

**USE PERMIT MODIFICATION
and
TENTATIVE PARCEL MAP
SUSCOL CREEK WINERY
APPLICATION PROPOSAL STATEMENT**

APPLICANT:

Suscol Creek Winery
c/o Michael Fennell
P. O. Box 3399
Napa CA 94558
477-5769

REPRESENTATIVE:

Tom Carey, Dickenson, Peatman & Fogarty
809 Coombs Street
Napa CA 94559
252-7122

APN: 057-170-180

ACREAGE: 10.32 acres

ZONING DESIGNATION GI:AC, General Industrial, Airport Compatibility

LOCATION: Soscol Ferry Road, Napa CA 94558

DESCRIPTION OF REQUEST

This project proposes to modify use permit #P065-0434-UP to increase the approved production capacity of 200,000 gallons per year to 600,000 gallons per year. The anticipated number of full time employees will increase from 13 to 25, and seasonal employees will increase from 8 to 10. The Airport Land Use Compatibility analysis previously prepared for this project shows that the maximum number of persons allowed in buildings in this zone is 100. This project remains far below the ALUP threshold. The main winery building will have \pm 66,338 square feet of interior space, including the mechanical room and interior hallways. A separate 5,000 square foot building described below will hold another winery unit. The project includes covered loading and work areas as show on the plans.

This project also proposes to subdivide the approved main winery building into 17 airspace condominium units devoted to winery spaces, one common tasting room with a kitchen available for caterers, one common administrative office and two additional condominium units, (1) one in the separate \pm 5,000 square foot office/winery building and (2) one comprising the wastewater sprayfield. The remaining developed property area comprising driveways, parking areas, landscaping, hallways and the wastewater system would all be common area. New owners may purchase one or more of the units for individual winery operations and licensing. The individual units will share and maintain the common tasting room and other facilities such as the parking lot, driveways, landscaping and wastewater and water facilities. CC&Rs will be recorded with provisions guaranteeing access and use by all owners of the common facilities. Individual owners may install interior improvements such as restrooms, office space, store rooms and labs.

Depending on the needs of the owners, one of the condominium units may be developed as a common area and may consist of administrative office(s), break room, restrooms and winery lab.

The wastewater treatment system is designed to accommodate the increased wastewater from both process and domestic sources. The project proposes to develop a detached “demonstration winery” in the ±5,000 square foot building to provide a model for prospective future purchasers of the condominium wineries. The demonstration winery will have a maximum production capacity of 12,000 gallons per year and will not necessitate the installation of the package wastewater treatment plant needed for the main winery. The demonstration winery is proposed to be served with a standard septic system, and will be connected to the package treatment plant when that is installed. This property is not currently able to connect to a public water system so groundwater is proposed to be used for winery process and domestic purposes. A Phase 1 water analysis has been prepared that demonstrates that the anticipated water use will fall within established County thresholds. Should water become available from the City of Napa in the future, the buildings may be connected to the system for domestic and fire protection purposes.

No changes to hours of operation are proposed. A small increase in visitation is proposed to accommodate the multiple tenants. Average weekly visitation would increase from 70 to 100 persons with the maximum on any given day increasing from 20 to 25 persons. A Phase One Water Analysis has been prepared by Bartelt Engineering demonstrating that the groundwater use from the increased production will remain below the established fair-share threshold.

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

APPLICATION FOR TENTATIVE PARCEL MAP OR TENTATIVE SUBDIVISION MAP
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY

GENERAL PLAN/SPECIFIC PLAN DESIGNATION _____

ZONING DISTRICT GI: AC

File No: P09 00100

REQUEST Request to divide property

Date Complete: _____

Structure into condominium

Date Published: _____

units.

ZA CDPC BS APPEAL

Hearing _____

Action _____

To Be Completed By Applicant (Please Print or Type)

Applicant's Name: Michael L. Fennell

Telephone #: (707) 477-5769 Fax#: (707) 255-3816 E-Mail: Fennell-dev@comcast.net

Mailing Address: P. O. Box 3399 Napa CA 94558
No Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Fennell & McDevitt

Representative: Tom Carey

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

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

Site Address/Location: Suscol Ferry Road Napa CA 94558
No Street City State Zip

Assessor's Parcel #: 057-170-018 Existing Parcel Size(s): 10.32 acres

Purpose for Division: Create 18 separate airspace condominium parcels

Vesting Map? Yes X No

I certify that the above statements are correct and that the information on the accompanying Parcel/Subdivision Map is accurate. 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.

Michael L. Fennell 2 MAR 09
Signature of Applicant Date

Michael L. Fennell 2 MAR 09
Signature of Property Owner Date

MICHAEL L. FENNEL
PRINT NAME

MICHAEL L. FENNEL
PRINT NAME

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Application Fee Deposit \$ all fees

Receipt No. under the P09 00101

Received by: _____

Date: _____

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

ZONING DISTRICT: GLAC Date Submitted: 3-2-09
TYPE OF APPLICATION: Use Permit Modification Date Complete: _____
REQUEST: to increase production from Date Published: _____
200,000 gal per yr. to 600,000 gal per yr.

