



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

FILE # P10-00162 UP
 & ROAD EXCEPTION

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APPLICATION FOR USE PERMIT

MAY 21 7

FOR OFFICE USE ONLY

ZONING DISTRICT: AW

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

REQUEST: Approval of a Winery Use Permit for a 2 story

Date Complete: _____

20,000 gal/yr wine production facility totaling 8,641 sq ft

Date Published: _____

and 2,458 sq ft caves for barrel storage (Grand

total 11,099 sq ft) to be constructed in 2 phases.

Phase 1: 8,641 sq. ft. two story wine prod. facility; operation

7am-5pm Mon-Sat (Sun at harvest) 4 ft employees; 6 parking

tours & tastings for 20 max/day & 50 max/wk; marketing events

12 max/yr w. 25 persons each event. Phase 2: Construct 2,458

sq ft of wine storage caves. Exception to RD & Str

Standard for Winery Access.

ZA CDPC BS APPEAL

Hearing _____

Action _____

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

Applicant's Name: Relic Winery, Mike Hirby & Schatzi Throckmorton

Telephone #: (707) 967-9380 Fax #: (707) 967-0724 E-Mail: schatzi@relicwines.com

Mailing Address: PO 327 St Helena, CA 94574

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Same as Above

Telephone #: () - Fax #: () - E-Mail: _____

Mailing Address: _____

Site Address/Location: 2400 Soda Canyon Road, Napa, CA 94558

Assessor's Parcel #: 032-090-024 Existing Parcel Size: 10.3 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] 3/31/10
 Signature of Applicant Date
Schatzi Throckmorton
 Print Name

[Signature] 3/31/10
 Signature of Property Owner Date
Schatzi Throckmorton
 Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 8,500⁰⁰ Receipt No. 80 230 Received by JMCD/TW Date: 4/30/10

*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)

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PROJECT STATEMENT
Relic Winery
APN 032-090-024
2400 Soda Canyon Road

The Owners of the subject 10.3 acre parcel, Michael Hirby and Schatzi Throckmorton, are applying for a 20,000 Gallon Winery Use Permit. No Variances are required for the Use Permit project. The current parcel configuration places the winery upon a vacant 10.3 acre parcel in an area graded by the previous owner under a residential building permit. There is an existing well on the property and an existing road which runs to the Winery Development site.

New construction for the project will take place in two phases, all proposed improvements will be built during Phase I except for the caves. Phase I construction will consist of the new 2-story winery building, the access road improvements, crush pad, tank areas, parking areas and the septic system. The proposed winery waste septic system will be a series of pre-treatment septic tanks and subsurface drip system. Phase I is scheduled to be completed in 2012. During Phase I construction 1500 cubic yards of spoils will be generated by the project and 1000 cubic yards of the spoils will be used on site for construction. The remaining 500 yards of spoils will be hauled off-site to a location yet to be determined. The owner will comply with all applicable State and County codes when disposing of the spoils. The appropriate permit applications for disposing of the spoils will be made. The spoils will be removed as they are generated, thus no temporary on-site storage of the spoils is required or proposed.

The Use Permit application at Phase I also proposes: winery hours of operation between 7 am – 5 pm Monday thru Saturday, Sundays during harvest and up to 10 pm during harvest, 4 full time employees and 6 parking spaces. Phase I also proposes a marketing program which allows: Public Tours and Tasting by appointment only for up to 20 people per day and a maximum of 50 people per week and 12 private events with up to 25 people at each event. No Commercial Kitchen is being proposed.

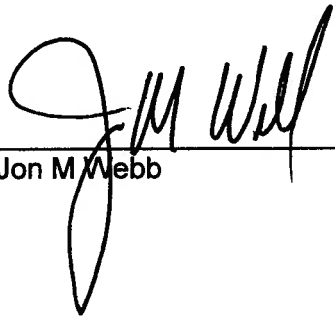
Phase II will be the construction of 2458 square feet of caves which will be completed in 2015. The caves will have wine storage capacity for up to 20,000 gallons of wine in barrels. The spoils from the cave construction will be hauled off-site to a location yet to be determined. The owner will comply with all applicable State and County codes when disposing of the cave spoils. The appropriate permit applications for disposing of the cave spoils will be made. Cave spoils are anticipated to be 1700 cubic yards. The cave spoils will be removed as they are generated, thus no temporary on-site storage of the spoils is required or proposed.

The existing entrance to the property is along an existing roadway within a recorded easement near the Soda Canyon Fire Station. A new entrance is proposed further north of the existing entrance. The proposed location will create more separation between the fire station and the entrance to the subject property. We have requested an exception to the Napa County Road and Streets Standards so that the existing paved road, with proposed improvements, can be utilized for winery access. By utilizing the existing road, a minimal amount of earth disturbance and vegetation removal will take place.

The proposed two story facility will have a minimal footprint and utilizes the existing road and graded pad area to its fullest extent in an effort to minimize grading. The building exterior walls and roof will be constructed of pre-insulated steel panels which will be in earth tone colors and pre-oxidized, allowing the facility to have minimal visual impact on the neighbors and the general public. The roof and portions of the upper walls will also have an exterior cable system with vines growing along the cables to further shield the building.

No vineyards currently exist on the property and there are no vineyards being proposed at this time. 15% of the grapes currently processed by Relic Wines are from the upper region of Soda Canyon Road and in the future, more grapes from this area will be sourced for the winery. The owners currently make their wines at 6 different facilities throughout Napa Valley. All of those wines will be made at the proposed winery thus reducing traffic on the main travel corridors in the Napa Valley.

Prepared By Albion Surveys, Inc for Michael Hirby, Schatzi Throckmorton and Relic Winery,



Jon M Webb 5/15/10, Rev 7-15-10

REVISED
7/16

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): Relic Winery is seeking approval of a 20,000 gallon Winery Use Permit on their 10.3 acre property. The Winery Project consists of a new building and new caves. The Caves will be built as a second phase of the project.
- B. Project Phases: one two more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: August 2012 Phase 2: October 2014
- 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): 30,492
Proposed total floor area on site: 5872 sq ft
Total development area (building, impervious, leach field, driveway, etc.): 37,992 sq 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: 2900 offices: 125
sales: 811 (Tasting) caves: 2458 other: 2347 (see Winery
septic/leach field: 7500 roads/driveways: 18,000 Calc Sheet)
- C. Maximum Building Height: existing structures: _____ new construction: 32'-0"
- D. Type of New Construction (e.g., wood-frame): Metal Frame and Panels, 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>6</u>
B. Customer Parking Spaces:	<u>0</u>	<u>2</u>
C. Employee Parking Spaces:	<u>0</u>	<u>4</u>
D. Loading Areas:	<u>0</u>	<u>1</u>

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IV. TYPICAL OPERATION	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	<u>0</u>	M-Sat (Sun Harvest) 7am-10pm Harv&bottle
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>4</u>
E. Expected Number of Part-Time Employees/Shift:	<u>0</u>	<u>0</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>0</u>	<u>20</u>
• average/week:	<u>0</u>	<u>60</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>0</u>	<u>4</u>
• average/week:	<u>0</u>	<u>16</u>
 V. SUPPLEMENTAL INFORMATION FOR SELECTED USES		
A. Commercial Meeting Facilities	NONE REQUESTED	
Food Serving Facilities		
• restaurant/deli seating capacity:	_____	
• bar seating capacity:	_____	
• public meeting room seating capacity:	_____	
• assembly capacity:	_____	
B. Residential Care Facilities (6 or more residents)	NONE REQUESTED	
Day Care Centers	<u>Existing</u>	<u>Proposed</u>
• type of care:	_____	_____
• total number of guests/children:	_____	_____
• total number of bedrooms:	_____	_____
• distance to nearest existing/approved facility/center:	_____	_____

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DEVELOPMENT & PLANNING DEPT.

Revised 7/15

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

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:
 - N none – no visitors/tours/events
 - N guided tours only
 - N public access – no guides/unescorted
 - N 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 6 per year, 25 people max
- B. Private Food & Wine Events 6per year, 25 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 in the Lab.

4. **Production Capacity.**
a. existing capacity: N/A date authorized: N/A
b. current maximum actual production (year): N/A ()
c. proposed capacity: 20,000 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.)

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- 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: 30,492/0.7
 - b. percent of total parcel: 6.8%
- 8. **Production Facility.** (see c below – include the square footage of all floors for each structure)
 - a. square feet: 6,497
- 9. **Accessory Use.** (see d below – maximum permitted 40% of the production facility)
 - a. square feet: 2,144
 - b. percent of production facility: 33%

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.

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	3340
Outside work areas	3617
Tank areas	2467
Storage areas (excluding caves)	754
All paved areas:	
Parking areas	1000
Loading areas	1330
Walkways	144
Access driveways to the public or private rd	18,000
Above-ground wastewater and run-off treatment systems:	
Wastewater pond or SDSD	
Spray disposal field	
Parcel size: <u>10.3</u> acres	Percent of winery coverage of parcel size:
Total winery coverage: <u>0.70</u> acres	<u>6.8</u> %

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	0
Fermenting	4917
Bottling	0
Bulk & bottle storage	0
Shipping	55
Receiving	55
Laboratory	403
Equipment storage & maintenance facilities (excludes fire protection facilities)	989
Employee-designated restrooms	78
Total square footage of production facility:	<u>6,497</u>

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	125
Lobbies/waiting rooms	117
Conference/meeting rooms	502
Non-production access hallways	317
Kitchens	0
Tasting rooms (private & public areas)	811
Retail space areas	214 (Case goods for retail)
Libraries	0
Visitor restrooms	58
Art display areas	0
Any other areas within the winery structure not directly related to production	0
Total square footage of accessory use space:	<u>2144</u>
Percent of accessory use to production use:	<u>33</u> %

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WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

Domestic

Emergency

A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):

Well

Well

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

N/A

N/A

Yes ___ No ___

Yes ___ No ___

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

0

Well

Well

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

715

E. Water Availability (in gallons/minute):

50

F. Capacity of Water Storage System (gallons):

0

0

G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):

Tanks (Proposed)

Tanks (Proposed)

F. Completed Phase I Analysis Sheet (Attached):

II. LIQUID WASTE

Domestic
(sewage)

Other
(please specify)

