



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AP

Date Submitted: 10/9/07

REQUEST: _____

Date Complete: _____

Use Permit Major Modification

Date Published: _____

to allow construction of a 14,004 sq-ft
vineyard maintenance facility

ZA CDPC BS APPEAL

Hearing _____

Action _____

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

Applicant's Name: Gary Caravantes

Telephone #: (707) 948-2421 Fax #: (707) 948-2415 E-Mail: gary.caravantes@opusonewinery.com

Mailing Address: 7900 St. Helena Highway Oakville CA 94562
No. Street City State Zip

Status of Applicant's Interest in Property: Facility Manager

Property Owner's Name: Opus One Winery

Telephone #: (707) 948-2400 Fax #: (707) 948-2497 E-Mail: _____

Mailing Address: 7900 St. Helena Highway Oakville CA 94562
No. Street City State Zip

Site Address/Location: 1144 Oakville Cross Road Oakville CA 94562
No. Street City State Zip

Assessor's Parcel #: 031-020-007 & 031-020-009 Existing Parcel Size: 49.314 acres & 49.315 acres

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, floor plan, building elevations, water supply/waste disposal system site 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.

Gary Caravantes 10/5/07
Signature of Applicant Date
Gary Caravantes (Facility Manager)
Print Name

David Pearson 10-5-07
Signature of Property Owner Date
David Pearson (CEO)
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 7500.00 Receipt No. 65586 Received by: RJ Date: 10/9/07

*Total Fees will be based on actual time and materials

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): CONSTRUCT AN APPROX 14,000 SF SINGLE LEVEL VINEYARD EQUIPMENT STORAGE AND MAINTENANCE BUILDING LOCATED AT THE SOUTH - EAST CORNER OF OPUS ONE PROPERTY
(PLEASE REFERENCE ATTACHED DETAIL DESCRIPTION OF THE PROPOSED PROJECT AND LOCATION JUSTIFICATION)
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: December 2008 Phase 2: _____
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
☒ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: NA
- F. Additional Licenses/Approval Required:
District: NA Regional: NA
State: NA Federal: NA

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 24,360
Proposed total floor area on site: ~~19,984~~ 14,324
Total development area (building, impervious, leach field, driveway, etc.): 40,470
New construction: YES
existing structures or portions thereof to be utilized: NA
existing structures or portions thereof to be moved: NA
- B. Floor Area devoted to each separate use (in square ft):
living: NA storage/warehouse: 11,349 offices: 421
sales: NA caves: NA other: 1,458
septic/leach field: _____ roads/driveways: 16,110
- C. Maximum Building Height: existing structures: NA new construction: 24' - 6"
- D. Type of New Construction (e.g., wood-frame): CMU / STRUCTURAL STEEL FRAME & INSULATED METAL PANELS
- E. Height of Crane necessary for construction of new buildings (airport environs): NA
- F. Type of Exterior Night Lighting Proposed: LOW PROFILE FREE-STANDING AND OR WALL MOUNTED DIRECT DOWNWARD
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes _____ No x
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):
☐ Type I FR ☐ Type II 1 Hr ☒ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)
(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	<u>90</u>	<u>3 or 93 Total</u>
B. Customer Parking Spaces:	<u>26</u>	<u>same or 26 total</u>
C. Employee Parking Spaces:	<u>64</u>	<u>3 or 67 total</u>
D. Loading Areas:	<u>NA</u>	<u>NA</u>

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	<u>362</u>	<u>no change</u>
B. Expected Hours of Operation:	<u>8-HR / DAY</u>	<u>no change</u>
C. Anticipated Number of Shifts:	<u>1, 2 (harvest)</u>	<u>no change</u>
D. Expected Number of Full-Time Employees/Shift:	<u>64 (at the winery)</u>	<u>no change</u>
E. Expected Number of Part-Time Employees/Shift:	<u>4</u>	<u>no change</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>500</u>	<u>no change</u>
• average/week:	<u>1200</u>	<u>no change</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>8, 30 (INC HARVEST)</u>	<u>no change</u>
• average/week:	<u>42, 150 (INC HARVEST)</u>	<u>no change</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

