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Previous Project Conditions



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden
Chairman

February 26, 1979

1121 FIRST STREET · NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4416

Marienne and Charles Shaw, Jr.
1010 Big Tree Road
St. Helena, California 94574

Dear Mr. and Mrs. Shaw:

Your Use Permit Application Number #U-257879 to establish a winery within
an existing structure proposed to be modified and expanded on a 34.7 acre parcel

located on the north side of Big Tree Road adjacent to the west bank of the Napa River
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

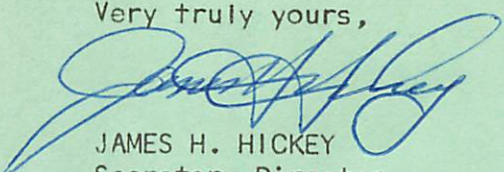
APPROVAL DATE: February 21, 1979

Your Use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,


JAMES H. HICKEY
Secretary-Director

JHH:jl

cc: Donald W. Jonas
Chief Building Inspector
County of Napa

U-257879/APVL

22-032-06011

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of February 21, 1979

Agenda Item: 7

APPLICATION DATA:

APPLICANT: Marienne & Charles Shaw # U-257879 (filed Nov. 17, 1978)

REQUEST FOR: Establishment of a winery within an existing structure proposed to be modified and expanded located on a 34.7 acre parcel.

LOCATION: On the north side of Big Tree Road adjacent to the west bank of the Napa River within an A.P. District (Assessor's Parcel # 22-032-06) 11

FINDINGS: [All checked (X) Items Apply to This Application]

SPECIAL INFORMATION:

- 1. Details of the proposal are contained in the attached supplemental information sheet.
- 2. Comments and recommendations from various County departments and other agencies are attached.
- 3. _____

ENVIRONMENTAL ANALYSIS:

- 4. General Rule (Not Subject to CEQA).
- 5. Categorically Exempt pursuant to the California Environmental Quality Act (Class # _____).
- 6. Final Environmental Impact Report # _____ prepared by: _____

(See Agenda Item # _____).
- 7. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended.

Meeting Date: Feb. 21, 1979

Use Permit - # U-257879, Shaw

PLANNING AND ZONING ANALYSIS:

- 8. The procedural requirements for Use Permit outlined in the Zoning Ordinance have been satisfied in regard to this application.
- 9. The submitted proposal is in general compliance with Ordinance requirements.
- 10. Approval of this proposal would not result in detrimental effects to the public health, safety or general welfare.
- 11. The proposal is in conformance with the General Plan designation of Open Space - Agricultural Resource specified for the property.
- 12. The property is within the district boundary and/or the Sphere of Influence of the following districts:

American Canyon County Water District Within district Within Sphere
(See attached map).

American Canyon Fire Protection District Within district Within Sphere
(See attached map).

_____ _____ _____

13. This proposal should be denied pursuant to findings contained in the attached Exhibit _____.

14. _____

RECOMMENDATION:

- Continue to meeting of _____.
- Action

ENVIRONMENTAL:

- None Required.
- Issue a Negative Declaration.
- Certify Final EIR as adequate.

PLANNING:

- DENIAL based on Finding #13.
- APPROVAL with Findings and subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL

Use Permit # U-257879, Shaw Agenda Item: 7

Meeting Date: Feb. 21, 1979

- 1. The permit be limited to: modification & expansion of an existing 900 sq. ft. structure (expanded to ± 3900 sq. ft.) for use as a winery facility.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
- 2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to finalization of the Building Permit.
- 3. Provisions for 5 off-street parking spaces on a dust free, all weather surface approved by Public Works.
- 4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- 5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- 6. Annexation of the property to the following districts:
 - American Canyon County Water District
 - American Canyon Fire Protection District
 - _____
- 7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- 8. The permit be limited to a _____ year period.
- 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 10. No public tasting or tours be allowed.
- 11. Expansion of the existing structure be done utilizing materials that blend with the rural surroundings.
- 12. The applicant obtain a permit from the Bay Area Air Pollution Control District.
- 13. Prior to issuance of a building permit, all requirements of Environmental Health be complied with.

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: Winery
PRODUCT OR SERVICE PROVIDED: Table wines
FLOOR AREA: EXISTING STRUCTURES 900 SQ. FT. NEW CONSTRUCTION 3000 SQ. FT.

2. NEW CONSTRUCTION:

TYPE OF CONSTRUCTION: Frame
FENCING: TYPE None LOCATION _____ HEIGHT _____
MAX. HEIGHT (FT.): EXISTING STRUCTURES 30 PROPOSED STRUCTURES 30

3. AVERAGE OPERATION:

HOURS OF OPERATION As required A.M. TO _____ P.M. DAYS OF OPERATION _____
NUMBER OF SHIFTS: As required EMPLOYEES PER SHIFT: _____ FULL TIME 2 PART TIME 2 Seasonal _____
NUMBER OF DELIVERIES OR PICK-UPS: One per week PER-DAY-
NUMBER OF VISITORS ANTICIPATED: _____ PER DAY 4 PER WEEK
ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON ATTACHED PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING: None
PROPOSED LANDSCAPING: Trees, shrubs and seasonal flowers
PARKING SPACES: EXISTING SPACES 5 EMPLOYEE _____ CUSTOMER _____
PROPOSED SPACES 5 EMPLOYEE _____ CUSTOMER _____

5. UTILITIES:

WATER SUPPLY SOURCE: Domestic well METHOD OF SEWAGE DISPOSAL: Septic system

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT None REGIONAL None
STATE Wine grower's license FEDERAL Wine Producers & Blenders Basic Permit

7. WINERY OPERATION:

CRUSHING FERMENTATION STORAGE/AGING BOTTLING/PACKING
 SHIPPING: VIA Truck: ADMINISTRATIVE: _____ TOURS/PUBLIC TASTING _____
OTHER: _____

GALLONS OF WINE TO BE PRODUCED: _____ INITIAL OR CURRENT PRODUCTION 5000 GALLONS/YEAR
_____ ULTIMATE PRODUCTION 40,000 GALLONS/YEAR



NAPA COUNTY

HARRY D. HAMILTON
Director of Public Works

County Surveyor — County Engineer
Road Commissioner

RECEIVED

JAN 14 1979

DEPARTMENT OF PUBLIC WORKS
Development & Planning Commission

1127 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4351

January 11, 1979

Napa County Conservation,
Development and Planning
Commission
1121 First Street
Napa, California 94558

RE: Big Tree Lane
Shaw - Use Permit
Winery

Commissioners:

This Department and the Napa County Flood Control and Water Conservation District have reviewed the use permit application made by Charles Frank Shaw, Jr. and Marienne L. Shaw to allow establishment of a winery on APN 22-032-06. The following is offered for your use and is based upon the information contained in the application:

Right of way widening to 28 feet from the centerline of Big Tree Road along the frontage of the subject parcel is to be granted to Napa County for roadway and utility right of way purposes.

The access road to the facility is to be improved to the status of a dust free all weather surface, i.e., a minimum of 5 inches of class 2 aggregate base and double sealcoat. The width of roadway is to be 16 feet for two way traffic.

Any parking area specified by the Commission is to be improved to the above specified surfacing status.

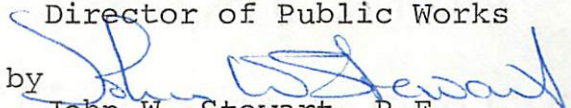
The above improvements are to be constructed according to plans reviewed and approved by the County Engineer.

Any work done with the right of way of Big Tree Road shall be done under an Encroachment Permit available from the Napa County Department of Public Works.

The Napa County Flood Control and Water Conservation District comments that the intended project and the entire parcel lies entirely within the 100 year flood plain of the Napa River. All facilities and utilities are to be flood proofed to elevation .269 MSL.

Very truly yours,

HARRY D. HAMILTON, P.E.
Director of Public Works

by 
John W. Stewart, P.E.
Associate Civil Engineer

JWS/fmt
cc: Charles & Marienne Shaw



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT *Napa County Conservation, Development & Planning Commission*

RECEIVED

DEC 22 1978

JAMES H. HICKEY
Director

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Division of Environmental Health

APPLICATION TITLE: Shaw Winery FILE #: U-257879 A.P. 22-032-06

RESPONSE REQUEST DATE: 12/12/78 RESPONSE RETURN DATE: 12/26/78

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

General Questions

1. Do you have jurisdiction by law over this project Yes No
2. Do you recommend: Approval Denial No Recommendation
3. Recommended conditions-of-approval (use additional page if needed);
See Attached Sheet

4. Are you a responsible agency? Yes No. If yes, indicate required permits: water supply and sewage disposal

5. Indicate areas of environmental concern and availability of appropriate technical data: _____

6. Do you recommend: Negative Declaration Environmental Impact Report
7. Have you previously renewed an application on any portion of this project?
 Yes No
8. Name of contact person: Ralph Hunter Telephone: 253-4471

Response Prepared by: Robert M. Greene *(mgp)*

Title: Director
Date: 12/21/78

February 3, 1978

Item #3

- 1) That the applicant secure a discharge requirement, or waiver of same, from the Regional Water Quality Control Board.
- 2) That water be supplied by on-site wells. The water shall be pure, wholesome, and potable.
- 3) That plans for a sewage disposal system be submitted to and approved by the Division of Environmental Health prior to issuance of a building permit. (Depending on flows, design by an engineer may be required).
- 4) That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

ew

RKB



NAPA COUNTY CALIFORNIA REGIONAL WATER

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY Director

DEC 13 1978

1121 FIRST STREET • NAPA, CALIFORNIA 94558 AREA CODE 707/253-4416

RECEIVED

QUALITY CONTROL BOARD

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

RECEIVED

DEC 19 1978

DEC 19 1978

TO: San Francisco Bay Regional Water Quality Control Board

Napa County Conservation, Development & Planning Commission

APPLICATION TITLE: SHAW WINERY

FILE #: U-257879

RESPONSE REQUEST DATE: 12 Dec '78 RESPONSE RETURN DATE: 26 DECEMBER 1978

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

General Questions

- 1. Do you have jurisdiction by law over this project [X] Yes [] No
2. Do you recommend: [] Approval [] Denial [X] No Recommendation
3. Recommended conditions-of-approval (use additional page if needed);

Adequate sewage disposal system

Proposed project should not impair water quality

- 4. Are you a responsible agency? [X] Yes [] No. If yes, indicate required permits: Napa Co. Health Dept. approval will suffice, but waste discharge requirements will be adopted if recommended by Health Dept. or if flow increases

- 5. Indicate areas of environmental concern and availability of appropriate technical data: Potential effects on surface or groundwater

- 6. Do you recommend: [] Negative Declaration [] Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project? [] Yes [X] No

