

**CONDITIONS OF APPROVAL
DEL DOTTO WINERY USE PERMIT MODIFICATION
P07-00278 – MOD
July 18, 2007**

1. **SCOPE:** The use permit modification permit shall be limited to:
 - a.) The Cut and Cover Cave is revised to add a 2,640 sq. ft. mezzanine and the height of the *main building* is revised from 8 feet above grade to 14 feet above grade. The floor area of the Cut and Cover Cave is slightly increased from 15,025 to 15,163 sq. ft.
 - b.) **In acknowledgement and as a condition of the approval of the Cut and Cover Cave revision in Condition 1 a.)** the approved Phase II building of approximately 6,924 sq. ft. in area and 35 feet in height previously approved by Use Permit No. 02082-UP is deleted and all prior approvals or entitlements to construct the Phase II building are rescinded thus, reducing the total winery area from 21,949 sq. ft. to 15,163 sq. ft. The total winery area shall be the Cut and Cover building/cave only.
 - c.) Parking is modified to include 20 spaces, including two handicapped.
 - d.) The design of the railing around the top of the *main building* is a ceramic baluster design, without any openings. Public access is not permitted to the rooftop area or the mezzanine area. The roof top area and the mezzanine area shall not be used for **any public or private uses, including without limitation marketing, visitors, tastings, tours, public or private gatherings, parties or any other uses.** There shall be no rooftop improvements or facilities that would indicate or permit occupancy loading, including without limitation, fireplace, barbecue, decking, lighting, furniture, fixtures, equipment, facilities, amenities, Astroturf or other walkable surface. **Any such improvements already constructed or under construction shall be removed.** No stairs or other access shall be allowed to the roof top area.
 - e.) The crush pad area of approximately 840 sq. ft. is relocated to the north side of the Cut and Cover building/cave. **The relocated crush pad shall be screened from Del Dotto neighbors to the north by evergreen or other appropriate landscaping approved by the Planning Department.**
 - f.) A new entry structure at the driveway entrance on Highway 29 is allowed, consistent with the submitted design, prepared by Richard Swinth of Enterra Associates, Inc. and dated April 10, 2007. This entry structure design does not include a gate. Entry structure requirements shall be met regarding vehicle turn around area and setbacks, if a gate is added in the future through a use permit modification.
 - g.) The kitchen area is enlarged as shown on the plans dated 4/5/07 prepared by o'malleywilsonwestphal to approximately 540 sq. ft.
 - h.) The crush pad *and outdoor work* area shall not contain any permanent *equipment or* stainless tanks without further use permit modification review and approval. *All wine production activity shall be appropriately screened from view and conducted in a manner to comply with all noise requirements of the County (Chapter 8.16 of the Napa County Code.)*
 - i.) There are no changes proposed or authorized to the previously approved production level of 48,000 gal/yr, the marketing plan or the visitation level.

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The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. GATES/ENTRY STRUCTURES:

The winery entrance structure and associated artwork shall be substantially the same design as included with this approval, subject to final review by the Conservation, Development and Planning Department, Public Works Department and the Napa County Fire Department to assure that fire suppression access is available at all times. If a gate is part of the entry structure an additional permit shall be required according to the County Code to assure that it is designed to allow large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed and approved as part of this use permit modification approval.

3. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of May 15, 2007
Department of Public Works as stated in their letter of May 21, 2007
County Fire Department as stated in their letter of May 23, 2007
Building Division as stated in their letter of May 19, 2007

The permittee shall comply with all requirements of County Departments and Agencies as noted in Use Permit No. 02082-UP.

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.

4. INDEMNIFICATION

An indemnification agreement, in the form attached hereto, shall be signed and returned to the County within twenty (20) days of the granting of this approval.

5. PREVIOUS CONDITIONS:

The permittee shall comply with all previous conditions of approval and mitigation measures for Use Permit No. 02082-UP, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these

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conditions shall control and supersede earlier ones. No changes to production levels, and no increases to marketing and visitation are authorized or approved as part of this use permit modification.

6. MONITORING COSTS:

The audit program previously required by the Planning Commission as Condition No. 21 of Use Permit No. 02082-UP shall remain in effect and the permittee shall comply fully with such auditing program. 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 (\$125.00/hour as of July, 2006). 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.

7. TEMPORARY AND FINAL OCCUPANCY:

All project improvements, including compliance with all applicable codes, conditions and requirements from all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. Marketing, Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions can be requested due to extenuating circumstances and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Conservation, Development and Planning. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements. *In this case, the main building shall not be granted a Temporary Certificate of Occupancy.*

8. Monitoring:

In addition to Condition No. 21 of Use Permit No. xxxxxxxxx, the monitoring of the winery operation shall occur in 6-month intervals and reports to the Commission shall occur annually; however the first report to the Commission shall be 6-months from the Final Certificate of Occupancy.

**NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT**

REVISED CONDITIONS OF APPROVAL

#02082-UP (Del Dotto Winery)

1. **SCOPE:** The permit shall be limited to:

- Wine production of no more than 48,000 gallons per year
- Construction of a \pm 6,924 square foot winery building consisting of:
 - Main Floor = \pm 5,394 sq.ft.
 - Second Floor = \pm 1,530 sq.ft.
 - Crush pad = \pm 908 sq.ft. (uncovered)
- Construction of \pm 15,025 sq.ft. 'cut and cover' caves for barrel storage, including 1674 sq.ft. marketing events area including a 196 sq.ft. kitchen. *Total winery area: 21,949 sq.ft.* The cave shall not connect to the historic residence.
- Custom production activities (crushing, fermenting, barrel aging, bottling, retail wine sales, and wine tasting) for a maximum of 2 custom producers utilizing a maximum of 5,000 gallons of the winery's approved 48,000 gallon per year capacity. Custom production will not include case goods storage, offices, or distribution/shipping.
- Construction of an entry gate on the driveway access on State Highway 29.
- Retail sales and tours and tasting **by appointment only**.
- Establish a Marketing plan as discussed below.

The final site plan, with detailed elevation drawings and floor plans of all buildings and the entry gate, shall be submitted to the Department for presentation and approval by the Planning Commission at a noticed public hearing prior to issue of building permits.

It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process.

The facility will be constructed in two phases. Phase 1 will involve the construction of the cave, crush pad, and necessary infrastructure such as the road, septic system, and well. It is expected that Phase 1 will be completed by September 2004. Phase 2 would consist of construction of the main building. This will be completed by June of 2006.

