



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

FILE # P07-00348
(See also P08-00080 VAR)

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW

ORIGINAL - 5.14.07

Date Submitted: RESUBMIT - 2.7.08

REQUEST: UPMOD To ALLOW A PRODUCTION INCREASE

Date Complete: _____

To 24000 G.P.Y., A NEW 8,174 # WINERY* INCLUDING
CAVES, AN EXCEPTION TO THE ROAD & STREET
STANDARDS, A CON. REG. UP. EXCEPTION (SLOPE
≥ 30%), & A WINERY ROAD SETBACK
VARIANCE (SEE P08-00080 VAR)* incl. 4,216 # of
caves

Date Published: _____

ZA CDPC BS APPEAL

Hearing _____

Action _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Sage Hill Vineyards, LLC

Telephone #: 202-264-4949 Fax #: (203) 206-6191

E-Mail: manuel@morsewatchman.com

Mailing Address: 214 Hogs Back Road, Oxford

CT 06478

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Same

Telephone #: () -

Fax #: () -

E-Mail: _____

Mailing Address: _____

Site Address/Location: 1535 SAGE CANYON RD.

ST. HELENA CA

94574

Assessor's Parcel #: 032-010-079

Existing Parcel Size: 115±

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Applicant

Date

1-07-08

Sage Hill Vineyards, LLC

By: Manuel Pires, Manager

Signature of Property Owner

Date

1-007-8

Sage Hill Vineyards, LLC

By: Manuel Pires, Manager

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 11,000

Receipt No. 63264 ex

65694

Received by: C. CAHILL

Date: 5.14.07 ex

10.17.07

*Total Fees will be based on actual time and materials

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FEB 07 2008

Coombs & Dunlap, LLP

ATTORNEYS AT LAW

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Estate Planning &
Administration

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Land Use

Litigation

Municipal Law

Real Estate

Wine Law

Writs & Appeals

February 7, 2008

rskidmore@coombslaw.com
Reply to Napa Office

By Hand Delivery

Mr. Chris Cahill
Napa County Conservation, Development & Planning Department
1195 Third Street, Room 210
Napa, California 94559-3092

RE: Sage Hill Vineyards, LLC
Use Permit Application

Dear Chris:

Included with this letter is our client's Use Permit Application and Variance Application.

As you know, we originally applied for a use permit to expand production of the existing small winery, from 5,000 gallons per year to 20,000 gallons per year, in May of 2007. You informed us during staff review that the proposed building site appeared to be within a large landslide area, according to the County's geologic maps. As a result, our client retained Mark Peterson of Condor Earth Technologies to do a site inspection and dig test pits in order to locate a viable site.. After a thorough inspection of the 117 acre parcel and digging multiple test pits, Mr. Peterson concluded that the proposed site is the only viable site on the property, since it is outside the area of the ancient landslide and is supported by rock. You will notice from the site plan and the engineer's drawings that the proposed winery location is precisely located where multiple test pits were dug.

Unfortunately, as a result of the ancient landslide, the proposed winery site is less than 300 feet from the private driveway. Accordingly, a variance is also required in order to proceed with the winery. A variance application with a check for \$4,406 is also included with this application to cover your processing fee. The recent report of Condor Earth Technologies is attached to the application, supporting the grounds for the variance.

As a further result of the size and scope of the landslide area on the property, our consulting engineer, Jesse Salmon of Reichers Spence, Spence & Associates, has concluded that the slope on the winery site is 39%. The county code would ordinarily require no building on a site with this grade; however, an exception applies under

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1312 Oak Avenue
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Fax 707.963.4519

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Mr. Chris Cahill
Page 2 of 2

circumstances such as these pursuant to the County Code. We will address the seven conditions set forth in the Code when we file the application with you today.

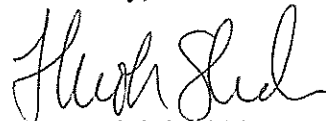
Third, Nathan Galambos's letter to our client in the spring of 2005 is included with the application in order to address our request for a road exception from the customary 20 foot width required by the county for a commercial driveway. You should also have in your file a list of trees along the full length of the driveway from Sage Canyon Road to the site, justifying the basis for our request for this exception.

Finally, you know, the City of Napa objected to our original application; however, we have previously filed with you a signed agreement our client has reached with the City, mitigating the City's grounds for objection.

Please contact me directly as comments from staff and other departments and/or the public are received.

Thank you for your cooperation.

Sincerely,



L. Randolph Skidmore

kmm/lrs/20932-0004
cc: Manuel Pires
Tom Flaherty, Jesse Salmon

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided):

- B. Project Phases: ☐ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: 2008 Phase 2: _____
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
 ☒ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: _____
waste water treatment
- F. Additional Licenses/Approval Required:
 District: _____ Regional: _____
 State: _____ Federal: _____

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): Building and parking = 11,602
 Proposed total floor area on site: building (w/o caves) 1 story = 3,458
 Total development area (building, impervious, leach field, driveway, etc.) _____
 New construction: _____
 existing structures or
 portions thereof to be
 utilized: n/a
- existing structures or
portions thereof to be
moved: n/a
- B. Floor Area devoted to each separate use (in square ft):
 living: _____ storage/warehouse: 666 offices: 163
 sales: _____ caves: 4,266 other: 3,079
 septic/leach field: _____ roads/driveways: _____
- C. Maximum Building Height: existing structures: n/a new construction: 30 ft ±
- D. Type of New Construction (e.g., wood-frame): concrete, steel, stone, wood frame
- E. Height of Crane necessary for construction of new buildings (*airport environs*): n/a
- F. Type of Exterior Night Lighting Proposed: low ballard lights @ parking
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes _____ No x
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):
☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☒ Type V (non-rated)
 (Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	<u>Existing</u>	<u>Proposed</u>
A. Total On-Site Parking Spaces:	<u>n/a</u>	<u>4</u>
B. Customer Parking Spaces:	<u>n/a</u>	<u>2</u>
C. Employee Parking Spaces:	<u>n/a</u>	<u>2</u>
D. Loading Areas:	<u>n/a</u>	<u>1</u>

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	_____	365
B. Expected Hours of Operation:	_____	9-6 Mon-Sat & 9-12 Sun.
C. Anticipated Number of Shifts:	_____	1-2
D. Expected Number of Full-Time Employees/Shift:	_____	1
E. Expected Number of Part-Time Employees/Shift:	_____	2
F. Anticipated Number of Visitors		6
• busiest day:	_____	_____
• average/week:	_____	18
G. Anticipated Number of Deliveries/Pickups		18
• busiest day:	_____	_____
• average/week:	_____	56

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities
Food Serving Facilities

- restaurant/deli seating capacity: _____
- bar seating capacity: _____
- public meeting room seating capacity: _____
- assembly capacity: _____

B. Residential Care Facilities (6 or more residents)
Day Care Centers

- | | <u>Existing</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| • type of care: | _____ | n/a |
| • total number of guests/children: | _____ | n/a |
| • total number of bedrooms: | _____ | n/a |
| • distance to nearest existing/approved facility/center: | _____ | n/a |

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>well</u>	<u>well</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>n/a</u> Yes___ No___	<u>n/a</u> Yes___ No___
C. Current Water Use (in gallons/day): Current water source:	<u>7096</u> <u>well</u>	_____ _____
D. Anticipated Future Water Demand (in gallons/day):	<u>9547</u>	_____
E. Water Availability (in gallons/minute):	<u>30+</u>	_____
F. Capacity of Water Storage System (gallons):	<u>31,500</u>	<u>18,000</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>tank</u>	<u>tank</u>
F. Completed Phase I Analysis Sheet (Attached):	<u>attached</u>	
II. LIQUID WASTE	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>on-site septic</u>	_____
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>n/a</u> Yes___ No___	<u>n/a</u> Yes___ No___
C. Current Waste Flows (peak flow in gallons/day):	<u>500±</u>	_____
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>1,000</u>	_____
E. Future Waste Disposal Capacity (in gallons/day):	<u>1,000</u>	_____
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>on site</u>	_____
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>on site</u>	_____
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	_____	_____
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	_____	_____

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Parcel Location Factors

The allowable allotment of water is based on the location of your parcel.

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor	1.0 acre feet per acre per year
Mountain Areas	0.5 acre feet per acre per year
MST Groundwater Deficient Area	0.3 acre feet per acre per year

Assessors Number(s)	Parcel Size (A)	Parcel Factor (B)	Location	Allowable Water Allotment (A) X (B)
032-010-059	116 Acres	.05	Mountain	57 acft/yr

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential	<u>0.50</u>	af/yr
Farm Labor Dwelling	_____	af/yr
Winery	<u>0.25</u>	af/yr
Commercial	_____	af/yr
Vineyard*	<u>7.0</u>	af/yr
Other Agriculture	_____	af/yr
Landscaping	_____	af/yr
Other Usage (List Separately):		
<u>second dwelling</u>	<u>0.20</u>	af/yr
_____	_____	af/yr
_____	_____	af/yr

PROPOSED USE:

Residential	<u>0.50</u>	af/yr
Farm Labor Dwelling	_____	af/yr
Winery	<u>0.657</u>	af/yr
Commercial	_____	af/yr
Vineyard*	<u>7.0</u>	af/yr
Other Agriculture	_____	af/yr
Landscaping	_____	af/yr
Other Usage (List Separately):		
<u>second dwelling</u>	<u>0.20</u>	af/yr
_____	_____	af/yr
_____	_____	af/yr

TOTAL: 7.95 af/yr**TOTAL:** 2.59 mil gallons****TOTAL:** 8.36 af/yr**TOTAL:** 2.72 mil gallons**

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre-feet) by 325,821 gal/AF.

Is the proposed use less than the existing usage () Yes (xx) No () Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

The proposed water usage is significantly less than the allowable
water allotment. Included are well 2 pump tests report.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: _____



Date: 2-07-08 Phone: 203-264-4949

**USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES**

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

- | | |
|---|---|
| a. <u>X</u> crushing | g. <u>X</u> underground waste disposal |
| b. <u>X</u> fermentation | h. <u>N</u> above-ground waste disposal |
| c. <u>X</u> barrel ageing | i. <u>X</u> administration office |
| d. <u>X</u> bottling | j. <u>N</u> laboratories |
| e. <u>X</u> case goods storage | k. <u>N</u> daycare |
| f. <u>X</u> caves: | l. <u>X</u> tours/tastings: |
| use: | <u>N</u> public drop-in |
| <u>P</u> barrel storage | <u>X</u> public by appointment |
| <u>P</u> case goods storage | <u>X</u> wine trade |
| <u> </u> other _____ | m. <u>P</u> retail wine sales |
| accessibility to public: | <u> </u> public drop-in |
| <u> </u> none – no visitors/tours/events | <u>P</u> public by appointment |
| <u>X</u> guided tours only | n. <u>N</u> public display of art or wine-related items |
| <u> </u> public access – no guides/unescorted | o. <u>N</u> food preparation |
| <u>X</u> marketing events and/or temporary events | |

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary): 5 private events per year with distributors with no more than 15 people per event. With on-site meal service. One private event per year during the Wine Auction with the lesser of 50 people or the production limits approved by Napa County. No on-site meal preparation.

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): Food service for 5 private events per year with no more than 15 people per event. Small on-site kitchen with garbage disposal, stove, oven and dishwasher.

4. **Production Capacity.**

- a. existing capacity: 5,000 gallon date authorized: 1978
- b. current maximum actual production (year): _____ (_____)
- c. proposed capacity: 20,000 gallon

5. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area and include with application form.)

6. **Winery Development Area.** (see a below - for existing winery facilities)
Will the project involve construction of additional facilities beyond the winery development area? no
7. **Total Winery Coverage.** (see b below – maximum 25% of parcel or 15 acres, whichever is less)
 - a. square feet/acres: 10,865 SF
 - b. percent of total parcel: _____
8. **Production Facility.** (see c below – include the square footage of all floors for each structure)
 - a. square feet: 2,786+4,266 (cave) = 7,052
9. **Accessory Use.** (see d below – maximum permitted 40% of the production facility)
 - a. square feet: 1122 SF
 - b. percent of production facility: 16%

Marketing Definition: (paraphrased from County Code)

Marketing of Wine – Any activity conducted at the winery shall be limited to members of the wine trade, persons, who have 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 prearranged 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.

Coverage and Use Definitions: (paraphrased from County Code)

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.
- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.
- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.
- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	3,458 SF
Outside work areas	0
Tank areas	1,126 SF
Storage areas (excluding caves)	666 SF
All paved areas:	
Parking areas	3,942 SF
Loading areas	
Walkways	1,855 SF
Access driveways to the public or private rd	2,347 SF
Above-ground wastewater and run-off treatment systems:	
Wastewater pond or SDSD	
Spray disposal field	
Parcel size: <u>115±</u> acres	Percent of winery coverage of parcel size:
Total winery coverage: <u>0.93</u> acres	<u>0.81</u> %

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	797 SF
Fermenting	1,128 SF
Bottling	n/a
Bulk & bottle storage	4,482 (includes caves)
Shipping	n/a
Receiving	n/a
Laboratory	12.1 SF
Equipment storage & maintenance facilities (excludes fire protection facilities)	450 SF
Employee-designated restrooms	76 SF
Total square footage of production facility: <u>7,052 SF</u>	

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	163 SF (office)
Lobbies/waiting rooms	
Conference/meeting rooms	
Non-production access hallways	107 SF (hallway)
Kitchens	109 SF (kitchen)
Tasting rooms (private & public areas)	743 SF (tasting)
Retail space areas	
Libraries	
Visitor restrooms	
Art display areas	
Any other areas within the winery structure not directly related to production	
Total square footage of accessory use space: <u>1,122 SF</u>	
Percent of accessory use to production use: <u>16</u> %	

TRAFFIC INFORMATION

Project Trip Generation							
	Personnel / Visitors				Vehicle Trips		
	Operations Daily M - F	Marketing Events			Operations Daily M - F	Marketing Events	
		Minimum Weekends	Maximum Weekends			Minimum Weekends	Maximum Weekends
Operating Hours	9 - 6	9 - 12	9 - 12				
Employees				Employee Trips			
Full-Time	1	1	3	Full-Time	3.2	3.2	9.6
Seasonal Peak	2	1	5	Seasonal Peak	6.4	3.2	16
Peak Hours	2	1	5	Peak Hours	6.4	3.2	16
Total Employees	5	3	13	Total Employee Trips	16.0	9.6	41.6
Event Support Staff				Event Support Staff			
Full-Time	1	1	1	Full-Time	3.2	3.2	3.2
Seasonal Peak	1	1	2	Seasonal Peak	3.2	3.2	6.4
Total Support Staff	2	2	3	Total Support Staff Trips	6.4	6.4	9.6
Visitors	6	10	18	Visitor Trips			
Peak Hours	10	10	50*	Peak Hours			
Total Visitors	16	20	68	Total Visitor Trips	see attachment		
				Total Trucks - Deliveries, Shipping, etc. Trips	see attachment		
Grand Total	23	25	84				
Provide supporting documentation for trip generation rates							
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.							

Number of People Onsite					
	Seasonal		Marketing Events	Marketing Events	Marketing Events
	Full-Time	Peak			
No. Employees	1				
Support Staff, caterers, clean-up, etc.	1	2	3		
Visitors		10	18		
Residents	4	8	4		
Grand Total	6	20	25		

APPS-Traffic Information

ATTACHMENT

SAGE HILL TRAFFIC CHARACTERISTICS

1. Proposed Production Capacity

20,000 gallons or 8,403 cases (2.38 gallons/case)

2. Grapes Processed

165 gallons/ton crushed = 121 tons

On site 17.5 acres x 3 tons/acre = 52.5 tons

5 additional acres by 2010 = 67.5 tons

3. Truck Traffic, Non-Crush

Glass deliveries

2310 cases per truckload

8,403 cases ÷ 2310 = 3.64 (4 deliveries)

Cork, labels, empty cases

3 deliveries per bottling cycle x 2

Cycles = 6 deliveries

Outbound wine deliveries

2,310 cases per truckload

8,403 cases ÷ 2,310 = 3.64 (4 deliveries)

Total non-crush deliveries: 14

Delivery frequency: 46-48 week non-crush period =

One Truck delivery every 24 days

4. Employee/Visitor Traffic

Average daily

2 employees = 4 trips / day

20 visitors / week = 2.86 (3) trips / day

Total: 7 trips/day

Peak daily*

3 employees = 6 trips / day

18 visitors ÷ 2.6 visitors / vehicle = 6.9 (7) trips / day

Total: 13 trips / day

*The annual promotional event shall be attended by no more than 50 people

#4106024.0

February 7, 2008

Nate Galambos
Napa County Public Works
1195 Third Street, Suite 210
Napa, CA 94559

RE: Sage Hill Vineyards Use Permit
Roadway Modification Site Visit to Lands of Robert B. Long Sr.
APN 032-010-059

Dear Nate:

Manuel Pires is applying for a Use Permit to modify the existing commercial winery facility at 1535 Sage Canyon Road. A private road that begins across from the boat ramp to Lake Hennessy currently serves the parcel. For the safety and welfare of onsite workers, the public and to provide efficient all weather access for emergency service respondents that may visit the site, Section 12 of the Napa County Road and Street Standards requires a minimum access roadway width of 18 feet double chip seal surface with 5 inches of aggregate base plus 2 feet of shoulder. The purpose of this letter is to request an exemption from the Napa County Road and Street Standards for portions of this road.

