

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): 47-240-06

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

BY: Therapy E. Crundall
Conservation, Development and
Department

DATE: 3/6/86

- Failure to activate 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

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

FLOOR AREA: EXISTING STRUCTURES 400 SQ. FT. NEW CONSTRUCTION 0 SQ. FT.

TYPE OF CONSTRUCTION: Wood Frame, Concrete Slab Floor

TYPE OF EXTERIOR WALL FACING: Wood Panel

TYPE OF ROOF: Asphalt Shingle

MAX. HEIGHT (FT.): EXISTING STRUCTURES 13'6" PROPOSED STRUCTURES 0
(Height 35')

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

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: NONE

TYPE OF SHIELDS TO BE INSTALLED ON EXTERIOR LIGHTS: NO exterior lighting

WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED:
(Not less than 100 ft. if located with County designated high fire risk area). Backs on residential garden on two sides. Plot is surrounded by vineyard FT.

METHOD OF DOMESTIC WASTE DISPOSAL: septic tank - leach field

METHOD OF INDUSTRIAL WASTE DISPOSAL: septic tank - leach field

3. Site Characteristics:

PARCEL ACREAGE: (Not less than 4 AC.) 11.55 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). 327 FT.

ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY:
(Not less than 2,000 ft. with 1,000 ft. corridor). 2260.37 FT.

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE:
(Not less than 500 ft.) 3 at less than 500': 383', 400', 362' FT.
cc MEMO 2/3/83 See attached sheets for owners approval.

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.) more than 1000 FT.

NAME OF NEAREST RIVER OR STREAM: Carneros Creek

Vertical column of checkboxes for YES/NO responses, with checkmarks in the YES column for most items.

4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: Cuttings Wharf 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: 10+

PROPOSED SPACES: 0

5. Building Site Requirements:

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

(April through October ONLY unless catch basin installed).

No new construction at this time.

NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED: -

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

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

DATE BY WHICH DISTURBED AREAS WILL BE RESEEDDED: -

5. 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: Winery is surrounded by residential garden on two sides, this is maintained by the property owner. The other two sides are surrounded by commercial vineyard.

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 *just outside West Napa Fault Zone* ✓
- NO c. AN AREA THREATENED BY LANDSLIDES *well outside Alquist-Prilio zone* ✓
- NO d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT ✓
- NO e. AN ARCHAEOLOGICALLY SENSITIVE AREA *Nearby - but outside. Also project is "existing" building.* ✓
- 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 ✓
- NO b. A RECOGNIZED HISTORIC STRUCTURE ✓

RN 6FV.86

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

K.A. Rosmus
SIGNATURE OF APPLICANT

Alex I. Rosmus
SIGNATURE OF PROPERTY OWNER
(if different from applicant)

Jan. 27 1986
DATE

January 27 1986
DATE

FOR COUNTY USE ONLY

DATE FILED: January 27, 1986 ACCEPTABLE PLOT PLAN SUBMITTED: ✓ YES NO

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

RECEIVED BY: Tatiana E. Crundall