A lot line adjustment shall be completed and recorded prior to the issuance of any permits. The lot line adjustment shall be designed to bring all necessary winery infrastructure and proposed winery related improvements onto one parcel.

2. **MARKETING:** Marketing events shall be limited as follows:

- a.) Annual Customer Parties: 1 per year, Maximum of 300 people
- b.) Wine Marketing Events): 2 per year, Maximum of 49 people (ave 35)
1 per year, Maximum of 100 people (ave 75)
- c.) Additional Wine Events: 27 Events/year, no more than 10 of which may occur in the evening

Each of the events listed in c) above is limited to a maximum of 24 people (ave 14). No more than 3 events in each category of level c) is permitted per month. In months where a level a) or b) event occurs, each category of level c) events is limited to 2 per month. All neighbors within 300 feet of the property lines shall be invited to event a) above.

Marketing events are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis, and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development. (Ord. 1104 § 11, 1996: Ord. 947 § 9 (part), 1990: prior code § 12071). No additional marketing events are permitted for custom producers. All activity, including cleanup, shall cease by 10:00 PM. No marketing events shall be scheduled to begin or end between the hours of 4:00 pm to 6:00 pm. A logbook shall be maintained onsite which documents event starting and ending times, as well as the number of attendees. The log book as well as actual event counts are subject to audit by the Department on an unannounced basis.

All parking shall be accommodated onsite; no parking shall be allowed along Highway 29 or West Zinfandel Lane. When conducting the 100 or 300 person event permitted above, a shuttle system shall be employed to bring guests from an approved offsite parking location.

For the large 300 person event, if the attendees arrive or depart within 60 minutes or less time period and that would occur near peak traffic hours on a weekday or weekend, the California Highway Patrol shall be contacted to provide manual traffic guidance at the project's entrance and/or an alternate parking location.

No events are permitted to take place within the residences on the property, but the 300 person event (once/year) may occur on the grounds near the residence. There shall be no outdoor amplified sound systems. All other events shall take place in the winery (including terrace) or cave structures.

3. TOURS AND TASTING:

--- Maximum daily tours and tasting: 75 people per day Friday through Sunday, 40 persons per day on other days, and shall average no more than 200 per week (Includes custom producers). Persons attending any marketing events conducted before 6:00 PM on Friday through Sunday shall be counted within the 75 person visitor limitation.

Tours and tasting and retail sales shall be **by appointment only** and are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Tours and tasting shall commence no later than 4:00 PM. Retail sale of wines shall complete by 4:00 PM and shall be limited to only those fermented and bottled on-site by the winery operator and custom producers. A logbook (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Department upon request.

4. **GRAPE SOURCE:**

At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis by December 31 the source of grapes verifying that 75% of the approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.

5 **SIGNS:**

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. Signs shall meet the design standards as set forth on Section 18.116 of the County Code. At least one sign must legibly include wording stating "Tours and Tasting by Appointment Only".

6. **GATES/ENTRY STRUCTURES:**

Any gate installed at the winery entrance shall be reviewed by both Planning and Public Works to assure that it is designed to allow a large vehicle such as a motor home to turn around if the gate is closed without backing onto the highway, and to ensure adequate sight distance exists. Gates are required to restrict winery traffic from accessing the winery from West Zinfandel Lane and to restrict access to the residences from the new winery access drive. Fire suppression vehicle access must remain available at all times.

7. **LIGHTING:**

All exterior lighting shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, *including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.* Prior to issuance of any building permit for construction of the winery, *two copies of a separate* detailed lighting plan showing the location and specifications for all

lighting fixtures to be installed on the property shall be submitted for Department review and approval.

8. **LANDSCAPING/PARKING/TRAFFIC:**

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. Copies of landscape, signage, lighting, and drainage plans shall be provided by the permittee to Miss Louise Rossi prior to or concurrent with submittals to the County. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. Forty Eight inch box olive trees will be planted off-center, at 28 foot intervals to screen the winery structure and other winery development areas from view. Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). All of the landscaping and parking associated with Phase 1 shall be completed prior to occupancy of Phase 1, and shall be permanently maintained in accordance with the landscaping plan. The remainder shall be completed prior to occupying Phase II. All winery related parking shall be located around the winery building, except the front parking lot along Highway 29 may be used for employee parking, and for overflow parking for the 49 person events listed in 2 above. None (including employee parking) is permitted at the residences.

Evergreen screening shall be installed between the winery building and the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view those facilities. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads. **No parking is permitted within the right-of-way of West Zinfandel Lane or State Highway 29.** *If any event is held which will exceed the available on-site parking in an approved location, the applicant shall arrange for off-site parking and shuttle service to the winery.*

The applicant will ensure that the heritage oak trees which line the west side of Highway 29 are protected during construction of the center left turn lane required by Caltrans. In the event the center left turn lane cannot be constructed to Caltrans requirements, no permits shall be issued and the applicant shall be required to submit a major modification request to the Planning Department to address access, which will be heard at a noticed public hearing before the Planning Commission. Modification of the access may result in modifying other aspects of the winery, including, but not limited to, production volume and visitation numbers. Nothing herein shall be construed as obligating the County to either acquire or participate in acquisition of the right of way.

9. **OUTDOOR STORAGE/SCREENING:**

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping.

No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

10. RENTAL/LEASING:

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself (including approved custom crush activity), except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010)

11. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and attached requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of: July 23, 2002

Department of Public Works as stated in their letter of: June 13, 2002

County Fire Department as stated in their letter of: June 26, 2002

Building Division as stated in their letter of: March 11, 2002

CalOSHA as stated in their letter of: March 11, 2002

Caltrans as stated in their letters of August 21, 2002, November 4, 2002 and April 1, 2003

12. ARCHEOLOGICAL FINDING:

A qualified archaeologist shall be onsite to monitor *all* the *sub-surface* grading activities necessary for the construction of the access road, associated utility lines, and foundation and cut and cover cave excavation. (See mitigation measure.)

Prior to the issuance of any occupancy permits, a preliminary site record shall be completed and submitted to Sonoma State University's Northwest Information Center *and the Planning Department*.

13. SPOILS:

All excess spoils generated by construction of the project facilities shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy of Phase 1.

