



NAPA COUNTY CONSERVATION • DEVELOPMENT
and PLANNING DEPARTMENT

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DATE OF HEARING: AUGUST 18, 2004

AGENDA ITEM #10 & 11

SUMMARY FOR: CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

CASE: #P04-0329-VAR / #P04-0180-UP: OUTPOST WINES

LOCATION: THIS PROJECT IS LOCATED ON A 42.30 ACRE PARCEL ON THE SOUTH SIDE OF SUMMIT LAKE DRIVE APPROXIMATELY 3/4 MILE FROM ITS INTERSECTION WITH WHITE COTTAGE ROAD NORTH WITHIN AN AW (AGRICULTURAL WATERSHED) ZONING DISTRICT. (APN: 018-200-026) 2075 SUMMIT LAKE DRIVE, ANGWIN.

PROJECT REQUEST: APPROVAL OF A VARIANCE TO THE WINERY ROAD SETBACK REQUIREMENTS SET FORTH IN SECTION 18.104.230 (A) OF THE COUNTY CODE TO ALLOW TWO WINERY BUILDINGS TO ENCROACH 20 TO 40 FEET INTO THE REQUIRED 300 FOOT SETBACK FOR PRIVATE ROADS.

APPROVAL TO MODIFY A SMALL WINERY USE PERMIT EXEMPTION TO: (1) INCREASE PRODUCTION CAPACITY FROM 20,000 GALLONS TO 30,000 GALLONS PER YEAR; (2) REPLACE TWO BUILDINGS TOTALING 2,700 SQUARE FEET WITH TWO BUILDINGS TOTALING 6,820 SQUARE FEET FOR A WINERY TOTALING 6,820 SQUARE FEET; (3) 2,335 SQ. FT. COVERED FERMENTATION BUILDING (ENCLOSED ON THREE SIDES) AND 3,500 SQ. FT. UNCOVERED CRUSH PAD (4) ALLOW CUSTOM CRUSHING ACTIVITIES (CRUSHING, FERMENTATION, BARREL AGING, AND BOTTLING) FOR 3 CUSTOM PRODUCERS UTILIZING 50% (15,000 GALLONS PER YEAR) OF THE TOTAL APPROVED WINERY PRODUCTION CAPACITY; (5) ADD TOURS AND TASTING BY APPOINTMENT ONLY WITH 4 VISITORS PER DAY, WITH AN AVERAGE OF 6 VISITORS PER WEEK; (6) ADD A MARKETING PLAN WITH FIVE EVENTS PER YEAR WITH A MAXIMUM OF 25 PEOPLE PER EVENT AND TWO EVENTS PER YEAR WITH A MAXIMUM OF 50 PEOPLE PER EVENT; (7) ADD ONE PART-TIME EMPLOYEE FOR A TOTAL OF ONE FULL AND TWO PART-TIME EMPLOYEES; AND, (8) CONSTRUCT A SPECIAL DESIGNED WASTEWATER SYSTEM.

OWNER: OUTPOST WINES, LLC.

APPLICANT/REPRESENTATIVE: OUTPOST WINES / JON WEBB

ZONING: AW (AGRICULTURAL WATERSHED)

GENERAL PLAN DESIGNATION: AWOS (AGRICULTURAL WATERSHED, OPEN SPACE)

ACRES: 42.30

CASE HISTORY/BACKGROUND: SMALL WINERY USE PERMIT EXEMPTION WAS APPROVED IN 1987 FOR 20,000 GAL/YR WITH A 1,548 SQ. FT. WINERY BUILDING. A MODIFICATION TO SMALL WINERY USE PERMIT WAS APPROVED IN 1990 TO CONSTRUCT A SHED ROOF AND CATWALK OVER A 1,020 SQ. FT. CRUSH PAD WITH A 2,500 SQ. FT. UNCOVERED CRUSH PAD.

STAFF RECOMMENDATION: ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND APPROVAL OF VARIANCE #P04-0329-VAR AND USE PERMIT #P04-0180-UP WITH THE ATTACHED CONDITIONS

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
CONSERVATION & DEVELOPMENT PLANNING COMMISSION
USE PERMIT #P04-0180-UP

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of August 18, 2004

APPLICANT/OWNER: Outpost Wines, LLC

PLANNER ASSIGNED: Naomi Beattie, Planner II

FILED: March 25, 2004

PROJECT DESCRIPTION: Use Permit P04-0180 to modify an existing winery as specified below.

PRODUCTION CAPACITY: 30,000 gal/yr (20,000 gal/yr existing)

TOTAL SQ.FT. OF WINERY: 9,155 sq. ft. and 3,500 sq. ft. uncovered crush pad

HOURS OPERATION: 7AM to 5PM, M-F (weekends during harvest)

SQ.FT. OF OTHER ACCESORY USES: 616 sq. ft. (office/conference, tasting area)

OF MARKETING EVENTS/YEAR:

Daily Tours/Tasting (by appt.): 4 people per day maximum with an average of 6 people per week

Food and Wine Pairing for Trade (catered): 3 events per year/25 people per event

Food and Wine Pairing Events: 2 events per year/25 people per event

Harvest Event: 2 events per year/50 people maximum

OF EMPLOYEES (F/T AND/OR P/T): 1 F/T and 2 P/T (no changes)

LOCATION: This project is located on a 42.30 acre parcel on the south side of Summit Lake Drive approximately 3/4 mile from its intersection with White Cottage Road North within an AW (Agricultural Watershed) zoning district. (APN: 018-200-026) 2075 Summit Lake Drive, Angwin.

FINDINGS:

BACKGROUND INFORMATION/ DETAILS OF REQUEST:

1. The applicant is requesting approval to modify a Small Winery Exemption Permit to replace the existing winery buildings totaling 2,500 sq. ft. with a new 5,200 sq. ft. barrel building(s), 1,620 sq. ft storage/office/hospitality building, 2,335 sq. ft. fermentation building (enclosed on three sides), and 3,500 sq. ft. uncovered crush pad. 50% of the proposed production capacity, or 15,000 gallons is to be made available for custom production by up to three (3) custom clients, who may be either alternating proprietors or contract customers. Custom production activities will consist of crushing, fermentation, barrel ageing, and bottling. No office facilities, retail sales, tours/tasting, or marketing events are proposed for the custom clients. The property is developed with 18.5-acres of vineyards, a single-family dwelling, guest cottage, and a winery. Access to the winery will be from an existing driveway on Summit Lake Drive (40 foot ROW).

2. ADJACENT LAND-USE/ZONING/ACREAGE

DIRECTION	LAND-USE	ZONING	ACREAGE
North	Rural residential / Winery w/ vineyard	AW	9.9 / 20.72
South	Rural residential / Vacant	AW	24.47 / 40.05
East	Winery w/ vineyard / Rural residential	AW	20.72 / 26.12
West	Rural residential / Winery	AW	12.51 / 20.19

3. **History of Compliance:** All of the conditions of approval for Small Winery Exemption Permit approved in 1987 have been met. The Planning Department has no record of non-compliance this winery (Previously Lamborn and Pringle Winery).

4. The proposed structures will be a maximum of 30 feet in height. The building(s) will be steel frame construction, corrugated metal roofing, and painted board and batten siding with a stone veneer base.

5. Five marketing events, involving food that will be catered and wine tastings are proposed during the year, with a maximum of 25 persons invited to such events. Two "Harvest" events are proposed for a maximum of 50 persons invited. All events are proposed to occur on the weekends only. Tours and tasting by appointment for are also proposed at the winery facility.

6. Details of the proposal are contained in the attached supplemental information sheet and accompanying materials.

7. Comments and recommendations from various County departments are attached.

ENVIRONMENTAL ANALYSIS:

8. An Initial Study has been prepared for the project, which identified the following potential significant environmental impacts. Based on the information contained on the Napa County environmental resource maps and submitted information the following are discussed below:

AESTHETICS: The project site is located approximately 3/4 mile from the nearest public road (White Cottage North) and 260 feet from the private portion of Summit Lake Drive. The new winery structures will be sited on the north side of the parcel, in the vicinity of the existing winery structures. The uncovered crush pad will be surrounded by the new winery structures, lessening the visual impact to the road and offsite residences. A significant amount of mature natural vegetation buffers its visibility from Summit Lakes Drive and the residences located to the north and west of the proposed winery site.

BIOLOGICAL: The subject parcel is located within the Lake Hennessey and Freisen Lakes Municipal Watershed. This project is proposing to remove approximately 0.1-acre area (12 oak trees) of existing tree canopy on slopes less than 5%. All trees larger than 6" DBH are required to be replaced on a 2:1 ratio (see mitigation measure below). The project is consistent with biological resource policies relative to the County General Plan and the County Conservation Regulations. The proposed project does not involve any work to take place within required stream setbacks per Chapter 18.108 of the Napa County Code.

Mitigation Measure:

The removal of existing native trees shall be minimized to the greatest extent possible. No trees outside the development footprint of the winery building and associated improvements

larger than 6" in diameter shall be removed to construct this winery and related improvements unless specifically authorized by the Napa County Planning Department. Temporary protective fences at the driplines to each tree within 50 feet of the areas to be disturbed shall be installed. The total number of native trees authorized to be removed shall be replaced at a ratio of 2:1 prior to occupancy of the winery facility. The size of the replacement trees shall be at least 24-inch box field grown with a general caliper of 2.5 inches. Replacement trees shall be selected from locally grown native stock adapted to local conditions.

HYDROLOGY & WATER QUALITY: A Phase 1 water study was prepared for the project. There is an existing well with a production of 40 gallons per minute on the property that will supply the water used for wine processing and domestic purposes. The winery facility will use .80 acre-feet of water per year. The existing residence on the property uses approximately .50 acre-feet of water per year. The amount of well water used on the parcel is 10.6 acre-feet per year. The location of the winery facility is not in a recognized groundwater deficient area. The proposed winery will not have a significant effect on groundwater levels. The Department of Public Works has determined that the estimated water demand is below the established threshold for the property, and no further studies are needed. The parcel is located within the Lake Hennessey and Freisen Lakes Municipal Watershed. Proposed construction will occur on slopes ranging from 1% to 8%, with an average of 4%.

Mitigation Measure:

The applicant shall submit to the Planning Department for review and approval prior to commencing any work, a Standard Measures Erosion Control Plan for construction of the winery and associated improvements. All earthmoving activities shall be limited to the period of April 1st through September 1st of each year.

TRANSPORTATION & UTILITIES: Traffic generated by the project is expected to be minimal. Access to the winery is from a private road that is located off of White Cottage Road North. This project is expected to generate approximately 12 vehicle trips per peak day (employees and visitors), 22 non-crush truck trips per year, and 9 crush truck trips (4-6 week crush period). The most recent traffic count for Summit Lake Drive was 402 just west of the intersection with White Cottage Road (7/15/1999). Summit Lakes Drive was accepted into the County system in 1947. The maintained portion begins at White Cottage Road North and is about 2,000 feet long. The private portion of Summit Lake Drive is 40 feet wide.

SEWER OR SEPTIC: The Department of Environmental Management has reviewed the project and has determined that there are no major limitations of the property's ability to support the use of the proposed special design sewage disposal system (Pressure Distribution). Environmental Management has recommended approval of the project subject to certain conditions of approval, which they have provided. With the proper approvals and a plan designed by a licensed professional, this project would result in a less than significant impact.

9. The proposal has been found to have no significant adverse effect on wildlife resources as defined in Section 711.2 of the Fish and Game Code. The project is not located within a stream setback area nor will it require any construction activity to take place within stream setback areas.

10. The project will not result in significant environmental effects, either individually or cumulatively. A Mitigated Negative Declaration is recommended. See attached copy.

↓ **PLANNING AND ZONING ANALYSIS:**

The proposed replacement winery structures (fermentation, barrel building(s) and uncovered crush pad) encroach into the 300-foot private road setback. To approve the proposed Use Permit request as proposed, a variance from the 300-foot private road setback requirements must first be approved.

The following findings must be made in order to approve the Variance:

11. That the procedural requirements set forth in this chapter (Chapter 18.128 Variances) have been met.

Analysis: The applicant has submitted an application for a variance to the 300-ft. winery setback requirements from private roads. A statement outlining the reasons for the request, along with the required processing fees, accompanies the application. Site plans depicting the location of the project and elevation drawings of the proposed winery have also been submitted. Noticing and public hearing requirements have been met.

12. Special circumstances exist applicable to the property, including size, shape, topography, location or surroundings, because of which strict application of the zoning district regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Analysis: Due to topography and the restrictions on development within a Municipal Watershed, strict application of the zoning district regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The subject parcel exceeds the minimum parcel size of ten (10) acres required to develop a winery within the AW zoning district. There are alternative locations where the new winery structures could be located but would require the removal of vineyards and earth-disturbing activities to occur on slopes greater than 15%. The new structures have been located the furthest away from the road. They cannot be located any further without encroaching into steep slopes and terrain.

13. The grant of the variance is necessary for the preservation and enjoyment of substantial property rights.

Analysis: Wineries are permitted to be located or operated on parcels zoned AW only if the single parcel on which it is located meets a minimum of ten (10) acres. The subject parcel is approximately 42.30 acres, which meets this minimum requirement of ten (10) acres. The proposed project meets all other development requirements with the exception of required road setbacks established for wineries.

14. The grant of the variance will not adversely affect the public health, safety or welfare of the county of Napa.

Analysis: There is nothing included in the variance proposal that would result in a measurable impact on the public health, safety, or welfare of the County of Napa. This parcel is located within a Municipal Watershed. All development within this designated sensitive area is encouraged to occur on slopes less than 5% to minimize soil erosion and potential impacts to the water supply. The project proposes to utilize an area on the parcel that is already occupied by a winery, which would reduce the amount of grading/excavation required with a new site. The project will occur on slopes averaging 4%. The potential impacts associated with earthmoving activities within a Municipal Watershed outweigh the visual impacts that are associated with structures located within the required 300-foot road setback established for

wineries. The site has a substantial amount of existing landscaping which serve to screen the new construction from offsite residences and the roadway.

