



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

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 5.28.09  
 REQUEST: SHUTTERS WINERY - U.P. Date Complete: \_\_\_\_\_  
NEW 59,000 G.P.Y. WINERY w/ 7N Date Published: \_\_\_\_\_  
~ 9,000 sq ft WINERY BUILDING EX  
~ 12,000 sq ft OF CAVES. SEE ALSO, VARIANCE  
APPLICATION NO PO9.00223.  
18 VISITORS/day, 40/week, 26 MARKETING EVENTS Max 50 people.

**RECEIVED**  
 ZA CDPC BS APPEAL  
 MAY 28 2009  
 NAPA CO. CONSERVATION  
 DEVELOPMENT & PLANNING DEPT.

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

Applicant's Name: Shutters Winery, Provo Land Partners Attn: Tim McDonald  
 Telephone #: (707) 968-2907 Fax #: (707) 968-2901 E-Mail: timm@centricbuild.com  
 Mailing Address: 1230 Spring Street, Suite G, St Helena, CA 94574  
No. Street City State Zip  
 Status of Applicant's Interest in Property: Owner  
 Property Owner's Name: Same as Above  
 Telephone #: ( ) - - Fax #: ( ) - - E-Mail: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
No. Street City State Zip  
 Site Address/Location: NA LOMMEL RD. CALISTOGA CA 94515  
No. Street City State Zip  
 Assessor's Parcel #: 018-060-027 Existing Parcel Size: 15.0 Acres

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, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

[Signature] 2-17-09 [Signature] 2-17-09  
 Signature of Applicant Date Signature of Property Owner Date  
 Tim McDonald Print Name Tim McDonald Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\*Application Fee Deposit: \$ 8260 Receipt No. 74505 Received by: C. O'Neil Date: 5.28.09  
 \*Total Fees will be based on actual time and materials

Please copy ALL correspondence to: Jon Webb, Albion Surveys, Inc.  
1113 Hunt Avenue, St Helena, CA 94574, jwebb@albionsurveys.com, 963-1217  
963-1829 (facsimile)

**SPECIAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:**

The undersigned, Provo Land Partners, LLC, a California limited liability company ("Provo"), does hereby appoint Tim McDonald to execute and deliver all deeds, affidavits, certificates, permits, documents, agreements and other instruments required or contemplated by or relating to the general business matters and operations of Provo.

The undersigned further gives and grants unto said attorney-in-fact full power and authority to do and perform every act necessary and proper to be done in the exercise of any of the foregoing powers with full and unqualified authority to delegate any or all of the foregoing powers to any person or persons that such attorney-in-fact may select.

The undersigned further ratifies and confirms all that said attorney-in-fact (or delegate(s) thereof) has lawfully done or shall lawfully do or cause to be done by virtue hereof.

The undersigned agrees that any third party receiving a duly executed copy or facsimile of this instrument may rely hereupon, and that revocation or termination hereof shall be ineffective as to such third party unless and until notice or knowledge of such revocation or termination shall have been received by such third party.

This Special Power of Attorney shall terminate and become null and void if revoked by Provo.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

**RECEIVED**

MAY 28 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

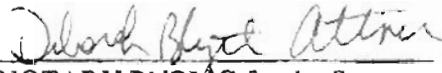
Provo Land Partners, LLC

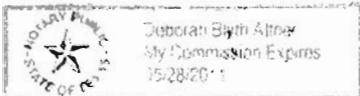
By:   
Mara Michelle Batlin  
Executive Vice President  
and Member

State of Texas  
County of Dallas

On this 13<sup>th</sup> day of April, 2009 personally appeared before me Mara Michelle Batlin, known to be the Executive Vice President and Member of Provo Land Partners, LLC, the California limited liability company that executed this instrument, and acknowledged such instrument to be the free and voluntary act and deed of such company for the uses and purposes herein mentioned and on oath stated that she was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13<sup>th</sup> day of April, 2009.

  
NOTARY PUBLIC for the State  
of Texas



**Project Statement  
Winery Use Permit  
Shutters Winery  
NCAPN 018-060-027, Calistoga, California**

**Project Information**

Timothy McDonald and Provo Land Partners are the owners of Shutters Winery in Calistoga California. They are applying for a Use Permit and Variance to establish a 50,000 gallon per year winery on their property located at the end of Lommell Road in Calistoga. The 15 acre property currently has a well and an existing driveway, over a 20.00 foot wide easement, to the Silverado Trail. A variance to the winery setback from a private driveway is being requested. The existing driveway running through the property is being relocated as far away from the proposed winery as possible. Environmental constraints prohibit moving the driveway further. Due to the terrain a small winery structure with a 4100 square foot footprint is being requested with the majority of the winery being proposed within 11,680 square feet of caves. The cave tailings that are not utilized on site will be hauled next door to Clover Flat Landfill.

MAY 28 2009

INFORMATION SHEET

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): Shutters Winery is seeking approval of a 50,000 gallon Winery Use Permit on their 15.0 acre property. The Winery Project consists of a new building and new caves.
- B. Project Phases:  one  two  more than two (please specify): \_\_\_\_\_
- C. Estimated Completion Date for Each Phase: Phase 1: August 2010 Phase 2: \_\_\_\_\_
- D. Actual Construction Time Required for Each Phase:  less than 3 months  
 More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: None
- F. Additional Licenses/Approval Required:  
District: \_\_\_\_\_ Regional: \_\_\_\_\_  
State: \_\_\_\_\_ Federal: \_\_\_\_\_

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

- A. Floor Area/Impervious area of Project (in square ft): 33,541  
Proposed total floor area on site: 9034 sq ft  
Total development area (building, impervious, leach field, driveway, etc.) 36,066sq ft  
New construction: \_\_\_\_\_  
existing structures or portions thereof to be utilized: 0  
existing structures or portions thereof to be moved: 0
- B. Floor Area devoted to each separate use (in square ft):  
living: 0 storage/warehouse: 4275 offices: 814  
sales: 2464 caves: 11,680 other: \_\_\_\_\_  
septic/leach field: 2525 roads/driveways: 9818
- C. Maximum Building Height: existing structures: \_\_\_\_\_ new construction: 32' - 0"
- D. Type of New Construction (e.g., wood-frame): Wood Frame, Steel Roof
- E. Height of Crane necessary for construction of new buildings (airport environs): n/a
- F. Type of Exterior Night Lighting Proposed: Low Level, Shielded & Directed Down
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes \_\_\_\_\_ No X
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V - non rated):  
 Type I FR  Type II 1 Hr  Type II N (non-rated)  Type III 1 Hr  Type III N  
 Type IV H.T. (Heavy Timber)  Type V 1 Hr.  Type V (non-rated)  
(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	<u>0</u>	<u>13</u>
B. Customer Parking Spaces:	<u>0</u>	<u>8</u>
C. Employee Parking Spaces:	<u>0</u>	<u>5</u>
D. Loading Areas:	<u>0</u>	<u>1</u>

IV. TYPICAL OPERATION		<u>Existing</u>	<u>Proposed</u>
A.	Days of Operation:	<u>0</u>	<u>M-F (Sat&amp;Sun Harvest)</u>
B.	Expected Hours of Operation:	<u>0</u>	<u>7am-5pm</u>
C.	Anticipated Number of Shifts:	<u>0</u>	<u>1</u>
D.	Expected Number of Full-Time Employees/Shift:	<u>0</u>	<u>3</u>
E.	Expected Number of Part-Time Employees/Shift:	<u>0</u>	<u>3</u>
F.	Anticipated Number of Visitors		
	• busiest day:	<u>0</u>	<u>18</u>
	• average/week:	<u>0</u>	<u>40</u>
G.	Anticipated Number of Deliveries/Pickups		
	• busiest day:	<u>0</u>	<u>4</u>
	• average/week:	<u>0</u>	<u>15</u>
V. SUPPLEMENTAL INFORMATION FOR SELECTED USES			
A.	Commercial Meeting Facilities Food Serving Facilities	NONE REQUESTED	
	• restaurant/deli seating capacity:	<u>          </u>	
	• bar seating capacity:	<u>          </u>	
	• public meeting room seating capacity:	<u>          </u>	
	• assembly capacity:	<u>          </u>	
B.	Residential Care Facilities (6 or more residents) Day Care Centers	NONE REQUESTED	
	• type of care:	<u>          </u>	<u>          </u>
	• total number of guests/children:	<u>          </u>	<u>          </u>
	• total number of bedrooms:	<u>          </u>	<u>          </u>
	• distance to nearest existing/approved facility/center:	<u>          </u>	<u>          </u>

MAY 28 2009

USE PERMIT APPLICATION  
SUPPLEMENTAL INFORMATION SHEET  
FOR WINERY USES

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

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

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary): All events are proposed:

A. Private Food & Wine tasting for trade 12 per year, 25 people max

B. Private Food & Wine Events 12 per year, 50 people max

C. Private Harvest Event 2 per year, 50 people max

D. Public Tours & Tastings by appointment only

Parking for all marketing events will be on-site and upon nearby property, if necessary, utilizing shuttle vans.

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): Food service will be catered & brought to the site. No Public food will be available. No additional food events will occur. Food is an adjunct to winery and not a stand alone, for profit service. Winery Employees may prepare and eats meals at the site.