14. WELLS:

The applicant may be required (at the applicant's expense) to provide well monitoring data if it is judged that water usage at the winery is potentially affecting groundwater supplies or nearby wells. Data requested could include,

among other items, water extraction volumes and static well levels. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of the permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.

15. WATER:

No municipal water can be used for vineyard or winery operations. Proof of a water use agreement for fire use only shall be completed with the City of St. Helena^{and} shall be provided to the Planning Department prior to the issuance of any building or grading permits.

16. NOISE:

Construction noise shall be minimized to the extent practical. Construction equipment muffling and hours of operation shall be in compliance with County Code Section 8.16. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project or access road constraints require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized for winery operations or marketing activities outside of the approved, enclosed winery buildings, *unless a special permit to that effect has been secured through the County.*

17. COLORS:

The colors used for the roof and exterior walls of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding vegetation and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be prohibited.

18. DUST CONTROL:

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. *Construction activities shall not occur during windy periods.*

19. STORM WATER CONTROL

For any construction activity that results in disturbance of greater than one acre of total land area, applicant shall file a Notice of Intent with the California

Regional^{Water} Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the applicant shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

20. INDEMNIFICATION

An indemnification agreement, in the form attached hereto, shall be signed and returned to the County within twenty (20) days of the granting of this approval.

21. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, the previous permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.

The applicant shall fund the Department (via a deposit of \$7,500.00 prior to certification of occupancy) to conduct periodic compliance audits during the first year of operation and for the Department to prepare a report for the Planning Commission as a result of those audits. The Use Permit compliance shall be reviewed by the Planning Commission at a noticed public hearing one year following certification of occupancy. The Planning Commission may extend the auditing program, at the applicant's expense, as needed if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission in the future, the Planning Commission may reinstitute the monitoring 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.

James H. H. H.
Gen. & Secretary
Delaware Valley

Deloitte University Revised 8-8-2003

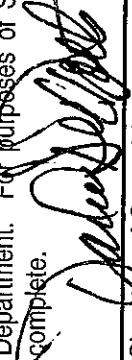

APN 027-160-046

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
List Initial Study Section (e.g. Aesthetics)			
Aesthetics (Section I)			
<p>A detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. <u>Plant materials shall be purchased locally when practical.</u></p> <p><u>The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.</u> Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan. Parking shall be located in the area immediately adjacent to the winery facility.</p> <p>Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view those activities. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.</p> <p>Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads.</p> <p>All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening.</p> <p>All exterior lighting shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted. Prior to issuance of any building permit, a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval.</p>	Planning	<ol style="list-style-type: none"> 1. Plan to be submitted and approved prior to issuance of building permit. 2. Check completed landscaping and paving at final inspection for certificate of occupancy of Phase 1. (Check Phase 2 area only landscaping at C of O for Phase 2). 	
	Planning	<ol style="list-style-type: none"> 1. Include in Plan prior to issuance of building permit. 2. Check planting at final inspection for certificate of occupancy of Phase 1. 	
	Applicant	1. Department will spot check and investigate on a compliant basis.	
	Applicant	1. Department will spot check and investigate on a compliant basis.	
	Planning	<ol style="list-style-type: none"> 1. Lighting Plan to be submitted and approved prior to issuance of any building permits. 2. Check installation at final inspection for certificate of occupancy of Phase 1 and Phase 2. 	

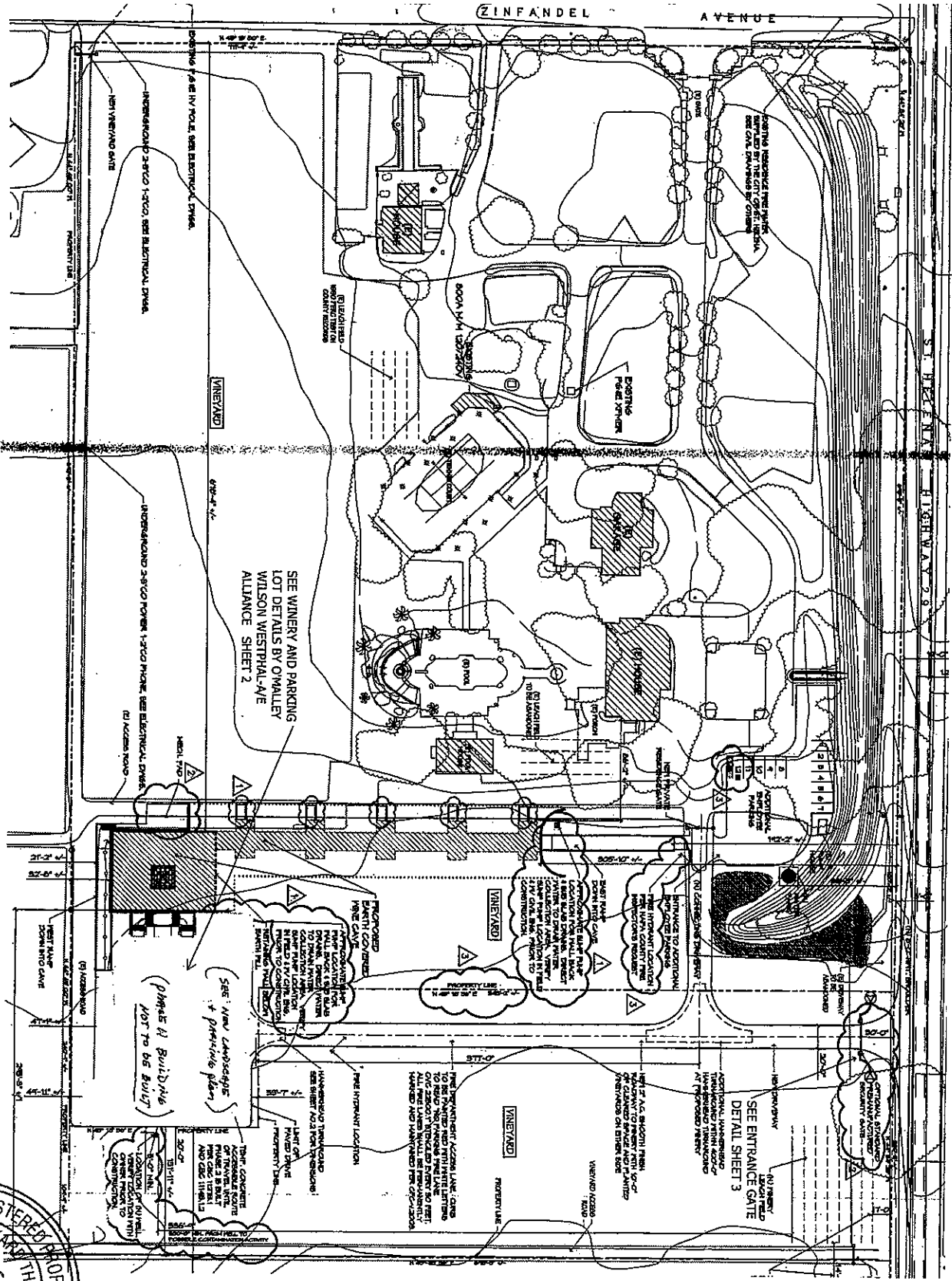
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure		Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Cultural & Historical (Section V)				
Winery operations and marketing activities shall be limited to the proposed winery building (including cave) and immediate surroundings and decks. There shall be no use of the residences on the property for winery operations or marketing events. The cave location is moved so as to require no alterations of the Gash House (the main historic residence on the property).		Planning	1. Check plans prior to the issuance of grading or building permits, and at C of O for Phase 1. 2. Periodic checks and complaint initiated field visits	
A qualified archaeologist shall be present on site to monitor the grading activities necessary for the construction of the access road and associated utility lines, and all excavation for foundations and cut and cover cave.		Applicant	1. Report by Archaeologist is to be filed with Department prior to certificate of occupancy for Phase 1.	
A Primary Site Record shall be prepared by a qualified archaeologist and submitted to the Northwest Information Center at Sonoma State University prior to final inspection for the certificate of occupancy with written verification of said submittal provided to the Planning Department.		Planning	1. Final inspection prior to certificate of occupancy for Phase 1.	
Traffic (Section XV)				
Events, tours and tastings, and deliveries shall be scheduled in a manner that avoids the peak travel periods between 4:00 pm to 6:00 pm daily. The facility shall maintain a logbook, or similar record, which documents the starting and ending times of any special events, available to the County upon request.		Applicant	1. Periodic checks and complaint initiated field visits.	
Marketing and visitor activity shall begin only after the left turn lane and associated improvements are installed at the entrance on Hwy 29.		Applicant	1. Department will check at CofO of Phase 1.	
Confirmation of acceptable design of turn lane per Caltrans letter of 4/1/03.		Applicant	1. Prior to issuance of grading or building permits.	

