

FILE# P07-00436

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

**APPLICATION FOR USE PERMIT VERY MINOR MODIFICATION**  
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 6.25.07  
REQUEST: to convert the existing Date Complete: \_\_\_\_\_  
residence into a tasting room Date Published: \_\_\_\_\_  
and office ZA CDPC BS APPEAL  
Hearing \_\_\_\_\_  
Action \_\_\_\_\_

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

Applicant's Name: Paul Saviez  
Telephone #: (707) 942-5889 Fax#: (707) 942-6037 E-Mail: paul@saviezvineyards.com  
Mailing Address: 4060 Silverado Trail Calistoga CA 94515  
No Street City State Zip  
Status of Applicant's Interest in Property: owner  
Representative's  
Property Owner's Name: Tom Carey  
Telephone #: (707) 252-7122 Fax#: (707) 255-6876 E-Mail: tcarey@dpf-law.com  
Mailing Address: 809 Coombs Street Napa CA 94559  
No Street City State Zip  
Site Address/Location: 4060 Silverado Trail Calistoga CA 94515  
No Street City State Zip  
Assessor's Parcel #(s): 021-010-003 Existing Parcel Size: 114.32 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, 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.

Thomas F. Carey  
Signature of Applicant6/18/07  
DateThomas F. Carey  
Signature of Property Owner6/18/07  
DateThomas F. Carey  
PRINT NAMEThomas F. Carey  
PRINT NAME

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Total Estimated Fee: \$ 1217.24 Receipt No. 88 Received by: \_\_\_\_\_ Date: 6/18/07

**USE PERMIT  
VERY MINOR MODIFICATION APPLICATION  
SAVIEZ WINERY  
4060 SILVERADO TRAIL, CALISTOGA**

**APPLICANT AND PROPERTY OWNER:**

Paul Saviez  
4060 Silverado Trail  
Calistoga, CA 94515  
942-5889

**APPLICANT'S REPRESENTATIVE:**

Dickenson, Peatman & Fogarty  
Tom Carey  
809 Coombs Street  
Napa, California 94559  
252-7122

**APN:** 21-010-003

**ACREAGE:** 114.32 acres

**GENERAL PLAN & ZONING DESIGNATION:**

Agricultural Watershed (AW)  
Agricultural Watershed-Open Space  
(AW-OS)

**PREVIOUS USE PERMIT APPROVAL:**

#01099-UP approved August 7, 2002

**GENERAL PROJECT DESCRIPTION:**

The purpose of this application is to obtain approval to convert a portion of an existing residence into a tasting room and office. The property is already developed with a 5676 sq.ft. winery with a production capacity of 20,000 gallons. The winery building was converted from an existing historic barn. The winery is located approximately 570 feet from the centerline of the Silverado Trail, however the historic structure is eligible for inclusion in the California Historic Register, and qualified for an exception to the 600 foot setback from the Silverado Trail.

The building proposed to be used for the tasting room and office is also located within the Silverado Trail setback. The house is located  $\pm 425$  feet from the centerline of the road. Since the approval of the original use permit, the zoning ordinance has been amended to include an additional exception from the standard setback, as follows:

*18.104.230.*

*C. Legally constructed structures, existing prior to the enactment of the Winery Definition Ordinance (January 23, 1990), may be exempted from the setback provisions of subsection (A) of this section if it is found that use of this exemption will result in a more environmentally beneficial placement of the winery.*

The residence was constructed in the early 1950's. The property is listed in the California Register of Historical Resources. The original use permit included a historic resource analysis to determine that the modifications to convert the barn to winery purposes would not jeopardize the historic integrity of the property. The residence was considered an integral part of the property and while not as old as the barn it did not detract from the historic nature of the

property. The proposed modifications were reviewed for conformance with the Secretary of Interior's Standards for Rehabilitation, and the recommendations of the historic architect were incorporated into the project. The Standards for Rehabilitation apply to the entire property and not just the historic barn. Two of the applicable standards are as follows:

1. *A property shall be used for its historic purpose or a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Construction of a new structure could detract from the historic integrity of the property, and it is more desirable to utilize and rehabilitate existing structures to avoid this potential impact. The conversion of the house for winery purposes is environmentally superior to construction of a new building and will avoid potential environmental impacts related to cultural resources.

