) sq.ft.

The second letter, dated July 10, 1990 to your engineer Bill Phillips, copy to you, indicates that a County permit was issued to construct the wastewater oxidation ponds pursuant to U-298283, with a maximum capacity of 2 million gallons per year, and clarifies that the permitted processing capacity of the winery is 2,000,000 gallons per year.

We invite your further examination of any of these files in our office. Clarification of the status of any existing or proposed uses that you believe are not adequately covered by these documents may be resolved by the application for a Certificate of the Present Extent of Legal Nonconformity (Napa County Code Sec. 12854), or a Use Permit (Napa County Code Sec. 12800 et seq.).

Very truly yours,

Michael Miller Deputy Planning Director

cc. Jeffrey Redding, Director

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