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

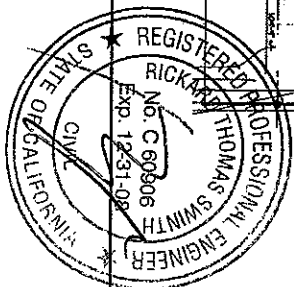



 Signature of Owner(s) Interest Date



SITE PLAN

SCALE: 1" = 40'



DEL DOTTO WINERY
SITE PLAN
1291 ZINFANDEL LANE
ST. HELENA, CA 94574
APN: 027-160-055-000

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CONSULTING ENGINEERS
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450 SECOND STREET, SUITE 1000, CA 94504
(925) 945-1100 FAX (925) 945-1101

SCALE AS SHOWN

DATE	4.10.07
DESIGNED BY	BFS
CHECKED BY	RTS
APP. NO.	07/20/07
SHEET NO.	1 OF 3

[illegible]

- [illegible]

- [illegible]

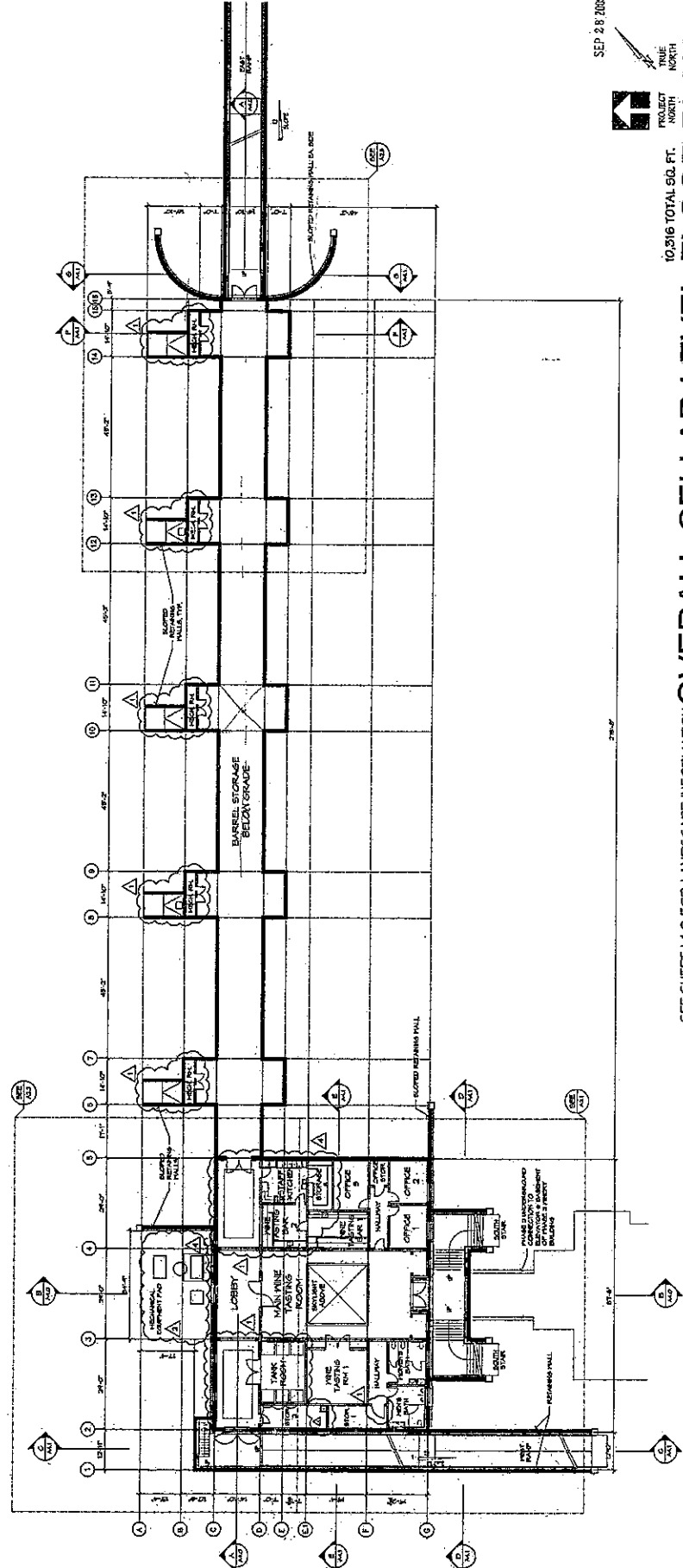
- | NO. | NAME | ADDRESS | DATE | REMARKS |
|-----|----------|------------------|----------|-----------|
| 1 | JOHN DOE | 123 MAIN ST. | 10/1/78 | NOV. 1978 |
| 2 | JANE DOE | 456 E. 1ST ST. | 10/2/78 | NOV. 1978 |
| 3 | JOHN DOE | 789 W. 2ND ST. | 10/3/78 | NOV. 1978 |
| 4 | JANE DOE | 101 N. 3RD ST. | 10/4/78 | NOV. 1978 |
| 5 | JOHN DOE | 202 S. 4TH ST. | 10/5/78 | NOV. 1978 |
| 6 | JANE DOE | 303 E. 5TH ST. | 10/6/78 | NOV. 1978 |
| 7 | JOHN DOE | 404 W. 6TH ST. | 10/7/78 | NOV. 1978 |
| 8 | JANE DOE | 505 N. 7TH ST. | 10/8/78 | NOV. 1978 |
| 9 | JOHN DOE | 606 S. 8TH ST. | 10/9/78 | NOV. 1978 |
| 10 | JANE DOE | 707 E. 9TH ST. | 10/10/78 | NOV. 1978 |
| 11 | JOHN DOE | 808 W. 10TH ST. | 10/11/78 | NOV. 1978 |
| 12 | JANE DOE | 909 N. 11TH ST. | 10/12/78 | NOV. 1978 |
| 13 | JOHN DOE | 1010 S. 12TH ST. | 10/13/78 | NOV. 1978 |
| 14 | JANE DOE | 1111 E. 13TH ST. | 10/14/78 | NOV. 1978 |
| 15 | JOHN DOE | 1212 W. 14TH ST. | 10/15/78 | NOV. 1978 |
| 16 | JANE DOE | 1313 N. 15TH ST. | 10/16/78 | NOV. 1978 |
| 17 | JOHN DOE | 1414 S. 16TH ST. | 10/17/78 | NOV. 1978 |
| 18 | JANE DOE | 1515 E. 17TH ST. | 10/18/78 | NOV. 1978 |
| 19 | JOHN DOE | 1616 W. 18TH ST. | 10/19/78 | NOV. 1978 |
| 20 | JANE DOE | 1717 N. 19TH ST. | 10/20/78 | NOV. 1978 |
| 21 | JOHN DOE | 1818 S. 20TH ST. | 10/21/78 | NOV. 1978 |
| 22 | JANE DOE | 1919 E. 21TH ST. | 10/22/78 | NOV. 1978 |
| 23 | JOHN DOE | 2020 W. 22TH ST. | 10/23/78 | NOV. 1978 |
| 24 | JANE DOE | 2121 N. 23TH ST. | 10/24/78 | NOV. 1978 |
