

ATTACHMENT E

Appellant's Supplemental Information

# THOMAS F. CAREY, Attorney-at-Law

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**July 20, 2018**

**VIA HAND DELIVERY AND EMAIL**

Laura Anderson  
Deputy County Counsel  
Napa County Board of Supervisors  
1195 Third Street, Suite 301  
Napa, CA 94559

**RE: EXHIBITS FOR HEARING ON APPEAL**

Dry Creek-Mount Veeder Project/Oakville Winery LLC  
Use Permit P17-00343-UP and Variance P17-00345-VAR  
Napa County Assessor's Parcel No. 027-310-039

Dear Laura:

Please find enclosed with this letter a black USB drive containing electronic files of the following supplemental materials to be presented at the August 14, 2018, appeal hearing for the Oakville Winery LLC/Dry Creek-Mt. Veeder Project:

1. Exhibit 1 is an architect's rendering of the proposed winery building as viewed from the perspective of the centerline of Mt. Veeder Road, prepared by Wayne Holland & Associates. The rendering uses a photograph of the forested hillside behind the building site as background.
2. Exhibit 2 is a site plan and topographic map showing areas on the "lower flat" of less than 30% slopes, prepared by Applied Civil Engineering. The topographic survey was performed by Albion Surveys after the Nuns Fire in October 2017 burned substantial areas of the parcel.
3. Exhibit 3.1 is a video showing the vegetation screening of the winery site along the Mt. Veeder Road frontage. Exhibit 3.2 is the same video at a higher resolution. The videos show the screening effect of the existing vegetation along the riparian

corridor of Dry Creek and the Olive trees planted following the April 18 Planning Commission hearing.<sup>1</sup>

Due to Mr. Holland's time constraints, a version of the Exhibit 1 rendering that deletes the covered crush pad fronting Mt. Veeder Road will be submitted early next week for consideration for inclusion at the Chair's discretion. I have enclosed a conceptual version of the rendering as Exhibit 4, which is not intended for use at the hearing.

We continue to explore options regarding the County-required parking area, such as relocating one or more parking spaces to the northwest side of the winery building and/or specifying what type of visual barrier (vegetative, fencing, or a combination) will be used to further screen the parking area from view.

We intend to call as additional witnesses, the prospective owner/operator, winemaker Ms. Helen Keplinger; and neighbors Ridgie and Buttons Barton, 3181 Mt. Veeder Road, and Ben August, 5955 Mt. Veeder Road. Although the Commission did not have any questions regarding the technical aspects of the project, the members of the project team, Mike Muelrath of Applied Civil Engineering, Scott Lewis of Condor Earth Geotechnical Consulting and Steve Zalusky of Northwest Biosurvey may be asked to appear if technical questions materialize during any meetings or site visits with individual Board members.

Please contact me if you have any questions.

Sincerely,



Thomas F. Carey

cc: Clerk of the Board (letter w/o enclosure via hand-delivery)  
Supervisor Brad Wagenknecht (letter w/o enclosure via email)  
David Morrison, Director, PBES (letter w/o enclosure via email)

