



A Tradition of Stewardship  
A Commitment to Service

file No P11-00298-UP

### Napa County Conservation, Development, and Planning Department

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

#### Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit

Date Submitted: 8/17/11 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: New 50K gallon Winery w/ 13K sq ft cave on 50 acres. Three residential structures to be removed & replaced by a new 1 acre vineyard.

\*Application Fee Deposit: \$ 8000.00 Receipt No. 86739 Received by: Terru Abraham Date: 8/17/11

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

To be completed by applicant...

Project Name: Cairdean Winery

Assessor's Parcel No: 022-070-028 Existing Parcel Size: 50.31 +/- ac.

Site Address/Location: 3125 St. Helena Highway St. Helena, California 94574

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

Property Owner: Edwin and Stacia Williams

Mailing Address: 818 Chiles Avenue St. Helena, California 94574

Telephone No ( 707 ) 200 - 1243 E-Mail: stacia@cairdeanvineyards.com

Applicant (if other than property owner): Same as above

Mailing Address: Same as above

Telephone No ( \_\_\_\_\_ ) - \_\_\_\_\_ E-Mail: \_\_\_\_\_

Representative (if applicable): Juancarlos Fernandez

Mailing Address: 1104 Adams Street Suite 203b St. Helena, California 94574

Telephone No ( 707 ) 963 - 8831 E-Mail: juancarlos@signumarchitecture.com

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## Use Permit Information Sheet

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### Use

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

Establishment of 50,000 gpy, 19,770 s.f. cut and cover winery building with 13,000 s.f. of caves on a 50 + acre parcel located on the west side of St. Helena Highway north of the City of St. Helena. The proposed winery is housed in two modules, a 17,240 +/- s.f. production area and a 2,500 s.f. administration building connected by a roofed work area where crush activity will take place. The winery complex is designed to be low profile and curvilinear so as to blend with the adjacent hillside. The circular roof elements allow natural light to penetrate into the interior of the production building. Barrels would be stored in the proposed caves which are constructed within the hillside area immediately west of the winery complex. Access to the new winery driveway and parking area would be via a 50 foot easement that also provides access to the adjacent Vintners Village retail complex from St. Helena Highway. Three existing residential structures would be removed and replaced by a new 1 acre vineyard. The parcel contains several mature oak trees in proximity to the new winery. These will be preserved and incorporated into the final landscape plan. The remainder of the parcel outside of the winery development area would remain undisturbed.

The project requires a variance to the setbacks from St. Helena Highway and the southern driveway that provides access to both the Vintners Village retail complex and the subject parcel.

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

District \_\_\_\_\_ Regional \_\_\_\_\_  
State ABC Federal TTB

### Improvements

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

On-site improvements include a new access driveway and parking area; wastewater treatment and disposal areas, a new water system for the winery and 1 acre of new vineyard. Off-site improvements include construction of an accel-decel lane on southbound St. Helena Highway

**Improvements, cont.**

Total on-site parking spaces:       N/A       existing       15       proposed  
Loading areas:       N/A       existing       1       proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

- Type I FR     Type II 1 Hr     Type II N (non-rated)     Type III 1 Hr     Type III N  
 Type IV H.T. (Heavy Timber)     Type V 1 Hr.     Type V (non-rated)  
*(for reference, please see the latest version of the California Building Code)*

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

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc):       1 acre (42,400 s.f.)       acres

**Employment and Hours of Operation**

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

Maximum Number of on-site employees:

- 10 or fewer     11-25     greater than 25 (specify number)       4 FT; 6 PT

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

other (specify number) \_\_\_\_\_

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## Certification and Indemnification

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Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

X <u>Stacia Williams</u> <small>Print Name of Property Owner</small>	<u>Edwin Williams</u> <small>Print Name Signature of Applicant (if different)</small>
X <u>Stacia Williams</u> <u>8.16.11</u> <small>Signature of Property Owner</small> <small>Date</small>	<u>Edwin Williams</u> <u>8-16-11</u> <small>Signature of Applicant</small> <small>Date</small>

## Supplemental Application for Winery Uses

### Operations

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

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

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

### Production Capacity \*

Please identify the winery's...

Existing production capacity: N/A gal/y Per permit No: \_\_\_\_\_ Permit date: \_\_\_\_\_  
 Current maximum actual production: N/A gal/y For what year? \_\_\_\_\_  
 Proposed production capacity: 50,000 gal/y

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

### Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation: N/A existing 25 proposed  
 Average daily tours and tastings visitation<sup>1</sup>: N/A existing 25 proposed  
 Visitation hours (e.g. M-Sa, 10am-4pm): N/A existing Sun-Sat 10:00-6:00 proposed  
 Non-harvest Production hours<sup>2</sup>: N/A existing Sun-Sat 7:30-6:00 proposed

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

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



## Winery Coverage and Accessory/Production Ratio

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

Existing STACK: N/A sq. ft. N/A acres  
 Proposed save level - 13,400 sq. ft. 0.31 acres

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

30,600 sq. ft. 0.70 acres 1.3% % of parcel

**Production Facility** Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing N/A sq. ft. Proposed 9,900 sq. ft.

**Accessory Use** Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing N/A sq. ft. N/A % of production facility  
 Proposed 2,500 sq. ft. 25% % of production facility

## Caves and Crushpads

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

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

Please identify the winery's...

Cave area Existing: N/A sq. ft. Proposed: 13,000 sq. ft.  
 Covered crush pad area Existing: N/A sq. ft. Proposed: 2,000 sq. ft.  
 Uncovered crush pad area Existing: N/A sq. ft. Proposed: 2,000 sq. ft.

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Initial Statement of Grape Source

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

X Stacy Miller

Owner's Signature

8.16.11

Date

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



## Water Supply/ Waste Disposal Information Sheet

### Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>well</u>	<u>well</u>
Name of proposed water supplier (if water company, city, district):	<u>n/a</u>	<u>n/a</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>300</u> gallons per day (gal/d)	
Current water source:	<u>well</u>	<u>well</u>
Anticipated future water demand:	<u>3,500</u> gal/d	<u>TBD</u> gal/d
Water availability (in gallons/minute):	<u>20</u> gal/m	<u>20</u> gal/m
Capacity of water storage system:	<u>10,500</u> gal	<u>TBD</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>tank</u>	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>winery process</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u>adv treatmt drip</u>
Name of disposal agency (if sewage district, city, community system):	<u>n/a</u>	<u>n/a</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	<u>450</u> gal/d	<u>n/a</u> gal/d
Anticipated future waste flows (peak flow):	<u>900</u> gal/d	<u>1,250</u> gal/d
Future waste disposal design capacity:	<u>1,000</u> gal/d	<u>1,250</u> gal/d

### Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at [www.countyofnapa.org/dem](http://www.countyofnapa.org/dem).

### Hazardous and/or Toxic Materials

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

### Grading Spoils Disposal

Where will grading spoils be disposed of?