The ±526<sup>\*</sup> square foot area proposed to be used for winery purposes will increase the total square footage of the winery to 6,202<sup>\*</sup> square feet. The total winery coverage will remain less than 1% of the 114 acre parcel. No changes in visitation, marketing, employees or production is proposed. The expansion is less than 10% of the existing winery and qualifies for an administrative very minor modification pursuant to section 18.124.130 C of the zoning ordinance.

\* 836<sup>±</sup> for a total winery of 6,512<sup>±</sup> per CMC 120508

**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.)

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

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 of necessary): no change

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3. **Napa Valley Wine Auction Activities.** (Describe the size and type of event that you may conduct as part of the annual Wine Auction): no change

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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): no change

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5. **Production Capacity**
  - a. existing capacity: 20,000 date authorized: 2002
  - b. current maximum actual production (year): 20,000 (2004)
  - c. proposed capacity: no change
6. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area.)
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: 19,028
  - b. percent of total parcel: <1% %
9. **Production Facility.** (see c below – include the square footage of all each structure)
  - a. square feet: ± 8,000
10. **Accessory Use** (see d below – maximum permitted 40% of the production facility)
  - a. square feet: ± 708
  - b. percent of production facility coverage: 8.9%

#### **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 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.

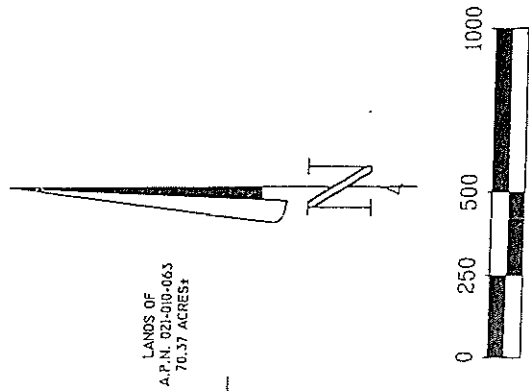
#### **Coverage Definitions** (paraphrased from County Code)

- a. **Winery Development Area** - All aggregate paved or impervious or semi-impervious ground surface areas of the production facility, storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved 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.

# LEGEND:

IP	IRON PIPE
JP	JOINT POLE
---	EDGE OF DIRT/GRAVEL ROAD
---	EDGE OF ASPHALT/CONCRETE PAVEMENT
---	OVERHEAD POWER AND/OR TELEPHONE LINE
---	PROPERTY LINE
---	BUILDING LINE
---	EASEMENT LINE
---	VINE ROW