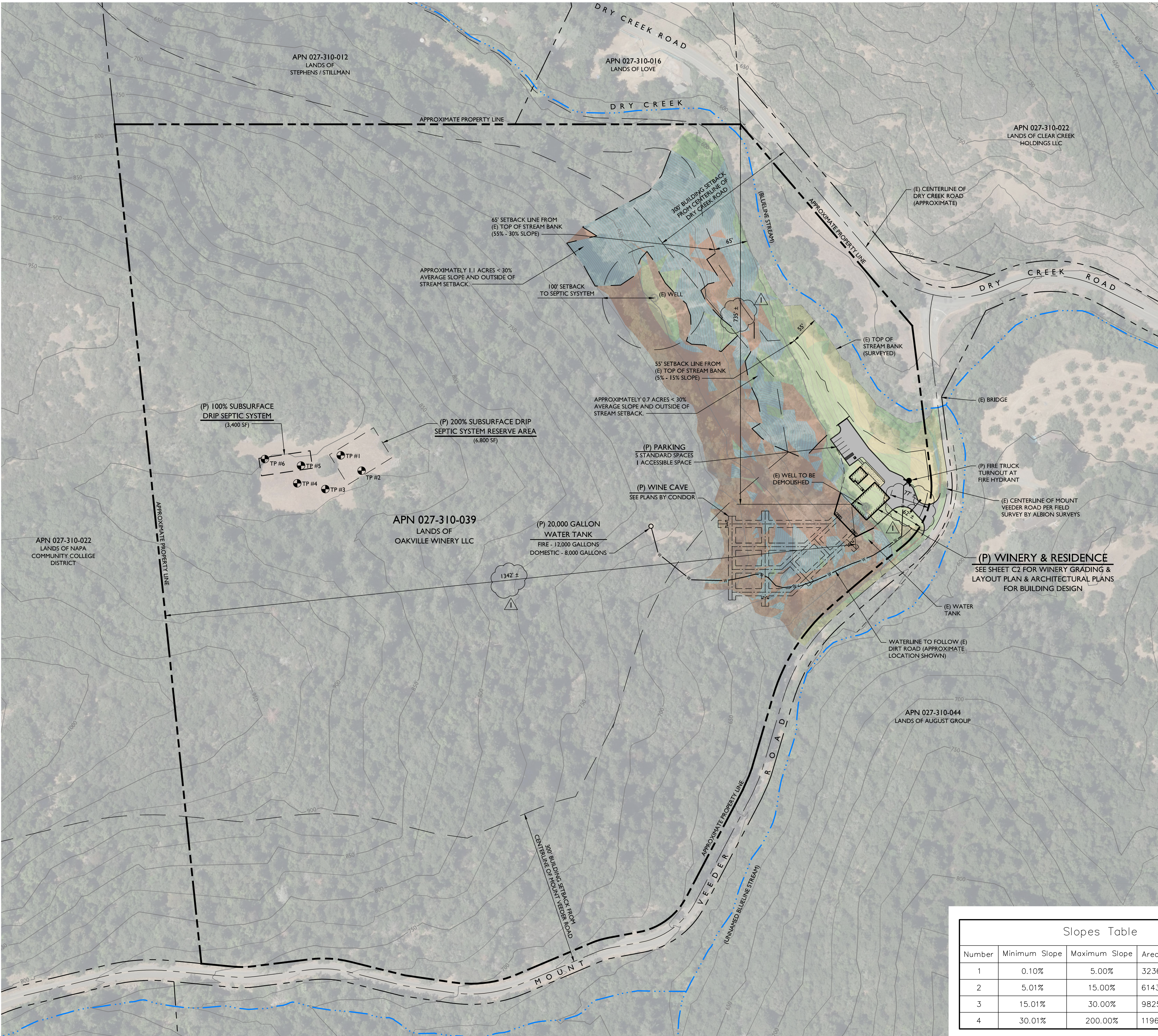
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<sup>1</sup> Applicant's representative also may offer different audio for Exhibits 3.1 and 3.2.