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

Septic

Septic

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

N/A

N/A

Yes ___ No ___

Yes ___ No ___

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

0

0

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

270

670 Process Waste

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

270

670 Process Waste

III. SOLID WASTE DISPOSAL

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

Landfill/On-Site

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

On-Site/Construction/Landfill

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

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

Waste Hauler

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

Upper Valley

TRAFFIC INFORMATION

Project Trip Generation							
	Personnel / Visitors			Vehicle Trips			
	Operations Daily M-F	Marketing Events		Operations Daily M-F	Marketing Events		
		Minimum	Maximum		Minimum	Maximum	
		Weekends	Weekends		Weekends	Weekends	
Operating Hours	7-5	12-4	6-11:30				
Employees				Employee Trips			
Full-Time	4	4	4	Full-Time	8.4	8.0	8.0
Seasonal Peak	0	0	0	Seasonal Peak	0.0	0.0	0.0
Peak Hours P.M.	4-5	3-4	3-4	Peak Hours (FT & PT)	3.8	0.0	0.0
Total Employees	4	4	4	Total Employee Trips	12.2	8.0	8.0
Event Support Staff				Event Support Staff			
Full-Time	N/A	N/A	N/A	Full-Time	N/A	N/A	N/A
Seasonal Peak	N/A	2	4	Seasonal Peak	N/A	4.0	8.0
Total Support Staff	N/A	2	4	Total Support Staff Trips	N/A	4.0	8.0
Visitors	20	10	25	Visitor Trips	6.6	7.1	17.9
Peak Hours	4-5	3-4	3-4	Peak Hours	8.8	N/A	N/A
Total Visitors	20	10	25	Total Visitor Trips	15.4	7.1	17.9
				Total Trucks - Deliveries, Shipping, etc. Trips	4	2	4
Grand Total	24	16	31		32	22	38
Provide supporting documentation for trip generation rates				*See supporting			
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.				Calculations			

	Number of People Onsite				
	Full-Time	Peak	Marketing Events	Marketing Events	Marketing Events
No. Employees	4	4	4 Min.	4 Ave.	4 Max.
Support Staff, caterers, clean-up, etc.	N/A	N/A	2 Min.	3 Ave.	4 Max.
Visitors	20	20	10 Min.	18 Ave.	25 Max.
Residents	N/A	N/A	N/A	N/A	N/A
Grand Total	24	24	16	25	33

APPS-Traffic Information

TRAFFIC INFORMATION FOR CALTRANS REVIEW

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Spreadsheet for winery applications
 - Provide separate spreadsheets for existing and proposed operations

Caltrans Information Sources

- Traffic Impact Study Guide
- 2001 Traffic Volumes on California State Highways
- Highway Design Manual
- Traffic manual

NAPA COUNTY WINERY TRAFFIC GENERATION CHARACTERISTICS

EMPLOYEES:

Half-hour lunch: All - 2 trips/day (1 during weekday PM peak)
Hour lunch: Permanent Full-Time - 3.2 trips/day (1 during weekday PM peak)
Permanent Part-Time - 2 trips/day (1 during weekday PM peak)
Seasonal: 2 trips/day (0 during weekday PM peak)—crush
see full time above—bottling
Auto Occupancy: 1.05 employees/auto

VISITORS:

Auto occupancy: Weekday - 2.6 visitors/auto Weekend - 2.8 visitors/auto
Peaking Factors:
Peak Month: 1.65 x average month
Average Weekend: 0.22 x average month
Average Saturday: 0.53 x average weekend
Peak Saturday: 1.65 x average Saturday
Average Sunday: 0.8 x average Saturday
Peak Sunday: 2.0 x average Sunday
Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved
Average 5-Day Week (Monday-Friday) - 1.3 x average weekend
Average Weekday: 0.2 x average 5-day week
Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved
Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

SERVICE VEHICLES:

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)
Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr
Case Goods (250 days/yr): 0.8 trips/1000 gal/yr

APPS-Traffic info/char

TRAFFIC INFORMATION SUPPORTING CALCULATIONS
FOR
RELIC WINE CELLARS

LOCATED AT:
2400 Soda Canyon Road
Napa, CA 94558
NAPA COUNTY APN 032-090-024

PREPARED BY:
Applied Civil Engineering Incorporated
2074 West Lincoln Avenue
Napa, California 94558
Telephone: (707) 320-4968
www.appliedcivil.com

WEEKDAY AND AVERAGE WEEKEND TRAFFIC CHARACTERISTICS

Assumptions:

1. Per Napa County Winery Traffic Generation Characteristics, use 2.2 trips/day non-peak and 1.0 trip/day peak for full-time employees with an hour lunch (total 3.2 trips/day).
2. Per Napa County Winery Traffic Generation Characteristics, use 1.0 trips/day non-peak and 1.0 trip/day peak for part-time employees with a half hour lunch (total 2 trips/day).
3. Per Napa County Winery Traffic Generation Characteristics, use 1.05 employees per automobile.
4. Per Napa County Winery Traffic Generation Characteristics, use 2.6 visitors per automobile (for a purpose of this analysis, the use of 2.8 visitors per automobile on weekends was negligible and thus the more conservative number was used).
5. Per Napa County Winery Traffic Generation Characteristics, 57% of visitor traffic occurs during peak hours.
6. For trips/day totals including a fraction of a trip, round up to the next whole number of trips/day.
7. For purposes of this analysis, "seasonal staff" row on the Napa County Traffic Information Form is used for part-time employee information.
8. Per Napa County Winery Traffic Generation Characteristics, assume crush is 36 days.
9. Per Napa County Winery Traffic Generation Characteristics for service vehicles, assume 1.52 trips/1,000 gallons/season for grape deliveries; 1.47 trips/1,000 gallons/year for material supplies and 0.8 trips/1,000 gallons/year for case goods.
10. Assume 2 vehicles per week to service the process wastewater hold and haul system.
11. Assume 2 trips per day for FedEx or similar deliveries.

Grape Deliveries

Trips generated from offsite grapes:

$$(20,000 \text{ gallons}) * \frac{1.52 \text{ trips/1,000 gallons}}{\text{season}} * \frac{\text{season}}{36 \text{ days}} = 0.84 \text{ trips/day}$$

Materials/Supplies Deliveries

Trips generated:

$$\frac{1.47 \text{ trips/1,000 gallons}}{\text{year}} * (20,000 \text{ gallons}) * \frac{\text{year}}{250 \text{ days}} = 0.12 \text{ trips/day}$$

Case Goods Deliveries

Trips generated:

$$\frac{0.8 \text{ trips/1,000 gallons}}{\text{year}} * (20,000 \text{ gallons}) * \frac{\text{year}}{250 \text{ days}} = 0.06 \text{ trips/day}$$

Hold and Haul Service Trucks

Trips generated:

$$\frac{2 \text{ vehicles}}{\text{week}} * \frac{\text{week}}{7 \text{ days}} * \frac{2 \text{ trips}}{\text{vehicle}} = 0.57 \text{ trips/day}$$

TOTAL DELIVERIES =

$$0.84 \text{ trips/day} + 0.12 \text{ trips/day} + 0.06 \text{ trips/day} + 0.57 \text{ trips/day} + 2 \text{ trips/day} = 4 \text{ trips/day}$$

SUMMARY TABLE:

	Number	No. People/ automobile	Non-peak Trip Generation (trips/day/ automobile)	Peak Trip Generation (trips/day/ automobile)	Non-Peak Trips/day	Peak Trips/day
Full-Time Employees	4	1.05	2.2	1	8.4	3.8
Part-Time Employees	0	1.05	1	1	0.0	0.0
Total Employees					8.4	3.8
Visitors	20	2.6	2	See Note 5	6.6	8.8
Deliveries	N/A	N/A	SEE ABOVE	SEE ABOVE	4	N/A
TOTAL					19.0	12.6

MARKETING EVENT TRAFFIC CHARACTERISTICS

Assumptions:

1. Per Napa County Winery Traffic Generation Characteristics, use 2.0 trips/day non-peak for "seasonal" or event staff.
2. Per the proposed marketing plan, all events will occur during non-peak hours.
3. Per Napa County Winery Traffic Generation Characteristics, assume that visitors per automobile are similar to a weekend rate and use 2.8 visitors per automobile.
4. For trips/day totals including a fraction of a trip, round up to the next whole number of trips/day.
5. For purposes of this analysis, "seasonal staff" row on the Napa County Traffic Information Form is used for part-time employee information.
6. During marketing events, assume 1 employee or support staff per automobile and a trip generation of 2 trips/day.

SUMMARY TABLE:

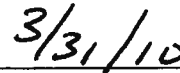
	Minimum Event Number	Maximum Event Number	No. People/ automobile	Trip Generation (trips/day)	Minimum Event Trips/day	Maximum Event Trips/day
Employees	4	4	1	2	8.0	8.0
Support Staff	2	4	1	2	4.0	8.0
Visitors	10	25	2.8	2	7.1	17.9
Deliveries	1	2	N/A	2	2	4
TOTAL					21.1	37.9

INITIAL STATEMENT OF GRAPE SOURCE
(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.



Signature



Date

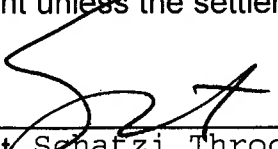
Letters of commitment from grape suppliers and supporting documents will be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal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

INDEMNIFICATION AGREEMENT

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.



Applicant Senatzi Throckmorton
For Shutters Winery
3/31/10

Date

Property Owner (if other than Applicant)
Relic Winery

Project Identification



ALBION SURVEYS, INC.
CORPORATE OFFICE
1133 MAIN AVENUE
NAPA, CALIFORNIA 94957-2405
TEL: (707) 853-3737
FAX: (707) 853-1828

DRAWING NOTES
1. THIS IS A PRELIMINARY SURVEY.
2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1897 AND 1907.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. ALL CORNERS ARE TO BE MARKED PER THE SURVEYING ACTS OF 1897 AND 1907.
5. ALL PROPERTY LINES ARE TO BE MARKED PER THE SURVEYING ACTS OF 1897 AND 1907.
6. ALL BOUNDARIES ARE TO BE MARKED PER THE SURVEYING ACTS OF 1897 AND 1907.
7. ALL MEASUREMENTS ARE TO BE MADE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
8. ALL DISTANCES ARE TO BE MEASURED TO THE CLOSEST TENTH OF AN INCH.
9. ALL ANGLE MEASUREMENTS ARE TO BE MADE TO THE CLOSEST MINUTE.
10. ALL BEARING MEASUREMENTS ARE TO BE MADE TO THE CLOSEST SECOND.
11. ALL COURSE MEASUREMENTS ARE TO BE MADE TO THE CLOSEST THIRDS OF AN INCH.
12. ALL CURVE MEASUREMENTS ARE TO BE MADE TO THE CLOSEST THIRDS OF AN INCH.
13. ALL SLOPE MEASUREMENTS ARE TO BE MADE TO THE CLOSEST HUNDRETH OF A PERCENT.
14. ALL VERTICAL CURVE MEASUREMENTS ARE TO BE MADE TO THE CLOSEST HUNDRETH OF A PERCENT.
15. ALL ELEVATION MEASUREMENTS ARE TO BE MADE TO THE CLOSEST TENTH OF A FOOT.

