

“E”

VARIANCE APPLICATION PACKET

**Alta Napa Valley Vineyards
APN 039-270-005
Use Permit Project Narrative and Variance Request**

REVISED March 24, 2020

The family proprietors of Alta Napa Valley Vineyards (“Alta” or the “Winery”) are building their primary home at the site of their recently-planted vineyard at 2125 Silverado Trail. Their new residence will replace two old homes on the property, as well as, an old carport. Beneath their new residence, Alta proposes to build a small estate winery, producing only 10,000 gallons of wine per year. The Winery proposes to have very limited visitation by appointment only, and a very modest marketing plan. The Winery “employees” will generally be the family owners, with only one part-time employee to assist them.

In order to proceed with the proposed Winery and residence building, the project does need a variance from the otherwise-required winery setback from Silverado Trail. Combining the Winery and residence into one structure at the location of the existing structures on the property is designed to significantly reduce the scale of necessary construction on the property, as well as, to avoid any construction in the Napa River Floodway. Doing so will yield no significant difference in appearance of the property from Silverado Trail, as the proposed combined Winery and residence structure would otherwise be a residence with similar appearance, and an additional Winery building would be required elsewhere on the parcel. Alta believes that combining the structures is better for all of its neighbors, the Napa River, and the County as well. As discussed below, grant of the requested variance meets all of the required elements for approval. It would not grant the applicant any special privileges, it protects the applicant’s privileges of developing their property outside of the Floodway, and would avoid substantial hardship on the applicant given that most of the property, other than the existing and proposed development area, is in the Floodway.

I. DETAILED PROJECT DESCRIPTION

As a family-owned operation, Alta seeks to continue curating its wine in a small space that will allow consumers to enjoy their product at the source. The Applicant proposes to:

- With the appropriate variance, construct the Winery facility below the proposed residence, which will be setback from Silverado Trail beyond the minimum residential setback, consistent with the current structures on the property, and outside of the Napa River Floodway;
- Establish a production capacity of 10,000 gallons in a 3,689 square foot winery-portion of the building;
- Establish a permitted employee headcount of three persons, two of whom live on site;
- Establish a permitted daily visitation number of only 10 persons with visitation hours of 10am to 7pm, seven days per week;
- Establish only four (4) small marketing events per year of up to 25 guests, to be held between 6pm and 10pm;
- Provide seven (7) winery related parking spaces, including one (1) ADA space, for guests, winery-business visitors, and employees.

Received
Mar 30 2020

A. EXISTING SITE CONDITIONS AND USES

Alta seeks to establish its Winery at 2125 Silverado Trail, approximately one-third of a mile north of the intersection of Silverado Trail and Trancas Street. The site is screened from the adjacent Strawberry Patch by a stand of trees. Alta planted approximately 15 acres of net vines on the property in 2018 and 2019. The parcel currently contains two residential structures, as well as a carport, all of which will be replaced with the one new structure in which the owners plan to live while operating the Winery. An existing agricultural use barn will remain in agricultural use.

The property is served by an access driveway that will serve the house and Winery, which will be improved to current road and street standards. Vineyard access is from a separate entrance at the southern edge of the property, and as such there will be no vineyard traffic on the Winery and residential driveway.

B. PROPOSED DEVELOPMENT

The Oliai family proposes to build its house above a small volume production Winery, on a parcel that currently features two residences and 15 net acres of vineyard. Located at the lower end of Silverado Trail, neither the building process nor the Winery operations will contribute to traffic congestion up-valley. Indeed, by removing one of the two residences from the parcel, and minimizing visitation and marketing on the parcel, the project will contribute no new net vehicle trips to the property.¹ The project is categorically exempt from CEQA analysis given the small size of the Winery.²

The proposed project's structure lies between the Napa River Floodway and Silverado Trail. However, while the residence could be built in the proposed location, there is no way to both avoid the Floodway and meet the applicable 600-foot road setback requirements for a winery. Thus, in order to construct a unified structure out of the Floodway, Alta seeks a setback variance in conjunction with this use permit application. The proposed structure would be no closer to the road than the existing residence on the property (approximately 114 feet), nor where the new residence could otherwise be built. It is only the winery use of a portion of the building that necessitates the variance.

1. *Type And Size Of Development*

The Winery seeks to establish a small, 3,725 square foot winemaking facility. Interior production square footage will be only 2,254 sq. ft., with outdoor production space of 1,471 sq. ft. Accessory usage will be only 1,436 sq. ft.