15. The grant of the variance would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the impacted groundwater basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080 of this code.

Analysis: The Phase 1 water study prepared for the project and reviewed by The Department of Public Works showed that the estimated water demand of **10.6 AF/YR** is below the established threshold of **21.15 AF/YR** for the property, and, therefore, the projected water use for this project is not expected to have a significant effect on the static water levels of neighboring wells or the groundwater table.

The following findings must be made in order to approve the Use Permit:

16. The Commission has the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.

Analysis: The project is consistent with the **AW** zoning district regulations that apply to this property which permit winery operations with use permit approval. A winery (as defined in (§18.08.640) and uses in connection with a winery (§18.16.030(F&G) are permitted in an **AW** zoned district with an approved use permit. Provisions required under the Winery Definition Ordinance (ORD. 947, 1990) and Napa County Code (zoning regulations as amended) can be met.

17. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.

Analysis: The use permit application has been filed and notice and public hearing requirements have been met. The hearing notice and intent to adopt a Negative Declaration were posted on July 28, 2004 and copies were forwarded to the appropriate persons on the mailing list. The written comment period was July 28, 2004 to August 18, 2004.

18. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

Analysis: Granting the Use Permit for the winery as proposed and conditioned will not affect the health, safety or welfare of the County. Various County departments have reviewed the project and commented regarding water, waste water disposal, access, and building permits and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the protection of the public health and safety.

19. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

Analysis: Compliance with the Zoning Ordinance

Provision	Required	Proposed
Height	<35 feet	30 feet
Setbacks	Front - 300' Side - 20' Rear - 20'	260 feet 56 feet 277 feet

Parking	N/A	6 spaces
Site Coverage	<15 acres or 25% of the parcel size	±20,260 sq.ft. or <1% of the 42.30 acre parcel
Lot Size	10 acre minimum	42.30 acres
Accessory winery uses	<40% of production facility	5% or 616 sq. ft.
Grape Source	>75%	Submitted & conditioned
Marketing	N/A	5 Events/year 25 Maximum people/event 2 Harvest Events/year 50 Maximum people/event

Analysis: Compliance with the General Plan

- The goals established by the County General Plan are to plan for agriculture and related activities as the primary land use in Napa County and to concentrate urban uses in the County's existing cities and urban areas. The County will enact and enforce regulations that will retain agriculture as a major source of income and employment in Napa County. The Winery Definition Ordinance (WDO) was established to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. The proposal is consistent with the General Plan.
- Agricultural policy 3.11 of the County General Plan recognizes wineries, and any use clearly accessory to the winery, as agriculture. The Land Use Standards of the General Plan, subsection 3(F)(8) and subsection 3(F)(7), list the processing of agricultural products as one of the general uses recognized by the AWOS land use designation. The proposed project provides for the continuation of agriculture as the predominant land use and is consistent with the General Plan.
- The General Plan allows wineries in agriculturally designated areas.

20. That, in the case of other groundwater basins, or areas which do not overlay an identified groundwater basin, substantial evidence has not been presented which demonstrates that the new water system or improvement might cause a significant adverse affect on any underlying groundwater basin, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under section 13.15.070 or 13.15.080 of this code.

The Phase 1 water study prepared for the project and reviewed by The Department of Public Works showed that the estimated water demand is below the established threshold for the property, and, therefore, the projected water use for this project is not expected to have a significant effect on the static water levels of neighboring wells or the groundwater table.

RECOMMENDATION:

ENVIRONMENTAL:

1. Find that the Planning Commission has read and considered the Mitigated Negative Declaration prior to taking action on said Mitigated Negative Declaration and the proposed project.
2. Find that the Mitigated Negative Declaration is based on independent judgment by the Planning Commission.

3. Find that the Mitigated Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act.
4. Find that as mitigated, there is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.
5. Find that the Secretary of the Planning Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Conservation, Development & Planning Department, 1195 Third Street, Room 210, Napa, California.
6. Find that considering the record as whole there is no evidence that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
7. Adopt the Mitigated Negative Declaration, including the Project Revision Statement with incorporated Mitigation Measures.
8. Adopt the attached mitigation monitoring and Reporting Program.

PLANNING:

9. **APPROVAL** of the Use Permit based on findings 11-20 and subject to the attached conditions of approval.

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**CONDITIONS OF APPROVAL
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1. **SCOPE:** The permit shall be limited to:

- Wine production of no more than 30,000 gallons per year
- Construction of a three buildings: 5,200 square foot barrel building, 2,355 square foot fermentation building (enclosed on three sides), and 1,620 square foot building for hospitality, lab and storage use for a winery totaling 9,155 square feet.
- Construction of a 3,500 square foot uncovered crush pad.
- Custom production activities (crushing, fermenting, barrel aging, and bottling) for a maximum of 3 custom producers utilizing a maximum of 15,000 gallons of the winery's proposed 30,000 gallon per year capacity. Custom production will not include case goods storage, retail wine sales, offices, wine tasting, or distribution/shipping.
- Retail sales and tours and tasting by appointment only.
- Establish a Marketing plan as discussed below
- Construction of an engineered wastewater system.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process.

2. **MARKETING:** Marketing events shall be limited as follows:

- a. Private promotional tasting with meals (trade only):
Frequency: 3 times per year
Number of persons: 25 maximum
Time of Day: 11:00 AM to 10:00 PM
- b. Private promotional tasting with meals:
Frequency: 2 times per year
Number of persons: 25 maximum
Time of Day: 11:00 AM to 10:00 PM
- c. Harvest Event:
Frequency: 2 times per year
Number of person: 50 maximum
Time of Day: 11:00 AM to 10:00 PM

"Marketing of wine" means any activity of a winery identified in this paragraph which is conducted at the winery and is limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis, and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development. (Ord. 1104 § 11, 1996; Ord. 947 § 9 (part), 1990; prior code § 12071). All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 5:30 PM.

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3. TOURS AND TASTING:

Tours and tasting and retail sales shall be by appointment only for a maximum of 4 persons/day and 6 persons/week and are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Tours and tasting shall complete by 4:00 PM. Retail sale of wines shall complete by 4:30 PM and shall be limited to only those fermented and bottled on-site by the winery operator. A log book (or similar record) shall be maintained which documents the number of visitors to the winery; and the dates of their visit. This record of visitors shall be made available to the Department upon request.

4. GRAPE SOURCE:

At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis by December 31 the source of grapes verifying that 75% of the approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.

5. SIGNS:

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. All signs shall meet the design standards as set forth on Section 18.116 of the County Code. At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting by Prior Appointment Only".

6. GATES/ENTRY STRUCTURES:

Any gate installed at the winery entrance shall be reviewed by the Planning and Public Works Departments and the Napa County Fire Department to assure that it is designed to allow a large vehicles such as motorhomes to turn around if the gate is closed without backing into the public roadway and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the County Code.

7. LIGHTING:

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction of the winery, two (2) copies of a separate detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval.

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8. LANDSCAPING/PARKING:

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view the structures. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations, no parking shall occur within the R-O-W of Summit Lake Drive. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

9. OUTDOOR STORAGE/SCREENING/UTILITIES:

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

10. RENTAL/LEASING:

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010)

11. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of July 19, 2004

Department of Public Works as stated in their letter of May 21, 2004

County Fire Department as stated in their letter of April 8, 2004

Building Division as stated in their letter of April 5, 2004

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12. SPOILS:

All spoils generated by construction of the project facilities, including cave spoils, shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy. All spoils shall be located on slopes less than 5%.

13. WELLS:

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.

14. NOISE:

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Section 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road condition require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings.

15. COLORS:

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding vegetation and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be prohibited.

16. DUST CONTROL:

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Construction activities shall not occur during windy periods.

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17. ARCHEOLOGICAL FINDING:

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The Department will be contacted for further guidance, which will likely include the requirement for the applicant to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

18. TRAFFIC:

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per the Department of Public Works shall be maintained in good working condition.

19. STORM WATER CONTROL:

For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

20. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$88.00/hour as of December, 2002). Violations of

**CONDITIONS OF APPROVAL
OUTPOST WINES
#P04-0180
APN: 18-200-026**

conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.

PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM

Outpost Wines / P04-0329-VAR/P04-0180-UP
APN: 18-200-026

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
List Initial Study Section (e.g. Aesthetics)			
BIOLOGICAL RESOURCES (Section IV)			
<ul style="list-style-type: none"> The removal of existing native trees shall be minimized to the greatest extent possible. No trees outside the development footprint of the winery building and related accessory activities larger than 6" in diameter shall be removed to construct this winery and related improvements unless specifically authorized by the Napa County Planning Department. Temporary protective fences at the driplines to each tree within 50 feet of the areas to be disturbed shall be installed. The total number of native trees authorized to be removed shall be replaced at a ratio of 2:1 prior to occupancy of the winery facility. The size of the replacement trees shall be at least 24-inch box field grown with a general caliper of 2.5 inches. Replacement trees shall be selected from locally grown native stock adapted to local conditions. 	<ol style="list-style-type: none"> 1. Planning Department 2. Applicant 	<ol style="list-style-type: none"> 1. Prior to issuance of building permit. 2. During final inspection or prior to final occupancy. 3. Department will spot check and investigate on a complaint basis. 	
HYDROLOGY AND WATER QUALITY (Section VIII)			
<ul style="list-style-type: none"> The applicant shall submit to the Planning Department for review and approval prior to commencing any work, a Standard Measures Erosion Control Plan for construction of the winery and associated improvements. All earthmoving activities shall be limited to the period of April 1st through September 1st of each year. 	<ol style="list-style-type: none"> 1. Building/Planning Department 	<ol style="list-style-type: none"> 1. Prior to issuance of building permit. 2. During final inspection or prior to final occupancy. 	

PROJECT REVISION STATEMENT

OUTPOST WINES WINERY
#P04-0329VAR and P04-0180-VAR
APN: 18-200-026

I hereby revise my request to include the mitigation measures specified below:

1. The applicant shall submit to the Planning Department for review and approval prior to commencing any work, a Standard Measures Erosion Control Plan for construction of the winery and associated improvements. All earthmoving activities shall be limited to the period of April 1st through September 1st of each year.
2. The removal of existing native trees shall be minimized to the greatest extent possible. No trees outside the development footprint of the winery building and related accessory larger than 6" in diameter shall be removed to construct this winery and related improvements unless specifically authorized by the Napa County Planning Department. Temporary protective fences at the driplines to each tree within 50 feet of the areas to be disturbed shall be installed. The total number of native trees authorized to be removed shall be replaced at a ratio of 2:1 prior to occupancy of the winery facility. The size of the replacement trees shall be at least 24-inch box field grown with a general caliper of 2.5 inches. Replacement trees shall be selected from locally grown native stock adapted to local conditions.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.


Signature of Owner(s)
Interest

FRANK DOTZLER
Print Name

NAPA COUNTY
 CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
 1195 Third Street, Room 210 . Napa, California 94559 . (707) 253-4416

APPLICATION FOR
 SMALL WINERY USE PERMIT EXEMPTION

Please fill in all appropriate information
 Items in () are County Requirements for Use Permit Exemption

Proposed Winery Name: LAMBORN FAMILY VINEYARDS Assessor's Parcel No.: 18-200-2026

Applicant's Name: Robert Lamborn Telephone No.: 707/965-2811

Address: 2075 Summit Lake Drive Angwin CA 94508
 No. Street City State Zip Code

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Robert Lamborn

Address: 1026 Mountain Blvd. Oakland, CA 94611 Telephone No.: 415/547-4641 (W)
415/547-3949 (H)
 No. Street City State

f. Operating Features: (Check the appropriate spaces)

CRUSHING FERMENTATION STORAGE/AGING BOTTLING/PACKING

SHIPPING VIA: self ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING

OTHER: None

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 1200 GAL/YEAR
 (NOT TO EXCEED 20,000 GAL.)

ULTIMATE PRODUCTION CAPACITY 1800 GAL/YEAR

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

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

NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 2 FULL TIME 1 PART TIME 1
 (Proposed) (Proposed)

NO. VISITORS ANTICIPATED: PER DAY 0 PER WEEK 0

FOR COUNTY USE ONLY	
YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 JAN 21 1987

Napa County Conservation
 Development & Planning Department

2. Building Features: (Wood, stucco or rock facing required on any non-historic structures).

FLOOR AREA: EXISTING STRUCTURES 648 SQ. FT. NEW CONSTRUCTION 900 SQ. FT.

TYPE OF CONSTRUCTION: Wood frame

TYPE OF EXTERIOR WALL FACING: 5/8" DF plywood

TYPE OF ROOF: Corrugated iron

MAX. HEIGHT (FT.): EXISTING STRUCTURES 14' PROPOSED STRUCTURES 14'
(Height 35')

COMPLIANCE WITH THE U.S. SECRETARY OF INTERIOR'S
"STANDARDS FOR REHABILITATION" AND ASSOCIATED
"GUIDELINES FOR REHABILITATING HISTORIC STRUCTURES" NA YES NO

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: NONE

TYPE OF SHIELDS TO BE INSTALLED
ON EXTERIOR LIGHTS: DOWNWARD FACING

WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED:
(Not less than 100 ft. is located with County designated high fire risk
area). 200 FT.