Michael L Fennell 2 MAR 09
 Signature of Property Owner Date

MICHAEL L. FENNELL
 Print Name

Michael L Fennell 2 MAR 09
 Signature of Applicant Date

MICHAEL L. FENNELL
 Print Name

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

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (including where appropriate product/service provided):
to increase allowable production from 200,000 gallons per year to 600,000 gallons per year
and divide the property into separate condominium units
- B. Project Phases: ☐ one ☐ two ☐ more than two (please specify) n/a
- C. Estimated Completion Dated for Each Phase: Phase 1: n/a Phase 2: n/a
- 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: none
- District: none Regional: none
- State: none Federal: none

II. BUILDINGS

- A. Floor Area/impervious area of Project (in square ft): no change
Proposed total floor area on site: no change
Total development area (building, impervious, leach field, driveway, etc.) no change
New construction: none
existing structures or portions thereof to be utilized: 0
existing structures or portions thereof to be moved: 0
- B. Floor Area Devoted to each separate use (in square ft):
living: n/a storage/warehouse: n/a offices: n/a
sales: n/a caves: n/a
other: n/a septic/leach field: n/a
roads/driveways: n/a
- C. Maximum building Height: existing structures: n/a new construction: n/a
- D. Type of New Construction (e.g., wood-frame): concrete, metal roof
- E. Height of Crane necessary for construction of new buildings (airport environs): n/a
- F. Type of Exterior Night Lighting Proposed: n/a
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes ☐ No ☒

III.

- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):
- | | Existing
(Approved) | Proposed |
|----------------------------------|------------------------|------------------|
| A. Total On-Site Parking Spaces: | <u>36</u> | <u>53</u> |
| B. Customer Parking Spaces: | <u>15</u> | <u>no change</u> |
| C. Employee Parking Spaces: | <u>21</u> | <u>38</u> |
| D. Loading Areas: | <u>3</u> | <u>no change</u> |

IV.

TYPICAL OPERATION

	Existing (Approved)	Proposed
A. Days of Operation:	<u>7</u>	<u>no change</u>
B. Expected Hours of Operation:	<u>7-9</u>	<u>no change</u>
C. Anticipated Number of Shifts:	<u>1</u>	<u>no change</u>
D. Expected Number of Full-Time Employees/Shift:	<u>16</u>	<u>25</u>
E. Expected Number of Part-Time Employees/Shift:	<u>5</u>	<u>10</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>20</u>	<u>25</u>
• average/week:	<u>70</u>	<u>100</u>
G. Expected Number of Deliveries/Pickups		
• busiest day:	<u>10</u>	<u>no change</u>
• average/week:	<u>8</u>	<u>no change</u>

V.

SUPPLEMENTAL INFORMATION FOR SELECTED USES

A.	Commercial Meeting Facilities Food Serving Facilities	n/a	
	• restaurant/deli seating capacity:	<u> </u>	
	• bar seating capacity:	<u> </u>	
	• public meeting room seating capacity:	<u> </u>	
	• assembly capacity:	<u> </u>	
B.	Residential Care Facilities (6 or more residents): Day Care Centers	Existing	Proposed
	• type of care:	<u>n/a</u>	<u> </u>
	• total number of guests/children:	<u> </u>	<u> </u>
	• total number of bedrooms:	<u> </u>	<u> </u>
	• distance to nearest existing/approved: facility/center:	<u> </u>	<u> </u>

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (e.g., spring, well mutual water company, city, district, etc.)	<u>well</u>	<u>City</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 <u>X</u>
C. Current Water Use (in gallons/day): Current water source:	<u>n/a</u> <u>n/a</u>	<u>n/a</u>
D. Anticipated Future Water Demand (in gallons/day)	<u>8400</u>	<u>n/a</u>
E. Water Availability (in gallons/minute):	<u>160</u>	<u>n/a</u>
F. Capacity of Water Storage System (gallons):	<u>10,000</u>	<u>n/a</u>
G. Nature of Storage Facility (e.g. tank, Reservoir, swimming pool, etc.):	<u>tank</u>	<u>n/a</u>
H. Completed Phase I Analysis Sheet (N/A)		

II. LIQUID WASTE

	<u>Domestic</u> (sewage)	<u>Other</u> (please specify) Winery process
A. Disposal Method (e.g., on-site septic system On-site ponds, community system, district, etc.)	<u>On-site septic</u>	<u>package system</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>n/a</u> Yes ___ No <u>X</u>	<u>n/a</u> Yes ___ No <u>X</u>
C. Current Waste Flows (peak flow in gallons/day):	<u>n/a</u>	<u>n/a</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day)	See Engineer's Analysis	
E. Future Waste disposal Capacity (in gallons/day):	See Engineer's Analysis	

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc)	<u>garbage co.</u>	<u>garbage co.</u>
B. Grading Spoils (on-site, landfill, construction, etc.)	<u>off-site</u>	<u>off-site</u>

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc)	<u>garbage co.</u>	<u>garbage co.</u>
B. Name of Disposal Agency (if landfill, garbage co private hauler, etc.):	<u>Napa</u>	<u>Napa</u>