SITE INFORMATION
APP: 032-002-014
PROJECT: 3400 BROAD CANYON RD
SITE CONTACT: SCOTT THORNTON
PHONE: 707-887-8380

ARCHITECT
CONTACT: LAMBERT DESIGN
ADDRESS: 1000 14TH ST
PHONE: 415-443-9110
EMAIL: info@lamdesign.com

ENGINEER
CONTACT: JUDY ONE ENGINEERING INC.
ADDRESS: 1000 14TH ST
PHONE: 415-443-9110
EMAIL: info@judoengineering.com

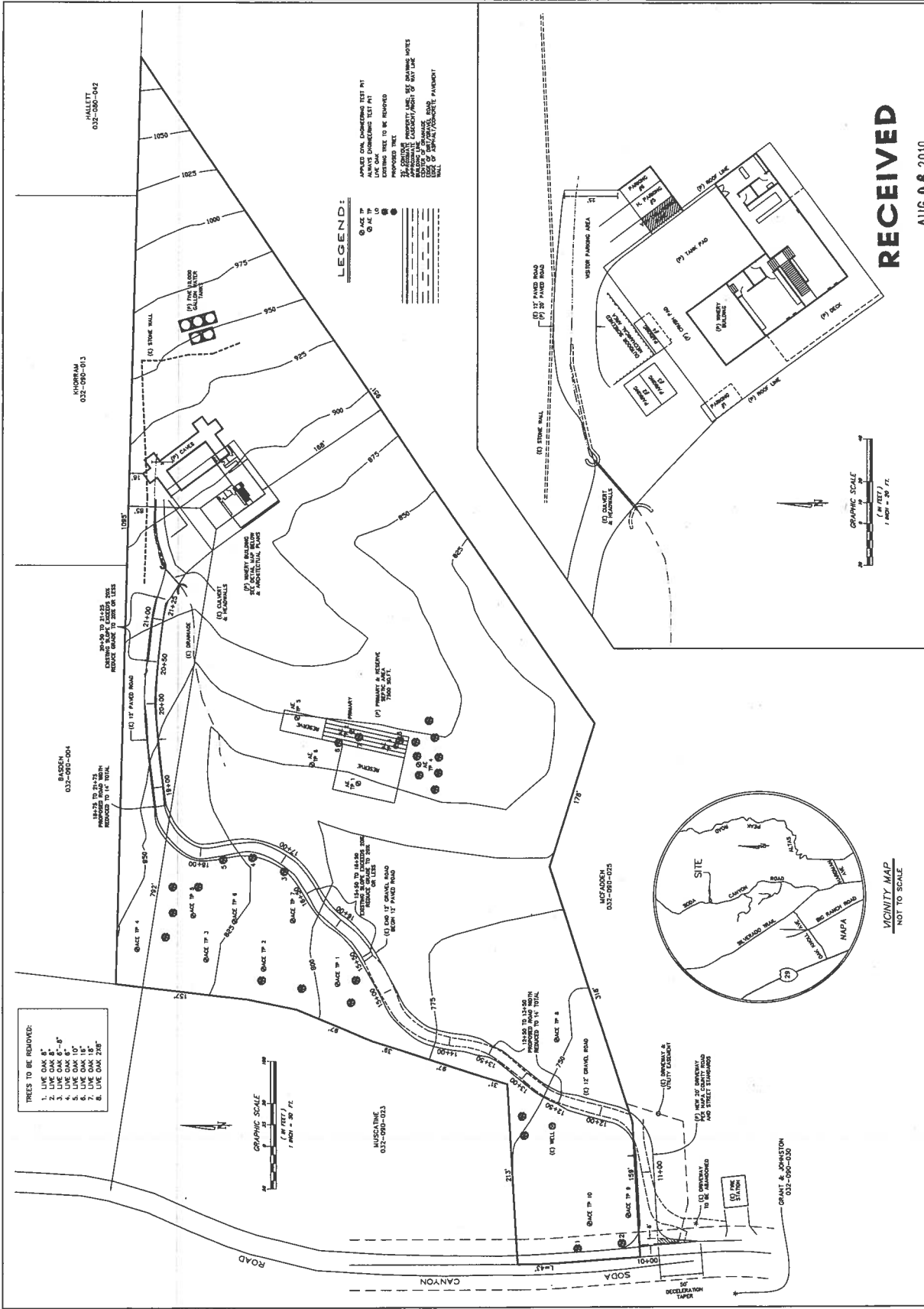
OWNERS REPRESENTATIVE
CONTACT: JIM WINE
ADDRESS: 1000 14TH ST
PHONE: 883-1317
EMAIL: jimb@hobbywinery.com

COUNTY OF NAPA STATE OF CALIFORNIA
HIRBY & THROCKMORTON,
OF THE LAND OF
WINERY USE MAP

REVISIONS & ADDITIONS
NO. DATE BY DESCRIPTION
1 03/20/10 JH Initial drawing
2 06/01/10 JH Add utility easement
3 06/01/10 JH Add utility easement
4 06/01/10 JH Add utility easement

ALBION REFERENCES
PROJECT NO: 032-002-014
DATE: 06/01/2010
DRAWN BY: JH
CHECKED BY: JH
SCALE: AS SHOWN
CONTRACT NO: 032-002-014
CONTRACT DATE: 06/01/2010

CONTRACT NO: 032-002-014
DRAWING NO: 032-002-014
DATE: 06/01/2010
DRAWN BY: JH
CHECKED BY: JH
SCALE: AS SHOWN
CONTRACT NO: 032-002-014
CONTRACT DATE: 06/01/2010



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AUG 06 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



VICINITY MAP
NOT TO SCALE

RELIC WINERY
NAPA, CALIFORNIA

APN: 032-090-024
OWNERS: MICHAEL HIRBY,
SCHATZI THROCKMORTON

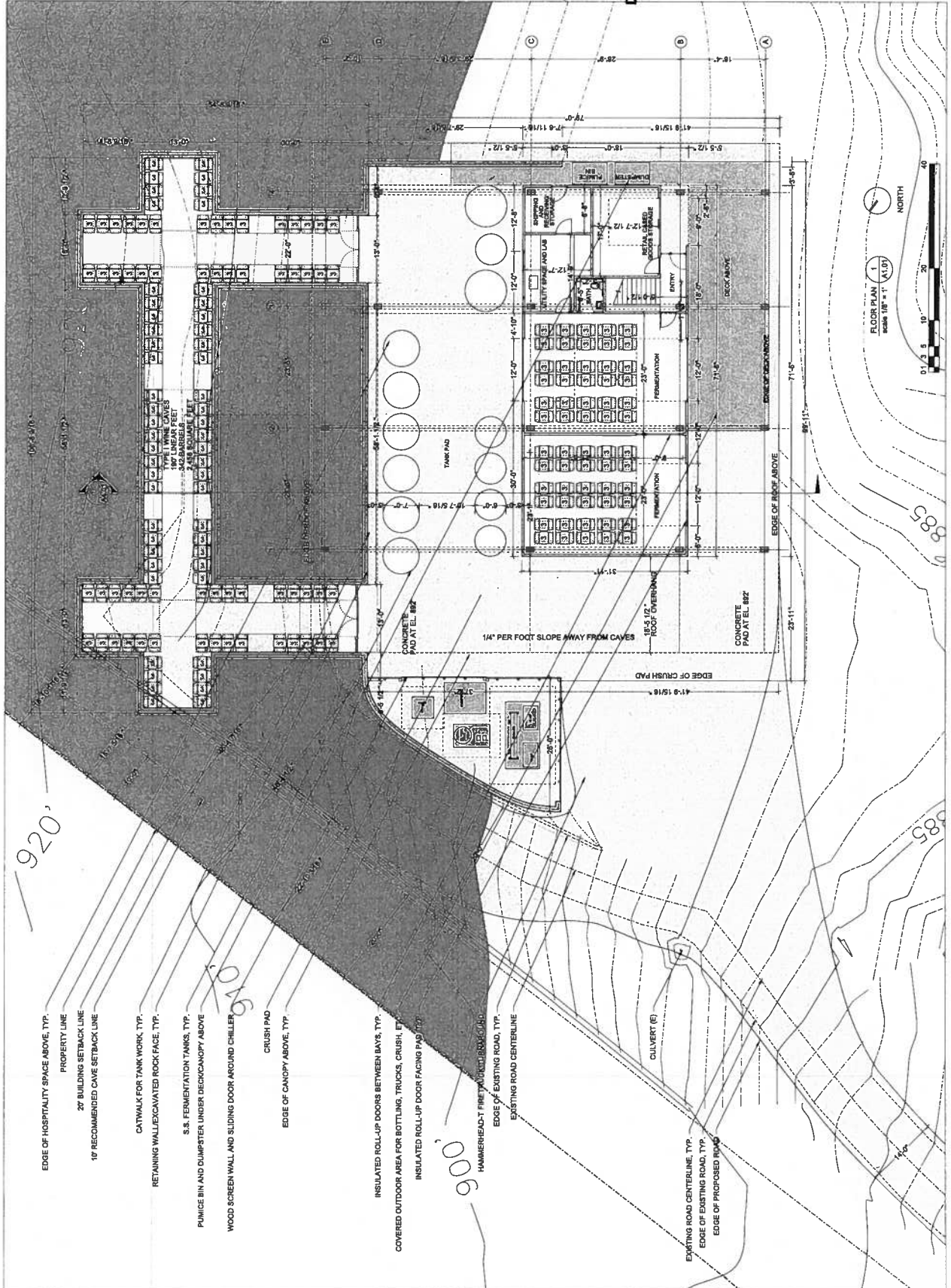
Project Name	7.13.18
Permit Set	LS&L
Issued / Forfeited	Date
Drawn by:	MSH
Check by:	DL
Scale:	1" = 1'

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DEVELOPMENT & PLANNING DEPT.