Based on a site visit conducted in September, 2005 at the site by Drew Lander and yourself, the following conditions exist:

- Existing slopes greater than 30%
- Width reductions are warranted where cuts and fills would otherwise require engineered retaining walls and where traffic passing lanes are inter-visible.
- Large established trees
- Localized roadway reductions are warranted for the large established Pine and Oak trees along the roadway.
- Existing established drainage that would require extensive disturbance in the flow line.

Due to environmental constraints, your department has indicated that they are likely to grant modifications to the County Road and Street Standards. The goal is to achieve the maximum drivable width throughout the entire length to be improved while preserving a rural private road feel. As discussed during the site meeting there are three design considerations that should be incorporated in the final design of the roadway to help achieve the maximum drivable width:

- Where it is determined by an engineer to do so, crown or out-slope roadway to increase sheet flow runoff and reduce concentrated water flow.

- Design drivable swales where drainage is required and the full roadway is not achieved.
- Provide the maximum drivable road width when the standard 20 feet is not achieved

Additionally, you had indicated roadway modifications are feasible for reductions in shoulder width and reductions in road width on a localized basis as needed to retain the large trees and minimize the disturbance on the steep slopes. Drainage swales may be considered as roadway width if designed to be drivable. References to the exception areas are illustrated on the Use Permit plans submitted on February 7, 2008. Any further physical constraints found to impact the achievability of these roadway modifications will be coordinated with the Public Works department. More specifically, the following roadway sections have been determined by your department to be capable of listed improvements:

Station 0+00 to 27+75 shall obtain a width of 14 feet surfaced roadway plus 6 feet of drivable shoulder with a localized reduction in width at stations 13+75 to 14+50 due to slopes and drainage constraints.

Station 28+00 to 32+00 shall obtain a width of 14 feet surfaced roadway plus 3 feet of drivable shoulder.

Station 32+00 to 46+50 shall obtain a width of 14 feet surfaced roadway plus 6 feet of drivable shoulder.

Station 46+50 to 48+66 shall obtain a width of 14 feet surfaced roadway plus 4 feet of drivable shoulder.

Station 48+66 to 51+50 +/- shall obtain a width of 14 feet surfaced roadway plus 6 feet of drivable shoulder.

Station 51+25 +/- the winery driveway connects to the roadway. The winery driveway shall obtain a width of 14 feet surfaced roadway plus 6 feet of drivable shoulder with two sections of reduction in width.

Attached is the letter from your office dated March 13, 2006 for reference. Thank you for your consideration of this request for exception to the Road and Street Standards. Please contact me if there are any questions regarding this request.

Sincerely,

Carl Butts, P.E.
Project Manager

4506024.0



COUNTY of NAPA

ROBERT J. PETERSON, P.E.
Director of Public Works
County Surveyor/County Engineer
Road Commissioner

DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

March 13th, 2006

Attn: Cathy A. Roche
DP&F
809 Coombs Street
Napa, CA 94559

Re: Roadway Modification site visit to Lands of Robert B. Long, Sr., APN 032-010-059-000

Dear Cathy Roche:

It is this Department's understanding that the property owner at 1535 Sage Canyon Rd. is investigating the possibility of improving a commercial winery facility on the property. For the safety and welfare of onsite workers, the public and to provide efficient all weather access for emergency service respondents that may visit the site, County code requires a minimum access roadway width of 18 feet double chip seal surface with 5 inches of aggregate base plus 2 feet of shoulder. The Department of Public Works has the authority to grant modifications to the required standards based on existing environmental and physical constraints to ensure the preservation of the unique features of the natural environment.

Based on a site visit conducted in September, 2005 at the site by Drew Lander and Nate Galambos of this department the following conditions exist:

- Existing slopes greater than 30%
- Width reductions are warranted where cuts and fills would otherwise require engineered retaining walls and where traffic passing lanes are inter-visible.
- Large established trees
- Localized roadway reductions are warranted for the large established Pine and Oak trees along the roadway.
- Existing established drainage that would require extensive disturbance in the flow line.

Due to these environmental constraints this department is likely to grant modifications to the County Road and Street Standards. Please keep in mind that the goal is to achieve the maximum roadway width throughout the entire length to be improved. As discussed on site there are three design considerations that should be incorporated into the final design of the roadway to help achieve the maximum drivable width:

Where it is determined by an engineer to do so, crown or out-slope roadway to increase sheet flow runoff and reduce concentrated water flow.

Design drivable swales where drainage is required and the full roadway is not achieved.

Surface the maximum road width achievable (minimize shoulders) where the 18 ft width is not achieved.

Based on the information provided thus far, this Department would recommend roadway modifications for reductions in shoulder width and reductions in road width on a localized basis as needed to retain the large trees and minimize the disturbance on the steep slopes. Drainage swales may be considered as roadway width if designed to be drivable.

Station references are as illustrated on plans prepared by Terra Firma Surveys, revised April 21st, 2006 and titled "map of the Conceptual Driveway Design for road improvements to serve the lands of Robert B. Long, Sr./as reviewed at the site meeting with state and county officials on March 7th, 2005."

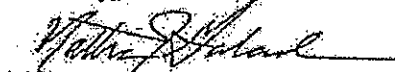
The following sections have been determined to by this department to be capable of listed improvements:

Station 0+00 to 27+75 shall obtain a width of 18 feet surfaced roadway plus 2 feet of shoulder with a localized reduction in width at stations 13+75 to 14+50 due to slopes and drainage constraints.
Station 28+00 to 32+00 shall obtain a width of 17 feet surfaced roadway plus 0 feet of shoulder.
Station 32+00 to 46+50 shall obtain a width of 18 feet surfaced roadway plus 2 feet of shoulder.
Station 46+50 to 48+66 shall obtain a width of 18 feet surfaced roadway plus 0 feet of shoulder.
Station 48+66 to 54+50 shall obtain a width of 18 feet surfaced roadway plus 2 feet of shoulder.
Station 54+50 to 58+50 shall obtain a width of 16 feet surfaced roadway plus shoulder needed for stability.
Station 58+50 to 59+75 shall obtain a width of 18 feet surfaced roadway plus 2 feet of shoulder.
Station 59+75 to 62+75 shall obtain a width of 14 feet surfaced roadway plus 2 feet of shoulder.
Station 62+75 to 65+00 shall obtain a width of 18 feet surfaced roadway plus shoulder needed for stability.
Station 65+00 to 68+50 shall obtain a width of 14 feet surfaced roadway plus 2 feet of shoulder.
Station 68+50 to Winery Site shall obtain a width of 18 feet surfaced roadway plus 2 feet of shoulder with a localized reduction in width between stations 72+50 to 73+50 due to constraints of large established trees.

This department will make a final determination after submittal of a use permit to CDPD and engineered plans showing existing and proposed access improvements.

If you have any questions or comments regarding the documentation contained in this transmittal, please feel free to contact Larry Bogner or Drew Lander of this office.

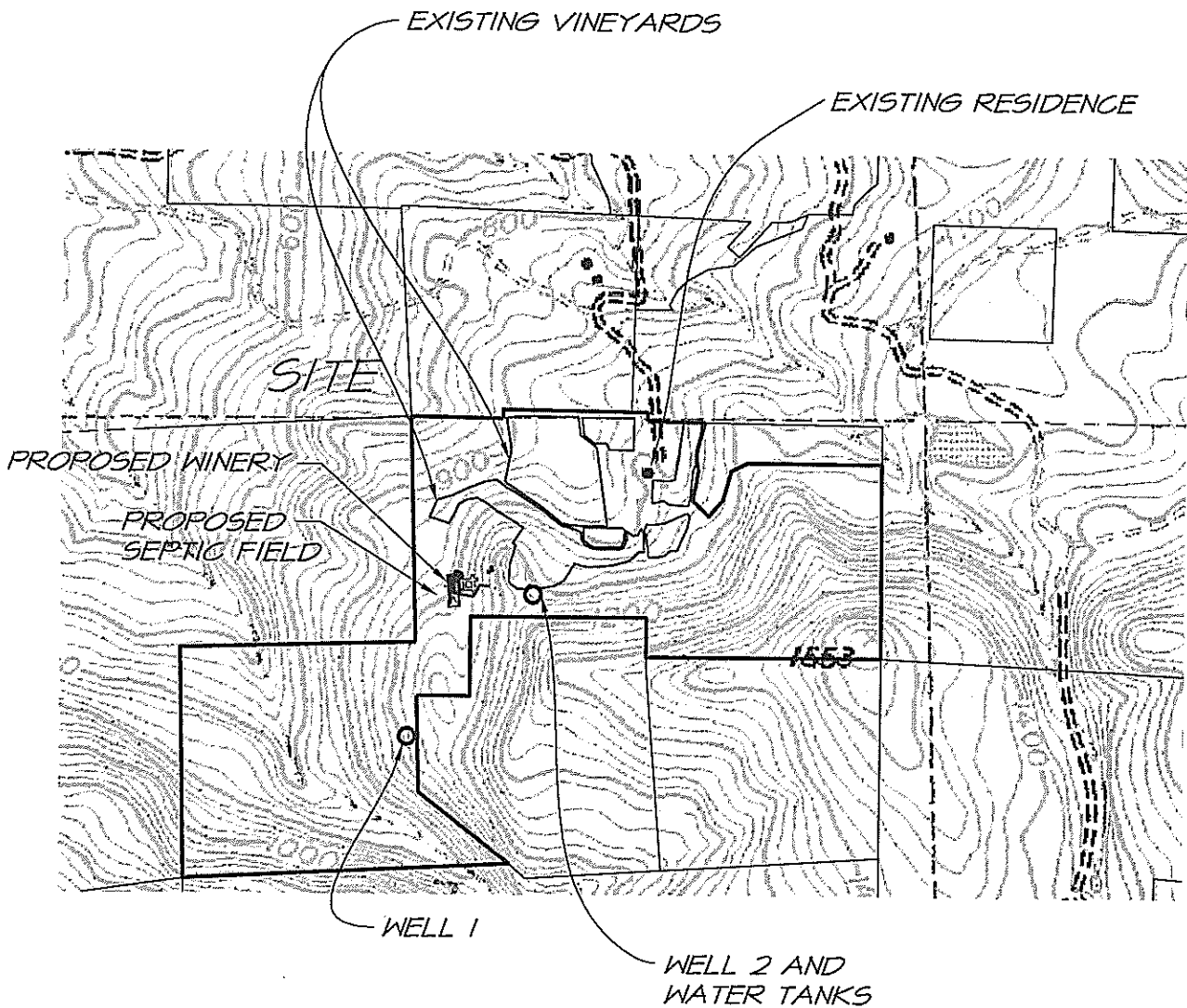
Sincerely,



Nathan J. Galambos
Principal Engineer

Cc: Bob Nelson, CDPD
Gabriella Avina, CDF

SAGE HILL WINERY, LLC
USGS - SITE MAP
NAPA COUNTY, CALIFORNIA
1" = 1000'



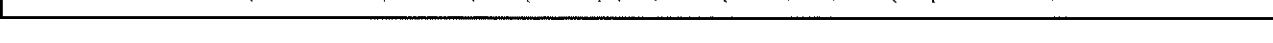
ALL LOCATION INFORMATION IS APPROX.
LAT. 38.478° N, LONG. 122.342° W

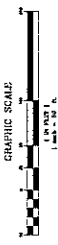
USGS YOUNTVILLE QUADRANGLE

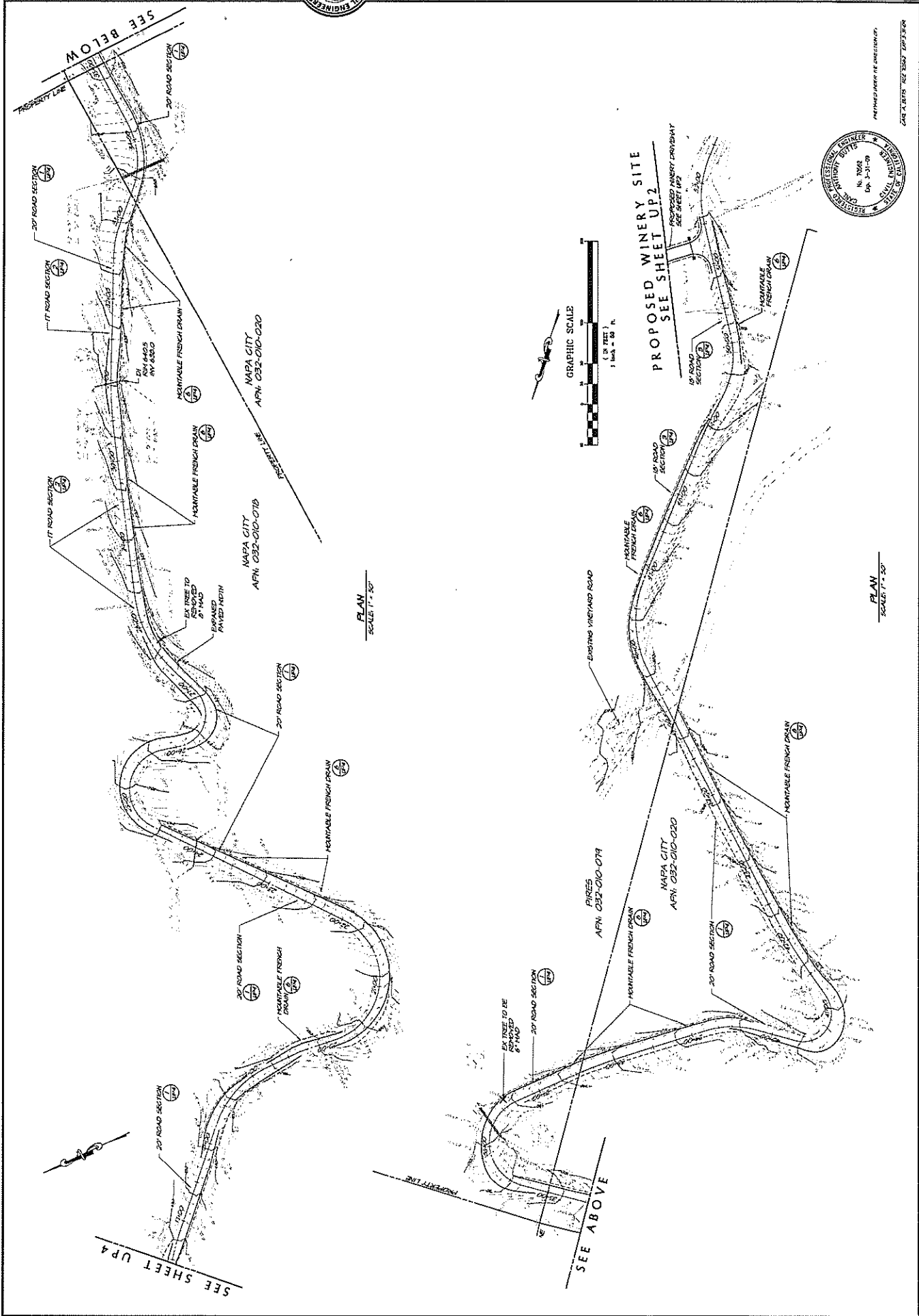
CONSULTING CIVIL ENGINEERS
RIECHERS SPENCE
ASSOCIATES
PLANNERS & SURVEYORS

1541 Third Street
Napa, California 94559

v 707.252.3301
f 707.252.4966







PLAN
SCALE 1" = 50'