The Winery requests to establish an annual production volume of only 10,000 gallons. This amount is well below the small winery CEQA exemption threshold of 30,000 gallons. Wine will largely be produced from the Winery's on-site vineyard, and its other estate vineyards located in Napa County as discussed in the Grape Source section, below.

a) *Improvements*

As set forth in the attached plans, the Winery proposes to build a winery with minimal accessory space on the first floor of the proposed structure, and a residence above. Minimizing development on the parcel, the project intends to make efficient use of the space by placing the Winery below the residential

¹ Each residence is attributed 10 trips per day. The existing property's two residences' 20 trips will be replaced with 10 trips for the new residence, and fewer than 10 trips for the Winery, as set forth in the accompanying application and trip generation worksheets.

² See Napa County Local Procedures for Implementing CEQA, Appendix B, Class 3, Item 10.

living space. There will be no winery use of the residential space; it will be the Oliai family's primary home. The actual square footage of the winery portion of the building will be only 3,689 square feet. An additional 1,471 square feet of outdoor production space will be fully covered for stormwater protection purposes. Further adding to the efficient use of space, the covered crush pad roof will serve as a residential deck – with no access for Winery guests. Winery equipment and mechanical areas will be screened from Silverado Trail, and not generally visible to the public.

The total coverage of the parcel, and accessory to production ratios, are within the County limits. Winery coverage is only 3%. Given the small production space the accessory/production ratio is 38% for the small office and tasting room.

There are currently two residential structures on the subject property. The project will abandon one of those residences. Being in the Agricultural Preserve (AP) zoning district, this parcel could not have two residences on it if constructed today. Thus, abandoning the prior non-conformance is consistent with the general plan, and a significant concession by the Winery. By approving this project, the parcel will be in conformance with current zoning designations, with one combined residence and Winery structure.

b) Variance – Construct residential/winery structure within road setback on Silverado Trail

The subject parcel lies between Silverado Trail and the Napa River and its Floodway. Section 18.112.060 of the Napa County Code dictates that a 70 foot road setback is established for Silverado Trail. The closer of the existing residences on the property is sited approximately 114 feet from the Silverado Trail centerline. Alta proposes to build its new residential/winery structure at that 114 foot setback distance, 40% further from Silverado Trail than required for a residence.

However, Napa County Code Section 18.104.230 requires a winery must be set back 600 feet from Silverado Trail. Alta cannot comply with the 600-foot setback without encroaching into the Napa River Floodway. In addition, complying with the 600-foot setback for the winery would potentially require two new buildings (Winery and residence) on the property instead of one combined structure. The property is directly adjacent to the river, and across the river from the City of Napa's Trancas Crossing Park. A variance will also allow the Winery to be located further from the park and the river, in addition to keeping the new building outside of the Floodway. A full analysis of the Variance Request is in Section III, below.

2. Days of the Week and Hours of Operation

The Winery will be in the family residence, and as such, does not propose to have any specific limitations on when the family may do winery-related work, but in general production hours will be between 7 am and 7 pm. The Winery will be open for visitors, including trade and winery deliveries, from 10 am to 7 pm seven days per week, except during harvest when it will operate up to 24 hours per day. Staying open until 7pm is intended to further reduce any already-minimal peak hour impacts of the Winery.

3. Employee Head Count

Alta Vineyards is and will remain a small family operation. Its only full-time "employees" are its family owners – Fred Oliai and his family. They will live on site – generating no commuting trips. The Winery plans to employ only one part-time employee to assist the family. Thus, the traffic impact of employees is minimal.

4. Visitation

Alta seeks to establish visitation at a level of only 10 patrons per day. This small handful of visitors will have no noticeable impact on traffic in the vicinity – indeed, it will be a reduction from the existing second residence. Alta’s water availability and wastewater capability exceed the amount required to accommodate this low level of visitation.

Even including 10 trips from the one proposed residence, 10 visitors per day, one part-time employee, and winery truck traffic will yield an average of only 19.7 daily trips. This figure is below the existing 20 trips from the two existing residences, less than half of that allowed by the County’s CEQA exemption, and below the 20-trip threshold of the County’s left-hand turn lane warrant for even its busiest roadway. Vineyard workers access the property at a different entrance than the Winery, located at the property’s southern edge. Thus, the Winery’s operations, including its proposed visitation level, will have no net impact on traffic to the property or the Winery driveway, which will be improved to 20 feet wide in compliance with current Road and Street Standards.