METHOD OF DOMESTIC WASTE DISPOSAL: Septic tank

METHOD OF INDUSTRIAL WASTE DISPOSAL: #2 Septic tank

3. Site Characteristics:

PARCEL ACREAGE: (Not less than 4 AC.) 17.92 ACRES

ZONING DISTRICT INVOLVED: (AW, AND AP ONLY) AW

WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST ~~PUBLIC~~ ROAD:
(Not less than 400 ft. Silverado Trail and State Highways for new
structures; 200 ft. in all other cases). 350 FT.

ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY:
(Not less than 2,000 ft. with 1,000 ft. corridor). n/a* FT.

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE:
(Not less than 500 ft. unless a waiver is granted by 750 FT.
property owner).

MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY COMPLEX INCLUDING
SEWAGE SYSTEM AND ACCESS ROAD AND THE TOP OF THE BANK OF THE
ORDINARY HIGH WATER CHANNEL OF THE NEAREST RIVER OR STREAM
NOT COVERED BY COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE.
(Not less than 50 ft.) 1000 FT.

NAME OF NEAREST RIVER OR STREAM: UNNAMED

*This portion of Summit Lake Drive is not a public road. It is
OVER 1,000 FT FROM PUBLIC ROAD (WHITE COTTAGE).

YES NO

4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: Summit Lake Drive via White Cottage

(Small wineries requiring access by means of the following roadways shall not be eligible for use permit exemption.

- (1) State Highway Route 29 between Yountville and St. Helena (Lodi Lane) and all dead-end roads extending from that section of highway;
- (2) State Highway 121 west of the City of Napa;
- (3) American Canyon Road west of Flosden Road;
- (4) Flosden Road).

PARKING SPACES: EXISTING SPACES: 15

PROPOSED SPACES: 0

5. Building Site Requirements:

MONTH DURING WHICH WINERY CONSTRUCTION RELATED GROUND DISTURBING ACTIVITIES WILL OCCUR: CONSTRUCTION TO BEGIN IN APRIL.

(April through October ONLY unless catch basin installed). n/a

NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED: n/a

TYPE OF EROSION CONTROL MEASURES INSTALLED TO DISCHARGE ALL CONCENTRATED RUN-OFF AT NON-EROSIVE VELOCITIES: n/a

TYPE OF GRASS MIXTURE TO BE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION: n/a

DATE BY WHICH DISTURBED AREAS WILL BE RESEEDDED: n/a

6. Landscaping Requirements:

a. INDICATE ON THE PLOT PLAN THE NAMES AND LOCATIONS OF THE PLANT MATERIALS TO BE PLANTED TO SCREEN WINERY STRUCTURES, PARKING LOTS, AND OUTDOOR WORK AND STORAGE AREAS FROM VIEW FROM SURROUNDING PROPERTIES AND ROADWAYS. EXISTING OAKS & 9 ac. VINEYARD

b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: OWNER MAINTAINED.

YES NO

7. Environmental Considerations:

1. DOES THE PROPOSED SMALL WINERY BUILDING OR RELATED FACILITIES LIE WITHIN AN "ENVIRONMENTALLY SENSITIVE AREA":

- a. A DESIGNATED FLOODWAY
- b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE
- c. AN AREA THREATENED BY LANDSLIDES
- d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT
- e. AN ARCHAEOLOGICALLY SENSITIVE AREA
- f. THE HABITAT AREA OF A RARE AND/OR ENDANGERED PLANT OR ANIMAL

____ ✓
 ____ ✓
 ____ ✓
 ____ ✓
 ____ ✓
 ____ ✓

2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

- a. A HIGH FIRE RISK HAZARD AREA
- b. A RECOGNIZED HISTORIC STRUCTURE

____ ✓
 ____ ✓

J.O.L., 12 MAR '87

I CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT AND THAT THE PLANS SUBMITTED ARE ACCURATE:

Robert Lamborn

SIGNATURE OF APPLICANT

Robert Lamborn

SIGNATURE OF PROPERTY OWNER
(if different from applicant)

January 15 1987
DATE

____ 198____
DATE

FOR COUNTY USE ONLY

DATE FILED: Jan 21, 1987 ACCEPTABLE PLOT PLAN SUBMITTED: X YES ____ NO

FILE NO: TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: X YES ____ NO

RECEIVED BY: Barbara State

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): 18-200-20

THIS APPLICATION DOES QUALIFY FOR A SMALL WINERY USE PERMIT EXEMPTION
~~does/does not~~

BY: T. H. E. Randall
Conservation, Development and
Department

DATE: 3/19/87

Failure to activate this application within one year of the Planning Department determination shall invalidate this application and a new application will be required.

cc: BUILDING INSPECTION DEPARTMENT

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



CHARLES WILSON
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

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PATRICK LYNCH
Assistant Director

APR 05 2004

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Building Inspection Division

APPLICATION TITLE: Outpost Wines LLC APN: 018-200-026

RESPONSE REQUEST DATE: 4-5-04 RESPONSE RETURN DATE: 4-19-04

FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

PLEASE RESPOND VIA E-MAIL TO: Slederer @co.napa.ca.us

OR DIRECT FAX TO: _____ (707)299-_____

FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: Steve Slederer

This application (see enclosed project description and 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.

1. Do you have jurisdiction by law over this project? Yes No
2. Indicate areas of environmental concern and availability of appropriate technical data:
 - *None available in building files.*
3. Do you recommend: Negative Declaration Environmental Impact Report
4. If the project is approved, recommend conditions of approval (use additional page if needed).
 - *Apply for and secure permits necessary for contemplated development.*
5. Have you previously reviewed an application on any portion of this project? Yes No
6. Name of contact person: [Signature] Telephone #: 253-4417

Prepared by: Gary W. Brewen
 Title: Bldg. Codes Admin.
 Date: 4-5-04

1195 Third Street, Suite 210 + Napa, California 94559

Telephone: 707-253-4416 + Fax: 707-253-4336 + www.co.napa.ca.us

Fax:
916-3-1889

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: May 21, 2004
TO: Conservation Development and Planning Department
FROM: Jodee DiSalle, Assistant Engineer *JD*
SUBJECT: Outpost Wines, APN 018-200-026, P04-0180 MOD

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

The application will allow the applicant to replace one 2,000 sqft building with two 2,350 sqft buildings, increase the crush pad from 2500 sqft to 6,000 sqft and increase production from 20,000 to 30,000 gal/yr; no increase in employees; and no new parking spaces. Parcel is located south of Summit Lake Drive just northwest of the intersection with White Cottage Road.

EXISTING CONDITIONS:

1. Existing access road is 24 feet wide at the connection with Summit Lake Drive, narrowing to 14 feet wide at the gate, and widening immediately after the gate to an average of 24 feet wide for the remaining distance to the site. The structural section of the access road is a combination of paved and chip seal, which meets the County Code for a commercial driveway. No further improvements are required.
2. Parking surface is currently chip seal.
3. The traffic count for Summit Lake Drive was 402 just west of the intersection with White Cottage Road take on 7/15/1999.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 42.3 acre parcel is located in the "hillside" area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 21.15 AF/Year. The estimated water demand of 10.6 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

SITE IMPROVEMENTS:

2. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".

OTHER RECOMMENDATIONS:

3. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Larry Bogner or Jodee DiSalle at 253-4351. For groundwater questions, please contact Anna Maria Martinez

cc: Outpost Wines, P.O. Box J, Angwin, CA 94508



COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

TRENT CAVE, R.E.H.S.
Director

TO: Napa County Planning Department, Charley Wilson, Director

FROM: Napa County Environmental Management Department, *CMS*
Christine Secheli, R.E.H.S., Environmental Health Manager

SUBJECT: Use Permit Modification Application for Outpost Wines LLC
Located at 2075 Summit Lake Drive
Assessor Parcel 18-200-26
File # P04-0180-MOD

DATE: July 19, 2004

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.
2. A permit for the installation of the replacement septic system (including the required expansion for the production capacity increase) must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area as well as the proposed trench detail. If special design sewage disposal plans are required, such plans shall fulfill this requirement.
3. Plans for the proposed special designed sewage disposal system shall be designed by a licensed The use of the drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc., over the system.
4. The use of the drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc., over the system.

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

1195 Third Street, Suite 101 • Napa, California 94559
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us


5. An annual sewage permit must be obtained for the engineered/private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
6. If any uncovered outdoor processing areas are proposed, the applicant must submit a proposal from their engineer that addresses proper diversion and direction of storm water and process wastewater from such areas. This proposal must include a detail on the diversion valve (or equivalent) must be provided to this department prior to issuance of sewage permits.
7. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
8. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
9. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
10. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address bentonite disposal.

cc: Mr. Frank Dotzler, Outpost Wines, P.O. Box J, Angwin, CA 94508
Mr. Jon Webb, Albion Surveys, Inc., 1113 Hunt Ave., St. Helena, CA 94574

INTER-OFFICE MEMO



TO: Charles Wilson, Director
Conservation, Development, and Planning Department

FROM: Gabrielle Maurino Avina, Fire Department 

DATE: April 8, 2004

SUBJECT: Outpost Wines Use Permit Modification Comments
Apn: 018-200-026 P04-0180-MOD

Site Address: 2075 Summit Lake Drive, Angwin

The Napa County Fire Marshal staff has reviewed the Use Permit Modification application to replace a 2000 square foot existing winery building with 2- 2,350 square foot buildings that are attached by a common roof, increase the crush pad and increase production from 20,000 gallons to 30,000 gallons a year. We recommend that the following items shall be incorporated as project conditions or mitigation measures if the project is approved.

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**
2. The two 2,350 square feet structures will require automatic fire sprinkler protection. The Fire Code as adopted by the County of Napa requires all new commercial structures 3,600 square feet or larger be protected by an automatic fire sprinkler system. In this case, the buildings are smaller individually but when they are connected by a common roof the total square footage of the buildings is over the threshold for sprinkler protection. The fire sprinkler system shall be installed and maintained in accordance with *National Fire Protection Standard #13 (Installation of Sprinkler System, 1999 edition)*.
3. The minimum required fire flow for the protection of the proposed project is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure. The total required water storage for the fire flow is 6,000 gallons. This flow is based

on the premise that the structure will be of Type V-N rated construction and protected by an approved automatic fire sprinkler system.

4. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 1999 edition)*. Fire pumps are required to be either diesel driven or electric. Electric fire pumps will also require a generator as a secondary source of power.
5. The private fire service mains shall be installed and maintained in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1999 edition)*. Fire service mains shall be a minimum of 6" in diameter and shall be listed for fire protection use and comply with AWWA standards.
6. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2001 edition*.
7. All post indicator valves, control valves, waterflow devices shall be monitored by an approved remote station or central alarm monitoring company. The fire alarm system shall be installed and maintained accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 1999 edition)*.
8. Fire apparatus access roads shall be provided to within 150 feet of all structures. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
9. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
10. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
11. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
12. An approved access walkway shall be provided to all exterior doors and openings required by either the California Fire Code or the California Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access

walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.

13. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 10" in height, contrasting in color with their background and shall be illuminated.
14. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
15. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.
16. The applicant shall be responsible for maintaining 10 feet of defensible space along each side of the roadway. This defensible space zone shall include the removal of all dead fuel, dry grass mowed to less than four inches in height, the removal or cutting of all brush, the removal of small trees less than 8 inches in diameter and the removal of all ladder fuel on existing trees up to 8 feet in height, within 10 vertical feet of each side of the roadway.
17. A defensible space zone shall be created around all structures. This defensible space zone shall be a minimum of 30' from all portions of a structure and may be up to 100' dependent on fuel types and topography. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site.
18. A Knox box or a Knox Cabinet shall be installed at approved location by the Napa County Fire Marshal's Office. Since the building will require a fire alarm system the box/cabinet will require "tamper" monitoring.
19. The Knox rapid entry system shall have one or all of the following items placed in the Knox box or Knox cabinet, dependent on requirements of this facility:

1. A minimum of 2 master keys to the building(s) for emergency access.
 2. Scaled site plan of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
 3. Scaled floor plans of all buildings showing doors, offices, etc.
 4. Napa County Hazardous Materials Business including all MSDS forms, etc.
20. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
21. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
22. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

BYRON J. CARNIGLIA
Fire Chief

By: *Gabrielle Maurino Avina*

Gabrielle Maurino Avina
Assistant Fire Marshal

cc: Applicant, CFM Files, Chron

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD ST., ROOM 210
NAPA, CA 94559
(707) 253-4416

Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project title:** Outpost Winery, Variance #P04-0329-VAR and Use Permit #P04-0180-MOD
2. **Property owner:** Outpost Wines / True Vineyard, LLC.
3. **Contact person and phone number:** Naomi Beattie, Planner II (707) 253-4417
4. **Project location and APN:** The project is located on a 42.30 acre parcel on the south side of Summit Lake Drive approximately 3/4 mile from its intersection with White Cottage Road North within an AW (Agricultural Watershed) zoning district. (APN: 18-200-026) 2075 Summit Lake Drive, Angwin.
5. **Project sponsor's name and address:** Outpost Winery, PO Box J, Angwin, Ca 94508
6. **General Plan description:** AWOS (Agricultural, Watershed, Open Space) -
7. **Zoning:** AW (Agricultural Watershed)
8. **Description of Project.**

Approval to modify a Small Winery Use Permit Exemption to: (1) increase production capacity from 20,000 gallons to 30,000 gallons per year; (2) replace two buildings totaling 2,700 square feet with three buildings totaling 9,155 square feet for a winery totaling 9,155 square feet; (3) add tours and tasting by appointment only with 4 visitors/day, not to exceed 6 visitors/week; (4) add a Marketing Plan with five events per year with a maximum of 25 people per event and two events per year with a maximum of 50 people per event; (5) add one part-time employee for a total of two part-time employees; and, (6) construct a special designed wastewater system and approval of a Variance to the winery road setback requirements set forth in Section 18.104.230 (A) of the County Code to allow two winery buildings to encroach 20 to 40 feet into the required 300 foot setback for private roads.

