



A Tradition of Stewardship
A Commitment to Service

file No 11-00060 - UP

Napa County
Conservation, Development, and Planning Department
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: USE PERMIT

Date Submitted: 24 FEB 2011 Resubmittal(s): _____ Date Complete: 21 AUG 2011

Request: _____

NEW 10,000 GAL/YR GHOST WINERY (FORMER CARBONE WINERY,
PPE-PROHIBITION)

*Application Fee Deposit: \$ 5,000.00 Receipt No. 04206 Received by: Phoe Date: 24 Feb 11

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

To be completed by applicant...

Project Name: Faust House Winery

Assessor's Parcel No: 045-250-030 Existing Parcel Size: 8.4 +/- ac.

Site Address/Location: 2031 Coombsville Road Napa, California 94558
No. Street City State Zip

Primary Contact: ☐ Owner ☐ Applicant ☒ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Faust House LLC

Mailing Address: 1601 Silverado Trail Rutherford, California 94573
No. Street City State Zip

Telephone No: (707) 967 - 1601 E-Mail: lauren@qunitessa.com

Applicant (if other than property owner): Lauren Watters

Mailing Address: 1601 Silverado Trail Rutherford, California 94573
No. Street City State Zip

Telephone No: (707) 286 - 2729 E-Mail: lauren@quintessa.com

Representative (if applicable): Jeffrey Redding AICP

Mailing Address: 2423 Renfrew Street Napa, California 94558
No. Street City State Zip

Telephone No: (707) 255 - 7375 E-Mail: jreddingaicp@comcast.net

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

Establish a 10,000 gallon winery on a 8.4 +/- acre property in Coombsville. The two-story building that will be part of the proposed winery formerly housed the historic Carbone Winery that operated from the late 1880s until it was forced to close due to Prohibition. The proposed winery, new covered crush pad and other site improvements are being processed under the county's Pre-Prohibition winery guidelines. Please see the attached sheets for additional project details.



What, if any, additional licenses or approvals will be required to allow the use?

District _____

Regional _____

State ABC

Federal TTB

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

Please see the attached sheets for details on proposed on-site improvements. No off-site improvements are proposed.

Improvements, cont.

Total on-site parking spaces: 3 existing 11 proposed
Loading areas: 0 existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal 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)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 39,395 s.f.; 0.90 (coverage) acres

Employment and Hours of Operation

Days of operation: N/A existing Sun.-Sat. proposed
Hours of operation: N/A existing 7:30-6:00 proposed
Anticipated number of employee shifts: N/A existing 1 proposed
Anticipated shift hours: N/A existing 7:30-6:00 proposed

Maximum Number of on-site employees:

☒ 10 or fewer ☐ 11-25 ☐ greater than 25 (specify number) _____

Alternately, you may identify a specific number of on-site employees:

☐ other (specify number) _____

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information 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 his/her knowledge. Applicant and property owner 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.*

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.

Print Name of Property Owner

Aruthin F. Humeaux

Print Name Signature of Applicant (if different)

LAUREN WATTERS

Signature of Property Owner

Date

Signature of Applicant

Date

Supplemental Application for Winery Uses

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing production capacity: 0 gal/y Per permit No: _____ Permit date: _____

Current maximum actual production: 0 gal/y For what year? _____

Proposed production capacity: 10,000 gal/y

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	<u>N/A</u> existing	<u>15</u> proposed
Average daily tours and tastings visitation ¹ :	<u>N/A</u> existing	<u>15</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>N/A</u> existing	<u>S-Sat, 10am-6pm</u> proposed
Non-harvest Production hours ² :	<u>N/A</u> existing	<u>7:30am-6pm</u> proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Please see attached sheet for Faust House marketing plan

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Wine will be paired with food and served as part of the private tastings. Both an on-site commercial kitchen (located on the second floor of the winery) and a prep kitchen (located in the Carriage House building) will be constructed. Food service at marketing events will be catered.

Faust House Marketing Plan

Ultimate Production Capacity:	10,000 gallons (note that the pre-prohibition winery standards preclude production capacity in excess of 20,000 gallons annually)
Visitation by Appointment:	15/day; 100 week with food pairings
Marketing Events	12 annually @ 25 maximum 4 annually @ 50 maximum 2 annually @ 100@ maximum 1 Wine Auction Event @ 50 maximum

Projected number of employees is 1 FT and 2 seasonal.

Marketing events would not take place during daily tours and tasting hours but would occur during off-peak hours (week days ending before 4:00 and beginning after 6:00) or on weekends and weekend evenings. Regular winery staff will handle event activity; no additional staff will be required. Larger marketing events will be catered. Evening marketing events would end at 10:00 p.m., with ½ hour for clean up. No outdoor amplified music will be permitted.

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>2501</u> sq. ft.	<u>0.06</u> acres
Proposed	<u>2993</u> sq. ft.	<u>0.07</u> acres

TOTAL: 5494 sq. ft.

0.12 acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>39099</u> sq. ft.	<u>0.90</u> acres	<u>10</u> % of parcel
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Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>N/A</u> sq. ft.	Proposed	<u>5110</u> sq. ft.
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Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>N/A</u> sq. ft.	<u>N/A</u> % of production facility
Proposed	<u>1975</u> sq. ft.	<u>0.386</u> % of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

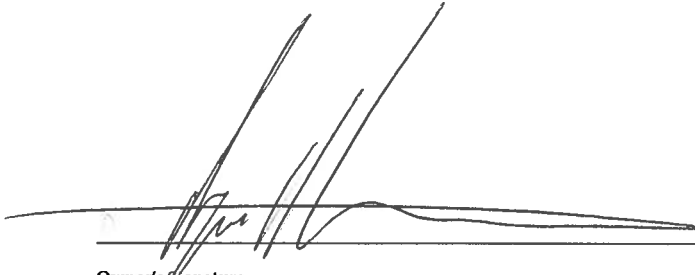
- ☒ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)
- ☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Covered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Uncovered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c),
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.


Owner's Signature

2.23.2011
Date

Letters of commitment from grape suppliers and supporting documents may 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.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>well</u>	<u>well</u>
Name of proposed water supplier (if water company, city, district):	<u>n/a</u>	<u>n/a</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>8,300</u> gallons per day (gal/d)	
Current water source:	<u>well</u>	<u>well</u>
Anticipated future water demand:	<u>7,868</u> gal/d	<u> </u> gal/d
Water availability (in gallons/minute):	<u> </u> gal/m	<u> </u> gal/m
Capacity of water storage system:	<u>to be designed</u> gal	<u> </u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>tank</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u> </u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u> </u>
Name of disposal agency (if sewage district, city, community system):	<u>n/a</u>	<u> </u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	<u>1,050</u> gal/d	<u> </u> gal/d
Anticipated future waste flows (peak flow):	<u>830</u> gal/d	<u> </u> gal/d
Future waste disposal design capacity:	<u>830</u> gal/d	<u> </u> gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the attached guidelines.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

No hazardous waste or storage of hazardous materials

Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): on-site

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

(Please see attached Traffic Report)

Number of FT employees: _____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees: _____ x 1.90 one-way trips per employee = _____ daily trips.

Average number of weekday visitors: _____ / 2.6 visitors per vehicle x 2 one-way trips = _____ daily trips.

Gallons of production: _____ / 1,000 x .009 truck trips daily³ x 2 one-way trips = _____ daily trips.

Total = _____ daily trips.

Number of total weekday trips x .38 = _____ PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): _____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees (on Saturdays): _____ x 1.90 one-way trips per employee = _____ daily trips.

Average number of weekend visitors: _____ / 2.8 visitors per vehicle x 2 one-way trips = _____ daily trips.