5. Additional Licenses

The Winery currently has state and federal licenses, and will require new and/or modified state and federal licenses to operate the new facility. Such licensing cannot be obtained until the Winery is closer to operating. No issues are anticipated in obtaining such licenses.

6. Water Supply and Disposal

RSA Civil was tasked with determining both the water availability and wastewater feasibility for the subject property. Their analyses are discussed in detail in the accompanying reports, and summarized below:

a) Water Availability

A groundwater recharge rate of 1.0 af/yr for valley floor was adopted for the 22.65 acre project parcel to give a total groundwater recharge of 22.65 af/yr for this parcel. The property’s current and proposed water usage consists of less than 8 af/yr. Indeed, as evidenced in the accompanying analysis, the proposed modifications for this project will result in a slight decrease in the use of groundwater on the parcel by 0.12 af/yr for a total annual usage of 7.76 af/yr – significantly less than the 22.65 af/yr estimated groundwater recharge rate for the parcel.

b) Wastewater Feasibility

(1) Domestic Wastewater – Sub Surface Drip

As discussed previously, Alta proposes to have no full time employees (other than the family that will live on site), one (1) part time employee, and ten (10) visitors per day. These levels will result in only 75 domestic gallons per day for the Winery, even including two family members as full-time Winery employees for purposes of flow calculation.

A septic system and dispersal field will be designed for the proposed Winery and residence. The accompanying wastewater feasibility study shows sufficient dispersal and reserve area for the system on the parcel.

(2) Winery Process Wastewater Characteristics

Process wastewater will be treated and recycled on site. The process wastewater will be treated by a Lyve treatment system (or equivalent) before it is surface dripped on vines. Details on the treatment system and application area are set forth in the accompanying RSA+ analysis. Further, the analysis sets forth a monthly water balance to provide a preliminary estimate of the amount of storage tanks

required for produced wastewater. Based on a monthly analysis, no storage is required on average. However, to ensure no oversaturation results a 10,000 gallon tank will be employed to store excess water that cannot be immediately discharged.

II. ADDITIONAL APPLICATION SECTION DISCUSSIONS

A. GRAPE SOURCING

Alta already has established approximately 15 net acres of vines on the property. The Winery will generally source grapes from these vines, as well as a small volume of grapes from the Winery's other vineyards, located on Atlas Peak and in the eastern hills. The Winery will be more than compliant with the County's 75% Napa grape source rule.

B. MARKETING PROGRAM

The Winery proposes to host only four (4) small marketing events per year. These events would entail charity events, wine club member events, and winemaker dinners totaling no more than 25 guests per event. Travel to such events will be coordinated by the Winery as needed to minimize the number of vehicles arriving for events to no more than 8 vehicles. Group transportation will be facilitated when feasible. Events will begin and end after the PM peak travel times, further minimizing their impact. There will be no visitation on event days.

Frequency: four (4) days per year
Number of persons: 25 persons per event
Time of Day: 6:00 PM - 9:00 PM
All cleanup to be completed by 10:00 PM

In addition, AB 2004 (Evans) consumption is proposed on the tasting room patio indicated on Sheet A0.04.

C. FOOD SERVICE

There will be no food preparation on site. Any food service for Winery guests will be catered, and, per County code, any "tours and tastings may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine." Marketing events may include wine-pairing dinners, which will be catered.

III. REASONS FOR GRANTING A VARIANCE

The narrative responses to the Variance Application form follow. Applicant submits that the 600-foot Silverado Trail setback requirement for wineries presents a substantial hardship on Applicant that similar properties in the AP zoning classification are not subjected to because the majority of Applicant's property is in the Floodway, which imposes substantial burdens on development. Applicant plans to build its house and Winery in one structure in the only available portion of the property that is not in the Floodway. Were it required to meet that setback requirement and develop a separate winery building on the property in the Floodway, the costs attendant to that separate construction and extensive Floodway construction requirements would render the project not viable, and essentially prohibit the project. It is also significantly more likely that a proposed project in the Floodway would not be

approved, depriving Applicant of its ability to use the property in a manner that same-zoned properties that are not restrained by the Floodway can.