Site Development: The parcel is already developed with a 2,700 sq. ft. winery with no tours/tasting. Existing access to the parcel is a private road that serves several residences and wineries. Minimal grading is proposed to accommodate the new winery buildings. All road improvements have been completed; no additional road improvements are required for this modification.

Marketing Events/Tours & Tastings: The winery proposes to conduct tours for a maximum of 4 persons per day, with a maximum of 6 per week. In addition to the regular tours/tasting and retail sales, special marketing events are proposed. A marketing plan with five (5) activities per year with a maximum of 25 people per event and two (2) events with a maximum of 50 people per event is proposed. These events will be catered, which will range from hors d'ouvres to full course luncheons or dinners paired with wines produced onsite. A small catering staging area will be provided inside the main winery facility. Events will be conducted between the hours of 11:00 am and 4:00 pm, or after 6:00 pm in the evenings and will conclude by 10:00 pm.

9. **Describe the environmental setting and surrounding land uses.**

A flat (1%) to steeply sloping (40%) parcel ranging in elevation from 1900' to 2250' (MSL) located on a minor ridgeline and within the Lake Hennessey Municipal Watershed and Freisen Lakes. Approximately 18.5 of the 42.30 acres are planted in vineyard. Native vegetation consists of oak, fir, and pine. The soils on site are Rock Outcrop-Kidd Complex (50-75% slopes). The runoff is rapid with moderate to high erosion potential. The parcel is developed with a residence, guest cottage, winery, storage buildings, and vineyards. The surrounding land uses include wineries, residential development on large parcels, and Freisen Lakes to the southwest.

10. **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement).**

Napa County Fire Department

Project Name: Outpost Wines #P04-0329-VAR and #P04-0180-MOD

JURISDICTIONAL BACKGROUND: Public Plans and Policies

Based on an initial review, the following findings have been made for the purpose of the Initial Study and do not constitute a final finding by the County in regard to the question of consistency.

	YES	NO	N/A
Is the project consistent with:			
a) Regional and Subregional Plans and Policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) LAFCOM Plans and Policies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) The County General Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Appropriate City General Plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Adopted Environmental Plans and Goals of the Community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Pertinent Zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responsible (R) and Trustee (T) Agencies

None

Other Agencies Contacted

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

MITIGATION MEASURES:

- None Required
- Identified By This Study - Unadopted (see attached Draft Project Revision Statement)
- Included By Applicant As Part of Project (see attached Project Revision Statement)
- Recommended For Inclusion As Part of Public Project (see attached Recommended Mitigation Measure List)

BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

AGENCY STAFF PARTICIPATING IN THE INITIAL STUDY:

Project Name: Outpost Wines #P04-0329-VAR and #P04-0180-MOD

Resource Evaluation: Naomi Beattie

Date: 6/18/2004

Site Review: Naomi Beattie

Date: 6/18/2004

Planning/Zoning Review: Naomi Beattie

Date: 6/18/2004

PRELIMINARY DETERMINATION:

- No reasonable possibility of environmental effect has been identified, and a Negative Declaration should be prepared.
- A Negative Declaration cannot be prepared unless all identified impacts are reduced to a level of insignificance or avoided.

DATE: 7/22/2004

BY: Naomi Beattie

FINAL DETERMINATION. (by Napa County)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

PROPOSED MITIGATED NEGATIVE DECLARATION

The Conservation, Development and Planning Director of Napa County has tentatively 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 Office, 1195 Third St., Room 210, Napa, California 94559. For further information call (707) 253-4416.

Owner: Outpost Wines / True Vineyard, LLC.

APN: 18-200-026

Action: Use Permit #P04-0180-MOD and Variance #P04-0329-VAR

PROJECT DESCRIPTION: Approval to modify a Small Winery Use Permit Exemption to: (1) increase production capacity from 20,000 gallons to 30,000 gallons per year; (2) replace two buildings totaling 2,700 square feet with three buildings totaling 9,155 square feet for a winery totaling 9,155 square feet; (3) add tours and tasting by appointment only with 4 visitors/day, not to exceed 6 visitors/week; (4) add a Marketing Plan with five events per year with a maximum of 25 people per event and two events per year with a maximum of 50 people per event; (5) add one part-time employee for a total of two part-time employees; and, (6) construct a special designed wastewater system and approval of a Variance to the winery road setback requirements set forth in Section 18.104.230 (A) of the County Code to allow two winery buildings to encroach 20 to 40 feet into the required 300 foot setback for private roads.

Site Development: The parcel is already developed with a 2,700 sq. ft. winery with no tours/tasting. Existing access to the parcel is a private road that serves several residences and wineries. Minimal grading is proposed to accommodate the new winery buildings. All road improvements have been completed; no additional road improvements are required for this modification.

Marketing Events/Tours & Tastings: The winery proposes to conduct tours for a maximum of 4 persons per day, with a maximum of 6 per week. In addition to the regular tours/tasting and retail sales, special marketing events are proposed. A marketing plan with five (5) activities per year with a maximum of 25 people per event and two (2) events with a maximum of 50 people per event is proposed. These events will be catered, which will range from hors d'ouvres to full course luncheons or dinners paired with wines produced onsite. A small catering staging area will be provided inside the main winery facility. Events will be conducted between the hours of 11:00 am and 4:00 pm, or after 6:00 pm in the evenings and will conclude by 10:00 pm, including clean up.

WRITTEN COMMENT PERIOD: July 29, 2004 to August 18, 2004

DATE: July 28, 2004

BY THE ORDER OF

CHARLES WILSON

Director

Napa County Conservation, Development and Planning Department

ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a. The project is not within view of a scenic vista or designated Viewshed road. The project sits on a minor ridgeline, however cannot be seen from any "designated scenic highway" listed in the Scenic Highway Element of the Napa County General Plan. The project site is located approximately 1 mile from the nearest public road (White Cottage North) and 260 feet from the private portion of Summit Lake Drive. The new winery structures will be sited on the north side of the parcel, within the existing winery's footprint of the previous winery structures. A significant amount of mature natural vegetation is located along the perimeter of the proposed buildings, which will provide a buffer for its visibility from the residences located to the north and west of the proposed winery site. Conditions of approval require additional landscaping for industrial portions of the winery from view of residences and public/private roads.

b. The project is not within the vicinity of a state highway. Approximately 8 oak trees, ranging in size from 6" DBH to 8" DBH, will be removed to accommodate this project, however, many other similar trees will remain. Those trees are required to be replaced at a 2:1 ratio of equivalent caliper. No rock outcroppings or historic buildings will be affected by this project proposal. The winery buildings proposed for demolition were constructed sometime in the early 1980's.

c. The project would not substantially degrade the existing visual character of the site and its surroundings. The site is characterized by the agricultural activities present, which the winery would be accessory to. The winery was originally approved in 1987 with two structures totaling ±2,700 sq. ft and a 20,000 gal/yr production level. The proposed structures will be a maximum of 30 feet in height. The building will be steel frame/siding construction, corrugated metal roofing, painted board and batten siding with a stone veneer base. The project site is located on the north side of a 42.30 acre parcel, well over 500 feet from the nearest off-site residence. The project site has an extensive amount of natural vegetation on the perimeter, which serves to screen the site from any offsite residences and/or roadways. A less than significant change in the existing visual character of the property would occur as a result of this proposal.

d. The lighting proposed for the project are downward directed outdoor and security lights. The project will be conditioned to minimize outdoor lighting as much as practical, and to utilize motion-sensor security lights whenever possible. The development will not introduce additional sources of light above what currently exists. Seasonal lights would also be introduced during the crush operations. The only exterior lights visible from off-site that may be kept on between 7 PM and 7 AM, except when needed during crush times and approved marketing activities, are motion-sensor controlled ones. Inclusion of standard lighting restrictions in the conditions of approval will reduce any associated impacts to a less than significant level.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Name: *Outpost Wines #P04-0329-VAR and #P04-0180-MOD*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a. The proposed project will not convert Prime Farmland, Unique Farmland or Farmland of Statewide importance to non-agricultural use. The subject parcel is a total of **42.30** acres, of which **18.5** acres is planted in vines (grapes). No vines will be removed to accommodate this proposal.

b. The project is not proposed on a parcel that is in a Williamson Act contract. The parcel is zoned AW (Agricultural Watershed) which allows a winery as a permitted use with a Use Permit.

c. The project does not involve changes to the environment that would result in the conversion of Farmland to non-agricultural use.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a. The proposed project does not conflict with or obstruct the implementation of applicable air quality plans nor will it violate any air quality standards or contribute substantially to an existing or projected air quality violation. The BAAQMD has determined that land uses that generate fewer than 2,000 trips per day would not generally be expected to have potentially significant air quality impacts (See discussion under b.).

b. This project will not change the current attainment status for the San Francisco Bay Air Basin per the Bay Area Air Quality Management District (BAAQMD). The BAAQMD has determined that land uses that generate fewer than 2,000 trips per day would not generally be expected to have potentially significant air quality impacts. This project is expected to generate approximately **12** vehicle trips per peak day (employees and visitors), **22** non-crush truck trips per year, and **9** crush truck trips (4-6 week crush period). Additionally, this project is not expected to generate more than 80 pounds of ROG (Reactive Organic Gases). This project will not generate a significant number of trips relative to the BAAQMD threshold. As part of the conditions of approval all construction activities are required to incorporate dust control methods as follows: Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Construction activities shall not occur during windy periods.

c-e. The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standards nor will it expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people. The BAAQMD defines exposure of sensitive receptors to toxic air contaminants and risk of accidental releases of acutely hazardous materials (AHMs) as potential adverse environmental impacts. Examples of sensitive receptors include schools, hospitals, convalescent facilities and residential areas with children. There are no sensitive receptors in the vicinity of the project site. The BAAQMD has defined potential odor impacts based on a list of specific types of facilities, such as wastewater treatment plants, landfills, refineries, etc. This project is not expected to generate odors other than the processing of grapes into wine juice, which occurs generally 3 months per year.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a-b. No riparian habitat, wetlands or vernal pools have been identified on the property nor is the project site located within an area delineated as biologically sensitive on Napa County Environmental Resource Maps. The project is located approximately 1/2 mile away from the nearest drainage (Burton Creek). No additional habitat will be converted to accommodate this proposal. The proposed project will be located within an existing footprint.
- c. The project would not have a substantial adverse effect on federally protected waters and wetlands as defined by Section 404 of the Clean Water Act. There are no federally protected waters or wetlands located within the project site.
- d. The project site is not located within an area that is designated a flyway for migratory birds. Additionally, the proposed project is located within an area that has been previously disturbed and does not include a fence or any other features that could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e. The subject parcel is located within the Lake Hennessey and Freisen Lake Municipal Watersheds. Development in Napa County that is located within a sensitive water supply district is required to incorporate erosion controls measures for all projects located on slopes greater than 15%. This project is proposing to remove approximately 0.1 acre area of existing tree canopy on slopes less than 5%. All trees larger than 6" DBH are required to be replaced on a 2:1 ratio (see mitigation measure below). The project is consistent with biological resource policies relative to the County General Plan and the County Conservation Regulations. The proposed project does not involve any work to take place within required stream setbacks per Chapter 18.108 of the Napa County Code.
- f. The project is not in conflict with any known habitat conservation plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Measure:

The removal of existing native trees shall be minimized to the greatest extent possible. No trees outside the development footprint of the winery building and related accessory activities larger than 6" in diameter shall be removed to construct this winery and related improvements unless specifically authorized by the Napa County Planning Department. Temporary protective fences at the driplines to each tree within 50 feet of the areas to be disturbed shall be installed. The total number of native trees authorized to be removed shall be replaced at a ratio of 2:1 prior to occupancy of the winery facility. The size of the replacement trees shall be at least 24-inch box field grown with a general caliper of 2.5 inches. Replacement trees shall be selected from locally grown native stock adapted to local conditions.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V.	CULTURAL RESOURCES. Would the project:				
	a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-d. No historical or archaeological resources are known to exist in the development area, on the parcel or within 750 feet of a designated site. The proposed project will be located on a site that has been previously disturbed and requires a minimal amount of earthmoving activities to accommodate the modification. As part of the Use Permit approval, the applicant is required to cease all work in the event that archeological artifacts are discovered during construction. The structures that are proposed for demolition were constructed in the 1980's.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI.	GEOLOGY AND SOILS. Would the project:				
	a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a. The property is not within a current Alquist-Priolo Earthquake Fault Zone. The proposed facility would result in a less than significant impact with regards to rupturing of a known fault. There is a high potential for strong ground shaking throughout the entire San Francisco Bay and Napa County areas. Construction of the facility in strict adherence with current standards for earthquake resistant construction would reduce the impact to a less than significant level. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest editions of the Uniform

Building Code for seismic stability would reduce any impacts to a less than significant level. The Napa County Environmental Resource Maps did not indicate the presence of landslides on the property. No further studies are required.

b. The project development will occur on slopes ranging from 1% to 8%, average slopes of 4%. The soils on site are Rock Outcrop-Kidd Complex (50-75% slopes). The runoff is rapid with moderate to high erosion potential. The project is required to submit a Standard Measures erosion control plan for review and approval by the Planning Department (See discussion under Section VII).

c. The Napa County Resource Maps did not indicate an area of geologic concern. The parcel is located within an area denoted as "very low" for liquefaction. There is no information which indicates the proposed project would lead to ground failure or instability.

d. The soils at the site are not an expansive soil as defined in Table 18.1B of the Uniform Building Code.

e. The Department of Environmental Management has reviewed the project and has determined that there are no major limitations of the property's ability to support the use of the proposed special design sewage disposal system (Pressure Distribution). Environmental Management has recommended approval of the project subject to certain conditions of approval, which they have provided. With the proper approvals and a plan designed by a licensed professional, this project would result in a less than significant impact.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan must be filed with the Environmental Health Division should the amount of these materials reach reportable levels.