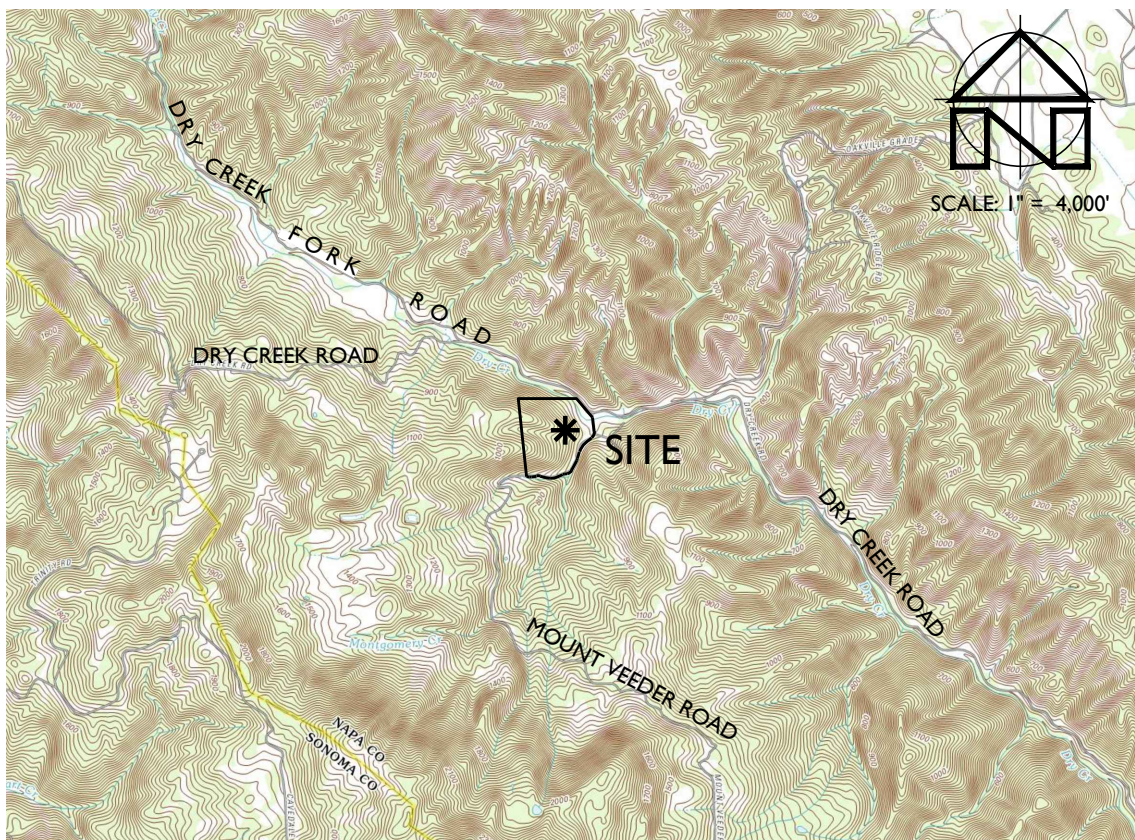
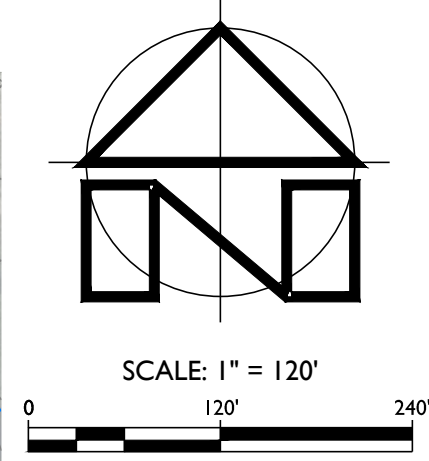
# DRY CREEK - MT. VEEDER PROJECT

## USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN

SCALE: 1" = 120'



LOCATION MAP

SCALE: 1" = 4,000'

### PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:

OAKVILLE WINERY LLC  
P.O. BOX 222  
OAKVILLE, CA 94562

SITE ADDRESS:

MOUNT VEEDER ROAD  
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:

027-310-039

PARCEL SIZE:

55.5 ± ACRES

PROJECT SIZE:

0.8 ± ACRES

ZONING:

AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:

ONSITE WELL

FIRE PROTECTION WATER SOURCE:

STORAGE TANK

WASTEWATER DISPOSAL:

ONSITE TREATMENT AND DISPERSAL

### SHEET INDEX:

- |    |  |
|----|--|
| C1 | COVER SHEET & OVERALL SITE PLAN                            |
| C2 | GRADING & LAYOUT PLAN                                      |
| C3 | IMPERVIOUS SURFACE EXHIBIT                                 |
| C4 | STORMWATER CONTROL PLAN EXHIBIT                            |
| VI | OPPORTUNITIES & CONSTRAINTS SITE PLAN FOR VARIANCE REQUEST |

### FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06097C0800E, EFFECTIVE DECEMBER 2, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

### NOTES:

- TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON ALL OTHER SHEETS WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF MORRIS" PREPARED BY ALBION SURVEYS, INC., DATED APRIL 2017. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INTERVAL:  
SHEET C1: TWENTY FIVE (25) FEET  
OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET
- BENCHMARK: NAVD 88
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. PROPERTY OWNER SHALL HIRE A LICENSED LAND SURVEYOR TO LOCATE THE EXACT LOCATIONS OF PROPERTY LINES BEFORE CONTINUING DESIGN AND BEFORE CONSTRUCTION PERMITS ARE APPLIED FOR.

PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY:

SMI

CHECKED BY:

MRM

DATE:

SEPTEMBER 13, 2017

REVISIONS:

11/3/2017

BY:

SMI

RESPONSE TO

COMMENTS

1/29/2018

BY:

SMI

RESPONSE TO

COMMENTS

JOB NUMBER:

17-104

FILE:

17-104CONC-OSP.DWG

ORIGINAL SIZE:

24" X 36"

SHEET NUMBER:

C1

OF

5