DATE: MAY 18, 2007

PROJECT NO.: 032-010-020

NO. 7052

EXP. 3-31-09

CIVIL ENGINEER

STATE OF CALIFORNIA

DATE: MAY 18, 2007

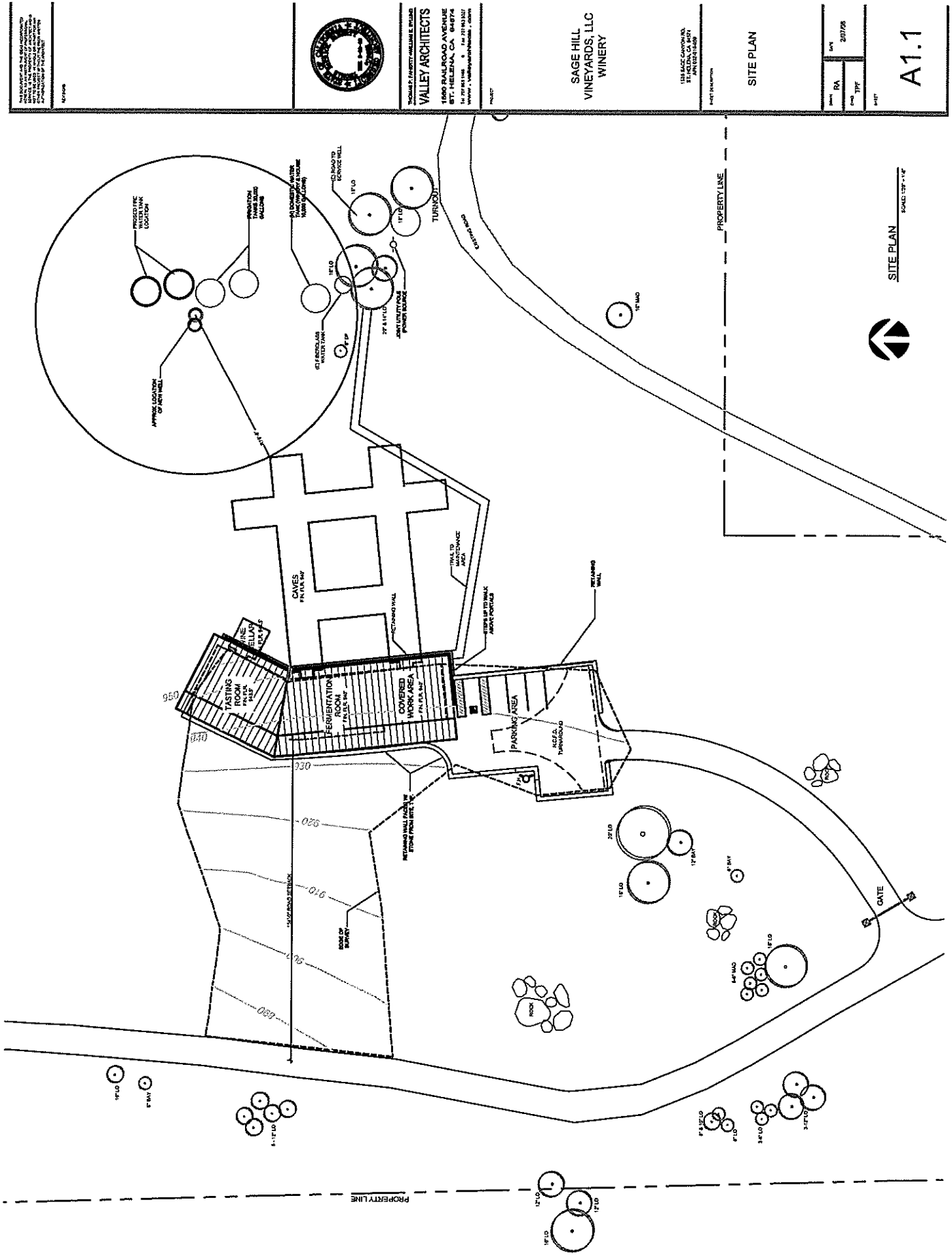
PROJECT NO.: 032-010-020

NO. 7052

EXP. 3-31-09

CIVIL ENGINEER

STATE OF CALIFORNIA



SITE PLAN
SCALE: 1/8" = 1'-0"

A1.1

DATE	2/27/08
BY	RA
CHKD	JTP
APP'D	

SITE PLAN

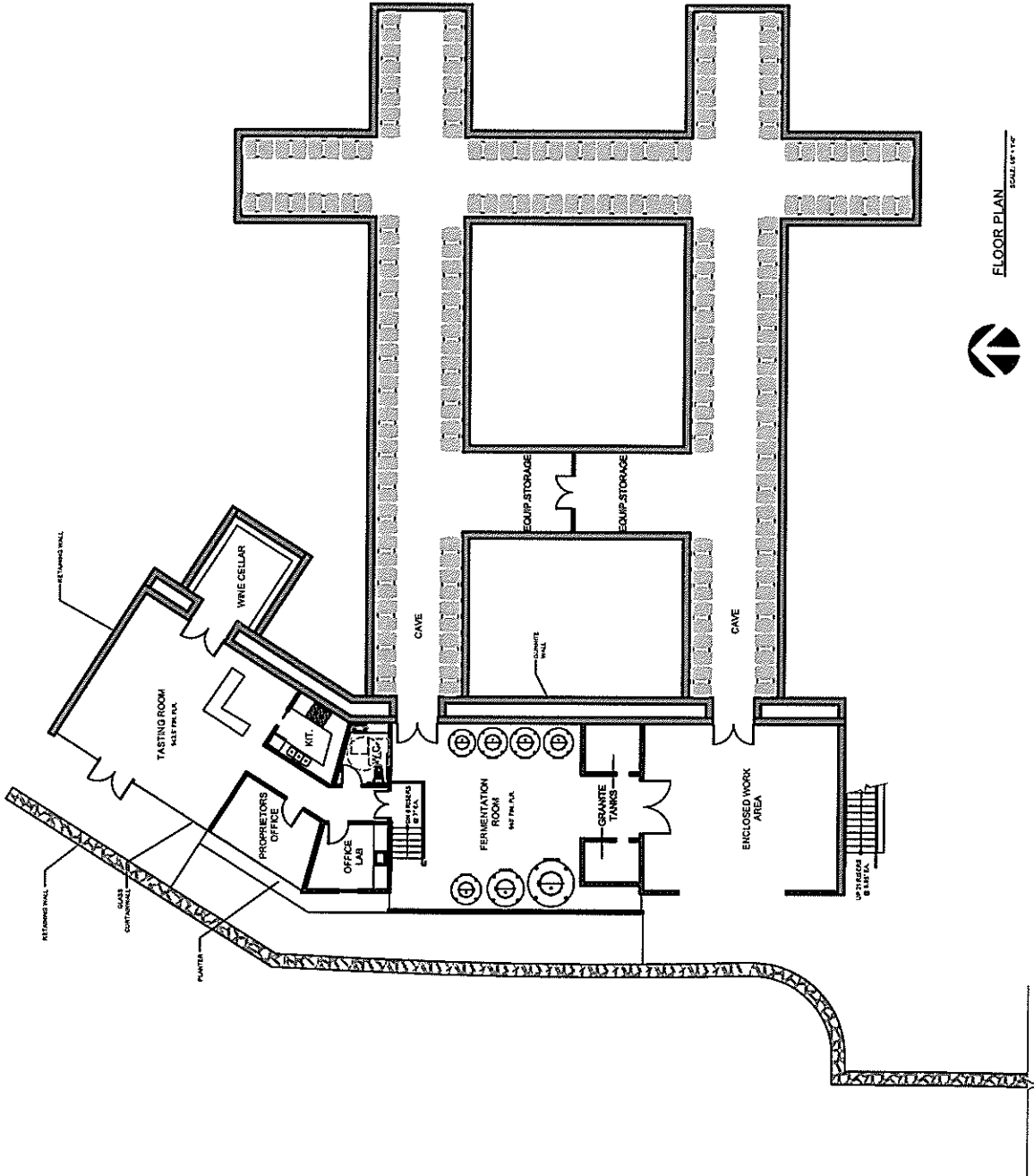
135 SAGE CANYON RD.
ST. HELENA, CA 94574
PHONE: (707) 761-1400

SAGE HILL
VINEYARDS, LLC
WINERY

VALLEY ARCHITECTS
1600 RAILROAD AVENUE
ST. HELENA, CA 94574
PHONE: (707) 761-1400



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FLOOR PLAN
SCALE 1/4" = 1'-0"

A2.1

DATE	2/7/08
TYPE	Floor Plan
DATE	2/7/08
TYPE	Floor Plan

FLOOR PLAN

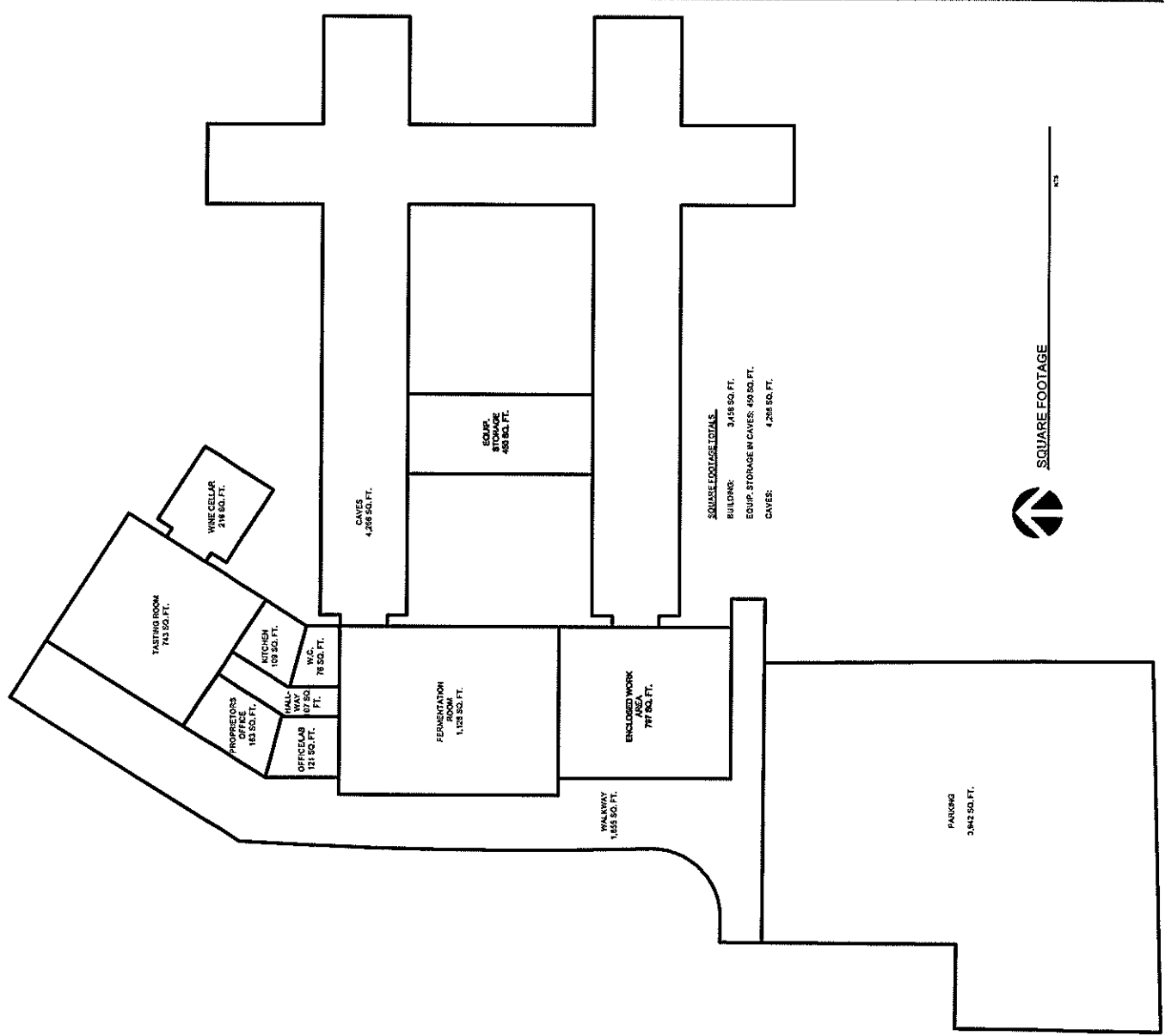
100 SAGE HILL RD.
HELEN, CA 94502
SAGE HILL WINERY, LLC

SAGE HILL
VINEYARDS, LLC
WINERY

VALLEY ARCHITECTS
1500 BAYVIEW AVENUE
SUITE 100
HELEN, CA 94502
TEL: 925/255-1000
WWW.VA-ARCHITECTS.COM



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SQUARE FOOTAGE



1/2

A2.2

DATE	2/27/08
BY	CHL
CHKD	TPP
DATE	2/27/08

FACILITY
SQUARE
FOOTAGE

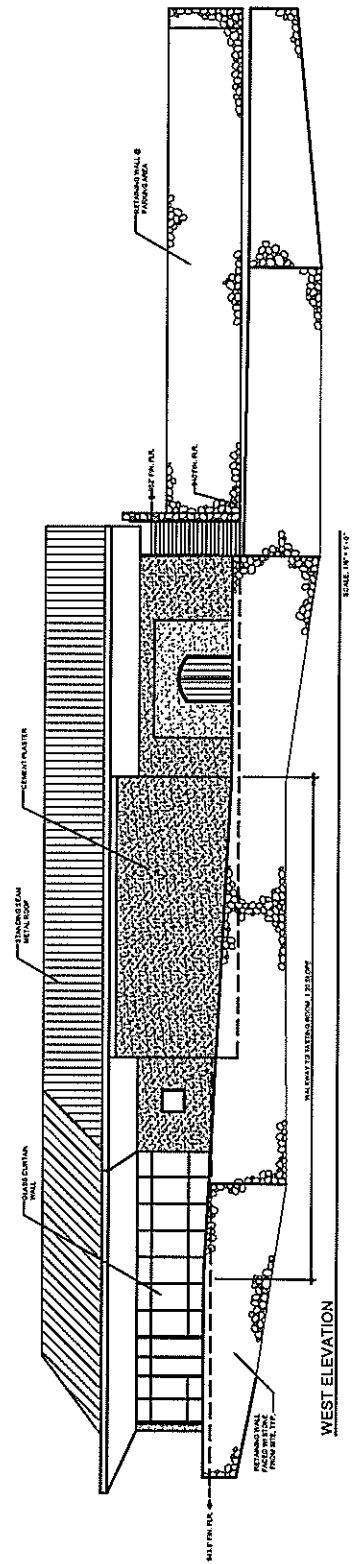
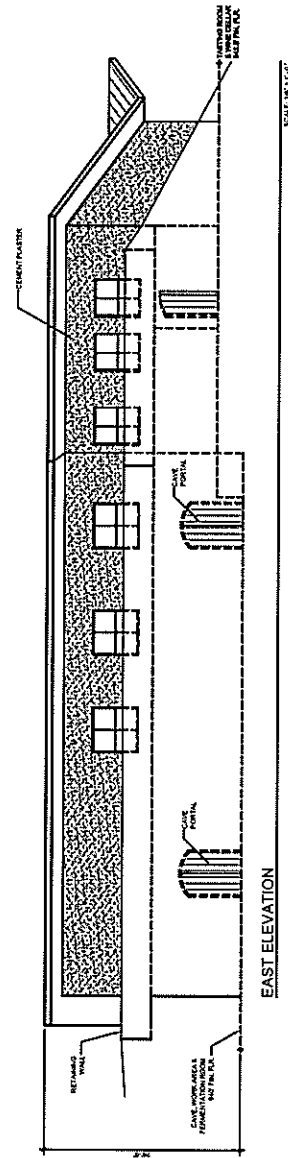
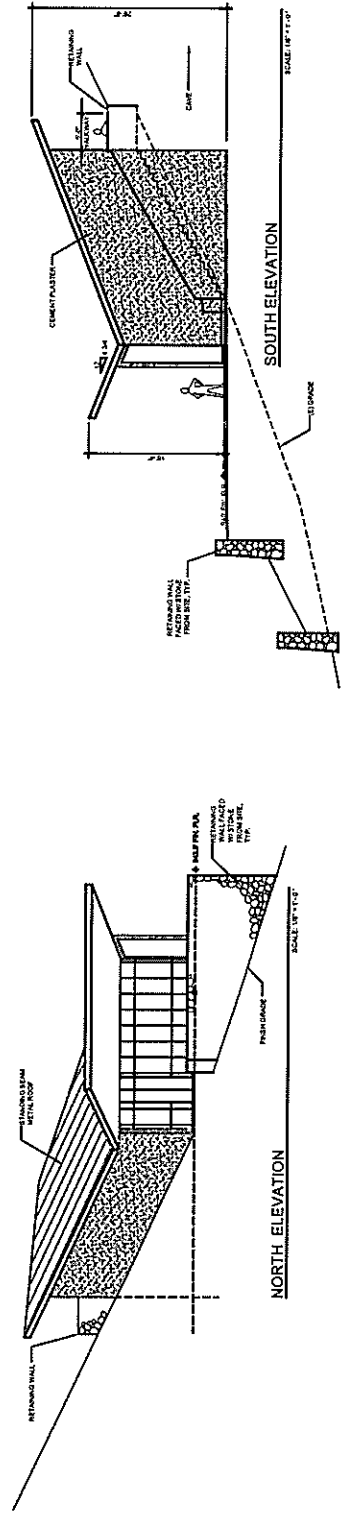
100 SAGE HILL RD.
HELEN, CA 94542
TEL: (925) 840-8000
WWW.SAGEHILLWINERY.COM

