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MAY 13 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**PROJECT STATEMENT  
FOR  
WHEELER WINERY  
(APN 030-260-016)**

**The Proposal:** The proposal is for a new winery use permit with a 50,000-gallon maximum production level. The winery site is located at 588 Zinfandel Lane, on the north side of Zinfandel Lane across from the Raymond Winery. In addition to the use permit approval, the applicant seeks approval of variances to the 600-ft. setback to Zinfandel Lane (an arterial) and the 300-ft. setback to an on-site access road that serves another property owner.

The total winery coverage area is 89,121 square feet, or 17.5 percent of the 11.66-acre site. Of the winery uses, a total of 19,246 sq. ft. are designed for production uses and a total of 5,637 sq. ft. are designated for accessory use, resulting in a production vs. accessory ratio of 29.5 percent. Both coverage ratios fall below those reflected in the County's Winery Definition Ordinance.

**Existing Conditions:** The 11.66-acre site currently accommodates four residential dwelling units, including a primary residence and guest house and two small rental units. All of the structures predate 1955. In addition to the residential structures, the site has tennis courts, a swimming pool and small pumphouse, an outdoor fireplace and barbeque area, and garden areas. There are a number of mature trees in the area of the existing impervious surfaces, some of which the applicant wishes to preserve and integrate into the landscape plan. Two large water tanks (60,000 gallons each) are on the site and are used for frost protection.

Land uses near the subject property include several single-family residences, Raymond Winery, the Kelham Winery, and several other wineries along Zinfandel Lane, vineyards, and a small subdivision directly east of the property. There are also several bed and breakfast inns in proximity to the site on Zinfandel Lane. State Highway 29 is located about one-quarter mile to the west of the subject property and there is a continuous left-turn lane at this location. The site currently has 9.67 acres of producing vineyards, of which 0.31 acres will be removed for a wastewater treatment field, leaving 9.36 acres of vineyards.

**Environmental Factors:** A review of the County's GIS data base shows there are no environmental constraints associated with this property.

**Winery Development Area:** The winery consists of the main winery building, a basement with two stories above and also a small Phase Two Barrel Storage Building located to the west of the main winery. The main winery consists of a cellar (basement) level of some 5,500 sq. ft. of barrel storage and work area. The winery's first floor includes 10,097 sq. ft. of production area and 3,973 sq. ft. of accessory use area which includes the tasting room, a commercial kitchen, and offices. A third-floor story of the

winery consists of 1,995 sq. ft. of production area and 1,380 sq. ft. of accessory uses, the latter primarily winery offices and employee work areas.

A Phase Two Barrel Storage building is a freestanding structure located to the east of the main winery. This area will serve as a chai for barrel storage and aging of red wines. The applicant is requesting that this building be designated as a Phase Two facility so that the main winery may receive a final occupancy permit with the Phase Two Barrel Building to be built at a later date. The total square footage of this building is 3,838 square foot, with wine barrel storage on the ground level and an option for additional storage via a second floor in the building. Calculations for the Phase Two Barrel Building are included in the overall calculations for the winery use permit.

**Outdoor Areas:** Outdoor work areas include a covered crush pad (2,680 sq. ft.), a breezeway (3,665 sq. ft.) connecting the fermentation area to the west winery area, and a concrete pad (2,100 sq. ft.) serving as foundation for a 60,000-gallon water storage tank. (One of the two existing 60,000-gallon water tanks is proposed for removal. These water storage tanks are currently used for frost protection.)

**Water Use:** A Phase One Water Report has been prepared by Bartelt Engineering and shows that the water use proposed for the winery use permit falls within the Phase One parameters of Napa County. The site includes an existing groundwater well that yields 250 gallons per minute. There is a City of St. Helena water connection in place on the property, but it serves residential uses only based upon historic useage. Since groundwater will be used for the winery and a commercial kitchen is proposed, a Public Water System Report will be required. Groundwater well water will be used for all process and irrigation uses.

**Wastewater Treatment:** A Wastewater Feasibility Report has been prepared by Bartelt Engineering and on-site tests with NCEM show that the soils on-site can accommodate the wastewater needs associated with this proposed winery use permit. The system consists of a leachfield area and pressure distribution system similar to that utilized in many area wineries. Details are contained in the revised Wastewater Feasibility Report.

**Circulation/Access/Parking:** There are two access points serving the proposed winery from Zinfandel Lane. The first is the primary entry to the winery, which will be constructed to County standards and enhanced with an allee of trees. The secondary access is further to the east on Zinfandel Lane along an existing easement. (See enclosed easement language for details.) This road will also be constructed to County standards and provides more direct access to the production areas of the winery, with the added advantage of separating visitor access from production access. There are a total of seven parking spaces proposed for the winery, and additional parking will be provided along winery access roads. Of the seven parking spaces, five are located within the courtyard area on the south side of the winery and one of these is an ADA accessible space. Two more parking spaces are located by the hammerhead paved area to the east of the winery development envelope and near the existing mature redwood tree. All necessary fire access areas have been provided for and CDF personnel were consulted during the design phase for the winery.

**Winery Design:** The winery design was provided by Taylor Lombardo Architects of San Francisco, architects for the Nickel & Nickel Winery and the new Silver Oak Winery in Oakville. The winery design is in the vintage barn vernacular that has long characterized the Napa Valley wineries of great reputation. Building materials include wood siding and native stone, a metal roof, and distinctive door and window treatment.

**Landscape Concept:** The landscape concept will consist of a naturalized allee of trees to provide accent and screening of the entrance drive from Zinfandel Lane. This treatment also offers a visitor view corridor to the barrel room of the winery. Further layers of tree and shrub screening of the parking areas and winery access roads are integral to the overall concept. The south side of the winery nearest Zinfandel Lane is characterized by a “green wall” of natural Napa Valley fieldstone, accented by vine plantings that provide screening of the winery offices and also function as an edge to garden spaces. Low stone planters further provide a green transition from the winery entrance and parking area into the internal areas of the winery.

The landscape plan includes retention of two significant Coast Redwood trees, transplanting of Japanese Maple, Flowering Dogwood, and European Olive trees, and a careful selection and suggested placement of a Mediterranean/Asian/California native palette of plants that will grow successfully in and around the winery site.

Grapevine plantings around the winery will provide an attractive, naturalized edge and transition from the winery to existing areas and Zinfandel Lane.

**Winery Marketing Plan:** The Winery Marketing Plan is consistent with marketing plans for other wineries of its size. The following components are included.

Private Tours & Tastings: Maximum of 4 per day with a maximum of 8 persons each.

Food-and-Wine Pairings: Maximum of 4 monthly with a maximum of 24 persons each.

Industry/Open House Events: Max. of 4 annually with a maximum of 75 persons each.

Auction-related Events: Maximum of 2 annually with a maximum of 150 persons each.

Winery marketing activities will not commence earlier than 10:00 AM and will cease at 10:00 PM in the evenings. Timing for evening events will be after 6:00 PM in order to avoid the peak commute hours on weekdays. In keeping with standard winery use permit conditions, there will be no amplified outdoor music at marketing events. Larger “special events” will be applied for separately and per the County’s guidelines for same.