4. **Production Capacity.**

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

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

6. **Winery Development Area.** (see a below - for existing winery facilities)  
 Will the project involve construction of additional facilities beyond the winery development area? No
7. **Total Winery Coverage.** (see b below – maximum 25% of parcel or 15 acres, whichever is less)  
 a. square feet/acres: 33,331/0.77  
 b. percent of total parcel: 5.1%
8. **Production Facility.** (see c below – include the square footage of all floors for each structure)  
 a. square feet: 16,193
9. **Accessory Use.** (see d below – maximum permitted 40% of the production facility)  
 a. square feet: 3706  
 b. percent of production facility: 23%

**Marketing Definition:** (paraphrased from County Code)

**Marketing of Wine** – Any activity conducted at the winery shall be limited to members of the wine trade, persons, who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development but shall not include cultural and social events unrelated to such education and development.

**Coverage and Use Definitions:** (paraphrased from County Code)

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.
- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.
- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.
- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.





PO9-00223

NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION  
1195 Third Street, Suite 210 Napa, California 94559 (707) 253-4411

RECEIVED

MAY 28 2009

APPLICATION FOR A VARIANCE

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Filed: 5-28-09  
REQUEST: SHUTTERS WINERY - VAR. Date Published: \_\_\_\_\_  
WINERY PRIVATE ROAD SETBACK VARIANCE Date Posted: \_\_\_\_\_  
(300' REQUIRED, 94' (OR LESS) PROPOSED). PLEASE SEE Hearing: \_\_\_\_\_  
EX MARKS ALL BILLABLE TIME TO PO9-00222 ZA CDPD BS

TO BE COMPLETED BY APPLICANT

Applicant's Name: Tim McDonald, Shutters Winery, Provo Land Partners  
Telephone #: (707) 968-2907 Fax #: ( ) 968 - 2901 Email: timm@centricbuild.com  
Mailing Address: 1230 Spring Street, St Helena, CA 94574  
No. Street City State Zip  
Status of Applicant's Interest in Property: Owner & Project Manager  
Property Owner's Name: Provo Land Partners  
Telephone #: (707) 968 - 2907 Fax #: (707) 968 -2901 Email: timm@centricbuild.com  
Mailing Address: 1230 Spring Street, St Helena, CA 94574  
No. Street City State Zip  
Site Address/Location: Lommel Road, Calistoga, CA  
No. Street City State Zip  
Assessor's Parcel #: 018-060-027

PLEASE COMPLETE THE ATTACHED QUESTIONS EXPLAINING THE REASONS  
THE VARIANCE REQUEST SHOULD BE APPROVED

I certify that all the information contained in this application 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.

[Signature] 2-17-09 [Signature] 2-17-09  
Signature of Applicant Date Signature of Property Owner Date  
Timothy McDonald Timothy McDonald

Submit with a check or money order payable to the County of Napa. The full application fee for a Variance is \$1120.00

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

FEES: \$1010.00 N/A PLEASE SEE PO9-00222 Received By: \_\_\_\_\_ Date: \_\_\_\_\_  
Receipt #: \_\_\_\_\_ Pre-application Receipt #: \_\_\_\_\_ Date: \_\_\_\_\_

**Project Statement  
Winery Use Permit  
Shutters Winery  
NCAPN 018-060-027, Calistoga, California**

**Project Information**

Timothy McDonald and Provo Land Partners are the owners of Shutters Winery in Calistoga California. They are applying for a Use Permit and Variance to establish a 50,000 gallon per year winery on their property located at the end of Lommell Road in Calistoga. The 15 acre property currently has a well and an existing driveway, over a 20.00 foot wide easement, to the Silverado Trail. A variance to the winery setback from a private driveway is being requested. The existing driveway running through the property is being relocated as far away from the proposed winery as possible. Environmental constraints prohibit moving the driveway further. Due to the terrain a small winery structure with a 4100 square foot footprint is being requested with the majority of the winery being proposed within 11,680 square feet of caves. The cave tailings that are not utilized on site will be hauled next door to Clover Flat Landfill.

## REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

This property is located off of Lommel Road in Calistoga and has a private access road running through it serving the adjoining property. The proposed location of the Winery will not meet the 300 foot setback from the center of the private road. The portion of the property that is located outside of the 300 foot setback from the private road is very steep terrain and would require grading and earthmoving of slopes in excess of 30% and the area outside the 300 foot setback is immediately adjacent and above a natural drainage swale. By utilizing the proposed site for the winery structure, earthwork will be dramatically reduced considering the slopes of the property. The steep slopes on this property and the location of the access easement constitutes an exceptional and extraordinary circumstance applicable to this property that does not generally apply to other properties in Napa County. By utilizing the proposed area for the winery, grading and excavation will be reduced. The location of the private access road and the steepness of the terrain constitute an exceptional and extraordinary circumstance applicable to this property that does not generally apply to other properties.

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

The AW zoning district allows a winery on this property subject to the approval of a Use Permit. The property complies with the development standards for a winery and caves in all other manners other than the setbacks from a private road. All of the findings necessary for the granting of a Use Permit can be made and the project is consistent with the General Plan. The granting of this variance is necessary to allow the approval of the Use Permit for the winery, and the preservation and enjoyment of property rights enjoyed by other properties in the AW zoning district. Due to the unique shape, terrain and characteristics of this property, this variance will not be a grant of special privilege inconsistent with the limitations on other properties.

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

The health and safety of the neighborhood and of the County will not be affected by this project because with the approval of the lesser setbacks, the winery and caves will be built in area where earthwork and grading will be dramatically reduced. The winery facility will be screened by the landscaping and the terrain. The granting of the variance will allow the winery and caves to be located on this property in areas which will minimize new construction and actually benefit the County and neighborhood by reducing traffic on the State Highway and County roads for the transport of grapes once the winery is operational.

SPECIAL POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS:**

The undersigned, Provo Land Partners, LLC, a California limited liability company ("Provo"), does hereby appoint Tim McDonald to execute and deliver all deeds, affidavits, certificates, permits, documents, agreements and other instruments required or contemplated by or relating to the general business matters and operations of Provo.

The undersigned further gives and grants unto said attorney-in-fact full power and authority to do and perform every act necessary and proper to be done in the exercise of any of the foregoing powers with full and unqualified authority to delegate any or all of the foregoing powers to any person or persons that such attorney-in-fact may select.

The undersigned further ratifies and confirms all that said attorney-in-fact (or delegate(s) thereof) has lawfully done or shall lawfully do or cause to be done by virtue hereof.

The undersigned agrees that any third party receiving a duly executed copy or facsimile of this instrument may rely hereupon, and that revocation or termination hereof shall be ineffective as to such third party unless and until notice or knowledge of such revocation or termination shall have been received by such third party.

This Special Power of Attorney shall terminate and become null and void if revoked by Provo.

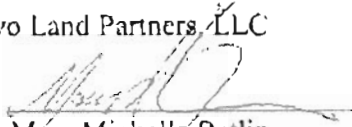
[ THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK ]

**RECEIVED**

MAY 28 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Provo Land Partners, LLC

By:   
Mara Michelle Batlin  
Executive Vice President  
and Member

State of Texas  
County of Dallas

On this 13<sup>th</sup> day of April, 2009 personally appeared before me Mara Michelle Batlin, known to be the Executive Vice President and Member of Provo Land Partners, LLC, the California limited liability company that executed this instrument, and acknowledged such instrument to be the free and voluntary act and deed of such company for the uses and purposes herein mentioned and on oath stated that she was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13<sup>th</sup> day of April, 2009.

  
NOTARY PUBLIC for the State  
of Texas



## WINERY CALCULATION WORKSHEET

### 1. WINERY COVERAGE

<b>All paved or impervious ground surface areas of the production facility:</b>	
Footprint of all winery structures	4167
Outside work areas	9200
Tank areas	
Storage areas (excluding caves)	
<b>All paved areas:</b>	
Parking areas	9046
Loading areas	
Walkways	1100
Access driveways to the public or private rd	9818
<b>Above-ground wastewater and run-off treatment systems:</b>	
Wastewater pond or SDSL	
Spray disposal field	
Parcel size: <u>15.0</u> acres	Percent of winery coverage of parcel size:
Total winery coverage: <u>0.77</u> acres	<u>5.1</u> %

### 2. PRODUCTION FACILITY

<b>Total square footage within structures and caves utilized for the following:</b>	
Crushing	
Fermenting	15,555
Bottling	
Bulk & bottle storage	
Shipping	
Receiving	
Laboratory	110
Equipment storage & maintenance facilities (excludes fire protection facilities)	400
Employee-designated restrooms	128
<b>Total square footage of production facility:</b>	<b>16,193</b>

### 3. ACCESSORY USE

<b>Total square footage within structures and caves utilized for the following:</b>	
Office space	814
Lobbies/waiting rooms	
Conference/meeting rooms	350
Non-production access hallways	48
Kitchens	
Tasting rooms (private & public areas)	2464
Retail space areas	
Libraries	
Visitor restrooms	
Art display areas	
Any other areas within the winery structure not directly related to production	Elevator - 30
<b>Total square footage of accessory use space:</b>	<b>3706</b>
<b>Percent of accessory use to production use:</b>	<b>23</b> %