Total = _____ daily trips.

Number of total Saturday trips x .57 = _____ PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): _____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees (during crush): _____ x 1.90 one-way trips per employee = _____ daily trips.

Average number of weekend visitors: _____ / 2.8 visitors per vehicle x 2 one-way trips = _____ daily trips.

Gallons of production: _____ / 1,000 x .009 truck trips daily x 2 one-way trips = _____ daily trips.

Avg. annual tons of grape on-haul: _____ x .11 truck trips daily⁴ x 2 one-way trips = _____ daily trips.

Total = _____ daily trips.

Number of total Saturday trips x .57 = _____ PM peak trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 2 x 2 one-way trips per staff person = 4 trips.

Number of visitors (largest event): 100 / 2.8 visitors per vehicle x 2 one-way trips = 71 trips.

Number of special event truck trips (largest event): 1 x 2 one-way trips = 2 trips.

³ Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

⁴ Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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Donald G. Ridenhour, P.E.
Director

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

Introduction: As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessor's parcel numbers for these parcels. Identify all existing or proposed wells

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

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

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
045-250-030	6.35	0.3	1.9

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 (Main Residence)	<u>0.7</u> af/yr
Farm Labor Dwelling	<u>-</u> af/yr
Winery	<u>-</u> af/yr
Commercial	<u>-</u> af/yr
Vineyard*	<u>-</u> af/yr
Other Agriculture	<u>0.3</u> af/yr
Landscaping	<u>-</u> af/yr
Other Usage (List Separately):	
Secondary Residence	<u>0.3</u> af/yr
Carriage House	<u>0.3</u> af/yr
Creekside Bldg	<u>0.3</u> af/yr

PROPOSED USE:

Residential (Converted to winery use)	af/yr
Farm Labor Dwelling	<u>-</u> af/yr
Winery	<u>0.3</u> af/yr
Commercial	<u>-</u> f/yr
Vineyard* (new)	<u>0.5</u> af/yr
Other Agriculture	<u>0.3</u> af/yr
Landscaping	<u>-</u> af/yr
Other Usage (List Separately):	
Secondary Residence	<u>0.5</u> af/yr
Carriage House (prep kitchen)	<u>0.1</u> af/yr
Creekside Bldg (Converted to winery use)	af/yr

TOTAL: 1.9 af/yr
619,060 gallons"

TOTAL: 1.7 af/yr
TOTAL: 553,896 gallons"

1 af/yr = 325,821 gal

Is the proposed use less than the existing usage? ☒ Yes ☐ 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.

Existing Use Notes: Current use of the parcel is residential.

The Main Residence (Faust House) shall be converted to winery use.

The Secondary Residence shall remain as a single family residence.

The Carriage House shall be converted to winery use and contain a prep kitchen for catered events.

The Creekside Building shall be converted to winery use and its use included in the winery water use.

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: [Signature] Date: 04/15/11 Phone: 707-963-8456

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

Attachment A: Estimated Water Use Guidelines

Typical Water Use Guidelines:

Primary Residence	0.5 to 0.75 acre-feet per year (includes some landscaping)
Secondary Residence	0.20 to 0.30 acre-feet per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year

Non-Residential Guidelines:

Agricultural:

Vineyards	
Irrigation only	0.2 to 0.5 acre-feet per acre per year
Heat Protection	0.25 acre feet per acre per year
Frost Protection	0.25 acre feet per acre per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year
Irrigated Pasture	4.0 acre-feet per acre per year
Orchards	4.0 acre-feet per acre per year
Livestock (sheep or cows)	0.01 acre-feet per acre per year

Winery:

Process Water	2.15 acre-feet per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine

Industrial:

Food Processing	31.0 acre-feet per employee per year
Printing/Publishing	0.60 acre-feet per employee per year

Commercial:

Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year

Narrative Description
Faust House Winery
2031 Coombsville Road
Napa, California

Project Setting

The Faust House is located on an 8.4 +/- acre parcel approximately 1.5 miles east of the City of Napa. The property contains a number of buildings dating back to the late 1880s. The prime feature of the property, a two-story structure, was reconstructed in 1889 following the fire that destroyed it in 1888. The first floor of the existing two-story structure was the home of the Carbone Winery from approximately 1889 until it was forced to close as a result of prohibition. The top floor of the 'winery' building was used as a dwelling; two other freestanding residential structures are located to the south of the 'winery' building. Several outbuildings testify to the agricultural use of the property are located east of the driveway that connects to Coombsville Road. Mature walnut trees and other fruit trees are located proximate to these out buildings. Several other mature ornamental trees and garden area are present.

Proposed Project

The current property owner is seeking to establish a 10,000-gallon per year winery on the lower floor and within the footprint of the existing two-story structure. Barrel fermentation and tasting will occur on the first floor to conform to ADA requirements. The second floor will be used for private tasting, some marketing events and will house a commercial kitchen. Appropriate improvements to conform to ADA requirements will be made to the building. Exterior changes to this structure that are currently contemplated include removal of the more recent rear (east elevation) bathroom and staircase; removal of the non-historic lower vestibule (west elevation) and replacement of the existing porch with one or more detached balcony (ies). Proposed revisions to these elevations will be submitted to the county following careful evaluation of the proposed changes by a qualified historic consultant.

A new 2990 +/- s.f., covered crush pad will be constructed within the footprint of one of the existing barns as shown on the attached site plan. The barn being removed is in poor structural condition. The new crush pad is oriented and designed to emulate a previously barn structure formerly used as part of the historic Carbone Winery. The new crush pad represents the only new structure that is proposed for the site.

The existing Creek side building will be converted to production use; no change to the buildings' exterior besides possible re-painting is proposed at this time.

The eastern-most residential accessory building will be converted to accessory use as part of the proposed project. Referred to in the attached plans as the 'Carriage House', this building will contain a new prep kitchen and bathroom. No change to the exterior besides possible painting is proposed at this time.

The western most structure is not a part of the proposed project.

Access to the proposed winery will be via a new looped driveway that allows the applicant to take advantage of the parcel's dual frontage on Coombsville Road. The first 'leg' of the western most access driveway will remain two way up to its intersection with Olsen property driveway. After that, the driveway is a one-way loop through property. Establishing the new driveway as a one-way loop eliminates the need for a left turn lane at the western most driveway, thus preserving two historic features in proximity to the subject parcel:

- The two stone pillars that mark the entrance to the western driveway; and
- The historic bridge over Tulocay Creek.

The traffic engineer retained by the applicant has evaluated the proposed circulation and has confirmed that the future trips to be generated by the new winery (42 daily trips excluding the limited marketing events which take place when the winery visitation program does not occur) is below the level necessitating a left turn lane in Coombsville Road, at either driveway entrance.

In addition to re-establishing a winery within some of the existing buildings, another overarching goal is to maintain and where feasible restore the historical integrity of the estate. To that end, a landscape plan appropriate for the historical context of the site will be submitted following project approval. In addition, new vineyard is contemplated east of the proposed production building and remaining agricultural buildings not removed for the new production building will be retained.

No off-site improvements are proposed as part of the project. In addition to the new production building, the proposed project will include seismic retrofit of the two – story structure, a new looped driveway and parking area, and new wastewater treatment and disposal systems for production and domestic waste.