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

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>Well</u>	<u>Storage Tank / Reservoir</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	NA Yes___ No <u>X</u>	NA Yes___ No <u>X</u>
C. Current Water Use (in gallons/day): Current water source:	13,600 <u>WELL</u>	NA <u>TANK / RESERVOIR</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>14,000</u>	<u>NA</u>
E. Water Availability (in gallons/minute):	<u>25 GAL / MIN</u>	<u>1,500 GAL / MIN</u>
F. Capacity of Water Storage System (gallons):	<u>47,000 USABLE</u>	<u>78,000 USABLE</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>TANK</u>	<u>TANK / RESERVOIR</u>
F. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>SEPTIC SYSTEM</u>	<u>Reservoir</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	NA Yes___ No <u>X</u>	NA Yes___ No <u>X</u>
C. Current Waste Flows (peak flow in gallons/day):	<u>1,500</u>	<u>12,650</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>1,500</u>	<u>13,050</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>Unchanged</u>	<u>Unchanged</u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>Garbage</u>	<u>Landfill</u>
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>NA</u>	<u>NA</u>
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>NA</u>	<u>Waste Hauler</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>NA</u>	<u>Private Hauler</u>



**Napa County Department of Environmental Management
CUPA-Related Business Activities Form**

Business Name: Opus One Winery

Business Address: 7900 St. Helena Hwy, Oakville, CA 94562

Contact: Gary Caravantes

Phone #: 707.948.2421 office

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

☒ YES ☐ NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?

☐ YES ☒ NO

2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO

C. ABOVE GROUND STORAGE TANKS (AST's)

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

☐ YES ☒ NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?

☐ YES ☒ NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

☐ YES ☒ NO

3. Treat hazardous waste on site?

☐ YES ☒ NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☐ YES ☒ NO

5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

☒ YES ☐ NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia – 500 lbs, Sulfur Dioxide – 500 lbs, Chlorine – 500 lbs.

☐ YES ☒ NO



COUNTY of NAPA

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

MF#: _____

Site#: _____

BPC

JILL PAHL, R.E.H.S.
Acting Director

HAZARDOUS MATERIALS BUSINESS PLAN ANNUAL CERTIFICATION FORM

Pursuant to Section 25503.3(c) of California Health and Safety Code, the Hazardous Materials Business Plan certification described below is hereby submitted for the following facility (if more than one facility is covered by this certification, attach a list with names and addresses):

Facility Name: OPUS ONE WINERY
Address: 7900 ST. HELENA HWY
City: OAKVILLE ZIP Code: 94562

I certify that (please check the appropriate box):

- ☐ I have personally reviewed the Hazardous Materials Business Plan currently on file with your agency and certify that the Plan is complete, accurate and up to date as per the following requirements:
- There has been no change in the quantity of any hazardous material listed in the current Hazardous Materials Inventory forms for the facility; **and**
 - The facility has not begun handling any hazardous material in a reportable quantity which is not currently listed in the Hazardous Materials Inventory; **and**
 - There have been no changes in the facility's personnel or operations, which would require revision of the current Plan.
- ☒ Revisions to the Hazardous Materials Business Plan on file with your office are necessary. The Plan has been reviewed and changes made. One copy of the revisions has been enclosed with this Certification. (PLEASE SPECIFY WHICH PAGES ARE TO BE REPLACED).

PLEASE INCLUDE (4) ADDED PAGES

OWNER/OPERATOR/DESIGNEE CERTIFICATION: I declare under penalty of perjury, that the information provided herein is true and correct to the best of my knowledge.

Name (print): SARY CARAVANTES Title: FACILITY MGR
Signature: Sary Caravantes Date: 03 / 27 / 2006

Sign and return this form with appropriate fees by the date indicated on the billing invoice.