b. The project would not result in the release of hazardous materials into the environment.

c. There are no schools located within one-quarter mile from the proposed project site.

d. The proposed site is not on any known list of hazardous materials sites.

e. The project site is not located within two miles of any public airport.

f. The project site is not located within the vicinity of any private airports.

g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan.

h. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The parcel is considered to be in a "High Risk Area" for wild-land fires. However, Napa County Fire Department has reviewed access for fire equipment and has recommended approval of the project. There is no evidence of projects of this type causing wild-land fires.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII.	HYDROLOGY AND WATER QUALITY. Would the project:				
	a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- The project does not include any proposal that would violate any known water quality standards or waste discharge requirements. The applicant is required to submit a Stormwater Pollution Prevention Plan to the Regional Water Quality Control Board for any construction activity that results in a disturbance of greater than one acre of total land area.
- The applicant has submitted a "Phase I" water availability analysis for the proposed project. The projected water use for the parcel is 10.6 AF/Year. Napa County has established a threshold of 21.15 AF/YR for this parcel; therefore the estimated water demand of 10.6 AF/Year is below the established threshold for the parcel. No further analysis is required.
- The proposed project will not "substantially" alter the drainage pattern on site or cause an increase in erosion or siltation on or off site. The project will incorporate an erosion control plan to manage onsite surface drainage and erosion of onsite soils during construction and winter months (September to April). By incorporating a Standard Measures erosion control plan, this project would have a less than a significant impact. All earthmoving activities are prohibited during the months of September to April. The Department of Public Works will review the attenuation of peak flow and address the additional runoff resulting from this development.
- No "substantial" alteration of existing drainage is anticipated to occur. The nearest drainage is located approximately 1/2 mile northeast of the proposed winery development area. Prior to the issuance of building permits, the Department of Public Works will review the improvement plans for proposed drainage and runoff to insure that there will be no diversion or concentration of storm water

runoff onto adjacent properties. With the proper approvals and a plan designed by a licensed professional, this project would result in a less than significant impact.

e. There are no storm water drainage systems in this area; therefore there is no current measurable capacity that could be exceeded as a result of the project. The entire parcel is located within Lake Hennessey Municipal Watershed and Freisen Lakes water supply. All development within a municipal watershed is required to submit an erosion control plan to address run-off and sedimentation.

f. This project is located within the Lake Hennessey Municipal Watershed and Freisen Lakes. There is a concern that all projects within these designated zones should incorporate erosion control measures to assure that no degradation of the water quality occurs. By incorporating a Standard Measures erosion control plan, this project would have a less than a significant impact (See mitigation measure below).

g-h. The parcel is not located within or near an area that floods.

i. The Napa County Environmental Resource Maps indicated that the project site is not located within a dam or levee failure inundation zone.

j. There is no indication that this project would be located in an area susceptible to seiches, mudflows, or tsunami.

Mitigation Measure:

The applicant shall submit to the Planning Department for review and approval prior to commencing any work, a Standard Measures Erosion Control Plan for construction of the winery and associated improvements. All earthmoving activities shall be limited to the period of April 1st through September 1st of each year.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX.	LAND USE AND PLANNING. Would the project:				
	a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a. Site development will not divide or isolate a community.

b. The project is permitted within the zoning district and is consistent with the standards of the County General Plan.

c. No habitat conservation plans or natural community conservation plans are affected by the proposed development.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X.	MINERAL RESOURCES. Would the project:				
	a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-b. The project site is not located in an area denoted as a mineral resource area.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI.	NOISE. Would the project result in:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a. The project will result in a temporary increase in noise levels during the brief construction of the winery building and associated improvements. Construction activities will be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. The project would not result in potentially significant permanent construction noise impacts or operational impacts.

b. Given the relatively sparsely populated agricultural setting, there is a relatively low potential for impacts related to construction noise to result in a significant impact. The nearest residences to the proposed project are located north and west 500 feet. Furthermore, construction activities would generally occur during the period of 7am-6pm on weekdays, during normal hours of human activity.

c-d. The anticipated level of noise to occur following the completion of construction including the operation of the winery would be minimal and typical of an agricultural setting within a sparsely populated rural setting. Conditions of approval would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Outdoor noise-producing activities associated with wine production would be limited to weekdays and Saturdays from 7:00 am to 6:00 p.m. Mechanical equipment would be required to be kept indoors or inside acoustical enclosures. Incorporating these measures into the conditions of approval will reduce noise impacts to less than significant levels.

e. The project site is not located within an airport land use plan or within two miles of a public airport.

f. The project site is not located within the vicinity of a private airstrip.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-c. The project will not induce substantial population growth in the area, nor will it have a significant impact on population growth in the area or displace substantial numbers of existing housing or people.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a. The proposed project will have no impact on public services. Fire protection measures are required as part of the project development on site and there is no expected impact on response time as the property has good road access. The domestic and winery wastewater will be handled onsite by a special designed wastewater system.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-b. The proposed project would not require the construction or expansion of recreational facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-b. Traffic generated by the project is expected to be minimal. Access to the winery is from a Summit Lake Drive (approximately 2,000 feet is publicly maintained) that is located off of White Cottage Road North. The project is expected to contribute an additional estimated daily average of 6 employee trips, 2 visitor trips and 20 trips during marketing events. (See discussion under Air Quality regarding truck traffic). The most recent traffic count for Summit Lake Drive was 402 just west of the intersection with White Cottage Road (7/15/1999). Staffing, events, and operation hours will be conditioned to avoid peak travel times (4-6 PM). This project would not cause a substantial increase in traffic over the existing Level A service.

c. This project will not have any impact on air traffic patterns. This project does not involve air traffic.

d. This project does not include any design features or incompatible uses that will impact traffic on White Cottage Road North or Summit Lake Drive.

e. The project has been reviewed by the California Department of Forestry and Fire Protection (CDF) and has provided project specific comments that will be included in the projects conditions of approval. The project will be required to comply with CDF codes and standards regarding emergency access to the proposed winery and caves.

f. There are 6 existing parking spaces to accommodate the increase in employees and visitors. If needed, parking for the marketing events can easily be accommodated in the areas surrounding the winery building.

g. The project will not conflict or have any impact on policies, plans, and programs supporting alternative transportation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact. The Regional Water Quality Control Board has reviewed the project and has submitted project specific comments.

b. The project will not require construction of any new water or wastewater treatment facilities that will result in a significant impact to the environment.

c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which will cause a significant impact to the environment. There are no stormwater drainage facilities located within project area.

Project Name: Outpost Wines #P04-0329-VAR and #P04-0180-MOD

- d. The project has sufficient water supplies to serve projected needs. The projected water use for the parcel is 10.6 AF/Year. Napa County has established a threshold of 21.15 AF/YR for this parcel; therefore the estimated water demand of 10.6 AF/Year is below the established threshold for the parcel. No further analysis is required.
- e. Wastewater will be treated onsite by an engineered septic system and does not require a wastewater treatment provider.
- f-g. The project will be served by a landfill with sufficient capacity to meet the projects demands. No significant impact will occur from the disposal of solid waste generated by the project. The project will comply with federal, state, and local statutes and regulations related to solid waste.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a. The project would have a no impact on wildlife resources. No sensitive resources or biologic areas will be converted or affected by this project. No rare, threatened or special status plants or animals have been identified on the property. The proposed project is sited more than 1/2 mile away from the nearest drainage which meets the requirements of the County's Conservation Regulations. Trees proposed for removal (approximately 8 trees ranging from 6' to 8' dbh) will be replaced on 2:1 ratio of same caliper elsewhere on the property.
- b. There are no impacts that could be considered individually limited, but cumulatively considerable. The project is not in a recognized groundwater deficient area, and no sensitive biologic resources have been identified on the property. The proposed project, even when added to other approved wineries in the area, will not cause a cumulative significant effect on traffic, groundwater supplies or other resources.
- c. There are no environmental effects caused by this project that will result in substantial adverse effects on human beings, directly or indirectly. There is sufficient water on the property to serve the projects needs and not result in a negative impact to groundwater supplies. No significant or critical biological resources will be affected by this project. The project would not have any environmental effects that would result in significant impacts

PHASE ONE WATER AVAILABILITY ANALYSIS

USE PERMIT REQUEST
OUTPOST WINES WINERY
ANGWIN, CA

Introduction

Outpost Wines Winery is applying for a use permit to establish a 30,000 gallon per year winery on a 42.3 acre parcel on which there currently exists 18.5 acres of vineyards, a 20,000 gallon per year winery and a residence. A 40 gpm well exists on the property and will be utilized to provide water to the winery.

Water Availability Analysis

<u>Existing Water Use</u>	<u>Acre feet per year</u>
1. 18.5 acres of vineyard:	9.3
2. Winery	0.5
3. Residence	<u>0.5</u>
	10.3
<u>Projected Water Use</u>	
1. 18.5 acres of vineyard:	9.3
2. Winery	0.80
3. Residence	<u>0.50</u>
	10.6

OUTPOST WINES, LLC TRAFFIC CHARACTERISTICS

Proposed Production Capacity

30,000 gallons 12,605 cases (2.38gls/case)

Grapes Processed

165 gallons per ton crushed; $30,000/165 = 182$ tons

On-site grapes processed; existing vineyard: 18.5 acres X 5 tons/acre = 92.5 tons

92.5 tons X 165 gallons = 15,262 gallons from on-site grapes

30,000 – 15,262 gallons = 14,738 gallons from off-site grapes

Truck Traffic Characteristics, Crush

Grape deliveries

14,738 gallons/165 = 89 tons

10 tons per truck delivery; 89 tons/10 = 9 grape delivery trips

4 – 6 week crush period = 3 – 4 trips per week

Truck Traffic Characteristics, Non-Crush

Glass deliveries

2,310 cases per truckload

12,605 cases/2,310 = 5.5 (6) deliveries

Cork, labels, empty cases, etc.

3 deliveries per bottling cycle X 2 bottling cycles = 6 deliveries

Outbound wine deliveries

1,232 cases per truckload

12,605 cases/1,232 = 10.2 (10) deliveries

Total Non-Crush deliveries 22

Delivery frequency; 46-48 week non-crush period

One truck delivery every two weeks average

Employee/Visitor Traffic

Average Daily Traffic

3 employees total 6 trips/day

2 visitors, avg. 2.6 persons/vehicle¹ 2 trips/day

Total average daily trips 8

Peak Daily Traffic

3 employees: 6 trips

6 visitors; avg. 2.6 persons/vehicle 6 trips

Total peak day trips 12

¹ Source: Napa County Conservation, Development & Planning Department Winery Traffic Characteristics Memorandum, November 8, 1990

ALBION SURVEYS, INC.

CONSULTING LAND SURVEYORS

1113 Hunt Avenue, St. Helena, CA 94574
(707) 963-1217 ♦ FAX (707) 963-1829
E-Mail: jwebb@albionsurveys.com

June 2, 2004

Ms. Naomi Beattie
Napa County Planning
To Be Delivered

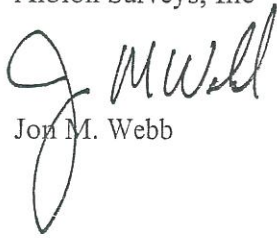
Regarding: Outpost Winery, P04-0180-MOD

Dear Naomi:

In regards to your inquiry about tree canopy, I have calculated the tree canopy removal generated by this project will be 0.1 acre, or approximately 0.3% of the property.

If you have any questions, please feel free to call me anytime.

Very Truly Yours,
Albion Surveys, Inc



Jon M. Webb

Principal
PLS 6709

CC: Frank Dotzler

Letters:\1626-11revisedappjune2



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

APPLICATION FOR USE PERMIT MINOR MODIFICATION

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 3-25-04
 REQUEST: Major Modifications to an Date Complete: _____
Existing facility to include replacement Date Published: _____
of a 2000 sf building with 2, 2,350 sf
buildings, increasing the crush pad Hearing: _____
from 2500 sf to 6000 sf AND INCREASING Action: _____
Production from 20,000 to 30,000 gal/yr.

ZA CDPC BS APPEAL

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

Applicant's Name: Outpost Wines - Frank Dotzler
 Telephone #: (707) 965-1718 Fax #: () 965-1761 E-Mail: _____
 Mailing Address: PO Box J Angwin, CA 94508
No. Street City State Zip
 Status of Applicant's Interest in Property: Owner
 Property Owner's Name: Same as above
 Telephone #: () - Fax #: () - E-Mail: _____
 Mailing Address: _____
No. Street City State Zip
 Site Address/Location: 2075 Summit Lake Drive, Angwin, CA 94508
No. Street City State Zip
 Assessor's Parcel #: 018-200-026 Existing Parcel Size: 42.3

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

X Frank Dotzler Signature of Applicant Date _____
X Frank Dotzler Signature of Property Owner Date _____
 Frank Dotzler Print Name Frank Dotzler Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Total Estimated Fee: \$ _____ Receipt No. _____ Received by: _____ Date: _____

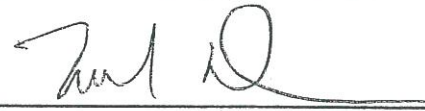
*** PLEASE COPY ALL CORRESPONDENCE TO: Jon Webb, c/o Albion Surveys, Inc
 1113 - 57 - Ave, St Helena, CA 94574, 963-1217

INDEMNIFICATION AGREEMENT

In consideration of the discretionary approval for the project identified below, Permittee agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding (collectively referred to as "proceeding") brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County's advisory agencies, appeal boards, zoning administrator, planning staff, planning commission, or board of supervisors, which action is brought within the applicable statute of limitations. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding that relate solely to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Permittee, the County and/or the parties initiating or bringing such proceeding. Permittee further agrees to indemnify the County for all the County's costs, fees, and damages, which the County incurs in enforcing this indemnification agreement.