Exceptions to Winery Standards/Required Findings

Since the subject parcel is less than 10 acres, contains a former winery that began before Prohibition ceased operation due to Prohibition, the proposed winery is eligible for relief from road/driveway setbacks and minimum parcel size requirements applicable to new non-historic wineries.¹ In order to take advantage of these exceptions, the proposed winery must conform to the findings contained in

¹Title 18, Chapter 18.104.245

Chapter 18.104.245. The applicant believes that the project as designed meets all four (4) required findings

1. The proposed parcel contains the historic, intact building built in 1886. The former Carbone Winery, established in 1889 was located in the lower floor of the intact two-story structure. Buildings older than 45 years old are deemed historic under the California Environmental Quality Act.
2. The new cover crush pad is located within the disturbed area of the property and replaces an existing barn structure that is in disrepair. The new production building is located within its footprint and has been designed to complement yet not compete with the historic Faust House, the location of the former Carbone Winery.
3. The proposed project is part of an overall historic preservation program for the site that includes the preservation and integration of existing buildings two of which will be converted from residential to winery use. The only significant building to be replaced is a former barn/drying shed that is in disrepair. The new production building merely replaces one agricultural use with another. The historic uses of the property, combined residential and agricultural use will not change. A new agricultural use, wine production will augment the former use of the property for walnut cultivation and production.
4. Old growth landscape will be preserved as part of the project and will be supplemented by new landscaping that will be appropriate for the site and the historical context of the project
5. The proposed new production building is not located any closer to Coombsville Road or any other private road used by the public than any existing structure that it replaces. The driveway that provides access to the site is not a driveway used by public as defined in title 18.

In summary the existing historic complex will be retained within the historic context of the site and its former agricultural uses will be maintained and augmented by a new production building and landscaping designed to complement but not compete with the historic Carbone Winery building and grounds. Approval of the new winery will allow the public for the first time in over 100 years to gain access to a former historic winery and historic resource that truly represents and recreates an important chapter of local Napa County history.

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

APPLICATION FOR USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS

P11-0016A-UP

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 20 Apr 2011
TYPE OF APPLICATION: Use Permit - Conservation Setback Exception Date Published: _____
REQUEST: To allow winery accessory uses in existing Date Complete: _____
historical structures located within the 35' conservation setback

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

PROJECT NAME: Faust House Winery
Assessor's Parcel #: 045-250-030 Existing Parcel Size: 6.35 +/- ac.
Site Address/Location: 2031 Coombsville Road Napa, California 94558
No. Street City State Zip
Property Owner's Name: Faust House LLC
Mailing Address: 1601 Silverado Trail Rutherford, California 94573
No. Street City State Zip
Telephone #: (707) 286- 2979 Fax #: (707) 286 - 2727 E-Mail: Lauren@quintessa.com
Applicant's Name: Lauren Watters
Mailing Address: 1601 Silverado Trail Rutherford, California 94573
No. Street City State Zip
Telephone #: (707) 286- 2729 Fax #: (707) 286-2727 E-Mail: Lauren@quintessa.com
Status of Applicant's Interest in Property: Owner's Representative
Representative Name: Jeffrey Redding AICP
Mailing Address: 2423 Renfrew Street Napa, California 94588
No. Street City State Zip
Telephone # (707) 255-7375 Fax #: (707) 255-7275 E-Mail: jreddingaicp@comcast.net

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.

Lauren Watters 4/19/11
Signature of Applicant Date
Lauren Watters
Print Name

Agustin F. Hernandez 04/19/11
Signature of Property Owner Date
Agustin F. Hernandez
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

* Application Fee Deposit: \$ _____ Receipt No.: _____ Received by: _____ Date: _____

*Total fees to be based on time and material

* concurrent application with
Use Permit # P11-00060-UP

SUPPLEMENTAL APPLICATION FORM
USE PERMIT EXCEPTION TO CONSERVATION REGULATION

1. Please explain the reason for the exception request.

The applicant is proposing to reuse two existing structures as part of a new winery project. Referred to as the Creekside and Carriage House buildings. The Creekside building currently contains a bathroom, kitchen living room and bedroom. The Carriage House currently contains a bedroom and bathroom. Existing and proposed floor plans of these two buildings are shown on plans prepared by Paul Kelley Architect, incorporated by reference. Both are part of the historic compound that also includes the historic Carbone Winery. The former Carbone Winery now being referred to as the Faust House contains the former production area on the ground floor and an existing residence on the second floor.

The applicant has applied for a use permit pursuant to the pre-prohibition winery guidelines (Title 18, Chapter 18.104.235) and proposes to retain this structure as part of the project. Retention of existing historic structures is strongly encouraged by the zoning ordinance referenced. Both existing buildings are proposed for conversion to winery use.

The existing structures are located within the stream setback established by Ordinance 1991. This setback became applicable after the buildings were constructed. It is the applicants desire to retain the buildings in their current historic location rather than to demolish them and rebuild them in conformance with the existing setback (of 35 feet). By retaining both buildings in their current historic locations and appearance, the winery project is much more consistent with the findings required by the pre-prohibition winery ordinance. In addition, rebuilding the two buildings in a conforming location would potentially require the removal of existing mature, historic landscape.

Note that the existing 'duplex' (now a single residence) is located within the existing stream setback. It is and will remain as a residence and is not included in this project application.

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

The alternatives to preserving the existing structures within their historic setback would be to retain the existing structures in residential use, rebuilding the needed square footage elsewhere on the property, resulting in additional impervious surfacing and potential additional storm water runoff or demolish them and build new accessory winery buildings elsewhere on the property. The other alternative is to demolish the historic buildings and replace them with new buildings elsewhere on the property. This alternative is also untenable, as it would result in the destruction of a potential historic resource and compromise the applicant's ability to qualify for approval under the pre-prohibition winery guidelines. Further removal of historic buildings when reuse is possible would be contrary to the county's general plan policies that encourage the historic preservation and reuse of historic buildings (Community Character Policies 19, 24 & 28). It should be noted that retention of the existing structures and reusing them as part of the historic winery restoration project would not have any impact on existing riparian features as no change in footprint is proposed.

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:

N/A. The existing buildings would not be altered but would remain in their present location and configuration. All new improvements proposed as part of the Faust House Winery project would be constructed outside of the required stream setback.

- 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.

N/A. The existing buildings would not be altered but would remain in their present historic location and configuration. All new improvements proposed as part of the Faust House Winery project would be constructed outside of the required stream setback.

- 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.

N/A. No existing vegetation within the required steam setback will be removed as part of the proposed Faust House Winery project.

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

The existing residential building proposed for conversion to winery use will adhere to all requirements of the Napa County Fire Department applicable to its use. All on-site roadways are designed to conform to Napa County Fire and Public Works Department standards.

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

Retention of the existing buildings in their present historical location will have no impact on the exiting watercourse. To the contrary, if the required exception is not granted, the demolition alternative could potentially impact the existing watercourse. Granting the exception is the preferable way to preserve the historic integrity of the site and the existing watercourse.

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.

No change to the footprint of the existing structure is proposed as part of this preoejct. Further the county's environmental

sensitivity maps indicate that the project site contains no endangered plants or pant or animal habitat. Finally no vegetation within the required stream setback will be removed as part of this project.

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

N/A. The project is not an agricultural project.

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.

Huneus Vintners/Faust House Letter
1601 Silverado Trail
Rutherford, California 94563

RECEIVED

APR 21 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

April 20, 2011

Ron Gee AICP
Department of Conservation, Development and Planning
County of Napa
1195 Third Street, room 210
Napa, California 94559

Re: Use Permit #P11-00060-UP
2031 Coombsville Road Napa, Ca. 94558. APN 045-250-030

Dear Mr. Gee:

This letter is in response to your March 17, 2011 progress status report advising us of the additional information necessary to expedite the processing of our use permit application by County Departments.

This letter also transmits to you additional information outlined in your letter and in letters from the other county agencies. We have also updated the project description, water and wastewater feasibility reports to respond to those letters. This information is attached.