SAGE HILL
VINEYARDS, LLC
WINERY

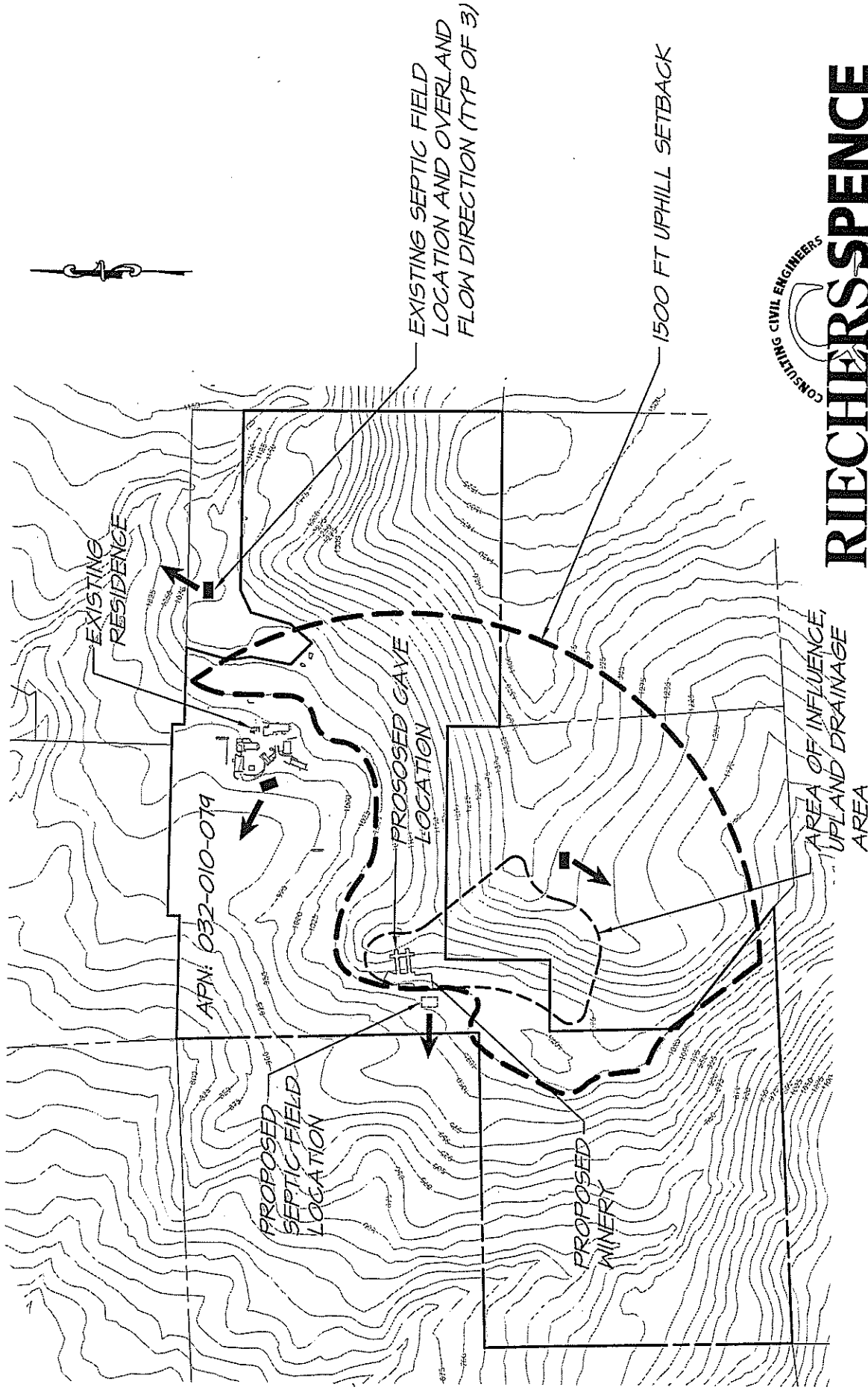
VALLEY ARCHITECTS
1450 RAINBOW AVENUE
SUITE 100
HELEN, CA 94542
TEL: (925) 840-8000
WWW.VA-ARCHITECTS.COM



NOT TO SCALE
FOR INFORMATION ONLY
THIS DRAWING IS A PRELIMINARY
DESIGN AND IS NOT A CONTRACT
DOCUMENT. IT IS THE RESPONSIBILITY
OF THE CLIENT TO VERIFY THE
ACCURACY OF THE INFORMATION
CONTAINED HEREIN.



SAGE HILL VINEYARDS, LLC
WINE CAVE EXHIBIT
NAPA COUNTY CALIFORNIA



SITE PLAN

1" = 600'

CONSULTING CIVIL ENGINEERS
RIECHERS SPENCE
A S S O C I A T E S

PLANNERS & SURVEYORS

1541 Third Street
Napa, California 94559

v 707.252.3301
f 707.252.4966



CONDOR EARTH TECHNOLOGIES INC

21663 Brian Lane • P.O. Box 3905

Sonora CA 95370

Phone 209.532.0361

FAX 209.532.0773

www.condorearth.com

Condor Project No. 4986

December 4, 2007

Manuel Pires
c/o L. Randolph Skidmore
Coombs & Dunlap, LLP
1211 Division Street
Napa, CA 94559

Subject: Sage Hill Vineyard Proposed Winery and Wine Cave Site

Dear Mr. Pires:


Subsurface conditions exposed in the test pits at your proposed winery site on the west side of the spur ridge indicate the site should be geotechnically suitable for the proposed winery and wine cave. The proposed site (see Figure 1) lies within about 150 feet of your ridgetop water tanks. Three test pits were excavated on Tuesday, November 20, 2007, along the upslope edge of the mid-slope clearing. These test pits encountered highly fractured, but apparently in-place, andesitic bedrock underlying a mantle of colluvial soils. A fourth test pit excavated lower on the slope encountered only colluvial soils within the 8-foot depth of exploration. No evidence of past landslide movement (e.g., shears, off-sets, slickensides) was identified in any of the test pits. Judging from our field reconnaissance, review of aerial photographs, and subsurface exploration, we consider this site to be geotechnically suitable for the proposed winery and wine cave. As we discussed in the field last week, the geotechnical conditions at the current winery site may be even more favorable immediately upslope of the clearing and, perhaps, immediately northward of our exploratory test pits.

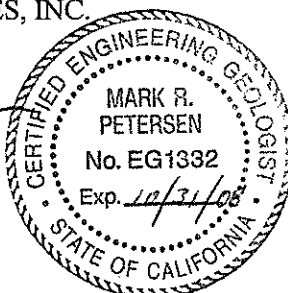
A previously proposed site on the north slope of the spur ridge was investigated by Condor in October 2007 and found to be underlain by landslide deposits and, consequently, is not considered a suitable site for either the winery or wine cave. The estimated limits of the landslide deposits encountered at the north slope of the spur ridge are shown on Figure 1. The areas both north and east of the spur ridge (including the originally proposed winery site near the house) have been mapped as landslide deposits by others (see Figure 1) and use of these areas for a winery site is not presently considered geotechnically feasible.

Should you have any questions or comments, please contact me at 209.532.0361.

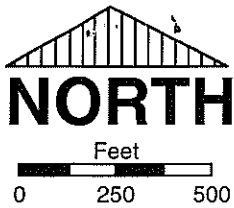
Respectfully submitted,

CONDOR EARTH TECHNOLOGIES, INC.

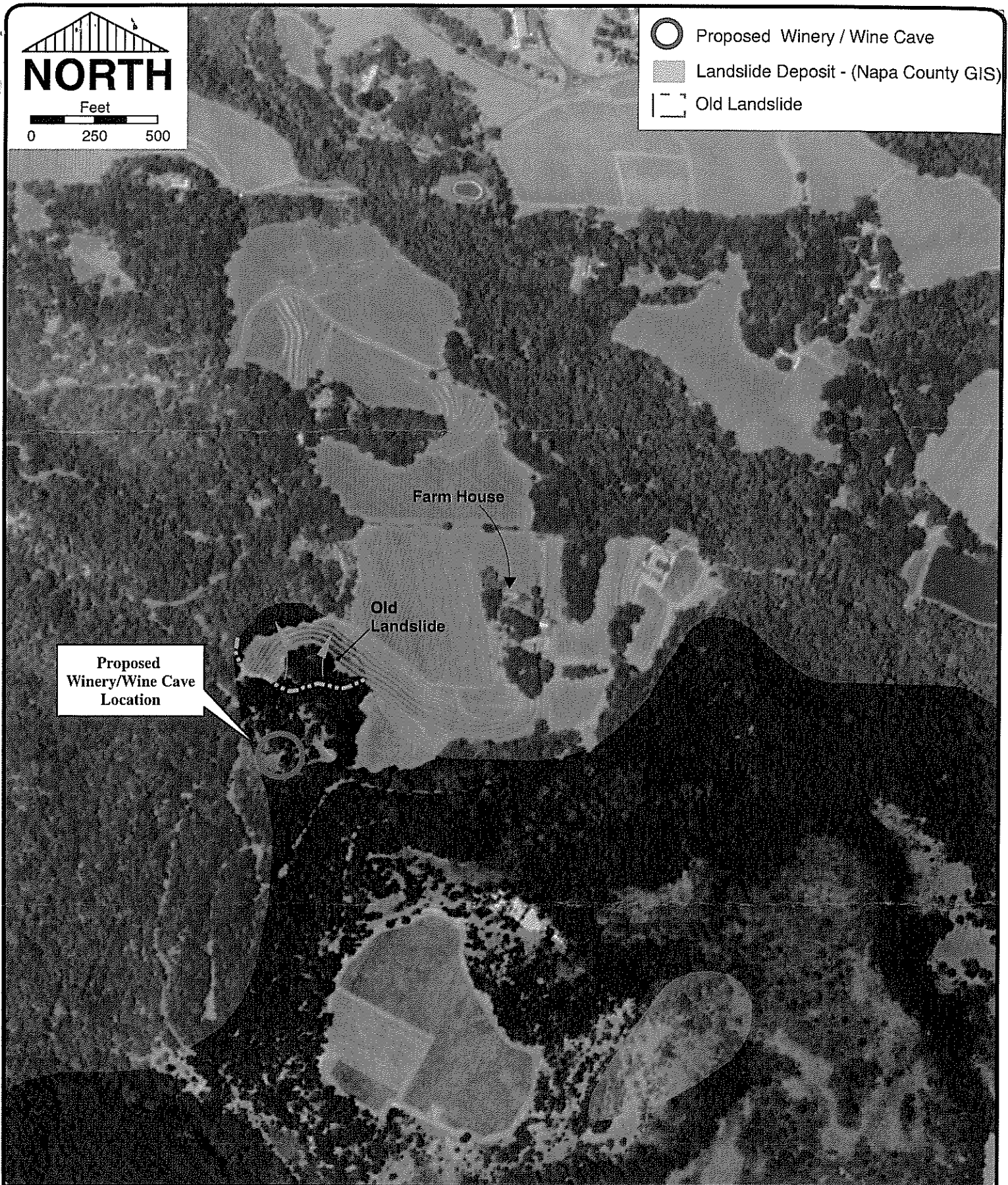

Mark Petersen, CEG No.1332
Certified Engineering Geologist



Attachment: Figure 1



- Proposed Winery / Wine Cave
- Landslide Deposit - (Napa County GIS)
- Old Landslide



CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonoma, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com

Job No.
4986
Published Date
26 NOV. 2007
Scale
AS SHOWN
Drawn
JDM
Chk'd
MP

SAGE HILL VINEYARDS

NAPA COUNTY, CALIFORNIA

FIGURE
1

File No.
4986F1.mxd

SAGE HILL VINEYARDS, LLC
TREE SUMMARY
NAPA COUNTY, CALIFORNIA



4106024.0
February 7, 2008

TREE COUNT ALONG ROAD

TREE [type]	NUMBER [no.]
Bay	6
Black Oak	2
Blue Oak	59
Buckeye	6
Douglas Fir	1
Live Oak	194
Madrone	63
Pine	1
White Oak	35
Total Trees	367

Trees counted include those within 20ft of the road.

ESTIMATED TREE IMPACT ALONG ROAD

Removal	
Total Trees	2
High Risk	
Total Trees	3

High risk trees are those in close proximity to the road that are intended to remain but may be impacted by grading.

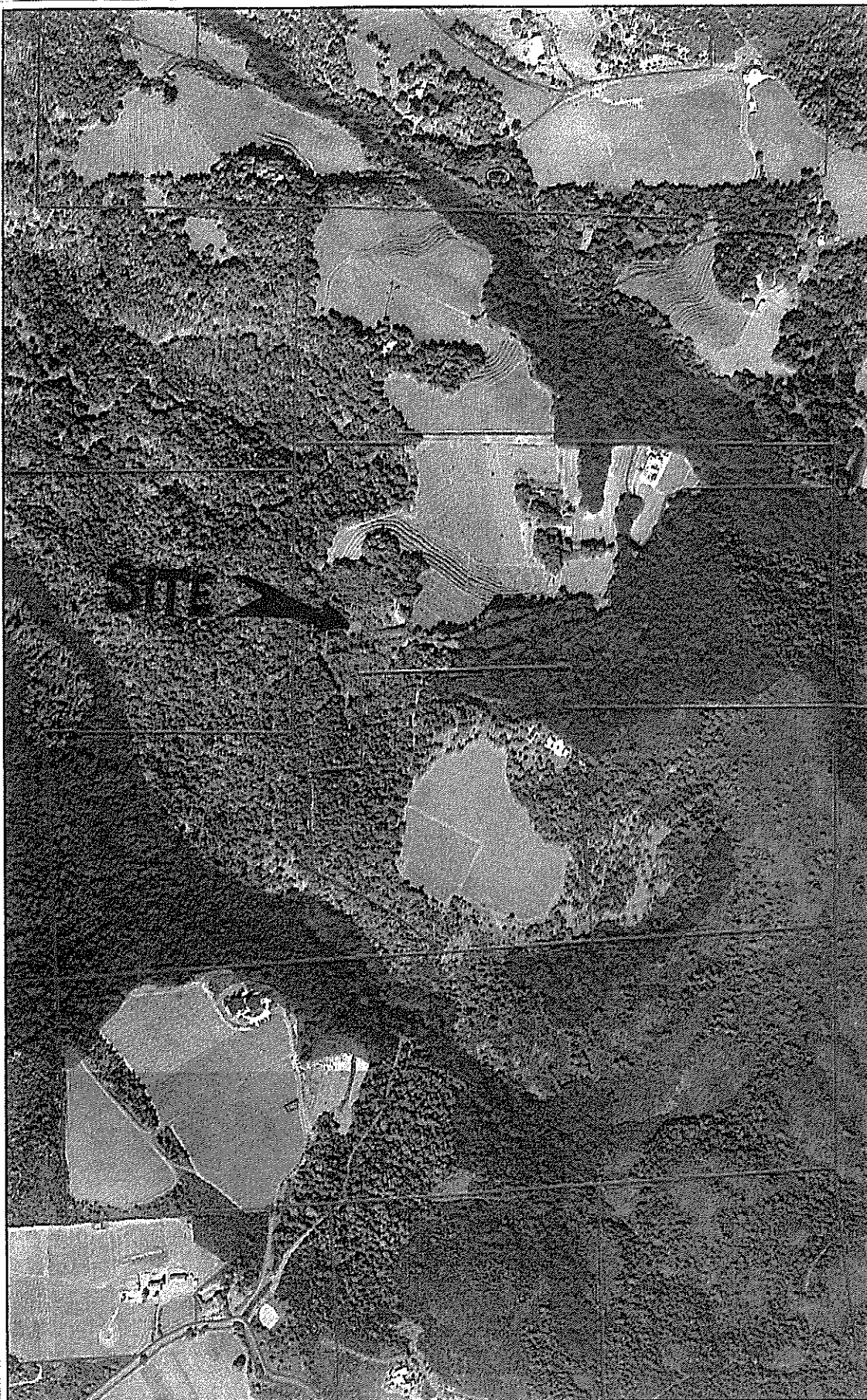
ESTIMATED TREE REMOVAL AT WINERY SITE

SIZE [inch]	TREE [type]
18	Live Oak
8	Live Oak
12	Live Oak
8	Live Oak
10	Madrone
6	Madrone
10	Madrone
6	Madrone
Total Trees	8

The information provided here is based upon the topographic field work provided to RSA which included tree information. The impacts are based upon the Sage Hill Vineyards User Permit Plan Set revised 02/07/2008.