### TRAFFIC INFORMATION

Project Trip Generation							
	<u>Personnel / Visitors</u>			<u>Vehicle Trips</u>			
	Operations	Marketing Events			Operations	Marketing Events	
	Daily	Minimum	Maximum		Daily	Minimum	Maximum
	M - F	Weekends			M-F	Weekends	
Operating Hours	7am - 5pm						
<b>Employees</b>				<b>Employee Trips</b>			
Full-Time	3	1	3	Full-Time	9.6	3.2	9.6
Seasonal Peak	3	0	3	Seasonal Peak	6.0	0	6.0
Peak Hours	6	1	6	Peak Hours	6.0	1.0	6.0
<b>Total Employees</b>	<b>6</b>	<b>1</b>	<b>6</b>	<b>Total Employee Trips</b>	<b>15.6</b>	<b>3.2</b>	<b>15.6</b>
<b>Event Support Staff</b>				<b>Event Support Staff</b>			
Full-Time	-	0	0	Full-Time	-	0	0
Seasonal Peak	-	0	3	Seasonal Peak	-	0	6.0
<b>Total Support Staff</b>	<b>-</b>	<b>0</b>	<b>3</b>	<b>Total Support Staff Trips</b>	<b>-</b>	<b>0</b>	<b>6.0</b>
<b>Visitors</b>	<b>18</b>	<b>18</b>	<b>68</b>	<b>Visitor Trips</b>	<b>13.85</b>	<b>13.85</b>	<b>62.86</b>
Peak Hours	6	-	-	Peak Hours	4.62	-	-
<b>Total Visitors</b>	<b>18</b>	<b>18</b>	<b>68</b>	<b>Total Visitor Trips</b>	<b>13.85</b>	<b>13.85</b>	<b>62.86</b>
				<b>Total Trucks - Deliveries, Shipping, etc. Trips</b>	<b>3.7</b>	<b>3.7</b>	<b>3.7</b>
<b>Grand Total</b>	<b>24</b>	<b>19</b>	<b>77</b>		<b>33.15</b>	<b>20.75</b>	<b>88.16</b>
Provide supporting documentation for trip generation rates							
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total							

↳ = 2.57 CPR = 7.2 trips

Number of People Onsite					
	Seasonal		Marketing Events	Marketing Events	Marketing Events
	Full-Time	Peak			
<b>No. Employees</b>	3	6	6		
Support Staff, caterers, clean-up etc.	-	-	3		
<b>Visitors</b>	-	6	50		
<b>Residents</b>	-	-	-		
<b>Grand Total</b>	<b>3</b>	<b>12</b>	<b>59</b>		

Trips/dy = 7.2 visitors, + 6 employees + 3.7 deliveries  
= ~ 17



**SUPPLEMENTAL SERVICE VEHICLE INFORMATION**

<b>Service Vehicles</b>			
	<u>gallons</u>	<u>Annually</u> <u>trips/year</u>	<u>During Season</u> <u>trips/day</u>
<b>Winery Production</b>	50,000		
<b>Service Vehicles</b>			
Grape Trucks		76.0	2.1
Supply Trucks		73.5	0.3
Case Good Trucks		40.0	0.2
<b>Total Trucks</b>		<b>149.5</b>	<b>2.4</b>

This information is supplemental to the Traffic Information Sheet provided in the Use Permit package.

**WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET**

I. WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>Well</u>	<u>Well</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>N/A</u> Yes ___ No ___	<u>N/A</u> Yes ___ No ___
C. Current Water Use (in gallons/day): Current water source:	<u>0</u> <u>Well</u>	<u>Well</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>715</u>	
E. Water Availability (in gallons/minute):	<u>15</u>	
F. Capacity of Water Storage System (gallons):	<u>0</u>	<u>0</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>Tanks</u>	<u>Tanks</u>
F. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE	<u>Domestic (sewage)</u>	<u>Other (please specify)</u>
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>Septic</u>	<u>Septic</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N/A</u> Yes ___ No ___	<u>N/A</u> Yes ___ No ___
C. Current Waste Flows (peak flow in gallons/day):	<u>0</u>	<u>0</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>690</u>	<u>1800</u> Process Waste
E. Future Waste Disposal Capacity (in gallons/day):	<u>690</u>	<u>1800</u> Process Waste
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>Landfill/On-Site</u>	
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>On-Site/Construction</u>	
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>Waste Hauler</u>	
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>Upper Valley</u>	

**RECEIVED**

MAY 28 2009



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

**Business Name:** Shutters Winery

**Business Address:** 1230 Spring Street, Ste G, St Helena, CA 94574

**Contact:** Tim McDonald

**Phone #:** 707-968-2907

**A. HAZARDOUS MATERIALS**

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

YES  NO

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

1. Own or operate underground storage tanks?
2. Intend to upgrade existing or install new UST's?

YES  NO

YES  NO

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

Own or operate AST's above these thresholds:  
-Any tank capacity with a capacity greater than 660 gallons, or  
-The total capacity for the facility is greater than 1,320 gallons?

YES  NO

**D. HAZARDOUS WASTE**

1. Generate hazardous waste?
2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?
3. Treat hazardous waste on site?
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?
5. Consolidate hazardous waste generated at a remote site?

YES  NO

YES  NO

YES  NO

YES  NO

YES  NO

**E. OTHER**

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?
2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

YES  NO

YES  NO

**RECEIVED**



ROBERT J. PETERSON, P.E.  
Director of Public Works  
County Surveyor-County-Engineer  
Road Commissioner

COUNTY of NAPA

RECEIVED

MAY 14 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

DONALD G. RIDENHOUR, P.E.  
Assistant Director of Public Works

## WATER AVAILABILITY ANALYSIS PHASE 1 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 assessors 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 Cameros 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 circle 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

Assessors Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
031-130-028	15 +/- acre	0.5	7.5 ac-ft/yr

**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 \_\_\_\_\_ af/yr  
 Farm Labor Dwelling \_\_\_\_\_ af/yr  
 Winery \_\_\_\_\_ af/yr  
 Commercial \_\_\_\_\_ af/yr  
 Vineyard\* \_\_\_\_\_ af/yr  
 Other Agriculture \_\_\_\_\_ af/yr  
 Landscaping \_\_\_\_\_ af/yr  
 Other Usage (List Separately):  
 \_\_\_\_\_ af/yr  
 \_\_\_\_\_ af/yr  
 \_\_\_\_\_ af/yr

**PROPOSED USE:**

Residential \_\_\_\_\_ af/yr  
 Farm Labor Dwelling \_\_\_\_\_ af/yr  
 Winery 0.43 af/yr  
 Commercial \_\_\_\_\_ af/yr  
 Vineyard\* \_\_\_\_\_ af/yr  
 Other Agriculture \_\_\_\_\_ af/yr  
 Landscaping 0.10 af/yr  
 Other Usage (List Separately):  
 \_\_\_\_\_ af/yr  
 \_\_\_\_\_ af/yr  
 \_\_\_\_\_ af/yr

TOTAL: 0 af/yr  
 TOTAL: 0 gallons

TOTAL: 0.53 af/yr  
 TOTAL: 172,700 gallons

\*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

To determine your existing and proposed total water use in gallons, multiply the totals (in acre-feet) by 325,821 gal/AF.

Is the proposed use less than the existing usage ( ) Yes (X) 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,

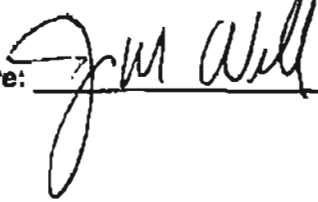
visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