To assist you we have responded to items (a) through (j) of your letter referencing where in the re submittal you may find the information. We have used the same format in responding to the other agencies comments where appropriate.

Conservation, Development and Planning Department

- (a) We have retained the firm of PAST Consultants to prepare the required historical resources evaluation and impact assessment required under the California Environmental Quality Act. Preparation of this evaluation is in progress and is not a subject of a completeness determination but rather of the subsequent environmental evaluation. We will file the evaluation when it is completed.
- (b) We appreciate your advising us of the option of modifying or project to qualify for a possible categorical exemption. We have decided to modify our project description and proposal to accord with the "small winery" criteria that would allow for the preparation of a categorical exemption. We are including a revised project description conforming to those criteria with this letter.

- (c) The plans we submitted to you in February provide both the existing and proposed floor plan for the Creekside building. Our intention is to convert it to winery use as a combination wine laboratory, storage and employee restroom (see page A5.10 of plans prepared by Paul Kelley Architect). That same plan set provided you with the existing and proposed floor plan for the Carriage House which will also be converted to winery use as a staging kitchen and restrooms (see page A4.10 of plans prepared by Paul Kelley Architect). The existing 'duplex' building will remain in residential use and is not a part of this winery use permit application. The use of this residential structure is consistent with use permit #U-258384 approved April 4, 1984. Sheet UP 1.0 clarifies the proposed uses of these structures.
- (d) As you have noted in your letter, two existing buildings, Creekside and Carriage house, are located within the stream setback areas established in 1991 well after each of these buildings was constructed. As we intend to retain these historic buildings as part of our historic restoration project, we have completed and are submitting an application for a use permit exception to allow their retention. The use of the 'duplex' building is ongoing and is not part of the winery project and is not included in the aforementioned application. We have updated sheets UP 1.0 and UP 2.0 to clarify the location of the stream top-of-bank and location of the Creekside and Carriage House buildings.
- (e) We have updated our Phase 1 water study to reflect the use of groundwater associated with a 6.35-acre parcel size. As noted in the revision, our proposed water use is within the thresholds established for the Milliken-Sarco-Tulocay Groundwater Deficient Area.
- (f) As noted in the wastewater feasibility report and in the traffic study prepared by George Nickelson, the total number of employees is two: 1 FTE and 2 PT (or seasonal =1 FTE). These employees will also handle marketing events
- (g) The proposed 11-space parking area is not intended to accommodate the occasional marketing event parking. The 11- space area is designated for the 2 (two) employees and 9 (nine) visitor spaces for the private tours and tasting program. As noted on use permit sheet UP 4.0 we have designated the area within the walnut orchard rows adjacent to the existing fence as the overflow parking area. This approach is consistent with county practice to minimize impervious surfaces by utilizing appropriate areas of the site for overflow parking associated with occasional marketing events.
- (h) Included with this response is the Stormwater Runoff Management Plan (SRMP) and Appendix A—Project Applicability Checklist required by the Department of Public Works
- (i) The project site is replete with mature, screening vegetation. We will prepare a comprehensive landscape plan following project approval.
- (j) We will submit a sign program following project approval.

Department of Public Works (including comments from Anna Maria Martinez)

- (1) Included with our application is a copy of the Construction Runoff Applicability Checklist—Appendix A as well as a copy of the Post-Construction Runoff Management Plan and Checklist. We have also included another copy of the previous submitted traffic study.
 - (2)
 - (a) Please see use permit sheets 4.0 and 2.1 regarding proposed signage alerting traffic to the one-way loop access on the site plans
 - (b) Please see sheet UP 4.0 for our proposed parking and plan for the occasional marketing and special events
 - (c) We have revised the proposed parking plan to conform to Napa County Road and Street Standards. Please see revised sheet UP 2.0
 - (d) The new service driveway serving the new production building has been revised to include a new turnaround as shown on revised sheet UP 4.0
 - (3) We have revised the Water Availability Analysis--Phase 1 Study to reflect the parcel area as shown in the county GIS of 6.35 acres. The Phase 1 study identifies the water use associated with the continued use of the 'duplex' structure in residential use after permit approval.

Fire Department

- (1) We have updated the driveways and parking shown on the site plan to conform to the Napa County Public Works road and street standards. We have also identified all required fire lanes on sheet UP 4.0. The remaining comments from the fire department will be addressed in the construction drawings to be filed following use permit approval.

Department of Environmental Management

- (1) We have included the updated project statement with this letter
- (2) The revised wastewater feasibility report reflects 15 visitors and 2 FTE employees will be onsite as part of the proposed winery. The existing 'duplex' building will remain in residential use and contains two (2) bedrooms.
- (3) We have included projected wastewater flows from the kitchen activities in the carriage house in the revised wastewater feasibility report.
- (4) We have shown the location of the proposed water source on sheet UP 3.0.
- (5) We have noted the location of the trash enclosure on sheet UP 4.0.

- (6) The revised wastewater feasibility report included waste flows from all new and existing uses.

We believe that with the information included in this letter, the updated project description, the revised plans and feasibility reports that our application is now complete for processing and CEQA analysis. We would appreciate your confirmation of the completeness of our application at your earliest convenience.

We thank you for your continuing support of our application.

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Watters", with a long horizontal flourish extending to the right.

Lauren Watters
Marketing Manager
Huneeus Vintners

Enclosures

Revised Narrative Description
Faust House Winery
2031 Coombsville Road
Napa, California

Project Setting

The Faust House is located on a 6.35 +/- acre parcel approximately 1.5 miles east of the City of Napa. The property contains a number of buildings dating back to the late 1880s. The prime feature of the property, a two-story structure, was reconstructed in 1889 following the fire that destroyed it in 1888. The first floor of the existing two-story structure was the home of the Carbone Winery from approximately 1889 until it was forced to close as a result of prohibition. The top floor of the 'winery' building was used as a dwelling; two other freestanding residential structures are located to the south of the 'winery' building. Several outbuildings testify to the agricultural use of the property are located east of the driveway that connects to Coombsville Road. Mature walnut trees and other fruit trees are located proximate to these out buildings. Several other mature ornamental trees and garden area are present.

Proposed Project

The current property owner is seeking to establish a 10,000-gallon per year winery on the lower floor and within the footprint of the existing two-story structure. Barrel fermentation and tasting will occur on the first floor to conform to ADA requirements. The second floor will be used for private tasting, some marketing events and will house a commercial kitchen. Appropriate improvements to conform to ADA requirements will be made to the building. No changes to the exterior elevations of the Faust House are currently contemplated.

The applicant is proposing to operate the Faust House Winery as a small winery and to qualify for a Class 3 categorical exemption pursuant to the California Environmental Quality Act (CEQA) under the Napa County CEQA Guidelines. To that end, in addition to limiting the production to 10,000 gallons per year, the proposed marketing plan will include:

- Ten (10) marketing events per year for a maximum of 30 persons
- One (1) wine auction event for a maximum of 100 persons
- No temporary events will be held at the subject parcel

A new 2990 +/- s.f., covered crush pad will be constructed within the footprint of one of the existing barns as shown on the attached site plan. The barn being removed is in poor structural condition. The new crush pad is oriented and designed to emulate a previously barn structure formerly used as part of the historic

Carbone Winery. The new crush pad represents the only new structure that is proposed for the site.

The existing Creek side building will be converted to winery (production) use; no change to the buildings' exterior besides possible re-painting is proposed at this time.

The Carriage House will also be converted to accessory winery use as part of the proposed project. This building will contain a new prep kitchen and bathroom. No change to the exterior besides possible painting is proposed at this time.

