

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): 020 430 07 00

THIS APPLICATION DOES QUALIFY FOR A SMALL WINERY USE PERMIT EXEMPTION
does/~~does not~~

BY: Timothy E. Crundall
Conservation, Development and
Department

DATE: January 15, 1985.

Failure to active this application within one year of the Planning Department determination shall invalidate this application and a new application will be required.

cc: BUILDING INSPECTION DEPARTMENT

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1195 Third Street, Room 210
Napa, California 94559
(707) 253-4416

Handwritten notes at the top of the page, including the number '10' and some illegible scribbles.

UNITED STATES DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

ADDITIONAL PAGE TO THE STATE OF COLORADO

THIS APPLICATION FOR A PATENT UNDER THE PATENT ACT OF 1879

OF THE STATE OF COLORADO
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

UNITED STATES DEPARTMENT OF THE INTERIOR

Section 10 of the Act of March 3, 1879, relating to the
patent of mineral lands in the State of Colorado, and
the Act of March 3, 1879, relating to the patent of
mineral lands in the State of Colorado.

ADDITIONAL PAGE TO THE STATE OF COLORADO

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C.

File No.: _____

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1195 Third Street, Room 210 . Napa, California 94559 . (707) 253-4416

APPLICATION FOR
SMALL WINERY USE PERMIT EXEMPTION
Please fill in all appropriate information
Items in () are County Requirements for Use Permit Exemption

Proposed Winery Name: La Perlita Del Monte Assessor's Parcel No.: 020-430-07-00

Applicant's Name: Richard L Graeser Telephone No.: 942 4437

Address: 255 Petrified Forest Rd Calistoga Calif 94515
No. Street City State Zip Code

Status of Applicant's Interest in Property: co owner by right of inheritance

Property Owner's Name: Estates of James B & Elizabeth B Graeser

Address: 255 Petrified Forest Rd Calistoga Ca Telephone No.: 942-4437
No. Street City State

I. Operating Features: (Check the appropriate spaces)

CRUSHING FERMENTATION STORAGE/AGING BOTTLING/PACKING

SHIPPING VIA: TRUCK; ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING

OTHER: _____

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 2000 GAL/YEAR
(NOT TO EXCEED 20,000 GAL.)

ULTIMATE PRODUCTION CAPACITY 20000 GAL/YEAR

HOURS OF OPERATION 7:30 A.M. TO 5:30 P.M. DAYS OF OPERATION 7 DAYS.

NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 1 FULL TIME 1 PART TIME 1
(Currently) (Currently)

NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 1 FULL TIME 1 PART TIME 1
(Proposed) (Proposed)

NO. VISITORS ANTICIPATED: 0 PER DAY 0 PER WEEK 0

FOR COUNTY USE ONLY	
YES	NO
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Napa County Conservation,
Development & Planning Department

FOR COUNTY
USE ONLY

YES NO

2. Building Features: (Wood, stucco or rock facing required on any non-historic structures).

FLOOR AREA: EXISTING STRUCTURES 2,208 SQ. FT. NEW CONSTRUCTION N/A SQ. FT.

TYPE OF CONSTRUCTION: Wood frame

TYPE OF EXTERIOR WALL FACING: wood boards

TYPE OF ROOF: ASPHALT SHINGLES

MAX. HEIGHT (FT.): EXISTING STRUCTURES 18' PROPOSED STRUCTURES N/A
(Height 35')

COMPLIANCE WITH THE U.S. SECRETARY OF INTERIOR'S
"STANDARDS FOR REHABILITATION" AND ASSOCIATED
"GUIDELINES FOR REHABILITATING HISTORIC STRUCTURES" NA YES NO

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: 0

TYPE OF SHIELDS TO BE INSTALLED
ON EXTERIOR LIGHTS: LIGHTS SHIELDED BY EXISTING TREES.

WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED:
(Not less than 100 ft. is located with County designated high fire risk
area). 100 FT.