8. Name of contact person: Robert K Baker Telephone: (415) 464-0379

Response Prepared by: Robert K Baker

Title: Area Engineer

Date: 12/15/78

February 8, 1978

2138.10



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

RECEIVED
DEC 15 1978

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: Bay Area Air Pollution Control District

APPLICATION TITLE: SHAW WINERY FILE #: U-257879

RESPONSE REQUEST DATE: 13 Dec '78 RESPONSE RETURN DATE: 26 DECEMBER 1978

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

General Questions

1. Do you have jurisdiction by law over this project Yes No
2. Do you recommend: Approval Denial No Recommendation
3. Recommended conditions-of-approval (use additional page if needed);

4. Are you a responsible agency? Yes No. If yes, indicate required permits: Permit Required

5. Indicate areas of environmental concern and availability of appropriate technical data: _____

6. Do you recommend: Negative Declaration Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project? Yes No

8. Name of contact person: Dan Goelwin Telephone: 771-6000 x 308

Response Prepared by: R. Hickey

Title: Plumber

Date: Dec. 14, 1978

February 8, 1978

CONSERVATION—DEVELOPMENT
AND PLANNING DEPARTMENT
1000 WEST STREET, SANTA ANTONIO, TEXAS
78205-1000

BAY AREA AIR POLLUTION CONTROL DISTRICT

PERMIT APPLICATION AND INITIAL STUDY

Bay Area Air Pollution Control District

PERMIT FOR THE

CONSTRUCTION OF

The applicant has submitted a permit application and initial study for the construction of a new facility. The applicant has provided all the necessary information and documents required for the permit application. The District will review the application and initial study to determine if the proposed facility complies with the applicable air quality standards and regulations. If the application is approved, the applicant will be issued a permit to construct the facility.

The applicant has provided a detailed description of the proposed facility and the nature of the activities to be conducted at the facility. The applicant has also provided information regarding the air quality impacts of the proposed facility and the measures that will be taken to mitigate these impacts. The District will conduct an initial study of the proposed facility to determine if the applicant's estimates of air quality impacts are reasonable and if the proposed mitigation measures are adequate to protect public health and the environment.

The applicant has provided a detailed description of the proposed facility and the nature of the activities to be conducted at the facility. The applicant has also provided information regarding the air quality impacts of the proposed facility and the measures that will be taken to mitigate these impacts. The District will conduct an initial study of the proposed facility to determine if the applicant's estimates of air quality impacts are reasonable and if the proposed mitigation measures are adequate to protect public health and the environment.

RECEIVED
'78 DEC 13 AM 9:26
BAY AREA
AIR POLLUTION
CONTROL DISTRICT



NAPA COUNTY

RECEIVED

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY Director

DEC 27 1978

1121 FIRST STREET • NAPA, CALIFORNIA 94558 AREA CODE 707/253-4416

Napa County Conservation, Development & Planning

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Department of Fish & Game (District Office-Yountville)

APPLICATION TITLE: SHAW WINERY FILE #: U-257879

RESPONSE REQUEST DATE: 12 Dec '78 RESPONSE RETURN DATE: 26 DECEMBER 1978

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

General Questions

- 1. Do you have jurisdiction by law over this project [] Yes [] No
2. Do you recommend: [X] Approval [] Denial [] No Recommendation

3. Recommended conditions of approval (use additional page if needed)

Regulatory ordinance should be followed closely. The access road should be outside a buffer zone along the river.

4. Are you a responsible agency? [] Yes [X] No. If yes, indicate required permits:

5. Indicate areas of environmental concern and availability of appropriate technical data:

We have reviewed subject project or report & have no comments at this time. Regional Manager, Department of Fish & Game, Region III, Date: DEC 26 1978

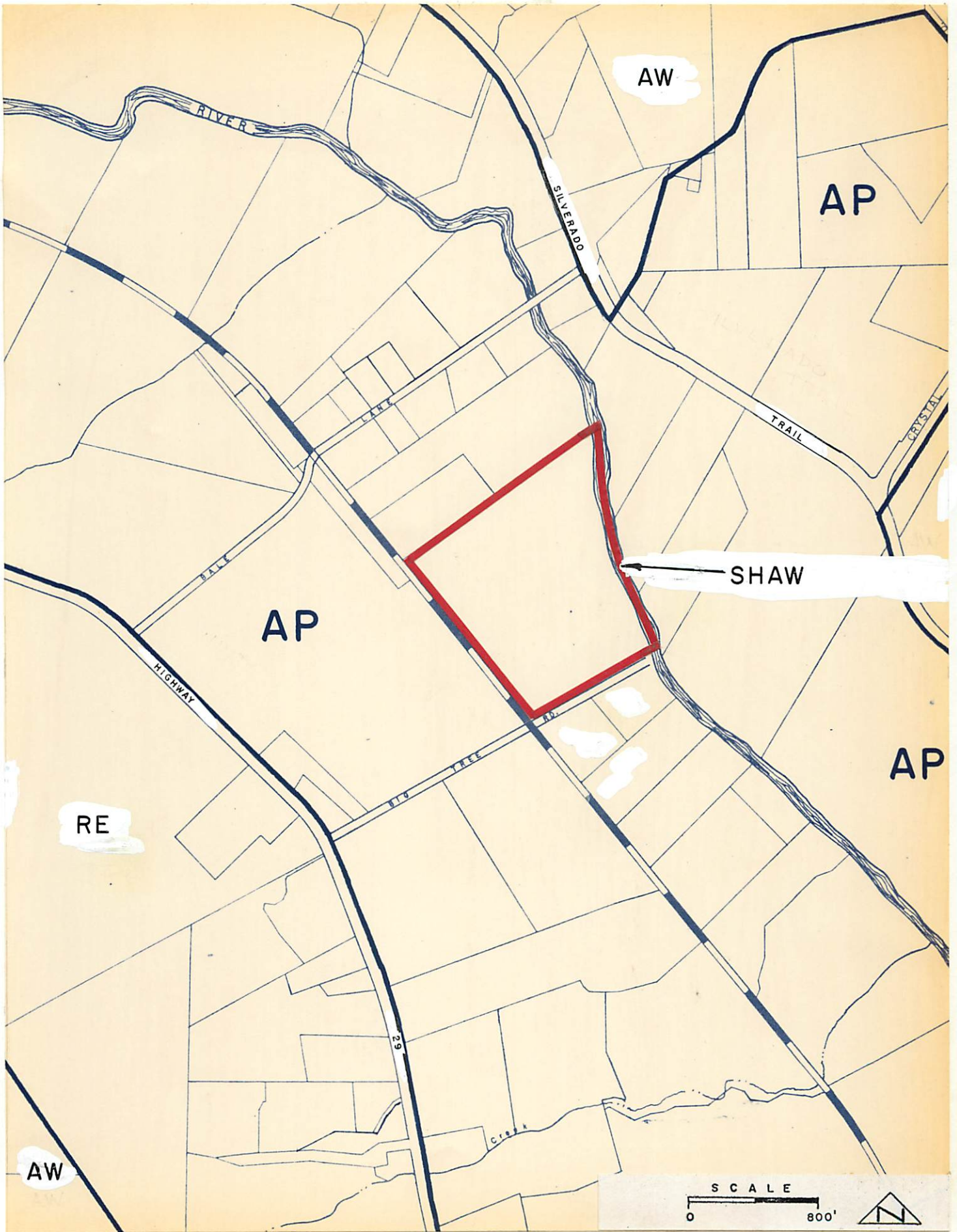
- 6. Do you recommend: [] Negative Declaration [] Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project? [] Yes [] No

8. Name of contact person: Telephone:

Response Prepared by: ARB

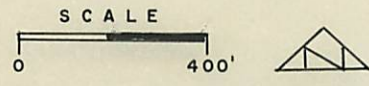
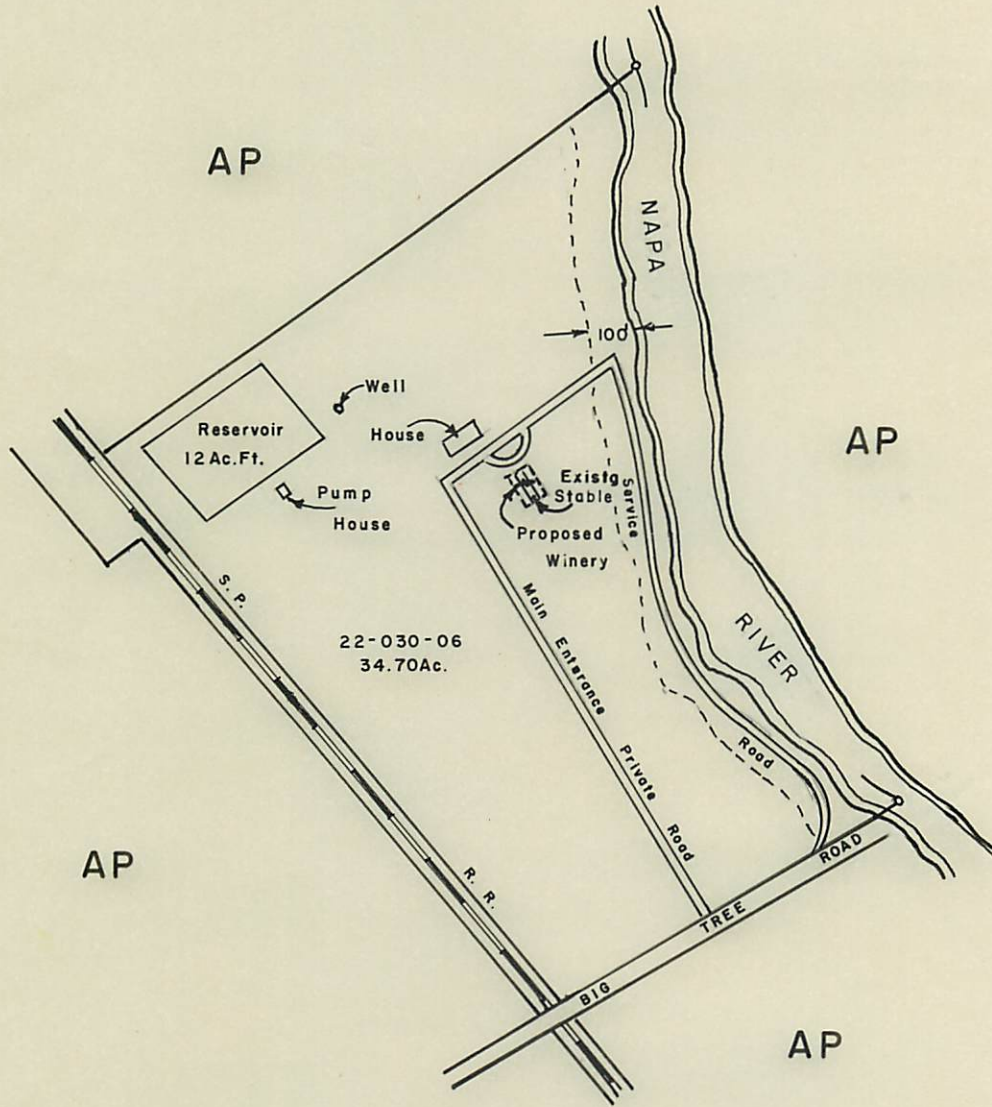
Title: Date: 12/19