The existing and proposed floor plans for the two existing structures that will be converted to winery use as part of this application are shown on plans prepared by Paul Kelley Architect (please see sheets A4.10 and A5.10). A water use and wastewater flow associated with the winery uses of these two structures is included in the Phase 1 water study and the wastewater feasibility report.

The western most structure (referred to as 'duplex' building) will remain in residential use and is not a part of the proposed project.

Access to the proposed winery will be via a new looped driveway that allows the applicant to take advantage of the parcel's dual frontage on Coombsville Road. The first 'leg' of the western most access driveway will remain two way up to its intersection with Olsen property driveway. After that, the driveway is a one-way loop through property. Establishing the new driveway as a one-way loop, the 10,000 gallons of annual production and the limiting marketing events to qualify for a categorical exemption eliminates the need for a left turn lane at the western most driveway, thus preserving two historic features in proximity to the subject parcel:

- The two stone pillars that mark the entrance to the western driveway; and
- The historic bridge over Tulocay Creek.

The traffic engineer retained by the applicant evaluated the original project scope (now reduced to small winery status in order to qualify for a categorical exemption), the proposed circulation plan and daily trip generation confirming that the future trips to be generated by the new winery (28 daily trips) is below the level necessitating a left turn lane in Coombsville Road, at either driveway entrance. The traffic engineer has assumed 15 visitors per day with 2 FTE winery employees and the retention of the existing 'duplex' building in residential use. Please see Table 1 of the February 17, 2011 analysis prepared by George W. Nickelson, P.E.

In addition to re-establishing a winery within some of the existing buildings, another overarching goal is to maintain and where feasible restore the historical integrity of the estate. To that end, a landscape plan appropriate for the historical context of the site will be submitted following project approval. In addition, new

vineyard is contemplated east of the proposed production building and remaining agricultural buildings not removed for the new production building will be retained.

No off-site improvements are proposed as part of the project. In addition to the new production building, the proposed project will include seismic retrofit of the two-story structure, a new looped driveway and parking area, and new wastewater treatment and disposal systems for production and domestic waste.

Exceptions to Winery Standards/Required Findings

Since the subject parcel is less than 10 acres, contains a former winery that began before Prohibition ceased operation due to Prohibition, the proposed winery is eligible for relief from road/driveway setbacks and minimum parcel size requirements applicable to new non-historic wineries.¹ In order to take advantage of these exceptions, the proposed winery must conform to the findings contained in Chapter 18.104.245. The applicant believes that the project as designed meets all four (4) required findings

1. The proposed parcel contains the historic, intact building built in 1886. The former Carbone Winery, established in 1889 was located in the lower floor of the intact two-story structure. Buildings older than 45 years old are deemed historic under the California Environmental Quality Act.
2. The new cover crush pad is located within the disturbed area of the property and replaces an existing barn structure that is in disrepair. The new production building is located within its footprint and has been designed to complement yet not compete with the historic Faust House, the location of the former Carbone Winery.
3. The proposed project is part of an overall historic preservation program for the site that includes the preservation and integration of existing buildings two of which will be converted from residential to winery use. The only significant building to be replaced is a former barn/drying shed that is in disrepair. The new production building merely replaces one agricultural use with another. The historic uses of the property, combined residential and agricultural use will not change. A new agricultural use, wine production will augment the former use of the property for walnut cultivation and production.
4. Old growth landscape will be preserved as part of the project and will be supplemented by new landscaping that will be appropriate for the site and the historical context of the project
5. The proposed new production building is not located any closer to Coombsville Road or any other private road used by the public than any

¹Title 18, Chapter 18.104.245

existing structure that it replaces. The driveway that provides access to the site is not a driveway used by public as defined in title 18.

In summary the existing historic complex will be retained within the historic context of the site and its former agricultural uses will be maintained and augmented by a new production building and landscaping designed to complement but not compete with the historic Carbone Winery building and grounds. Approval of the new winery will allow the public for the first time in over 100 years to gain access to a former historic winery and historic resource that truly represents and recreates an important chapter of local Napa County history.

Rev. 4/20/11

July 6, 2011

Ron Gee, Project Planner
Conservation, Development and Planning Department
County of Napa
1195 Third Street, room 210
Napa, California 94559

RECEIVED

JUL 06 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: Faust House Winery Application #P11-00060. APN 045-250-030

Dear Mr. Gee:

This letter is a follow up to our June 24, 2011 meeting with you and members of the Department of Public Works during which we discussed comments regarding our original site plan and circulation plan. Attached please find a revised site plan prepared by Delta Consulting and Engineering that incorporates a revised circulation and parking plan that we discussed on June 24, 2011. You will note the following changes to the original site plan that we filed with your office in February and April 2011 as follows:

1. The original one-way loop has been converted to a two-way driveway that meets county road and street standards. We submitted a copy of the revised plan to Jeanette Doss who indicated that the two-way driveway is acceptable pending her review of the final version of the site plan.
2. The two-way driveway terminates in a county standard turnaround area that is within 50 feet of the new production building.
3. The easternmost driveway will remain as is under the revised circulation plan. We have noted that on the revised site plan.
4. Preliminary comments from our historian and a visual inspection of the two stone pillars at the west driveway entrance indicate that these are greater than 50 years old and subject to review under the CEQA. While we are awaiting your approval of the revised site plan to complete the required historic evaluation, should these pillars be confirmed as historic resources we seek an exception to the county road and street standards to retain them.
5. The revised site plan has been revised to relocate the new production building further east so that we may preserve a major agricultural shed that our historian believes preliminarily may be an historic resource.
6. No new improvements are proposed within the required setback from Tulocay Creek. We have shown the required setback on the site plan. Please note that the setback area is heavily vegetated that in turn will filter any sheet flow runoff from the road or new structures before entering the creek. The site plan also shows the approximate location of an existing 9-10' wide paved driveway located along much of the alignment of the proposed new driveway. Further, the Stormwater

Runoff Management Plan indicates that the driveway will add approximately 6,300 s.f. of new impervious surfacing to the site. Other measures to address runoff from paved areas and measures to protect water quality are identified in the SRMP that has been accepted by the public works department.

7. With further regard to the creek setbacks, no changes to the footprint of any existing building proposed for winery use will occur. These buildings are labeled as 'carriage house' and 'creekside' building. While we are proposing to convert them to winery use no structural exterior improvements are proposed; only interior modifications are proposed. No alteration to or work within the bank to bank area of Tulocay Creek will occur as part of this project
8. The existing duplex was converted to single-family use under a previous planning permit (#U-258384) and will remain in single-family use. We have demarcated this structure as 'secondary residence' on the site plan. We will include its use as a potential independent single-family residence in the traffic study that we are currently preparing. Our traffic engineer has consulted with Paul Wilkinson in preparing his scope of work.
9. The site is heavily landscaped and no new landscaping is proposed at this time. Should additional landscaping be required by the commission we will submit the information required by 18.118 as part of our building permit application.
10. We have addressed water use information requested by public works under separate cover.


The marketing and visitation program that was outlined to you in our April 2011 re-submittal remains unchanged

Ron, as noted we have contracted with both a traffic engineer and an historian to evaluate our project to determine the need for a left turn lane and to assess project consistency with required findings and CEQA. We will submit these analyses to you under separate cover. However, we would appreciate your prompt referral of our site plan to the Department of Fish and Game for early consultation. We understand that the initial study will also be circulated to the State Clearinghouse when completed.

We believe that we have addressed all the issues that we discussed on June 24 and contained in your June 29, 2011 follow up email to me.

Thank you.

