

**DAVIS ESTATES
4060 SILVERADO TRAIL, CALISTOGA
PROJECT STATEMENT
MODIFICATION OF USE PERMIT**

Owner/Applicant: Davis Estates
4060 Silverado Trail
Calistoga, CA 94515

Representatives:

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APN: 021-010-003

Zoning: AW, Agricultural Watershed

A. PROJECT DESCRIPTION:

This application proposes a modification to the Saviez use permit approved in 2002 for the Saviez Winery (#01099-UP), which allowed the conversion of an historic 5,676 square foot barn into a winery with a production capacity of 20,000 gallons per year. A minor modification was approved in 2007 (P07-00436-MOD), authorizing the use of a portion of the existing residence as office space and tasting room. Although the winery wastewater disposal system has been installed and a small amount of wine has been made at the site the full conversion of the barn to an operating winery has not occurred.

The Davis family obtained the property in 2011. They propose to expand upon the previous approval as follows:

1. Structural Improvements

- The historic barn will be retained and converted into a hospitality venue with a kitchen conforming to CURFFL standards. The improvements to the barn will conform to the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.
- A new winery building is proposed to be constructed for winery production and administration use to the north of the historic barn and in accordance with the Secretary of Interior's Standards will use materials and an architectural style to complement the historic barn enhancing the historic setting of the property.

- Caves are proposed in the hillside behind the historic and proposed new winery structures. The caves will house barrel ageing areas.. The caves will include a fire suppression sprinkler system and will be classified as Class 3 caves.
- Adjacent to and above the caves new structures are proposed. The ground floor of the new structure, adjacent to the caves will be used for winery production including fermentation, bottling, laboratory and shipping/receiving. The second story, located above the caves will include a small tasting room, offices, restrooms and an employee kitchen.

2. Production Increase

This application proposes to bring the winery into conformance with current trends by increasing its existing approved 20,000 gallon production to 30,000 gallons and increasing the number of employees from two full-time and one part-time to five full-time employees.

3. Visitation/Marketing Plan

The existing permit allows 10 visitors per day for tours and tastings by prior appointment and is limited to two annual events with up to 40 guests.

Winery marketing trends have evolved over the past 10 years and now it is necessary for wineries to be able to provide a more personal experience to visitors in order to develop and maintain returning customers. A chart comparison has been done of recent new winery use permit approvals and existing wineries that have been approved to expand their daily visitation and marketing plans. The chart includes only wineries that are located or approved to be located on state highways or county collector roads [the highest and lowest numbers in each category were not included in the average calculation in an attempt to avoid a “spiked” comparison]. The chart demonstrates that wineries in similar locations approved in the past two years have an average production capacity of 152,000 gallons per year, 21 employees, 200 daily visitors and 120 annual events.

The winery marketing program intends to focus on smaller groups where the wines will be paired with meals. The intent is to provide an intimate setting where the wines can be tasted and compared with the undivided attention of the winery staff. There may be one to three of these types of scheduled tastings occurring at the same time or at different times throughout the day. While not the main focus, the winery also wants the flexibility to be able to host several larger events throughout the year should the need or desire arise.

This application proposes daily visitation by prior appointment of 20 persons per day during the week and 34 during weekends and holidays. The winery would also have two larger events per month with up to 50 guests and two annual events with up to 100 guests, and participation in the wine auction.

Daily tours and tastings may include the pairing of food and/or the sale of wine by the glass or bottle and private picnicking on the outdoor patios.

Evening events on Fridays, Saturdays or days preceding a national holiday will cease by 10:00 p.m. with cleanup ceasing by 11:00 p.m. Evening tastings and events on all other days will cease by 9:00 p.m. with cleanup ceasing by 10:00 p.m. The nearest residence is over 1,000 feet from the winery and is shielded by the topography. Accordingly, it is not expected that any of the events or winery activities will disturb neighbors.