Tours and tastings may occur on any day of the week, normally conducted between 10:00 AM and 4:00 PM. Luncheons with wine will typically occur between the hours of 11:00 AM and 2:00 PM. Dinners with wine will usually occur between the hours of 6:00 PM and 10:00 PM. Food and wine pairings may occur on weekdays, but will usually be conducted during weekends.

Winery tours and tastings, as well as scheduled marketing events, will be held outside the commuter peak hours of travel and outside the Sunday peak travel hours.

Some winery marketing events will be catered events and some will have food prepared on-site in a commercial kitchen.

Portable facilities will be used for the larger auction-related marketing events.

1ST SUBMITTAL  
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DEC 18 2008

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**RECEIVED** - 2ND  
SUBMITTAL

MAY 18 2009

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

FILE # POB-02672  
USE PERMIT &  
VARIANCE

**APPLICATION FOR USE PERMIT**

**FOR OFFICE USE ONLY**

ZONING DISTRICT: AP

REQUEST: NEW WINERY USE PERMIT

FOR WINERY PRODUCING 50,000 GAL/YR. THE  
WINERY WILL BE BUILT IN TWO PHASES,

THE TOTAL FINAL BUILD-OUT OF THE

1ST PHASE WINERY BUILDING TO BE 22,945 SQ FT

AND THE 2ND PHASE BARREL STORAGE BLDG AT 3,838 SQ FT

TOUR & TASTING = 224/WK. MARKETING EVENTS = 54 EVENTS / 1,752 VISITORS

2 EMPLOYEES; 7 PARKING SPACES. VARIANCE FROM 600' REAR SETBACK FROM ARTERIALS

Date Submitted: 12/18/08  
Date Complete: \_\_\_\_\_  
Date Published: \_\_\_\_\_

ZA CDPC BSAPPEAL

Hearing

Action

**TO BE COMPLETED BY APPLICANT**

(Please print or type legibly)

Applicant's Name: Kohala Investment Works, LLC

Telephone #: (808) 934-7033

Fax #: (808) 934-7231

E-mail: duanek@kohalainapartners.com

Mailing Address: 101 Aupuni St., Ste. 206

No

Street

Hilo

City

HI

State

96720

Zip

Status of Applicant's Interest in Property: Applicant

Property Owner's Name: Hildi J. Vieira

Telephone #: (808) 329-8172

Fax #: (707) \_\_\_\_\_

E-mail: \_\_\_\_\_

Mailing Address: 75-640 Mahi in Lani Place

No

Street

Kailua

City

Kona

HI

State

94574

Zip

Site Address/Location: 588 Zinfandel Lane

No

Street

St. Helena

City

CA

State

94574

Zip

Assessor's Parcel #: 030-260-016

Existing Parcel Size: 11.66 acres

I certify that all the information 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.

Duane Kanuha  
Signature of Applicant

12/16/08  
Date

Duane Kanuha

Print Name

See Attached Sheets  
Signature of Property Owner

\_\_\_\_\_  
Date

Hildi J. Vieira

Print Name

**TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT**

\*Application Fee Deposit: \$ 8,264.00 Receipt Nos. 71877 Received by: AD MCN. CLERK Date: 12/18/08

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

FILE # P08-00672

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

**APPLICATION FOR USE PERMIT**

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MAY 13 2009

FOR OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_

REQUEST: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Submitted: NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Date Complete: \_\_\_\_\_

Date Published: \_\_\_\_\_

	<u>ZA</u>	<u>CDPC</u>	<u>BS APPEAL</u>
Hearing	_____	_____	_____
Action	_____	_____	_____

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

Applicant's Name: Kohala Aina Partners, LLC

Telephone #: (808) 934-7033 Fax #: (808) 934-7231 E-mail: duanek@kohalaainapartners.com

Mailing Address: 101 Aupuni St., Ste. 206 Hilo HI 96720  
No Street City State Zip

Status of Applicant's Interest in Property: Applicant

Property Owner's Name: Peter G. Jensvold

Telephone #: (802) 888-2174 Fax #: (707) \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: 64 West High Street Morrisville VT 05661  
No Street City State Zip

Site Address/Location: 588 Zinfandel Lane St. Helena CA 94574  
No Street City State Zip

Assessor's Parcel #: 030-260-016 Existing Parcel Size: 11.66 acres

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Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Duane Kanuha  
Print Name

Peter G. Jensvold 12/12/08 ✓  
Signature of Property Owner Date

Peter G. Jensvold  
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\*Application Fee Deposit: \$ \_\_\_\_\_ Receipt Nos. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

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\_\_\_\_\_

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Date Submitted: \_\_\_\_\_

Date Complete: \_\_\_\_\_

Date Published: \_\_\_\_\_

	<u>ZA</u>	<u>CDPC</u>	<u>BS APPEAL</u>
Hearing	_____	_____	_____
Action	_____	_____	_____

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

Applicant's Name: Kohala Aina Partners, LLC

Telephone #: (808) 934-7033 Fax #: (808) 934-7231 E-mail: duanek@kohalaainapartners.com

Mailing Address: 101 Aupuni St., Ste. 206 Hilo HI 96720  
No Street City State Zip

Status of Applicant's Interest in Property: Applicant

Property Owner's Name: Carole Morgan

Telephone #: (011-44) (207) 244-5192 Fax #: (707) \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: Gloucester Park Apts #2J Ashburn Place Kensington London SW7 4LL United Kingdom  
No Street City State Zip

Site Address/Location: 588 Zinfandel Lane St. Helena CA 94574  
No Street City State Zip

Assessor's Parcel #: 030-260-016 Existing Parcel Size: 11.66 acres

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Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Duane Kanuha  
Print Name

Carole Morgan 12-12-08 ✓  
Signature of Property Owner Date

Carole Morgan  
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

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Hearing	_____	_____	_____
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Applicant's Name: Kohala Aina Partners, LLC

Telephone #: (808) 934-7033 Fax #: (808) 934-7231 E-mail: duanek@kohalaainapartners.com

Mailing Address: 101 Aupuni St., Ste. 206 Hilo HI 96720  
No Street City State Zip

Status of Applicant's Interest in Property: Applicant

Property Owner's Name: Sherry W. Owczarzak

Telephone #: (702) 361-6713 Fax #: (707) \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: 7930 Castle Pines Avenue Las Vegas NV 89113  
No Street City State Zip

Site Address/Location: 588 Zinfandel Lane St. Helena CA 94574  
No Street City State Zip

Assessor's Parcel #: 030-260-016 Existing Parcel Size: 11.66 acres

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Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Duane Kanuha

Print Name

Signature of Property Owner Sherry W. Owczarzak 12/12/08 ✓  
Date

Sherry W. Owczarzak

Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

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**CONSERVATION, DEVELOPMENT & PLANNING COMMISSION**  
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ZONING DISTRICT: \_\_\_\_\_