SAVIEZ VINEYARDS #01099-UP CDPC 8-7-02



LANDS OF  
A.P.N. 021-010-002  
40.36 ACRES±

LANDS OF  
A.P.N. 021-010-003  
70.37 ACRES±

## LANDS OF SAVIEZ

A.P.N. 021-010-003  
114.32 ACRES±

LANDS OF  
A.P.N. 021-010-070  
87.89 ACRES±

Residence/Proposed Tasting Room

SILVERADO  
TRAIL

## SITE MAP OF THE LANDS OF SAVIEZ

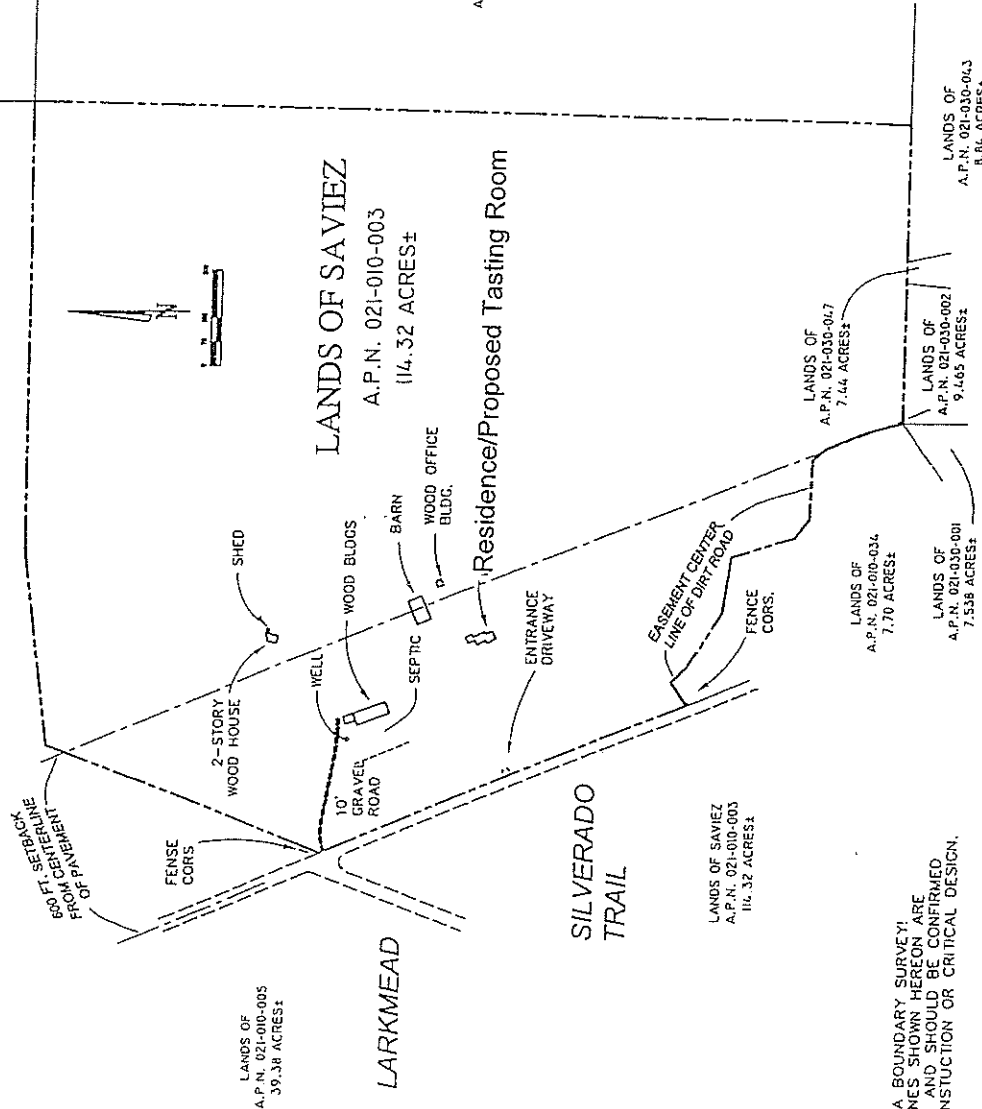
COUNTY OF NAPA STATE OF CALIFORNIA

BY  
ALBION SURVEYS, INC.  
ST. HELENA, CALIFORNIA



N.C.A.P. NO. 021-001-003  
APRIL, 2000

DWG NO. 7777 6100



THIS IS NOT A BOUNDARY SURVEY!  
BOUNDARY LINES SHOWN HEREON ARE  
APPROXIMATE AND SHOULD BE CONFIRMED  
PRIOR TO CONSTRUCTION OR CRITICAL DESIGN.

