

FOR COUNTY
USE ONLY

YES NO

4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: SILVERADO TRAIL

(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: 0

PROPOSED SPACES: 8

5. Building Site Requirements:

MONTH DURING WHICH WINERY CONSTRUCTION RELATED GROUND DISTURBING ACTIVITIES WILL OCCUR:
(April through October ONLY unless catch basin installed).

1 month AFTER APPROVAL

NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED:

NONE PROPOSED

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

N/A (WORK TO BE DONE BETWEEN APRIL-OCT.)

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

BERMUDA

DATE BY WHICH DISTURBED AREAS WILL BE RESEED: Immediately After Construction

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. SEE Plot PLAN

b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: SPRINKLERS,
DEID & GARDENER

NAPA COUNTY
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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

___ ✓

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

___ ✓ *near*

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

___ ✓

NO b. A RECOGNIZED HISTORIC STRUCTURE

___ ✓

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




SIGNATURE OF APPLICANT

SIGNATURE OF PROPERTY OWNER
(if different from applicant)

AMERIGO DALLA VALLE

AMERIGO DALLA VALLE

AUGUST 16
DATE

1984

AUG 16
DATE

1984

FOR COUNTY USE ONLY

DATE FILED: 17 Aug 84 ACCEPTABLE PLOT PLAN SUBMITTED: X YES ___ NO

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

RECEIVED BY: Barbara Abate

RECEIVED
AUG 17 1984

Napa County Conservation,
Development & Planning Department

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): 31-060-19 024

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

BY: F. E. Rundell
Conservation, Development and
Department

DATE: June 10, 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



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

May 4, 2000

Stephen Phillips
STEPHEN PHILLIPS ARCHITECTURE
100 Alma St., #3
San Francisco, CA 94117

RE: Dalla Valle Vineyards Small Winery Modification
File #99303-MOD
APN 031-060-024

Dear Mr. Phillips:

Minor Modification request #99303-MOD came before the Zoning Administrator for action on April 21, 2000. The request was for expansion of the approved winery building (Pursuant to Small Winery Exemption Approved June 10, 1985) by 259 sq.ft. to accommodate a larger office, a lab/workroom, and a covered entry vestibule. The permit was **APPROVED** with the attached conditions.

Please contact Wyntress Balcher, Project Planner, if you have any further questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Michael Miller".

Michael Miller
Zoning Administrator

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Wyntress Balcher

mmp33

**CONDITIONS OF APPROVAL
SMALL WINERY MODIFICATION #99303-MOD
(Dalla Valle Vineyards)**

1. This approval is limited to the addition of 259 sq.ft to an existing winery. The total approved building size after modification is 2849 sq.ft.
2. The permittee shall comply with all operational features outlined in the Small Winery Use Permit Exemption approved on June 10, 1985, except as specifically modified herein.
3. The permittee shall comply with all applicable building codes, zoning standards and requirements of various County departments and agencies, including but not limited to:

The Department of Environmental Management as stated in their letter of March 2, 2000.

The Building Division as stated in their memo of February 10, 2000.

4. All staff costs associated with monitoring compliance with these conditions shall be borne by the property owner(s), other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Board of Supervisors Resolution #95-77 or as that resolution may be amended.
5. Any future request for an increase in production capacity shall be considered together with this permit for expanded development area in determining whether the 75% rule described in County Code Section 18.104.250(c) applies.
6. A landscaping plan showing all plant materials and irrigation shall be prepared and implemented for the front (south) side of the winery. The Plan shall be submitted prior to the issuance of a building permit for the addition, and landscape installation shall be complete prior to approval of occupancy of the addition.
7. There shall be no facilities in the modified winery, either designated floor space, or furniture, specifically delineated for or significantly used for, wine tasting.



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

August 21, 2007

Dalla Valle Vineyards
c/o Naoko Dalla Valle
P.O. Box 329
Oakville, CA 94562

Re: **Dalla Valle Winery, 7776 Silverado Trail**
Very Minor Modification #P07-00553-MODVMIN
Assessor's Parcel Number 031-060-027-000

Dear Naoko Dalla Valle,

Please be advised that your request for a Minor Modification (file number P07-00553-MODVMIN) to the Dalla Valle Vineyards, Inc. Use Permit #99303-UP as described in your submittal letter and at the location shown on the revised plans dated Dec. 16, 2000 to allow for construction of an engineered metal roof structure 50 ft. by 24 ft. over an existing approved crush pad has been **APPROVED** by the Director of Conservation, Development and Planning on August 21, 2007 based on the applicable County regulations and the following condition of approval.

EXPIRATION DATE: August 21, 2009

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 15301, Class 1, Existing Facilities, and Appendix B, Class 1, Existing Facilities 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 involving no expansion in production or marketing activities 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

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conditions of approval. In the event an appeal is made to the Board by another, you will be noticed.

Should you have any questions, please contact Linda St. Claire, Project Planner at (707)299-1348 or e-mail at lstclair@co.napa.ca.us.

Sincerely,

Hillary Gitelman
Director

By: Linda St. Claire
Planner

Cc: Gary Teldeschi, 2505 Oak Street, Napa, CA. 94559
file