Applicant respectfully submits that granting a variance here to allow the Winery to be combined with the residence in a single building outside of the Floodway is in the strong interests of the general plan and environmental policy goals of protecting the Napa River, consistent with the purpose and intent of Napa County Code Section 16.04, and meets all State and local legal requirements. The Floodplain Management provisions are intended to “minimize the potential for flood-related losses, both public and private...” NCC § 16.04.020. Building outside of the Floodway is the best way to accomplish this goal. Granting the variance would not provide the applicant with any special privileges inconsistent with the limitations upon other properties in the vicinity, will not authorize any activity not otherwise authorized by the zoning regulations, and will prevent applicant from being deprived of privileges enjoyed by other property in the vicinity under identical zoning classification. As such, an exception from the setback requirement is appropriate:

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

The parcel on which the proposed winery sits is wedged between Silverado Trail and the Napa River. All but a small corner of the property – where the existing houses are and proposed structure is to be located – lies within the Floodway of the river. The parcel is thus atypical of its neighbors even on the same portion of Silverado Trail but on the opposite side of the street. For example, Judd’s Hill Winery, located across Silverado Trail and just to the north, but setback 600 feet from the roadway, has no such restrictions from the Floodway, as the Floodway is only on the west side of Silverado Trail. Thus, the property is unique, in that its neighbors on the east side of Silverado Trail can meet the requirements without impacting the Floodway, while Alta cannot. As such, a variance is appropriate and required to allow Alta to build the Winery portion of its building outside of the Floodway.

Nearby parcels that are similarly situated to Alta between Silverado Trail and the Napa River likewise feature winery structures located farther from the river and closer to Silverado Trail. For example, Luna Vineyards’ parcel (approximately one mile north from the subject parcel on the west side of Silverado Trail) too is between the Napa River and Silverado Trail. Avoiding the river required the Luna winery to be closer to Silverado Trail – significantly closer to the road (less than 80-feet from the centerline) than the proposed Alta Winery. Yet, unlike Luna, Alta has a small portion of its property that is not in the Floodway. As such, with a variance it can avoid significant construction that would impact the Floodway or risk loss by being placed therein. Thus, Alta would only be similarly situated to other wineries in the area by the grant of the variance, not granted any special privilege, and asks to be afforded the ability to construct a winery facility while avoiding impacts on the Floodway.

The parcel is also atypical of similarly zoned parcels located slightly further north on Silverado Trail where the elevation brings the road further above the Napa River and its Floodway. As such, the 600-foot winery setback, which on a typical, similarly sized parcel would not create location issues for a winery, when applied to this unique parcel, would force a winery building to be built in the Floodway. It would also force the Winery to remove developed vineyard, replacing active agricultural land with a new structure.

The strict application of the winery setback rule to this parcel would deprive the Winery of the ability to build outside of the Floodway, creating an unnecessary hardship on the Winery and undermining the County's Floodplain Management regulations.

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

Absent granting such a variance, both the environment and the Winery will suffer genuine and unnecessary hardship. The Winery would be unable to utilize the property to its full potential without impacting the Floodway. The parcel is planted in approximately 15 net acres of vines. In order to make estate wine on the parcel, which is a property right that the parcel can exercise with a use permit, it needs to build a winery on the property. The applicants want to minimize the impact of the Winery on the environment, and as such, in order to preserve their enjoyment of their property rights, need relief from the provision that would otherwise force them to build their winery in the Floodway. The parcel has a relatively small buildable area located outside of the Floodway, which is the only portion of the property that has been built upon in light of the restrictions. This one corner of the property is noticeably elevated from the remainder of the property, raising it out of the Floodway. These hardships are not shared by other properties in the area because they are situated in ways that allow them to operate outside of the Floodway while meeting setback requirements or, alternatively, are located entirely in the Floodway where such impact is unavoidable.

Requiring the Winery to build a second, stand-alone winery building on the property located in the Floodway in order to operate is unnecessary, is contrary to the intent of the Floodplain Management regulations, could impact the Floodway and would place a zoning technicality above the best interests of the County and the property owner. The costs attendant thereto would be prohibitive, estimated at nearly a million additional dollars in costs and vineyard destruction just to comply with the Floodway regulations and construct the proposed structure near the river in the existing vineyard, even if only one structure were still to be built. (See RSA+ letter to W. Balcher, dated March 23, 2020.) But because no setback is required for the house, and the Oliai family would not desire nor be required to build their home in the Floodway in any event, the costs would increase by nearly \$2.5 million, as two structures would need to be built instead of the one proposed combined-use building now. (See MH Architects memo to W. Balcher, dated March 12, 2020 and accompanying alternative site plan.) The costs of building a separate winery building in the floodway would thus amount to an additional nearly \$3.4 million, a substantial and avoidable hardship.