RECEIVED

JUL 17 2007

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

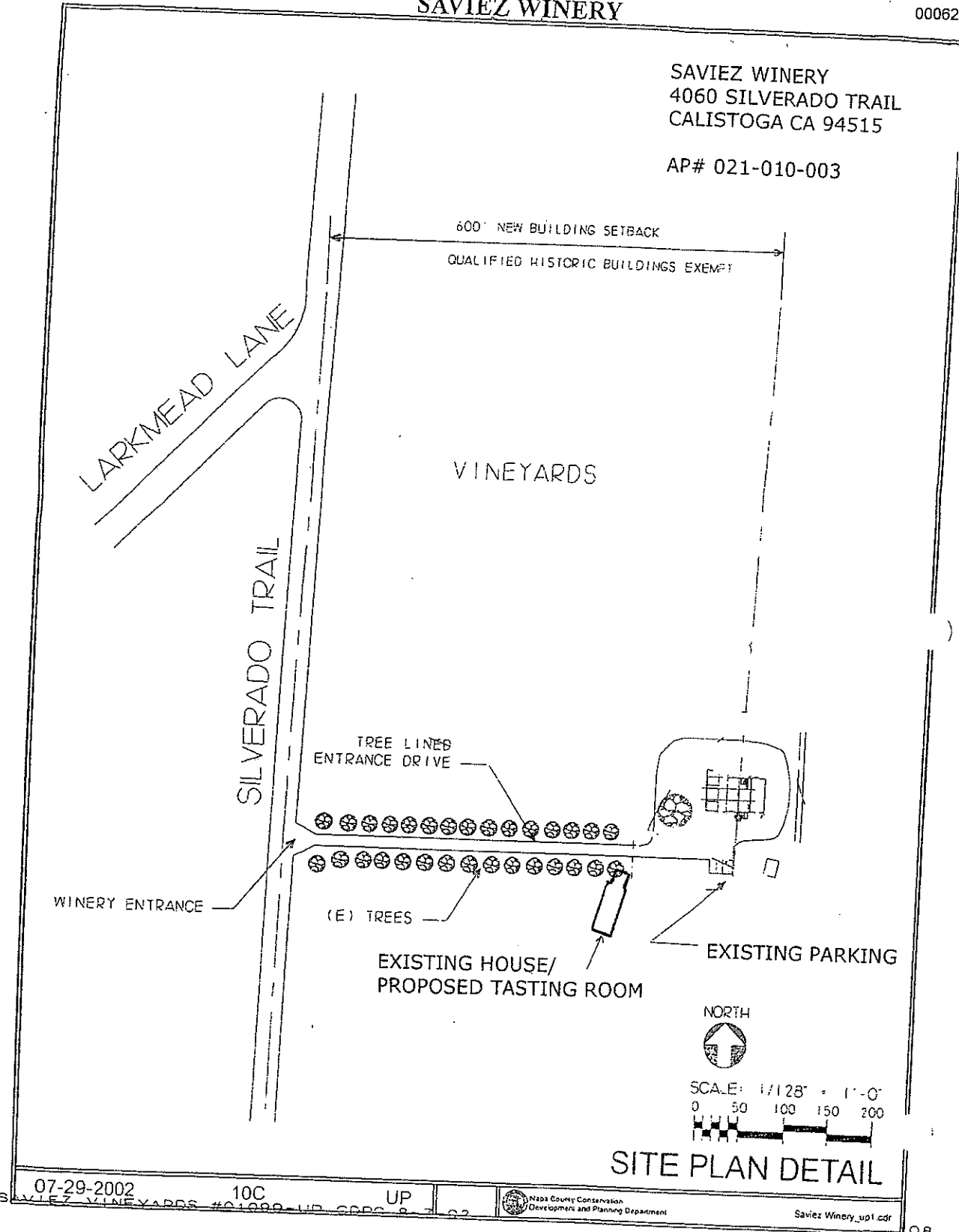