---

---

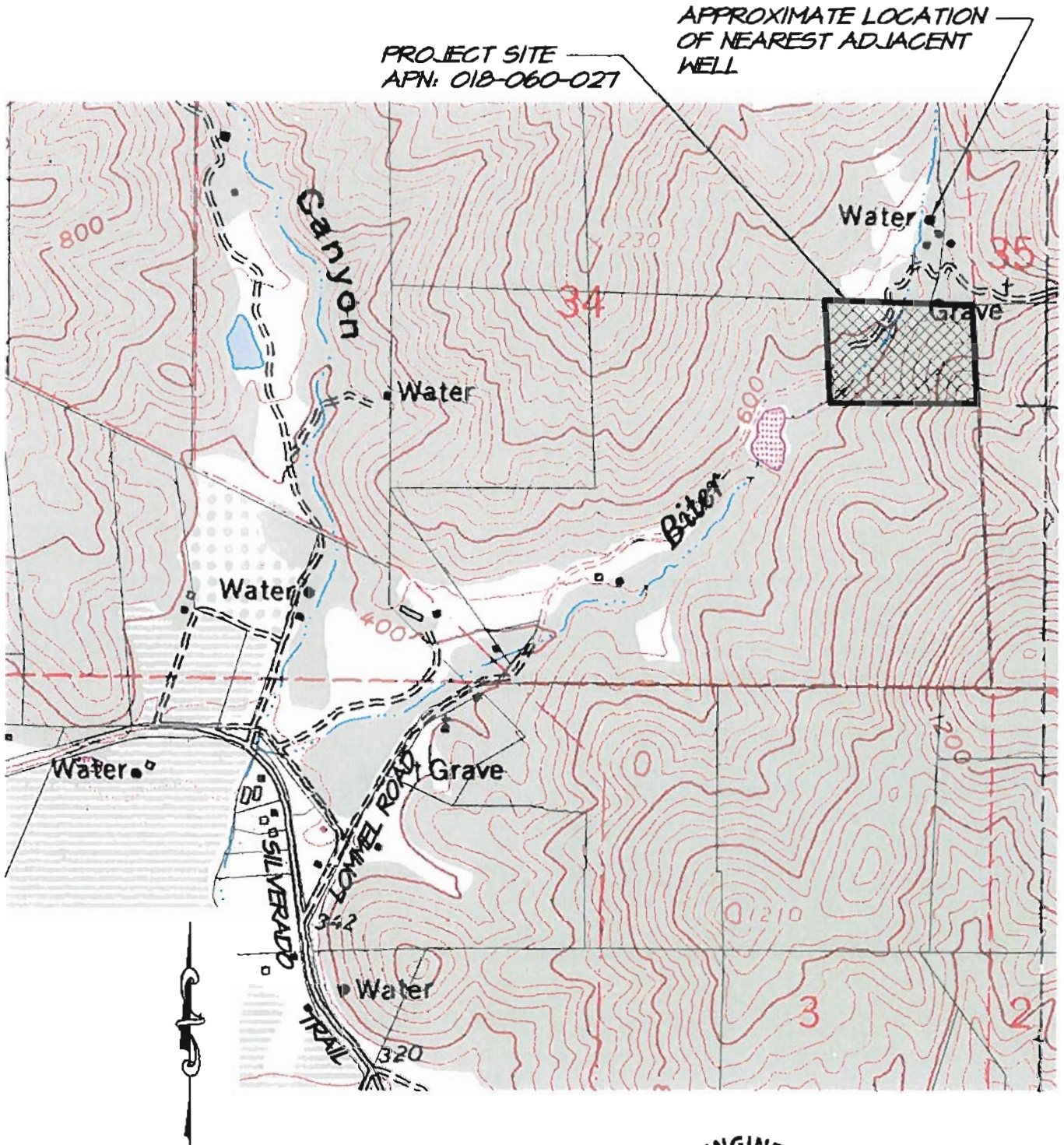
---

**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:  Date: 5-21-10 Phone: 963-1217

# SHUTTERS WINERY SITE MAP

CALISTOGA CALIFORNIA



GRAPHIC SCALE



( IN FEET )  
1 Inch = 1000ft.



1541 Third Street  
Napa, Calif. 94559  
v 707.252.3301  
f 707.252.4966



**SOUTHEAST ELEVATION**

**RECEIVED**  
MAY 28 2009  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**Shubert Winery**  
California, California  
A Division of the Land  
Private Land Services





Denne side er udfyldt af den ansvarlige myndighed i henhold til de bestemmelser, der er fastsat i Lov nr. 10 af 1901 om de offentlige skoler og i Lov nr. 10 af 1901 om de offentlige skoler og i Lov nr. 10 af 1901 om de offentlige skoler.

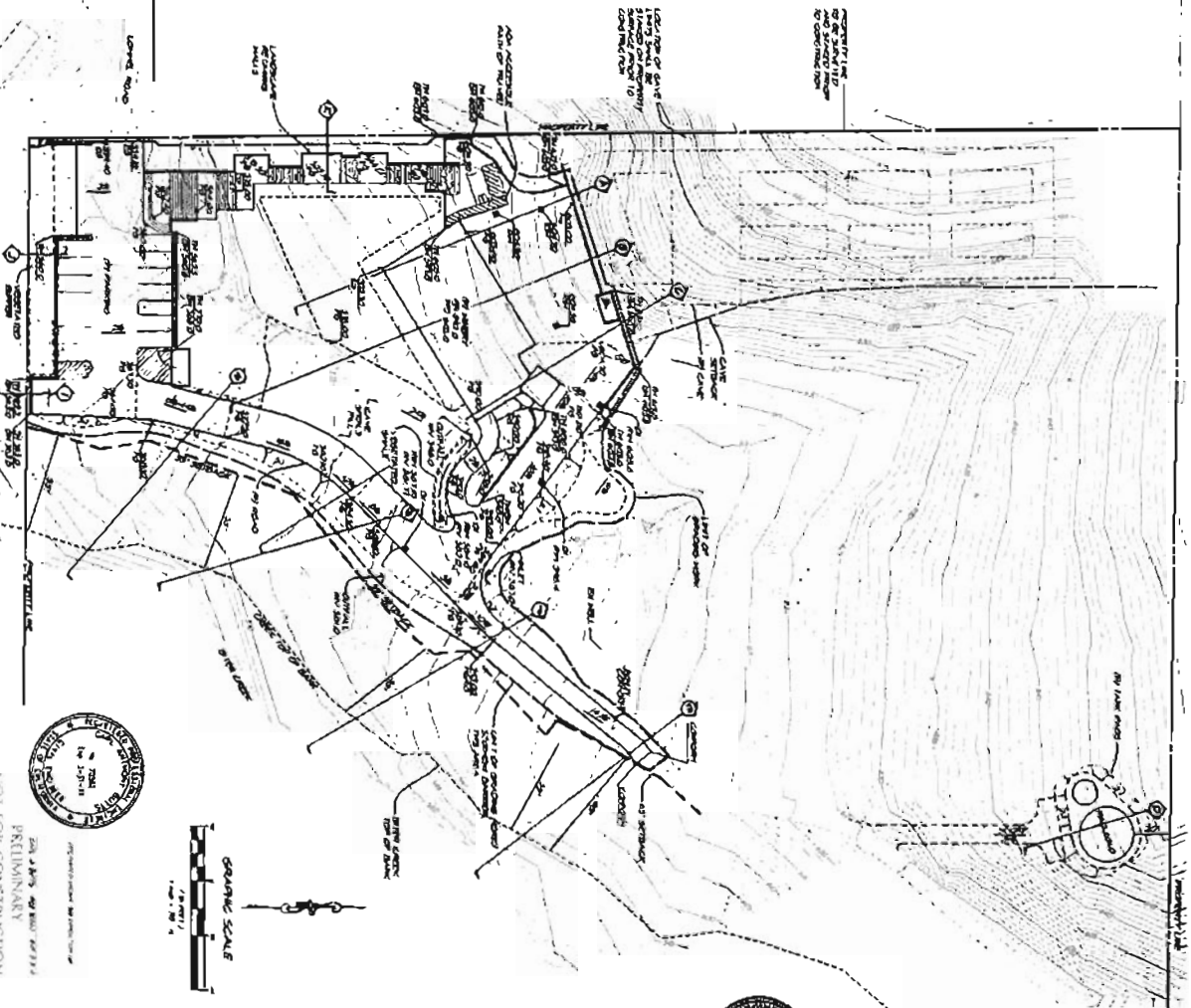


SCOPE ANALYSIS - CROSS SECTIONS

SECTION	W/1/1	W/2/1	W/3/1	W/4/1	W/5/1	W/6/1	W/7/1	W/8/1	W/9/1	W/10/1
1	100	100	100	100	100	100	100	100	100	100
2	100	100	100	100	100	100	100	100	100	100
3	100	100	100	100	100	100	100	100	100	100
4	100	100	100	100	100	100	100	100	100	100
5	100	100	100	100	100	100	100	100	100	100
6	100	100	100	100	100	100	100	100	100	100
7	100	100	100	100	100	100	100	100	100	100
8	100	100	100	100	100	100	100	100	100	100
9	100	100	100	100	100	100	100	100	100	100
10	100	100	100	100	100	100	100	100	100	100

ERADWORK ESTIMATES

SECTION	EST. QU. (CU YD)	EST. QU. (CU YD)	EST. QU. (CU YD)
SECTION A	100	100	100
SECTION B	100	100	100
SECTION C	100	100	100
SECTION D	100	100	100
SECTION E	100	100	100
SECTION F	100	100	100
SECTION G	100	100	100
SECTION H	100	100	100
SECTION I	100	100	100
SECTION J	100	100	100
SECTION K	100	100	100
SECTION L	100	100	100
SECTION M	100	100	100
SECTION N	100	100	100
SECTION O	100	100	100
SECTION P	100	100	100
SECTION Q	100	100	100
SECTION R	100	100	100
SECTION S	100	100	100
SECTION T	100	100	100
SECTION U	100	100	100
SECTION V	100	100	100
SECTION W	100	100	100
SECTION X	100	100	100
SECTION Y	100	100	100
SECTION Z	100	100	100