February 8, 1978



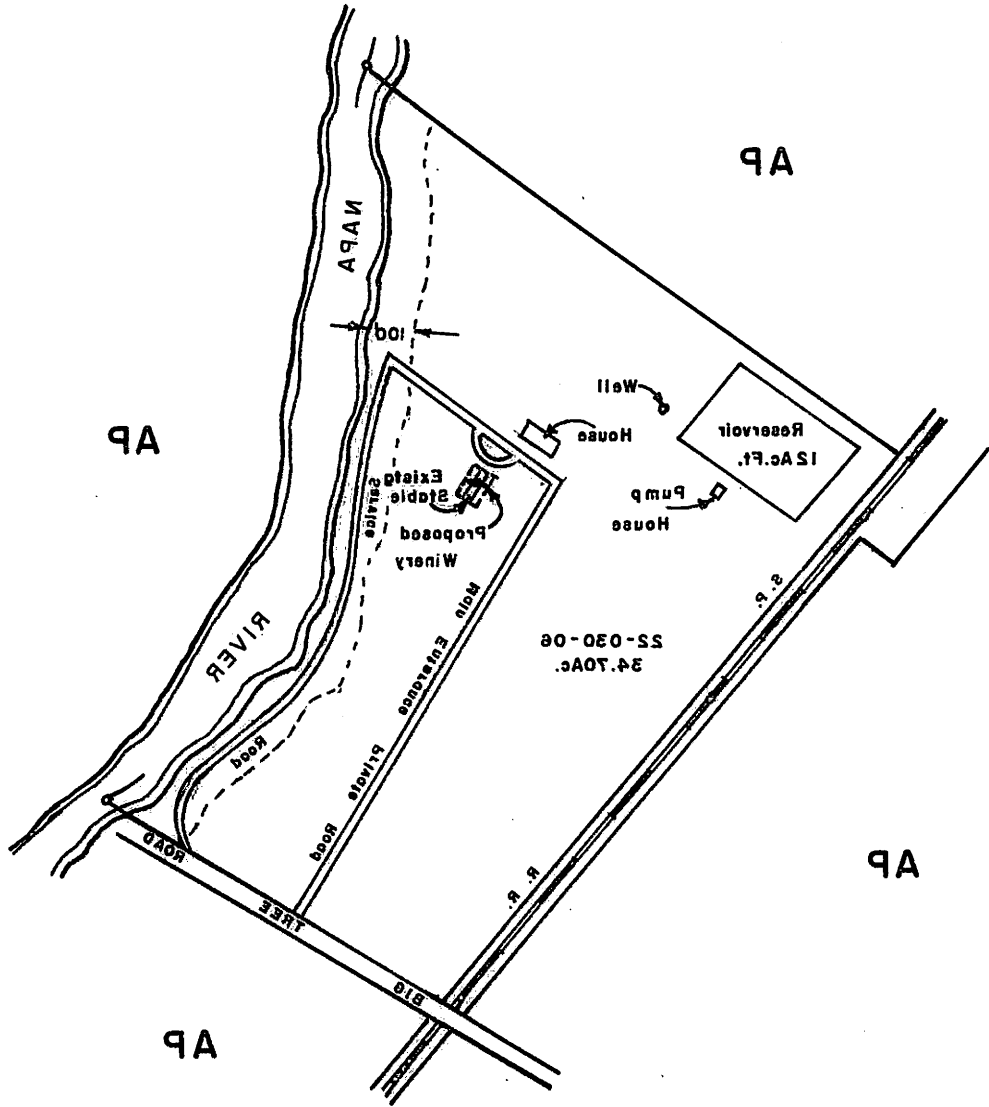
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SHAW



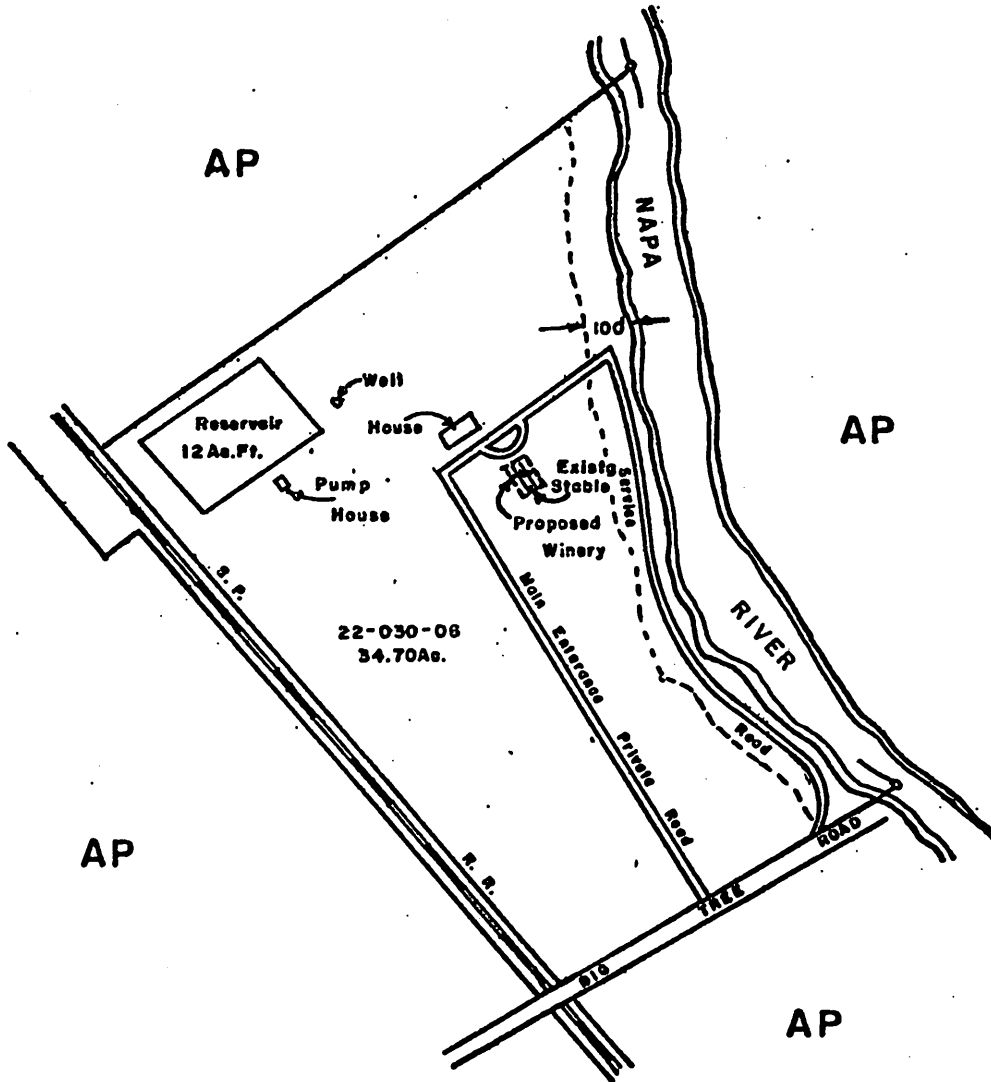
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SHAW



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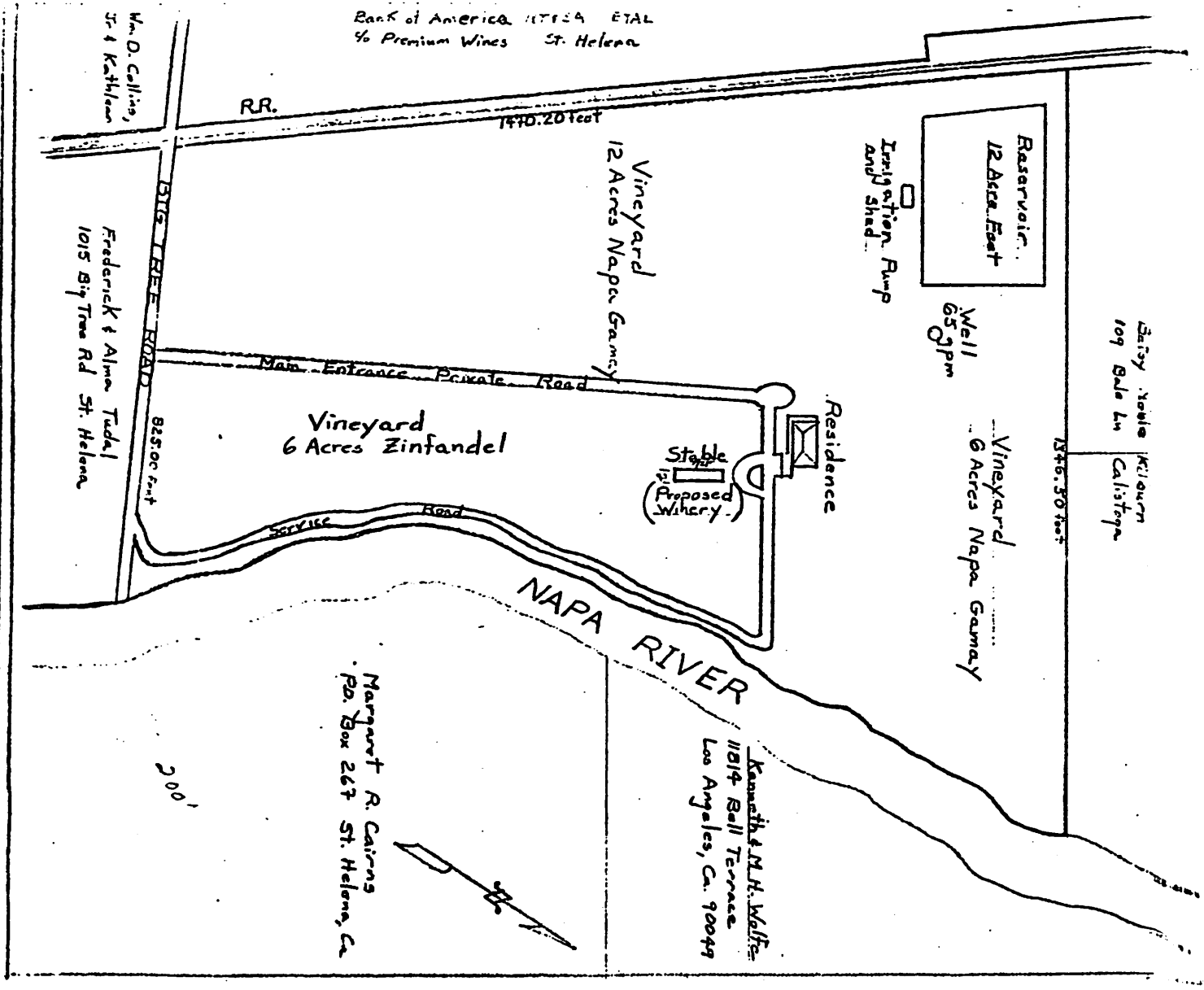
SHAW



LAND USE PERMIT PLOT PLAN

PA NO. 22 03 2 06 34.70 AC.