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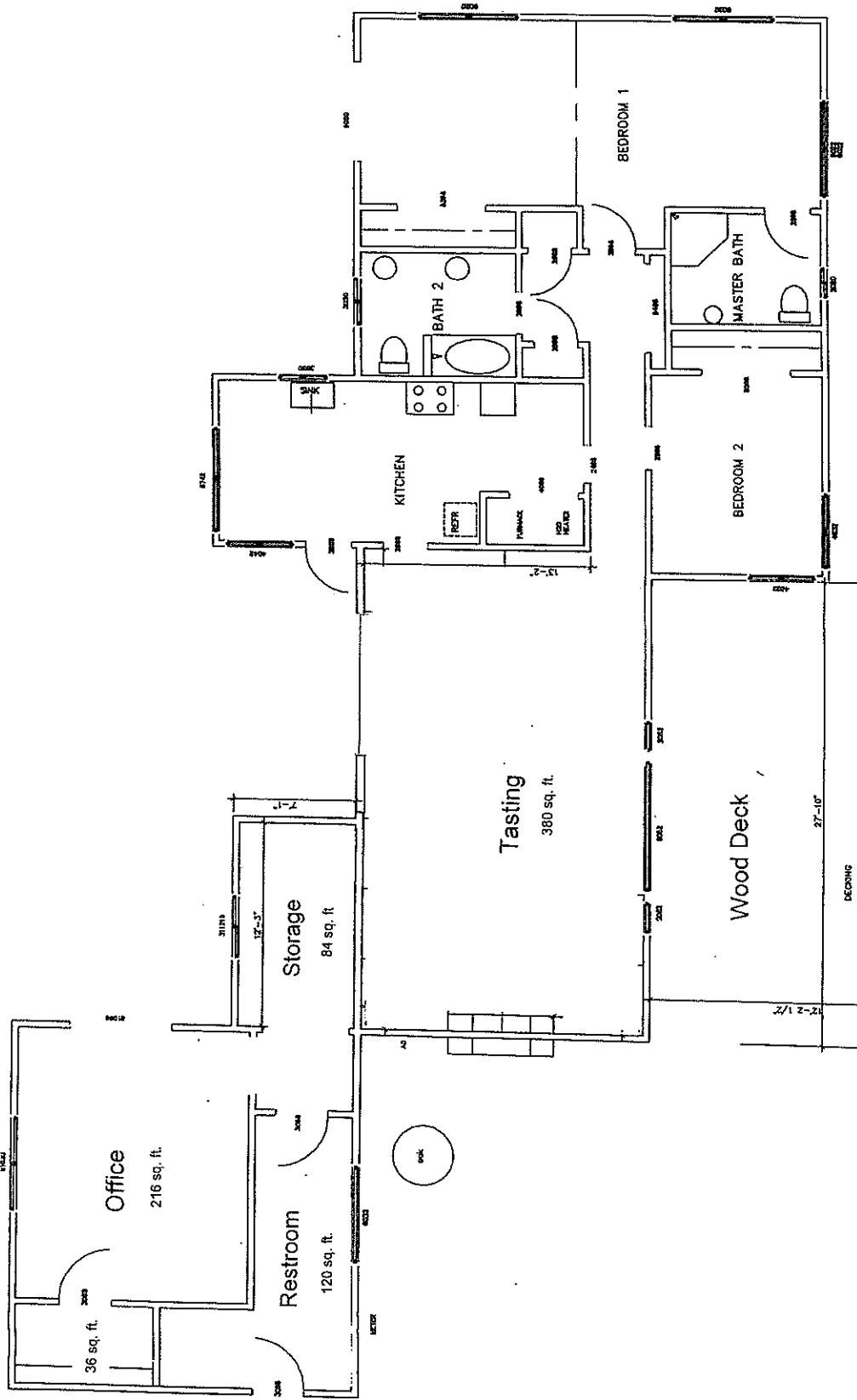
SAVIEZ WINERY