4106024.0

SAGE HILL VINEYARD



Legend

Sensitive Biotic Oak Woodland

- Calif Bay-Madrone-Coast Live Oak-(Black C
- Oregon White Oak Alliance
- Tanbark Oak Alliance
- Parcels
- Water Bodies
- American Canyon
- Calistoga
- County
- Napa
- St Helena
- Yountville
- County Boundary



County of Napa



Conservation, Development
& Planning

Planning General

Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet

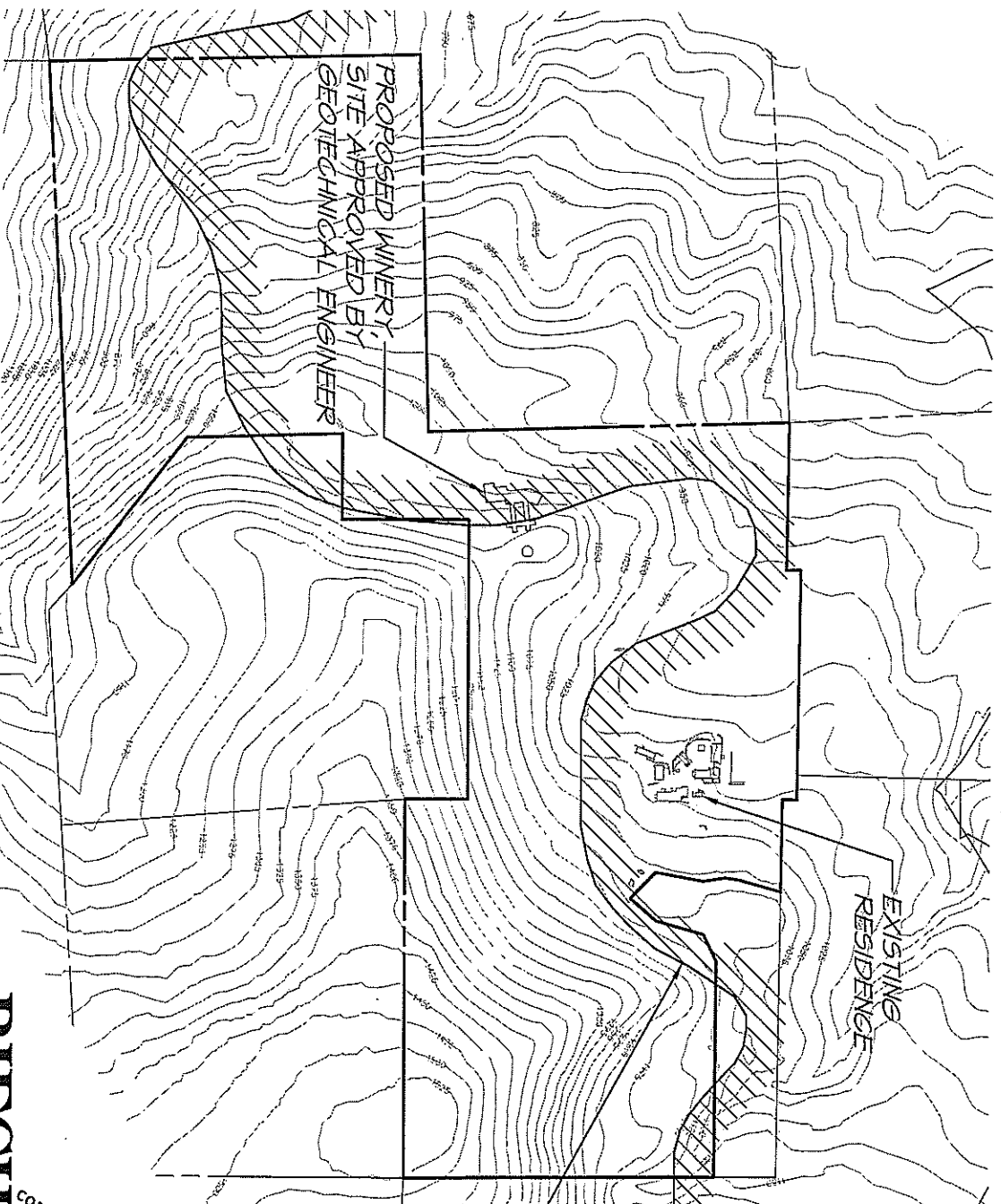
Disclaimer: This map was prepared for
informational purpose only. No liability
is assumed for the accuracy of the
data delineated hereon.

0 270 540 1,080 1,620 2,160 Feet

Created Date: 12/2002

Revised Date: 12/03/2007

SAGE HILL VINEYARDS, LLC LANDSLIDE EXHIBIT NAPA COUNTY CALIFORNIA



SITE PLAN
1" = 600'

RICHERS SPENCE
A S S O C I A T E S

CONSULTING CIVIL ENGINEERS

PLANNERS & SURVEYORS

1541 Third Street
Napa, California 94559

V 707.252.3301
F 707.252.4966

FEB 7, 2008

LANDSLIDE_EXHIBIT.dwg

4106024.0 SHEET 1 OF 1



NORTH

Feet

0 250 500



Proposed Winery / Wine Cave



Landslide Deposit - (Napa County GIS)



Old Landslide

Farm House

Old Landslide

Proposed
Winery/Wine Cave
Location



CONDOR EARTH TECHNOLOGIES, INC.

21663 Brian Lane
P.O. Box 3905
Sonoma, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com

Job No.

4986

Published Data

26 NOV. 2007

Scale

AS SHOWN

Drawn
JDM

Chk'd
MP

SAGE HILL VINEYARDS

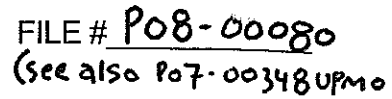
NAPA COUNTY, CALIFORNIA

FIGURE

1

File No.

4986F1.mxd



APPLICATION FORM

ZONING DISTRICT: AW Date Submitted: 2.7.08
TYPE OF APPLICATION: WINERY SETBACK VARIANCE Date Published: _____
REQUEST: _____ Date Complete: _____
VARIANCE TO ALLOW A 154' SETBACK FROM A PRIVATE ROAD (300'
WINERY SETBACK REQUIRED). TO BE REVIEWED IN TANDEM WITH
UP MOD (PD7-00348) EX CON. REG. UP EXCEPTION.

PROJECT NAME: Sage Hill Vineyards Winery and Cave

Assessor's Parcel #: 032-010-079-000 Existing Parcel Size: 115±

Site Address/Location: 1535 Sage Canyon Road, St. Helena, CA 94574
No. Street City State Zip

Property Owner's Name: Manuel Pires

Mailing Address: 214 Hogs Back Road, Oxford, CT 06578
No. Street City State Zip

Telephone #: (203) 264-- 4949 Fax #: (203) 206 - 6191 E-Mail: manuel@morsewatchman.com

Applicant's Name: Sage Hill Vineyards, LLC

Mailing Address: 214 Hogs Back Road, Oxford, CT 06478
No. Street City State Zip

Telephone #: (203) 264 - 4949 Fax #: (203) 206 - 6191 E-Mail: manuel@morsewatchman.com

Status of Applicant's Interest in Property: _____

Representative Name: L. Randolph Skidmore, Coombs & Dunlap, LLP

Mailing Address: 1211 Division Street, Napa, CA 94559
No. Street City State Zip

Telephone # (707) 252-9100 Fax #: (707) 252-8516 E-Mail: rskidmore@coombslaw.com

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

RECEIVED

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT 7

REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

Other sites on the property that would comply with zoning district regulations (1) are underlain by landslide deposits, and consequently are not considered suitable sites for either a winery or wine cave or (2) would require the removal of a significant amount of existing vegetation. Building the proposed winery and cave in the proposed location will prevent the structure from being seen from Sage Hill Road, thus having no visual impact on the road. As can be seen in the site plan, it is approximately 150' from the driveway, on the test pits dug by Condor Earth Technologies (Condor).

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

The landslide deposits on the property prevent the location of the proposed winery and cave on most other areas of the property. In addition, where landslide deposits are not found, existing vegetation would need to be removed to place the proposed winery and cave on sites other than the site proposed. Please see the attached report of Condor.

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

Granting the variance will advance the health, safety and welfare of such persons and will provide improvements to the neighborhood because it will minimize the destruction of existing vegetation; encourage future cultivation of agricultural land; and preserve a traditional, contextual agricultural setting. In addition, the proposed winery and cave will not degrade the viewshed, because the Applicant will retain existing landscaping and plant additional landscaping from materials found on site and local, native vegetation.



Coombs & Dunlap, LLP

ATTORNEYS AT LAW

Serving the Napa Valley since 1876

Business Law

Employment Law

Estate Planning &
Administration

Family Law

Immigration

Land Use

Litigation

Municipal Law

Real Estate

Wine Law

Writs & Appeals

February 7, 2008

rskidmore@coombslaw.com
Reply to Napa Office

By Hand Delivery

Mr. Chris Cahill
Napa County Conservation, Development & Planning Department
1195 Third Street, Room 210
Napa, California 94559-3092

RE: Sage Hill Vineyards, LLC
Use Permit Application

Dear Chris:

Included with this letter is our client's Use Permit Application and Variance Application.

As you know, we originally applied for a use permit to expand production of the existing small winery, from 5,000 gallons per year to 20,000 gallons per year, in May of 2007. You informed us during staff review that the proposed building site appeared to be within a large landslide area, according to the County's geologic maps. As a result, our client retained Mark Peterson of Condor Earth Technologies to do a site inspection and dig test pits in order to locate a viable site. After a thorough inspection of the 117 acre parcel and digging multiple test pits, Mr. Peterson concluded that the proposed site is the only viable site on the property, since it is outside the area of the ancient landslide and is supported by rock. You will notice from the site plan and the engineer's drawings that the proposed winery location is precisely located where multiple test pits were dug.

Unfortunately, as a result of the ancient landslide, the proposed winery site is less than 300 feet from the private driveway. Accordingly, a variance is also required in order to proceed with the winery. A variance application with a check for \$4,406 is also included with this application to cover your processing fee. The recent report of Condor Earth Technologies is attached to the application, supporting the grounds for the variance.

As a further result of the size and scope of the landslide area on the property, our consulting engineer, Jesse Salmon of Reichers Spence, Spence & Associates, has concluded that the slope on the winery site is 39%. The county code would ordinarily require no building on a site with this grade; however, an exception applies under

1211 Division Street
Napa, California
94559-3398
Tel 707.252.9100
Fax 707.252.8516

1312 Oak Avenue
St. Helena, California
94574-1943
Tel 707.963.5202
Fax 707.963.4519

www.coombslaw.com

Mr. Chris Cahill
Page 2 of 2

circumstances such as these pursuant to the County Code. We will address the seven conditions set forth in the Code when we file the application with you today.

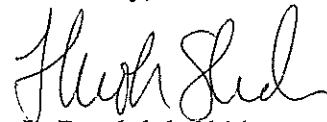
Third, Nathan Galambos's letter to our client in the spring of 2005 is included with the application in order to address our request for a road exception from the customary 20 foot width required by the county for a commercial driveway. You should also have in your file a list of trees along the full length of the driveway from Sage Canyon Road to the site, justifying the basis for our request for this exception.

Finally, you know, the City of Napa objected to our original application; however, we have previously filed with you a signed agreement our client has reached with the City, mitigating the City's grounds for objection.

Please contact me directly as comments from staff and other departments and/or the public are received.

Thank you for your cooperation.

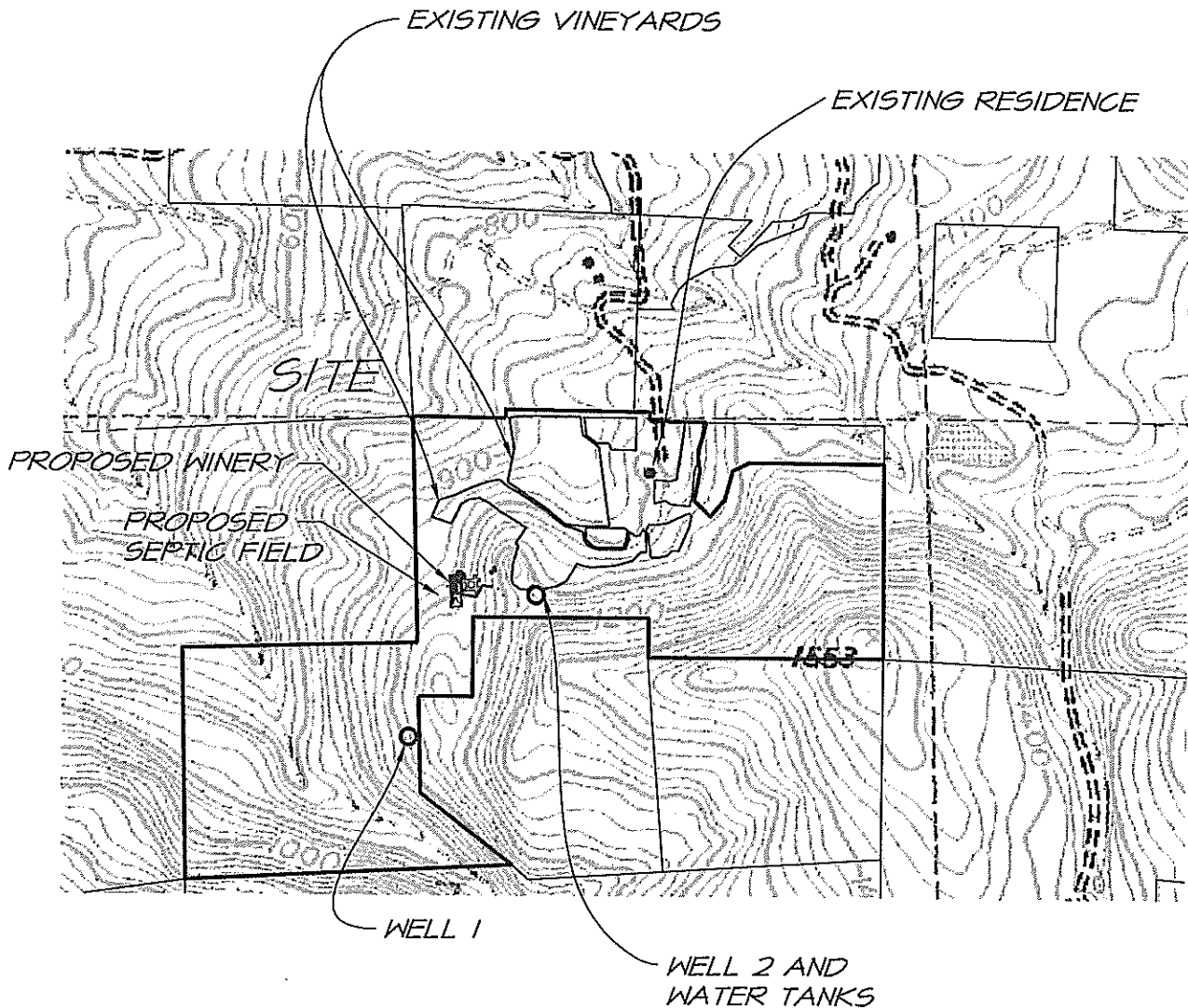
Sincerely,



L. Randolph Skidmore

kmm/lrs/20932-0004
cc: Manuel Pires
Tom Flaherty, Jesse Salmon

SAGE HILL WINERY, LLC
USGS - SITE MAP
NAPA COUNTY, CALIFORNIA
1" = 1000'