Ground Floor Plan

A 1.01



EDGE OF HOSPITALITY SPACE ABOVE, TYP.

PROPERTY LINE

27' BUILDING SETBACK LINE

10' RECOMMENDED CAVE SETBACK LINE

CATWALK FOR TANK WORK, TYP.

RETAINING WALL/EXCAVATED ROCKFACE, TYP.

S.S. FERMENTATION TANKS, TYP.

PUMICE BIN AND DUMPTER UNDER DECK/CANOPY ABOVE

WOOD SCREEN WALL AND SLIDING DOOR AROUND CHILLER

CRUSH PAD

EDGE OF CANOPY ABOVE, TYP.

INSULATED ROLL-UP DOORS BETWEEN BAYS, TYP.

COVERED OUTDOOR AREA FOR BOTTLING, TRUCKS, CRUSH, ETC.

INSULATED ROLL-UP DOOR FACING PAD (TYP)

HAMMERHEAD-T FIRE EXTINGUISHER (S&S)

EDGE OF EXISTING ROAD, TYP.

EXISTING ROAD CENTERLINE

EXISTING ROAD CENTERLINE

EXISTING ROAD CENTERLINE

EXISTING ROAD CENTERLINE

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EXISTING ROAD CENTERLINE

RELIC WINERY
NAPA, CALIFORNIA

APN: 032-090-024
OWNERS: MICHAEL HIRBY,
SCHATZI THROCKMORTON

Plot Date	7.1.19
Permit No.	LSR-19
Issue / Revision	Date
Drawn By	MS
Checked By	MS
Scale	1/8" = 1'-0"

Architect and other related specialty firms shall be responsible for obtaining all necessary permits and for obtaining copies of the approved permit and related documents from the local authority.

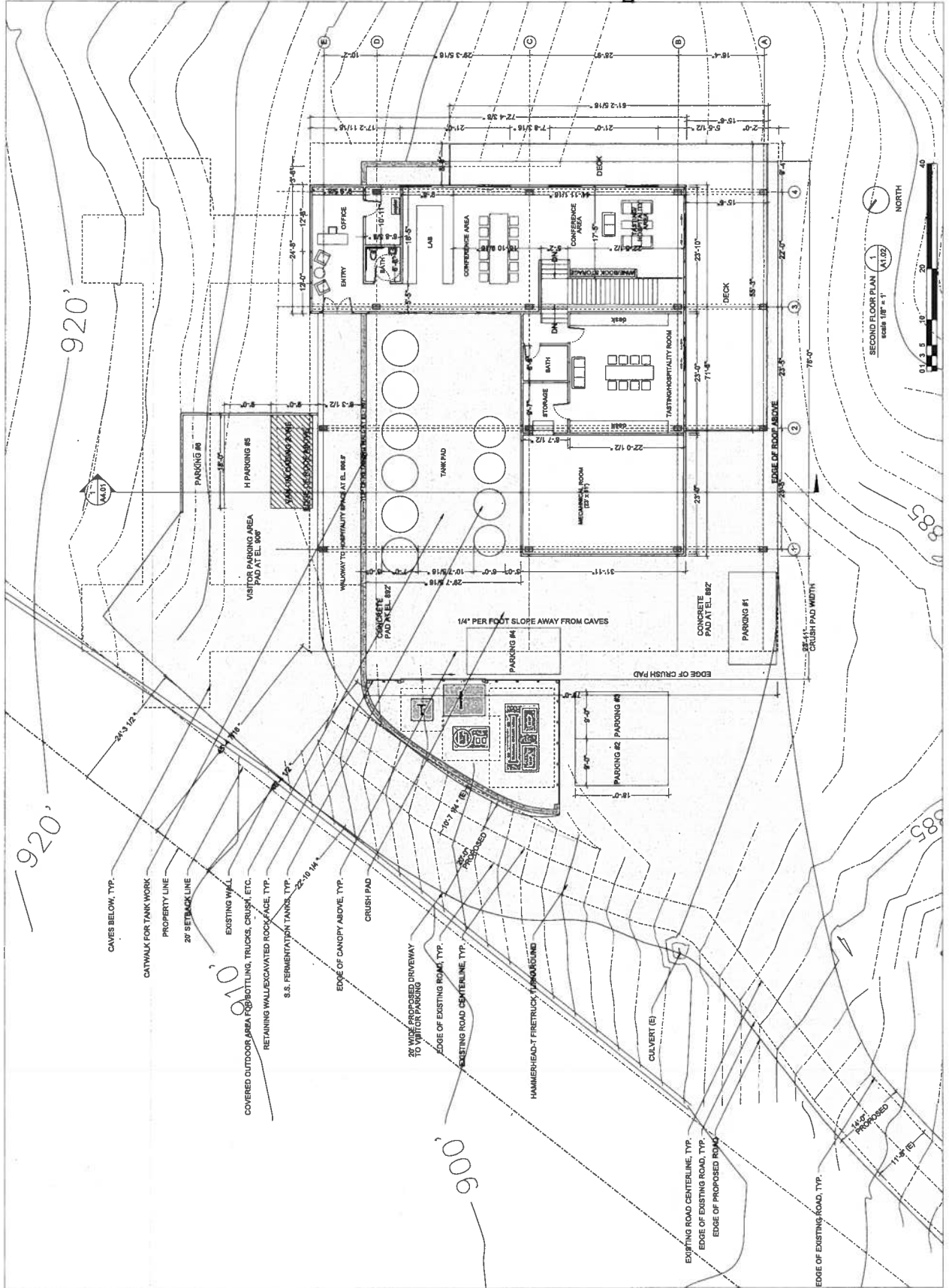
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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Second Floor Plan

A 1.02

L D
LUNDBERG DESIGN
2620 THIRD STREET 94109-3115
T 415.695.0310 F 415.695.0379



RELIC WINERY
NAPA, CALIFORNIA

APN: 032-060-024
OWNERS: MICHAEL HIRBY,
SCHATZI THROCKMORTON

Plot Date:	Scale:
Project No.:	Client:
Drawn By:	Checked By:
Date:	Scale:

RECEIVED

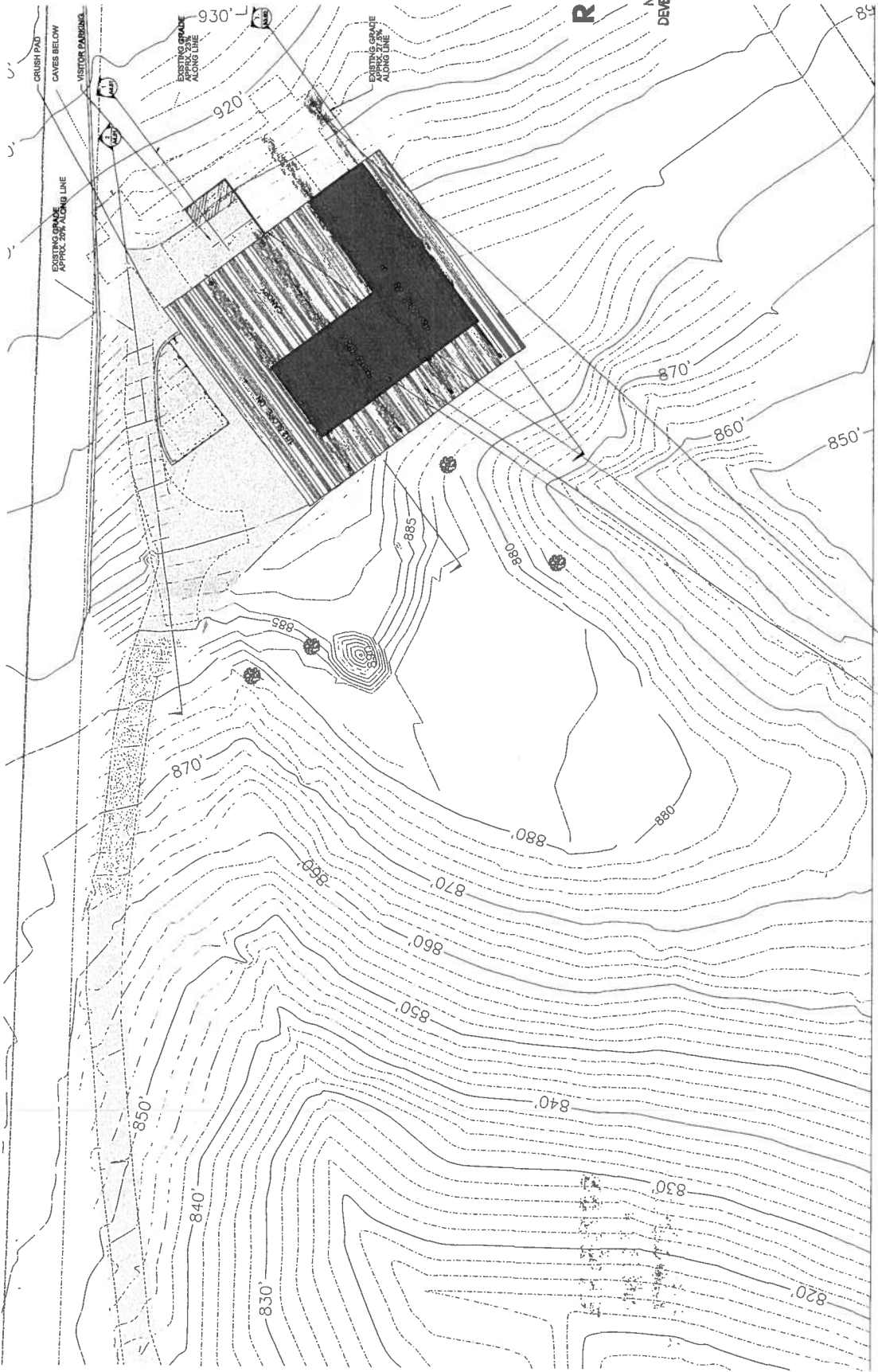
MAY 21 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Landscape/Roof Plan
& SLOPE