Sincerely,


Jeffrey Redding AICP for
Faust House Winery

CC: Client
Kristi Wagner, Delta Consulting and Engineering
Jeanette Doss, Department of Public Works

RON

J. REDDING AICP
2423 RENEFREW ST. NAPA, CA 94558
PHONE (707) 255-7375 • FAX (707) 255-7275 • JREDDINGAICP@COMCAST.NET

August 1, 2011

Don Ridenhour, Director
Department of Public Works
County of Napa
1195 Third Street, room 201
Napa, California 94559

RECEIVED

AUG 02 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: Request for Exception to Adopted Road and Street Standards—Faust House
Winery. 2031 Coombsville Road, Napa. APN 045-50-030

Dear Mr. Ridenhour:

This letter is to request an Exception to the County of Napa Road and Street Standards as revised on August 31, 2004 to facilitate the development of the proposed Faust House Winery, located on Coombsville Road, Napa. This request is submitted to you pursuant to Resolution No. 06-198 adopted by the Board of Supervisors on November 21, 2006. The project involves the revival of the historic, pre-prohibition era Carbone Winery built and operated in the existing structure in the 1880s. The current owners are proposing to reestablish the winery within the footprint of the historic residence on the property.

We have proposed a two-way road to access the new winery from Coombsville Road. There are two historic pillars located at the intersection of the new driveway and Coombsville Road. The pillars have been on the property since approximately the time that the winery was built. These historic pillars would have to be removed if a county standards driveway connection to Coombsville Road is required. We are requesting an exception to the Road and Street Standards, as described below, to maintain these pillars and to contribute to the historic nature of the overall project.

Our engineer estimated that the pillars are 23.5 feet apart. Our proposed road section is 18 feet in width plus 1 foot of shoulder on each side. However, the required 20 foot radius required for new driveways, as shown on detail P-2, would result in the removal of one of these pillars. This exception request is in relation to the curve radius from the road to the driveway. While we can maintain 20 foot radius on the west side, the location of the existing pillar on the east side will accommodate only a 13 foot radius. Please see the attached exhibit. The edge of the proposed driveway is approximately 6" or less from the pillars and shall be as shown on the attached exhibit. We are asking for a reduction of the of the required 20 foot curve radius on the east side of the driveway to curve radius of 13 feet.

We would request your review of our request and a favorable recommendation to the commission allowing us to modify detail P-2 to retain these historic artifacts. Removal of them may very well be determined to be a significant impact to the sites historic resources. Granting of this exception will preserve an historic feature unique to Napa County history. We believe that Section 3 paragraph D3 allows for this exception to be granted by the Commission.

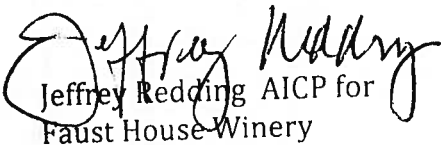
We have contracted with an historian who is currently preparing a final evaluation of the site's historic features. His assessment corroborates the historic resource nature and contribution of these stone pillars. We will submit his evaluation to you to support our request as soon as it is finalized.

A copy of a partial site plan prepared by Delta Consulting & Engineering showing the location of the two pillars and our suggested improvements is attached to this letter.

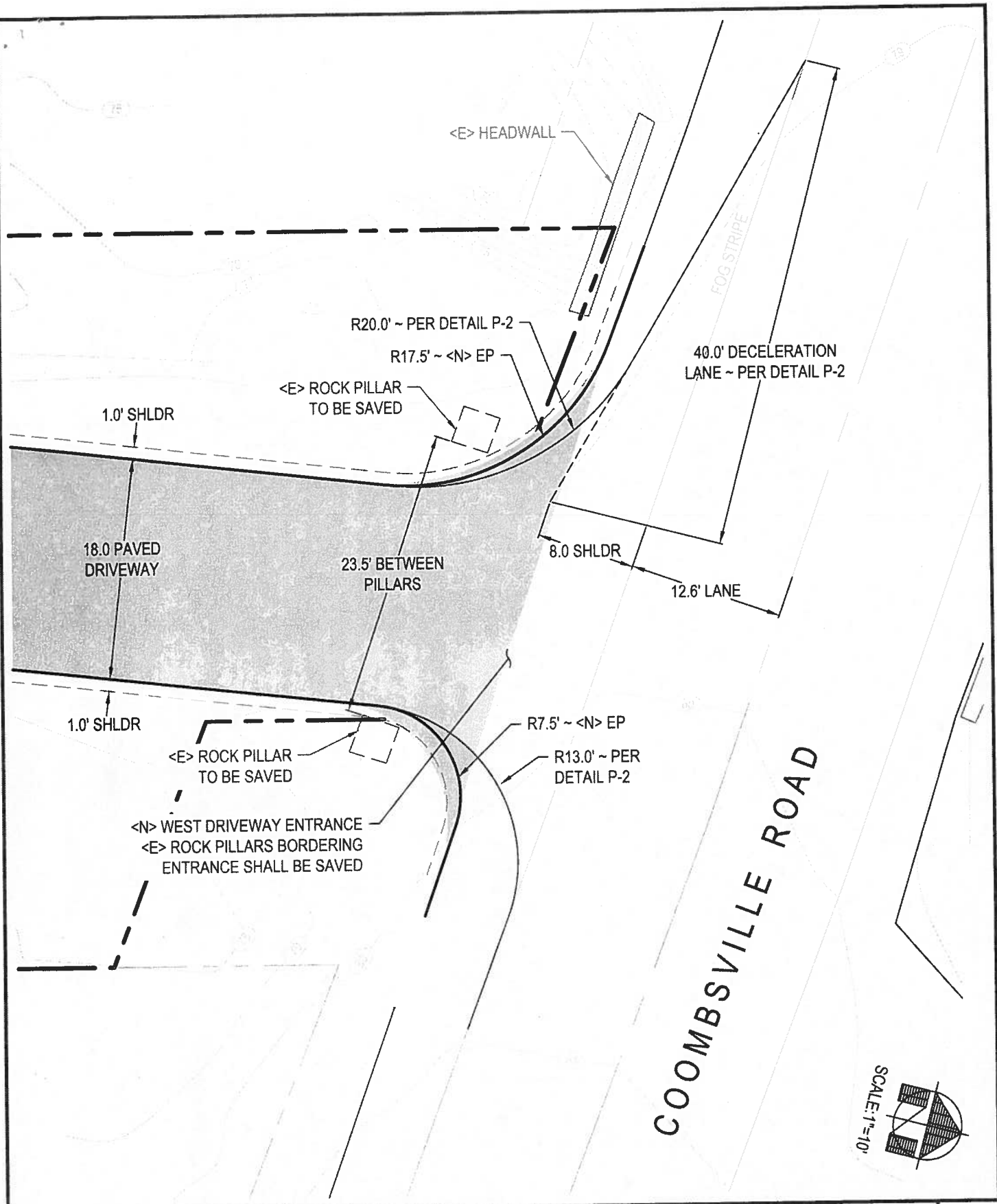
On behalf of the Faust House Winery owners we thank you for your consideration of our request. Please feel free to call me if you require further information. We are tentatively scheduled for hearing before the commission on September 21, 2011.

Thanks you.