ALL LOCATION INFORMATION IS APPROX.
LAT. 38.478° N, LONG. 122.342° W

USGS YOUNTVILLE QUADRANGLE



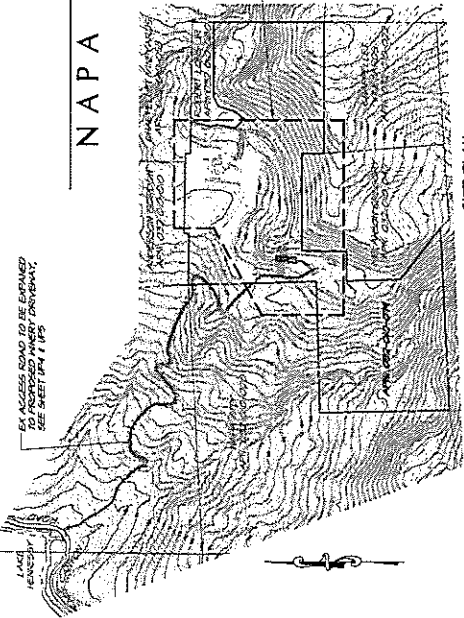
1541 Third Street
Napa, California 94559
FEB 7. 2008 11565 4106074.0 1

v 707.252.3301
f 707.252.4966

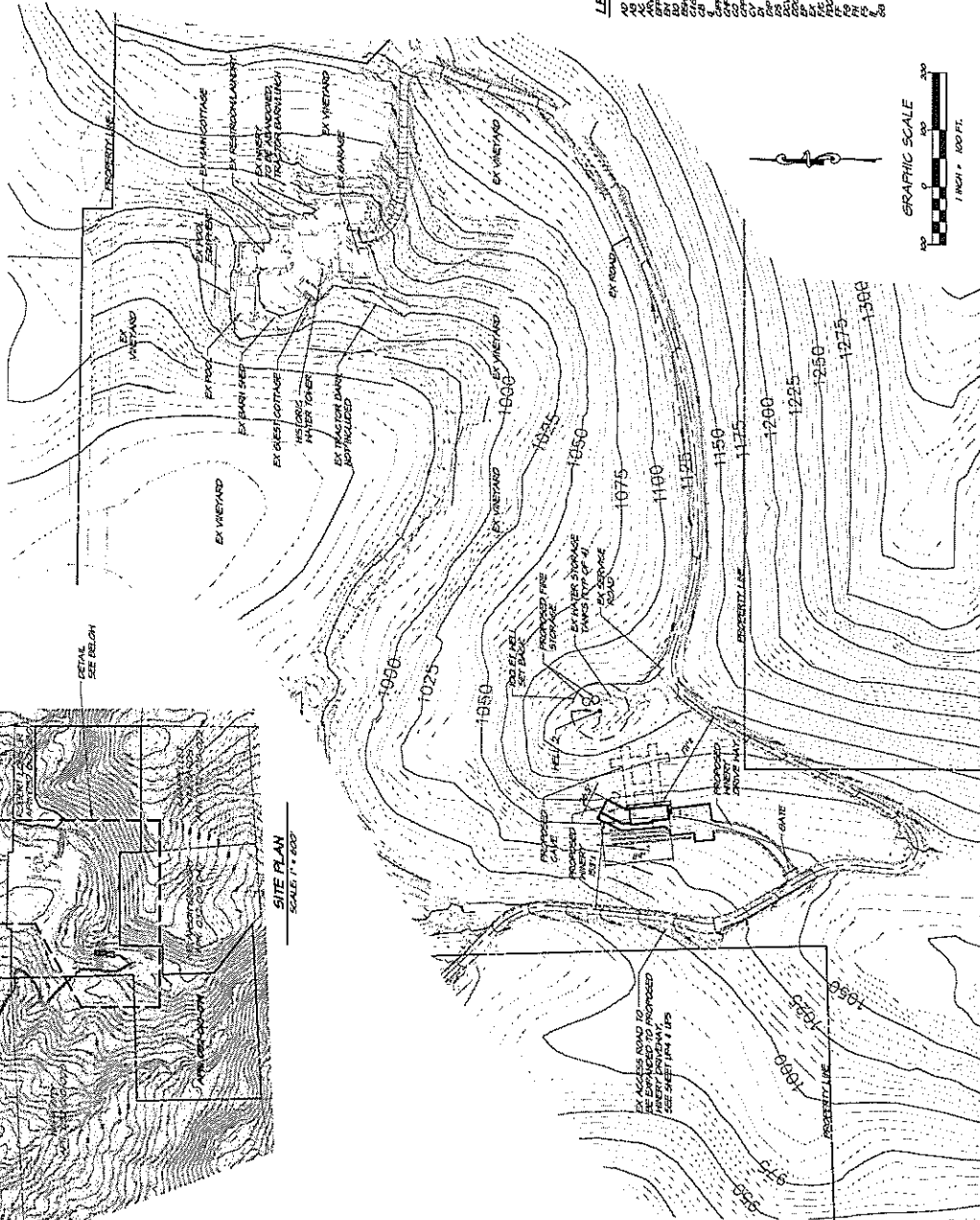
SAGE HILL VINEYARDS, LLC USE PERMIT

NAPA COUNTY CALIFORNIA

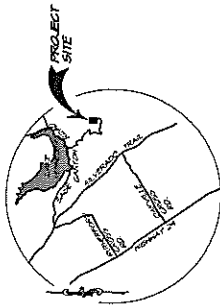
EX ACCESS ROAD TO BE BURNED
TO PROPOSED WINEY DRIVEWAY.
SEE SHEET 104 & 105



SITE PLAN
SCALE: 1" = 60'



SITE PLAN
SCALE: 1" = 60'



LOCATION MAP
NO SCALE

PROJECT INFORMATION

OWNER: HANKE PINE
GENERAL CONTRACTOR: HANKE PINE
DESIGNER: HANKE PINE
DATE: 10/20/2017
PROJECT: EX ACCESS ROAD TO BE BURNED
TO PROPOSED WINEY DRIVEWAY.
SEE SHEET 104 & 105

BASIS OF BEARINGS

ASSUMED BEARING FOR THE PROPOSED
WINEY DRIVEWAY IS 115° 40' 00".

SHEET INDEX

101 COVER SHEET
102 GRADING AND EROSION CONTROL
103 UTILITY PLAN
104 ACCESS ROAD
105 ACCESS ROAD

LEGEND

AD ADJACENT
AL ALIEN
AN ANCHOR
AP APPLICANT
AR ARROW
AS ASSESSOR
AT ATLAS
AV AVIATION
AW AWARE
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AZ AZURE
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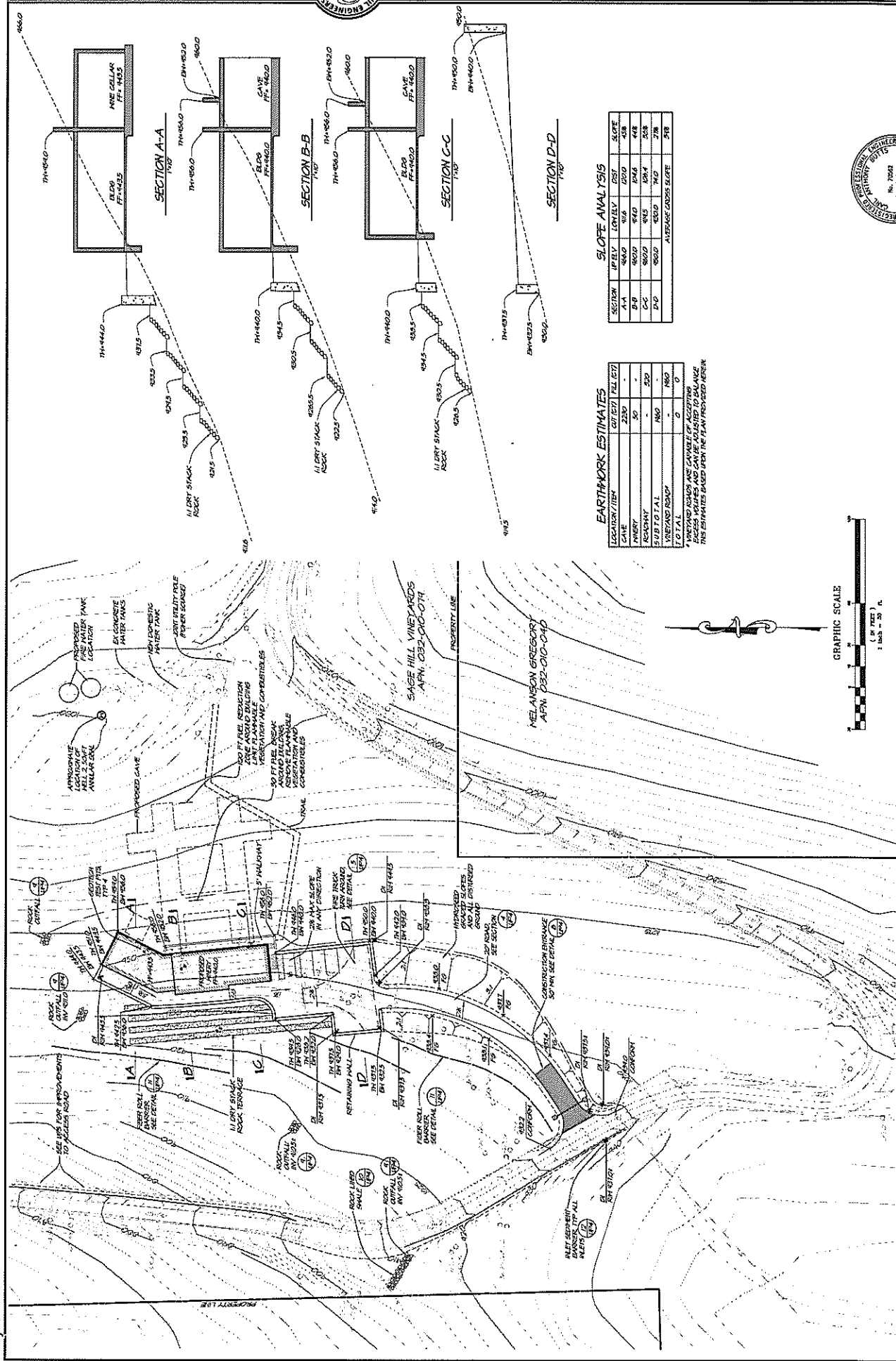
DATE: 10/20/2017
DRAWN: HANKE PINE
CHECKED: HANKE PINE
APPROVED: HANKE PINE

UP1
OF 3 SHEETS

SAGE HILL VINEYARDS, LLC
COVER SHEET
NAPA COUNTY
CALIFORNIA



NO.	DATE	REVISIONS
1	10/20/2017	ISSUED FOR PERMIT REVIEW
2	10/20/2017	ISSUED FOR PERMIT REVIEW
3	10/20/2017	ISSUED FOR PERMIT REVIEW
4	10/20/2017	ISSUED FOR PERMIT REVIEW
5	10/20/2017	ISSUED FOR PERMIT REVIEW
6	10/20/2017	ISSUED FOR PERMIT REVIEW
7	10/20/2017	ISSUED FOR PERMIT REVIEW
8	10/20/2017	ISSUED FOR PERMIT REVIEW
9	10/20/2017	ISSUED FOR PERMIT REVIEW
10	10/20/2017	ISSUED FOR PERMIT REVIEW

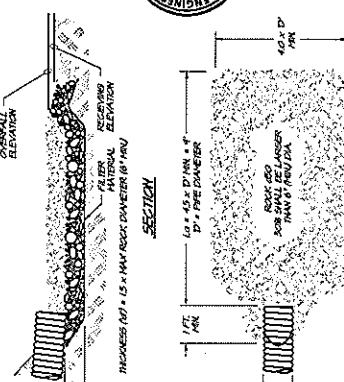
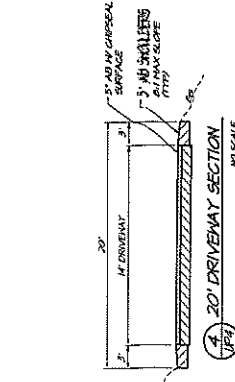


DATE	10/15/2017
DRAWN	JAS
CHECKED	JAS
DATE	10/15/2017
NO.	101732-1001
PROJECT	101732-1001
DESCRIPTION	101732-1001

RECHERS
CIVIL ENGINEERS
101732-1001

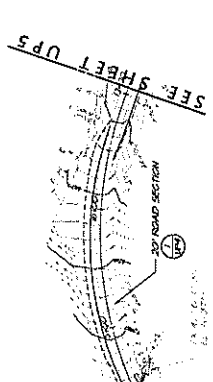
SAGE HILL VINEYARDS, LLC
ACCESS ROAD
NAPA COUNTY, CALIFORNIA

UP4
SHEET NO. 4 OF 3 SHEETS



PLAN
1. 1/4" = 10' LENGTH OF APPROX. DISTANCE 1/4" SHALL BE OF SUFFICIENT LENGTH TO DISPERSE ENERGY.
2. APPROX. SHALL BE SET AT A ZERO GRADE AND ALLOWED TO RISE.
3. FILTER MATERIAL SHALL BE SET AT A ZERO GRADE OR 8" THICK (8" H) GRADED GRAVEL.

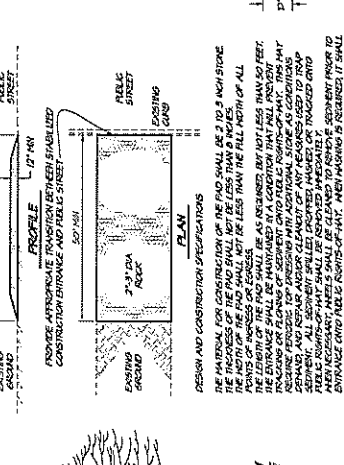
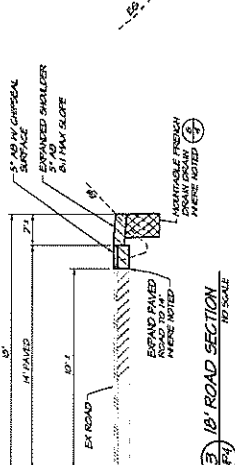
9. ROCK CUTFALL
NO SCALE



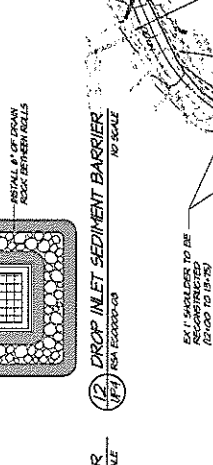
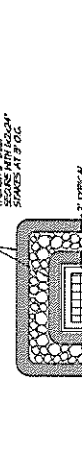
11. FIBER ROLL SEDIMENT BARRIER
NO SCALE

12. DROP INLET SEDIMENT BARRIER
NO SCALE

13. MOUNTABLE FRENCH DRAIN
NO SCALE



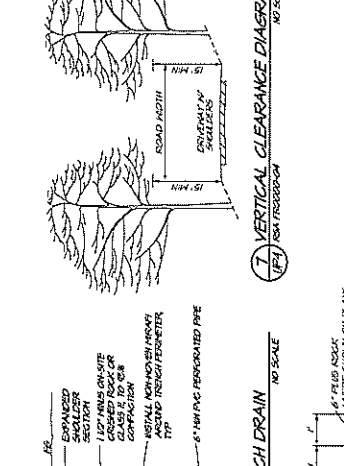
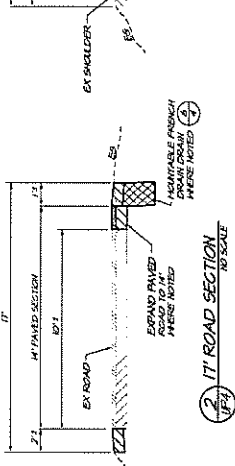
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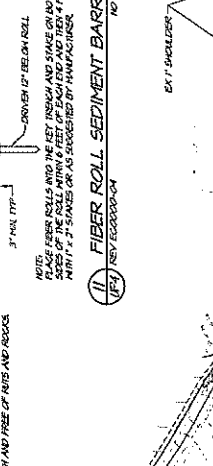
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20. DROP INLET SEDIMENT BARRIER
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21. MOUNTABLE FRENCH DRAIN
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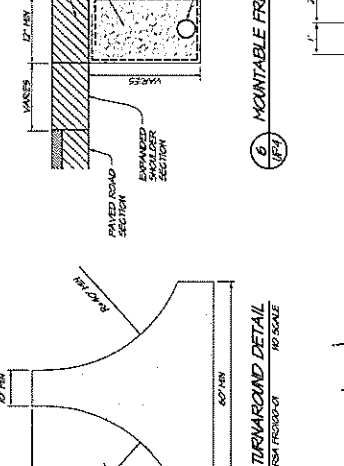
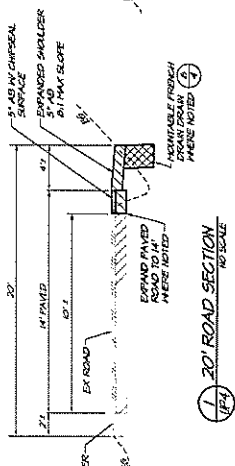
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NO SCALE