A 1.03

LUNDBERG DESIGN
2820 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379



- INSULATED METAL PANEL ROOF
- DEGLAS 3 mm WAVE PROFILE HEATSTOP CORRUGATED ACRYLIC CANOPY MATERIAL, TYP.
- 1/2" DIA. S.S. CABLE FOR VINE TRELLIS, TYP.
- VERTICAL CABLE FOR VINES BETWEEN WALKWAY AND PARKING
- W-SECTION STEEL EMBEDDED IN CONCRETE DEAD-MAN ANCHOR FOR 1/2" CABLE TERMINATION

KEY

- EXISTING TREE
- EVERGREEN VINES

SITE PLAN
Scale 1/8" = 1' (AS SHOWN)

NORTH

RELIC WINERY
NAPA, CALIFORNIA

APN: 032-086-02A
OWNERS: MICHAEL HIRBY,
SCHATZI THROCKMORTON

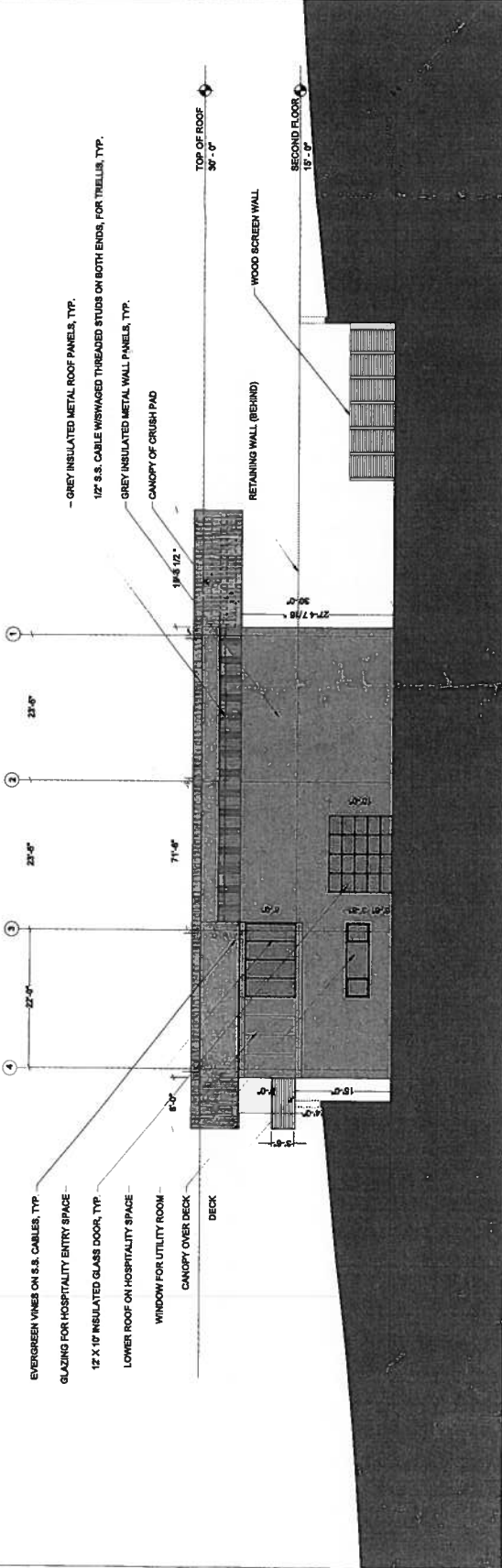
Project Name	1.18.18
Permit Set	3.16.18
Drawn By	MM
Checked By	TCL
Date	10-1-18

Architect: LUNDBERG DESIGN
1000 Market Street, Suite 100
San Francisco, CA 94107-3115
Tel: 415.695.0110 Fax: 415.695.0379

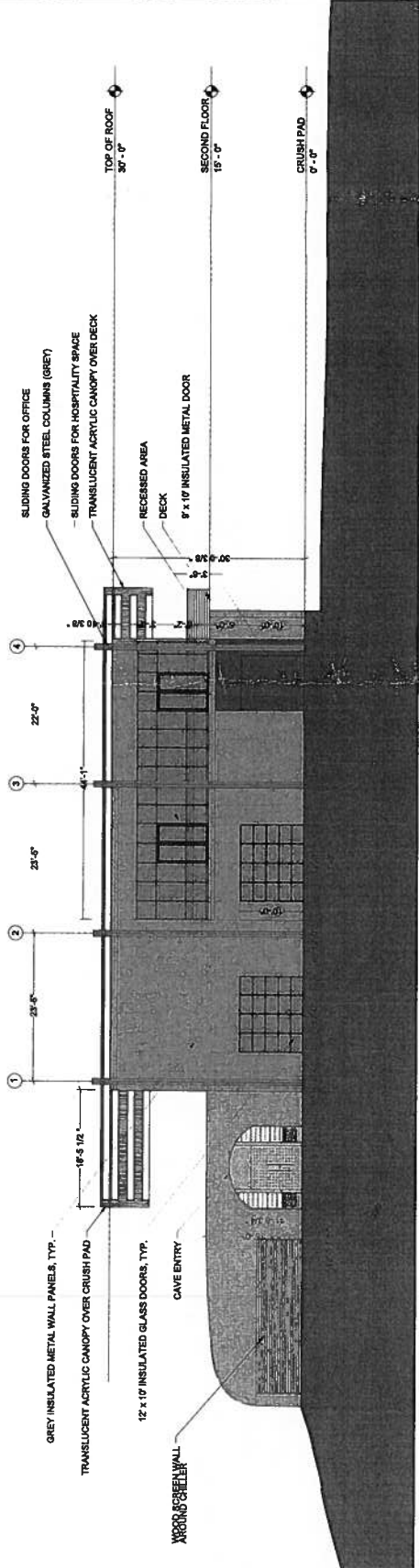
Front/Rear Elevations

A 3.01

L D
LUNDBERG DESIGN
2520 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379



1 NORTH-EAST ELEVATION (REAR)
SCALE: 1/8" = 1'
(A3.01)



2 SOUTH-WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'
(A3.01)



RELIC WINERY
NAPA, CALIFORNIA

ARCH: GSD&GSD
OWNERS: MICHAEL HIRBY
SCHATZ THROCKMORTON

Project Name	RELIC WIN
Project Ref	RELIC WIN
Drawn By	Architect
Checked By	Architect
Scale	1/8" = 1'-0"
Date	10/11/11

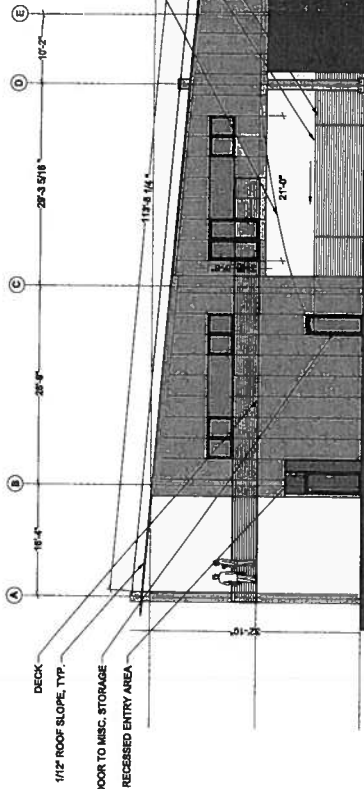
Side Elevations

A 3.02



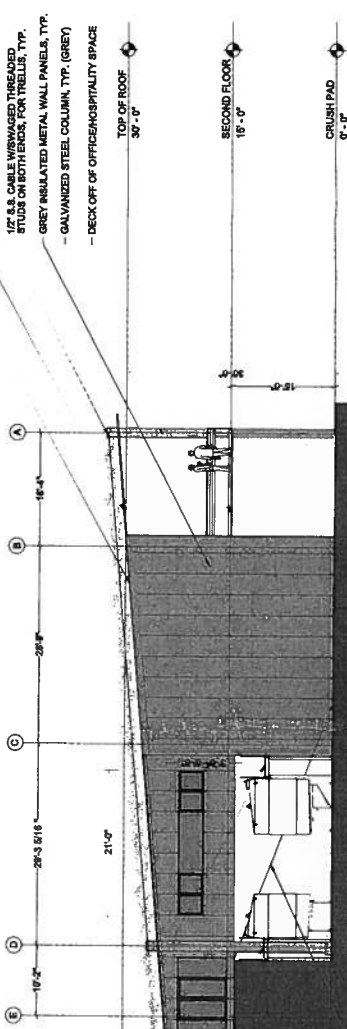
LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA, 94107-3115
T 415.695.0110 F 415.695.0379

TOP OF RETAINING WALL
SLIDING WOOD DOOR
WOOD SCREEN WALL AROUND CHILLER



1
SOUTHEAST ELEVATION
Scale 1/8" = 1'

3' WIDE CATWALK FOR TANK WORK, TYP.
VINES GROWING ON CABLE TRELLIS
GALVANIZED STEEL T, ANCHORED INTO CONCRETE, FOR CABLE TRELLIS SYSTEM, TYP.
1 1/2" ROOF SLOPE, TYP.
DEGLAZ 3 mm WAVE PROFILE ACRYLIC CANOPY MATERIAL, TRANSLUCENT CLEAR/WHITE, TYP.
1/2" S.S. CABLE W/ SWAGED THREADED STUDS ON BOTH ENDS, FOR TRELLIS, TYP.
GREY INSULATED METAL WALL PANELS, TYP.
- GALVANIZED STEEL COLUMN, TYP. (GRET)
- DECK OFF OF OFFICE/HOSPITALITY SPACE