REQUEST: \_\_\_\_\_

Date Submitted: NAPA CO. CONSERVATION

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Date Complete: \_\_\_\_\_

Date Published: \_\_\_\_\_

ZA    CDPC    BS APPEAL

Hearing \_\_\_\_\_

Action \_\_\_\_\_

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(Please print or type legibly)

Applicant's Name: Kohala Aina Partners, LLC

Telephone #: (808) 934-7033    Fax #: (808) 934-7231    E-mail: duanek@kohalaainapartners.com

Mailing Address: 101 Aupuni St., Ste. 206    Hilo    HI    96720  
No                      Street                      City                      State                      Zip

Status of Applicant's Interest in Property: Applicant

Property Owner's Name: Hildi J. Vieira

Telephone #: (808) 329-8172    Fax #: (707) \_\_\_\_\_    E-mail: \_\_\_\_\_

Mailing Address: 75-640 Mahi iu Lani Place    Kailua Kona    HI    94574  
No                      Street                      City                      State                      Zip

Site Address/Location: 588 Zinfandel Lane    St. Helena    CA    94574  
No                      Street                      City                      State                      Zip

Assessor's Parcel #: 030-260-016    Existing Parcel Size: 11.66 acres

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Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Duane Kanuha  
Print Name

Hildi J. Vieira 12-12-08 ✓  
Signature of Property Owner    Date

Hildi J. Vieira  
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\*Application Fee Deposit: \$ \_\_\_\_\_ Receipt Nos. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

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## INFORMATION SHEET

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**I. USE**

- A.** Description of Proposed Use (attached detailed description as necessary) (including where appropriate product /service provided: New 30,000 gpy winery with sanitary and process wastewater systems; commercial kitchen, wine marketing plan. Includes request for variance to WDO 300-ft. setback.
- B.** Project Phases: ☐ one ☒ two ☐ more than two (please specify) \_\_\_\_\_
- C.** Estimated Completion Date for Each Phase: Phase 1: 2010 Phase 2: 2012
- 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: N/A
- F.** Additional Licenses/Approval Required:  
District: N/A Regional: N/A  
State: N/A Federal: N/A

**II. BUILDINGS**

- A.** Floor Area/Impervious area of Project (in square ft): 30,167  
Proposed total floor area on site: 30,167  
Total Development area (building, impervious, leach field, driveway, etc.): 89,121  
New construction: 30,167  
existing structures or portions thereof to be utilized: N/A existing structures or portions thereof to be moved: 2,280 (residences)
- B.** Floor Area Devoted to each separate use (in square feet):  
living: 0 storage/warehouse: 8,934 offices: 10,967  
sales: 12,504 caves: 0 other: N/A  
septic/leachfield: 17,500 roads/driveways: 22,675
- C.** Maximum Building Height: existing structures: 14 ft. new construction: 25 ft.
- D.** Type of New Construction (e.g., wood-frame): Wood frame, stone, metal roof
- E.** Height of crane necessary for construction of new buildings (airport environs): N/A
- F.** Type of Exterior Night Lighting Proposed: Down-lit and low-level
- G.** Viewshed Ordinance Applicable (See County Code Section 18.106) Yes ☐ No ☒
- 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 6A of the 2001 California Building Code)

**III. PARKING**

- |   | Existing   | Proposed |
|---|------------|----------|
| <b>A.</b> Total On-Site Parking Spaces: | <u>N/A</u> | <u>6</u> |
| <b>B.</b> Customer Parking Spaces:      | <u>N/A</u> | <u>4</u> |
| <b>C.</b> Employee Parking Spaces:      | <u>N/A</u> | <u>2</u> |
| <b>D.</b> Loading Areas:                | <u>N/A</u> | <u>1</u> |

MAY 13 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**IV. TYPICAL OPERATION**

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	N/A	7 days/week
B. Expected Hours of Operation:	N/A	6:00 a.m.-6:00 p.m.
C. Anticipated Number of Shifts:	N/A	1
D. Expected Number of Full-Time Employees/Shift:	N/A	2
E. Expected Number of Part-Time Employees/Shift: Harvest	N/A	2
F. Anticipated Number of Visitors		
• busiest day:	N/A	25
• average/week:	N/A	68
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	N/A	2
• average/week:	N/A	10

**V. SUPPLEMENTAL INFORMATION FOR SELECTED USES – N/A****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**

- type of care: \_\_\_\_\_
- total number of guests/children: \_\_\_\_\_
- total number of bedrooms: \_\_\_\_\_
- distance to nearest existing/approved facility/center: \_\_\_\_\_

ExistingProposed

MAY 13 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET****I. WATER SUPPLY****Domestic****Emergency**

- A. Proposed source of Water (e.g., spring, well, mutual water company, city, district, etc)

WellGroundwater  
Wells

- B. Name of Proposed Water Supplier (if water company, city, district):
- 
- annexation needed?

N/A  
Yes \_\_\_ No XGroundwater  
Wells  
Yes \_\_\_ No X

- C. Current Water Use (in gallons/day):
- 
- Current water source:

10,316 gpd  
Well - City of  
St. HelenaTanks

- D. Anticipated Future Water Demand
- 
- (in gallons/day)

9,914 gpdN/A

- E. Water Availability (in gallons/minute):

250 gpmAs Required

- F. Capacity of Water Storage System (gallons):

60,000N/A

- G. Nature of Storage Facility (e.g., tank, reservoir, swimming pool, etc.):

TanksN/A

- H. Completed Phase I Analysis Sheet (Attached):

**II. LIQUID WASTE****Domestic**  
(sewage)**Other**  
(please specify)

- A. Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):

Septic SystemN/A

- B. Name of Disposal Agency (if sewage district, city, community system):
- 
- annexation needed?

N/A  
Yes \_\_\_ No XN/A  
Yes \_\_\_ No X

- C. Current Waste Flows (peak flow in gallons/day):

750 gpdN/A

- D. Anticipated Future Waste Flows (peak flows in gallons/day):

2,970 gpdN/A

- E. Future Waste Disposal Capacity (in gallons/day):

2,970 gpdN/A**III. SOLID WASTE DISPOSAL**

- A. Operational Wastes (on-site, landfill, garbage co., etc.)

Private CompanyN/A

- B. Grading Spoils (on-site, landfill, construction, etc.)

On-siteN/A**IV. HAZARDOUS/TOXIC MATERIALS** (Please fill out attached hazardous materials information sheet, attached)

- A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):

Private  
ContractorN/A

- B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):

Private  
ContractorN/A

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Napa County Department of Environmental Management  
CUPA-Related Business Activities Form

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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Business Name: 588 Zinfandel Lane Winery

Business Address: 588 Zinfandel Lane, St. Helena, CA 94574

Contact: Duane Kanuha

Phone #: (808) 329-8172

**A. HAZARDOUS MATERIALS**

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

☒ YES ☐ NO

**B. UNDERGROUND STORAGE TANKS (UST'S)**

1. Own or operate underground storage tanks?

☐ YES ☒ NO

2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO

**C. ABOVE GROUND STORAGE TANKS (AST'S)**

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

☐ YES ☒ NO

**D. HAZARDOUS WASTE**

1. Generate hazardous waste?

☐ YES ☒ NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

☐ YES ☒ NO

3. Treat hazardous waste on site?

☐ YES ☒ NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☐ YES ☒ NO

5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

**E. OTHER**

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

☐ YES ☒ NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia – 500 lbs, Sulfur Dioxide – 500 lbs, Chlorine – 500 lbs.