1:500 = 1" = 1' SCALE



Bank of America MTSA ETAL
1/2 Premium Wines St. Helena

RR.

1470.20 feet

Vineyard
12 Acres Napa Gamay

Reservoir
12 Acres East

Well
65 gpm

Irrigation Pump
and Shed

Betty Yorie Kilgorn
109 Gale Ln
Calistoga

1346.30 feet

Vineyard
6 Acres Napa Gamay

Residence

Stable
(Proposed Winery)

Main Entrance Private Road

Vineyard
6 Acres Zinfandel

Service Road

NAPA RIVER

Kenneth & M.H. Wolfe
11014 Ball Terrace
Los Angeles, Ca. 90049

Margaret R. Cairns
P.O. Box 267 St. Helena, Ca

200'

Mr. D. Collins,
Sr. & Kathleen

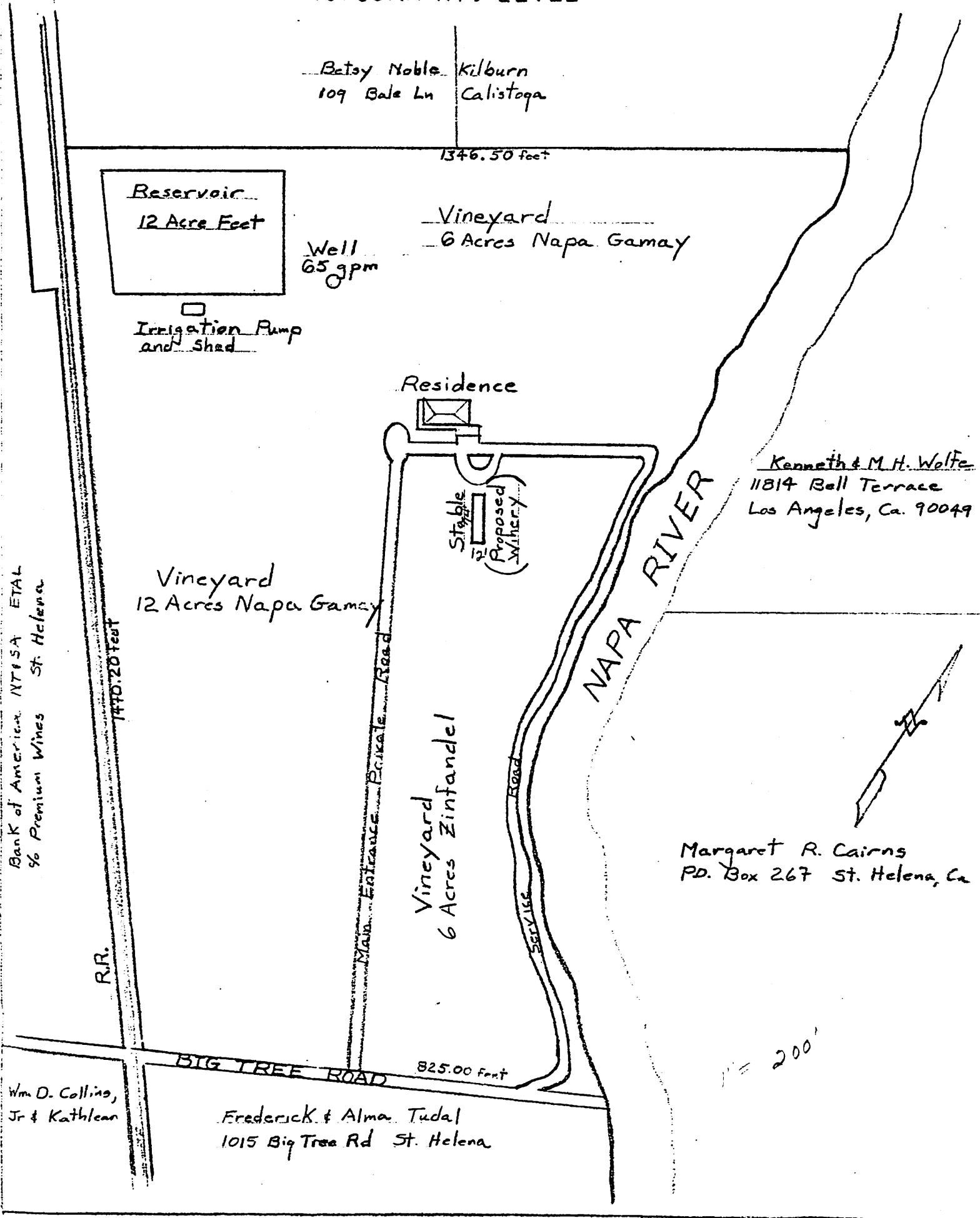
Frederick & Alma Tudal
1015 Big Tree Rd St. Helena

LAND USE PERMIT PLOT PLAN

PA NO. 22 03 2 06

34.70 Ac.

TOPOGRAPHY: LEVEL



Show

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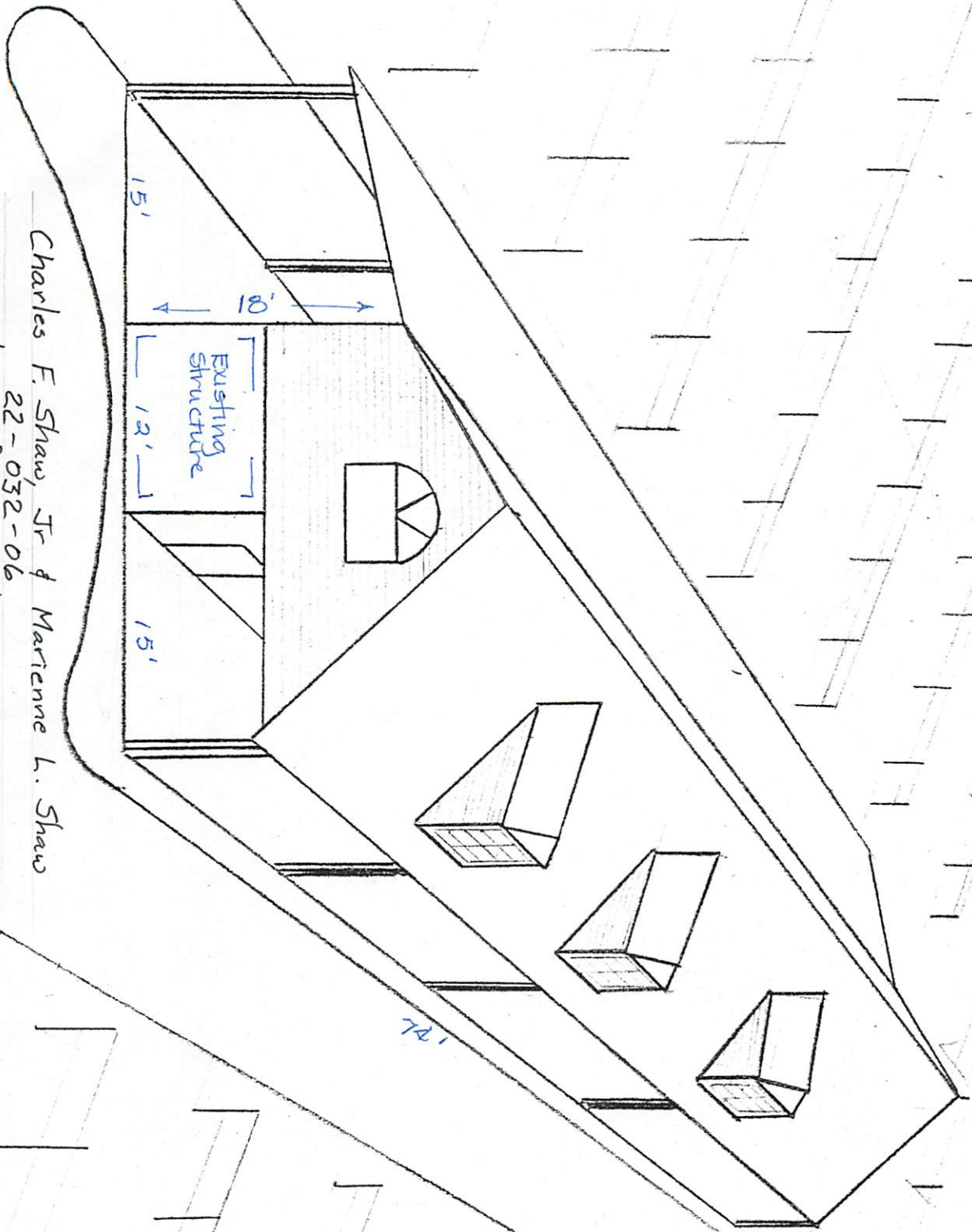
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Charles F. Shaw, Jr & Marianne L. Shaw
22-032-06
Perspective of proposed winery



U-258182/APVL
22-032-11



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY
Secretary-Director

1195 THIRD STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

April 16, 1982

Charles F. Shaw
1010 Big Tree Rd.
St. Helena, CA 94574

Dear Mr. Shaw:

Your Use Permit Application Number U-258182 to expand the existing winery with the construction of a 6640 sq. ft. addition for dry case storage & fermentation located on a 45.69 acre parcel on the north side of Big Tree Rd. has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: April 14, 1982

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

JAMES H. HICKEY
Secretary-Director

JHH:pm

cc: ~~Donald W. Jones~~ Bill Hall
Building Codes Administrator
County of Napa

PLEASE NOTE: Three lawsuit findings:

1. That the proposed land use is consistent with the existing adopted elements of the General Plan.
2. That there is a reasonable probability that any such proposed land use will be consistent with any draft general plan documents being considered by the County Planning Commission.
3. The proposed development is not subject to the Injunction.

