



FILE# POE-00564-MOD

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

**APPLICATION FORM**

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: 10/2/08

TYPE OF APPLICATION: major mod Date Complete: \_\_\_\_\_

REQUEST: to construct a 34,574 sq ft Date Published: \_\_\_\_\_

production building, increase production  
+ remove custom crush + alternating  
propietors

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

PROJECT NAME: Laird Family Estate Winery Use Permit Modification

Assessor's Parcel #: 035-031-031 Existing Parcel Size: 40 acres

Site Address/Location: 5055 Solano Avenue Napa CA 94558  
No Street City State Zip

Property Owner's Name: Laird Family Estate, LLC

Mailing Address: 5055 Solano Avenue Napa CA 94558  
No Street City State Zip

Telephone #: (707) 257-0360 Fax#: (707) 224-7249 E-Mail: \_\_\_\_\_

Applicant's Name: Laird Family Estate, LLC

Mailing Address: 5055 Solano Avenue Napa CA 94558  
No Street City State Zip

Telephone #: (707) 257-0360 Fax#: (707) 224-7249 E-Mail: \_\_\_\_\_

Status of Applicant's Interest in Property: Owner

Representative Name: Michael Maher, Dickenson, Peatman & Fogarty

Mailing Address: 809 Coombs Street Napa CA 94559  
No Street City State Zip

Telephone #: (707) 252-7122 Fax#: (707) 255-6876 E-Mail: mmaher@dpf-law.com

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 with reasonable prior notice the right of access to the property involved.

Kenneth E. Laird 7/10/07  
Signature of Property Owner Date

Kenneth E. LAIRD  
Print Name

Kenneth E. Laird 7/30  
Signature of Applicant Date

Kenneth E. LAIRD  
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\*Application Fee Deposit: NA Per INED Receipt No. \_\_\_\_\_ Received by: TA Date: 10/2/08

\*Total Fees will be based on actual time and materials

**PROJECT STATEMENT  
USE PERMIT MODIFICATION  
LAIRD FAMILY ESTATE WINERY**

**APPLICANT AND PROPERTY OWNER:**

Laird Family Estate  
5055 Solano Avenue  
Napa, California 94558

**REPRESENTATIVE:**

Mike Witek  
809 Coombs Street  
Napa, California 94559  
252-7122

**LOCATION**

5055 Solano Avenue AP# 035-031-031

**PRIOR USE PERMITS**

8/20/1998    #97526-UP	Use Permit to establish a new $\pm$ 64,000 square foot winery with a production capacity of 450,000 gallons (300,000 gallon maximum fermentation).
1/17/2001   #99506-UP	Use Permit modification to allow a new $\pm$ 23,000 square foot barrel storage warehouse, an increase production capacity from 450,000 gallons to 650,00 gallons and an increase in the number of employees.
3/5/2008    #07-00587	Use Permit modification to increase production to 900,000 gallons per year and allow construction of a 30,000 square foot production building and related improvements. (to be superseded by current modification request)

**Procedural History**

On March 5, 2008, the Planning Commission approved Use Permit Modification Number #07-00587, authorizing an increase in production, construction of an additional production building and other related improvements. To resolve a dispute regarding notice given for the March 5 approval, the Applicant has voluntarily agreed to re-submit this matter to the Planning Commission. The proposal is almost identical to the one previously approved by the Commission. The only change is to the size of the proposed production building. The previously approved building was 100 feet wide and 300 feet long (30,000 square feet). The current application seeks approval for a building that is 125 feet wide and 300 feet long, with a finished floor space of approximately 34,574 square feet. If the current proposal is approved by the Planning Commission, and the conditions of approval are acceptable to the Applicant, the Applicant will also request that the Planning Commission rescind the March 5, 2008 approval.

## **PROJECT SUMMARY**

This project is to construct a new 34,574 square foot production building, increase production from 650,000 gallons to 900,000 gallons per year and remove the existing use permit provisions relating to custom crush and alternating proprietors to be consistent with current County policy.

The winery site is located on a county road with access to Highway 29 at an intersection that is in the process of being signalized. The new building will not require any grading on hillsides or removal of native vegetation. The new building will be located behind the existing winery. The new building will have a roof pitch and similar building materials to compliment the existing building.

## **WASTEWATER TREATMENT AND DISPOSAL**

An analysis prepared by Napa Valley Vineyard Engineering is included with this application. The analysis shows that the existing pond system was designed with adequate capacity to handle the additional process wastewater.

## **WATER ANALYSIS**

A water analysis has been prepared by Napa Valley Vineyard Engineering. The conclusion of the analysis is that there is adequate water available and that the winery will not adversely impact water availability in the area. The amount of water used is within the thresholds of acceptable use established by the County.

## **EMPLOYEES/PARKING**

This project does not propose any increase in the number of employees coming to the site. The prior use permit authorized a total of 30 Alternating Proprietors and Custom Crush clients at the winery in addition to the two primary winery operators. It was anticipated that there would be overlapping employee use for all of the operations as well as numerous trips by various winemakers. The winery is authorized a total of 47 employees, consisting of 30 daily full and part time employees and 17 during crush. Based on varying schedules of employees and custom clients, the permit authorized 31 parking spaces devoted to employee use and 19 spaces for visitors.

## **TRAFFIC**

This project does not propose any increase in marketing activities or the number of visitors to the winery. The increased production will result in an average of 20 additional deliveries per week during crush and will not be noticeable from existing traffic. The winery is located on a county maintained frontage road with unobstructed visibility in both directions. Access to Highway 29 is  $\pm$  500 feet away at a fully signalized intersection and 4 travel lanes. The minor amount of increased truck deliveries will not reduce the level of service on any nearby road or intersection.

## INFORMATION SHEET

### I. USE

- A. Description of Proposed Use (including where appropriate product/service provided):  
See attached project statement
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify) \_\_\_\_\_
- C. Estimated Completion Dated for Each Phase: Phase 1: 2009 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: \_\_\_\_\_  
none
- F. Additional Licenses/Approval Required:
- District: none Regional: none
- State: ABC (existing license) Federal: TTB (existing)

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

- A. Floor Area /Impervious area of Project (in square ft): 35,739  
Proposed total floor area on site: 122,220  
Total development area (building, impervious, leach field, driveway, etc..) ± 260,000
- existing structures or  
portions thereof to be  
utilized: 86,481
- existing structures or  
portions thereof to be  
moved: 0
- B. Floor Area Devoted to each separate use (in square ft):
- living: 0 storage/warehouse: 116,554 offices: 2,656  
sales: 476 caves: 0  
other ( kitchen, misc ): 1,369 septic/leach field: \_\_\_\_\_  
roads/driveways: \_\_\_\_\_
- C. Maximum building Height: existing structures: '34 new construction: 34'
- D. Type of New Construction (e.g.), wood-frame): pre-engineered metal
- E. Height of Crane necessary for construction of new buildings (*airport environs*): n/a
- F. Type of Exterior Night Lighting Proposed: existing/new down lighting
- 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)

### III. PARKING

	<u>Existing</u>	<u>Proposed</u>
A. Total On-Site Parking Spaces:	<u>50</u>	<u>50</u>
B. Customer Parking Spaces:	<u>19</u>	<u>19</u>
C. Employee Parking Spaces:	<u>31</u>	<u>31</u>
D. Loading Areas:	<u>2</u>	<u>3</u>