As described in the accompanying preliminary analysis of RSA+ and MH Architects, the required Floodway study, extensive grading to offset the development to maintain the base flood level – the success of which is not guaranteed -- significant vineyard removal, and the costs attendant to construction two structures instead of one would be so expensive as to render the winery not feasible. Requiring the Applicant to nevertheless work in the Floodway in order to use the property would burden the Applicant in a way that other like-zoned properties in the same area are not so limited.

It would also significantly change the proposed project such that its likelihood of approval could be rendered suspect. Were the project proposed without the setback variance, a reasonable conclusion could be reached that it was inconsistent with the County's Floodplain Management regulations which are specifically designed to discourage development in the Floodway. The project was thus designed to avoid those concerns at the outset to protect Applicant's substantial rights to use and enjoy its property in similar ways to its neighbors.

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

There will be no negative impact on the health or safety of persons residing or working in the neighborhood of the property by the granting of the variance. To the contrary, any impact would be positive by avoiding work in the Floodway, and in the location of the current structures on the property. It will require building only one structure on the property instead of two.


Further, the variance will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The existing property features two old houses and a carport. Those structures will be replaced with one new residence with a winery on the ground floor. Even without the Winery on the ground floor, the same building could be built in the same place as purely a residence. Thus, the winery component of the structure that requires the variance will have little impact on the appearance of the property.

Moreover, applicant believes that locating the residence and Winery in one building located closer to Silverado Trail actually improves the property appearance for all of the Winery's neighbors. Doing so puts it further away from the Trancas Crossing Park on the west side of the river. It also places the building further from its neighbor to the south. By placing the structure where proposed, although closer, it will be less visible to the neighboring Strawberry Patch to the north, as a tall, dense stand of trees sits along the property line between the fruit stand and the proposed building: the Winery would actually be more visible from the Strawberry Patch if it were set further back on the parcel. Finally, there are no visible neighbors to the east, across Silverado Trail, that could be impacted by the building being located where proposed.

If any, the principal impact from locating the Winery closer to Silverado Trail would be on those driving past. But the proposed project would indeed be consistent with the other properties in the area from such a standpoint, with the Strawberry Stand, veterinarian clinic, and Luna Vineyards, for example, all located nearer to Silverado Trail. Moreover, the Winery's plans call for green screening between the building and the roadway. As such, the Winery will actually be less visible than the current, visibly unappealing, older structures, which are currently the first structures that are highly visible driving north on Silverado Trail into the County from the City of Napa. Applicant respectfully submits that its proposed structure represents a far more appealing first impression of Napa County to visitors than the property presents currently, and as such grant of the variance would be a positive to the community as a whole.

IV. CONCLUSION

The Oliai family and Alta Napa Valley Vineyards thanks you in advance for your attention to this project, and stands ready to provide any further information requested to facilitate the County's analysis of these requests.

	RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +	SERVING CALIFORNIA SINCE	1980	1515 FOURTH STREET NAPA, CALIFORNIA 94559 FAX 707 252.4966 OFFICE 707 252.3301
	HUGH LINN, PE, QSD, QSP PRINCIPAL + PRESIDENT	CHRISTOPHER TIBBITS, PE, LS PRINCIPAL + VICE PRESIDENT		
707 252.3301 RSAcivil.com	hLinn@RSAcivil.com	cTibbits@RSAcivil.com		RSAcivil.com

#4117016.0

March 23, 2020

Wyntress Balcher
 Napa County Planning, Building, and Environmental Services
 1195 Third Street, Suite 210
 Napa, CA 94559

RE: Alta Napa Valley Vineyards Variance
 Use Permit #P19-00372-UP & Variance #P19-00373-VAR
 APN: 039-270-005

Dear Wyntress:

RSA+ has reviewed the implications of meeting the 600-foot setback from Silverado Trail per 18.104.230. Meeting this setback requires the winery to be constructed in the floodway. Creating an obstruction in the floodway requires mitigation measures to offset the impact of the obstruction. The options for mitigation on this site are constrained by the Napa River and relatively flat slope of the site. Using the potential obstruction cross section, a possible mitigation grading area is shown on the attached exhibit. This exhibit was prepared based on 5' county contours and should only be considered to be at concept level. The floodway study outlined below would be needed to establish a more accurate extent of mitigation. Building in the floodway has additional requirements, as described below:

- Topographic survey of the top of the Napa River Bank, as well as the grading mitigation area and new winery location with additional road. We estimate that an area of 6 acres would require topographic mapping with a budget of \$15,000.
- A floodway study would be required using HEC-RAS modeling software to show that the mitigation grading would offset the obstruction and that the development would cause no rise in the base flood elevation. This study can incur costs of \$40,000-\$50,000, and there is no guarantee that the mitigative grading shown on the attached exhibit would offset flood elevation rise associated with the obstruction. There is also the possibility that there is no way to mitigate for the winery development on the property due to the flat slope of the site. This is all dependent on the results of the floodway study.
- Once a plan is established that shows base flood elevation will not rise as a result of the development, the associated grading work will add cost to the project. Based on the attached concept level exhibit, our estimate for this grading is approximately 600 cubic yards of soil removed from the back of the property. It is unlikely that this soil will be useful for building onsite, and will likely need to be off-hauled. This could result in an additional cost of \$15,000.
- The additional road length requires that roughly 500 feet of road be built, which has estimated associated design and construction costs of approximately \$150,000.

Received
 Mar 30 2020

- The larger footprint of the winery development and the associated mitigation grading results in the loss of an additional 120,000 square feet of vineyard removal. Valuing this at \$250,000 per acre, the loss would be approximately \$700,000..
- As a result of the mitigation grading, an as-built survey would need to be conducted to prove that the mitigation grading was done in accordance with the floodway study findings, adding approximately \$3,000 to the project costs.

Based on the floodway mitigation concept developed on County topographic mapping RSA+ estimates that the approximate costs of construction and permitting of the winery in the floodway could be in the order of \$900,000 if indeed flood mitigation is able to be achieved within the property limits. A more detailed flood study would be required to verify mitigation extent.

Please do not hesitate to contact me should you have any questions regarding the above.

Respectfully,

DocuSigned by:
Bruce Fenton
C91AA92030A3404...