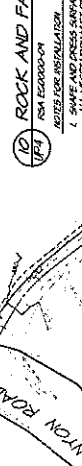
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NO SCALE

28. DROP INLET SEDIMENT BARRIER
NO SCALE

29. MOUNTABLE FRENCH DRAIN
NO SCALE



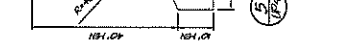
32. STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



35. FIBER ROLL SEDIMENT BARRIER
NO SCALE

36. DROP INLET SEDIMENT BARRIER
NO SCALE

37. MOUNTABLE FRENCH DRAIN
NO SCALE



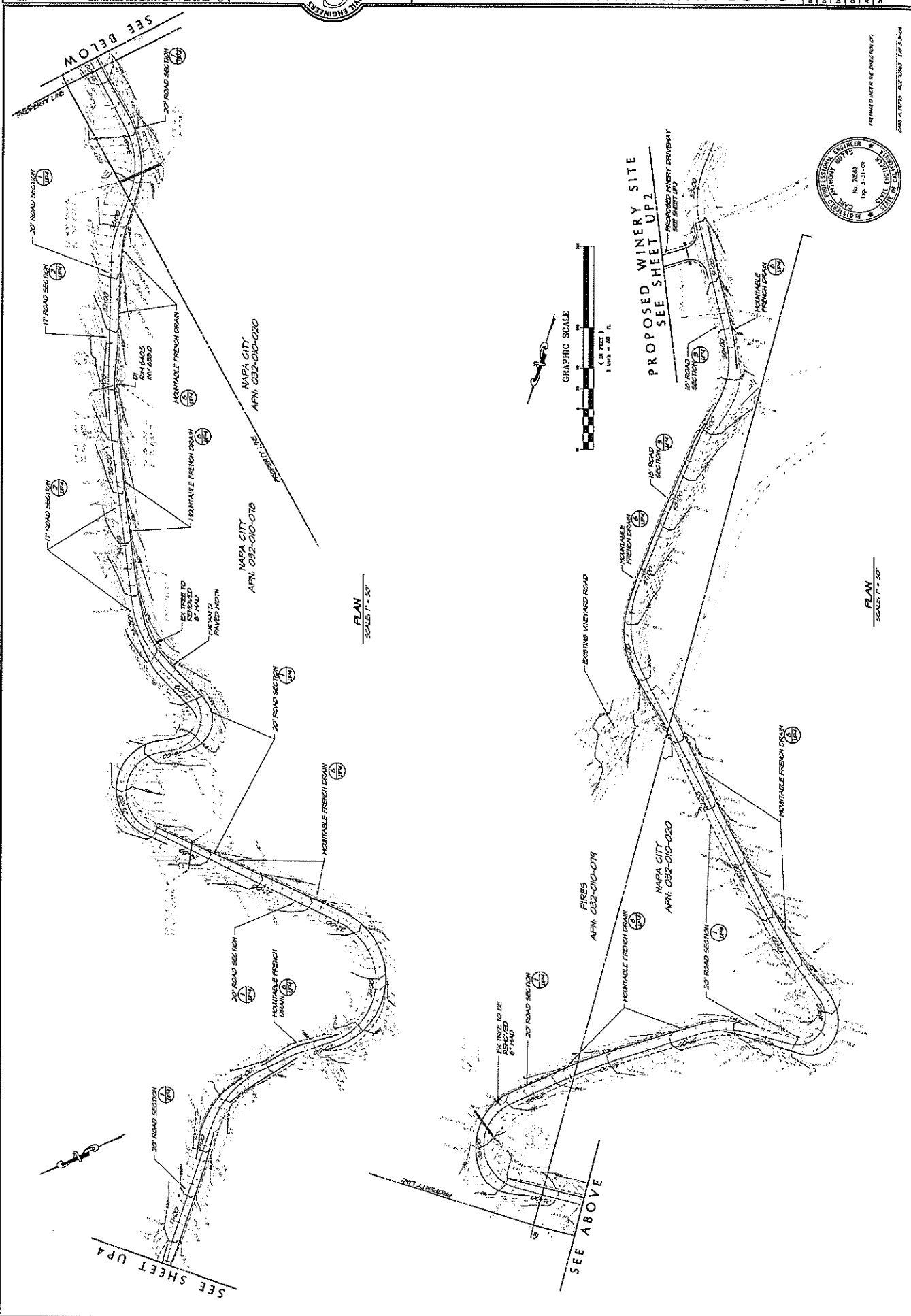
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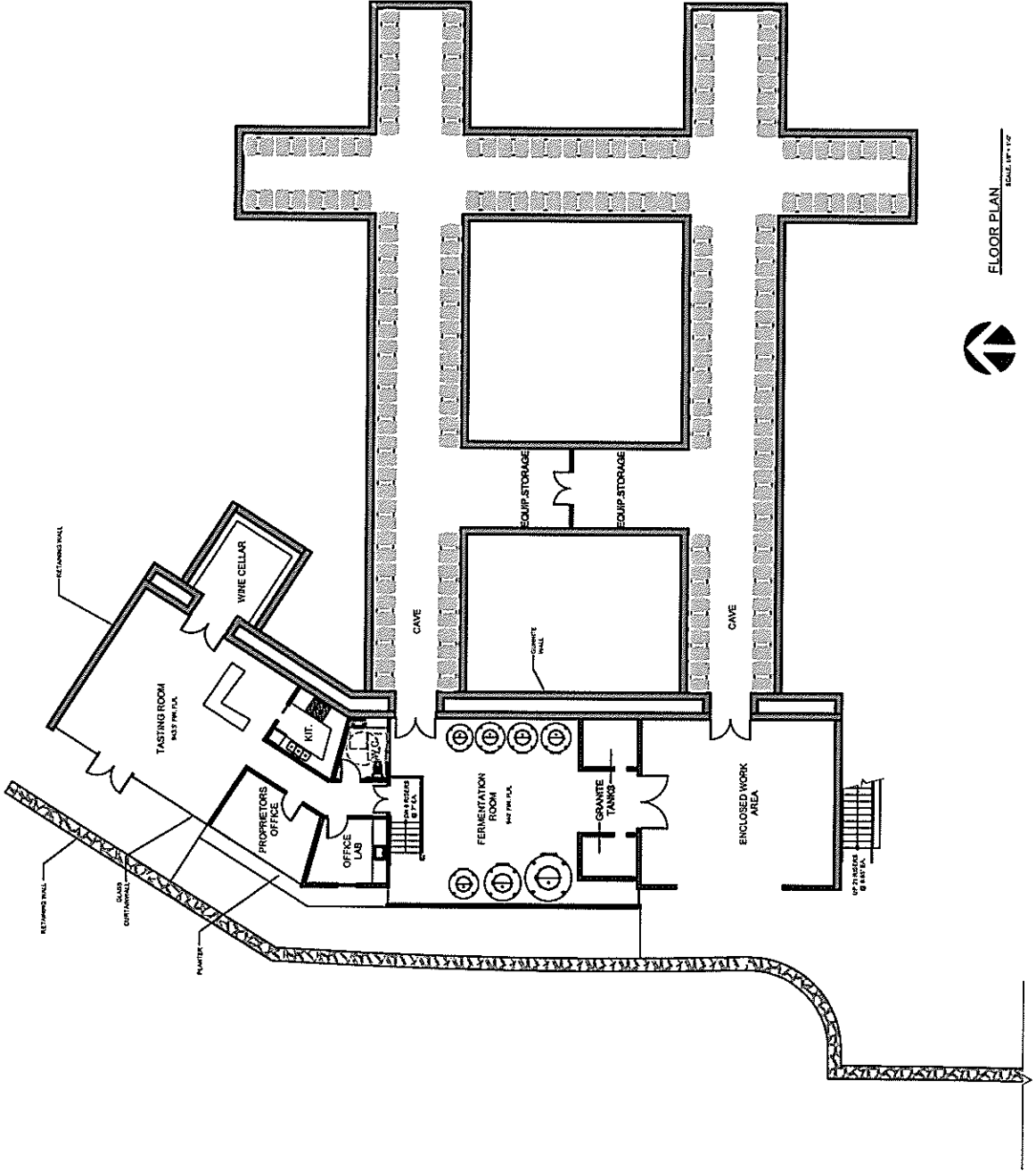


43. FIBER ROLL SEDIMENT BARRIER
NO SCALE

44. DROP INLET SEDIMENT BARRIER
NO SCALE

45. MOUNTABLE FRENCH DRAIN
NO SCALE





FLOOR PLAN
SCALE: 1/8" = 1'-0"

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KEY: 044

THOMAS P. J. ARCHITECTS, P.C. & P.L.L.C.
VALLEY ARCHITECTS
1401 RAILROAD AVENUE
SUITE 100
SAN FRANCISCO, CA 94103-74
415.774.1100
www.valleyarchitects.com

PROJECT

**SAGE HILL
VINEYARDS, LLC
WINERY**

1155 BLUE CANYON RD.
SANTA CLARA, CA 95050
408.253.2400
www.sagehillwinery.com

SHEET NO. 001

FLOOR PLAN

DATE	2/27/08
TYPE	TYPE
NO.	NO.

A2.1



413

DATE	2/07/08
CBL	
CONF	TPF

1505 SAGE CANYON RD.
ST. HELENA, CA 94574
APR 032-030-009

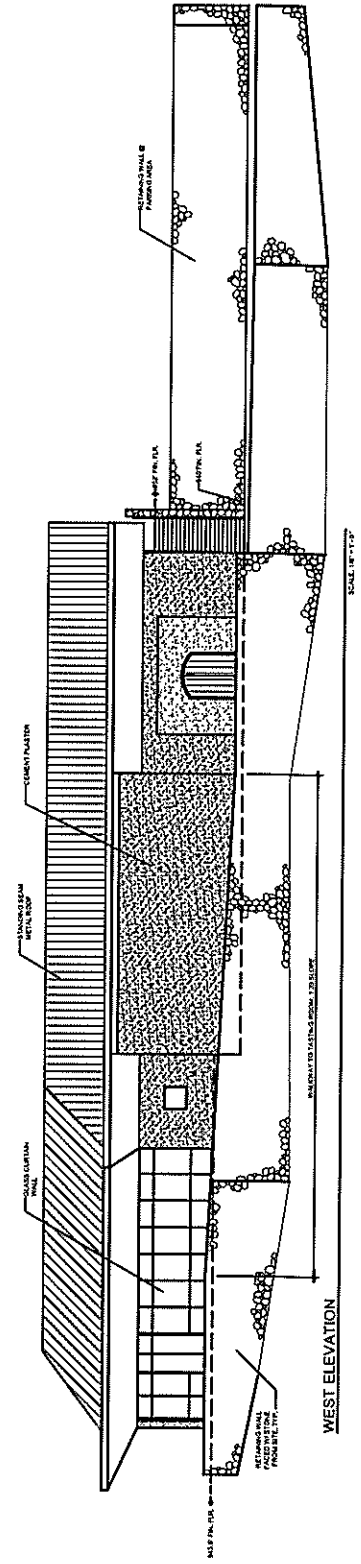
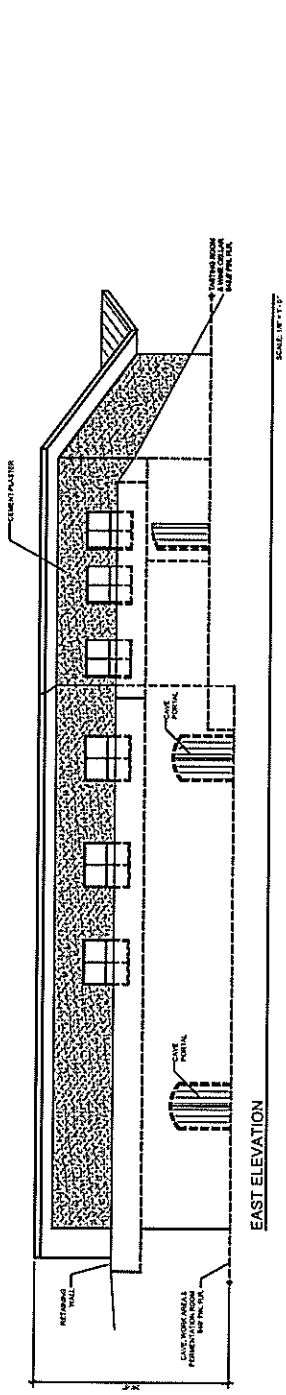
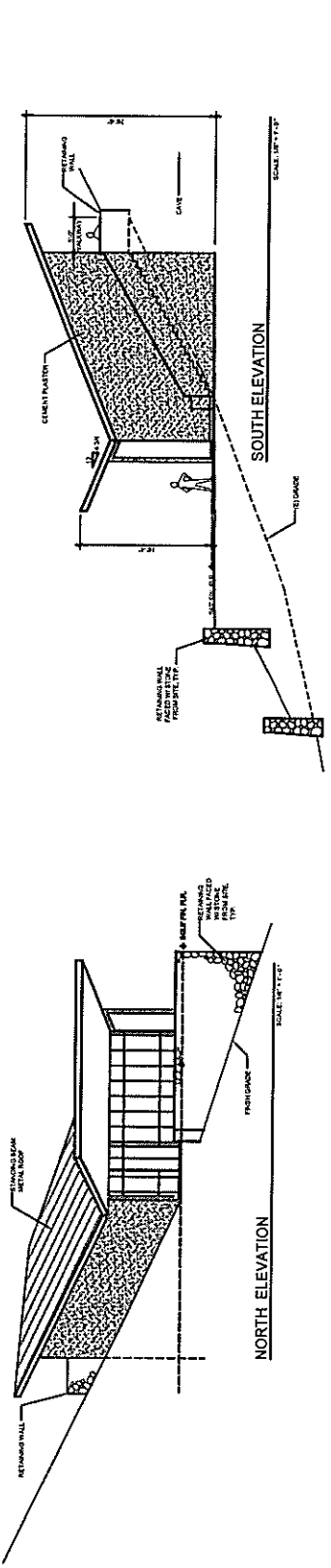
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VALLEY ARCHITECTS
1500 RAILROAD AVENUE
ST. HELENA, CA 94574
Tel 707/8331446 • Fax 707/943-8627
WWW.ValleyArchitects.com



THE DEPARTMENT OF THE ARMY, WASHINGTON, D. C. 20315-5000

NOTES



SAGE HILL VINEYARDS, LLC
TREE SUMMARY
NAPA COUNTY, CALIFORNIA



4106024.0
February 7, 2008

TREE COUNT ALONG ROAD

TREE [type]	NUMBER [no.]
Bay	6
Black Oak	2
Blue Oak	59
Buckeye	6
Douglas Fir	1
Live Oak	194
Madrone	63
Pine	1
White Oak	35
Total Trees	367

Trees counted include those within 20ft of the road.

ESTIMATED TREE IMPACT ALONG ROAD

Removal Total Trees	2
High Risk Total Trees	3

High risk trees are those in close proximity to the road that are intended to remain but may be impacted by grading.

ESTIMATED TREE REMOVAL AT WINERY SITE

SIZE [inch]	TREE [type]
18	Live Oak
8	Live Oak
12	Live Oak
8	Live Oak
10	Madrone
6	Madrone
10	Madrone
6	Madrone
Total Trees	8

The information provided here is based upon the topographic field work provided to RSA which included tree information. The impacts are based upon the Sage Hill Vineyards User Permit Plan Set revised 02/07/2008.