2
NORTHWEST ELEVATION
Scale 1/8" = 1'

TOP OF RETAINING WALL



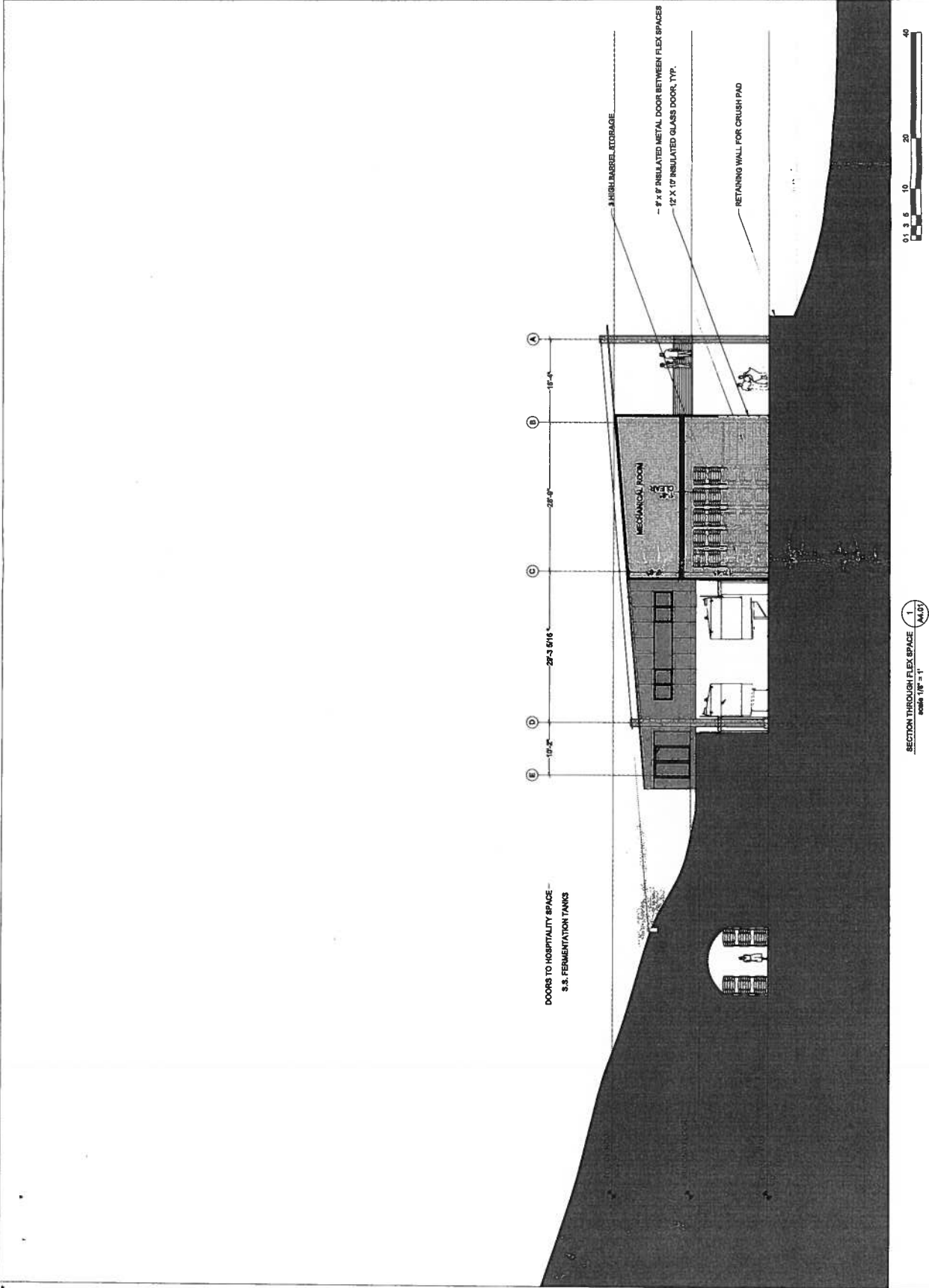
RELIC WINERY
NAPA, CALIFORNIA

APN: 032-090-024
OWNERS: MICHAEL HIRBY,
SCHATZI THROCKMORTON

REV		DATE
1	PERMIT SET	11/11/10
2	REVISIONS	
DESIGNED BY: TJC		
CHECKED BY: TJC		
DATE: 11/11/10		
SCALE: AS SHOWN		
NOTES: SEE ALL NOTES ON ALL SHEETS AND SPECIFICATIONS FOR THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.		

Cross Section

A 4.01



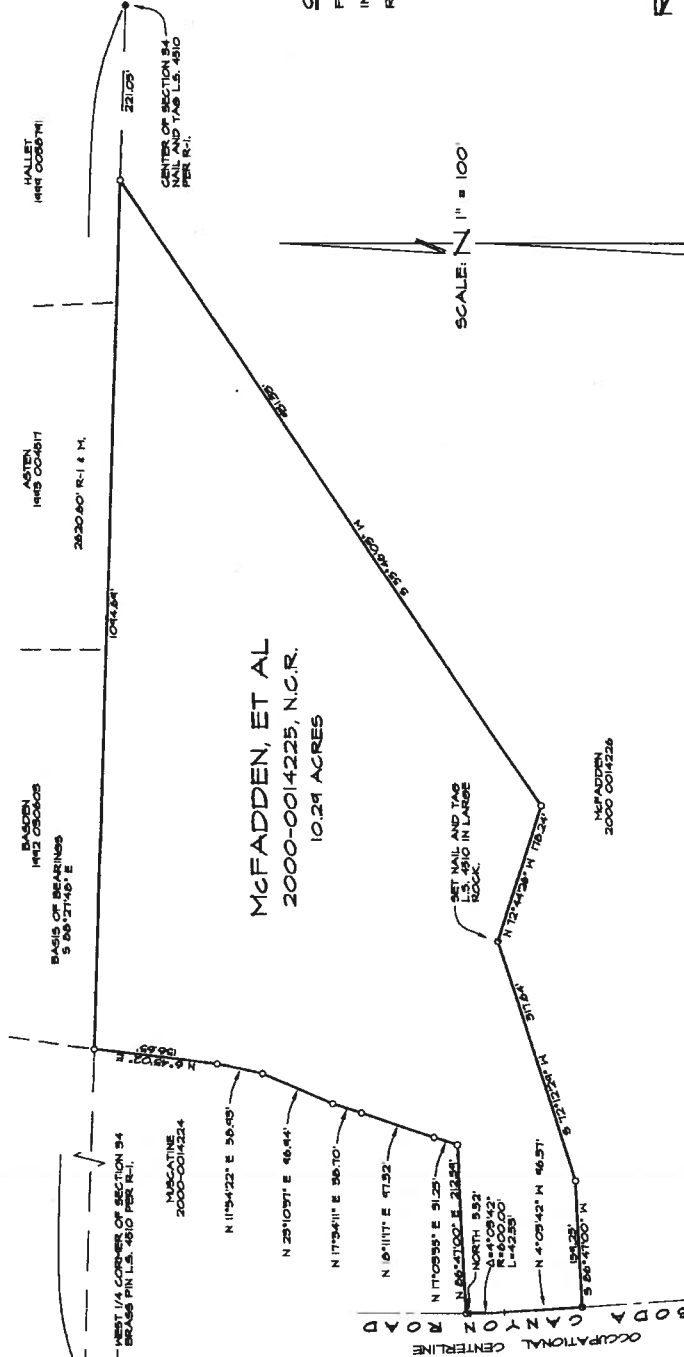
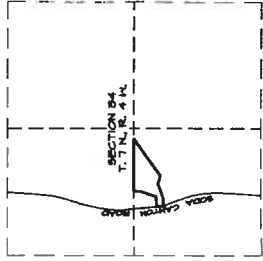
33 RS 44

REFERENCES
 R-1 TO RECORD OF SURVEYS 53, 54, MAP #4954
 R-2 DOCUMENT NUMBER 2000-0014225, N.C.R.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 3/4" IRON PIPE & TAG L.S. 4810
- SET NAIL & TAG L.S. 4810
- OFFICIAL RECORDS
- COUNTY RECORDS
- DEED LINES MONUMENTED BY THIS SURVEY
- M. MEASURED THIS SURVEY

BASIS OF BEARINGS
 THE BEARING OF S 28° 27' 46" E BETWEEN THE FOUND MONUMENTS OF R-1 AS SHOWN.
PURPOSE OF SURVEY
 TO MONUMENT THE DEEDED BOUNDARIES OF R-2.



McFADDEN, ET AL
 2000-0014225, N.C.R.
 10.29 ACRES

COUNTY RECORDER'S CERTIFICATE
 FILED THIS 9th DAY OF OCTOBER, 2000 AT 11:11 A.M.
 IN BOOK 33 OF SURVEYS AT PAGE 44 AT THE
 REQUEST OF KENNETH JOHANNSON.

FEES: \$ 8.00

JOHN J. TATE
 COUNTY RECORDER
 NAPA COUNTY RECORDER
 DEPUTY COUNTY RECORDER

MAP NO. 5243

RECORD OF SURVEY
 OF THE LANDS OF
DANIEL McFADDEN, ET AL
 DOCUMENT NUMBER 2000-0014225, N.C.R.

SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
 ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
 REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE
 REQUEST OF DANIEL McFADDEN, IN August, 2000.

Michael W. Brooks
 MICHAEL W. BROOKS, L.S. 4510
 RES. EXPIRES 9-30-02

COUNTY SURVEYOR'S STATEMENT
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH
 SECTION 6166 OF THE LAND SURVEYORS ACT
 THIS 29th DAY OF August, 2000.

Kenneth H. Johannson
 KENNETH H. JOHANNSON, R.C.E. 17445
 COUNTY SURVEYOR
 NAPA COUNTY CALIFORNIA



~PREPARED BY~
MICHAEL W. BROOKS & ASSOCIATES, INC.
 Professional Land Surveyors
 Suite 03 Whippo 1870 Yountville, CA 94589 (707) 944-8743

LYING IN SECTION 94, T. 7 N., R. 4 W.,
 MOUNT DIABLO MERIDIAN
 COUNTY OF NAPA, CALIFORNIA

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AUG 09 2010

NAPA CO. CONSERVATION



2009-0017128

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No.: 09-280200948-DC
Locate No.: CAFNT0928-0928-0002-0280200948
Title No.: 09-280200948-DP

Recorded | REC FEE | 14.00
Official Records |
County of |
Napa |
JOHN TUTEUR |
Assessor-Recorder-Coul |
08:00AM 02-Jul-2009 | VB | Page 1 of 3

**When Recorded Mail Document
and Tax Statement To:**
Mrs. and Mr. Courtenay Throckmorton
200 Nemo Court
Saint Helena, CA 94574

APN: 032-090-024-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED
(COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP)**

THE UNDERSIGNED GRANTOR(S) DECLARE(S): **DOCUMENTARY TAX**
DOCUMENTARY TRANSFER TAX is ----- **DECLARATION FILED**

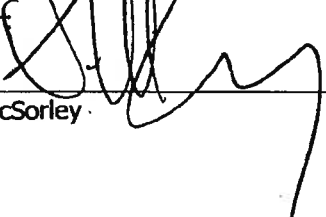
- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale or transfer,
- Unincorporated Area: City of and
- Check when grantees are expressly declaring that the transfer of the property is to be community property with right of survivorship.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
John McSorley, surviving Joint Tenant

hereby GRANT(s) to **Courtenay Throckmorton and Michael Hirby, wife and husband as community property with right of survivorship**

the following described real property in the County of **Napa**, State of **California**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor
✓ 

John McSorley

Date: 6/30/09

APN: 032-090-024-000

"GRANTEES HEREBY EXPRESSLY DECLARE AND ACCEPT THE TRANSFER OF THE HEREIN DESCRIBED PROPERTY AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP."