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

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

x 

Permittee

3/23/04

Date

x _____

Property Owner (if other than Permittee)

Outpost Wines, Use Permit Modification

Project Identification

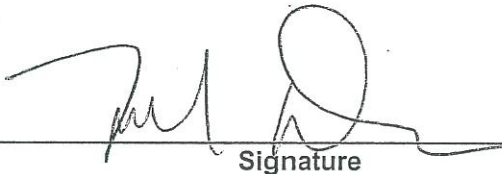
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JUN 08 2004

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

INITIAL STATEMENT OF GRAPE SOURCE
(Napa County Zoning Ordinance Sections 12419(b) and (c))

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



Signature

6.7.04

Date

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

IV. TYPICAL OPERATION

	<u>Existing</u> Weekends-Harvest M-F	<u>Proposed</u> Weekends-Harvest M-F
A. Days of Operation:		
B. Expected Hours of Operation:	<u>7AM-5PM</u>	<u>7AM-5PM</u>
C. Anticipated Number of Shifts:	<u>1</u>	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	<u>1</u>	<u>1</u>
E. Expected Number of Part-Time Employees/Shift:	<u>1</u>	<u>2</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>2</u>	<u>4</u>
• average/week:	<u>4</u>	<u>6</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>2</u>	<u>4</u>
• average/week:	<u>5</u>	<u>10</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities Food Service Facilities		
• restaurant/deli seating capacity:	<u>N/A</u>	
• bar seating capacity	<u>N/A</u>	
• public meeting room seating capacity:	<u>N/A</u>	
• assembly capacity	<u>N/A</u>	
B. Residential Care Facilities (6 or more residents) Day Care Facilities	<u>Existing</u>	<u>Proposed</u>
• type of care	<u>N/A</u>	<u>N/A</u>
• total number of guests/children	<u>N/A</u>	<u>N/A</u>
• total number of bedrooms	<u>N/A</u>	<u>N/A</u>
• distance to nearest existing/approved facility/center	<u>N/A</u>	<u>N/A</u>

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

Domestic

Emergency

- | | | |
|---|----------------------|---------------------|
| A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.) | <u>Well</u> | <u>Well/Tanks</u> |
| B. Name of Proposed Water Supplier (if water company, city, district): | <u>N/A</u> | <u>N/A</u> |
| annexation needed? | Yes ___ No <u>X</u> | Yes ___ No <u>X</u> |
| C. Current Water Use (in gallons/day): | 450(Residence) | |
| Current water source: | <u>Well</u> | <u>Well</u> |
| D. Anticipated Future Water Demand (in gallons/day) | <u>1200 (Winery)</u> | |
| E. Water Availability (in gallons/minute): | <u>75</u> | |
| F. Capacity of Water Storage System (gallons): | <u>10,500</u> | <u>10,500</u> |
| G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.): | <u>Tanks</u> | <u>Tanks</u> |

II. LIQUID WASTE

Domestic
(sewage)

Other
(Winery)

- | | | |
|---|---------------------|-------------------------|
| A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.): | <u>Septic</u> | <u>Septic</u> |
| B. Name of Disposal Agency (if sewage district, city, community system): | <u>N/A</u> | |
| annexation needed? | Yes ___ No <u>X</u> | Yes ___ No <u>X</u> |
| C. Current Waste Flows (peak flow in gallons/day): | <u>450</u> | <u>750</u> |
| D. Anticipated Future Waste Flows (peak flows in gallons/day): | <u>450</u> | <u>1200(45daycrush)</u> |
| E. Future Waste Disposal Capacity (in gallons/day): | <u>450</u> | <u>1200(45daycrush)</u> |

III. SOLID WASTE DISPOSAL

- | | |
|--|------------|
| A. Operational Wastes (on-site, landfill, garbage co., etc.) | <u>N/A</u> |
| B. Grading Spoils (on-site, landfill, construction, etc.) | <u>N/A</u> |

IV. HAZARDOUS/TOXIC MATERIALS

- | | | |
|--|---------------------|---------------------|
| A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.): | <u>Upper Valley</u> | <u>Upper Valley</u> |
| B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.): | <u>Upper Valley</u> | <u>Upper Valley</u> |

CDPC
8/8/00

IV. TYPICAL OPERATION

	<u>Existing</u> Weekends-Harvest M-F	<u>Proposed</u> Weekends-Harvest M-F
A. Days of Operation:		
B. Expected Hours of Operation:	<u>7AM-5PM</u>	<u>7AM-5PM</u>
C. Anticipated Number of Shifts:	<u>1</u>	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	<u>1</u>	<u>1</u>
E. Expected Number of Part-Time Employees/Shift:	<u>1</u>	<u>2</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>2</u>	<u>4</u>
• average/week:	<u>4</u>	<u>6</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>2</u>	<u>4</u>
• average/week:	<u>5</u>	<u>10</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

	<u>Existing</u>	<u>Proposed</u>
A. Commercial Meeting Facilities		
Food Service Facilities		
• restaurant/deli seating capacity:	<u>N/A</u>	
• bar seating capacity	<u>N/A</u>	
• public meeting room seating capacity:	<u>N/A</u>	
• assembly capacity	<u>N/A</u>	
B. Residential Care Facilities (6 or more residents)		
Day Care Facilities	<u>Existing</u>	<u>Proposed</u>
• type of care	<u>N/A</u>	<u>N/A</u>
• total number of guests/children	<u>N/A</u>	<u>N/A</u>
• total number of bedrooms	<u>N/A</u>	<u>N/A</u>
• distance to nearest existing/approved facility/center	<u>N/A</u>	<u>N/A</u>

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

- | | |
|---|---|
| <p>a. <u> E </u> crushing</p> <p>b. <u> E </u> fermentation</p> <p>c. <u> E </u> barrel ageing</p> <p>d. <u> E </u> bottling</p> <p>e. <u> E </u> case goods storage</p> <p>f. <u> N </u> caves:
 <i>use:</i>
 <u> </u> barrel storage
 <u> </u> case goods storage
 <u> </u> other _____
 <i>accessibility to public:</i>
 <u> </u> none – no visitors/tours/events
 <u> </u> guided tours only
 <u> </u> public access – no guides/unescorted
 <u> </u> marketing events and/or temporary events</p> | <p>g. <u> E </u> underground waste disposal</p> <p>h. <u> N </u> above-ground waste disposal</p> <p>i. <u> E </u> administration office</p> <p>j. <u> E </u> laboratories</p> <p>k. <u> N </u> daycare</p> <p>l. <u> E </u> tours/tastings:
 <u> </u> <u> N </u> public drop-in
 <u> </u> <u> E </u> public by appointment
 <u> </u> <u> E </u> wine trade</p> <p>m. <u> E </u> retail wine sales
 <u> </u> <u> N </u> public drop-in
 <u> </u> <u> E </u> public by appointment</p> <p>n. <u> N </u> public display of art or wine-related items</p> <p>o. <u> N </u> food preparation</p> <p>p. <u> P </u> custom production</p> |
|---|---|

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary): _____

- 1) Private Wine & Food Tastings for Trade – 3 per year, 25 People Max.
- 2) Private Wine and Food Events—2 per year, 25 People Max. Weekends Only
- 3) Private Harvest Event—2 per year, 50 People Max, Weekends Only
- All Events will take place from 12:00-4:00 P.M. and 6:00-10:00 P.M.

3. **Napa Valley Wine Auction Activities.** (Describe the size and type of event that you may conduct as part of the annual Wine Auction): _____

4. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): _____

All food prepared for the events listed above as items 1-3 will be catered. No Public food will be available. No additional food events will take place. Food is adjunct to winery and not a stand alone for profit service. Winery employees may prepare and eat meals at the site.

5. **Production Capacity.**
 - a. existing capacity: 20,000 gal date authorized: _____
 - b. current maximum actual production (year): _____ (____)
 - c. proposed capacity: 30,000 gal

6. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area and include with application form.)

7. **Winery Development Area.** (see a below - for existing winery facilities)
 Will the project involve construction of additional facilities beyond the winery development area? NO

8. **Total Winery Coverage.** (see b below – maximum 25% of parcel or 15 acres, whichever is less)
 - a. square feet/acres: 0.45
 - b. percent of total parcel: 1.0

9. **Production Facility.** (see c below – include the square footage of all floors for each structure)
 - a. square feet: 12,135

10. **Accessory Use.** (see d below – maximum permitted 40% of the production facility)
 - a. square feet: 616
 - b. percent of production facility: 5

Marketing Definition: (paraphrased from County Code)

Marketing of Wine – Any activity conducted at the winery shall be limited to members of the wine trade, persons, who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development but shall not include cultural and social events unrelated to such education and development.

Coverage and Use Definitions: (paraphrased from County Code)

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.

- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.

- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.

- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	7,865
Outside work areas	4360
Tank areas	2335
Storage areas (excluding caves)	
All paved areas:	
Parking areas	1200
Loading areas	
Walkways	
Access driveways to the public or private rd	4500
Above-ground wastewater and run-off treatment systems:	
Wastewater pond or SDSD	
Spray disposal field	
Parcel size: <u>42.3</u> acres	Percent of winery coverage of parcel size:
Total winery coverage: <u>0.45</u> acres	<u>1.0</u> %

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	3500
Fermenting	2335
Bottling	
Bulk & bottle storage	5200
Shipping	
Receiving	
Laboratory	224
Equipment storage & maintenance facilities (excludes fire protection facilities)	796
Employee-designated restrooms	80
Total square footage of production facility:	<u>12,135</u>

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	136
Lobbies/waiting rooms	
Conference/meeting rooms	350
Non-production access hallways	50
Kitchens	
Tasting rooms (private & public areas)	
Retail space areas	
Libraries	
Visitor restrooms	80
Art display areas	
Any other areas within the winery structure not directly related to production	
Total square footage of accessory use space:	<u>616</u>
Percent of accessory use to production use:	<u>5</u> %

**USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR CUSTOM PRODUCTION ACTIVITIES AT A WINERY**

A Use Permit Modification is necessary for any winery to conduct operations on behalf of any other entities than the winery itself, including employees on their own account, individual partners and officers, corporate parents and contractors. Accessory uses such as offices and marketing can only be permitted if they are associated with wine produced at the winery.

1. PRODUCTION ACTIVITIES

30,000 What is the total permitted annual production capacity of the winery?
50% How much of the annual capacity is proposed to be devoted to activities by other entities (i.e., "custom production")?
3 How many other entities ("custom production")?

Please describe below any environmental modifications in winery operations that can be attributed to the custom operations:

Hours when the winery would not otherwise be open? None
 Traffic not otherwise destined to/coming from the winery? None
 Increases in noise (e.g., bottling at times when the winery would not be operating the bottling line)? None
 Other? _____

Please check all the custom production activities that are proposed at the winery.

- a. Crushing
- b. Fermentation
- c. Barrel Ageing
- d. Bottling

1. ACCESSORY ACTIVITIES

Please check all the accessory winery activities that are proposed to be accommodated at the winery and complete the applicable information.

- a. Case goods storage _____ area devoted to custom wine storage
- b. Retail wine sales _____ percentage of wine sales by other entities
- c. Administrative office _____ / _____ number of offices for others/number of employees of "custom" operations
- d. Wine tasting _____
- e. Distribution/shipping _____ number of trucks serving winery operations (total)
- f. Other (specify) _____

2. MARKETING ACTIVITIES

Please check the types, and describe the specific locations and frequencies, of marketing activities for the custom production that will be carried out at the winery.

- a. Promotional and educational activities/advertising: _____
- b. Telemarketing/mail order: _____
- c. Receptions, tours, other invitational events: _____
- d. Luncheons, dinners, other food service with wine: _____
- e. Other (specify): _____



RECEIVED

FILE# PDH-D329 Var

JUL 28 2004
NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
1195 Third Street, Suite 210 Napa, California 94559 (707) 253-4416

APPLICATION FOR A VARIANCE

FOR OFFICE USE ONLY

ZONING DISTRICT: AW
REQUEST: encroach 20-40 feet into
the required 300' road setback
for wineries

Date Filed: _____
Date Published: _____
Date Posted: _____
Hearing: _____
 ZA CDPD BS

TO BE COMPLETED BY APPLICANT

Applicant's Name: Mr. Frank Dotzler, Outpost Wines LLC
Telephone #: (707) 965-1718 Fax #: (707) 965-1761 Email: _____
Mailing Address: 2075 Summitt Lake Drive Angwin, CA 94508
 No. Street City State Zip
Status of Applicant's Interest in Property: Owner
Property Owner's Name: Same
Telephone #: () _____ - _____ Fax #: () _____ - _____ Email: _____
Mailing Address: _____
 No. Street City State Zip
Site Address/Location: 2075 Summitt Lake Drive Angwin, CA 94508
 No. Street City State Zip
Assessor's Parcel #: 018-200-026

PLEASE COMPLETE THE ATTACHED QUESTIONS EXPLAINING THE REASONS
THE VARIANCE REQUEST SHOULD BE APPROVED

I certify that all the information contained in this application is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

X [Signature] 7/6/04
Signature of Applicant Date

X [Signature] 7/6/04
Signature of Property Owner Date

Submit with a check or money order payable to the County of Napa. The full application fee for a Variance is \$1120.00

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

FEES: \$1010.00 _____ Received By: _____ Date: _____
Receipt #: _____ Pre-application Receipt #: _____ Date: _____

REASONS FOR GRANTING A VARIANCE

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.