METHOD OF DOMESTIC WASTE DISPOSAL: SEPTIC SYSTEM

METHOD OF INDUSTRIAL WASTE DISPOSAL: SEPTIC SYSTEM

3. Site Characteristics:

PARCEL ACREAGE: (Not less than 4 AC.) 45.83 ACRES

ZONING DISTRICT INVOLVED: (AW, AP, and WR ONLY) AW

WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD:
(Not less than 400 ft. Silverado Trail and State Highways or
200 ft. other public roads). 600 FT.

ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY:
(Not less than 2,000 ft. with 1,000 ft. corridor). 3,000+ FT.

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE:
(Not less than 500 ft.) 600+ FT.

MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY COMPLEX INCLUDING
SEWAGE SYSTEM AND ACCESS ROAD AND THE TOP OF THE BANK OF THE
ORDINARY HIGH WATER CHANNEL OF THE NEAREST RIVER OR STREAM
NOT COVERED BY COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE.
(Not less than 50 ft.) 100+ FT.

NAME OF NEAREST RIVER OR STREAM: UNNAMED

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YES NO

4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: Petrified Forest Rd.

(Small wineries requiring access by means of the following roadways shall not be eligible for use permit exemption.

- (1) State Highway Route 29 between Yountville and St. Helena (Lodi Lane) and all dead-end roads extending from that section of highway;
- (2) State Highway 121 west of the City of Napa;
- (3) American Canyon Road west of Flosden Road;
- (4) Flosden Road).

PARKING SPACES: EXISTING SPACES: 6

PROPOSED SPACES: 6

5. Building Site Requirements:

MONTH DURING WHICH WINERY CONSTRUCTION RELATED GROUND DISTURBING ACTIVITIES WILL OCCUR:

(April through October ONLY unless catch basin installed).

June to August
~~NO NEW CONSTRUCTION~~

NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED: N/A

TYPE OF EROSION CONTROL MEASURES INSTALLED TO DISCHARGE ALL CONCENTRATED RUN-OFF AT NON-EROSIVE VELOCITIES: N/A

TYPE OF GRASS MIXTURE TO BE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION: dwarf barley

DATE BY WHICH DISTURBED AREAS WILL BE RESEED: September

6. Landscaping Requirements:

a. INDICATE ON THE PLOT PLAN THE NAMES AND LOCATIONS OF THE PLANT MATERIALS TO BE PLANTED TO SCREEN WINERY STRUCTURES, PARKING LOTS, AND OUTDOOR WORK AND STORAGE AREAS FROM VIEW FROM SURROUNDING PROPERTIES AND ROADWAYS.

b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: VINEYARD & EXISTING TREES.

✓

✓

✓

✓

✓

✓

✓

✓

✓

NAPA COUNTY
USE ONLY

YES NO

7. Environmental Considerations:

1. DOES THE PROPOSED SMALL WINERY BUILDING OR RELATED FACILITIES LIE WITHIN AN "ENVIRONMENTALLY SENSITIVE AREA":

No a. A DESIGNATED FLOODWAY

No b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE

No c. AN AREA THREATENED BY LANDSLIDES **(questionable landslide noted below structures - existing structures; no changes)**

No d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT

No e. AN ARCHAEOLOGICALLY SENSITIVE AREA

No f. THE HABITAT AREA OF A RARE AND/OR ENDANGERED PLANT OR ANIMAL

2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

No a. A HIGH FIRE RISK HAZARD AREA *(none)*

No b. A RECOGNIZED HISTORIC STRUCTURE

___	✓
___	✓
___	✓
___	✓*
___	✓
___	✓
___	✓
___	✓
___	✓

I CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT AND THAT THE PLANS SUBMITTED ARE ACCURATE:

Richard H. Graessner
SIGNATURE OF APPLICANT

Richard H. Graessner *co-executor*
James B. Graessner Jr
SIGNATURE OF PROPERTY OWNER
(if different from applicant)

12/31
DATE

1984

12/31
DATE

1984

FOR COUNTY USE ONLY

DATE FILED: Jan. 2, 1985 ACCEPTABLE PLOT PLAN SUBMITTED: ✓ YES ___ NO

FILE NO: _____ TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: ✓ YES ___ NO

RECEIVED BY: Thelma E. Crundall