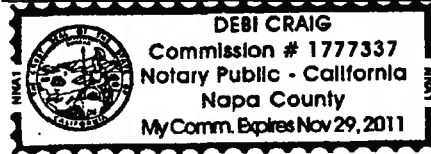
Grantee:

[Signature]
Courtenay Throckmorton

Date: 6/30/09

[Signature]
Michael Hirby

Date: 6/30/09



State of California)
County of Napa)

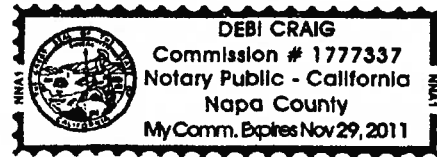
On June 30, 2009 before me,
Debi Craig, Notary Public (here insert name and title of the officer),
personally appeared John McSorley,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



State of California)
County of Napa)

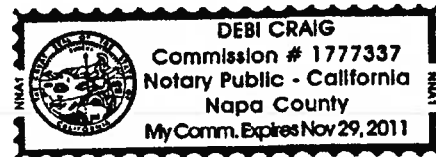
On June 30, 2009 before me,
Debi Craig, Notary Public (here insert name and title of the officer),
personally appeared Courtenay Throckmorton, Michael Hirby,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



END OF DOCUMENT

Escrow No.: 09-280200948-DC
Locate No.: CAFNT0928-0928-0002-0280200948
Title No.: 09-280200948-DP

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF NAPA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING at a nail and tag stamped LS 4510 at the center of Section 34, Township 7 North, Range 4 West, Mount Diablo Meridian as shown in Book 30 of Surveys at pages 53 through 54, Map Number 4859, filed February 15, 1996 in the office of the Napa County Recorder; thence along the east-west centerline of said Section 34 North 88° 27' 48" West 221.05 feet to an iron pipe tagged LS 4510, said iron pipe being the TRUE POINT OF BEGINNING; thence leaving said centerline South 55° 46' 03" West 951.33 feet to an iron pipe tagged LS 4510; thence North 72° 44' 26" West 178.24 feet to an iron pipe tagged LS 4510; thence South 72° 12' 29" West 317.64 feet to an iron pipe tagged LS 4510; thence South 86° 47' 00" West 159.25 feet to a nail and tag stamped LS 4510 on the centerline of Soda Canyon Road; thence along the centerline of Soda Canyon Road North 04° 03' 42" West 96.37 feet, along the arc of a curve to the right having a radius of 600 feet through a central angle of 04° 03' 42" an arc distance of 42.53 feet and North 5.52 feet to a nail and tag LS 4510; thence leaving said easterly line North 86° 47' 00" East 212.59 feet to an iron pipe LS 4510 in the center of the Old Soda Canyon Road; thence along the center of Old Soda Canyon Road North 17° 03' 55" East 31.25 feet; North 18° 11' 17" East 97.32 feet and North 17° 34' 11" East 38.70 feet; thence leaving the center of Old Soda Canyon Road North 23° 10' 57" East 96.94 feet to a fence; thence along said fence North 11° 54' 22" East 58.93 feet; thence leaving said fence North 06° 45' 02" East 156.65 feet to the east-west centerline of said Section 34; thence along said east-west centerline South 88° 27' 48" East 1094.69 feet to the true point of beginning.

PARCEL TWO:

An Easement for access, utilities, septic field and incidental purposes as described in the grant deed executed by Daniel McFadden and Beverlee S. McFadden, husband and wife to William E. Wirt, an unmarried man and Rudolph J. Westerbos, an unmarried man, as Joint Tenants recorded August 30, 2004 as Instrument No. 2004-0036349, Napa County Records.

APN: 032-090-024-000



2004-0036349

Recorded
Official Records
County Of
NAPA
JOHN TUTEUR
Recorder

REC FEE 13.00

08:00AM 30-Aug-2004

LS
Page 1 of 3

WHEN RECORDED MAIL TO

Name
WILLIAM E WIRT
RUDOLPH J WESTERBOS
Address
4454 17TH STREET
City, State,
Zip
SAN FRANCISCO CA 94114

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT GRANT DEED

AFN(S) 032-090-025

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
Documentary Transfer Tax is \$ 6
Computed on full value of property conveyed, or
Computed on full value less value of liens and encumbrances
remaining at time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DANIEL McFADDEN and BEVERLEE S. McFADDEN, husband and wife
heroby GRANT(s) to WILLIAM E. WIRT, an unmarried man and RUDOLPH J. WESTERBOS, an unmarried
man, as Joint Tenants
the following real property in the County of Napa, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"
SEE EXHIBIT "B" FOR A DEPICTION OF SAID EASEMENT

Dated: 8/21/04

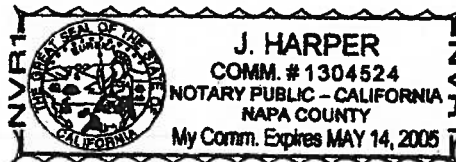
Daniel McFadden
DANIEL MCFADDEN

Beverlee S. McFadden
BEVERLEE S. MCFADDEN

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

On 8-21-2004 before me, J. Harper
A Notary Public in and for said County and State, personally
appeared DANIEL MCFADDEN AND BEVERLEE S.
MCFADDEN Personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP



Signature

J. Harper

MAIL TAX STATEMENTS AS DIRECTED ABOVE

AUG-17-2004 12:49 PM MOREY

EXHIBIT "A"

An easement for access, utilities, septic field and incidental purposes more particularly described as follows:

COMMENCING at a nail and tag stamped LS 4510 on the centerline of Soda Canyon Road at the southwest corner of the 10.29 acre tract of land as shown on Map Number 5243 filed October 9, 2000 in Book 33 of Surveys at page 44 in the office of the County Recorder of said Napa County; thence along the southerly line of said 10.29 acre tract North 86° 47' 00" East 14.15 feet to the intersection with a deer fence, said intersection being the true point of beginning of this easement; thence leaving said southerly line and along said deer fence as follows: South 4° 50' 07" East 46.30 feet and South 76° 17' 29" East 47.14 feet to the north line of the lands of the Soda Canyon Volunteer Fire Department as described in document recorded June 4, 1963 in Book 675 at page 434 of Official Records of Napa County; thence along said north line and the easterly prolongation thereof North 86° 47' 00" East 95.97 feet; thence North 17° 22' 43" East 70.20 feet to the southerly line of said 10.29 acre tract; thence along said southerly lines South 72° 12' 29" West 22.71 feet and South 86° 47' 00" West 145.10 feet to the true point of beginning. Containing 0.205 acres.

Said easement is appurtenant to and for the benefit of the grantee's property described in that certain deed recorded June 6, 2000 as Series Number 2000-0014234 of Official Records of Napa County.

APN 032-090-024

"THIS INSTRUMENT IS FILED FOR RECORD BY
FIRST AMERICAN TITLE COMPANY OF NAPA AS
AN ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
EFFECT UPON THE TITLE"

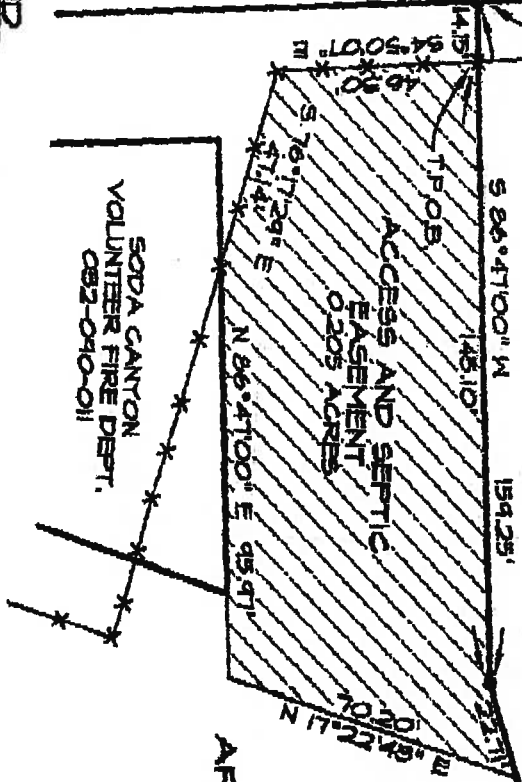
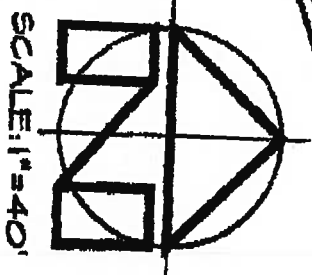
END OF DOCUMENT

78722266249

SODA CANYON ROAD
CENTERLINE

MIRT - WESTERBOS
APN 032-090-024

McFADDEN
APN 032-090-025



LEGEND
● 3/4" IRON PIPE AND TAG L.S. 4510
○ AS SHOWN ON SB R.S. 44, MAP #5248
○ NAIL AND TAG L.S. 4510
○ AS SHOWN ON SB R.S. 44, MAP #5248
P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING

**PLAT OF DESCRIPTION
OF
ACCESS AND SEPTIC EASEMENT
OVER
APN 032-090-025
IN FAVOR OF
APN 032-090-024
NAPA COUNTY, CALIFORNIA
AUGUST 2004**

PREPARED BY:

MICHAEL W. BROOKS & ASSOCIATES, INC.
Professional Land Surveyors

Suite D3 Village 1870 Yountville, CA 94588 (707) 944-0715

2144PNC.JRM



Michael W. Brooks

Order No: 201139

When recorded mail to:

WILLIAM E. WIRT
RUDOLPH J. WESTERBOS
4454 17th STREET
SAN FRANCISCO CA 94114



2000-0014234

Recorded
Official Records
County Of
NAPA
JOHN TUTEUR
Recorder

REC FEE 13.00
TAX 829.40

12:36PM 06-Jun-2000 CW Page 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$829.40

Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances
remaining at time of sale

THE UNDERSIGNED GRANTOR DECLARES

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DANIEL McFADDEN and BEVERLEE TITO SIMBOLI McFADDEN, husband and wife and
LEONARD MUSCATINE and DRASELLE MUSCATINE, husband and wife

hereby GRANT(S) to

WILLIAM E. WIRT, an unmarried man and
RUDOLPH J. WESTERBOS, an unmarried man, as Joint Tenants

the real property in the County of Napa, State of California, described as

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED EXHIBIT "A"

Dated: May 25, 2000

STATE OF CALIFORNIA } ss.
COUNTY OF NAPA }

On May 26, 2000, before me, the undersigned, personally
appeared DANIEL McFADDEN, BEVERLEE TITO
SIMBOLI McFADDEN, LEONARD MUSCATINE AND
DRASELLE MUSCATINE personally known to me
(or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies) and that by
his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the
instrument.