(OVER)



UNIFIED PROGRAM CONSOLIDATED FORM
Napa County HMBP - HAZARDOUS MATERIALS
HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(one page per material per building or area)

☒ ADD

☐ DELETE

☐ REVISE

200

Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As)

OPUS ONE WINERY

3

CHEMICAL LOCATION

PUMP HOUSE - SOUTH END OF PROPERTY

201

CHEMICAL LOCATION CONFIDENTIAL EPCRA

202

☐ YES ☒ NO

FACILITY ID #

MAP# (optional)

203

GRID# (optional)

204

II. CHEMICAL INFORMATION

CHEMICAL NAME

205

TRADE SECRET

☐ Yes ☒ No

206

If Subject to EPCRA, refer to instructions

COMMON NAME

207

DIESEL #2 CARB

EHS*

☐ Yes ☐ No

208

CAS#

209

*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Complete if required by CUPA)

210

HAZARDOUS MATERIAL
TYPE (Check one item only)

☐ a. PURE ☐ b. MIXTURE ☐ c. WASTE

211

RADIOACTIVE ☐ Yes ☐ No

212

CURIES

213

PHYSICAL STATE
(Check one item only)

☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

214

LARGEST CONTAINER

500 GAL

215

FED HAZARD CATEGORIES
(Check all that apply)

☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☐ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH

216

AVERAGE DAILY AMOUNT

217

MAXIMUM DAILY AMOUNT

218

ANNUAL WASTE AMOUNT

219

STATE WASTE CODE

220

500 GAL

500 GAL

UNITS*

(Check one item only)

☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS

221

DAYS ON SITE:

365

222

STORAGE

CONTAINER ☒ a. ABOVE GROUND TANK ☐ e. PLASTIC/NONMETALLIC DRUM ☐ i. FIBER DRUM ☐ m. GLASS BOTTLE ☐ q. RAIL CAR
☐ b. UNDERGROUND TANK ☐ f. CAN ☐ j. BAG ☐ n. PLASTIC BOTTLE ☐ r. OTHER
☐ c. TANK INSIDE BUILDING ☐ g. CARBOY ☐ k. BOX ☐ o. TOTE BIN
☐ d. STEEL DRUM ☐ h. SILO ☐ l. CYLINDER ☐ p. TANK WAGON

223

STORAGE PRESSURE

☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

224

STORAGE TEMPERATURE

☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

225

%WT

HAZARDOUS COMPONENT (For mixture or waste only)

EHS

CAS #

1

226

227

☐ Yes ☐ No

228

229

2

230

231

☐ Yes ☐ No

232

233

3

234

235

☐ Yes ☐ No

236

237

4

238

239

☐ Yes ☐ No

240

241

5

242

243

☐ Yes ☐ No

244

245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION

246

If EPCRA, Please Sign Here



P.O. BOX 6
OAKVILLE
CALIFORNIA 94562
707.944.9442
FAX 707.948.2497

Use Permit – Building Proposal and Site Location Justification

For many years, Robert Mondavi Winery provided Opus One with vineyard personnel and equipment support to cultivate, maintain and collect the fruit for process. With the ownership change, so did the arrangement, such that, Opus One was compelled to acquire a sizeable and expensive fleet of vineyard equipment and augment our workforce accordingly. Much of the equipment has been stationed behind the winery in the back parking area exposed to the elements, and creating a sizeable displacement of available parking and transition material storage space.

Maintenance of said equipment is performed either in the field or adjacent to the pump house building at the south end of the property, therefore, conditions for proper repairs and maintenance are substandard at best.

The solution is to construct a building of adequate size to store large tractor equipment and associated implements and tools, including offices and facilities for vineyard supervisors and mechanic, and areas to clean, maintain and repair equipment under controlled conditions.

