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Small Winery Exemption
(Existing Winery Conditions)

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): 35-460-22

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

BY: Philip E. Crundall
Conservation, Development and
Department

DATE: 11/26/86

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

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: CHATEAU PHOENIX Assessor's Parcel No.: 35-460-22

Applicant's Name: David P. Bader Telephone No.: (707) 252-8381

Address: 4413 Dove Court Napa, California 94558
No. Street City State Zip Code

Status of Applicant's Interest in Property: Owner

Property Owner's Name: SAME AS ABOVE

Address: _____ Telephone No.: _____
No. Street City State

I. Operating Features: (Check the appropriate spaces)

FOR COUNTY USE ONLY	
YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

CRUSHING FERMENTATION STORAGE/AGING BOTTLING/PACKING

SHIPPING VIA: ^{PICK-UP} TRUCK; ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING

OTHER: _____

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 5000 GAL/YEAR
(NOT TO EXCEED 20,000 GAL.)

ULTIMATE PRODUCTION CAPACITY 5000 GAL/YEAR

HOURS OF OPERATION 8:00 A.M. TO 6:00 P.M. DAYS OF OPERATION Mon. to Sat.

NUMBER OF SHIFTS: ~~2~~ ⁰ EMPLOYEES PER SHIFT: ~~2~~ ⁰ FULL TIME ~~0~~ PART TIME ~~0~~
(Currently) (Currently)

NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 2 FULL TIME PART TIME _____
(Proposed) (Proposed)

NO. VISITORS ANTICIPATED: PER DAY 2 PER WEEK 10

YES NO

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

FLOOR AREA: EXISTING STRUCTURES 1300 SQ. FT. NEW CONSTRUCTION 1280 SQ. FT.

TYPE OF CONSTRUCTION: Wood Frame one-story

TYPE OF EXTERIOR WALL FACING: Wood Siding

TYPE OF ROOF: Comp Shingle

MAX. HEIGHT (FT.): EXISTING STRUCTURES 16' PROPOSED STRUCTURES 18' (Height 35')

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

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: None

TYPE OF SHIELDS TO BE INSTALLED ON EXTERIOR LIGHTS: None needed (AS NECESSARY)

WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED: (Not less than 100 ft. If 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.) 5.78 ACRES (PER ASSESSOR)

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). 650 FT.

ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY: (Not less than 2,000 ft. with 1,000 ft. corridor). 2500 FT.

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE: (Not less than 500 ft.) 520 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.) 450 FT.

NAME OF NEAREST RIVER OR STREAM: Not Named

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

FOR COUNTY
USE ONLY

YES NO

4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: Dry Creek Road

(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).

April thru October

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
None proposed

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

Rye Grass

DATE BY WHICH DISTURBED AREAS WILL BE RESEED:

October, 1987

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: Owner maintenance
buffer trees already installed + PROPOSED VINEYARD -
OWNER MAINTAINED.

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 *Outside - to east*

No c. AN AREA THREATENED BY LANDSLIDES *nearby - to west*

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

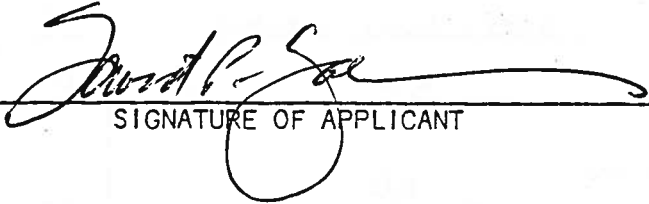
2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

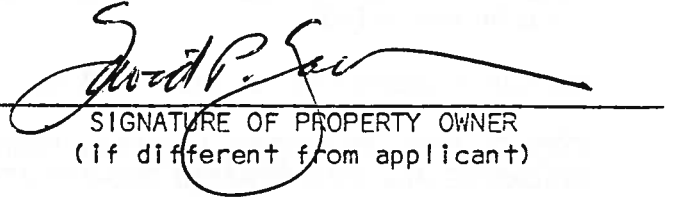
No a. A HIGH FIRE RISK HAZARD AREA

No b. A RECOGNIZED HISTORIC STRUCTURE

RN 11/25/86

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)