B. ROAD SETBACK:

Approximately 9 acres of the 114.32 acre parcel is situated on slopes less than 30%. The flatter area consists of a triangular area between two connecting ridges that run easterly from Silverado Trail. Of the nine developable acres there is only about 1.5 acres that is situated beyond the 600-foot setback from the centerline of Silverado Trail. The 600-foot setback line runs through the center of the existing historic barn approved to be converted into a winery in 2002. Because the proposed winery would be partially within the setback, the Planning Commission, in 2002 approved the location of the winery based on section 18.104.235 of the zoning ordinance that provides for an exception to the setback requirements based on the preservation of the historic structure.

1. Existing Structures

The Davis's are committed to preserving and enhancing the historic integrity of both the existing barn and the overall property. Prior to the conversion of the barn to a winery it was used to store vineyard equipment. In order to complete the conversion of the historic barn to winery purposes a new agricultural barn was constructed. Rather than constructing a plain metal building typical for this use they designed a new agricultural barn in the fashion of the existing barn that does not detract from the overall historical integrity of the property. The new agricultural barn is accessory to the vineyard farming operations and will not be used for any winery purpose. To further enhance the historic context of the property they also constructed a well pump windmill in a design that would have been typical of the era when the property was first developed.

2. Proposed Winery Improvements

This project proposes to continue to use the historic barn for winery purposes and will comply with the federal guidelines for preserving and rehabilitating the structure. In addition to the historic barn, a new winery building has been designed to complement and "mirror" the historic barn by being located the same distance from Silverado Trail as the historic barn, utilizing similar wood siding and building design. By mirroring the historic barn with the new winery building it will enhance the historic context of the property by more closely integrating the

historic barn into the winery complex, as oppose to deemphasizing its relationship to the other improvements by separating the other winery structures from the historic barn. Likewise, the tasting room, cave portals and exterior walls have all been designed to add to the historic context of the property by utilizing weathered wood and natural stone finishes. The cave portals, fermentation room and tasting room are all located outside of the 600 foot setback. The existing historic barn and new winery building are both located 570 feet from the centerline of the road.

The zoning ordinance recognizes the importance of retaining historic structures and sites, and provides exceptions from the winery setback to encourage the retention and preservation of structures and enhancement of the overall historic site. Section 18.104.235 of the zoning ordinance outlines the findings that must be made for the Planning Commission to grant the exception. The project has been designed to comply with these finding requirements as follows:

A. The proposed site contains historic buildings, structures or landscapes which are either listed on or eligible for listing on the California or National Historic Register, and the proposed project will retain and incorporate such eligible or listed buildings, structures or landscapes into the final project design.

An analysis of the historic integrity of the barn was prepared by Clark Historic Resource Consultants for the original project. Based on this analysis, the barn has been nominated to be listed on the California Register of Historic Places. The California Historic Resource Commission considered the nomination in August, 2001, and concurred that the barn should be listed, and accepted the nomination. Therefore, the site contains a historic structure listed on the California Historic Register and meets this finding requirement.

B. The proposed winery or structure(s) will be located within an existing footprint or developed or disturbed portion(s) of the site such that the final project will be within the historical context and scale of the site;

The historic barn in its current location has previously been approved to be converted to winery purposes. The new winery building is proposed to have the same setback as the existing historic barn (winery) to enhance the overall historical context of the property by mirroring the historic barn. If the new winery building was to be located outside of the setback it would be offset from the existing historic barn compromising the symmetry and scale of the proposed design. Such an asymmetrical approach would create a distraction from the historic barn and deemphasize the relationship of the historic barn to the other winery structures thus diluting the historic context of the property. The new winery building is proposed to be located in an area that has previously been disturbed by the planting of vineyard and as a soil borrow area for the construction of the new agricultural barn. Therefore, the proposed location of the new winery building is no closer to the road than the existing approved historic barn(winery), will create a symmetrical design in scale with the historic barn, and is located within a previously disturbed area.

C. The proposed winery or structure is part of an overall historic preservation plan for the site which includes the preservation and enhancement of historical buildings and structures and old growth landscape including, but not limited to, old vines and mature trees and a certification that the project is in conformance with the Secretary of the Interior Standards and Guidelines for Historic Preservation Projects. Retention of these elements shall be made a condition of the approved permit.

It has already been determined that the existing historic structure will be retained and preserved. in conformance with the Secretary of the Interior's Standards and Guidelines for the Rehabilitation of Historic Structures. The design of this project, as well as the unrelated agricultural barn and windmill are all intended to reflect and enhance the overall historic nature of the property.