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

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

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): Wine marketing plan proposed:

Private Tours and Tastings: 4 per day, 6-8 persons (max. 25/day)

Food and Wine Pairings: 4 per month; Max. 24 persons.

Industry/Open House Events: 4 per year; Max. 75 persons

Auction Related Events: 2 per year; Max. 150 persons

Special events by separate permit, per County regulations.

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 prepared to be served with wine. Some marketing events will be catered and some will utilize a commercial kitchen.

4. **Production Capacity.**

- a. existing capacity: N/A date authorized: N/A
- b. current maximum actual production (year): N/A (          )
- c. proposed capacity: 50,000 gpy

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

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DEVELOPMENT & PLANNING DEPT.

**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: 89,121 sq. ft.
- b. percent of total parcel: 17.5 %

**8. Production Facility.** (See c below – include the square footage of all floors for each structure)

- a. square feet: 19,246 sq. ft.

**9. Accessory Use.** (See d below – maximum permitted 40% of the production facility)

- a. square feet: 5,637 sq. ft.
- b. percent of production facility: 29.3 %

**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 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 areas 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.

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## WINERY CALCULATION WORKSHEET

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

## 1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	15,312
Outside work areas	2,116
Tank areas	1,200
Storage areas (excluding caves)	Structures as indicated
All paved areas:	
Parking areas	1,147
Loading areas	Integral
Walkways	204
Access driveways to the public or private rd	22,675
Above-ground wastewater and run-off treatment systems:	Pressure distribution system
Wastewater pond or SDS	N/A
Spray disposal field	17,500
Parcel size: <u>11.66</u> acres	
Percent of winery coverage of parcel size:	
Total winery coverage: <u>2.0 acres</u>	<u>17.5 %</u>

## 2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	2,680
Fermenting	3,745
Bottling	Mobile facility
Bulk & bottle storage	11,714
Shipping	Integral
Receiving	Integral
Laboratory	111
Equipment storage & maintenance facilities (excludes fire protection facilities)	683
Employee-designated restrooms	260
Total square footage of production facility:	<u>13,996</u>

## 3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	1,397
Lobbies/waiting rooms	N/A
Conference/meeting rooms	N/A
Non-production access hallways	795
Kitchens	455 + 212 (break room)
Tasting rooms	1,451
Retail space areas	Integral
Libraries	N/A
Visitor restrooms	231
Art display areas	Integral
Any other areas within the winery structure not directly related to production Residence	1,130
Total square footage of accessory use space:	<u>5,637</u>
Percent of accessory use to production use:	<u>29.3 %</u>



MAY 13 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

# **NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS** **APPENDIX A – APPLICABILITY CHECKLIST**

## **Impervious Surface Worksheet**

Project phasing to decrease impervious surface area shall not exempt the project from Post-Construction Runoff Management requirements. A new development or redevelopment project must comply with the requirements if it is part of a larger common plan of development that would result in the creation, addition and/or reconstruction of one acre or more of impervious surface. (For example, if 50% of a subdivision is constructed and results in 0.9 acre of impervious surface, and the remaining 50% of the subdivision is to be developed at a future date, the property owner must comply with the Post-Construction Runoff Management requirements.)

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	New (Does not replace any existing impervious area)	Reconstructed (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs	9,288 ±	2,748 ±	12,564 ±	15,312 ±
Patio, Impervious Decking, Pavers and Impervious Liners	9,188 ±	1,443 ±	673 ±	2,116 ±
Sidewalks and paths	- 0 -	- 0 -	204 ±	204 ±
Parking Lots	1,630 ±	82 ±	1,065 ±	1,147 ±
Roadways and Driveways,	20,559 ±	11,550 ±	11,125 ±	22,675 ±
Off-site Impervious Improvements	- 0 -	- 0 -	- 0 -	- 0 -
<b>Total Area of Impervious Surface (Excluding Roadways and Driveways)</b>	<b>20,106 ±</b>	<b>4,273 ±</b>	<b>14,506 ±</b>	<b>18,779 ±</b>

Incorrect information on proposed activities or uses of a project may delay your project application(s) or permit(s).

I declare under penalty of perjury, that to the best of my knowledge, the information presented herein is accurate and complete.

Name of Owner or Agent (Please Print): John Nees	Title: Owner's Agent
Signature of Owner or Agent:	Date:

# RECEIVED

AUG 25 2009

Taylor Lombardo Architects  
529 Commercial Street  
Suite 400 San Francisco  
California 94111  
(415) 433-7777 fax  
(415) 433-7717 fax  
www.taylorlombardo.com

Project: Wheeler Winery

Address: 588 Zinfandel Ln  
St. Helena, CA 94574

APN: 030-260-016

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

## Building Area Summary

Production vs Ancillary (excluding Phase 2)			
Total Net Usable Areas by Type	Net Production		Net Ancillary
Exterior Spaces Included:	15,355		4,570
Total Net Usable Areas		19,925	
Ancillary Percentage of Total Net Production Area:			29.8%

## Building Area Details

ROOM NAME/TYPE	PRODUCTION	AREA (SF)	ANCILLARY
<b>HOSPITALITY BUILDING</b>			
<b>First Floor</b>			
101 Office #1			185
102 Office #2			185
103 Kitchen			455
104 Bathroom #1			113
105 Bathroom #2			65
106 Hall #1			88
107 Stair #1			54
108 Tasting Room			1,451
<b>Second Floor</b>			
201 Office #4			1,027
202 Bathroom #4			53
203 Stair #4			91
<b>Total Net Hospitality Building</b>		3,767	
Exterior and Interior Walls		316	
<b>Total Gross Hospitality Building</b>		<b>4,083</b>	

<b>Production Building</b>			
<b>Cellar Level</b>			
001 Main Barrel Room	3,932		
002 2nd Year Red Barrels	1,130		
003 Storage #4	120		
004 Stair #7			63
005 Stair #8			110
<b>First Floor</b>			
110 Lab	111		
111 Stair #2			84
112 Storage #1	111		
113 Fermentation	3,745		
114 Stair #3			125
115 Office #3	212		
116 Breakroom			212
117 Mechanical Room	452		
118 Storage	867		
<b>Second Floor</b>			
204 Stair #5			84
205 Loft	716		
206 Stair #6			125
207 Office #5	212		
208 Office #6	212		
209 Storage #3	855		
<b>Exterior Space</b>			
Covered Receiving	2,680		
<b>Total Net Production Building</b>		16,158	
Exterior and Interior Walls		1001	
<b>Total Gross Production Building</b>		<b>17,159</b>	

<b>Barrel Storage(Phase 2)</b>			
<b>First Floor</b>			
119 Barrel Storage	1,919		
<b>Second Floor</b>			
210 Storage #4	1919		
<b>Total Net Barrel Storage</b>	3,838		
Exterior and Interior Walls	162		
<b>Total Gross Barrel Storage</b>	<b>4,000</b>		

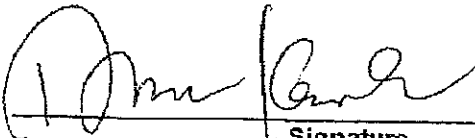
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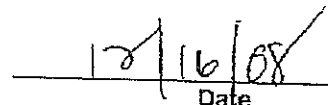
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**INITIAL STATEMENT OF GRAPE SOURCE**  
(Napa County Zoning Ordinance Sections 12419(b) and (c))

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.