CONDITIONS OF APPROVAL

Agenda Item: 10

Meeting Date: April 14, 1982

Use Permit: # U-258182

- 1. The permit be limited to: a 6640 square foot addition for case storage and fermentation.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
- 2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit.
- 3. Provisions for _____ off-street parking spaces on a dust free, all weather surface approved by Public Works.
- 4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- 5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- 6. Annexation of the property to the following districts:
 - American Canyon County Water District
 - American Canyon Fire Protection District
 - _____
- 7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- 8. The permit be limited to a _____ year period.
- 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 10. _____

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of April 14, 1982

Agenda Item: # 10

APPLICATION DATA:

APPLICANT: Charles F. Shaw (U-258182, filed February 18, 1982)

REQUEST FOR: To expand an existing winery with construction of a 6640 square foot addition for dry case storage and fermentation on a 45.69 acre parcel

LOCATION: on the north side of Big Tree Road adjacent to the west bank of the Napa River within an AP District

FINDINGS: [All checked (X) Items Apply to This Application]

SPECIAL INFORMATION:

- 1. Details of the proposal are contained in the attached supplemental information sheet.
- 2. Comments and recommendations from various County departments and other agencies are attached.
- 3. The proposed winery addition is a 99% expansion of the existing winery facility. However, the proposal is exempted from the January 28, 1982 preliminary injunction issued by the Napa Superior in connection with Court proceedings for Taddei vs Napa County (section h of Exhibit B appended to the injunction)

ENVIRONMENTAL ANALYSIS:

- 4. General Rule (Not Subject to CEQA).
- 5. Categorically Exempt pursuant to the California Environmental Quality Act (Class # _____).
- 6. Final Environmental Impact Report # _____ prepared by: _____
(See Agenda Item # _____).
- 7. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended. (see attached copy)

Meeting Date: April 14, 1982

Use Permit # U-258182

PLANNING AND ZONING ANALYSIS:

- 8. The procedural requirements for Use Permit outlined in the Zoning Ordinance have been satisfied in regard to this application.
- 9. The submitted proposal is in general compliance with Ordinance requirements.
- 10. Approval of this proposal will not result in detrimental effects to the public health, safety or general welfare.
- 11. The proposal is in conformance with the General Plan designation of Agricultural Resource specified for the property.
- 12. The property is within the district boundary and/or the Sphere of Influence of the following districts:

American Canyon County Water District Within district Within Sphere
(See attached map).

American Canyon Fire Protection District Within district Within Sphere
(See attached map).

_____ _____ _____

- 13. This proposal should be denied pursuant to findings contained in the attached Exhibit _____.
- 14. _____

RECOMMENDATION:

- Continue to meeting of _____.
- Action

ENVIRONMENTAL:

- None Required.
- Adopt a Negative Declaration.
- Find that the Commission has read and considered the environmental documents relative to #U-258182.
- Certify Final EIR as adequate.

PLANNING:

- DENIAL based on Finding #13.
- APPROVAL with Findings and subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL

Agenda Item: 10

Meeting Date: April 14, 1982

Use Permit: # U-258182

- 1. The permit be limited to: a 6640 square foot addition for case storage and fermentation.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
- 2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit.
- 3. Provisions for _____ off-street parking spaces on a dust free, all weather surface approved by Public Works.
- 4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- 5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- 6. Annexation of the property to the following districts:
 - American Canyon County Water District
 - American Canyon Fire Protection District
 - _____
- 7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- 8. The permit be limited to a _____ year period.
- 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 10. _____

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: Winery addition for dry case storage and fermentation.

PRODUCT OR SERVICE PROVIDED: Table wines

FLOOR AREA: EXISTING STRUCTURES 3354 3900 SQ. FT. NEW CONSTRUCTION 6640 SQ. FT.

INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING AND/OR PROPOSED BUILDING: _____

SEATING CAPACITY: RESTAURANT _____ BAR _____ OTHER _____

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: none

RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING AREAS: none

2. NEW CONSTRUCTION:

PROJECT PHASING: May thru July 1982

CONSTRUCTION TIME REQUIRED (EACH PHASE): 3 months

TYPE OF CONSTRUCTION: Frame

MAX. HEIGHT (FT.): EXISTING STRUCTURES 30' PROPOSED STRUCTURES 22'

DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: None

3. AVERAGE OPERATION:

HOURS OF OPERATION 8 A.M. TO 5 P.M. DAYS OF OPERATION 7

NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 4 FULL TIME 2 PART TIME 2
(CURRENTLY) (CURRENTLY)

NUMBER OF SHIFTS PROPOSED: 1 TOTAL EMPLOYEES PER SHIFT PROPOSED: 4 FULL TIME 2 PART TIME 2

NUMBER OF DELIVERIES OR PICK-UPS: PER DAY _____ PER WEEK 1

NO. VISITORS ANTICIPATED: PER DAY _____ PER WEEK 4

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING PLAN SUBMITTED: YES x NO _____

PROPOSED LANDSCAPING PLAN SUBMITTED: YES _____ NO x

PARKING SPACES: EXISTING SPACES 9 EMPLOYEE 4 CUSTOMER 5

PROPOSED SPACES 9 EMPLOYEE 4 CUSTOMER 5

5. UTILITIES:

WATER SUPPLY SOURCE: well METHOD OF SEWAGE DISPOSAL: septic system

IS ANNEXATION TO A SPECIAL SERVICE DISTRICT PROPOSED?: YES _____ NO X

NAME OF DISTRICT: _____

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT none REGIONAL none

STATE none FEDERAL none

7. WINERY OPERATION:

X CRUSHING X FERMENTATION X STORAGE/AGING X BOTTLING/PACKING

X SHIPPING: VIA: truck; X ADMINISTRATIVE: _____ TOURS/PUBLIC TASTING

OTHER: _____

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 40,000 ~~5000~~ GALLONS/YEAR

ULTIMATE ESTIMATED PRODUCTION 40000 GALLONS/YEAR

REQUESTED PRODUCTION CAPACITY 40000 GALLONS/YEAR

METHOD OF DOMESTIC WASTE DISPOSAL: septic system

METHOD OF INDUSTRIAL WASTE DISPOSAL: septic system

GALLONS OF DOMESTIC WASTE PRODUCED: 25 PER day

GALLONS OF INDUSTRIAL WASTE PRODUCED: 300 PER day

METHOD OF SOLID WASTE DISPOSAL: stems & skins used as vineyard mulch

CAPACITY OF WATER SUPPLY: 1000 GALLONS.

WATER AVAILABILITY: 65 GALLONS PER MINUTE.

ON-SITE FIRE PROTECTION:

EMERGENCY WATER STORAGE: 4,000,000 GALLONS.

TYPE OF STORAGE FACILITY: reservoir

8. SPECIFIC INFORMATION FOR REST HOMES/DAY CARE CENTERS:

TYPE OF CARE: _____

TOTAL NUMBER OF GUESTS: EXISTING: _____ PROPOSED: _____

NUMBER OF BEDROOMS: EXISTING: _____ PROPOSED: _____

SPECIAL CARE HOME WITHIN 300 FEET OF PROPERTY?: _____

NUMBER OF EMPLOYEES: FULL TIME: _____ PART TIME: _____

5. UTILITIES:

WATER SUPPLY SOURCE: well METHOD OF SEWAGE DISPOSAL: septic system

IS ANNEXATION TO A SPECIAL SERVICE DISTRICT PROPOSED?: YES _____ NO X

NAME OF DISTRICT: _____

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT none REGIONAL none

STATE none FEDERAL none

7. WINERY OPERATION:

X CRUSHING X FERMENTATION X STORAGE/AGING X BOTTLING/PACKING

X SHIPPING: VIA: truck; X ADMINISTRATIVE: _____ TOURS/PUBLIC TASTING

OTHER: _____

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 40,000 ~~5000~~ GALLONS/YEAR

ULTIMATE ESTIMATED PRODUCTION 40000 GALLONS/YEAR

REQUESTED PRODUCTION CAPACITY 40000 GALLONS/YEAR

METHOD OF DOMESTIC WASTE DISPOSAL: septic system

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EMERGENCY WATER STORAGE: 4,000,000 GALLONS.

TYPE OF STORAGE FACILITY: reservoir

8. SPECIFIC INFORMATION FOR REST HOMES/DAY CARE CENTERS:

TYPE OF CARE: _____

TOTAL NUMBER OF GUESTS: EXISTING: _____ PROPOSED: _____

NUMBER OF BEDROOMS: EXISTING: _____ PROPOSED: _____

SPECIAL CARE HOME WITHIN 300 FEET OF PROPERTY?: _____

NUMBER OF EMPLOYEES: FULL TIME: _____ PART TIME: _____

PROPOSED
NEGATIVE DECLARATION

The County of Napa has determined that the following project would not have a significant effect on the environment. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department offices, 1195 Third St., Room 210, Napa, California 94558. For further information contact the Napa County Environmental Protection Section at (707) 253-4416.

SHAW WINERY EXPANSION USE PERMIT

USE PERMIT REQUEST (#U-258182) OF CHARLES AND LUCY SHAW to expand the existing winery (#U-257879) with the construction of an additional 6,640 sq. ft. of building (production capacity to 40,000 gallons per year). No tours or tasting are being requested. On 34.7 acres (APN 22-032-06) located northwest of Big Tree Road about 2000 ft. northeast of State Highway 29 in an AP (Agricultural Preserve) zoning district.

DATE: 8 March 1982

BY ORDER OF

JAMES H. HICKEY

Director - Napa County Conservation, Development and Planning Department

COUNTY OF NAPA
 CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
 1195 Third St., Rm. 210
 Napa, California 94558
 (707) 253-4416/4376

INITIAL STUDY

PROJECT NAME: SHAW WINERY EXPANSION USE PERMIT
 FILE NO: U-258182

PROJECT DESCRIPTION: USE PERMIT REQUEST (#U-258182) OF CHARLES AND LUCY SHAW to expand the existing winery (#U-257879) with the construction of an additional 6,640 sq. ft. of building (production capacity to 40,000 gallons per year). No tours or tasting are being requested. On 34.7 acres (APN 22-032-06) located northwest of Big Tree Road about 2000 ft. northeast of State Highway 29 in an AP (Agricultural Preserve) zoning district.

JURISDICTIONAL BACKGROUND:

Public Plans and Policies

	YES	NO	N/A
Is the project consistent with:			
a) Regional and Subregional Plans and Policies?	X	—	X
b) LAFCOM Plans and Policies?	X	—	X
c) The County General Plan?	X	—	X
d) Appropriate City General Plans?	—	—	X
e) Adopted Environmental Plans and Goals of the Community?	X	—	—
f) Pertinent Zoning?	X	—	—

Responsible Agencies

State Dept. of Alcoholic Beverage Control
 Napa Co. Flood Control and Water Conservation District
 Department of Public Works
 Building Inspection Division

ENVIRONMENTAL SETTING: Level area located on the floor of the Napa Valley about 4 miles northwest of Downtown St. Helena (Elev. 240-280 ft. ± MSL). The channel of the Napa River runs along the northeastern boundary of this property while the channels of two smaller unnamed drainages pass through the center of this site. The entirety of the subject parcel lies within the 100 year floodplain of the Napa River. Foundation materials consist of fluvial deposits overlain by Class I and II loams of the Bale & Yolo soil series. Vegetative cover is made up chiefly of grape vines with a poor to moderately well developed riparian gallery present along the streams involved. Surrounding land uses are agricultural to the south, east, and west; rural residential to the north.