D. The proposed winery or structure shall not be located closer to a state highway, Silverado Trail, any arterial county road, or any other public or private road used by the public than any existing historic structures or buildings on the site.

The proposed new winery building will encroach the same distance within the setback as the historic barn, approximately 30 feet into the 600 foot setback.

C. TRAFFIC

A traffic analysis has been conducted by a registered traffic engineer, which is incorporated by reference. The conclusion of the analysis is that the project as proposed will not result in any significant traffic increases and does not warrant the installation of a left hand turn lane.

D. WATER SUPPLY /WASTEWATER

A Phase 1 Water availability analysis has been prepared that demonstrates that the amount of groundwater use will be far below the established threshold for this property. Summit Engineering has prepared a wastewater treatment feasibility analysis that shows that both process and domestic wastewater can be treated on the property.

B A C K E N
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May 23, 2013

Mr. Sean Trippi
Napa County – Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

Re: Davis Winery
4060 Silverado Trail
APN: 021-010-003

Project No: 201119

Dear Sean Trippi,

This letter is to address the historic impact of the proposed modification of the 1922 Saviez Family Barn as it relates to the CEQA cultural resource review by Dan Peterson AIA Architect, dated July 1, 2002, per approved Use Permit (Saviez Winery #01099-UP), and it documents that the current proposed modification complies with the intent of the CEQA review report and documents that the project meets the Secretary of the Interior's Standards for Rehabilitation.

The proposed rehabilitation of the historic barn in the approved "Peterson" report included retaining the exterior barn form intact and proposed replacing the metal roofing with new metal roof over plywood, replacing the existing siding in kind with new over plywood, and reinstalling the original salvaged siding on the visible west and north facades. Reconstructing the sliding doors to be more compatible with the historic character of the building, adding additional windows on the east, and adding a new exterior stair and unisex handicapped toilet on the south side. Furthermore an exterior wine tank pad was proposed to be added on the publicly visible north side. The interior was proposed to be changed to office use with the barn being structurally upgraded to current codes for life safety; insulated and sheathed on the interior with gypsum board and plywood, and the addition of a new interior second floor. The proposed rehabilitation as requested under the current Davis Winery Use Permit modification complies with the findings of the "Peterson" report and the Secretary of Interior's Standards for Rehabilitation and proposes to retain the exterior barn form intact without new additions but with the same approach; the existing metal roof will be replaced with new metal roofing and the exterior siding will be replaced with new siding in kind, salvaging the existing siding and reinstalling the original siding on the interior where it

will be visible as it is now, without the need for it to provide weather protection as it is very deteriorated. The existing barn doors and windows are not historic, but as was previously proposed the rehabilitation will replace the existing doors. New steel sash and glass barn doors compatible with the historic character and period of the time but differentiated from the old will replace the existing non-historic plywood doors per the Secretary of the Interiors Standards for Rehabilitation. No new exterior addition are proposed and the existing non-historic eastern shed structure will be rebuilt as is, furthermore the proposed design maintains historic views from the public right of way as it currently exists and new structures are kept separated and are done to minimize the impact in form, material, and view. The interior of the proposed barn will be for winery hospitality and therefore the historic interior will be preserved, including the two story volume, and by leaving the existing barn framing materials exposed on the inside. Structural and life safety upgrades will be done from the outside or with exposed new materials inside that will clearly be differentiated from the historic and in such a way that if removed the original materials will be intact per the Secretary of the Interior Standards for Rehabilitation. The non-historic interior walls will be removed and the existing framing for the hay loft will remain.