Daniel McFadden
DANIEL McFADDEN

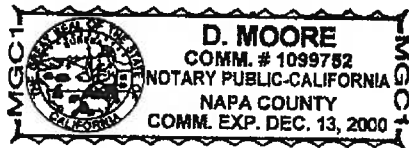
Beverlee Tito Simboli McFadden
BEVERLEE TITO SIMBOLI McFADDEN

Leonard Muscatine
LEONARD MUSCATINE

Draselle Muscatine
DRASELLE MUSCATINE

WITNESS my hand and official seal.

Signature D. Moore
Notary Public



MAIL TAX STATEMENTS TO: SAME AS ABOVE

EXHIBIT "A"

Commencing at a nail and tag stamped LS 4510 at the center of Section 34, Township 7 North, Range 4 West, Mount Diablo Meridian as shown in Book 30 of Surveys at pages 53 through 54, Map Number 4859, filed February 15, 1996 in the office of the Napa County Recorder; thence along the east-west centerline of said Section 34 North 88°27'48" West 221.05 feet to an iron pipe tagged LS4510, said iron pipe being the TRUE POINT OF BEGINNING; thence leaving said centerline South 55°46'03" West 951.33 feet to an iron pipe tagged LS4510; thence North 72°44'26" West 178.24 feet to an iron pipe tagged LS4510; thence South 72°12'29" West 317.64 feet to an iron pipe tagged LS4510; thence South 86°47'00" West 159.25 feet to a nail and tag stamped LS4510 on the centerline of Soda Canyon Road; thence along the centerline of Soda Canyon Road North 04°03'42" West 96.37 feet, along the arc of a curve to the right having a radius of 600 feet through a central angle of 04°03'42" an arc distance of 42.53 feet and North 5.52 feet to a nail and tag LS4510; thence leaving said easterly line North 86°47'00" East 212.59 feet to an iron pipe LS4510 in the center of the old Soda Canyon Road; thence along the center of old Soda Canyon Road North 17°03'55" East 31.25 feet, North 18°11'17" East 97.32 feet and North 17°34'11" East 38.70 feet; thence leaving the center of old Soda Canyon Road North 23°10'57" East 96.94 feet to a fence; thence along said fence North 11°54'22" East 58.93 feet; thence leaving said fence North 06°45'02" East 156.65 feet to the east-west centerline of said Section 34; thence along said east-west centerline South 88°27'48" East 1094.69 feet to the true point of beginning.

EXHIBIT 'B'

END OF DOCUMENT

THIS CONVEYANCE is made subject to the restriction that all buildings, including, but not limited to, residences, barns, sheds, pool houses, storage buildings and garages erected on this property shall be located within the building envelope described as follows:

COMMENCING at a nail and tag stamped LS 4510 at the center of Section 34, Township 7 North, Range 4 West, Mount Diablo Base and Meridian as shown on Map No. 4859 filed February 15, 1996 in Book 30 of Surveys at pages 53-54, in the office of the County Recorder of said Napa County; thence along the east-west centerline of Section 34, North 88° 27' 48' West 221.05 feet to an iron pipe tagged LS 4510, said iron pipe being the true point of beginning; thence leaving said centerline, South 55° 46' 03' West 951.33 feet to an iron pipe tagged LS 4510; thence North 72° 44' 26' West 178.24 feet to an iron pipe tagged LS 4510; thence South 72° 12' 29' West 217.64 feet; thence North 20° 55' 58' East 614.70 feet to the east-west centerline of said Section 34; thence along said east-west centerline, South 88° 27' 48' East 944.69 feet to the true point of beginning.

READ and APPROVED

BY William G. Woot 5/31/00

READ and APPROVED

BY D.M.J.

READ and APPROVED

BY Wesley

READ and APPROVED

BY B.S. De.

READ and APPROVED

BY Wm

READ and APPROVED

BY Jm.

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

<p>Post-Construction Runoff Management Applicability Checklist</p>	<p>County of Napa Department of Public Works 1195 Third Street Napa, CA 94559 (707) 253-4351 for information</p>																	
<p>Project Address: 2400 Soda Canyon Road, Napa, CA</p>	<p>Assessor Parcel Number(s): 032-090-024</p>	<p>Project Number: <i>(for County use Only)</i></p>																
<p>Instructions: Structural projects requiring a use permit, building permit, and/or grading permit must complete the following checklist to determine if the project is subject to the Post-Construction Runoff Management Requirements. In addition, the impervious surface worksheet on the reverse page must also be completed to calculate the amount of new and reconstructed impervious surfaces proposed by your project. This form must be completed, signed, and submitted with your permit application(s). Definitions are provided in the Post-Construction Runoff Management Requirements policy. Note: If multiple building or grading permits are required for a common plan of development, the total project shall be considered for the purpose of filling out this checklist.</p>																		
<p>POST-CONSTRUCTION STORMWATER BMP REQUIREMENTS (Parts A and B)</p> <ul style="list-style-type: none"> ✓ If any answer to Part A are answered "yes" your project is a "Priority Project" and is subject to the Site Design, Source Control, and Treatment Control design standards described in the Napa County Post-Construction Runoff Management Requirements. ✓ If all answers to Part A are "No" and any answers to Part B are "Yes" your project is a "Standard Project" and is subject to the Site Design and Source Control design standards described in the Napa County Post-Construction Runoff Management Requirements. ✓ If every question to Part A and B are answered "No", your project is exempt from post-construction runoff management requirements. 																		
<p>Part A: Priority Project Categories</p> <p>Does the project meet the definition of one or more of the priority project categories?</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:80%;">1. Residential with 10 or more units</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>2. Commercial development greater than 100,000 square feet.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>3. Automotive repair shop.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>4. Retail Gasoline Outlet.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>5. Restaurant.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> </table> <p><i>*Refer to the definitions section for expanded definitions of the priority project categories.</i></p>			1. Residential with 10 or more units	Yes <input type="radio"/> No <input checked="" type="radio"/>	2. Commercial development greater than 100,000 square feet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	3. Automotive repair shop.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	4. Retail Gasoline Outlet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	5. Restaurant.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>				
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6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>																	
<p>Part B: Standard Project Categories</p> <p>Does the project propose:</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:80%;">1. A facility that requires a NPDES Permit for Stormwater Discharges Associated with Industrial Activities?.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>3. Hillside residential greater than 30% slope.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>4. Roadway and driveway construction or reconstruction which requires a Grading Permit.....</td> <td style="text-align: right;"><input checked="" type="radio"/> Yes <input type="radio"/> No</td> </tr> <tr> <td>5. Installation of new storm drains or alteration to existing storm drains?.....</td> <td style="text-align: right;"><input checked="" type="radio"/> Yes <input type="radio"/> No</td> </tr> <tr> <td>6. Liquid or solid material loading and/or unloading areas?.....</td> <td style="text-align: right;"><input checked="" type="radio"/> Yes <input type="radio"/> No</td> </tr> <tr> <td>7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>8. Commercial or Industrial waste handling or storage, excluding typical office or household waste?.....</td> <td style="text-align: right;"><input checked="" type="radio"/> Yes <input type="radio"/> No</td> </tr> </table> <p>Note: To find out if your project is required to obtain an Individual General NPDES Permit for Stormwater discharges Associated with Industrial Activities, visit the State Water Resources Control Board website at, www.swrcb.ca.gov/stormwtr/Industrial.html</p>			1. A facility that requires a NPDES Permit for Stormwater Discharges Associated with Industrial Activities?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	3. Hillside residential greater than 30% slope.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	4. Roadway and driveway construction or reconstruction which requires a Grading Permit.....	<input checked="" type="radio"/> Yes <input type="radio"/> No	5. Installation of new storm drains or alteration to existing storm drains?.....	<input checked="" type="radio"/> Yes <input type="radio"/> No	6. Liquid or solid material loading and/or unloading areas?.....	<input checked="" type="radio"/> Yes <input type="radio"/> No	7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	8. Commercial or Industrial waste handling or storage, excluding typical office or household waste?.....	<input checked="" type="radio"/> Yes <input type="radio"/> No
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NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS APPENDIX A – APPLICABILITY CHECKLIST

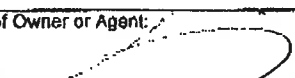
Impervious Surface Worksheet

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

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	New (Does not replace any existing impervious area)	Reconstructed (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs	0	8,800	0	8,800
Patio, Impervious Decking, Pavers and Impervious Liners	0	0	0	0
Sidewalks and paths	0	0	0	0
Parking Lots	0	800	0	800
Roadways and Driveways,	15,000	9,000	15,000	24,000
Off-site Impervious Improvements	0	200	0	200
Total Area of Impervious Surface (Excluding Roadways and Driveways)	0	9,600	0	9,600

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

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

Name of Owner or Agent (Please Print): Michael Hirby	Title: Owner
Signature of Owner or Agent: 	Date: 8/4/10