ENVIRONMENTAL EFFECTS:

Normally Significant Individual Impacts

YES NO

—

(Geology)

1. Exposure of new site users to substantial life and/or property hazards from geologic processes (eg., severe settlement, sliding, faulting, intense seismically induced ground shaking, seismically-induced ground failures, etc.).
2. Exposure of existing area occupants to substantially increased life and/or property hazards from geologic processes.
3. Damage, destruction or burial of any unique or scientifically important geologic or geomorphologic feature.

—

—

(Meteorology)

4. Substantial modification of climatic or microclimatic conditions (eg., temperature, rainfall, wind, shadow patterns, etc.).

—

—

(Hydrology)

5. Exposure of new site users to substantial life and/or property hazards from flooding (eg., stream flooding, tsunamis, seiches, dam or levee failure, etc.).
6. Exposure of existing area occupants to substantially increased life and/or property hazards from flooding.
7. Substantial temporary construction period increase in erosion and/or sedimentation.
8. Substantial permanent increase in erosion and/or sedimentation.
9. Substantial depletion of groundwater resources or significant interference with groundwater recharge.

—

—

—

—

(Water Quality)

10. Substantial degradation of the quality of waters present in a stream, lake, or pond.
11. Substantial degradation of the quality of groundwater supplies.
12. Substantial contamination of a public or private water supply.

—

—

—

(Air Quality)

13. Exposure of new site users to substantial health hazards from breathing polluted air.
14. Exposure of existing area occupants to substantially increased health hazards from breathing polluted air.
15. Substantial degradation of local or regional air quality.
16. Exposure of new site users or existing area occupants to annoyance from dust and/or highly objectionable odors.

—

—

—

—

(Noise)

17. Exposure of new site users to health hazards from noise levels in excess of those recognized as necessary to protect public health and welfare.

—

* Mitigated (see Mitigation Measures below)
o Cumulatively Significant Only

YES NO

—

18. Exposure of existing area occupants to health hazards from noise levels in excess of those recognized as necessary to protect public health and welfare.

—

19. Exposure of people to high construction noise levels for substantial periods of time.

—

20. Exposure of existing area occupants to annoyance from substantially increased ambient noise levels.

(Ecosystem)

—

21. Substantial reduction in the number of a rare or endangered species of plant or animal or damage or restriction of the habitat of such a species.

—

22. Destruction of or substantial damage to a unique, scarce, or particularly productive biological area (eg., marshes, riparian galleries, vernal pools, etc.).

—

23. Substantial reduction in habitat for plants, fish, and/or wildlife.

—

24. Substantial modification in the number or diversity of plant or animal species present.

—

25. Substantial interference with the movement of a resident or migratory fish or wildlife species.

(Social)

—

26. Disruption or division of an established community.

—

27. Displacement of a large number of people.

(Aesthetic)

—

28. Blockage or substantial degradation of important public or private views.

—

29. Exposure of new site users or existing area occupants to annoyance from increased nighttime light levels or glare.

—

30. Creation of a litter problem.

(Cultural)

—

31. Destruction of or substantial damage to a recognized archaeological site.

—

32. Destruction of or substantial damage to the historical character of a recognized historical structure, facility, or feature.

—

33. Elimination of or conflict with the established recreational, educational, religious, or scientific uses of the project site or surrounding properties.

(Traffic)

—

34. Exposure of new site users to substantial life and/or property hazards from traffic accidents.

—

35. Exposure of the existing users of the roads providing access to the project site to substantially increased life and/or property hazards from traffic accidents.

—

36. Exposure of the users of the roadways providing access to the project site to annoyance from noticeably increased traffic congestion.

YES NO

—

37. Increase in traffic on the roadways providing access to the project site which is substantial in relation to the existing traffic load and capacity of the street system.

—

38. Creation of a substantial local parking problem.

—

(Energy)

39. Increase in the demand for energy which is substantial in relation to the existing energy demands of the area.

—

40. Creation of a facility or development which will use fuel or energy in a wasteful manner.

—

41. Creation of a facility or development which will use substantially higher than average amounts of fuel or energy for transportation purposes.

—

(Public Health)

42. Exposure of new site users to substantial health hazards from contaminated drinking water, inadequately treated sewage and/or insect or rodent pests.

—

43. Exposure of existing area occupants to substantially increased health hazards from contaminated drinking water, inadequately treated sewage and/or insect or rodent pests.

—

44. Exposure of new site users to substantial life and/or property hazards from fire.

—

45. Exposure of existing area occupants to substantially increased life and/or property hazards from fire.

—

46. Exposure of new site users to substantial life and/or property hazards from air crashes.

—

47. Exposure of existing area occupants and/or existing air or heliport users to substantially increased life and/or property hazards from air crashes.

—

48. Exposure of new site users or existing area occupants to substantial annoyance from insect or rodent pests.

—

(Community Services)

49. Increase in the demand for a community service (eg., sewer, water, fire protection, schools, etc.) which is substantial in relation to the currently existing uncommitted capacity of the agency involved to provide such a service.

—

(Commercial Resources)

50. Perclusion of the development of aggregate, rock product, or mineral resources of current or potential importance.

—

51. Removal of a substantial amount of agricultural or grazing land from current or potential production.

—

(Fiscal)

52. Creation of a development to which it would cost the community substantially more to provide services than it would return in taxes.

—

(Growth Induction)

53. Induction of substantial residential, commercial, or industrial development.

Mandatory Findings of Significance

Does the project:

YES NO

- a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? — X
- b) Have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? — X
- c) Have possible environmental effects which are individually limited but cumulatively considerable? — X
- d) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? — X

Impact Discussion (Optional)

This project is not expected to result in significant environmental effects either individually or cumulatively. There are no unique or rare biological or physical resources that would be adversely effected. A floodplain management permit is required from Flood Control and Water Conservation District, and the Department of Public Works is requiring an improved access roadway.

MITIGATION MEASURES:

Included By Applicant As Part of Project

N/A

Identified By This Study (Unadopted)

N/A

DETERMINATION:

Agency Staff Participating in the Initial Study:

Resource Evaluation: D.C. Ackerman Date: 8 March '82

Site Review By: _____ Date: _____

Planning/Zoning Review By: D.C. Ackerman Date: 19 Feb. '82

On the basis of this preliminary evaluation:

I find that the project COULD NOT have a significant effect on the environment, and adoption of a NEGATIVE DECLARATION is recommended.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described above have been added to the project. Adoption of a CONDITIONAL NEGATIVE DECLARATION is therefore recommended.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: March 8, 1982 BY: DAVID C. ACKERMAN



NAPA COUNTY

HARRY D. HAMILTON
Director of Public Works

County Surveyor — County Engineer
Road Commissioner

DEPARTMENT OF PUBLIC WORKS
1195 THIRD STREET, RM. 201
1127 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4351

March 3, 1982

RECEIVED
MAR 4 1982

Napa County Department of
Conservation, Development and
Planning
1195 Third Street - Room 210
Napa, California 94559

RE: Big Tree Road Napa County Conservation,
U-258182 Development & Planning Commission
Shaw Winery

Commissioners:

It is recommended that the access road from Big Tree Road to the winery be improved to a 16 foot wide dust free, all weather status, i.e., 5 inches of Class 2 Aggregate Base plus a double seal coat. Any required parking areas are also to have the same pavement section. Appropriate credit will be given to the aggregate base presently in the access road.

The above improvements are to be constructed according to plans prepared by a registered civil engineer and approved by this department.

The applicant is to pay an engineering and inspection fee in the amount of 3 percent of the estimated cost of the above construction.

Any work done within the Big Tree Road right of way shall be in accordance with an encroachment permit obtained from this department.

Very truly yours,

HARRY D. HAMILTON, P.E.
Director of Public Works

by *J. B. Klein*
J. B. KLEIN, P.E.
Civil Engineer

JBK:pld

cc: Charles F. Shaw



NAPA COUNTY

JAMES H. HICKEY
DIRECTOR

RECEIVED
MAR 1 1982

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

RECEIVED
FEB 19 1982

Napa County Conservation,
Development & Planning
PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

DIVISION OF
ENVIRONMENTAL HEALTH

TO: Environmental Health

APPLICATION TITLE: SHAW WINERY FILE #: U-258182

RESPONSE REQUEST DATE: 19 Feb. '82 RESPONSE RETURN DATE: 5 MARCH '82

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 334, it is essential that we receive your comments within the next 10 days.

General Questions

1. Do you have jurisdiction by law over this project Yes No
2. Do you recommend: Approval Denial No Recommendation
3. Recommend conditions-of-approval (use additional page if needed);
None

4. Are you a responsible agency? Yes No. If yes, indicate required permits: Sewage & Well

5. Indicate areas of environmental concern and availability of appropriate technical data: None

6. Do you recommend: Negative Declaration Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project?
 Yes No

8. Name of contact person: Ralph Hunter, R.S. Telephone: 253-4471

Response Prepared by: Ralph Hunter
Title: Supervising Sanitarian
Date: 2/24/82

RH:wc

May 28, 1981



JAMES H. HICKEY
DIRECTOR

NAPA COUNTY

RECEIVED

MAR 5 1982

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

RECEIVED

FEB 19 1982

Napa County Conservation,
Development & Planning Commission
PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: Flood Control & Water Conservation District

APPLICATION TITLE: SHAW WINERY FILE #: U-258182

RESPONSE REQUEST DATE: 19 Feb. '82 RESPONSE RETURN DATE: 5 MARCH '82

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 334, it is essential that we receive your comments within the next 10 days.