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

## Winery Traffic Information / Trip Generation Sheet

### Traffic during a Typical Weekday

Number of FT employees: <u>4</u> x 3.05 one-way trips per employee	=	<u>12</u> daily trips.
Number of PT employees: <u>6</u> x 1.90 one-way trips per employee	=	<u>11</u> daily trips.
Average number of weekday visitors: <u>20</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>15</u> daily trips.
Gallons of production: <u>50,000</u> / 1,000 x .009 truck trips daily <sup>3</sup> x 2 one-way trips	=	<u>1</u> daily trips.
<b>Total</b>	<b>=</b>	<b><u>39</u> daily trips.</b>
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck <u>trips</u> x .38)	=	<u>15</u> PM peak trips.

### Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>3</u> x 3.05 one-way trips per employee	=	<u>9</u> daily trips.
Number of PT employees (on Saturdays): <u>2</u> x 1.90 one-way trips per employee	=	<u>4</u> daily trips.
Average number of weekend visitors: <u>100</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>71</u> daily trips.
<b>Total</b>	<b>=</b>	<b><u>84</u> daily trips.</b>
(No of FT employees) + (No of PT employees/2) + (visitor <u>trips</u> x .57)	=	<u>48</u> PM peak trips.

### Traffic during a Crush Saturday

Number of FT employees (during crush): <u>8</u> x 3.05 one-way trips per employee	=	<u>24</u> daily trips.
Number of PT employees (during crush): <u>4</u> x 1.90 one-way trips per employee	=	<u>8</u> daily trips.
Average number of weekend visitors: <u>100</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>71</u> daily trips.
Gallons of production: <u>50,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>1</u> daily trips.
Avg. annual tons of grape on-haul: <u>200</u> / 144 truck trips daily <sup>4</sup> x 2 one-way trips	=	<u>44</u> daily trips.
<b>Total</b>	<b>=</b>	<b><u>148</u> daily trips.</b>

### Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>6</u> x 2 one-way trips per staff person	=	<u>12</u> trips.
Number of visitors (largest event): <u>100</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>71</u> trips.
Number of special event truck trips (largest event): <u>6</u> x 2 one-way trips	=	<u>12</u> trips.

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

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

# Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship  
A Commitment to Service

An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	Caydenn Winery
PROJECT ADDRESS	3125 St. Helena Hwy, St. Helena
APPLICANT	Stacia / Edwin Williams
CONTACT INFO	Juan Carlos @ Signum Architects, Inc.
	email <span style="margin-left: 100px;">phone</span>

	yes	no	I don't know
1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards? If yes, please include a copy of their required spreadsheets.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Do you have an integrated design team? if yes, please list: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3 SITE DESIGN</b>			
3.1 Does your design encourage community gathering and is it pedestrian friendly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2 Are you building on existing disturbed areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.3 Landscape Design			
3.31 native plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.32 drought tolerant plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.33 Pierce Disease resistant planting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.34 Fire resistant planting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.35 Are you restoring open space and/or habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.36 Are you harvesting rain water on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.37 planting large trees to act as carbon sinks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.38 using permeable paving materials for drive access and walking surfaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4 Does your parking lot include bicycle parking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5 Do you have on-site waste water disposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.6 Do have post-construction stormwater on site detention/filtration methods designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 ENERGY PRODUCTION &amp; EFFICIENCY</b>			
4.1 Does your facility use energy produced on site? If yes, please explain the size, location, and percentage of off-set <i>PN solar 30% off-set</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2 Does the design include thermal mass within the walls and/or floors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.4 Will your plans for construction include:			
4.41 High density insulation above Title 24 standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.42 Zones for heating and cooling to provide for maximum efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.43 Energy Star™ or ultra energy efficient appliances?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.44 A "cool" (lightly colored or reflective) or a permeable/living roof?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.45 Timers/time-outs installed on lights (such as the bathrooms)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please explain: _____			
<b>5 WATER CONSERVATION</b>			
5.1 Does your landscape include high-efficiency irrigation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2 Does your landscape use zero potable water irrigation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.4 Will your facility use recycled water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.5 Will your plans for construction include:			
5.51 a meter to track your water usage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.52 ultra water efficient fixtures and appliances?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.53 a continuous hot water distribution method, such as an on-demand pump?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.54 a timer to insure that the systems are run only at night/early morning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	yes	no	I don't know
<b>6 MATERIAL RECYCLING</b>			
6.1 Are you using reclaimed materials? If yes, what and where: <u>steel, wood</u>	<input checked="" type="checkbox"/>		
6.2 Are you using recycled construction materials-			
6.21 finish materials?			<input checked="" type="checkbox"/>
6.22 aggregate/concrete road surfaces?			<input checked="" type="checkbox"/>
6.23 fly ash/slag in foundation?	<input checked="" type="checkbox"/>		
6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?	<input checked="" type="checkbox"/>		
6.4 Does your facility provide access to recycle-			
6.41 Kitchen recycling center?	<input checked="" type="checkbox"/>		
6.42 Recycling options at all trash cans?	<input checked="" type="checkbox"/>		
6.43 Do you compost green waste?			<input checked="" type="checkbox"/>
6.44 Provide recycling options at special events?	<input checked="" type="checkbox"/>		
<b>7 NATURAL RESOURCES</b>			
7.1 Will you be using certified wood that is sustainably harvested in construction?	<input checked="" type="checkbox"/>		
7.2 Will you be using regional (within 500 miles) building materials?			<input checked="" type="checkbox"/>
7.3 Will you be using rapidly renewable materials, such as bamboo?			<input checked="" type="checkbox"/>
7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?			<input checked="" type="checkbox"/>
7.5 Have you considered the life-cycle of the materials you chose?		<input checked="" type="checkbox"/>	
<b>8 INDOOR AIR QUALITY</b>			
8.1 Will you be using low or no emitting finish and construction materials indoors-			
8.11 Paint?	<input checked="" type="checkbox"/>		
8.12 Adhesives and Sealants?	<input checked="" type="checkbox"/>		
8.13 Flooring?	<input checked="" type="checkbox"/>		
8.14 Framing systems?	<input checked="" type="checkbox"/>		
8.15 Insulation?	<input checked="" type="checkbox"/>		
8.2 Does the design allow for maximum ventilation?	<input checked="" type="checkbox"/>		
8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?		<input checked="" type="checkbox"/>	
8.4 Does your design include dayliting, such as skylights?	<input checked="" type="checkbox"/>		
<b>9 TRANSPORTATION DEMAND MANAGEMENT</b>			
9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?	<input checked="" type="checkbox"/>		
9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?			<input checked="" type="checkbox"/>
9.3 Does your project include design features that encourage alternative modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles, secured bicycle parking, safe bicycle access, loading zones for buses/large taxi services?	<input checked="" type="checkbox"/>		
9.4 How close is your facility to public transportation? <u>&lt; 1/4 mi</u>			
10 Are there any superior environmental/sustainable features of your project that should be noted? <u>PV solar</u>			
_____			
_____			
11 What other studies or reports have you done as part of preparing this application?			
1 <u>archeology report</u>			
2 <u>historic eval.</u>			
3 _____			
4 _____			
12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)? <u>N/A</u>			
If yes, please describe: _____			
13 Once your facility is in operation, will you:			
13.1 calculate your greenhouse gas emissions?	<input checked="" type="checkbox"/>		
13.2 implement a GHG reduction plan?	<input checked="" type="checkbox"/>		
13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?	<input checked="" type="checkbox"/>		
14 Does your project provide for education of green/sustainable practices?	<input checked="" type="checkbox"/>		
If yes, please describe: _____			
15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?			
_____			
_____			
_____			
Form filed out by: <u>[Signature]</u>			

Please feel free to include additional sheets of paper as necessary.