  
Signature

  
Date

Letters of commitment from grape suppliers and supporting documents will be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Order No. 45611  
Escrow No. SP-169758  
Loan No.

WHEN RECORDED MAIL TO:  
PETTIT AND MARTIN  
101 CALIFORNIA STREET, 35TH FLOOR  
SAN FRANCISCO, CA 94111  
ATTN: CHARLES OLSON

RECORDED IN 1636 PAGE 814  
OFFICIAL RECORDS M 1  
OF NAPA COUNTY, CA. R 5.

1989 FEB -6 AM 8:00

ELEANOR E. BROUGH, F 3  
COUNTY RECORDER, LP 9.

FIRST AMERICAN TITLE COMPANY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
RAYMOND VINEYARD & CELLAR, INCORPORATED  
849 ZINFANDEL LANE  
ST. HELENA, CA 94574

DOCUMENTARY TRANSFER TAX \$ 511.50  
..... Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.  
AS DECLARED BY THE UNDERSIGNED GRANTOR  
Signature of Declarant or Agent determining tax - Firm Name

## GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RAYMOND VINEYARDS, a California general partnership which was formerly known as and which acquired title as RAYMOND VINEYARD PARTNERSHIP, a general partnership

hereby GRANT(S) to

RAYMOND VINEYARD & CELLAR, INCORPORATED, a California corporation

the real property in the City of St. Helena  
County of Napa

, State of California, described as

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERewith AND MADE A PART HEREOF

A.P.N. #30-260-15

RAYMOND VINEYARDS, a California general partnership

By:

Roy A. Raymond, Jr.

By:

Walter R. Raymond

By:

Roy A. Raymond, Sr., as trustee of and on behalf of the Raymond Family Trust "A"

By:

Roy A. Raymond, Sr., as trustee of and on behalf of the Raymond Family Trust "C"

Dated

January 31, 1989

STATE OF CALIFORNIA  
COUNTY OF NAPA

On

January 31, 1989

before me, the undersigned, a Notary Public in and for said State, personally appeared ROY A. RAYMOND, JR.,  
WALTER R. RAYMOND, ROY A. RAYMOND, SR.,  
Trustee of RAYMOND FAMILY TRUSTS "A" & "C"  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

Cindy Aspegren



03392

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (6/82)

5

STATE OF CALIFORNIA )  
COUNTY OF NAPA )

On January 31, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared ROY A. RAYMOND, SR., as trustee, ROY A. RAYMOND, JR., and WALTER R. RAYMOND proved to me on the basis of satisfactory evidence to be the persons that executed the within instrument as general partners on behalf of RAYMOND VINEYARDS, a California general partnership, the partnership therein named and acknowledged to me that the partnership executed it.

WITNESS my hand and official seal.



*Cindy Aspegren*  
Cindy Aspegren, Notary Public

(seal)

TRACT TWO:

PARCEL ONE:

Commencing at the most Western corner of the 21.66 acre tract of land described as Parcel Two in the Deed to Ysabel P. Berliner of record in Book 203 at page 162 of Official Records of Napa County; thence along the Southwestern line of said 21.66 acre tract South 42° 52' East 615.26 feet; thence North 46° 45' East 725.36 feet to the Northeastern line of said 21.66 acre tract; thence along said Northeastern line North 42° 52' West 445.81 feet to a corner thereof; thence North 88° 26' 18" West 239.97 feet to a corner thereof; thence South 46° 47' West 553.98 feet to a point the commencement.

PARCEL TWO:

A Right of Way, 50.00 feet in width, the South/<sup>easterly</sup> line of which is the Southeasterly line of the lands of El Blanco Vineyards, a California limited partnership as described in the Deed recorded October 2, 1980 in Book 1178 at page 242 of Official Records of Napa County.

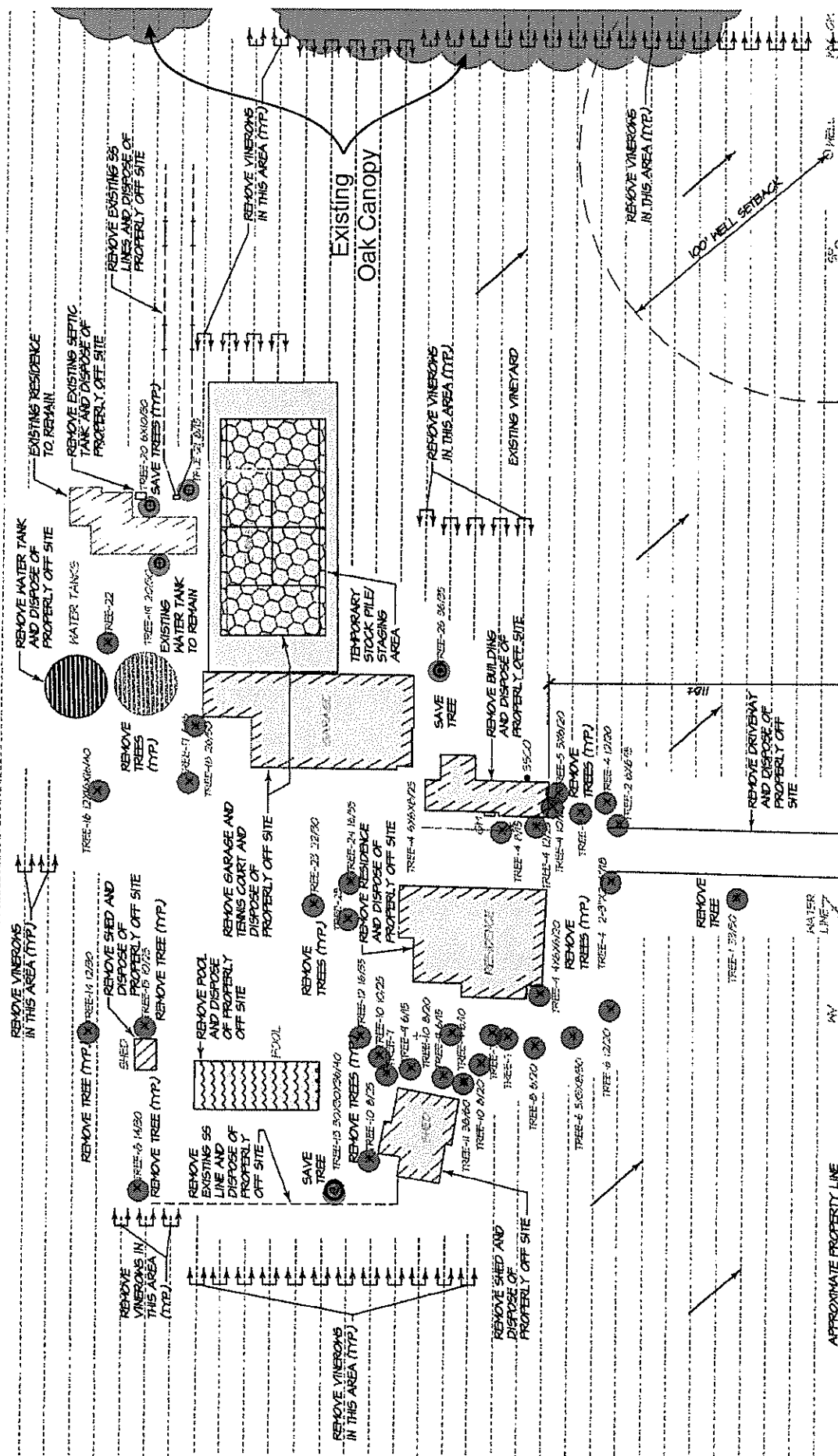
PARCEL THREE:

A 20 foot Right of Way to Zinfandel Lane as described in the Deed to Arthur J. Nicholson, et ux, recorded December 30, 1949 in Book 321 at page 350 of Official Records of Napa County.

A.P.N. #30-260-15

END OF DOCUMENT

**WHEELER WINERY**



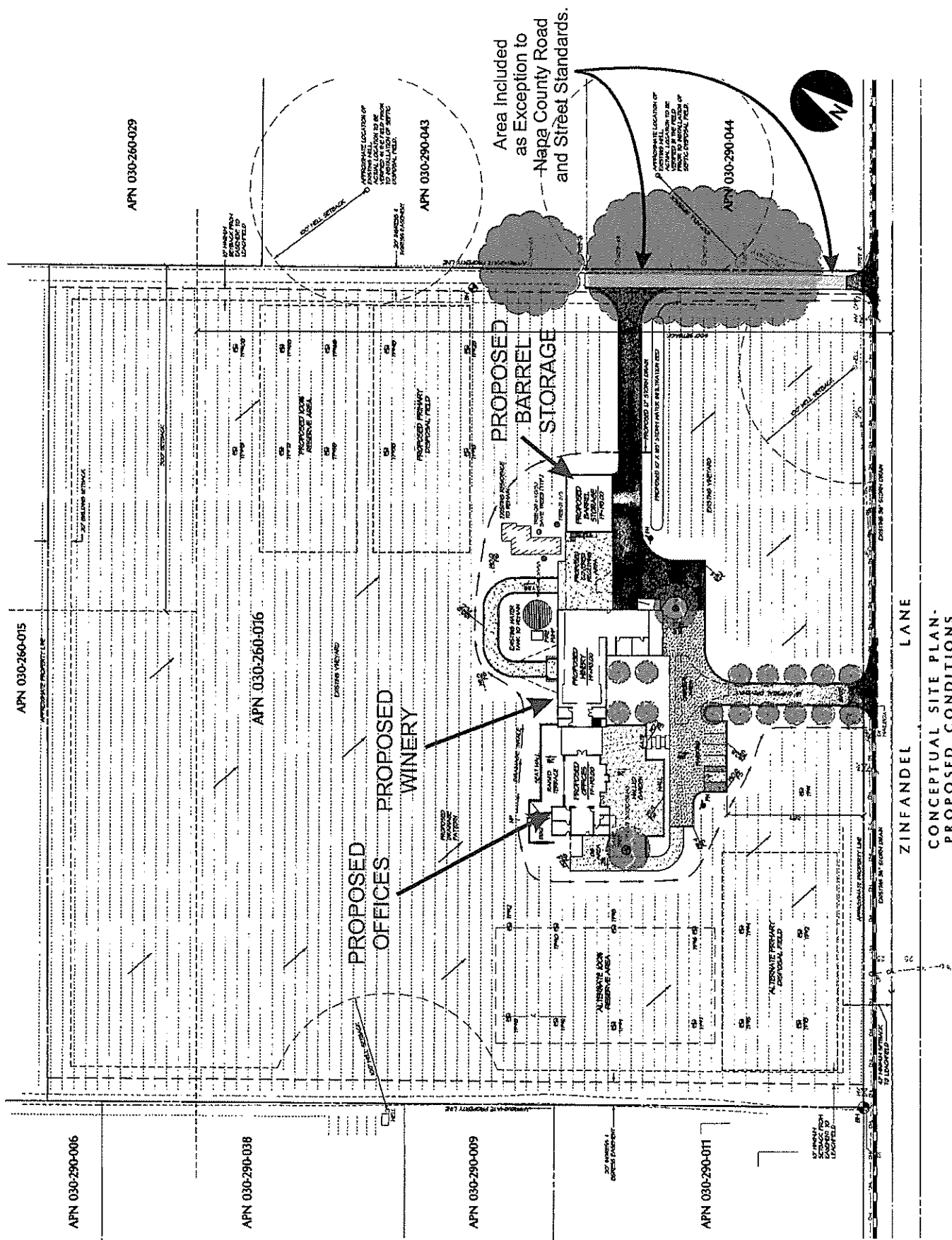
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- = Tree to be Saved
- = Tree to be Removed