| 25 | JOHN DOE | 2222 S. 24TH ST. | 10/25/78 | NOV. 1978 |
| 26 | JANE DOE | 2323 E. 25TH ST. | 10/26/78 | NOV. 1978 |
| 27 | JOHN DOE | 2424 W. 26TH ST. | 10/27/78 | NOV. 1978 |
| 28 | JANE DOE | 2525 N. 27TH ST. | 10/28/78 | NOV. 1978 |
| 29 | JOHN DOE | 2626 S. 28TH ST. | 10/29/78 | NOV. 1978 |
| 30 | JANE DOE | 2727 E. 29TH ST. | 10/30/78 | NOV. 1978 |
| 31 | JOHN DOE | 2828 W. 30TH ST. | 10/31/78 | NOV. 1978 |
| 32 | JANE DOE | 2929 N. 31TH ST. | 11/1/78 | NOV. 1978 |
| 33 | JOHN DOE | 3030 S. 32TH ST. | 11/2/78 | NOV. 1978 |
| 34 | JANE DOE | 3131 E. 33TH ST. | 11/3/78 | NOV. 1978 |
| 35 | JOHN DOE | 3232 W. 34TH ST. | 11/4/78 | NOV. 1978 |
| 36 | JANE DOE | 3333 N. 35TH ST. | 11/5/78 | NOV. 1978 |
| 37 | JOHN DOE | 3434 S. 36TH ST. | 11/6/78 | NOV. 1978 |
| 38 | JANE DOE | 3535 E. 37TH ST. | 11/7/78 | NOV. 1978 |
| 39 | JOHN DOE | 3636 W. 38TH ST. | 11/8/78 | NOV. 1978 |
| 40 | JANE DOE | 3737 N. 39TH ST. | 11/9/78 | NOV. 1978 |
| 41 | JOHN DOE | 3838 S. 40TH ST. | 11/10/78 | NOV. 1978 |
| 42 | JANE DOE | 3939 E. 41TH ST. | 11/11/78 | NOV. 1978 |
| 43 | JOHN DOE | 4040 W. 42TH ST. | 11/12/78 | NOV. 1978 |
| 44 | JANE DOE | 4141 N. 43TH ST. | 11/13/78 | NOV. 1978 |
| 45 | JOHN DOE | 4242 S. 44TH ST. | 11/14/78 | NOV. 1978 |
| 46 | JANE DOE | 4343 E. 45TH ST. | 11/15/78 | NOV. 1978 |
| 47 | JOHN DOE | 4444 W. 46TH ST. | 11/16/78 | NOV. 1978 |
| 48 | JANE DOE | 4545 N. 47TH ST. | 11/17/78 | NOV. 1978 |
| 49 | JOHN DOE | 4646 S. 48TH ST. | 11/18/78 | NOV. 1978 |
| 50 | JANE DOE | 4747 E. 49TH ST. | 11/19/78 | NOV. 1978 |
| 51 | JOHN DOE | 4848 W. 50TH ST. | 11/20/78 | NOV. 1978 |
| 52 | JANE DOE | 4949 N. 51TH ST. | 11/21/78 | NOV. 1978 |
| 53 | JOHN DOE | 5050 S. 52TH ST. | 11/22/78 | NOV. 1978 |
| 54 | JANE DOE | 5151 E. 53TH ST. | 11/23/78 | NOV. 1978 |
| 55 | JOHN DOE | 5252 W. 54TH ST. | 11/24/78 | NOV. 1978 |
| 56 | JANE DOE | 5353 N. 55TH ST. | 11/25/78 | NOV. 1978 |
| 57 | JOHN DOE | 5454 S. 56TH ST. | 11/26/78 | NOV. 1978 |
| 58 | JANE DOE | 5555 E. 57TH ST. | 11/27/78 | NOV. 1978 |
| 59 | JOHN DOE | 5656 W. 58TH ST. | 11/28/78 | NOV. 1978 |
| 60 | JANE DOE | | | |