Prior to project development, the proposed location was selected based on various decisive factors as depicted:

- Close proximity and convenience dictate the building be placed near paved roadway(s) - Located adjacent to the service driveway and county roadway, the site is fully accessible to vineyard and winery personnel, and external suppliers.*
- Effluent discharge (i.e., domestic sewage waste) should be directed to and existing disposal site - The domestic waste mound, positioned adjacent to the site, is adequate and capable of processing predictable increased demand.*
- Minimize utility power and fuel line service runs - Utility power transformer (servicing the pump house) and natural gas source is very close to the site. Main service and meter for the pump house will be redirected to the site with a distribution feeder routed back to the pump house, thus circumventing the added cost for a third service.*
- The building must be near a reliable water source for domestic, production and fire suppression requirements – The adjacent pump house and 144,000 gallon water storage tank, services the winery as that water source.*
- Minimize the loss of productive quality vines – The site area is planted with Cabernet Sauvignon, which currently produces yields at 60 percent levels. The producing vines are sub-quality and the soil physical characteristics (soil texture) are comprised of high concentrations of clay, which impedes proper and necessary drainage. The net area displacement will affect approximately 2100 producing and non-producing vines.*

Gary Caravantes – Facility Manager

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel.

There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor 1.0 acre feet per acre per year
Mountain Areas 0.5 acre feet per acre per year
MST Groundwater Deficient Area 0.3 acre feet per acre per year

Assessors Number(s)	Parcel	Parcel Size (A)	Parcel Factor (B)	Location	Allowable Water Allotment (A) X (B)

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential	NA	af/yr
Farm Labor Dwelling	NA	af/yr
Winery	2.37	af/yr
Commercial	NA	af/yr
Vineyard*	57.92	af/yr
Other Agriculture	NA	af/yr
Landscaping	0.55	af/yr
Other Usage (List Separately):		
		af/yr
		af/yr
		af/yr

PROPOSED USE:

Residential	NA	af/yr
Farm Labor Dwelling	NA	af/yr
Winery	2.68	af/yr
Commercial	NA	af/yr
Vineyard*	no change	af/yr
Other Agriculture	NA	af/yr
Landscaping	0.65	af/yr
Other Usage (List Separately):		
		af/yr
		af/yr
		af/yr

Note: Two parcel total. See Public Works comments for separate water use per parcel.

TOTAL: 60.84 af/yr
TOTAL: 19,827,756 gallons**

TOTAL: 61.25 af/yr
TOTAL: 19,961,375 gallons**

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre- feet) by 325,821 gal/AF.

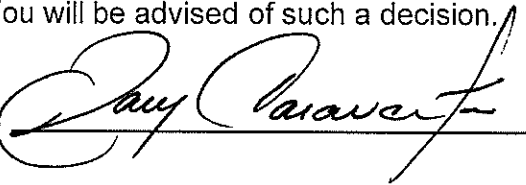
Is the proposed use less than the existing usage () Yes (x) No () Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage if other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature



Date:

10/3/07

Phone:

707.948.2421

TRAFFIC INFORMATION

Project Trip Generation							
Personnel / Visitors				Vehicle Trips			
	Operations Daily M – F	Marketing Events Minimum Weekends	Maximum		Operations Daily M – F	Marketing Events Minimum Weekends	Maximum
Operating Hours	7:00 - 5:00						
Employees				Employee Trips			
Full-Time	64			Full-Time			
Seasonal Peak	4			Seasonal Peak			
Peak Hours	7:00-5:00			Peak Hours			
Total Employees	68			Total Employee Trips			
Event Support Staff				Event Support Staff			
Full-Time	8			Full-Time			
Seasonal Peak	4			Seasonal Peak			
Total Support Staff	12			Total Support Staff Trips			
Visitors				Visitor Trips			
Peak Hours	10:00-4:00			Peak Hours			
Total Visitors	500			Total Visitor Trips			
				Total Trucks – Deliveries, Shipping, etc. Trips			
Grand Total							
Provide supporting documentation for trip generation rates							
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.							

Number of People Onsite					
	Full-Time	Peak	Marketing Events	Marketing Events	Marketing Events
No. Employees	64	64			
Support Staff, caterers, clean-up, etc.			25		
TEMPORARY HELP		25			
Visitors		500	500		
Residents					
Grand Total	64	589	525		

APPS-Traffic Information

Note: Numbers include winery.