Bruce Fenton, P.E.
Project Manager

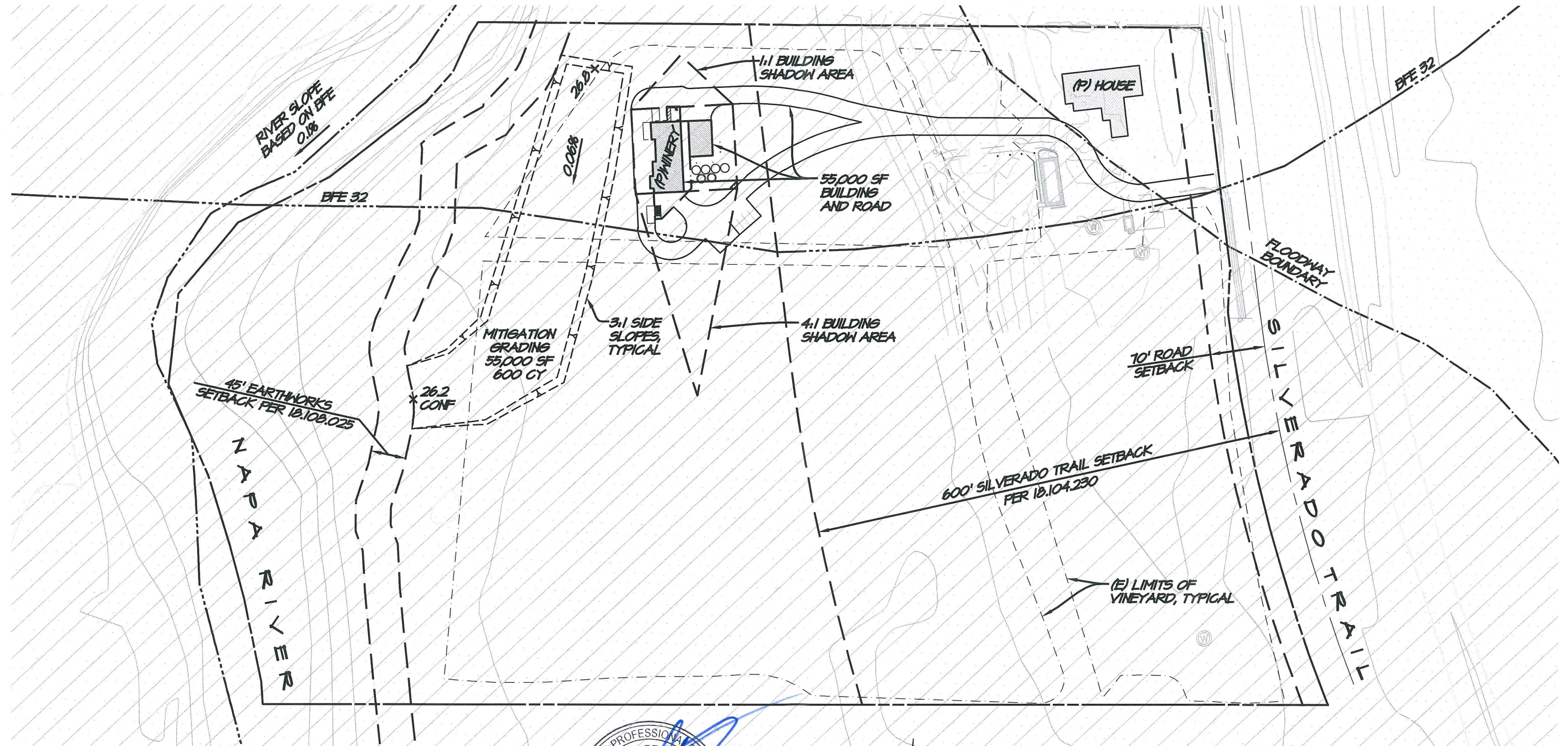


MS/ms

Encl. 600 Foot Setback Exhibit

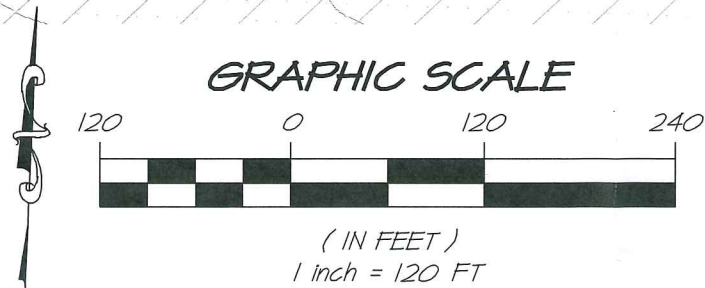
Received
Mar 30 2020

ALTA VINEYARDS POTENTIAL IMPLICATIONS OF MEETING 600' SETBACK



NOTES

1. A FLOODWAY STUDY WOULD BE NEEDED TO ESTABLISH A MORE ACCURATE EXTENT OF MITIGATION.
2. THIS EXHIBIT WAS PREPARED ON 5' COUNTY CONTOURS AND SHOULD BE CONSIDERED CONCEPT LEVEL ONLY.



NOT FOR CONSTRUCTION



RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS

MARCH 11, 2020 4117016.0 Exh-600

Received

Mar 30 2020



MH ARCHITECTS

2325 3rd st. studio 426
san francisco, ca 94107
info@matthollis.com
matthollis.com
415 977 0194



MEMO

Date: 03.12.20

To: Wyntress Balcher
Napa County Planning, Building, and Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Alta Napa Valley Vineyards Variance
Use Permit #P19-00372-UP & Variance #P19-00373-VAR
APN: 039-270-005

Dear Ms. Balcher:

In response to your letter dated January 30, 2020 requesting evidence to highlight hardships associated with siting the winery within the Floodway, MH Architects has composed an alternative sketch Proposed Site Plan – Option B A2.0. In the original design described in the 11.20.19 Use Permit Set, the second-floor residence is located on the roof of the winery. The combined structure is sited outside the Floodway in the general area of the existing residences. In contrast to the original site strategy, the new alternative site plan describes the winery component of the project separated from the residential component. The proposed winery is located beyond the 600-foot setback from Silverado Trail but the proposed residence is located within the general area of existing residences on the site.

Financial hardships associated with decoupling the winery from the residence are generated construction challenges. Essentially the construction project becomes two construction projects. Cost-impact issues of the alternative site strategy may be summarized as follows:

- The alternative strategy will require twice as much site work including grading, soil compaction, and impervious surfaces for driveways.
- The alternative strategy will require substantial duplication of site utilities and infrastructure. Economies that were optimized in the original design which utilized a compact footprint are no longer applicable with a dispersed campus of buildings. Electrical, plumbing, and mechanical equipment will no longer be centralized but rather require redundant components or extensive pipe routing in order to serve both buildings.
- The alternative strategy will be more challenging to address life-safety and fire protection requirements as required by CalFire. Although the same fire protection water supply reservoir may be used for both buildings, additional piping for fire sprinklers and fire hydrants will be routed to serve the dispersed campus.