## EXISTING CONDITIONS DETAIL

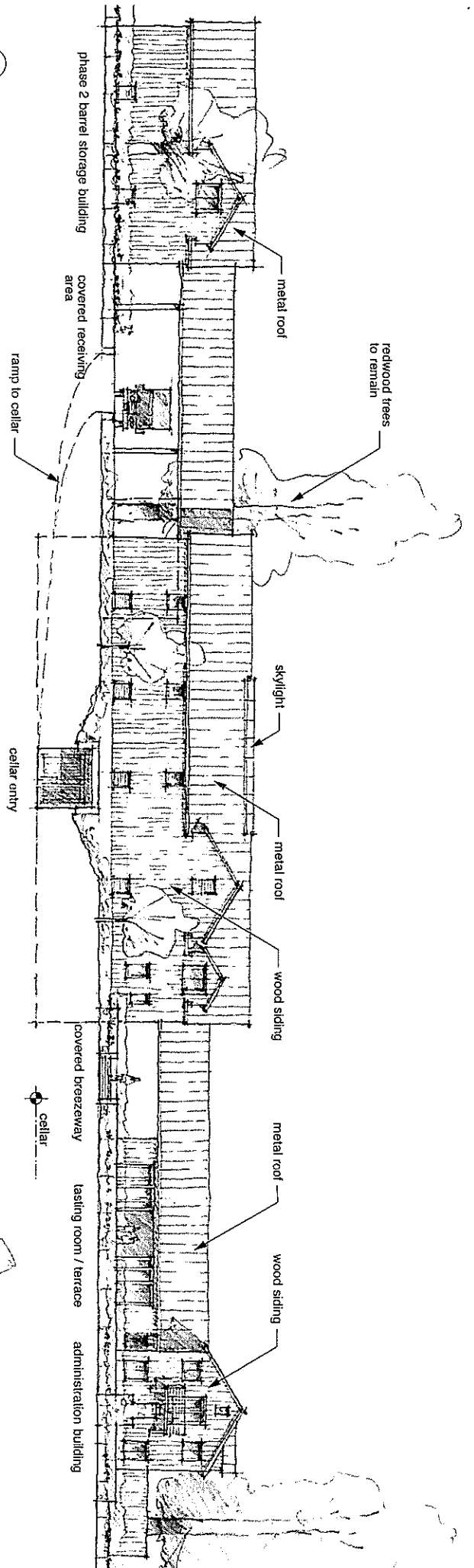


**WHEELER WINERY**





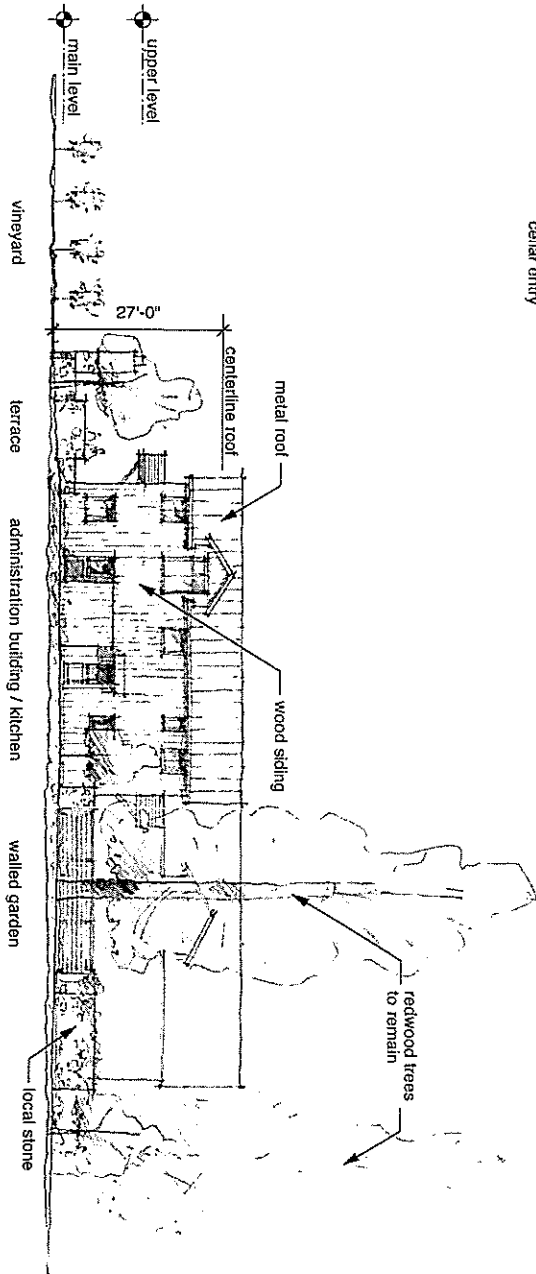
1 North Elevation

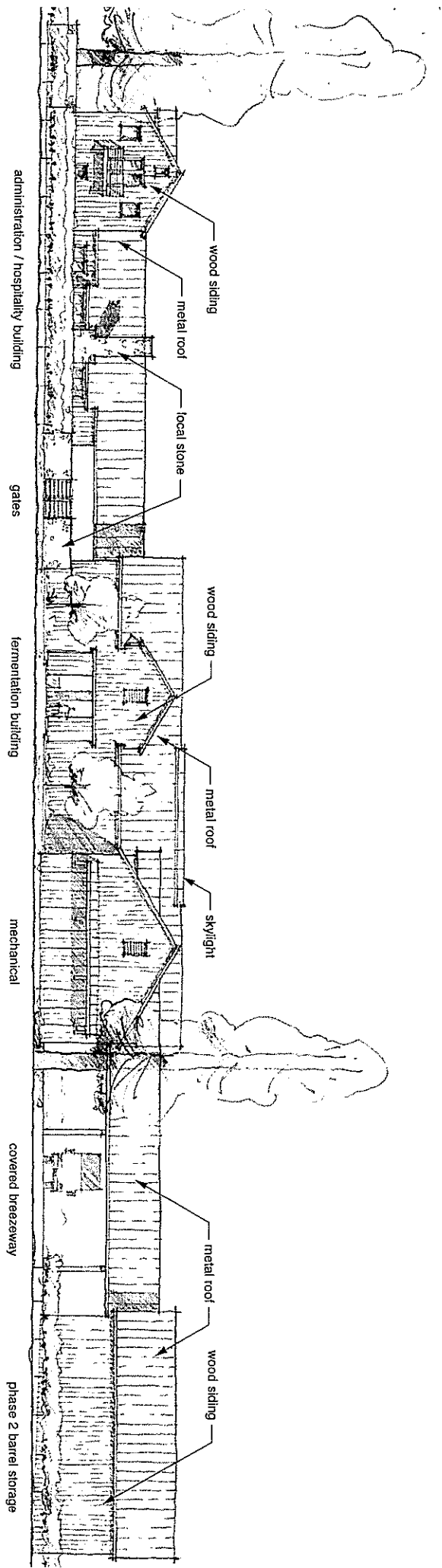


588 Zinfandel  
Winery  
Elevations  
1"=20'-0"  
12.16.08

Taylor  
Lombardo  
Architects  
LLP  
529 Commercial Street  
Suite 400 San Francisco  
California 94111  
(415) 433-7777 fax  
(415) 433-7717 fax  
www.taylorlombardo.com

