



A Tradition of Stewardship  
A Commitment to Service

file No P14-00022-Mod

# Napa County Conservation, Development, and Planning Department

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

## Use Permit Application

To be completed by Planning staff...

Application Type: Major Mod

Date Submitted: 2/5/2014 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: \_\_\_\_\_

\*Application Fee Deposit: \$5000.- Receipt No. 100405 Received by: TA Date: 2/5/2014

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

To be completed by applicant...

Project Name: THE WRIGHT CORNER

Assessor's Parcel No: 647-110-017 Existing Parcel Size: 2 ac.

Site Address/Location: 4370 OLD SONOMA HWY NAPA CA 94559  
No. Street City State Zip

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

Property Owner: The Wright Corner Inc

Mailing Address: 4370 OLD SONOMA HWY NAPA CA 94559  
No. Street City State Zip

Telephone No: (707) 812-5006 E-Mail: THEWRIGHTCORNER@EARTHLINK.NET

Applicant (if other than property owner): KERRY SMITH, Pres.

Mailing Address: S/A/A  
No. Street City State Zip

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

Representative (if applicable): KERRY SMITH

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

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

Use Permit Information Sheet

Use

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

MANAGE & OPERATE GUIDED BICYCLE TOURS, SELF GUIDED BICYCLE TOURS (BIKE RENTALS) AND A TWO VEHICLE LUXURY CAR TOUR SERVICE. IN ADDITION SMALL GIFT & CONVENIENCE ITEMS FOR PURCHASE BY THE TOURING GUESTS, EXAMPLES OF SUCH ITEMS WOULD BE CHAPSTICK, SUNSCREEN, SUNGLASSES, GLOVES CYCLING JACKETS, SHIRTS, CAPS & POSTCARDS.

SEE ATTACHED SHEETS -

What, if any, additional licenses or approvals will be required to allow the use? NONE

District \_\_\_\_\_

Regional \_\_\_\_\_

State \_\_\_\_\_

Federal \_\_\_\_\_

Improvements

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

No Improvements.

## Supplemental Application for Winery Uses

N/A

### 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 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 type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input 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 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 \*

N/A

Please identify the winery's...

Existing production capacity: \_\_\_\_\_ gal/y Per permit No: \_\_\_\_\_ Permit date: \_\_\_\_\_

Current maximum actual production: \_\_\_\_\_ gal/y For what year? \_\_\_\_\_

Proposed production capacity: \_\_\_\_\_ 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 <del>tastings</del> visitation:	0	existing	2	proposed
Average daily tours and <del>tastings</del> visitation <sup>1</sup> :	0	existing	1	proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	0	existing	8:30 TO 5:00	proposed
Non-harvest Production hours <sup>2</sup> :	0	existing	8:30 TO 5:00	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.

N/A

### Grape Origin

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

### Marketing Program

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

Marketing is mostly word of mouth thru the resorts here in Napa & in Sonoma. Additional marketing is done thru the internet & word of mouth.

### Food Service

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

NO EXISTING FOOD SERVICE. NO KITCHEN OR PREP AREAS EXIST NOW OR ARE PROPOSED FOR THIS BUILDING. We will be arranging picnics to go with some of the tours.

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Napa County Planning, Building & Environmental Services

Improvements, cont.

Total on-site parking spaces:

8 existing

0 proposed

Loading areas:

curb cut area existing

0 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):

garage/storage - 10<sup>th</sup> ft acres

Employment and Hours of Operation

Days of operation:

0 existing

STUDIO GAUSEY - 4 days  
TOURING - 7 days proposed

Hours of operation:

0 existing

STUDIO/GALLERY - 12 TO 6  
TOURING - 8:30 TO 5 proposed

Anticipated number of employee shifts:

0 existing

1 proposed

Anticipated shift hours:

0 existing

S/A/A proposed

Maximum Number of on-site employees:

- 10 or fewer
- 11-24
- 25 or greater (specify number) \_\_\_\_\_

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

other (specify number) 2

SEP 22 2014

Supplemental Application for Winery Uses

Napa County Planning, Building & Environmental Services

Operations

N/A

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Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
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Will food be prepared...		<input type="checkbox"/> On-Site?	<input 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 type="checkbox"/> None

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Production Capacity \*

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Please identify the winery's...

Existing production capacity: \_\_\_\_\_ gal/y Per permit No: \_\_\_\_\_ Permit date: \_\_\_\_\_

Current maximum actual production: \_\_\_\_\_ gal/y For what year? \_\_\_\_\_

Proposed production capacity: \_\_\_\_\_ 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: 0 existing 2 proposed

Average daily tours and tastings visitation<sup>1</sup>: 0 existing 1 proposed

LATE SPRING, SUMMER-EARLY WINTER 0 existing T-SUN 12 TO 6:00 - GALLERY M-SUN 8:30 TO 5:00 proposed - TOURING

Non-harvest Production hours<sup>2</sup>: 0 existing 8:30 TO 5:00 proposed

LATE WINTER, EARLY SPRING T-SUN 12 TO 4:00 GALLERY M-SUN 8:30 TO 4:00/4:30 TOURING

<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.

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SEP 22 2014

Napa County Planning, Building  
& Environmental Services

APN 047-110-017 - 4370 Old Sonoma Road

Zoned - Commercial Limited (CL)

Current building is a non-commercial garage/workshop/storage.