General Questions

- Do you have jurisdiction by law over this project Yes No
- Do you recommend: Approval Denial No Recommendation
- Recommend conditions-of-approval (use additional page if needed);
PROJECT IS IN FLOOD PLAIN OF NAPA RIVER AND REQUIRES FLOOD PLAIN MANAGEMENT PERMIT. WINERY ADDITION SHALL BE FLOOD PROOFED TO EXTENT AND EVALUATION OF ORIGINAL STRUCTURE.
- Are you a responsible agency? Yes No. If yes, indicate required permits: FLOOD PLANE MANAGEMENT PERMIT
- Indicate areas of environmental concern and availability of appropriate technical data: NONE
- Do you recommend: Negative Declaration Environmental Impact Report
- Have you previously reviewed an application on any portion of this project?
 Yes No
- Name of contact person: Robert Jones PE Telephone: 253-4357

Response Prepared by: Robert Jones
Title: CIVIL ENGINEER
Date: 23 FEB 82

DEPARTMENT OF FORESTRY
P. O. Box 73, 1572 Railroad Ave.
St. Helena, CA 94574
(707) 963-3601

RECEIVED
MAR 12 1982



Napa County Conservation,
Development & Planning Commission

Date: March 5, 1982

Subject: Shaw Winery
#U-258182

Napa County Conservation,
Development & Planning Commission
Rm. 210 1195 Third St.
Napa CA 94558

Gentlemen:

We have reviewed the subject application and offer the following comments:

1. We have no comments at this time.

2. Project need only meet existing State and local fire codes.

3. Project must conform to the following specific requirements:

1. Install a fire department connection on the three inch filter valve at the base of the 4,000,000 gallon reservoir. Connection to be a 3" IPT X 2½" NHT adapter with thread protecting cap.

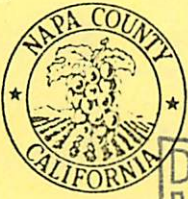
BYRON J. CARNIGLIA
Ranger-In-Charge

BY:

A handwritten signature in blue ink, appearing to read "R. J. Smart".

R. J. Smart
Operations Officer

RJS/jeh



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

JAMES H. HICKEY
DIRECTOR

RECEIVED FEB 26 1982
MAR 1 1982

RECEIVED
FEB 22 1982
Dept. of Alcoholic Beverage Control
Santa Rosa

DIVISION OF ENVIRONMENTAL HEALTH
PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

Napa County Conservation, Planning Commission
Development TO:

State Dept. of Alcoholic Beverage Control

APPLICATION TITLE: SHAW WINERY FILE #: U-258182

RESPONSE REQUEST DATE: 19 Feb. '82 RESPONSE RETURN DATE: 5 MARCH '82

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 384, it is essential that we receive your comments within the next 10 days.

General Questions

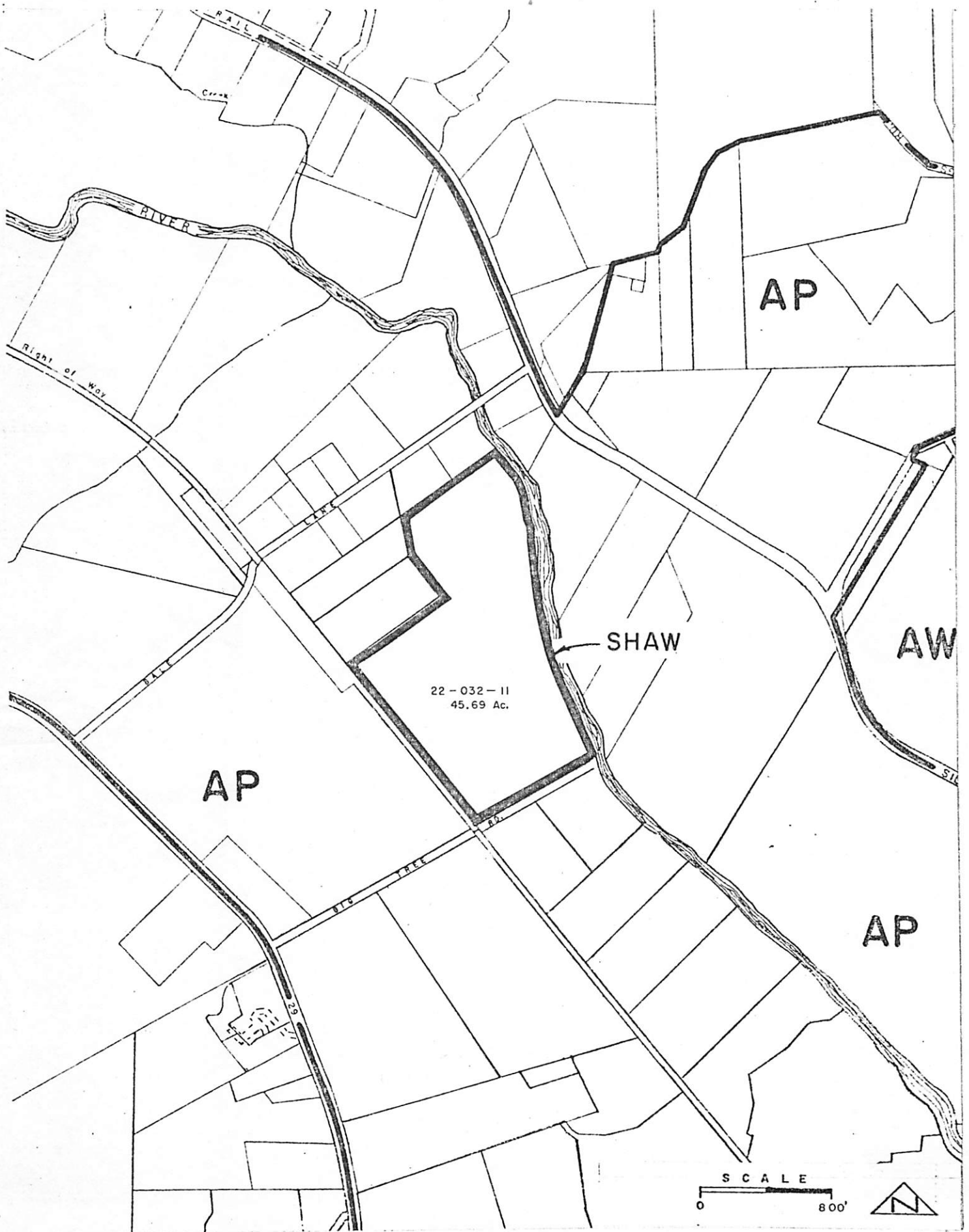
- 1. Do you have jurisdiction by law over this project Yes No
- 2. Do you recommend: Approval Denial No Recommendation
- 3. Recommend conditions-of-approval (use additional page if needed);

4. Are you a responsible agency? Yes No. If yes, indicate required permits: WINEGROWER LICENSE (type 02)

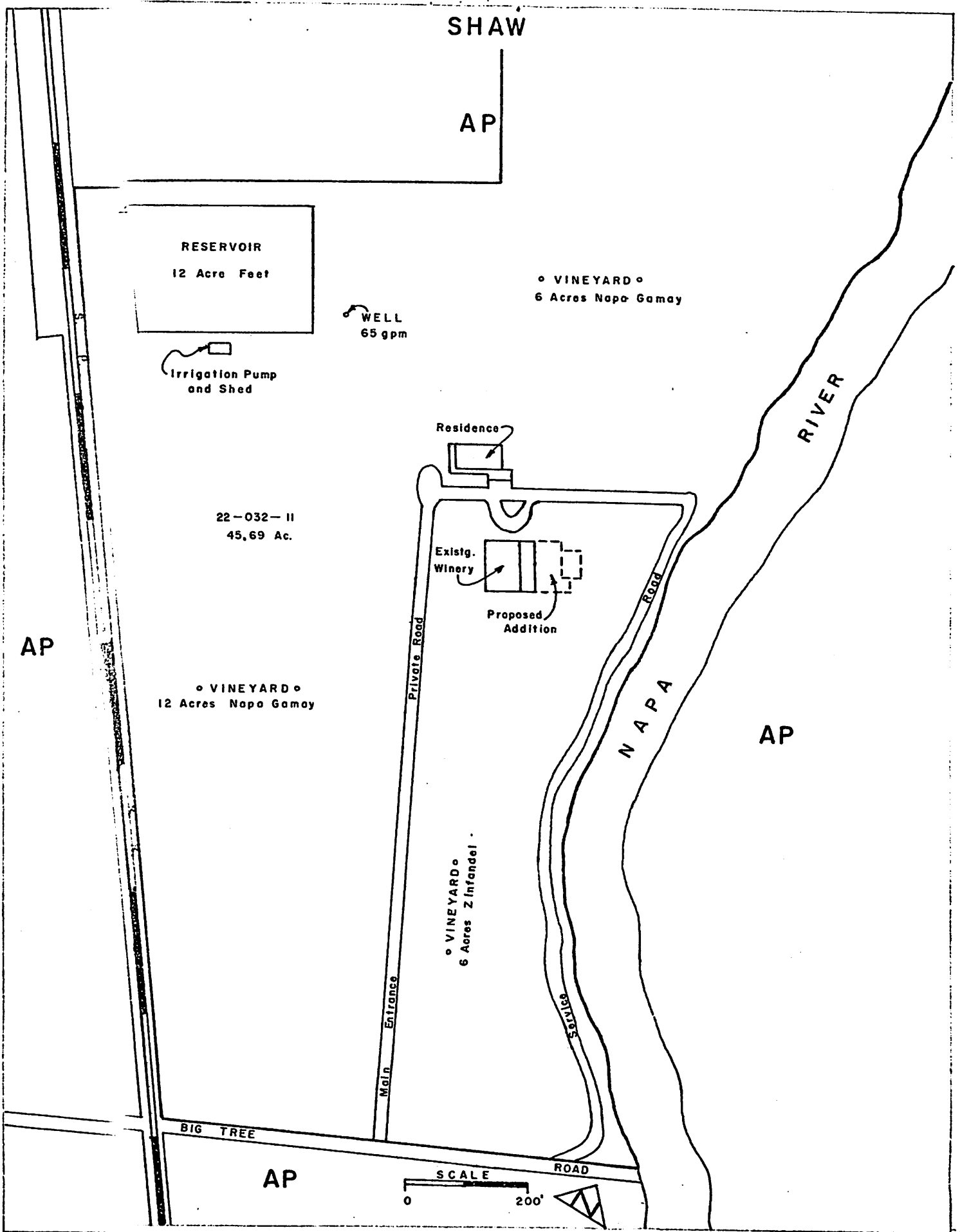
5. Indicate areas of environmental concern and availability of appropriate technical data: _____

- 6. Do you recommend: Negative Declaration Environmental Impact Report
- 7. Have you previously reviewed an application on any portion of this project? Yes No
- 8. Name of contact person: John Kemp Telephone: (707) 576-2165