October 2, 1986 198
DATE

October 2, 1986 198
DATE

FOR COUNTY USE ONLY

DATE FILED: Oct 3, 1986 ACCEPTABLE PLOT PLAN SUBMITTED: X YES NO

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

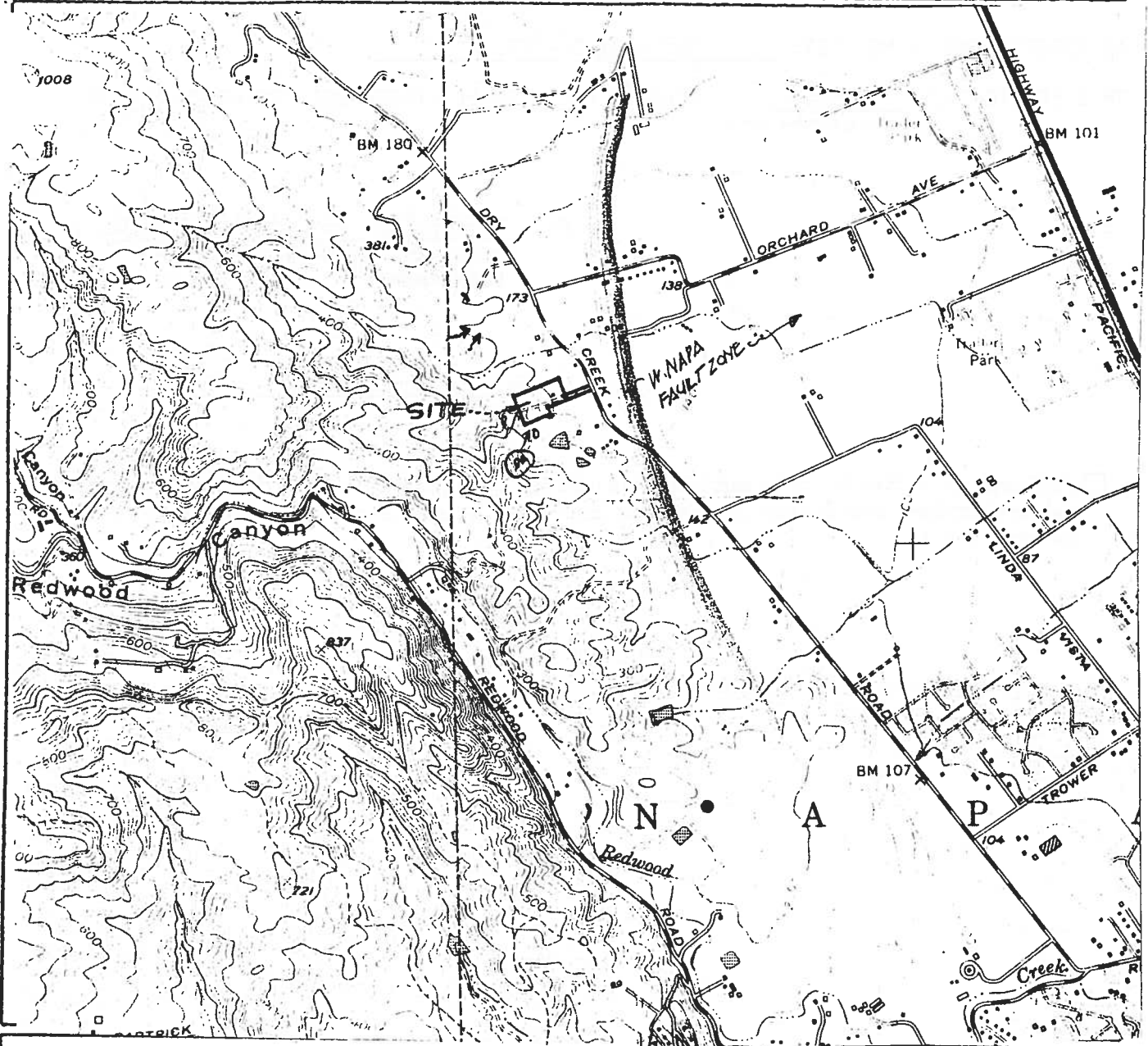
RECEIVED BY: Barbara Abate

TOPOGRAPHIC SITE LOCATION INFORMATION

U.S. GEOLOGICAL SURVEY
 QUADRANGLE TITLE: _____

NAPA

FILE NO. _____



LEGEND

	Existing	Proposed
Parcel Boundary	———	- - - - -
Structure	▭	▭
Septic System	≡	≡
Well	○	○
Spring	⊙	⊙
Reservoir	⊃	⊃
Road	———	- - - - -
Parking Lot or Outdoor Storage Area	▭	▭