Sincerely,


Jeffrey Redding AICP for
Faust House Winery

CC: ✓ Ron Gee, project planner
Kristi Wagner, Delta Consulting & Engineering
Client



FAUST HOUSE WINERY ROAD EXCEPTION EXHIBIT

DELTA CONSULTING & ENGINEERING OF ST. HELENA 1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574 707-963-8456 + 707-963-8528 FAX	
DATE: 07/29/11	JOB # J-126
SCALE: AS NOTED	APN: 045-250-030

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This topographic map shows the Mt. George Union Sch. area. Key features include:

- Project Site:** A rectangular area outlined in pink, labeled 'PROJECT SITE'.
- Roads:** 'ROAD' and 'Mt. George Rd' are labeled.
- Water Features:** 'Creek' is labeled, with a north arrow pointing towards the top right.
- Topography:** Contour lines are shown with elevations of 100, 120, 140, 160, and 180 feet.
- Infrastructure:** A 'FIRE TOWER' is indicated near the project site.
- Map Details:** The map includes a scale bar (0 to 100 feet) and a north arrow.

USE PERMIT PLANS FOR:
FAUST HOUSE
2031 COOMBSVILLE ROAD
NAPA, CALIFORNIA

THIS SET OF PLANS HAS BEEN PREPARED FOR THE FASTHOG HOUSE USE. THE HOUSE IS TO BE A RESIDENTIAL HOUSE, INHERENT WITH A PRODUCTION CAPACITY OF 12,000 GALLONS PER YEAR.

THE EXISTING USE OF THE PARCEL IS RESIDENTIAL. THE PROJECT CONSISTS OF A NEW PRODUCTION BUILDING, THE REMOVAL OF AN EXISTING CHOST TWO STORY BUILDING, THE REMOVAL OF TWO ADDITIONAL BUILDINGS FOR NEW USE, AN IMPROVED ACCESS DRIVEWAY, AND A NEW DRIVEWAY.

THE EXISTING CHOST WINEERY, ON FASTHOG HOUSE, CURRENTLY THE MAIN PRODUCTION FACILITY, IS TO BE REMOVED. THE NEW PRODUCTION FACILITY SHALL BE CONVERTED TO A SINGLE-FAMILY RESIDENCE AND IS NOT A PART OF THE WINEERY DEVELOPMENT. THE EXISTING CAMPAGE SHALL BE REMOVED AND A NEW DRIVEWAY SHALL BE CONSTRUCTED.

THE EXISTING PRODUCTION BUILDING HAS A RESIDENCE AND SHALL BE CONVERTED TO WINEERY USE. THE SET OF PLANS CONTAINS THE PROPERTY AND EXISTING CASHEIR INFORMATION, SITE PLAN, GRADING,

THIS PROJECT WILL COMPLY WITH ALL FIRE DEPARTMENT REGULATIONS AND REQUIREMENTS. THIS REQUIREMENTS LESS THAN 8 INCHES IN DIAMETER AND THE REMOVAL OF ALL LAZDER FUEL ON EXISTING TREES UP TO 8 FEET IN HEIGHT, WITH 10 VERTICAL FEET OF EACH SIDE OF THE

USE PERMIT PLANS
COVER SHEET

FAUST HOUSE
2031 COOMBSVILLE ROAD
NAPA, CA 94558
NAPN: 045-250-030



2

UP1.0

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FEATURE	ACCIDENTS	PROBABILITY
ALLOY LOOSE (WHEELS)	0	1.480
BARREL FRONT/END	0	0
BRAKE LOCK (ACCIDENT) (REPAIR/PAINTING)	288	0
UPPER LOCK ACCESSORY (NO PAINT)	0	0
CARGO HOIST (TOILET) (NEW/REPAIRING KIT/PAINT)	0	0.010
CREDIBLE (BAR/STAGE)	0	0.043
NEW CHAIR PAD	0	2.660
NEW VENTILATOR	1.175	5.537
TOTAL		
ACCESSORY TO PRODUCTION NEW * TOTAL NEW FIRM HEAD PITS	1.175	

BUILDING	
FIRST FLOOR	
GROUND FLOOR	
UPPER FLOOR	
CARAGE	
CREDENCE	
NEW CRANE	
NEW HYDRA	
TOTALS:	
ACCESSORY	
TOTAL NEW	

RECEIVED
AUG 16 2011
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

[illegible]



SITE AND GRADING PLAN

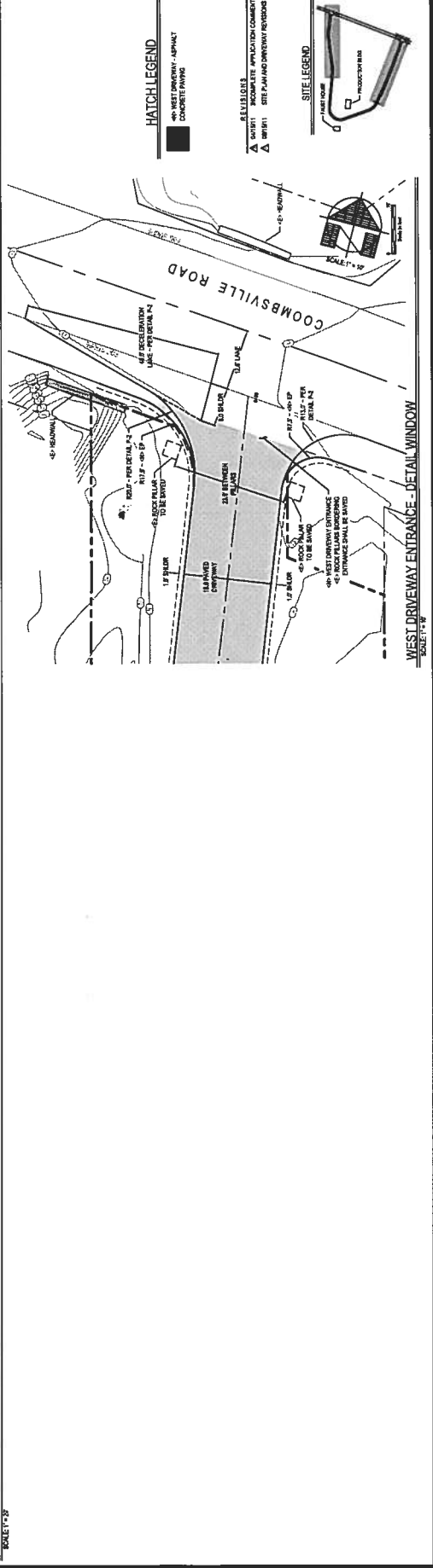
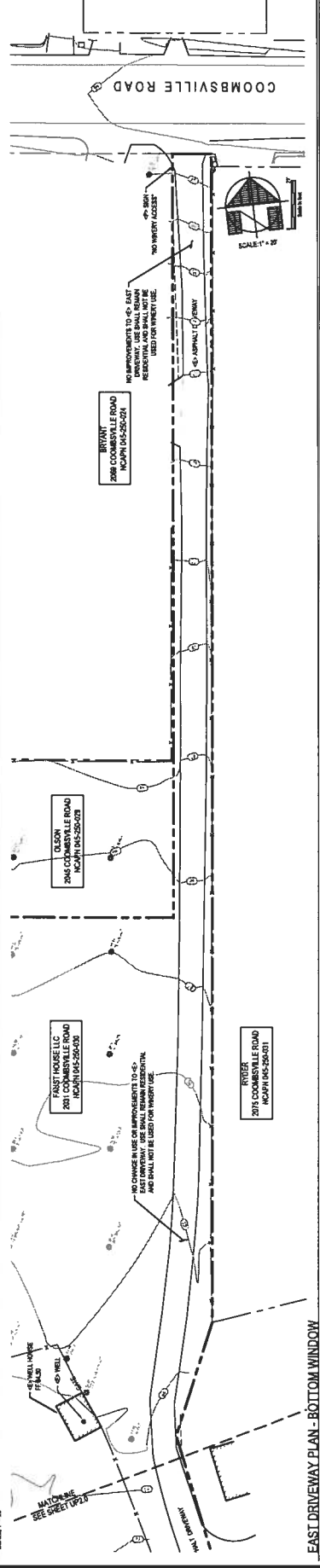
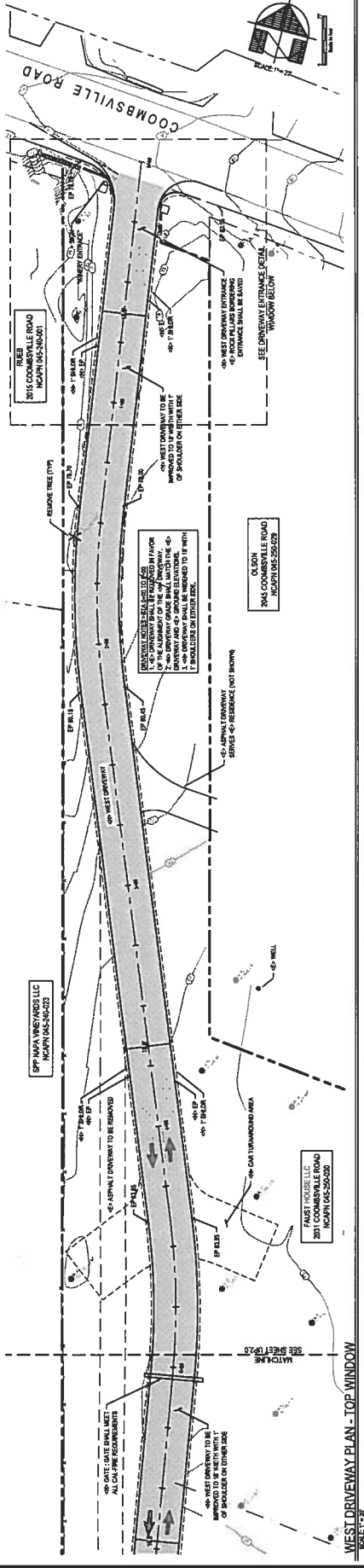
DELTA CONSULTING & ENGINEERING
 1104 ADAMS STREET, SUITE 202 • ST. JOSEPH, CALIFORNIA 94304
 707-953-6436 • 707-953-2545 FAX