**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM  
FACILITY INFORMATION  
BUSINESS ACTIVITIES**

Page 1 of

**I. FACILITY IDENTIFICATION**

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)	CAYDEAN WINERY		
BUSINESS SITE ADDRESS	3125 St. Helena Highway		
BUSINESS SITE CITY	104 CA	ZIP CODE	105 94574
CONTACT NAME	106 Hugh Linn, RSA	PHONE	107 252-3301

**II. ACTIVITIES DECLARATION**

**NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.**

Does your facility...	If Yes, please complete these pages of the UPCF...
<b>A. HAZARDOUS MATERIALS</b> Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4 HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION
<b>B. REGULATED SUBSTANCES</b> Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 4a Coordinate with your local agency responsible for CalARP.
<b>C. UNDERGROUND STORAGE TANKS (USTs)</b> Own or operate underground storage tanks?	<input type="radio"/> YES <input checked="" type="radio"/> NO 5 UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
<b>D. ABOVE GROUND PETROLEUM STORAGE</b> Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES <input checked="" type="radio"/> NO 8 NO FORM REQUIRED TO CUPAs
<b>E. HAZARDOUS WASTE</b> Generate hazardous waste?	<input type="radio"/> YES <input checked="" type="radio"/> NO 9 EPA ID NUMBER - provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 10 RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 11 ON-SITE HAZARDOUS WASTE TREATMENT - FACILITY ON-SITE HAZARDOUS WASTE TREATMENT - UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 12 CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 13 REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14 HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="radio"/> YES <input checked="" type="radio"/> NO 14a Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14b See CUPA for required forms.

**F. LOCAL REQUIREMENTS**

(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)

## Attachment D

### PHASE I WATER AVAILABILITY ANALYSIS

File #: P11-00298<sup>af</sup> Owner: Edwin and Stacia Williams Parcel #: 022-070-028

This form is intended to help those who must prepare a Phase I Water Availability Analysis. **The Department will not accept an analysis that is not on this form.**

**BACKGROUND:** A Phase I Water Availability Analysis is done in order to determine what changes in water use will occur on a property as a result of the a conversion. Staff uses this information to determine whether the project may have a detrimental effect on groundwater levels. If it may, additional information will be required. You will be advised if additional information is needed.

**PERSONS QUALIFIED TO PREPARE:** Any person that can provide the needed information

#### PROCEDURE:

**STEP 1:** Prepare and attach to this form 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 shown

**STEP 2:** Determine the allowable groundwater use allotment for your parcel(s).

Total size of parcel(s)	<u>50.31</u> acre(s)
Multiply by parcel location factor	x <u>1.0</u> acre-foot per acre per year (see back)
Allowable groundwater allotment	= <u>50.31</u> acre-foot per year

**STEP 3:** Determine the estimated water use for all vineyards on your parcel(s) currently and after the planned conversion; actual water usage figures may be substituted for the current usage estimate (please indicate if this is done). Estimate future use for both the vineyard establishment period and thereafter

#### Current Usage:

Number of <u>planted</u> acres	<u>0</u> acres
Multiply by number of vines/acre	x <u>0</u> vines per acre
Multiply by gallons/vine/year	x _____ gallons of water per vine per year
Divide by 325,821 gallons/af	= <u>0</u> af of water per yr used for vineyard irrigation

#### Future Usage:

Number of <u>planted</u> acres	<u>1.0</u> acres
Multiply by number of vines/acre	x <u>1000</u> vines per acre
Multiply by gallons/vine/year	x <u>0</u> gallons of water per vine per year (long-term)
	<u>180</u> gallons of water per vine per year (establish)
Divide by 325,821 gallons/af	= <u>0</u> af of water per yr used (vineyard long-term)
	<u>0.55</u> af of water per yr used (vineyard establish)

**STEP 4:** Using the guidelines on the next page, actual water usage figures, and/or detailed water use projections, tabulate the existing and projected future water usage on the parcel(s) in acre-foot per year (af/yr) {1 af = 325,821 gallons}.

#### Existing Usage:

Residential	<u>0.75</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0</u> af/yr
Commercial	<u>0</u> af/yr
Vineyard(long-term)	<u>0</u> af/yr
" (establish)	<u>0</u> af/yr

#### Future Usage:

Residential	<u>0</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>1.33</u> af/yr
Commercial	<u>0.5</u> af/yr
Vineyard(long-term)	<u>0</u> af/yr
" (establish)	<u>1.00</u> af/yr

Other Agriculture	_____	af/yr
Landscaping	0	af/yr
Other Usage	_____	af/yr
<b>TOTAL</b>	<b>0.75</b>	<b>af/yr</b>

Other Agriculture	_____	af/yr
Landscaping	1.05	af/yr
Other Usage	_____	af/yr
<b>TOTAL</b>	<b>3.88</b>	<b>af/yr</b>

**STEP 5:** Attach all supporting information that may be significant to this analysis including but not limited to all water use calculations for the various uses listed

**Parcel Location Factors**

The allowable allotment of water is based on the location of your parcel. Valley floor areas include all locations on the floor of the Napa Valley and Carneros Basin except for groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the Department of Public Works as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Public Works can assist you in determining your classification.

**Parcel Location Factors**

Valley Floor	1.0 acre foot per acre per year
Mountain Areas	0.5 acre foot per acre per year
Groundwater Deficient Area (MST)	0.3 acre foot per acre per year

**Guidelines For Estimating Water Usage:**

**Residential:**

Single Family Residence	0.5 acre-foot per year
Farm Labor Dwelling	1.0 acre-foot per year (6 people)
Second Unit	0.4 acre-foot per year
Guest Cottage	0.1 acre-foot per year

**Winery:**

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

**Commercial:**

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

**Agricultural:**

Vineyards	
Irrigation only	0.2 to 0.5 acre-foot per acre per year
Heat Protection	0.25 acre foot per acre per year
Frost Protection	0.25 acre foot per acre per year
Irrigated Pasture	4.0 acre-foot per acre per year
Orchards	4.0 acre-foot per acre per year
Livestock (sheep or cows)	0.01 acre-foot per acre per year

**Landscaping:**

Landscaping	1.5 acre-foot per acre per year
-------------	---------------------------------