Request:

The Wrights Corner Inc seeks to modify it's existing Use Permit to add

**"Tourist & Excursion Transportation Facilities"**

and

**"Gallery/Studio"**

Operational Narrative: **" Tourist & Excursion Transportation Facility"**

Manage & Operate- Guided bicycle tours, self guided bicycle tours, bicycle rentals, luxury car excursion tours and transporting of passengers. The facility would stage bikes tours from this location, rent bicycles, book transportation and excursions. In addition items would be offered for purchase by the touring guests such as gifts, pre packaged food, and convenience items. Examples of which would be chap-stick, sunscreen, sunglasses, water, energy bars, cycling gloves, cycling jackets, cycling jerseys, sweatshirts, logo t-shirts & caps, postcards.

The Tour and Transportation business is a year-round yet seasonal operation with 85% of its business occurring between March and October. Saturday is typically the busiest day of the week with midweek tending to be the slowest. The bike tour side of the operation is estimating approximately 3,000 riders a year at this Carneros location-- with possibly one of its largest draws from within walking distance (The Carneros Inn). It is estimated an average of 8 guests per day for bike touring while the luxury car excursions would have no guests visit this location other than possible to briefly book a tour. In high season (June-Oct) the guest count is anticipated to average 13 riders per day (12 riders maximum on a tour plus guide) but a normal tour size is six. With the self guided bike rental the typical guest is a couple

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coming in one car, but small groups and large groups would bump up the average car ratio to the typical winery average of 2.6 people per car. In high season five parking spots for guests are needed. It is anticipated that 10-20% of the guests/riders will either walk from the Carneros Inn or call for our shuttle service. Anticipating a future business with the Auberge which we would run a shuttle to and from our facility to theirs.

From this location bikers can ride to the beautiful soft rolling hills down and around Cuttings Warf and Duhig road. The surrounding areas are perfect for bicycle touring as the roads are long and less traveled than many other areas in Napa County. Significant County improvements in many parts of Carneros have added bike lanes and repaving to make this one of the top cycling destinations in both Wine Countries. The success of bike touring in both Yountville in Napa and downtown Sonoma make this a logical next location for this environmentally friendly tourist enterprise to take root and succeed.

#### Operational Narrative: "**Studio/Gallery**"

The gallery would be for the purpose of displaying and selling works of art. The studio would be for the creation of said art and would be for one artist creating only two dimensional works. The space and needs of the studio would be mainly a drafting table and a chair. The Gallery and Studio would function within the same overall space. This type of retail business would make a very low impact to the area. American Express studied the art market consumer and it found only 2% of us as a whole appreciate art and a buyer of art is within that number. With this information it makes it hard to estimate a visitor count. Due to the out of the way location of this property the clients would most likely arrive by foot or bicycle from the neighboring resorts and/or by a "Transportation Service" with prearranged appointments. We anticipate few visitors will arrive in their own vehicle from outside the immediate area. The typical guest would arrive in parties of 2 or 4.

The existing workshop space would create a perfect two dimensional gallery space with its tall walls and limited windows. Other than a space to work the area would be clear for visitors to stand back and few art hanging on the walls.

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**Day to Day operations:**

As a transportation facility and gallery two full time employees would be needed to staff this location, one for each business. The tour operation would be open year round 7 days a week from 8:30 am to 5:00 pm. Non bike excursion tours can go beyond those hours but this type tour never have guests or their vehicles arriving at the location itself. The Gallery/Studio hours of operation would be 12:00 to 6:00 Thursday through Sunday or by appointment.

The washroom for these employees will be located in the building next door. This bathroom would be unisex for employees only. Parking will be currently shared with the 8 spaces already set for commercial use for the existing "Showroom". There is one ADA space provided within the these spaces. It has been determined that a small part of the historic parking area in the front of the existing "Showroom" is within the County's setback area. It is a small percentage contained within the front of 3 of the spaces. This area has been historically used for parking. It sit along the Old Sonoma Hwy and as been used exclusively for the historic building that currently exists there. We are requesting permission to be granted to continue using the space for parking.

Additional request:

**Modify "Conditions of Approval" for existing Use Permit**

We are also requesting that the "Conditions of Approval" dated May 4, 1983 of Use permit #U-348283 be amended to remove the requirements of:

**Item #4 from Commissioners letter dated April 22, 1983 that require additional parking areas (other than existing asphalt) be Class 2 Aggregate Base plus 2 inches of asphalt.**

We are wanting to use the additional parking between the buildings temporarily until such time the

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"Showroom" building would be ready to operate a full time business, at that point, we intend on moving the parking to a centralized location and away from the pedestrian traffic that might travel between the buildings. We are asking to be allowed to operate the Transportation and Gallery with gravel only as the base of the parking area so as to lessen the environmental impact of laying asphalt down to only have it torn up in the distant future.

**Item #5 from Commissioners letter dated April 22, 1983 that recommends Old Sonoma road along the entire frontage of the parcel be improved to provide pavement widening and concrete curb and gutter to 32 feet from the centerline. Improvements also include concrete sidewalk plus any necessary drainage improvements. At his option ...**

The recommendation of the Commissioners 40 years ago did not take into account the destruction this would cause to the natural landscape and its relation to the surrounding terrain. The area has a natural storm runoff with plantings as part as the erosion control and habitat enhancement. There is no current need for sidewalks, additional asphalt and man made cutters. This improvement would be like a bridge to nowhere.

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

**I. FACILITY IDENTIFICATION**

FACILITY ID # (Agency Use Only)												EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)													3
BUSINESS SITE ADDRESS <u>4370 OLD SONOMA HWY</u>													103
BUSINESS SITE CITY <u>NAPA</u>													104
CONTACT NAME <u>HERRY SMITH</u>													106
STATE <u>CA</u>													105
ZIP CODE <u>94552</u>													105
PHONE <u>(707) 812 5006</u>													107

**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.)