USE PERMIT PLANS DRIVEWAY PLAN

FAUST HOUSE
 2031 COOMBSVILLE ROAD
 NAPA, CA 94558
 NCAFN 045-250-030

SCALE: 1" = 10'

UP2.1



HATCH LEGEND

- 4\"/>

REVISES

- 1. SHOWN: PROPOSED APPLICATION COMMENTS
- 2. SHOWN: SITE LAYOUT AND UTILITY REVISIONS

SITE LEGEND

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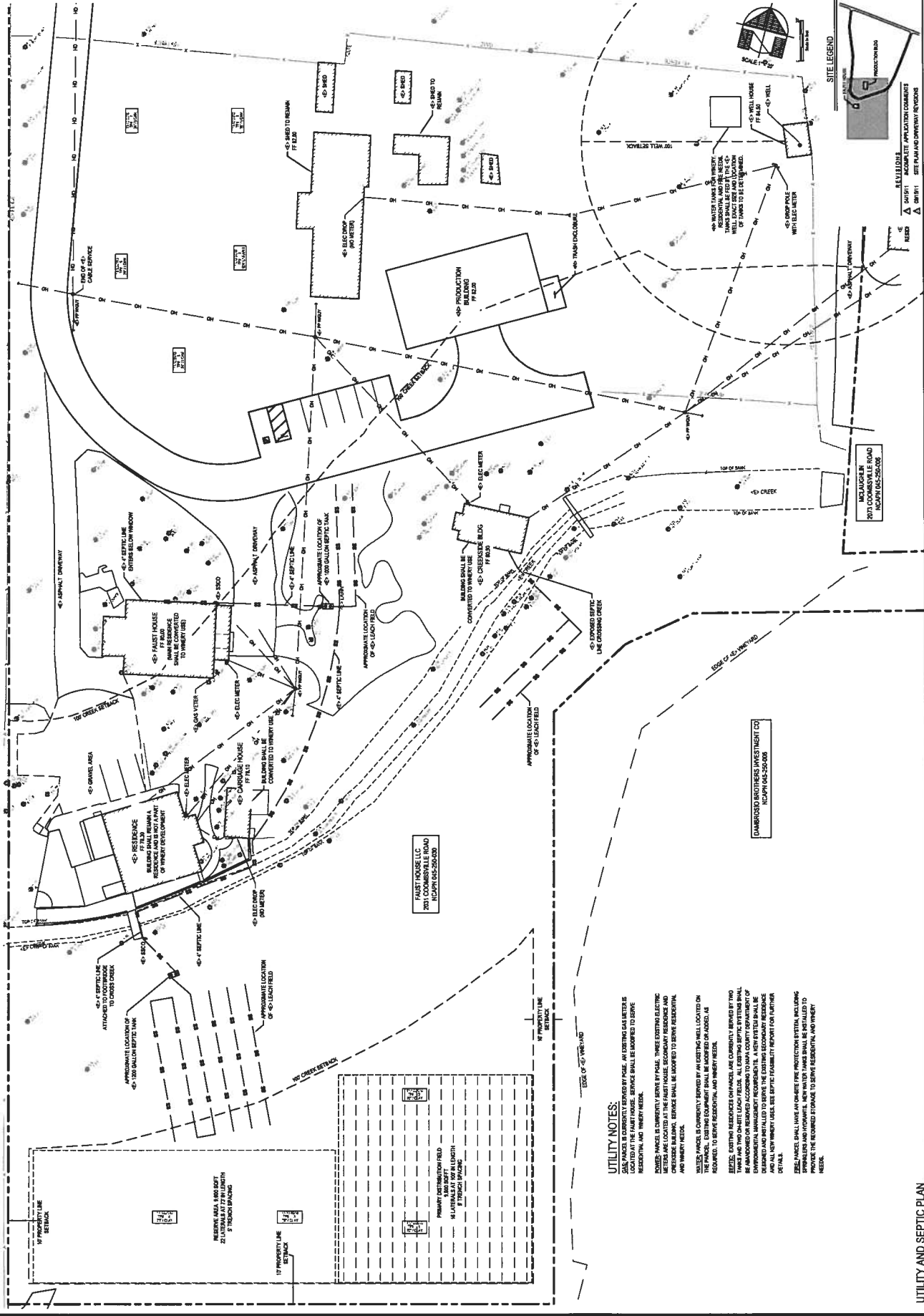
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 707-834-4558 • 707-834-5333 FAX
 104 ADAMS STREET, SUITE 200 • ST. HELENA, CALIFORNIA 94774

USE PERMIT PLANS
 UTILITY PLAN

FAUST HOUSE
 2031 COOMBSVILLE ROAD
 NAPA, CA 94558
 NCAPI-045-250-030

UP3.0
 SCALE: 1"=20'
 SHEET 1 OF 1
 DATE: 02/20/11
 PROJECT: 108
 SHEET: 108

DELTA CONSULTING & ENGINEERING
 707-834-4558 • 707-834-5333 FAX
 104 ADAMS STREET, SUITE 200 • ST. HELENA, CALIFORNIA 94774



UTILITY NOTES:
 1. ALL EXISTING UTILITY LINES SHALL BE LOCATED BY SHOWN BY THE EXISTING UTILITY LINES. ALL EXISTING UTILITY LINES SHALL BE LOCATED BY SHOWN BY THE EXISTING UTILITY LINES. ALL EXISTING UTILITY LINES SHALL BE LOCATED BY SHOWN BY THE EXISTING UTILITY LINES.
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