**SHUTTERS WINERY**  
**GRADING AND EROSION CONTROL PLAN**  
 NAPA COUNTY CALIFORNIA

NOT FOR CONSTRUCTION

PRELIMINARY

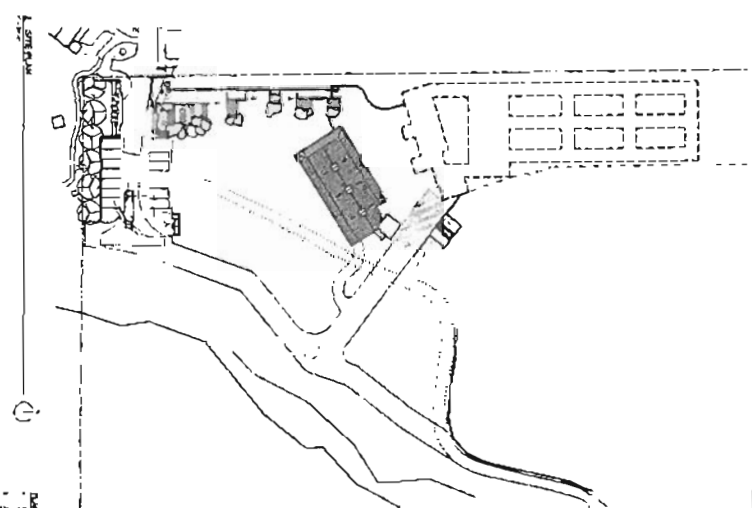
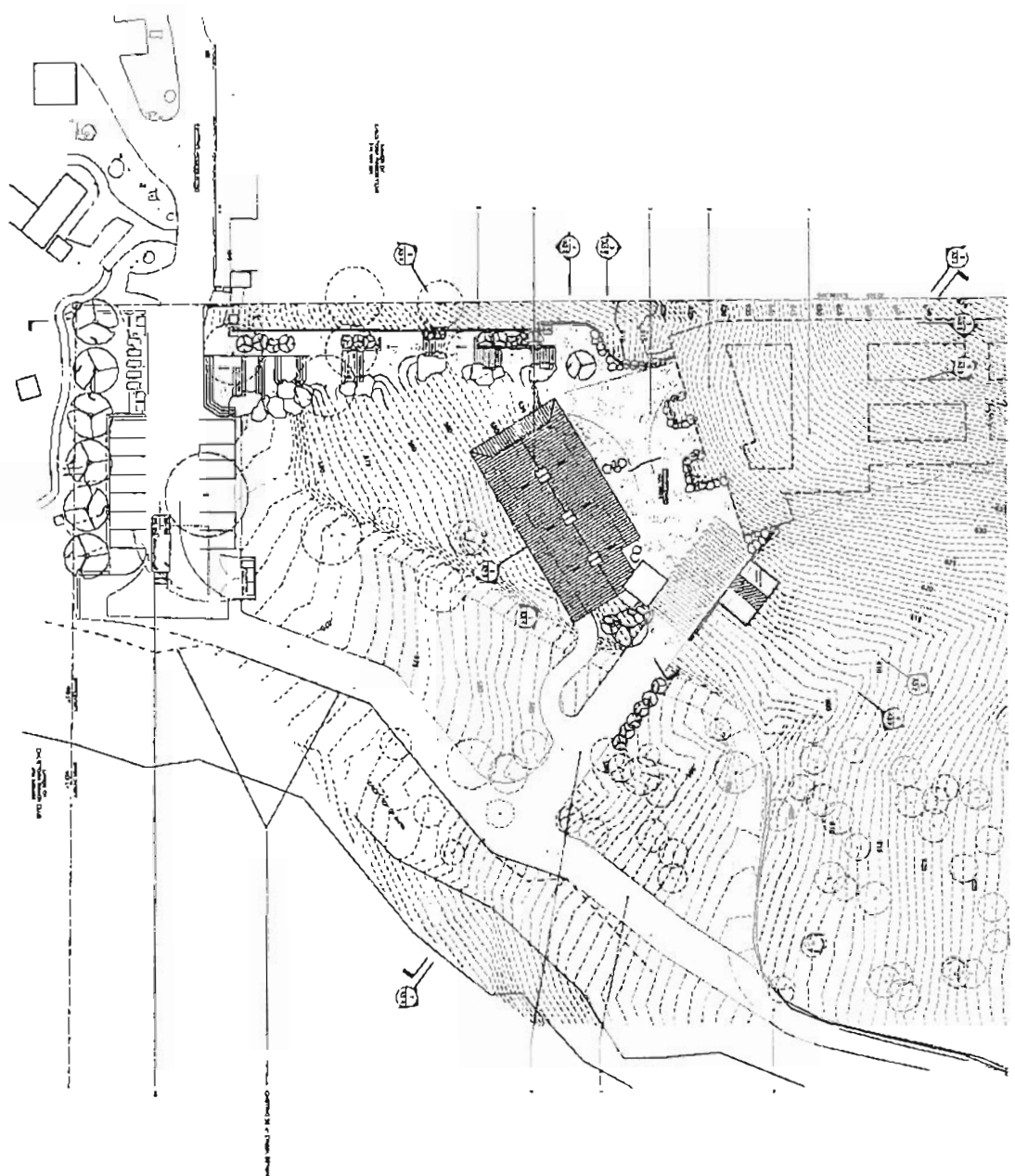
DATE: 10/15/11

BY: [Signature]