4106024.0

SAGE HILL VINEYARD



Legend

Sensitive Biotic Oak Woodland

- Calif Bay-Madrone-Coast Live Oak-(Black C
- Oregon White Oak Alliance
- Tanbark Oak Alliance
- Parcels
- Water Bodies
- American Canyon
- Calistoga
- County
- Napa
- St Helena
- Yountville
- County Boundary



County of Napa



Conservation, Development
& Planning

Planning General

Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet

Disclaimer: This map was prepared for
informational purpose only. No liability
is assumed for the accuracy of the
data delineated hereon.

0 270 540 1,080 1,620 2,160 Feet

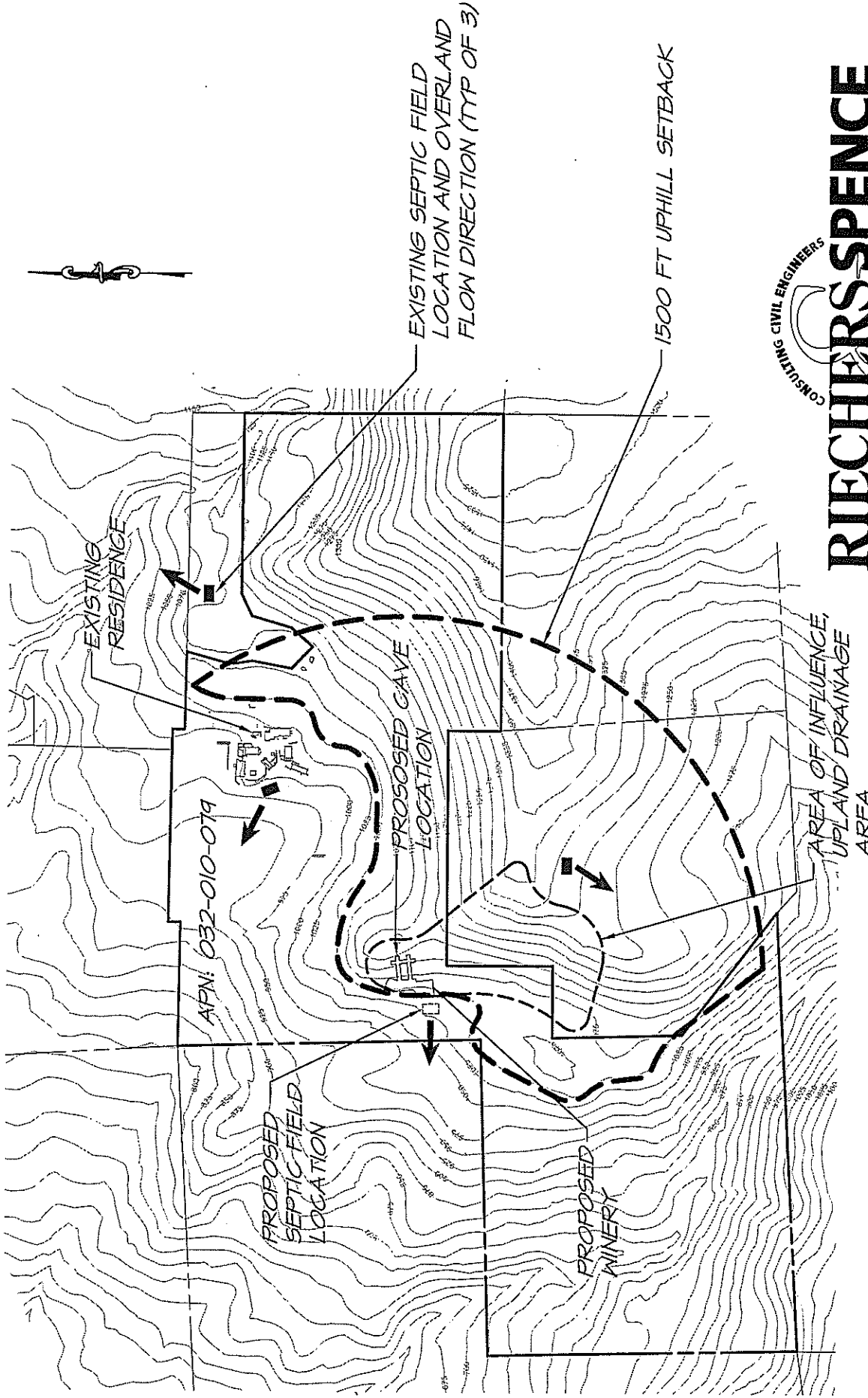
Created Date: 12/2/2002

Revised Date: 12/03/2007

SAGE HILL VINEYARDS, LLC

WINE CAVE EXHIBIT

NAPA COUNTY CALIFORNIA



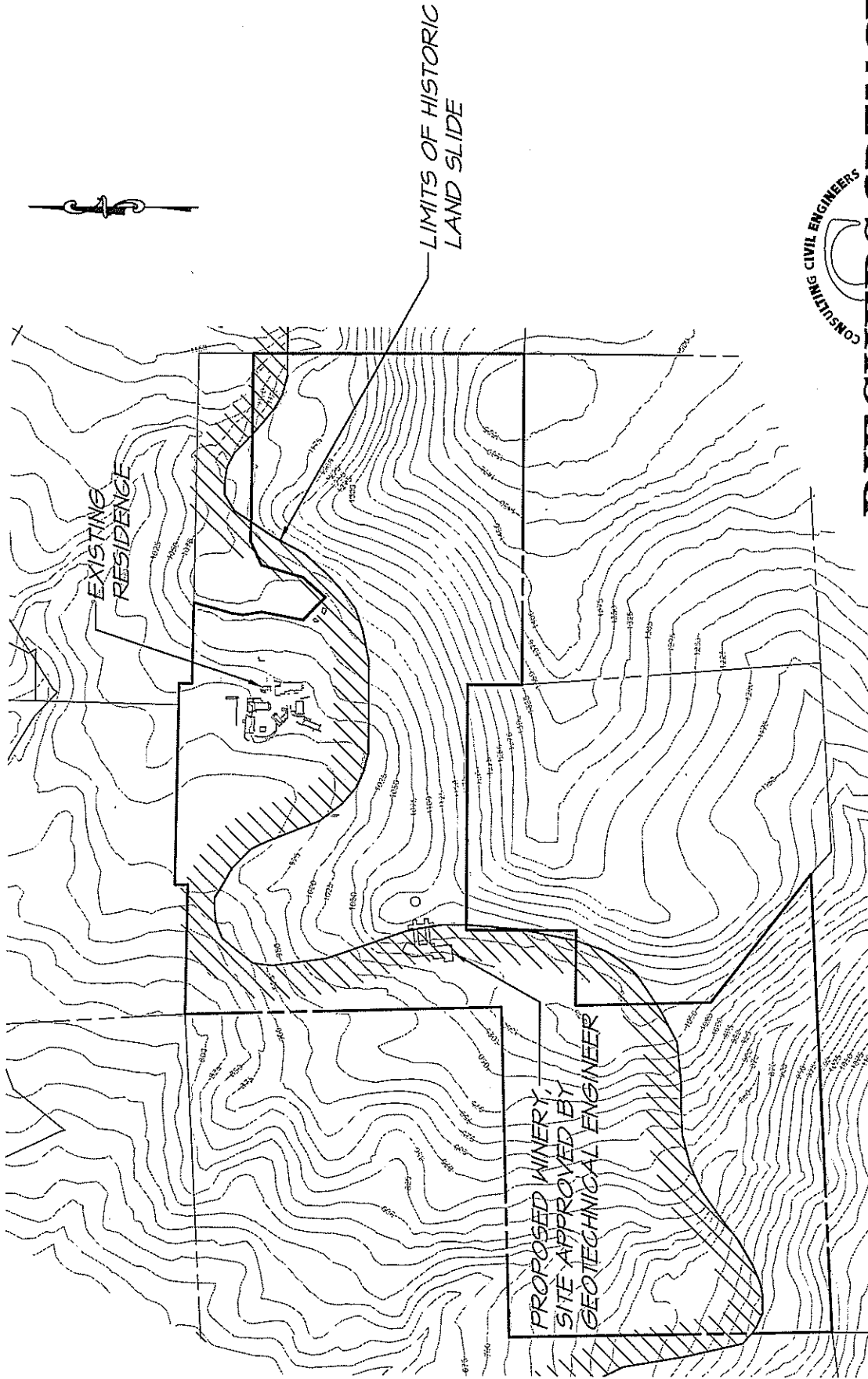
SITE PLAN
1" = 600'

CONSULTING CIVIL ENGINEERS
RIECHERS SPENCE
A S S O C I A T E S

PLANNERS & SURVEYORS
1541 Third Street
Napa, California 94559

v 707.252.3301
f 707.252.4966

SAGE HILL VINEYARDS, LLC
LANDSLIDE EXHIBIT
NAPA COUNTY CALIFORNIA



SITE PLAN
1" = 600'

CONSULTING CIVIL ENGINEERS
RIECHERS-SPENCE
A S S O C I A T E S

PLANNERS & SURVEYORS

1541 Third Street
Napa, California 94559
v 707.252.3301
f 707.252.4966

FEB 7, 2008

LANDSLIDE_EXHIBIT.dwg

4106024.0 SHEET 1 OF 1



CONDOR EARTH TECHNOLOGIES INC
21663 Brian Lane • P.O. Box 3905
Sonora CA 95370
Phone 209.532.0361
FAX 209.532.0773
www.condorearth.com

Condor Project No. 4986

December 4, 2007

Manuel Pires
c/o L. Randolph Skidmore
Coombs & Dunlap, LLP
1211 Division Street
Napa, CA 94559

Subject: Sage Hill Vineyard Proposed Winery and Wine Cave Site

Dear Mr. Pires:


Subsurface conditions exposed in the test pits at your proposed winery site on the west side of the spur ridge indicate the site should be geotechnically suitable for the proposed winery and wine cave. The proposed site (see Figure 1) lies within about 150 feet of your ridgetop water tanks. Three test pits were excavated on Tuesday, November 20, 2007, along the upslope edge of the mid-slope clearing. These test pits encountered highly fractured, but apparently in-place, andesitic bedrock underlying a mantle of colluvial soils. A fourth test pit excavated lower on the slope encountered only colluvial soils within the 8-foot depth of exploration. No evidence of past landslide movement (e.g., shears, off-sets, slickensides) was identified in any of the test pits. Judging from our field reconnaissance, review of aerial photographs, and subsurface exploration, we consider this site to be geotechnically suitable for the proposed winery and wine cave. As we discussed in the field last week, the geotechnical conditions at the current winery site may be even more favorable immediately upslope of the clearing and, perhaps, immediately northward of our exploratory test pits.

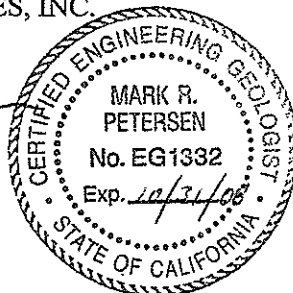
A previously proposed site on the north slope of the spur ridge was investigated by Condor in October 2007 and found to be underlain by landslide deposits and, consequently, is not considered a suitable site for either the winery or wine cave. The estimated limits of the landslide deposits encountered at the north slope of the spur ridge are shown on Figure 1. The areas both north and east of the spur ridge (including the originally proposed winery site near the house) have been mapped as landslide deposits by others (see Figure 1) and use of these areas for a winery site is not presently considered geotechnically feasible.

Should you have any questions or comments, please contact me at 209.532.0361.

Respectfully submitted,

CONDOR EARTH TECHNOLOGIES, INC.


Mark Petersen, CEG No.1332
Certified Engineering Geologist



Attachment: Figure 1

RECEIVED

FEB 25 2008 FILE # 107-00348



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4416

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

POB-00080

**APPLICATION FOR USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS**

FOR OFFICE USE ONLY

ZONING DISTRICT: AW

Date Submitted: 2-25-08

REQUEST: CONSERVATION REGULATIONS USE
PERMIT EXCEPTION TO ALLOW
CONSTRUCTION OF A WINERY ON
SLOPES IN EXCESS OF 30%

Date Complete: _____

Date Published: _____

ZA CDPC BS APPEAL

Hearing _____

Action _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Sage Hill Vineyards, LLC

Telephone #: (707) 264-4949 Fax #: (203) 206-6191 E-Mail: manuel@morsewatchman.com

Mailing Address: 214 Hogs Back Road, Oxford, CT 06478
No. Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Same

Telephone #: () - Fax #: () - E-Mail: _____

Mailing Address: _____
No. Street City State Zip

Site Address/Location: _____
No. Street City State Zip

Assessor's Parcel #: 032-010-029 Existing Parcel Size: 1.15±

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Applicant 2-12-08
Sage Hill Vineyards, LLC
By: MANUEL PIRES, Manager
Print Name

Signature of Property Owner 2-19-08
Sage Hill Vineyards, LLC
By: MANUEL PIRES, Manager
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Total Estimated Fee: \$ WILL BE BILLED AS TIME & MATERIAL UNDER UP (107-00348) APP. Receipt No. _____ Received by: _____ Date: _____

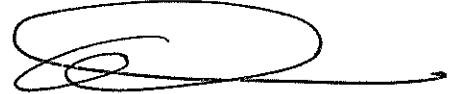
*Total Fees will be based on actual time and materials

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.



Applicant

Property Owner (if other than Applicant)

2-19-08

Date

Project Identification

SUPPLEMENTAL APPLICATION FORM
USE PERMIT EXCEPTION TO CONSERVATION REGULATION

1. Please explain the reason for the exception request.

County Code Section 18.108.060 provides that no building may occur on sites having a slope of more than 30% unless an exception applies under Section 18.108.040. The reason for the request is that the proposed site is the only viable site from a geotechnical perspective. The site has a slope of 39%; however, it sits on a rocky outcropping. According to Condor Earth Technologies and Mark Petersen, it is the only site existing outside of an ancient landslide area which covers most of the parcel.

2. Are there any alternatives to the project which would not require an exception? Please explain.

There are no alternatives to the project which would not require an exception because the alternatives all exist within the landslide area.

Condor dug a number of test pits on the property before selecting the proposed site and none of them were viable from a geotechnical perspective. See the report of Condor Earth Technologies and Mark Petersen.

3. Describe how the project can meet the findings described in Section 18.104.040 A (structural or road project), or Section 18.108.040B (agricultural project).

Section 18.108.040.A. Structural/road development projects

- a. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading:

The proposed structure, retaining walls, and driveway are designed to follow the natural contour of the hillside. The use of native rock for the retaining wall will reduce the visual impact.

- b. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project, including the following elements:

- i. Multiple-floor levels which follow existing, natural slopes;
- ii. Foundation types such as poles, piles, or stepping level which minimize cut and fill and the need for retaining walls;
- iii. Fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

The proposed structure is stepped into the existing hillside, with multiple levels utilized for wine making. Native stone retaining walls will be used to break grade changes into small scale steps. The exterior materials will be stone, glass, plaster and metal (copper or steel). The whole project is designed to blend with the existing hillside.

- c. The development project minimizes removal of existing vegetation , incorporates existing vegetation into final design plans, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

A landscape plan is being proposed that will demonstrate the project's intent to incorporate the surrounding native plant species and features.

4. Adequate fire safety measures have been incorporated into the design of the proposed development.

The project will comply with Napa County Ordinance Chapter 15.37750, Defensible Space for Structures and Roads. The appropriate maintenance of the 30 foot fuel break, flammable vegetation and combustible material, and the 100 foot fuel reduction zone.

5. Disturbance to streams and watercourses shall be minimized, and setbacks shall be retained as specified in Section 18.108.025.

The project is not located within the vicinity of any streams or water courses.

6. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

A review of Napa County's sensitive biotic overlays indicate that the site location is outside of any sensitive areas.

Section 18.108.040.B. Agricultural projects, or Agricultural roads as defined by Napa County Department of Public Works:

7. The erosion rate that results two years from the completion of the proposed agricultural development does not exceed the soil tolerance factor approved by the Natural Resource Conservation Service for the soil type, topography and climatic conditions in which the project is located; (Please attach a copy of the USLE worksheet used to determine the erosion rate).

8. Impacts on streams and watercourses are minimized, and adequate setbacks along these drainageways are or will be maintained.

9. The project does not adversely impact sensitive, rare, threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.