This property is located on the Summitt Lake Drive. The proposed winery site is in the same location as the existing winery structures. Due to the steep slopes of the terrain behind the existing winery building, the new winery building can be moved slightly further away from Summitt Lake Drive. By utilizing the existing winery site and the existing driveway, a very insignificant amount of grading or excavation will be required and, we will be able to move the new winery 35 feet further away from the county road. The existing winery building on this property in relation to the Summitt Lake Drive and property line constitutes an exceptional and extraordinary circumstance applicable to this property that does not generally apply to other properties adjoining major county roads.

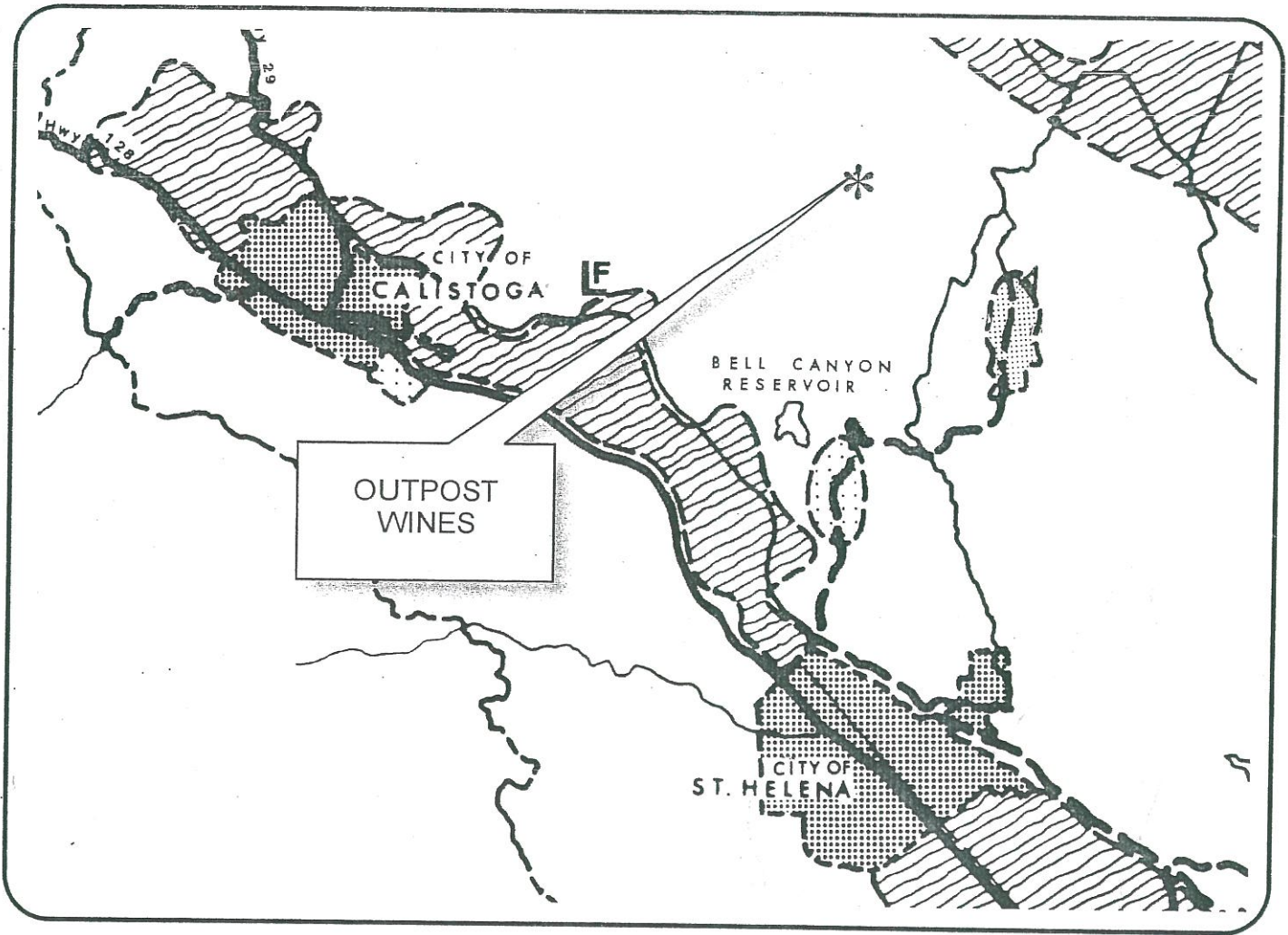
2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

The AW zoning district allows a winery on this property subject to the approval of a Use Permit. The property complies with the development standards for a winery in all other manners other than the setbacks if the existing winery building site is to be utilized. All of the findings necessary for the granting of a Use Permit can be made and the project is consistent with the General Plan. The granting of this variance is necessary to allow the approval of the Use Permit for the winery, and the preservation and enjoyment of property rights enjoyed by other properties in the AW zoning district. Due to the unique shape and characteristics of this property and the existing winery facility, this variance will not be a grant of special privilege inconsistent with the limitations on other properties.

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.

The health and safety of the neighborhood and of the County will not be affected by this project because with the approval of the lesser setbacks, the winery will be built on the site of the existing winery building area. As a matter of fact, the location of the new winery will increase the setback distance because the existing winery building is 35 feet nearer Summitt Lake Drive than the proposed winery building. The facility will be screened by the existing landscaping and future landscaping. The granting of the variance will allow the winery to be located on this property and revitalize an existing winery site which will minimize new grading and actually benefit the County and neighborhood by increasing the setback from the county road.

NAPA COUNTY LAND USE PLAN 1998 - 2000









LEGEND

TRANSPORTATION

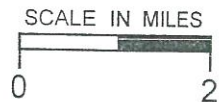
-  LIMITED ACCESS HIGHWAY
-  MAJOR ROAD
-  SECONDARY ROAD
-  RAILROAD
-  AIRPORT
-  LANDFILL SITE

URBAN

-  CITIES
-  URBAN RESIDENTIAL
-  RURAL RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC - INSTITUTIONAL

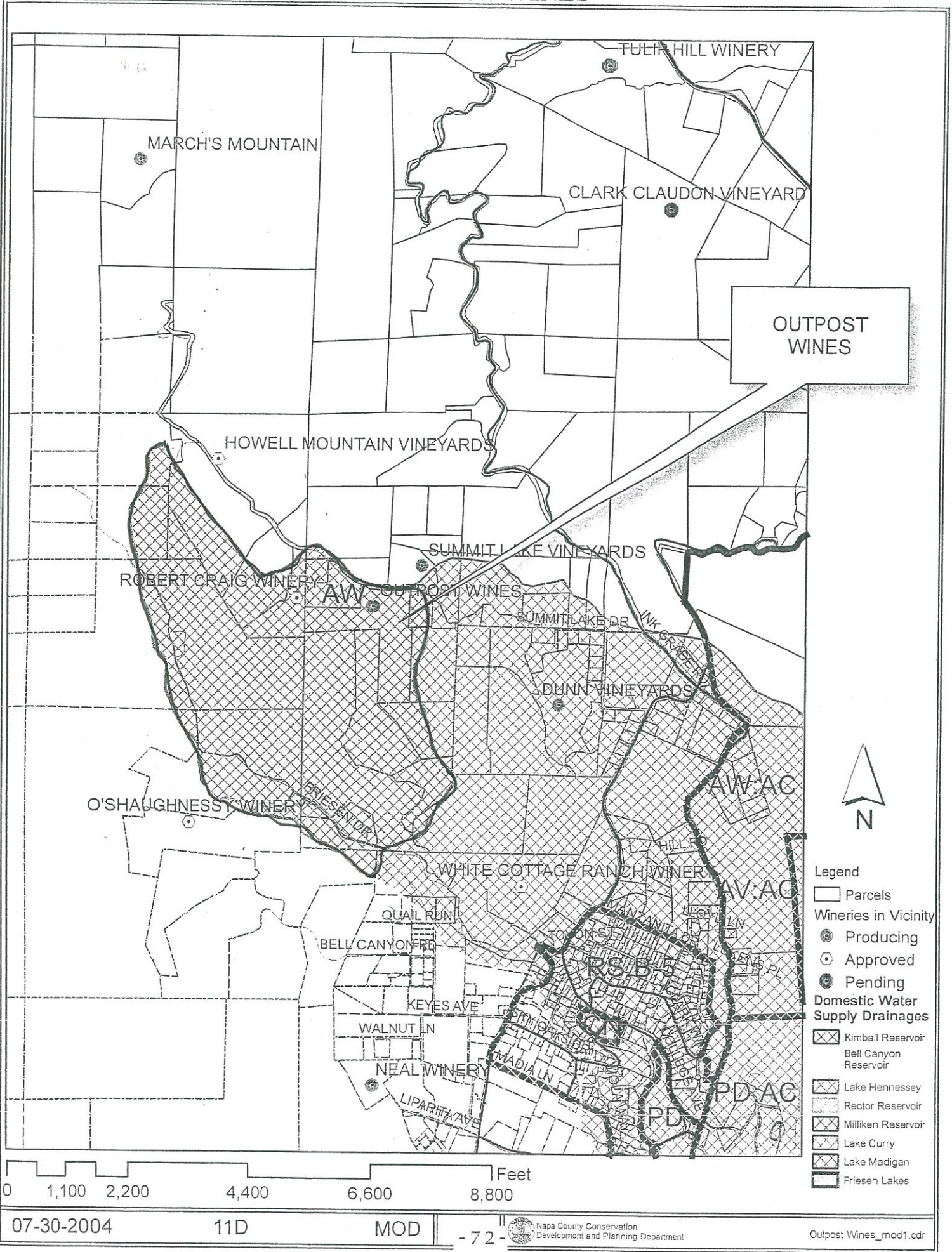
OPEN SPACE

-  AGRICULTURE, WATERSHED & OPEN SPACE
-  AGRICULTURAL RESOURCE



APN
018-200-026
07-30-2004
11D MOD

OUTPOST WINES

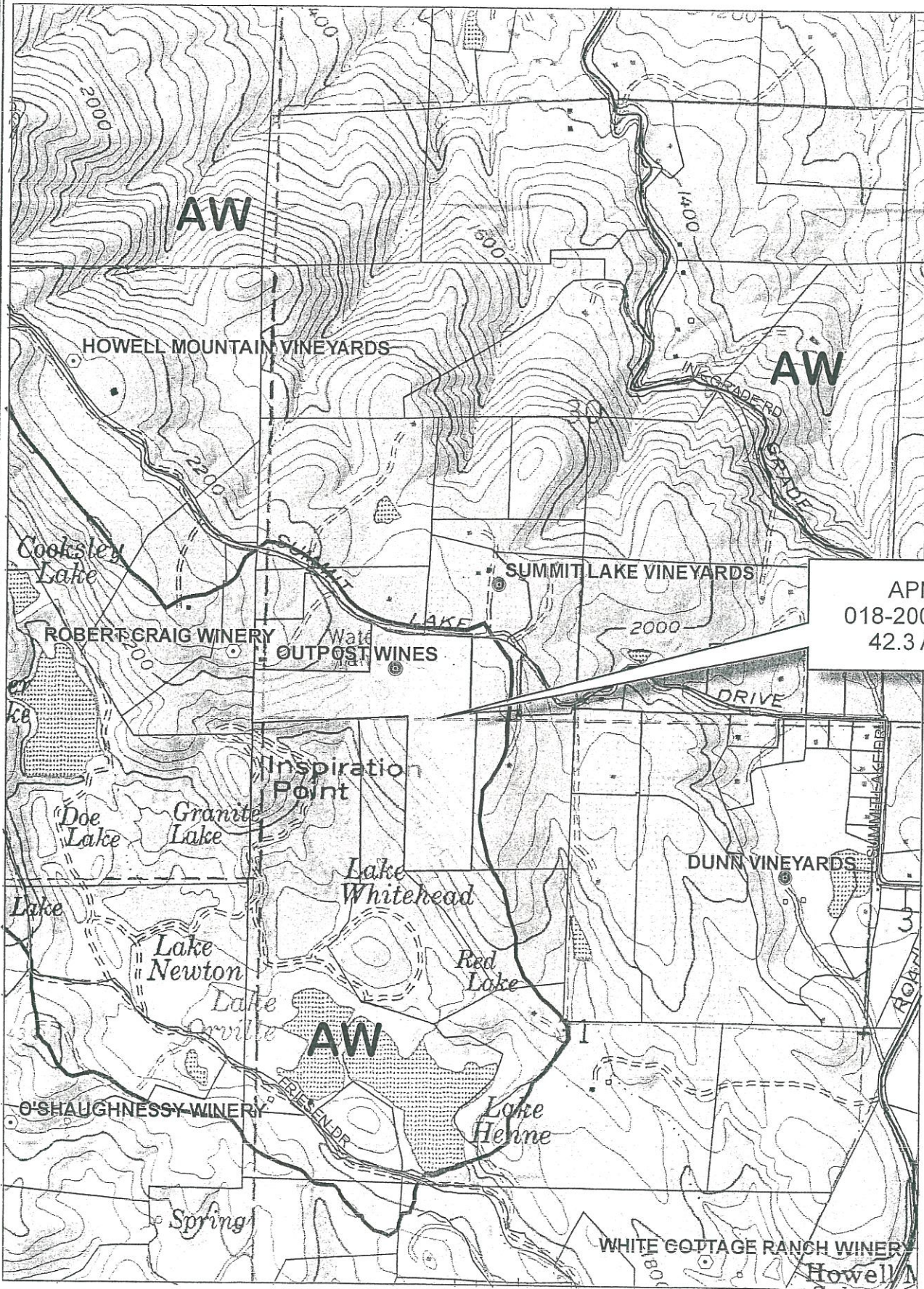


Labels on the map include: MARCH'S MOUNTAIN, TULIP HILL WINERY, CLARK CLAUDON VINEYARD, HOWELL MOUNTAIN VINEYARDS, SUMMIT LAKE VINEYARDS, ROBERT CRAIG WINERY, AW, OUTPOST WINES, SUMMIT LAKE DR, DUNN VINEYARDS, O'SHAUGHNESSY WINERY, PRESBYTERIAN, WHITE COTTAGE RANCH WINERY, AV, AG, QUAIL RUN, BELL CANYON RD, KEYES AVE, WALNUT LN, NEAL WINERY, LIPARI AVE, HILL, TOM'S, and PD, PD, AC.