ROOM NUMBER	ROOM NAME	ROOM CLASSIFICATION	MINOR OCCUPANT	OCCUPANT	1 st OF OCCUPANTS
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329					

[illegible]


artistic occupancy is less than 500 people, therefore, it also requires an

IN THE UNITED STATES, A MAJOR PROBLEM WITH FOOD IS PRESERVED, MANUFACTURED, AND DISTRIBUTED. THE PROBLEM IS NOT THE PRODUCTION OF FOOD, BUT THE DISTRIBUTION OF IT. THE PROBLEM IS NOT THE PRODUCTION OF FOOD, BUT THE DISTRIBUTION OF IT. THE PROBLEM IS NOT THE PRODUCTION OF FOOD, BUT THE DISTRIBUTION OF IT.

[illegible]

SEE SHEET L1.0 FOR LANDSCAPE INFORMATION
SEE SHEETS A2.1 - A2.3 FOR MORE DETAILED PLANS

SEP 28 2005

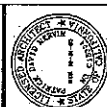


PROJECT NORTH

A2.0

DEL DOTTO WINERY
1291 WEST ZINFANDEL LANE
ST. HELENA, CA 94574

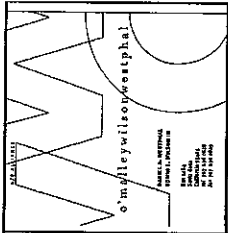
PATRICK MERVIN + ASSOCIATES
4868 PETRIFFED FOREST ROAD
CALISTOGA, CA 94515
(707) 942-8540
PATRICK MERVIN AIA



OVERSE REVISIONS 8/14/05	MAPA COUNTY PLANNING DEPT. REVISIONS 8/24/05	PLAN CHECK REVISIONS 1/26/05	KITCHEN REVISIONS 4/14/05
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GENERAL SHEET NOTES

1. OVERLAP JOINT
1291 WEST ZINFANDEL LANE
ST. HELENA, CA 94574
207-120-345



CONSULTANTS

SEAL

DEL DOTTO
WINERY

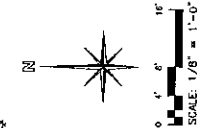
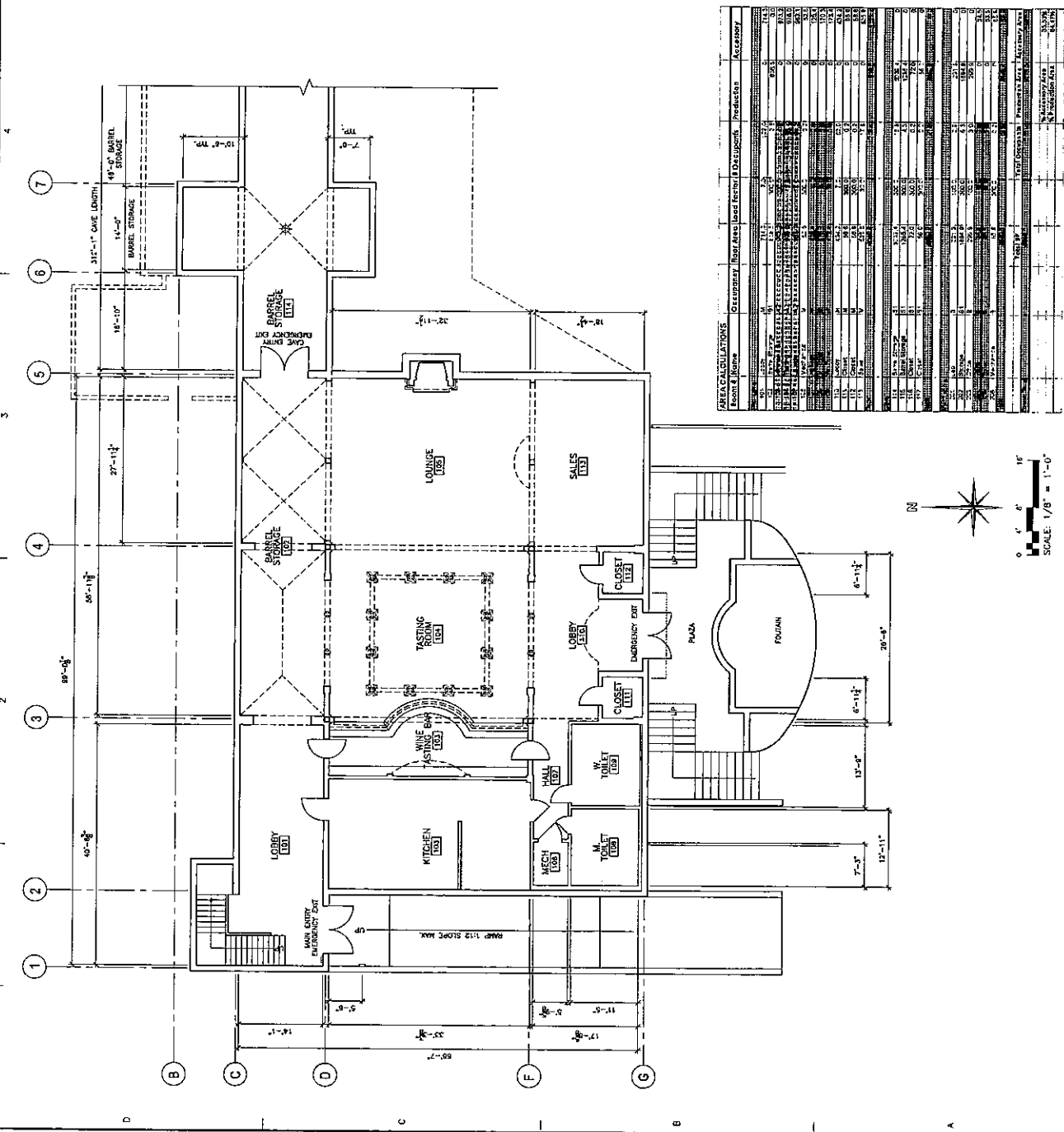
1291 WEST ZINFANDEL LANE
ST. HELENA, CA 94574

MARK	DATE	DESCRIPTION
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2	07-013	PROJECT NO.
3	07-013	CAD FILE
4	07-013	DRAWN BY
5	07-013	CHECKED BY
6	07-013	DATE

Copyright 2007
Ordinary Winery Winery, Inc.