Phase I Water Study

Assessor Parcel Number 022-070-028  
 Parcel Size 50.31  
 Parcel Location Factor 1  
 Allowable Water Allotment 50.3

Valley Floor 1 ac-ft/acre/yr  
 Mountain Area 0.5 ac-ft/acre/yr  
 MST Groundwater Deficient 0.3 ac-ft/acre/yr

Primary Residence 0.5 0.75 ac-ft/yr  
 Secondary Residence 0.2 0.3 ac-ft/yr  
 Farm Labor Dwelling 0.06 0.1 ac-ft/person/yr

Vineyards

Irrigation Only 0.2 0.5 ac-ft/yr  
 Heat Protection 0.25 0.25 ac-ft/yr  
 Frost Protection 0.25 0.25 ac-ft/yr  
 Irrigated Pasture 4 4 ac-ft/yr  
 Orchard 4 4 ac-ft/yr  
 Livestock 0.01 0.01 ac-ft/yr  
 Process Water 2.65 ac-ft/100kgal of wine  
 Domestic & Lndscp 1.5 ac-ft/yr

	Existing Use		Proposed Use	
Residential	1	0.75	0	0
Farm Labor Dwelling	0	0	0	0
Winery	0	0	50000	1.33
Commercial	0	0	10	0.5
Vineyard	0	0.0	1	1.0
Other Agriculture	0	0	0	0
landscaping	0	0	0.7	1.05
Total		0.75 ac-ft/yr 244,366 gal/yr		3.88 ac-ft/yr 1,262,556 gal/yr



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

**APPLICATION FOR A VARIANCE**

**FOR OFFICE USE ONLY**

ZONING DISTRICT: AW File No: P11-00299-VAR  
 REQUEST: Variance to setback Date Filed: 8/17/11  
from State Route 29/128 Date Published: \_\_\_\_\_  
and a private road Date Posted: \_\_\_\_\_  
used by the public to ZA CDPC BS  
construct a new winery Hearing: \_\_\_\_\_  
 Action: \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

Applicant's Name: Edwin and Stacia Williams Telephone #: 707-200-1244  
 Address: 3125 St. Helena Highway St. Helena California 94574  
number street city state zip  
 Status of Applicant's Interest in Property: owners  
 Property Owner's Name: Edwin and Stacia Williams Assessor's # 022-070-028  
 Address: 3125 St. Helena Highway Telephone #: same as above  
 REQUEST: Variance to section 18.104.230 (setback from private road used by the public, St. Helena Highway) to  
construct a new winery on 50 acres of land

**PLEASE EXPLAIN ON THE REVERSE SIDE OF THIS FORM THE REASONS THAT  
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.

X Edwin Williams 8-16-11 X Stacia Williams 8.16.11  
 Signature of Applicant Date Signature of Property Owner Date

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**

~~\$1010.00~~ 86739 Received By Terril Abraham 8/17/11  
 Receipt Number Conservation Development & Planning Department Date  
Payment Included in UP #P11-00298  
 Pre-application Receipt No. \_\_\_\_\_ Date: \_\_\_\_\_

ERROR: invalid restore  
OFFENDING COMMAND: restore

## REASONS FOR GRANTING A VARIANCE

### CAIRDEAN WINERY

STACK:

3125 ST. HELENA HIGHWAY

-savelevel-

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size shape, topography, location of 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.

The subject property is subject to a number of physical and regulatory constraints that when the two road setbacks are applied in combination deprives the application of privileges enjoyed by other properties in the vicinity. These regulatory constraints include a requirement to setback 300 feet from the southern driveway that also provides access to the adjacent Factory Outlets and the 600-foot setback from St. Helena Highway. Physical constraints include steep topographic conditions that impact the majority of the property; the numerous mature trees and vegetation; the numerous watercourses located on the southern portions of the property and the inordinate width to depth ratio present on the property.

The subject property has limited areas of flat ground all of which are located within 600 feet of St. Helena Highway where the winery is currently proposed. Utilizing this flatter area minimizes grading and earthmoving and preserve large specimen trees that would be removed if the winery were setback 600 feet as required. In addition, the flatter more developable portion of the site is located within the 300-foot setback from the private driveway that provides access to both the subject property and the adjacent Factory Outlets. Locating the winery where proposed also allows for good visibility from St. Helena Highway an important attribute for new wineries.

Strict application of the required setbacks would pose a severe hardship to the applicants and their ability to construct the proposed project while minimizing impacts on existing landforms, vegetation and watercourses. In addition, the proposed location will provide visibility for the new winery an important attribute for a success winery project. Although located within the 300-foot setback, the winery would not adversely affect the circulation or functioning of the adjacent Factory Outlets. Although located within the 600-foot setback, the proposed winery is still setback over 200 feet from St. Helena Highway allowing for the planting of 1.5 acres of new vineyard. The proposed winery design is a low profile design with green roof, clerestory windows and complements the hillside

backdrop. The combination of the new vineyards and low-profile winery building greatly reduces the potential visual impact of the new winery.

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

Approval of the variance request will allow the applicants to realize their long-standing goal of developing a state of the art winery that respects the landscape, is well integrated with the existing natural environment and allows them to preserve the substantial open space resources presence on the balance of the property. Denial of the variance will significantly impact site topography and vegetation and will result in greater impacts to the environment that if the setback variances are granted

Granting the requested variances will allow the applicant to preserve and enjoy these substantial property right, to construct a state of the art winemaking facility that otherwise complies with all county and requirements relative to siting and design. Finally, granting this variance would not confer a special privilege to this applicant as the subject parcel contains a unique combination of regulatory constraints and structural and use conditions that meet the required findings to grant this variance.

3. Please state why the granting of a 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.

Granting the applicant the right to be within the required road setbacks will not adversely affect the public health safety or welfare of the County. Rather it will increase the welfare of the county by facilitating the long-term preservation of this parcel in agricultural use. The tax base of the county will be expanded and its agricultural economy strengthened as the new winery will use 75% Napa County-grown fruit in its authorized production. Further, the new winery will further buttress the long-standing reputation of the county as the premier wine growing and wine making region in the world.

The proposed project has been designed to meet all non-winery setbacks and is setback from the neighboring property to the north as required. The applicants own the adjacent property to the south (Factory Outlets) and the siting and design respect that current use. Finally, the project has been designed to comply will all applicable building codes, environmental health and fire safety codes and requirement.



Cairdean Winery  
3125 St. Helena Highway  
St. Helena, California 94574

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DEC 06 2011

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

November 30, 2011

Mary Doyle, Project Planner  
Department of Conservation, Development and Planning  
County of Napa  
1195 Third Street  
Napa, California 94559

Re: Cairdean Winery Applications #P11-00298 UP and #P11-00299 VAR  
3125 St. Helena Highway St. Helena, California  
APN 022-070-028

Dear Ms. Doyle:

This letter responds to your October 4, 2011 request for additional information and comments from Kim Withrow, of the Department of Environmental Management.