UP2

10/15/11



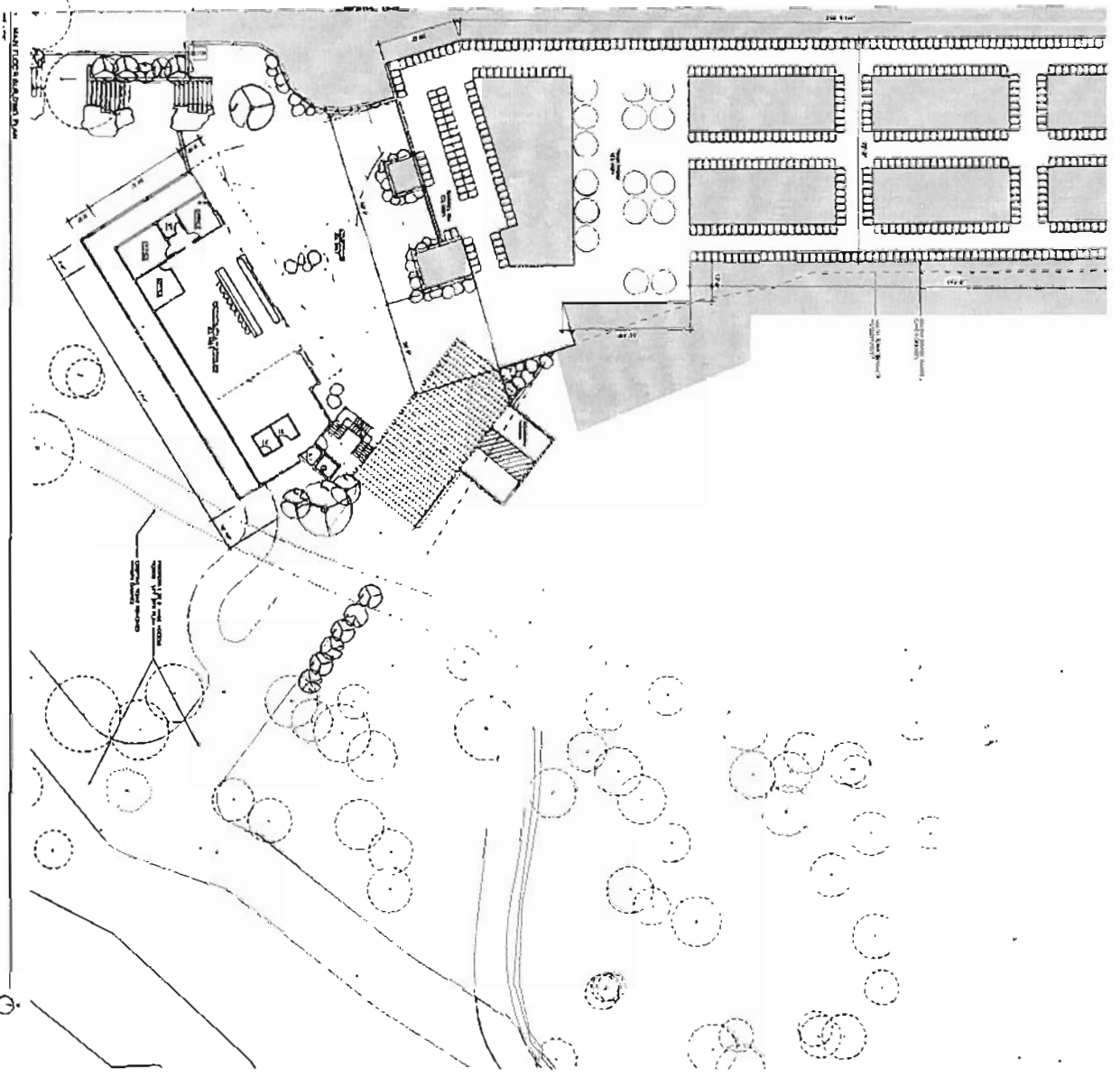


EXISTING SITE PLAN  
 PROPOSED SITE PLAN  
 1

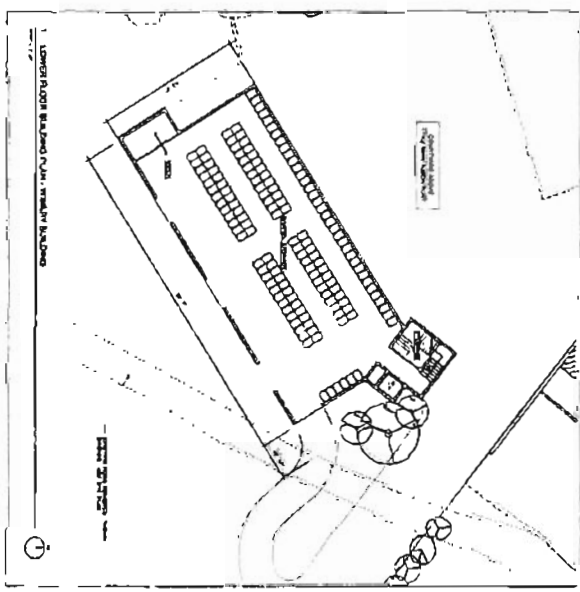
**LEGEND**

- 1. EXISTING BUILDING FOOTPRINT
- 2. EXISTING DRIVEWAY
- 3. EXISTING DRIVEWAY
- 4. EXISTING DRIVEWAY
- 5. EXISTING DRIVEWAY
- 6. EXISTING DRIVEWAY
- 7. EXISTING DRIVEWAY
- 8. EXISTING DRIVEWAY
- 9. EXISTING DRIVEWAY
- 10. EXISTING DRIVEWAY
- 11. EXISTING DRIVEWAY
- 12. EXISTING DRIVEWAY
- 13. EXISTING DRIVEWAY
- 14. EXISTING DRIVEWAY
- 15. EXISTING DRIVEWAY
- 16. EXISTING DRIVEWAY
- 17. EXISTING DRIVEWAY
- 18. EXISTING DRIVEWAY
- 19. EXISTING DRIVEWAY
- 20. EXISTING DRIVEWAY
- 21. EXISTING DRIVEWAY
- 22. EXISTING DRIVEWAY
- 23. EXISTING DRIVEWAY
- 24. EXISTING DRIVEWAY
- 25. EXISTING DRIVEWAY
- 26. EXISTING DRIVEWAY
- 27. EXISTING DRIVEWAY
- 28. EXISTING DRIVEWAY
- 29. EXISTING DRIVEWAY
- 30. EXISTING DRIVEWAY
- 31. EXISTING DRIVEWAY
- 32. EXISTING DRIVEWAY
- 33. EXISTING DRIVEWAY
- 34. EXISTING DRIVEWAY
- 35. EXISTING DRIVEWAY
- 36. EXISTING DRIVEWAY
- 37. EXISTING DRIVEWAY
- 38. EXISTING DRIVEWAY
- 39. EXISTING DRIVEWAY
- 40. EXISTING DRIVEWAY
- 41. EXISTING DRIVEWAY
- 42. EXISTING DRIVEWAY
- 43. EXISTING DRIVEWAY
- 44. EXISTING DRIVEWAY
- 45. EXISTING DRIVEWAY
- 46. EXISTING DRIVEWAY
- 47. EXISTING DRIVEWAY
- 48. EXISTING DRIVEWAY
- 49. EXISTING DRIVEWAY
- 50. EXISTING DRIVEWAY
- 51. EXISTING DRIVEWAY
- 52. EXISTING DRIVEWAY
- 53. EXISTING DRIVEWAY
- 54. EXISTING DRIVEWAY
- 55. EXISTING DRIVEWAY
- 56. EXISTING DRIVEWAY
- 57. EXISTING DRIVEWAY
- 58. EXISTING DRIVEWAY
- 59. EXISTING DRIVEWAY
- 60. EXISTING DRIVEWAY
- 61. EXISTING DRIVEWAY
- 62. EXISTING DRIVEWAY
- 63. EXISTING DRIVEWAY
- 64. EXISTING DRIVEWAY
- 65. EXISTING DRIVEWAY
- 66. EXISTING DRIVEWAY
- 67. EXISTING DRIVEWAY
- 68. EXISTING DRIVEWAY
- 69. EXISTING DRIVEWAY
- 70. EXISTING DRIVEWAY
- 71. EXISTING DRIVEWAY
- 72. EXISTING DRIVEWAY
- 73. EXISTING DRIVEWAY
- 74. EXISTING DRIVEWAY
- 75. EXISTING DRIVEWAY
- 76. EXISTING DRIVEWAY
- 77. EXISTING DRIVEWAY
- 78. EXISTING DRIVEWAY
- 79. EXISTING DRIVEWAY
- 80. EXISTING DRIVEWAY
- 81. EXISTING DRIVEWAY
- 82. EXISTING DRIVEWAY
- 83. EXISTING DRIVEWAY
- 84. EXISTING DRIVEWAY
- 85. EXISTING DRIVEWAY
- 86. EXISTING DRIVEWAY
- 87. EXISTING DRIVEWAY
- 88. EXISTING DRIVEWAY
- 89. EXISTING DRIVEWAY
- 90. EXISTING DRIVEWAY
- 91. EXISTING DRIVEWAY
- 92. EXISTING DRIVEWAY
- 93. EXISTING DRIVEWAY
- 94. EXISTING DRIVEWAY
- 95. EXISTING DRIVEWAY
- 96. EXISTING DRIVEWAY
- 97. EXISTING DRIVEWAY
- 98. EXISTING DRIVEWAY
- 99. EXISTING DRIVEWAY
- 100. EXISTING DRIVEWAY