Response Prepared by: John Kemp
Title: SR. SPEC. INV.
Date: 2/25/82



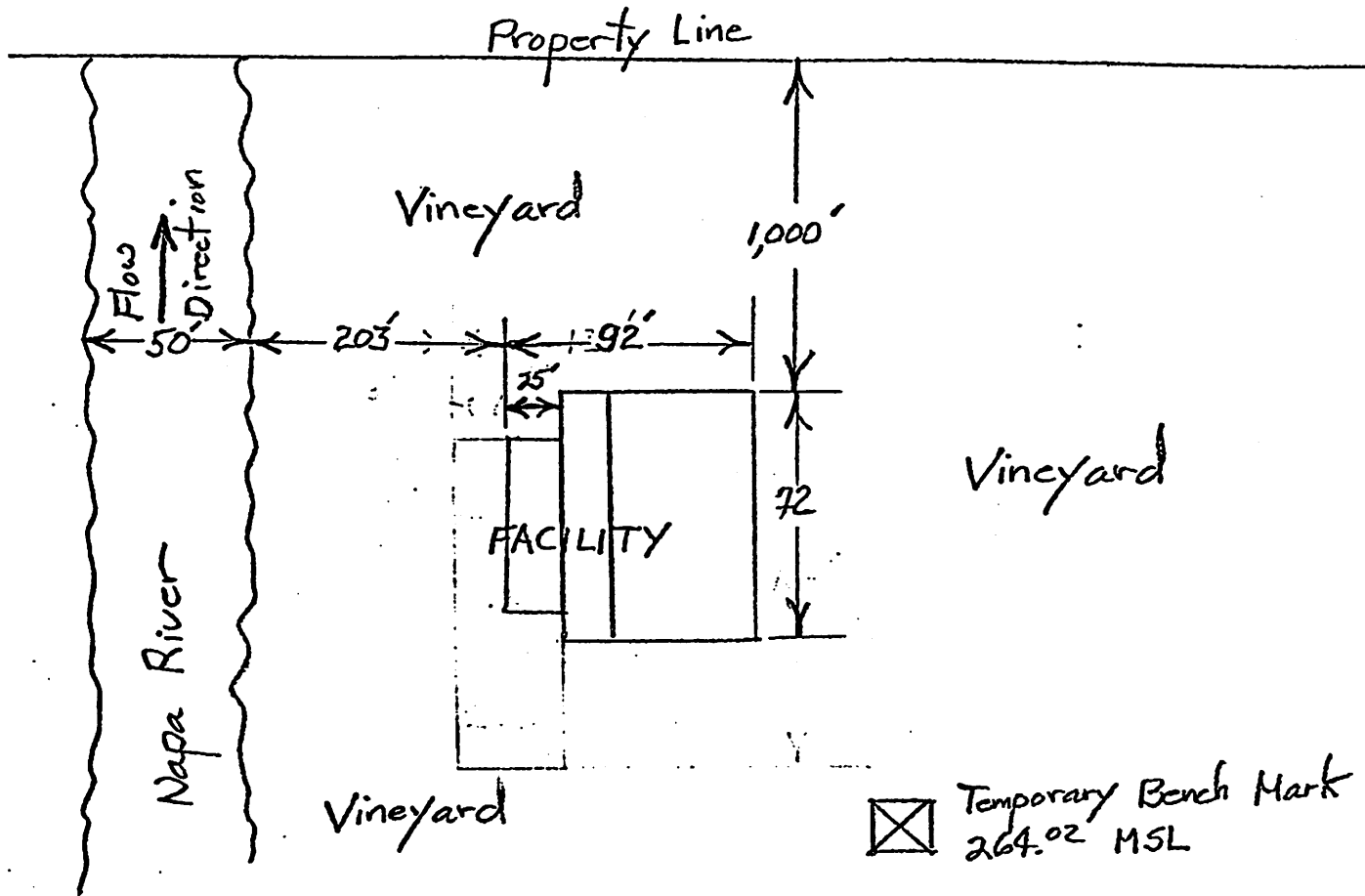
2-18-82



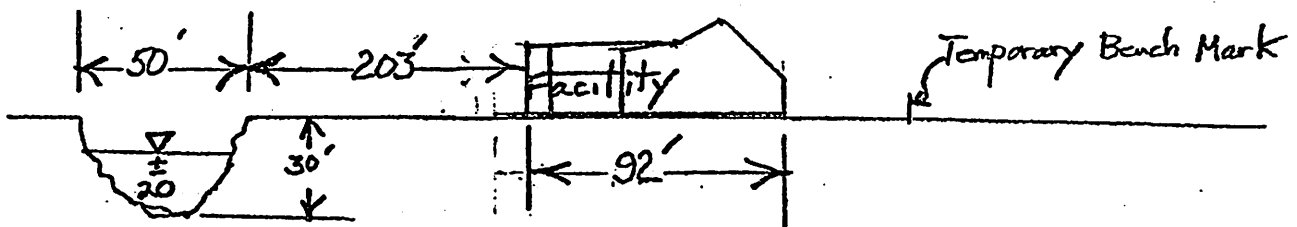
2-18-82

PA NO. 22.032 06
No Scale
Charles F. Shaw

✓N



PROFILE VIEW
No Scale



LAND USE PERMIT PLOT PLAN

PA NO. 22 03 2 06

34.70 Ac.

TOPOGRAPHY: LEVEL

Betsy Noble Kilburn
109 Bale Ln Calistoga

1346.50 feet

Reservoir
12 Acre Feet

Well
65 gpm

Vineyard
6 Acres Napa Gamay

Irrigation Pump
and Shed

Residence

Existing
Winery

Proposed
Addition

Kenneth & M.H. Wolfe
11814 Bell Terrace
Los Angeles, Ca. 90044

Vineyard
12 Acres Napa Gamay

Vineyard
6 Acres Zinfandel

NAPA RIVER

Margaret R. Cairns
P.O. Box 267 St. Helena, Ca

Bank of America NTISA ETAL
% Premium Wines St. Helena

1470.20 feet

R.R.

Main Entrance Backgate Road

Service Road

BIG TREE ROAD 825.00 feet

Wm. D. Collins,
Jr & Kathleen

Frederick & Alma Tudal
1015 Big Tree Rd. St. Helena

CHARLES F SHAW VINEYARD & WINERY
Perspective of Proposed Facility Expansion

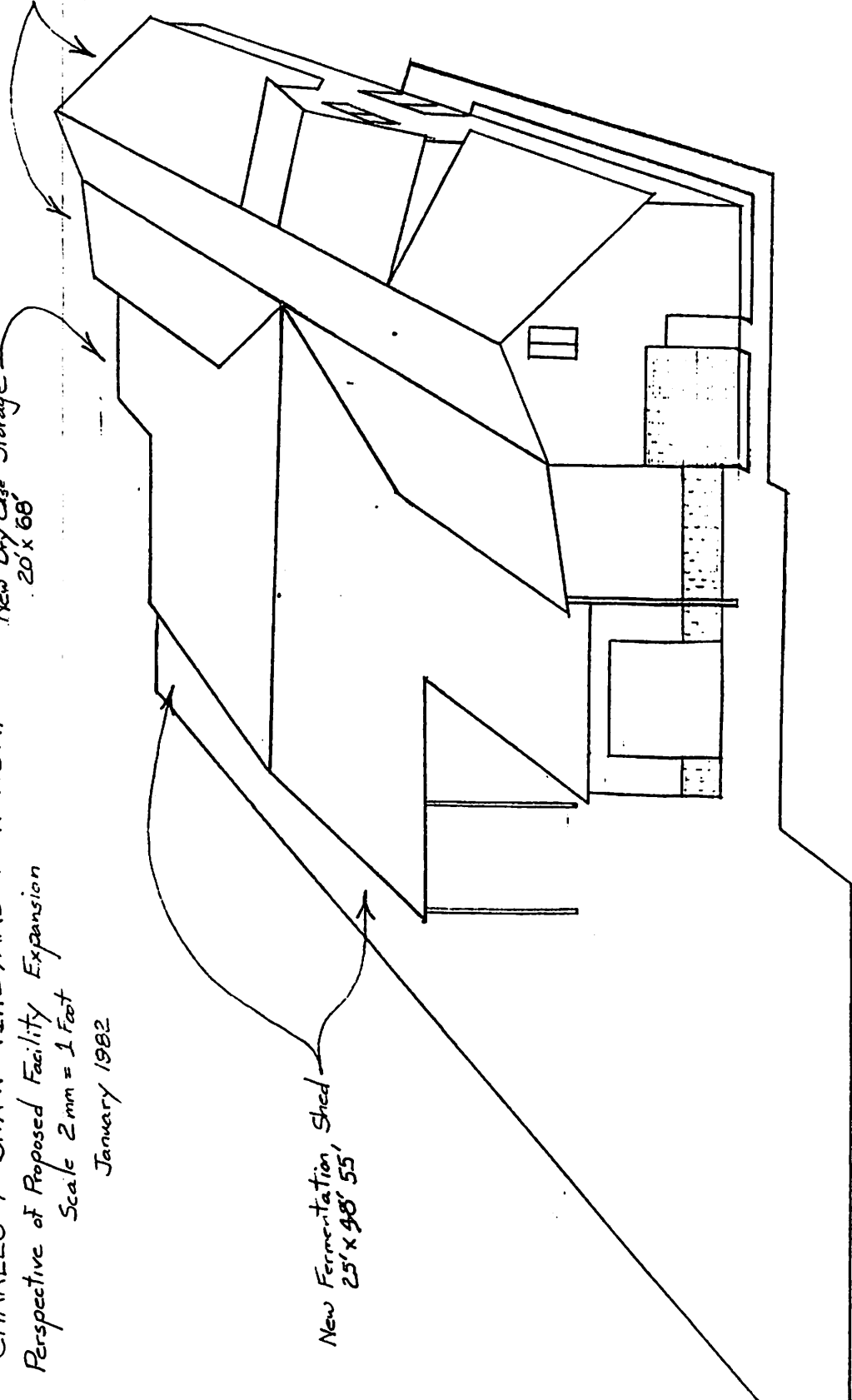
Scale 2 mm = 1 Foot

January 1982

New Dry Cask Storage
20' x 68'

Existing Winery
42' x 72'

New Fermentation Shed
25' x 48' 55"



10

Karen L. Hibbard
P.O. Box 362
Virginia City, Nev. 89440

April 6, 1982

Dear Members, Napa Planning Commission

As property owners of land adjacent to the Charles F. Shaw winery, we would like to voice our support for the expansion of the Shaw winery. We are sensitive to the environmental impact of increased industry and population, however, we feel that winery expansion has the least negative impact of all growth. Furthermore, the winery's existence protects us from the threat of increased housing density, a threat far greater than any other for the valley. Mr. Shaw's winery merits additional consideration, for he has demonstrated an appreciation for the history of the valley, and communicates that appreciation through his use of appropriate architecture and aesthetic judgment.

Although we own limited acreage across the river from Mr. Shaw, we are privileged to be landholders of almost one quarter mile of the Napa River. Our family sees this strip of land as a magnificent natural resource. We have preserved a natural habitat for wild ducks, pheasant, Great Blue Herons, and many other species of wild fowl. There are three generations of Hibbards tending this land. It is the hope of the oldest generation that the youngest will enjoy the same quality of life for many years to come. Thank you for your consideration.

Sincerely,

Karen L. Hibbard

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Napa County Conservation,
Development & Planning Commission