**Planning Department Comments**

1. Disposal of Cave Spoil. Use permit application page 14 states the grading spoils will be disposed [sic] on site however, the plan sheet page UP2 indicated the excess spoils will be hauled off site. Please clarify if the spoils will be disposed on site, if so how and where. Additionally, where will the spoils be stock piled if hauled off site? The environmental impacts of the on-site location or amount of construction truck trips necessary to haul the spoils off site are required to be analyzed, if any.

Response. We are currently evaluating both options you reference in your letter: off site haul and on-site disposal. We would like your environmental review and analysis to include both options. Regarding the on-site disposal option, the two areas where we propose on-site disposal are shown on the attached sheet UP 2. These areas can accommodate up to 14,000 +/- cubic yards of excess spoil. You will note that some of the spoil will be used to fill in an existing reservoir area at the direction of the state water quality control board. We will be seeking any required state permits following county action on our application and approval of the environmental documents.

If a county-approved off-site soil placement option is available at the time of cave construction, we will provide you with its location. A temporary

stockpile will be located at the proposed building footprint in front of the cave.

2. Improvements to St. Highway 29. In the description of the site improvements, the off-site improvements include construction of accel-decel lanes on southbound St. Helena Highway (Highway 29). However, no details of these lanes were provided. Are these actual lanes? As Highway 29 is a state highway under CalTrans jurisdiction, please provide the documentation or correspondence with CalTrans regarding an encroachment permit and the design or dimensions of the lanes.

Response. The entrance is currently provided with a left turn, acceleration and deceleration lanes. No off site or frontage improvements are proposed. Attached sheet UP 2 has been updated to show the location of existing highway improvements.

3. Existing Driveway Easement. The proposed improvements to the existing access driveway and the proposed parking location will eliminate two areas of existing parking spaces associated with Vintner's Village (formally St. Helena Outlets) on APN 022-070-025. The existing parking spaces are within the 50 foot wide by 170 foot in length easement that provides access to/from Highway 29 for APN 022-070-025 and APN 022-070-028 (proposed winery). Are these parking spaces being relocated or accommodated elsewhere? It appears there will be a net loss of parking spaces for the Village. Are there any provisions to modify the easement should the parcels ownership change?

Response. Attached please find a copy of the easement as requested. This easement provides access over the subject parcel to the former St. Helena Outlets property. Please note on Exhibit A that the easement is/was granted to the St. Helena Outlets property strictly for ingress and egress, not for parking use. Any use of the easement for parking for the former St. Helena Outlets was not in accord with the provisions of this in easement. Use of the area for parking terminated with the sale of the Outlets. Parking requirements for any current or future use of the former St. Helena Outlets property must be independent of the parking that formerly occurred on the easement. There are no plans to modify the easement language at this time.

4. Project Landscaping. Approximately 27 trees (oak, fir and others) will be removed (page UP2, NOTE: 1 of the application submittal). Will the oak trees be replace and if so, where?

Response. We have provided a schematic landscape plan as part of the application packet. While final plan will be developed following project approval, we are currently anticipating the planting of olives trees to

replace the trees removed from the building footprint. We would point out that several large heritage oak trees are being retained and incorporated into the landscape design. Further, the winery has been designed and scaled to complement but not compete with the heavily wooded hillside area that forms the backdrop for the project.

5. Irrigation Regime. On UP3 of the submittal, there is a 1-acre area labeled "irrigated native landscape". There is no description of the native landscape. What is the existing native landscape? And what is the irrigation? In the Phase 1 water analysis, there is no irrigation currently. The future use is indicated for the 1-acre of new vineyard.

Response. This native vegetation area shown originally on sheet UP 3 was to be irrigated by recycled process water. The area that we propose to irrigate with process wastewater has been relocated in response to comments by Napa County Department of Environmental Management. The relocated area is shown on revised sheets UP 2 and UP 3. As the groundwater intended for use in the winery has been accounted for in the Phase 1 water study, the process wastewater need not be accounted for in that study.

6. Erosion Control Plan (ECP). Please provide an erosion control plan and/or details for the new 1-acre vineyard.

Response. An ECP has been prepared for the proposed 1-acre vineyard. The plan is shown on revised sheet UP2. Since the remainder of the grading for the cave, winery footprint and related on-site improvements will disturb an area greater than one (1) acre, a Storm Water Pollution Prevention Plan (SWPPP) will be submitted following project approval.

7. Winery Setbacks. The proposed project includes a variance for relief from winery setbacks. Regarding the variance application #P11-00299, the application does not indicate the amount of relief you are requesting from the required winery setbacks. Please provide the distance or the amount of relief.

Response. Sheet UP 1 dated July 24, 2011 and submitted with our original application indicates the distance from the proposed winery to St. Helena Highway is approximately 239' from the east property line approximately 289' from the centerline of the state highway. A 600' setback is required. The southern portion of the proposed winery is located approximately 100' from the centerline of the private driveway. According to section 108.104.235 a 300' setback is required from this private driveway. Hence we are seeking relief of approximately 300' from the state highway setback and approximately 200' from the private driveway setback.

## Department of Environmental Management Comments

1. Winery Employees. The use permit application proposes 10 or fewer employees (4 full time and 6 part time) where the septic feasibility report uses 4 full time, 6 part time and 6 harvest employees as a basis to determine domestic septic flows. The applicant shall clarify the number of employees so the two documents are equivalent.

Response. We have corrected the inconsistency between the application and the septic feasibility report. The total number of employees shown on revised attached page 7 of 25 is 14: 4 FT, 6 PT & 4 harvest employees.

2. Water System Feasibility. Because the total number of proposed uses (14 employees and 25 visitors) exceeds 25 for at least 6 months of the year, the water supply and related components serving this facility will have to comply with the California Safe Drinking Water Act and Related Laws.

Response. We have attached the completed water system feasibility reports, prepared by Riechers Spence Associates as requested.

3. Separation Between Storm water Detention and Wastewater Disposal. Sheet UP 3 included with the use permit application includes a Stormtech Infiltration Chamber system for storm water retention to be constructed adjacent to the subsurface drip system. Napa County Sewage Ordinance, Section 13.28.040 specifies separation distance of 50' between underground drainage system with non water tight piping and the proposed waste water dispersal field. The plans must be modified to provide the minimum separation distance required by the Napa County Code

Response. We have revised UP 3 to conform to the separation requirements of Section 13.28.040 of the Napa County Code.

4. Commercial Kitchen. The architectural plans do not show an area for the preparation and/or storage of food proposed for service to daily tasting visitors. The applicant must clarify where and by whom the proposed food will be prepared and stored for daily tasting visitors. The proposed commercial kitchen must be shown on the architectural plan.

Response. No on-site commercial kitchen is proposed.

5. Location of Off-Site Septic Systems. Documentation must be submitted locating all septic systems within 1500' upgradient of the proposed cave.



Response. Appendix 5 of the septic feasibility report includes an exhibit showing setbacks from any upgradient septic systems to the proposed cave.