- Legend
- Parcels
 - Wineries in Vicinity
 - Producing
 - Approved
 - ⊙ Pending
 - Domestic Water Supply Drainages
 - ▨ Kimball Reservoir
 - ▨ Bell Canyon Reservoir
 - ▨ Lake Hennessey
 - ▨ Rector Reservoir
 - ▨ Milliken Reservoir
 - ▨ Lake Curry
 - ▨ Lake Madigan
 - ▨ Friesen Lakes

0 1,100 2,200 4,400 6,600 8,800 Feet

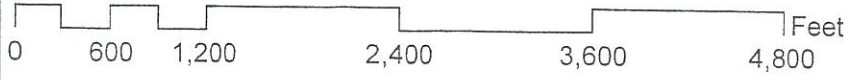
OUTPOST WINES



APN
018-200-026
42.3 Ac.



- Legend
- Parcels
 - Wineries in Vicinity
 - ⊙ Producing
 - ⊙ Approved
 - ⊙ Pending



OUTPOST WINES

DETAIL
SCALE 1"=40'



LEGEND:

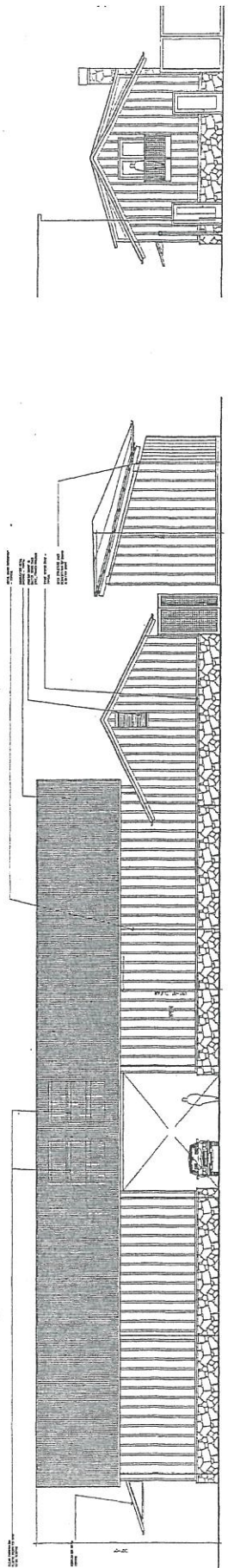
- IP IRON PIPE MONUMENT
- FLW LINE OF CREEK OR DRAINAGE DITCH
- EDGE OF DIRT/GRAVEL ROAD
- OVERHEAD POWER AND/OR TELEPHONE LINE
- PROPERTY LINE
- EASEMENT LINE
- PAVED ROAD
- EXISTING WELL
- EXISTING SEPTIC TANK
- EXISTING LEACH FIELD
- EXISTING STRUCTURE AS NOTED
- R-RESIDENCE G-GARAGE S-SHED
- B-BARN W-WINERY



SCALE = NTS

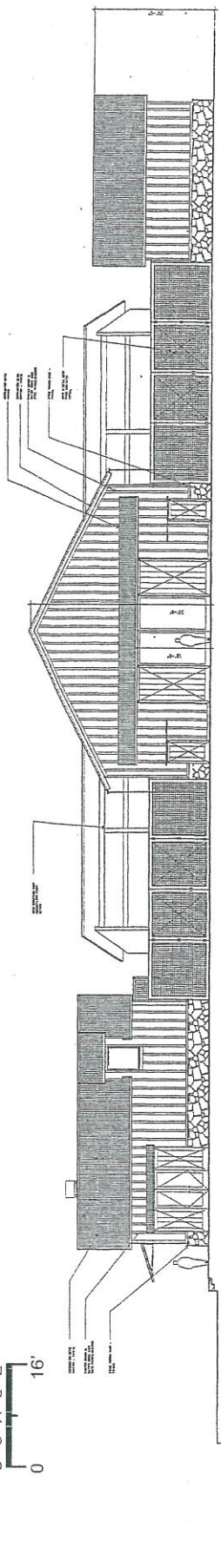
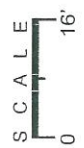
SITE PLAN DETAIL

OUTPOST WINES



3 NORTH ELEVATION
1/8"=1'-0"

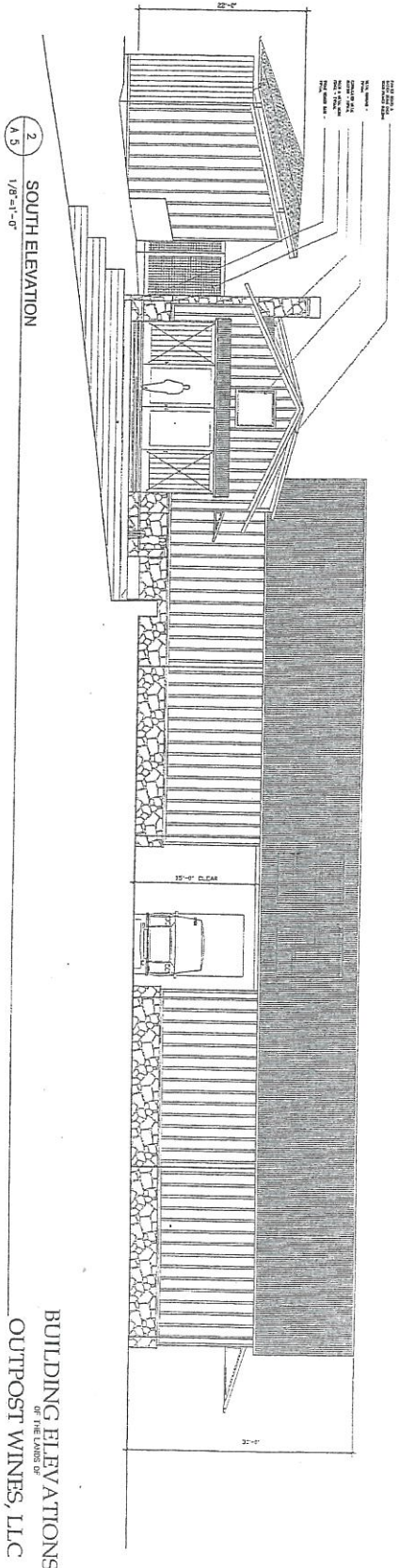
2 NORTH ELEVATION
1/8"=1'-0"



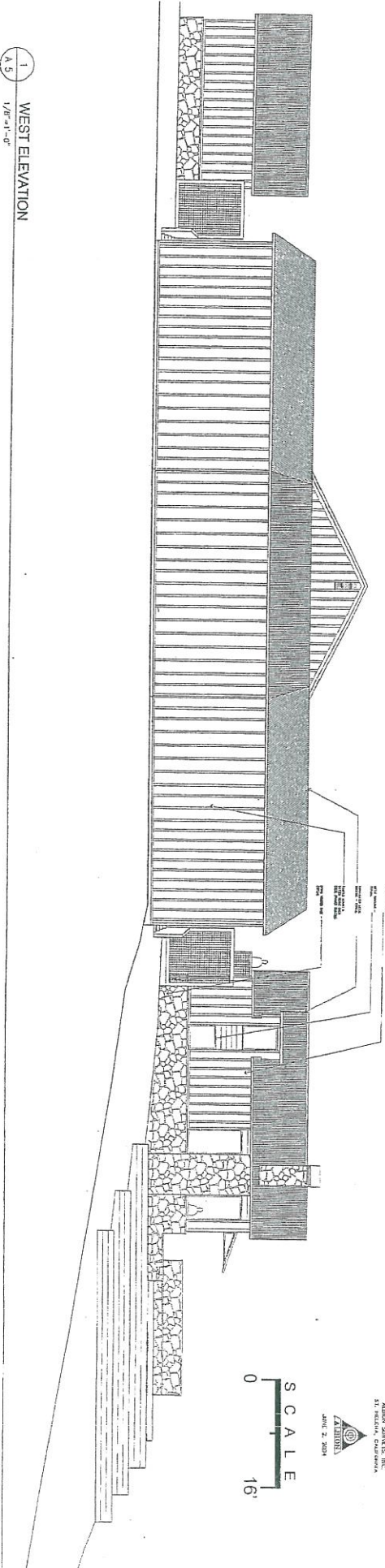
1 EAST ELEVATION
1/8"=1'-0"

BUILDING ELEVATIONS
FOR THE LANDSCAPE
OUTPOST WINES, LLC
COUNTY OF NAPA STATE OF CALIFORNIA
BY
ARCHITECTS
ST. HELENA, CALIFORNIA
JUNE 3, 2004

OUTPOST WINES



2 SOUTH ELEVATION
1/8"=1'-0"

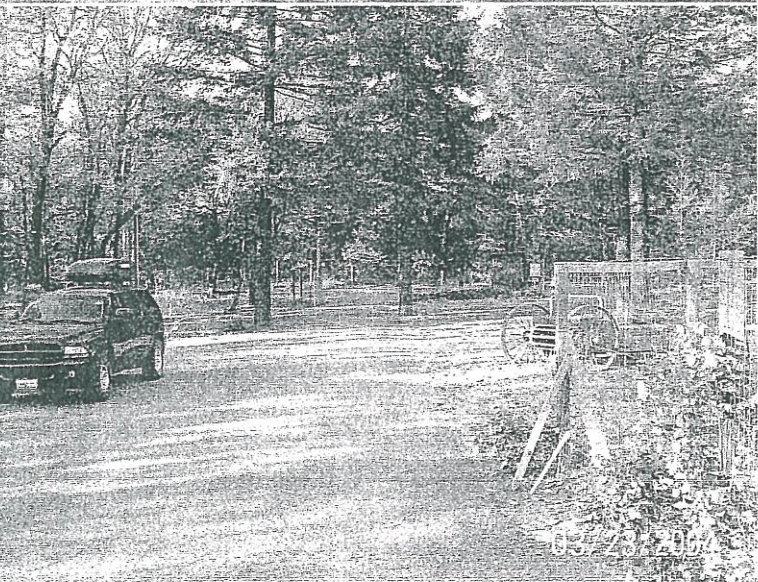
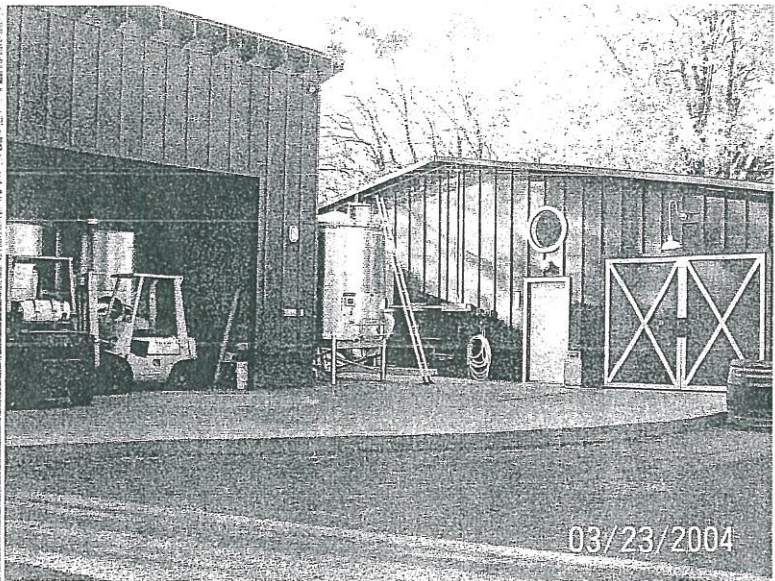
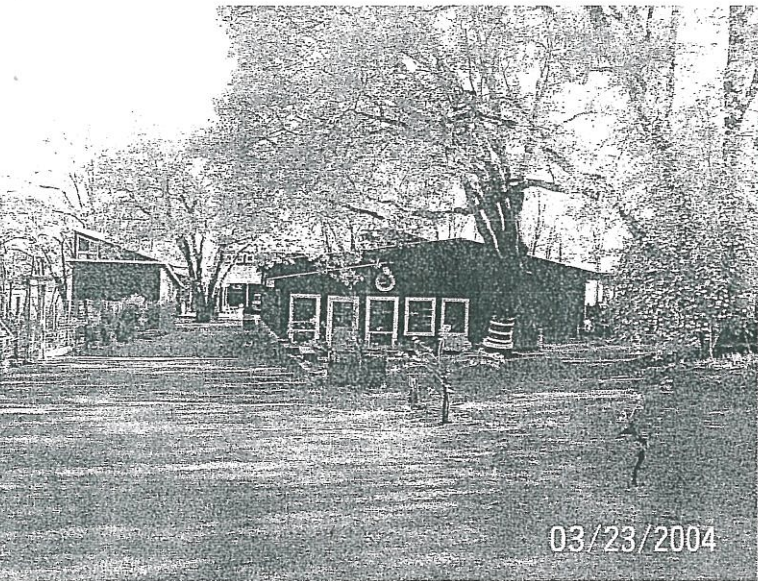


1 WEST ELEVATION
1/8"=1'-0"



BUILDING ELEVATIONS
of the Office of
OUTPOST WINES, LLC

ARCHITECT BY
ALISON M. PRICE, INC.
51. MILLIKEN, CALIFORNIA
JUNE 2, 2004





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