EXISTING SITE PLAN  
 PROPOSED SITE PLAN  
 1

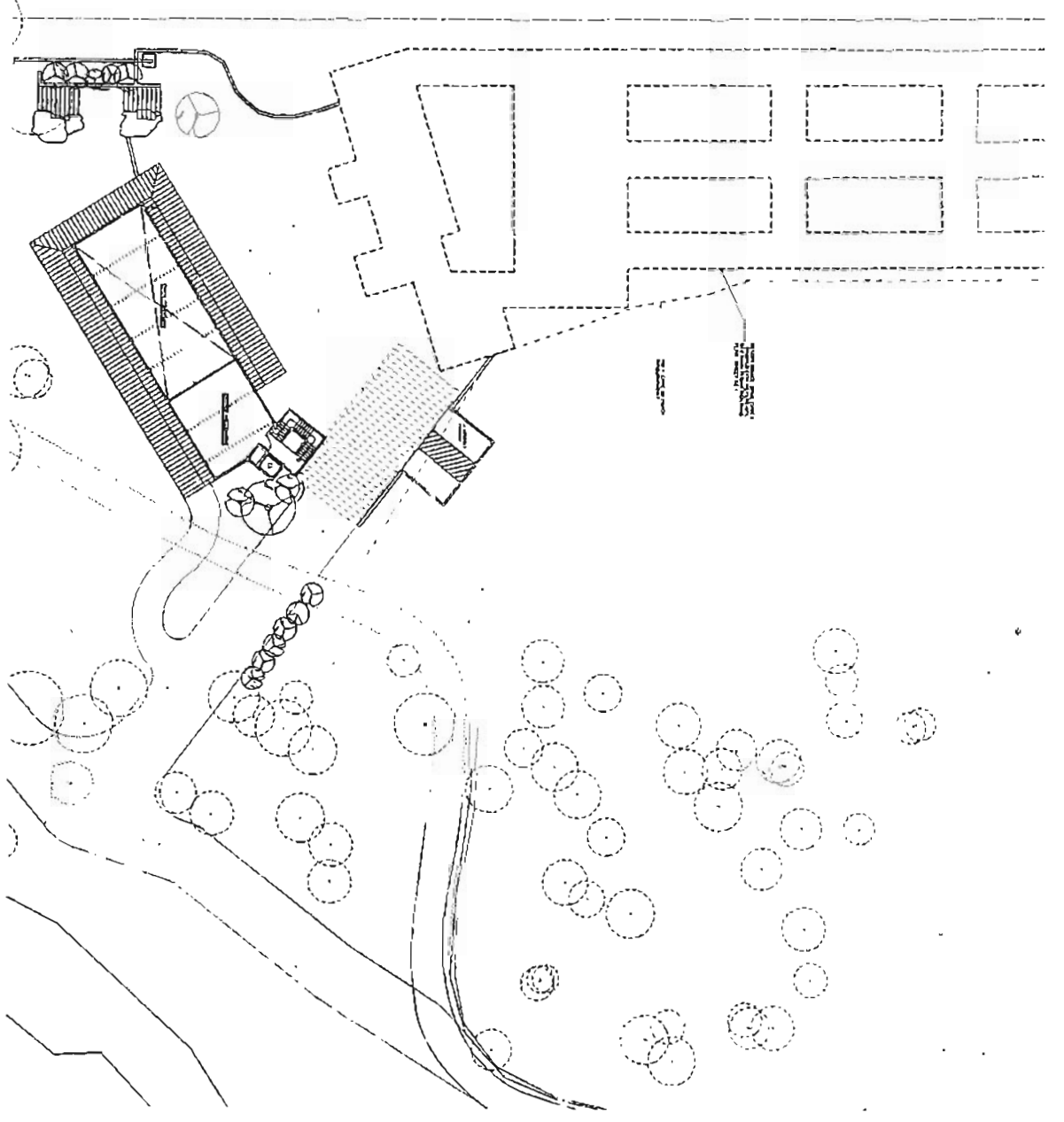


THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

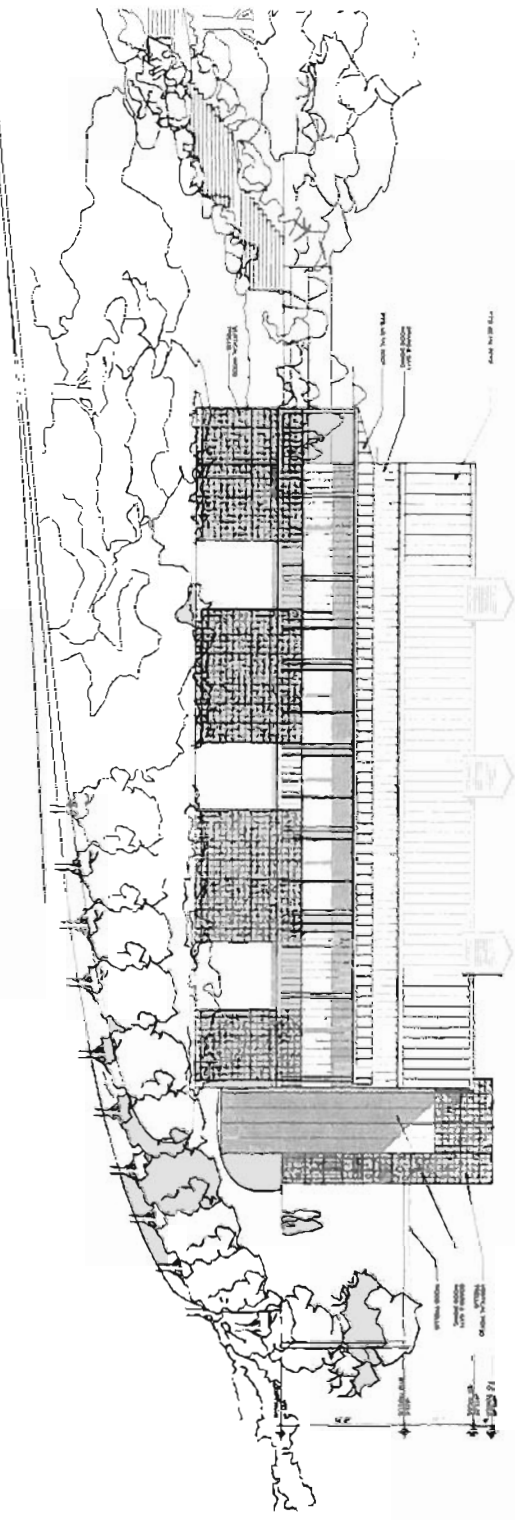


**NO. 1**  
 PROJECT: [illegible]  
 SHEET: [illegible]  
 DATE: [illegible]

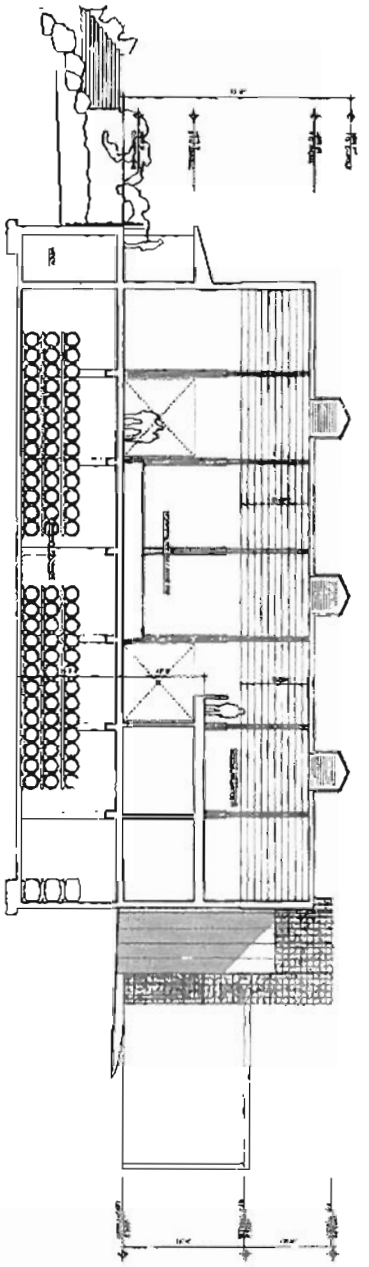
Building, Interior  
 General, Exterior  
 Mechanical, Electrical  
 Plumbing, Sanitary  
 Fire, Life Safety



1. SITE PLAN



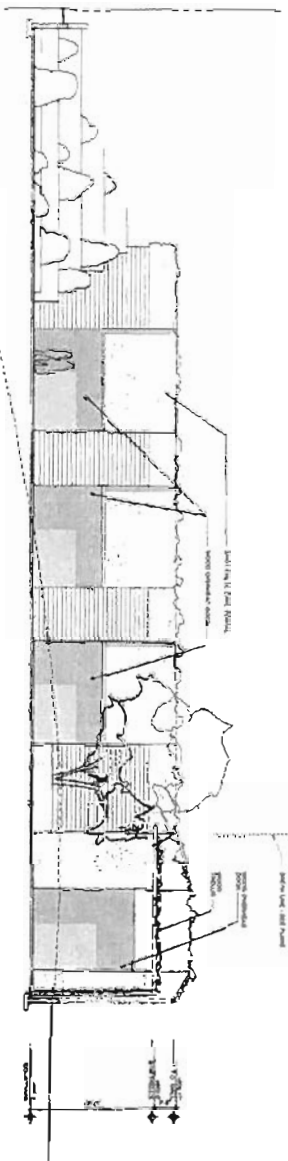
1. SOUTHEAST ELEVATION - WOODEN BUILDING



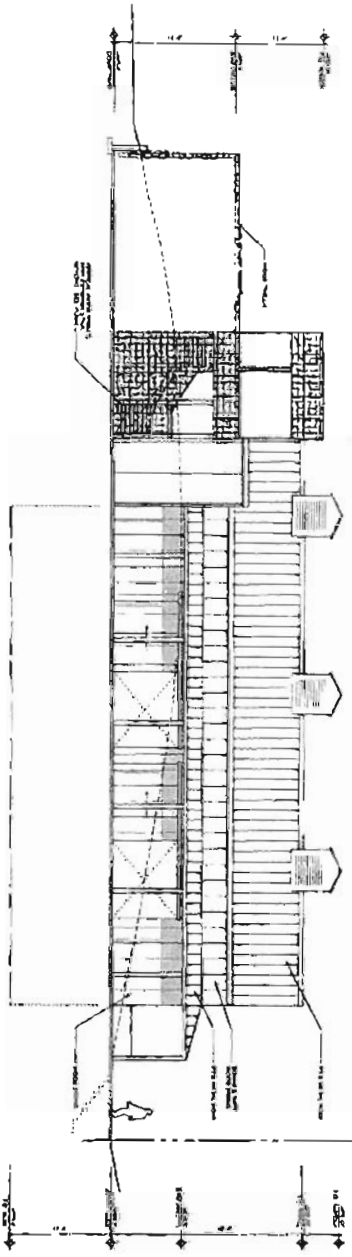
2. BUILDING SECTION - WOODEN BUILDING

This drawing is a reproduction of the original drawing. It is not to be used for construction purposes without the approval of the architect.





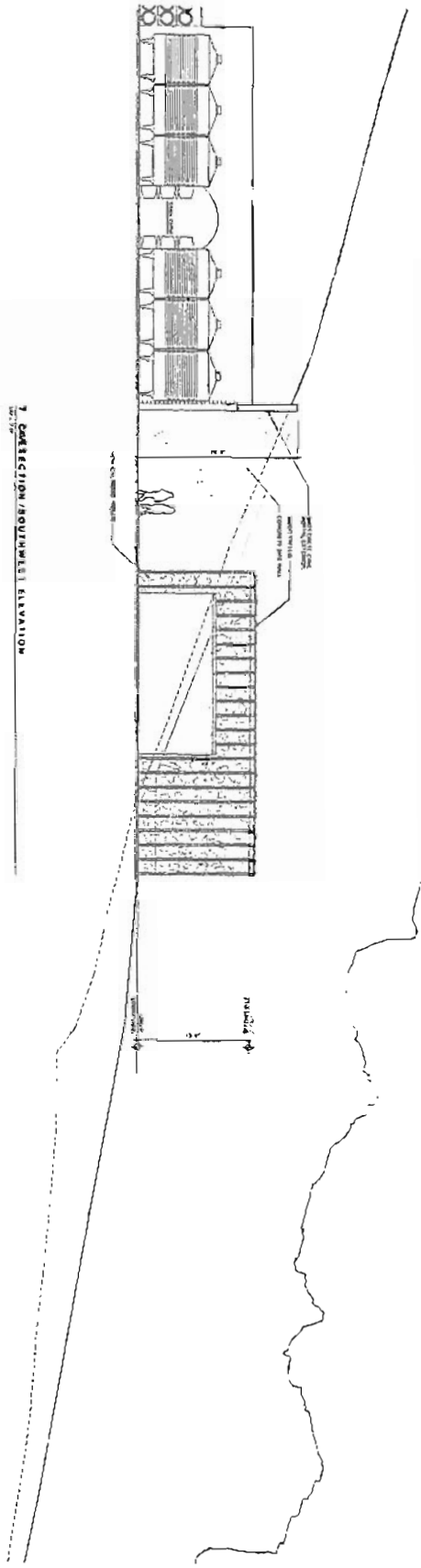
**SOUTH ELEVATION BUILDING SILL**



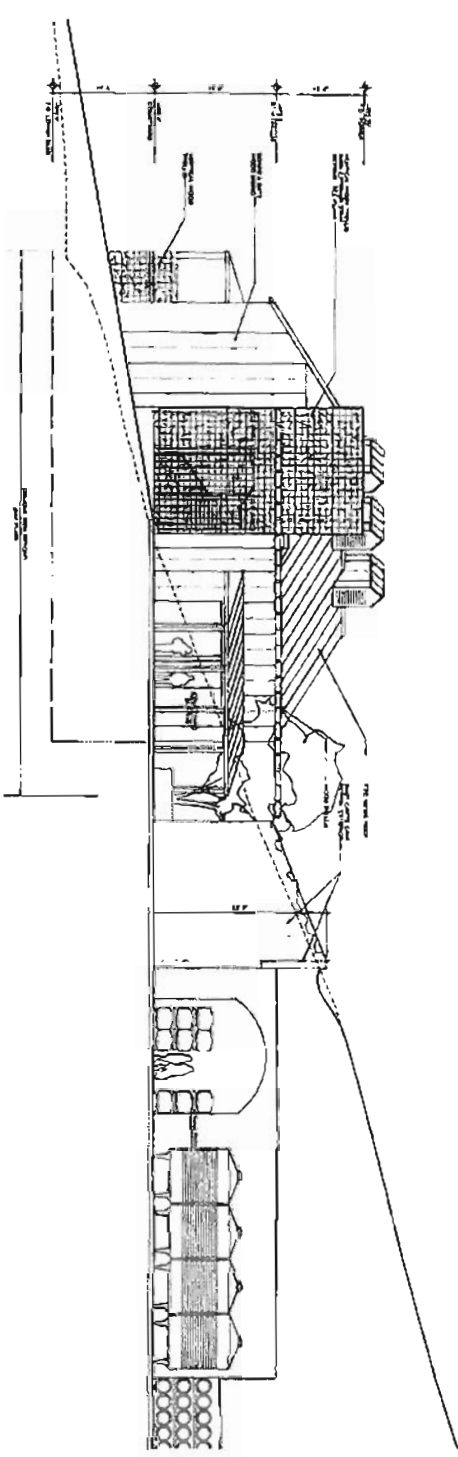
**NORTHWEST ELEVATION BUILDING SECTION**