6. Solid Waste/Recycling Storage. Adequate area must be provided for solid waste and recycling storage prior to pickup by the local solid waste hauler. The applicant must refer to the solid waste enclosure document for guidance on determining area required and submit a revised site plan showing the size and construction of the solid waste and recycling area. The applicant may want to consult with the local solid waste hauler for aid in designing and locating the enclosure.

Response. We have revised the architectural plans (sheets A1.2.1 & A1.2.2) to show the location of the solid waste/recycling enclosure and the pick up area. We have confirmed these specifications with Upper Valley Disposal Service (UVDS). Please see attached letter from UVDS.

We believe that with this letter, revised plans, application and the water feasibility report our application is now complete for further processing and the completion of environmental review.

We look forward to working with you throughout the remainder of the application process.

Sincerely,



Edwin and Stacia Williams

CC: Juancarlos Fernandez, Signum Architecture  
Hugh Linn, Riechers Spence Associates  
Jeffrey Redding AICP

Rev. 12.1.11

**Improvements, cont.**

Total on-site parking spaces: N/A existing 15 proposed

Loading areas: N/A existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

- Type I FR
  - Type II 1 Hr
  - Type II N (non-rated)
  - Type III 1 Hr
  - Type III N
  - Type IV H.T. (Heavy Timber)
  - Type V 1 Hr.
  - Type V (non-rated)
- (for reference, please see the latest version of the California Building Code)*

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

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 1 acre (42,400 s.f.) nic spoils acres

**Employment and Hours of Operation**

Days of operation: N/A existing Sun.-Sat. proposed

Hours of operation: N/A existing 7:30 a.m.-6:00 p.m. proposed

Anticipated number of employee shifts: N/A existing 1 proposed

Anticipated shift hours: N/A existing same as above proposed

Maximum Number of on-site employees:

- 10 or fewer
- 11-25
- greater than 25 (specify number) \_\_\_\_\_

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

other (specify number) 14 per septic

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 DEVELOPMENT & PLANNING DEPT.



November 4, 2011

Cairdean Vineyards  
3125 N St. Helena Hwy  
St Helena, Ca 94575

Facsimile 707-963-8528

Re: Cairdean Vineyards  
Solid Waste Enclosure

Dear Juan Carlos,

Upper Valley Disposal Service has received the proposed Cairdean Vineyards solid waste enclosure and access plan. We have reviewed the enclosure location and approve. It is understood that on scheduled pick-ups, the owner of Cairdean Vineyards will forklift the container to the agreed upon area outside the enclosure for our front load trucks to service.

Please let us know if you have any questions or concerns, we would be happy to go over them with you.

Sincerely,

David Woods  
Upper Valley Disposal Service

cc:Cairdean Vineyards/Williams  
Facsimile 707-968-5483

DW/zn

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DEC 06 2011

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Commercial • Residential • Industrial • Composting  
P.O. Box 382, 1285 Whitehall Ln.

St. Helena, CA 94574

Phone 707.963.7988 • Fax 707.963.7641

Received Time Nov. 4. 2011 11:17AM No. 4248



**J. REDDING AICP**

2423 RENFREW ST. NAPA, CA 94558

PHONE (707) 255-7375 • FAX (707) 255-7275 • JREDDINGAICP@COMCAST.NET

February 20, 2012

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

Re: Cairdean Winery Application #P11-00298-UP and P-11-00299-VAR  
3125 St. Helena Highway St. Helena, California  
APN 022-070-028

Dear Ms. Doyle:

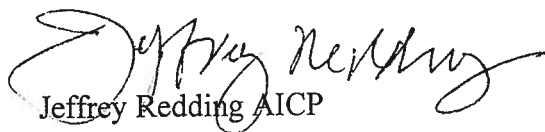
I am enclosing copies of a revised site plan that addresses parking and circulation issues relative to the proposed Cairdean Winery, the existing easement and the former Vintners Village outlets which is adjacent to the proposed winery. We very much appreciate the direction that you provided in December as a possible solution to the issues that you raised with the clients. In addition to the proposed site plan, we are enclosing a revised landscaping plan as well as additional copies of the architectural drawings prepared by Signum Architecture. These updated drawings should replace the drawings that are currently on file. Please note for your files that the number of parking spaces shown in our original application has changed from 15 to 14, including one (1) accessible van space. Winery coverage is 61,221 s.f., or 2.8% of the parcel.

We believe with this letter and the revised plans together with the wastewater feasibility report we provide to you on December 6, 2011 that our application is now complete.

Please let us know when any project revision statement is ready for review and when you anticipate our project will be calendared for public hearing.

Thanks for all your assistance.

Sincerely,

  
Jeffrey Redding AICP

CC: Ed and Stacia Williams  
Hugh Linn Riechers Spence Associates  
Juan Carlos Fernandez, Signum Architecture

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FEB 21 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

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FEB 23 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



**J. REDDING AICP**

2423 RENFREW ST. NAPA, CA 94558

PHONE (707) 255-7375 • FAX (707) 255-7275 • JREDDINGAICP@COMCAST.NET

April 4, 2012

Kim Withrow, Environmental Health Specialist  
Department of Environmental Management  
County of Napa  
1195 Third Street, room 101  
Napa, California 94559

Re: Application # P11-00298-UP Cairdean Vineyards, 3125 St. Helena Highway St.  
Helena, California APN 022-070-028

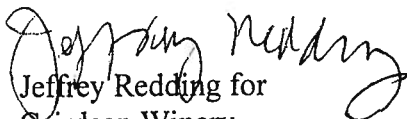
Dear Ms. Withrow:

This letter is in response to your March 28, 2012 memorandum and your recent phone with Hugh Linn in which you clarified your department's requirements relating to the proposed food service for the Cairdean Winery. Food service at approved marketing events will be catered using an off-site catering service. This service will provide full responsibility for food preparation and storage. Any food served as part of the approved tours and tasting program will only be pre-prepared foods. The area within the winery currently designated as the employee break room will be fitted with approved, commercial-grade appliances, including a refrigerator, ice maker, hand sink and three compartment sink; no actual food preparation will take place within the winery unless and until approval is received from your office.

If this clarification is sufficient would you please advise Mary Doyle, our project planner that the information that you requested on March 28, 2012 has been received and that our application is now complete as far as your department is concerned.

As always, we appreciate your assistance on our behalf.

Sincerely,

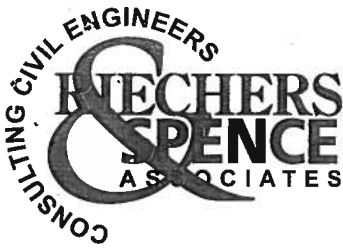
  
Jeffrey Redding for  
Cairdean Winery

CC: ✓ Mary Doyle, project planner  
Ed and Stacia Williams  
Hugh Linn, Riechers Spence Associates  
Juancarlos Fernandez, Signum Architecture

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**APR 04 2012**

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



#4111016.0  
April 4, 2012

Mary Doyle  
Napa County Planning Department  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Cairdean Winery (#P11-00298 UP and #P11-00299 VAR)  
Excavation Truck Trip Generation

In response to your request, RSA has calculated the trip generation for off hauling spoils proposed under the Cairdean Winery Use Permit.