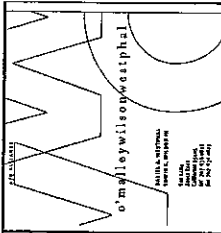
GROUND
FLOOR PLAN

SHEET NUMBER
A-110



GENERAL SHEET NOTES

1. OWNER: DEL DOTTO WINERY, INC.
1291 WEST ZINFANDEL LANE
ST. HELENA, CA 94574
ASSIGNED PARKER NUMBER
027-100-005



CONSULTANTS

SEAL

DEL DOTTO
WINERY

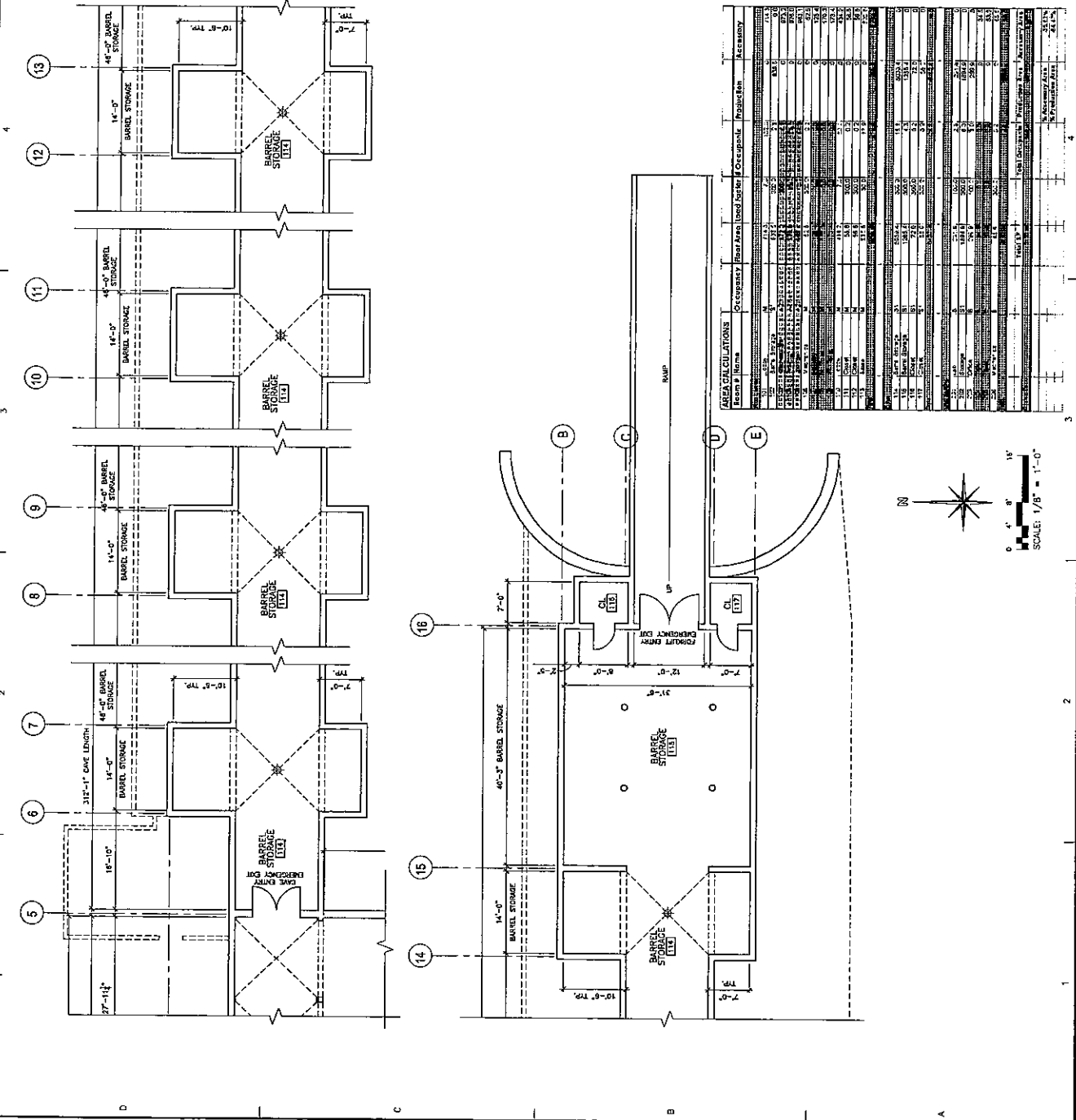
1291 WEST ZINFANDEL LANE
ST. HELENA, CA 94574

PROJECT NO: 07-013
DATE: 07-013
DRAWN BY: MS
CHECKED BY: DWH
© Copyright 2007
O'Leary Nelson Walcott, Inc.