2 West Elevation

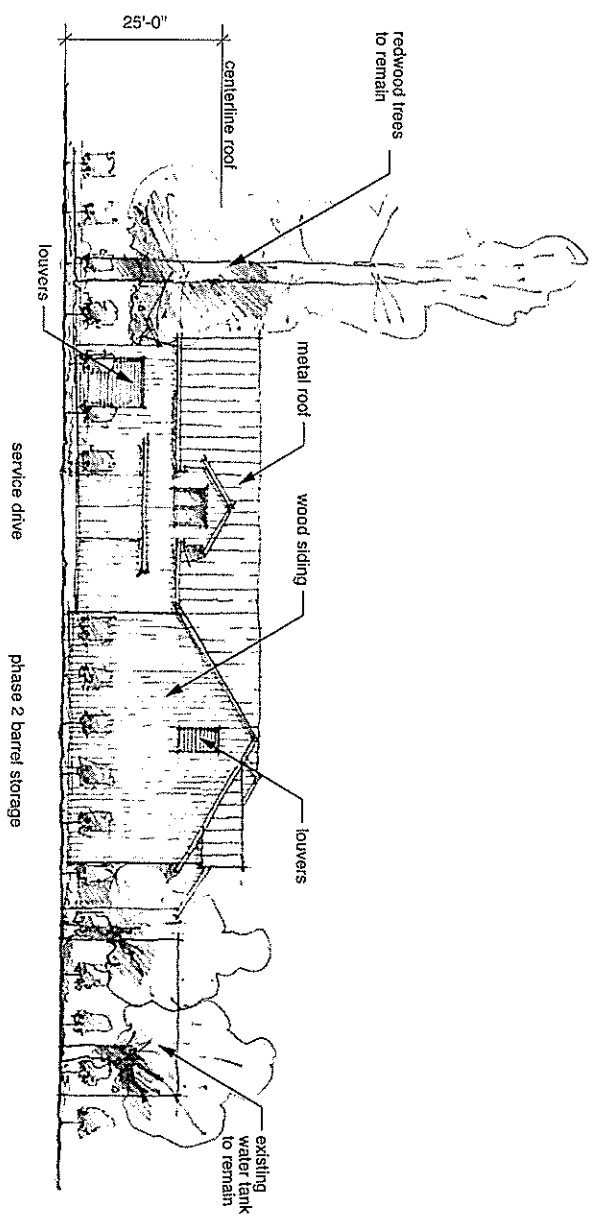




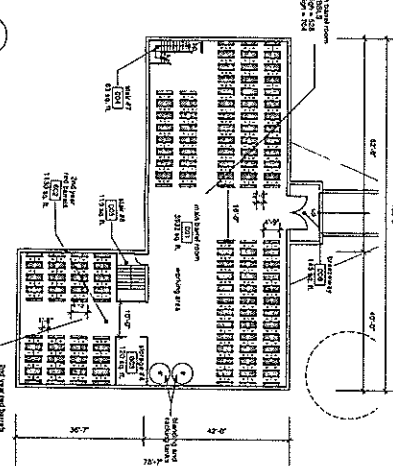
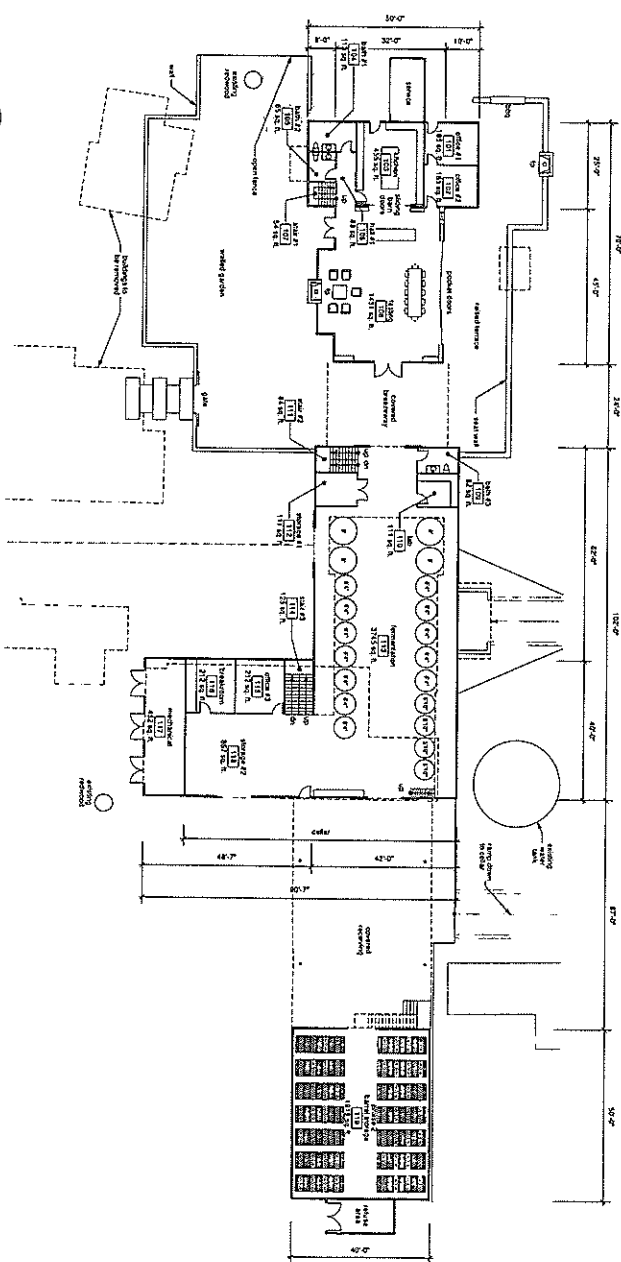
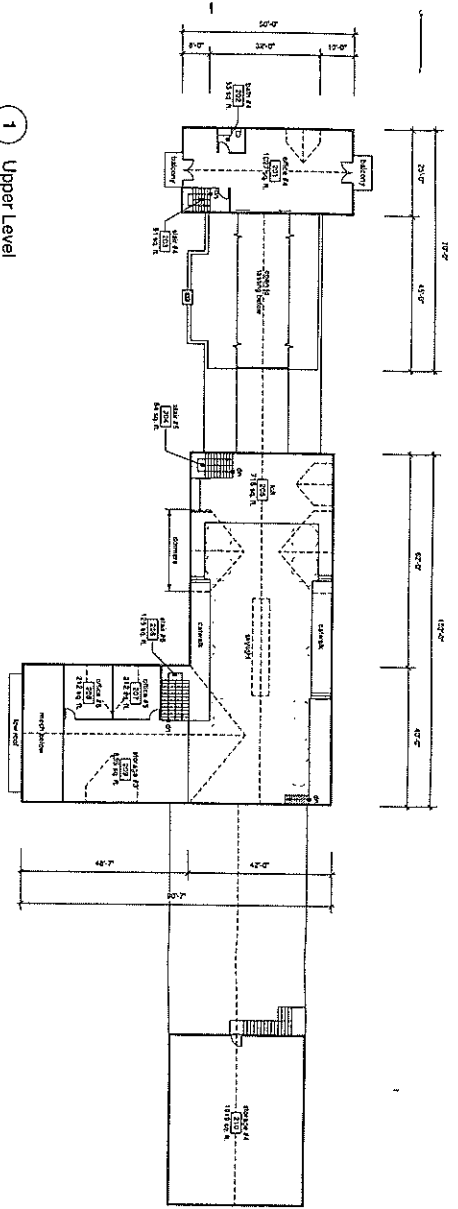
1 South Elevation (Zinfandel Drive)

Taylor Lombardo Architects LLP  
 329 Commercial Street  
 Suite 400 San Francisco  
 California 94111  
 (415) 433-7771 ext  
 (415) 433-7717 fax  
 www.taylorlombardo.com

588 Zinfandel  
 Winery  
 Elevations  
 1"=20'-0"  
 12.16.08



2 East Elevation



Approximate Schedule of Construction	
Site Work	2008.08.01 - 2008.10.31
Foundation	2008.11.01 - 2009.01.31
Structure	2009.02.01 - 2009.05.31
Interior Finishes	2009.06.01 - 2009.09.30
Exterior Finishes	2009.10.01 - 2009.12.31
Landscaping	2010.01.01 - 2010.03.31
Final Inspection	2010.04.01 - 2010.04.30