Based on our experience with winery construction, we anticipate the earthwork will occur in two phases. The first phase will be to complete mass grading for the winery structures and cave portals over approximately two months. During this excavation phase, materials will be generated quickly and off hauled as it is generated.

The cave and portal construction will generate approximately 7,400 cubic yards (CY.) Based on 20 working days per month and a haul load of 12 CY, there will be 16 loads per day resulting in 32 vehicle trips. Over an eight hour day, this yields four trips per hour.

The second phase will be to drill the winery caves, over approximately nine months. During this phase material will be generated slowly and will require stockpiling for off haul. We have assumed one hauling day for each five days of cave drilling.

The drilling of the wine cave will generate approximately 6,100 CY. Spoils excavated from the wine cave will be stockpiled until sufficient quantity is available for efficient transport. Assuming that hauling occurs one day per week for nine months, there will be approximately 14 loads or 28 trips per day. Similar to the winery, there would be approximately four trips per hour.

Please find attached supporting calculations and designated areas available on site for temporary stockpiling.

[rsacivil.com](http://rsacivil.com)

1515 Fourth Street, Napa, CA 94559  
Tel: 707.252.3301 Fax: 707.2524966

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APR 04 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

RSA ~ CELEBRATING *30* YEARS OF CIVIL ENGINEERING



If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Fenton', written in a cursive style.

Bruce Fenton, PE, MBA  
Project Engineer

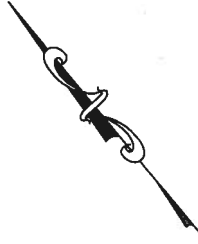
cc: Edwin & Stacia Williams



# CAIRDEAN VINEYARDS TEMPORARY STOCKPILE LOCATIONS

**NOTES:**

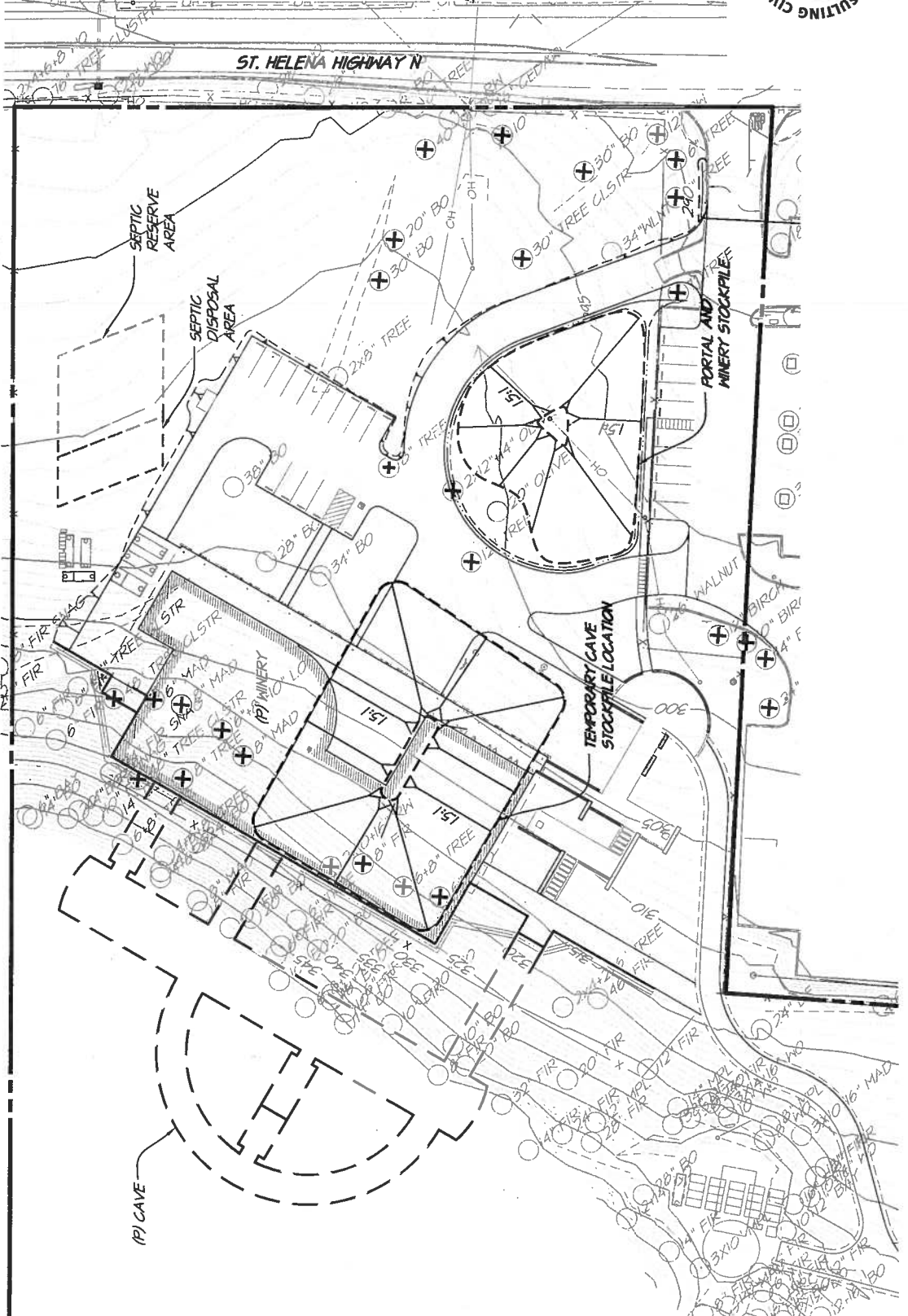
1. STOCKPILE LOCATIONS TO REMAIN OUTSIDE OF DRIP LINES OF TREES.
2. STOCKPILE LOCATIONS TO REMAIN 20' FROM PROPOSED SEPTIC DISPOSAL AREAS AND RESERVE AREA.