SHEET TITLE

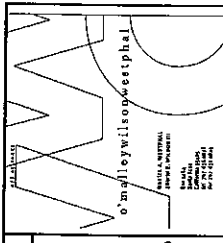
WINE CAVE
FLOOR PLAN

SHEET NUMBER
A-111



GENERAL SHEET NOTES

- OWNER/APPLICANT:
DEL DOTTO FAMILY WINERY, INC.
1291 WEST ZINFANDEL LANE
ST. HELENA, CA 94574
ASSESSOR'S PARCEL NUMBER:
027-125-055



CONSULTANTS

ARCHITECT
JAMES R. WILSON
2010 12TH STREET
ST. HELENA, CA 94574
TEL: 707/441-1111
FAX: 707/441-1112

SEAL

DEL DOTTO
WINERY

1291 WEST ZINFANDEL LANE
ST. HELENA, CA 94574

MARK	DATE	DESCRIPTION
UP	4/5/07	USE PERMIT AND FOUNDATION
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CHECKED BY:	XX	
DATE:	DAW	
DESIGNED BY:	XX	
DATE:	XX	
DESIGNED BY:	XX	
DATE:	XX	

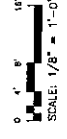
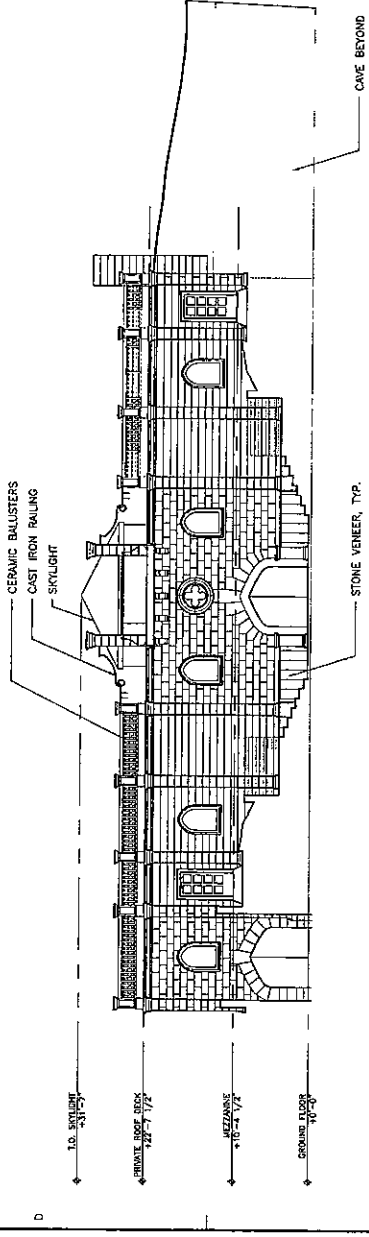
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EXTERIOR
ELEVATIONS

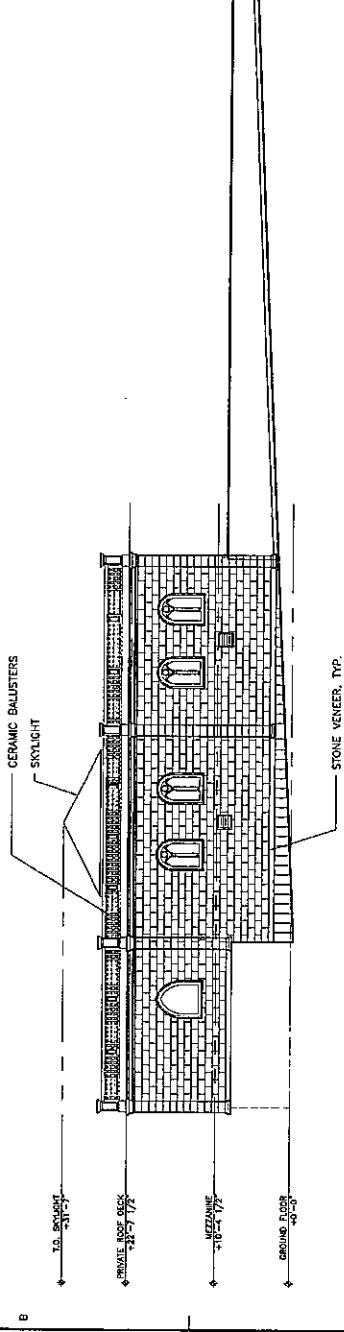
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A-211

C) SOUTH ELEVATION

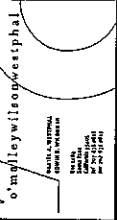


C) WEST ELEVATION



GENERAL SHEET NOTES

OWNER/APPLICANT
DEL DOTTO FAMILY WINERY, INC.
1291 WEST ZINFANDEL LANE
ST. HELENA, CA 94574
ASSESSOR'S PARCEL NUMBER:
027-180-055



CONSULTANTS

SEAL

DEL DOTTO
WINERY

1291 WEST ZINFANDEL LANE
ST. HELENA, CA 94574

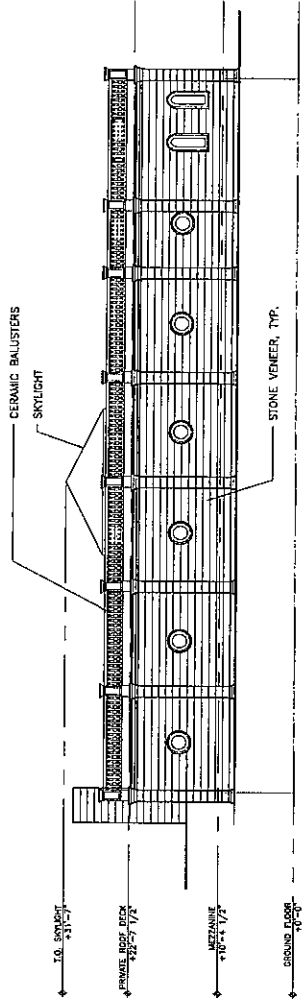
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BY	DMW		
SHEET TITLE			

EXTERIOR
ELEVATIONS

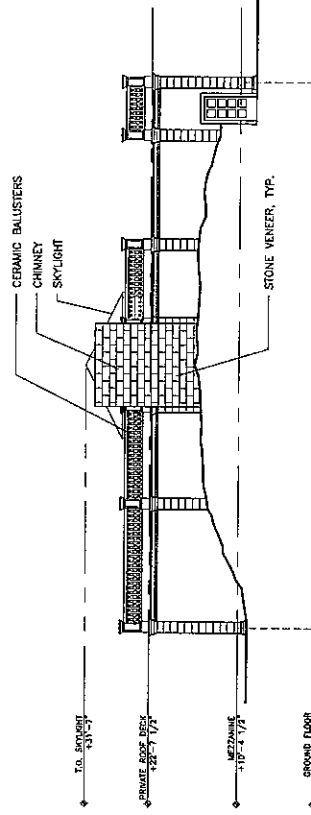
SHEET NUMBER

A-210

5



C) NORTH ELEVATION



C) EAST ELEVATION

