

File	No.	:	And the state of t
------	-----	---	--

Napa County Conservation, NAPA COUNTY

Napa County Conservation, NAPA COUNTY

Development & Planning Department

Developm

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: DALLA VALLE VINEYARDS Assessor's Parcel No.: 31	-060-19
Applicant's Name: AMERIGO DALLA VALLE Telephone No.: 944-8	364
Address: 7760 SilvERADO TRAIL NAPA CALIF No. Street City State	94558 Zip Code
Status of Applicant's Interest in Property: <u>OWNER</u> Property Owner's Name: <u>AMERIGO</u> DALLA VALLE	
Address: 7760 SilveraDo TE. NAPA CALF Telephone No.: 944-83	364
Operating Features: (Check the appropriate spaces) X CRUSHING X FERMENTATION X STORAGE/AGING X BOTTLING/PACKING X SHIPPING VIA: X ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING OTHER:	FOR COUNTY USE ONLY YES NO
GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION \$,000 GAL/YEAR (NOT TO EXCEED 20,000 GAL.) ULTIMATE PRODUCTION CAPACITY \$2,000 GAL/YEAR HOURS OF OPERATION \$ A.M. TO \$5 P.M. DAYS OF OPERATION 6/WK NUMBER OF SHIFTS: 4 EMPLOYEES PER SHIFT: 4 FULL TIME 1/4 PART TIME 1/4 (Currently)	
NUMBER OF SHIFTS: / TOTAL EMPLOYEES PER SHIFTS: / FULL TIME 2 PART TIME 2 (Proposed) NO. VISITORS ANTICIPATED: PER DAY 0 PER WEEK 0	

	F07 6211
	FOR COUNTY USE ONLY YES NO
2. <u>Building Features</u> : (Wood, stucco or rock facing required on any non-historic structures).	
FLOOR AREA: EXISTING STRUCTURES O SQ. FT. NEW CONSTRUCTION SQ. FT.	
TYPE OF CONSTRUCTION: WOOD FRAME	
TYPE OF EXTERIOR WALL FACING: 3TUCCO	V
TYPE OF ROOF: TERRA GOTA TILE	
MAX. HEIGHT (FT.): EXISTING STRUCTURES 4 PROPOSED STRUCTURES 28' (Height 35')	
COMPLIANCE WITH THE U.S. SECRETARY OF INTERIOR'S "STANDARDS FOR REHABILITATION" AND ASSOCIATED "GUIDELINES FOR REHABILITATING HISTORIC STRUCTURES" NA YES NO	V
EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: NONE	$\overline{\hspace{1cm}}$
TYPE OF SHIELDS TO BE INSTALLED ON EXTERIOR LIGHTS: DOWN	<u> </u>
WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED: (Not less than 100 ft. is located with County designated high fire risk area). Surrounded by VineyARD 100 FT.	
METHOD OF DOMESTIC WASTE DISPOSAL: SEPTIC	
METHOD OF INDUSTRIAL WASTE DISPOSAL: SEPTIC	/
Site Characteristics:	
PARCEL ACREAGE: (Not less than 4 AC.) 16.30 144 ACRES	<u> </u>
ZONING DISTRICT INVOLVED: (AW, AP, and WR ONLY)	
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).	
ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY: (Not less than 2,000 ft. with 1,000 ft. corridor). 12 mi/EX.	~
DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE: (Not less than 500 ft.)	<u> </u>
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 than50 ft.)	
NAME OF NEAREST RIVER OR STREAM: NAPA	

	No. of the control of	
٠.	ing the state of t	1
*	and the second of the second o	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.	
	 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:	<u></u>
	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). 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 DON'E) BETWEEN APPLI- OCT.)	
	TYPE OF GRASS MIXTURE TO PE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION: BERMUDA	_
	DATE BY WHICH DISTURBED AREAS WILL BE RESEEDED: Immediatly After	
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,	, 1
	DEID & GARDENER	<u> </u>

	NADA COUNTY
	NAPA COUNTY USE ONLY
	YES NO
Environmental Considerations:	
I. DOES THE PROPOSED SMALL WINERY BUILDING OR RELATED FACILITIES LIE WITHIN AN "ENVIRONMENTALLY SENSITIVE AREA":	
No a. A DESIGNATED FLOODWAY	
b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE	
Noc. AN AREA THREATENED BY LANDSLIDES	
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. DOFS THE PROPOSED SMALL WINERY LIE WITHIN:	
No a. A HIGH FIRE RISK HAZARD AREA	
	<u> </u>
₩øb. A RECOGNIZED HISTORIC STRUCTURE	
CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT AND THAT THE PLANS SUBMITTED ARE A	CCURATE:
SIGNATURE OF APPLICANT SIGNATURE OF PROPERTY OF	
AMERIGO DALLA VALLE (if different from application app	
	· -
AUBIST 16 19884 AUG 15 DATE	1984
DATE	
FOR COUNTY HOP ONLY	
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	
	p.



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					
BY: The E. Cundall Conservation, Development and Department					
DATE:					
☐ 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



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,

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)

- 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.
- 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.
- 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.



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

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