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 FT





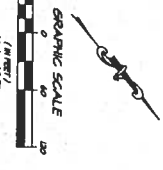
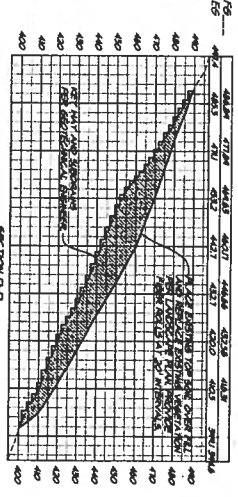
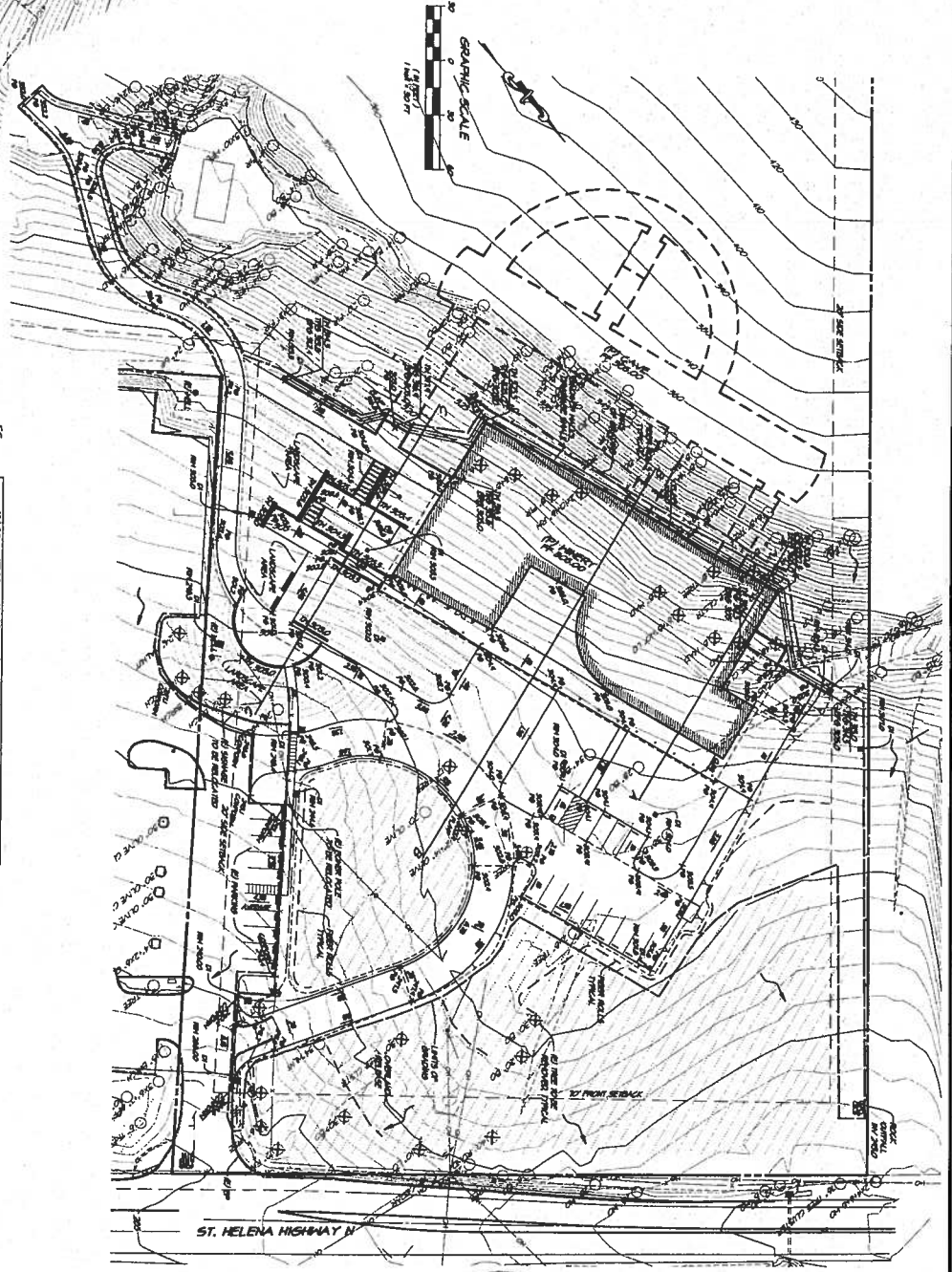
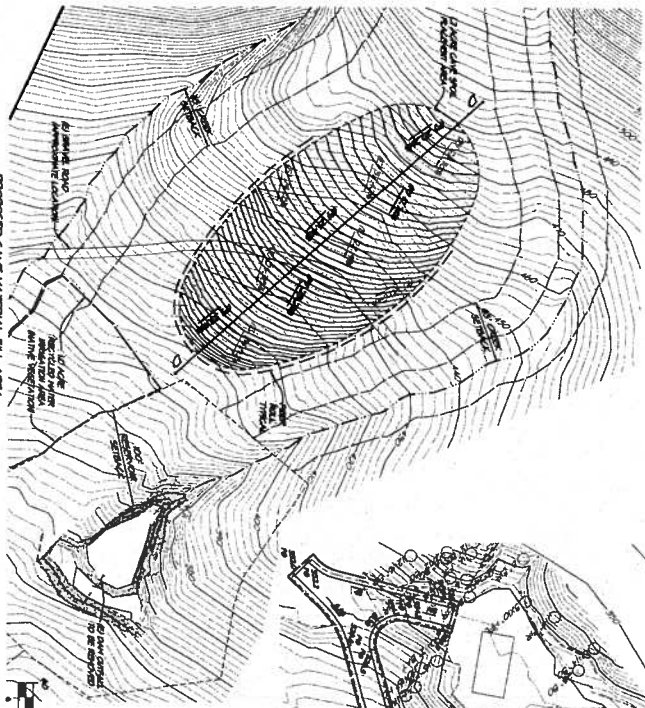


SLOPE ANALYSIS					
SECTION	N. E.	E. W.	S. W.	S. E.	SLOPE
A	2400	3000	3400	3700	25.0%
B	2800	3200	3600	3900	25.0%
C	3200	3600	4000	4300	25.0%
D	3600	4000	4400	4700	25.0%
AVERAGE					25.0%

1. A TOTAL OF 27 TRENCHES ARE TO BE PROVIDED IN VARIOUS AREAS.
2. ADDITIONAL TRENCHES SHALL BE PROVIDED AS REQUIRED BY LOCAL PLANS AND SPECIFICATIONS.
3. ALL TRENCHES SHALL BE PROVIDED WITH PROPER EROSION CONTROL MEASURES.

EARTHWORK ESTIMATES			
LOCATION	EST. VOL. (CY)	EST. COST (\$)	EST. VALUE (\$)
CAVE	42,500	1,275,000	1,275,000
ROADWAY	1,200	36,000	36,000
LANDSCAPING	1,000	30,000	30,000
TOTAL	44,700	1,341,000	1,341,000

1. ALL TRENCHES SHALL BE PROVIDED WITH PROPER EROSION CONTROL MEASURES.
2. ALL TRENCHES SHALL BE PROVIDED WITH PROPER EROSION CONTROL MEASURES.
3. ALL TRENCHES SHALL BE PROVIDED WITH PROPER EROSION CONTROL MEASURES.



**CAIRDEAN VINEYARDS  
GRADING AND EROSION CONTROL PLAN**  
NAPA COUNTY CALIFORNIA



1515 Fourth Street  
Napa, California 94556

707.252.3301  
707.252.0866

NO.	DATE	REVISION	BY

Based on Topographic Map 27444, Contours 5m. Contour Interval 1.0m.

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.	UP2
DATE	JAN 12, 2023
DRAWN BY	
CHECKED BY	
DATE	
SCALE	