MH ARCHITECTS

2325 3rd st. studio 426
san francisco, ca 94107
info@matthollis.com
matthollis.com
415 977 0194



In summary, the alternative strategy will cost substantially more than the original site strategy. The redundancy of the various components listed above will impact the estimated construction budget as follows:

Room	Function Use	Conditioned/ Unconditioned	Square Footage	Estimated \$/ SF	Estimated Cost: Combined Winery and Residence	Estimated Cost: Decoupled winery and Residence
FIRST FLOOR						
01 Crush Pad	Manufacturing Area	Unconditioned	875.61	400 \$	350,244.00	525,366.00
02 Fermentation	Manufacturing Area	Conditioned	1023.2	625 \$	639,500.00	959,250.00
03 Barrel Aging	Storage	Conditioned	1199.66	625 \$	749,787.50	1,124,681.25
04 Office	Business	Conditioned	355.93	500 \$	177,965.00	266,947.50
05 Break Room	Business	Conditioned	136.29	500 \$	68,145.00	102,217.50
06 Case Goods	Storage	Conditioned	167.45	300 \$	50,235.00	75,352.50
07 Staff WC	Restroom	Conditioned	69.46	500 \$	34,730.00	52,095.00
08 Guest WC	Restroom	Conditioned	72.84	500 \$	36,420.00	54,630.00
09 Mechanical Area	Storage	Unconditioned	241.66	300 \$	72,498.00	108,747.00
10 Electrical Closet	Storage	Unconditioned	88.86	500 \$	44,430.00	66,645.00
11 Fire Pump Room	Storage	Unconditioned	137.21	500 \$	68,605.00	102,907.50
12 Elevator Mechanical Room	Residential	Unconditioned	33.08	1000 \$	33,080.00	-
13 Residential Elevator	Residential	Unconditioned	37.44	1000 \$	37,440.00	-
14 Residential Stairs	Residential	Unconditioned	178.66	600 \$	107,196.00	-
15 Passageway	Assembly Circulation	Unconditioned	898.82	200 \$	179,764.00	269,646.00
16 Preparation Room	Assembly - Unconcentrated	Conditioned	118.55	500 \$	59,275.00	88,912.50
17 Tasting Room	Assembly - Unconcentrated	Conditioned	545.97	600 \$	327,582.00	491,373.00
18 Tasting Room Patio	Assembly - Unconcentrated	Unconditioned	253.02	400 \$	101,208.00	151,812.00
19 Trash	Storage	Unconditioned	335.55	250 \$	83,887.50	125,831.25
20 Garage (Residential)	Residential	Unconditioned	272.96	250 \$	68,240.00	102,360.00
21 Janitor Room	Storage	Unconditioned	33.82	300 \$	10,146.00	15,219.00
		TOTAL	7076.04		\$ 3,300,378.00	\$ 4,683,993.00
SECOND FLOOR						
Residential	Residential	Conditioned	3572.67	500 \$	1,786,335.00	2,679,502.50
Patio	Residential	Unconditioned	2122.18	175 \$	371,381.50	557,072.25
		TOTAL	5694.85		\$ 2,157,716.50	\$ 3,236,574.75
		GRAND TOTAL	12770.89		\$ 5,458,094.50	\$ 7,920,567.75

Per the table above, MH Architects estimates that the increased construction budget associated with the Decoupled Winery and Residence site strategy will be approximately \$2,462,473.25.

Please review and let me know if you have any questions.

Sincerely,

Matt Hollis
Principal Architect AIA, LEED AP
MH Architects

Notes

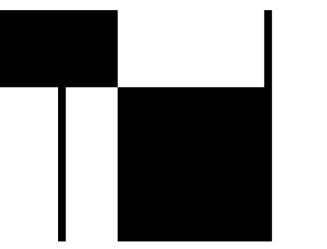
For following information please see the civil drawings:

- Existing and proposed water, wastewater, and stormwater treatment systems
- Existing and proposed paths of drainage to, from, and across the site
- Limits of the extent of disturbed soil area proposed. Include quantity of disturbed soil area and estimated earthwork quantities
- Utility lines or service points of connection



Proposed Buildings

2 Site Plan
1/64" = 1'-0"



MH ARCHITECTS
2325 3rd st. studio 426
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



ALTA NAPA VALLEY VINEYARDS, LLC.

NEW CONSTRUCTION

**2125 Silverado Trail
Napa CA 94558
APN: 039-270-005**

REV DATE

Date: 08.26.19
Drawn By: HZK, FY
Project No.: 1820
Scale: As Noted

Proposed Site
Plan - Option B

SHEET NO.:
A0.02