NOT TO SCALE  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE SPECIFIED  
 ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS  
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF WASHINGTON  
 DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS  
 AND THE DISTRICT OF COLUMBIA SPECIFICATIONS  
 UNLESS OTHERWISE SPECIFIED





CORRECTION/QUIWILE ELEVATION



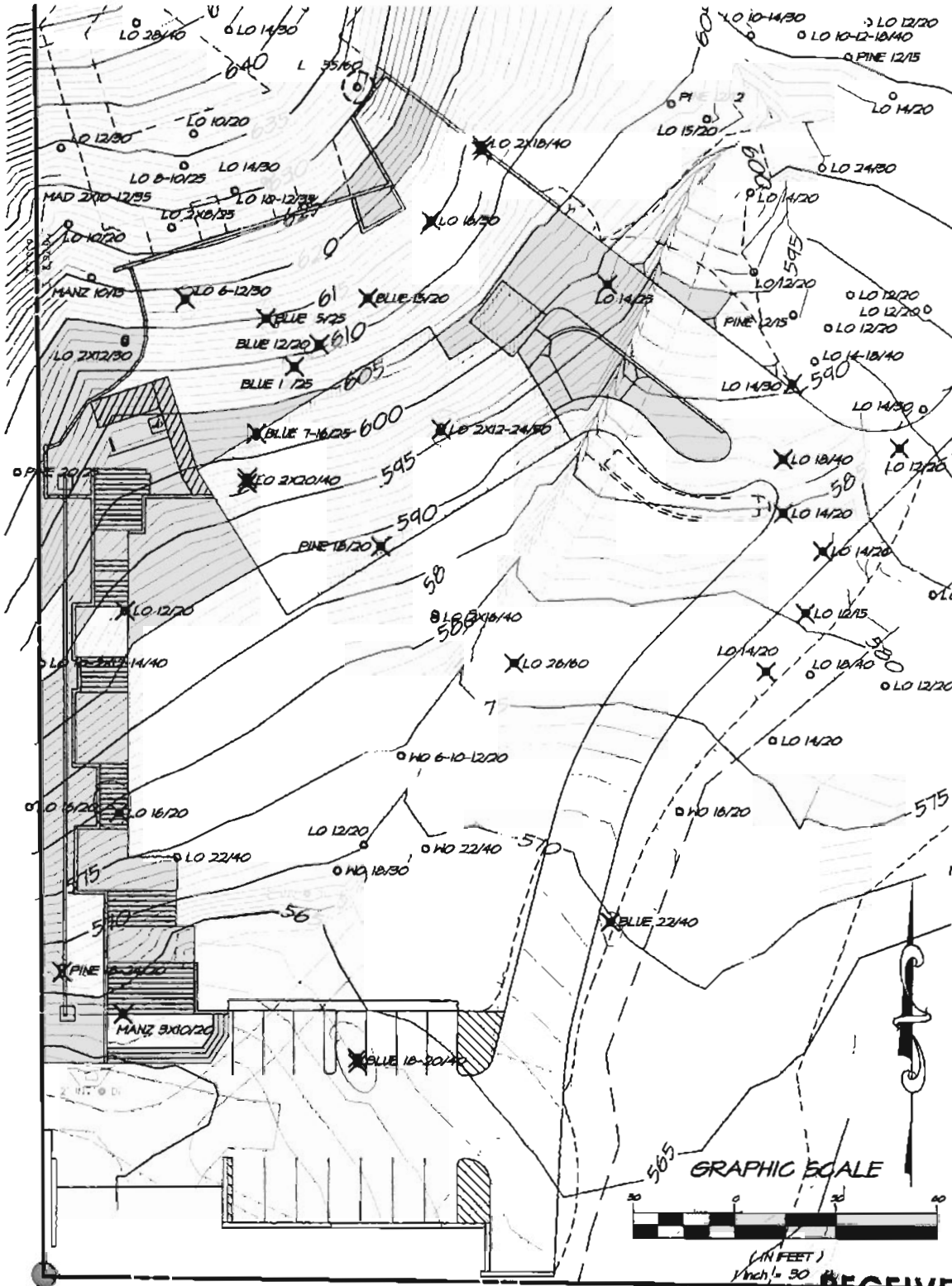
NORTHWEST ELEVATION - BOWL BUILDING SECTION

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	10/1/00
BY	AAJ
CHECKED BY	AAJ
APPROVED BY	AAJ
SCALE	AS SHOWN
PROJECT NO.	1000
SHEET NO.	1000

# SHUTTERS WINERY TREE IMPACT EXHIBIT NAPA COUNTY, CALIFORNIA

SCALE: 1" = 30'



**LEGEND:**

- EXISTING TREE WITH TRUNK SIZE(S)/CANOPY SIZE  
OAK 6-9/40 (6" AND 9" TRUNKS WITH 40 FT CANOPY)  
(LO - LIVE OAK, WO - WHITE OAK, BLUE - BLUE OAK,  
MANZ - MANZANITA, MAD - MADRONE)
- ✕ EXISTING TREE TO BE REMOVED
- EXISTING TREE MAY BE IMPACTED



**RECEIVED**

NOV 23 2009



NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.  
1541 7th Street  
Napa, Calif 94559  
v 707.252.3301  
f 707.252.4966

SHUTTERS WINERY  
 SWALE EXHIBIT  
 NAPA COUNTY, CALIFORNIA

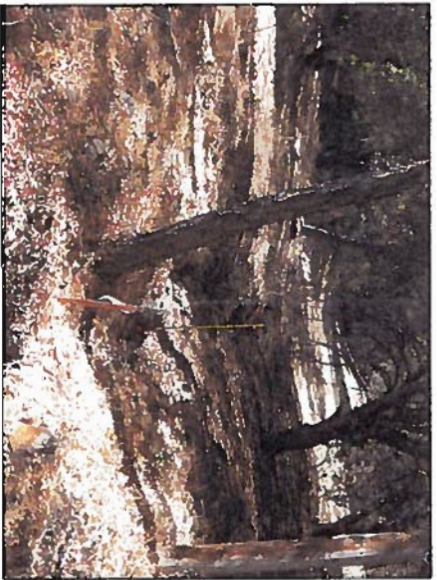
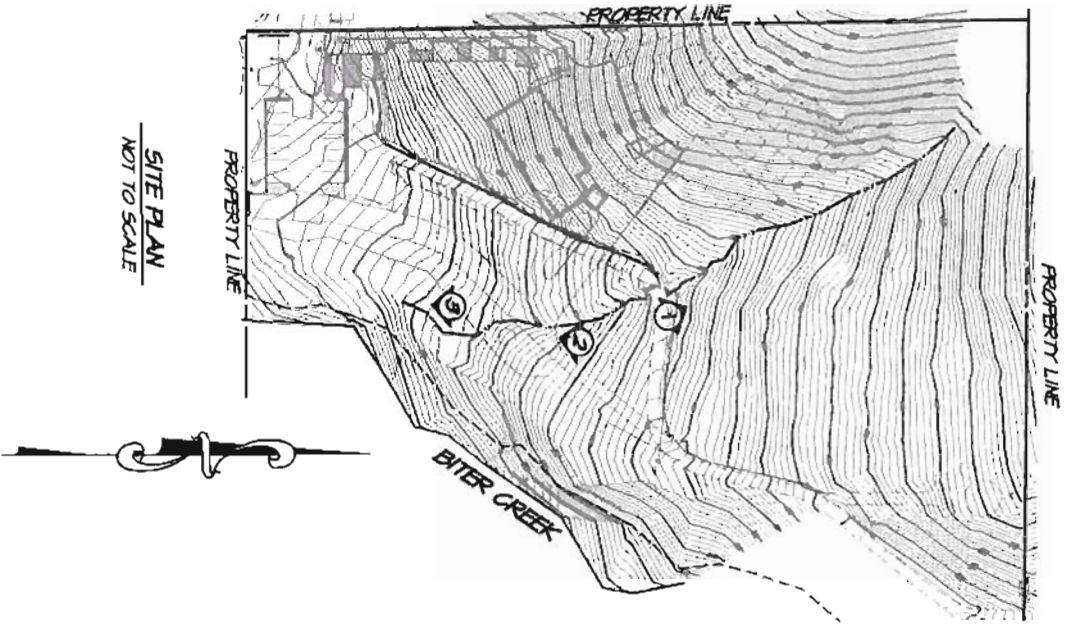


IMAGE 1



IMAGE 2



IMAGE 3

**RECEIVED**

NOV 23 2009

NAPA CO. CONSERVATION  
 ORGANIZATION

CONSULTING CIVIL ENGINEERS  
**RIECHERS  
 SPENCE  
 ASSOCIATES**  
 1541 Third Street  
 Napa, Calif. 94559  
 T 707.252.1301  
 F 707.252.4966