Compliance with the Secretary of the Interior's Standards for Rehabilitation is as follows:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Comment: The building has been used for various agricultural uses. There is no physical evidence remaining that would illustrate the various uses. The proposed use as part of a winery is an agricultural use consistent with the history of the building. The uses of barns changed depending upon the economic needs of the farmer.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Comment: The character defining features, which include the worker's cottage are being retained and preserved.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Comment: The proposed changes to the site are kept separate and not attached to the historic structure. The form of the new additions to the site is compatible

with the rural nature of Napa Valley and will be differentiated as new to not create a false sense of historic development. The site originally contained other structures which burned down in a forest fire in 1946. The new adjacent construction is designed to be compatible with the massing, size, and scale of the historic barn and is built into the slope with caves, an earth berm, and landscape to minimize the impact on the importance of the historic barn visually.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Comment: The original roof appears to be corrugated metal based on the roof framing system. The use of corrugated roofing on farm buildings dates back to the late 1800's. New corrugated metal roofing to match the original pattern will not affect the historic character of the barn.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Comment: There are no original doors or windows remaining in the building. New doors convey the historic character of the period. The barn framing and siding are being preserved.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Comment: The major deterioration that has occurred is on the exterior of the building, specifically the wood siding and metal roofing. The replacement siding and roofing should match the historic character to maintain the historic integrity of the building. None of the original doors and windows exists. The design of the proposed doors is consistent with the character of the doors of that era. The original wood framing system will remain in place.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Comment: The exterior of the barn will remain in its current state with unfinished wood. Cleaning will not be necessary.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Comment: This report does not cover archeological resources.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

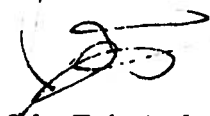
Comment: No new additions to the exterior of the barn are proposed. The primary materials that characterize the barn include barn board and batten siding and metal roof. The proposed changes to the doors do not affect original materials, and will differentiate them from the old while still being compatible. The design of the new doors is consistent with the simple character of the barn.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Comment: No new additions are being added to the building. Adjacent new construction is being undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The new adjacent construction will complement the historic setting and is designed to be compatible with massing, size, scale, and architectural features. A significant amount of the scale and mass of the new construction is located in caves, tucked into the slope, and behind an earth berm and landscape, to minimize the visual scale of the new construction.

In conclusion the proposed work complies with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as well as the intent of the originally approved "Peterson" report.

Sincerely,



John Taft, Architect

Principal – Backen Gillam Kroeger Architects

cc: Thomas Adams
Mark Phillips

B A C K F N
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K R O E G E R

May 23, 2013

Mr. Sean Trippi
Napa County – Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

Re: Davis Winery
4060 Silverado Trail
APN: 021-010-003

Project No: 201119

Dear Sean Trippi,

This letter is to address compliance with the purpose and intent of the viewshed protection program. The proposed new winery structures are located at the tow of the hill in slopes that vary up to and slightly over 15%. The new structures are not proposed on any minor or major ridge lines but are located in areas visible from county public roads.

The design of the winery has been done to minimize the visual impact from offsite. Due to the site constraints the winery is situated on the only location on the 114 acre parcel that is on slopes less than 30%, and predominantly outside of other setbacks. The location is further constrained to maintain the dominate existing views of the historic barn. The new structures have been tucked into the existing grade with a significant portion of the production located in caves and with a landscaped berm to minimize the visual impact from off site. The new structures compliment the massing, scale, and finishes of the existing historic barn. The colors and finishes are earth tones in barn wood and Syar stone to match existing barn and site materials; surfaces, and finishes will be non-reflective. Exterior lighting will be downward facing to comply with dark sky rules and to minimize off-site visibility and glare. The landscaping will reduce the visibility from offsite and screen the scale of the main production and hospitality structure with layers of landscape. In front of the whole facility will be new vineyards with ancient olives or similar at the two barn patio areas. Between the two barns will be an arcade of larger scale screening and shade trees such as pollarded fruitless Mulberry or similar held to a height of 25'-30' to not overwhelm the scale of the historic barn structure. On the berm behind will be seasonal decorative trees and lower level landscaping such as Pistache, Persimmon, or heritage Apple Trees or similar. Site walls

and cave walls will be grown over with vines such as Boston ivy and will earth tone in color. On the perimeter of the new construction native landscaping will be supplemented to maintain the existing hillside of Oaks, Fir, Madrone, and Manzanita or similar.

In conclusion the proposed work complies with the purpose and intent of the viewshed protection program.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Taft', with a stylized flourish at the end.

John Taft, Architect

Principal – Backen Gillam Kroeger Architects

cc: Thomas Adams
Mark Phillips