000624

SAVIEZ WINERY  
4060 SILVERADO TRAIL  
CALISTOGA CA 94515

AP# 021-010-003





Saviez Winery Office/Reception Floor Plan

1" = 6'

**RECEIVED**

OCT 01 2008

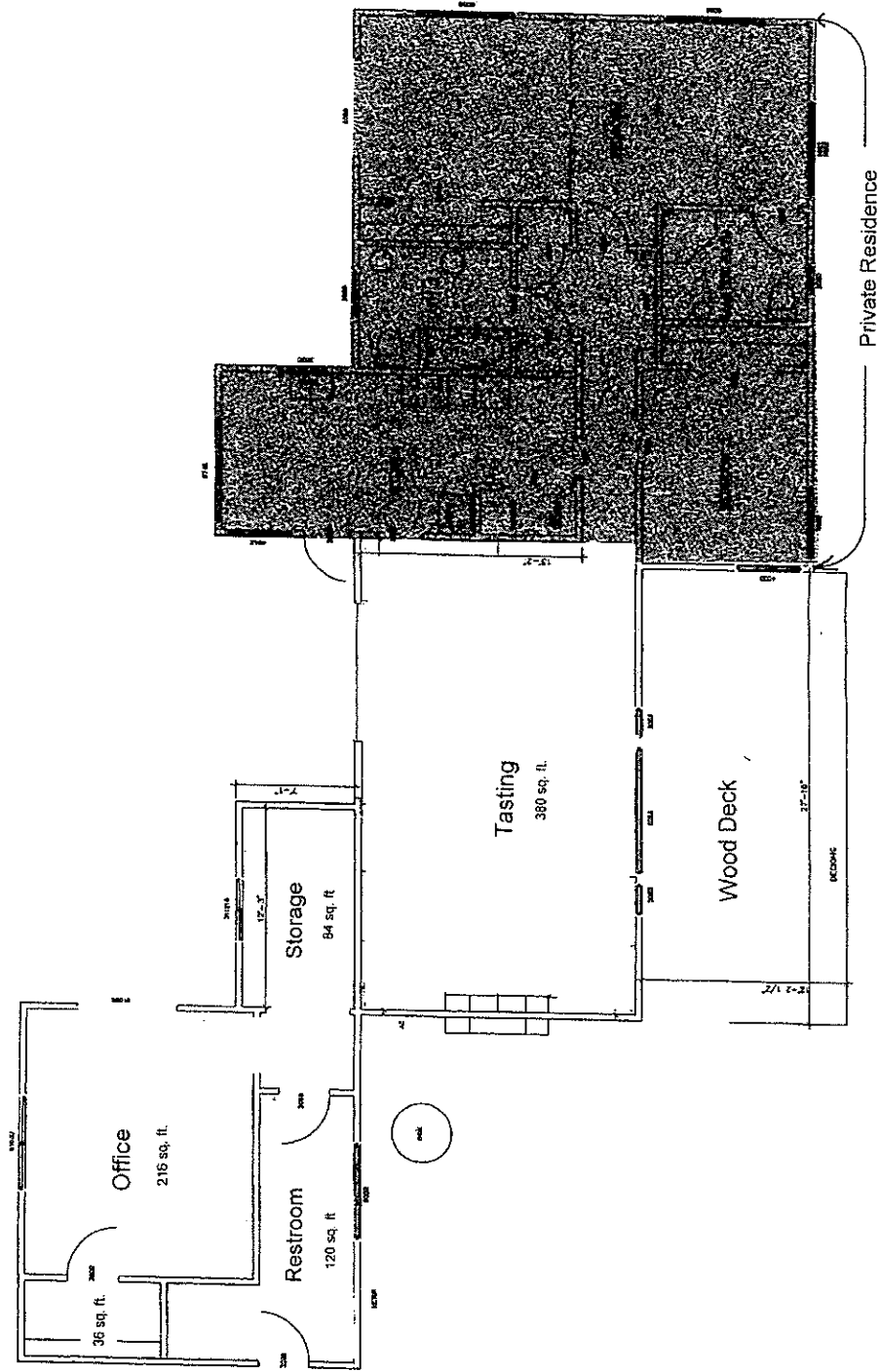
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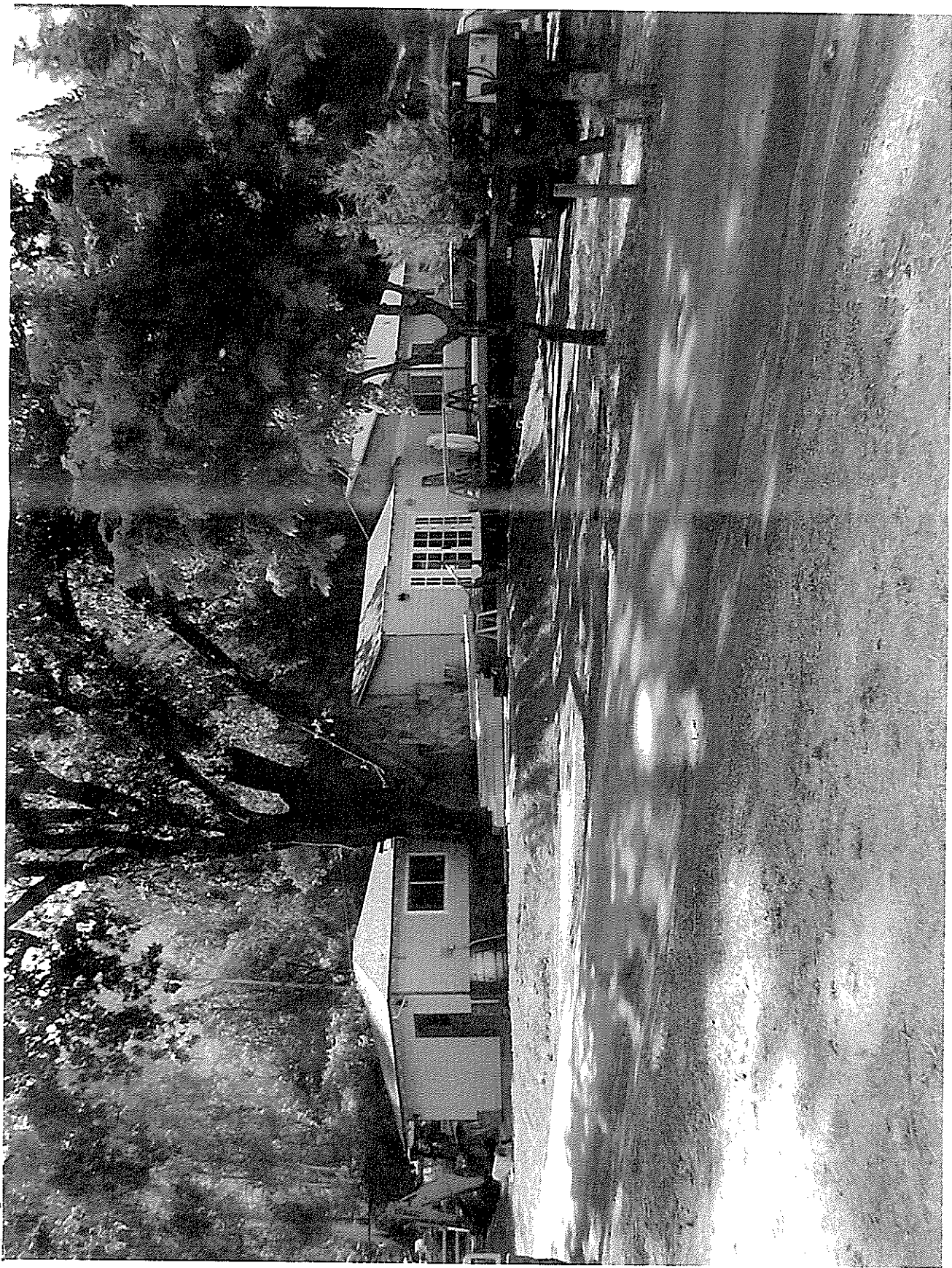
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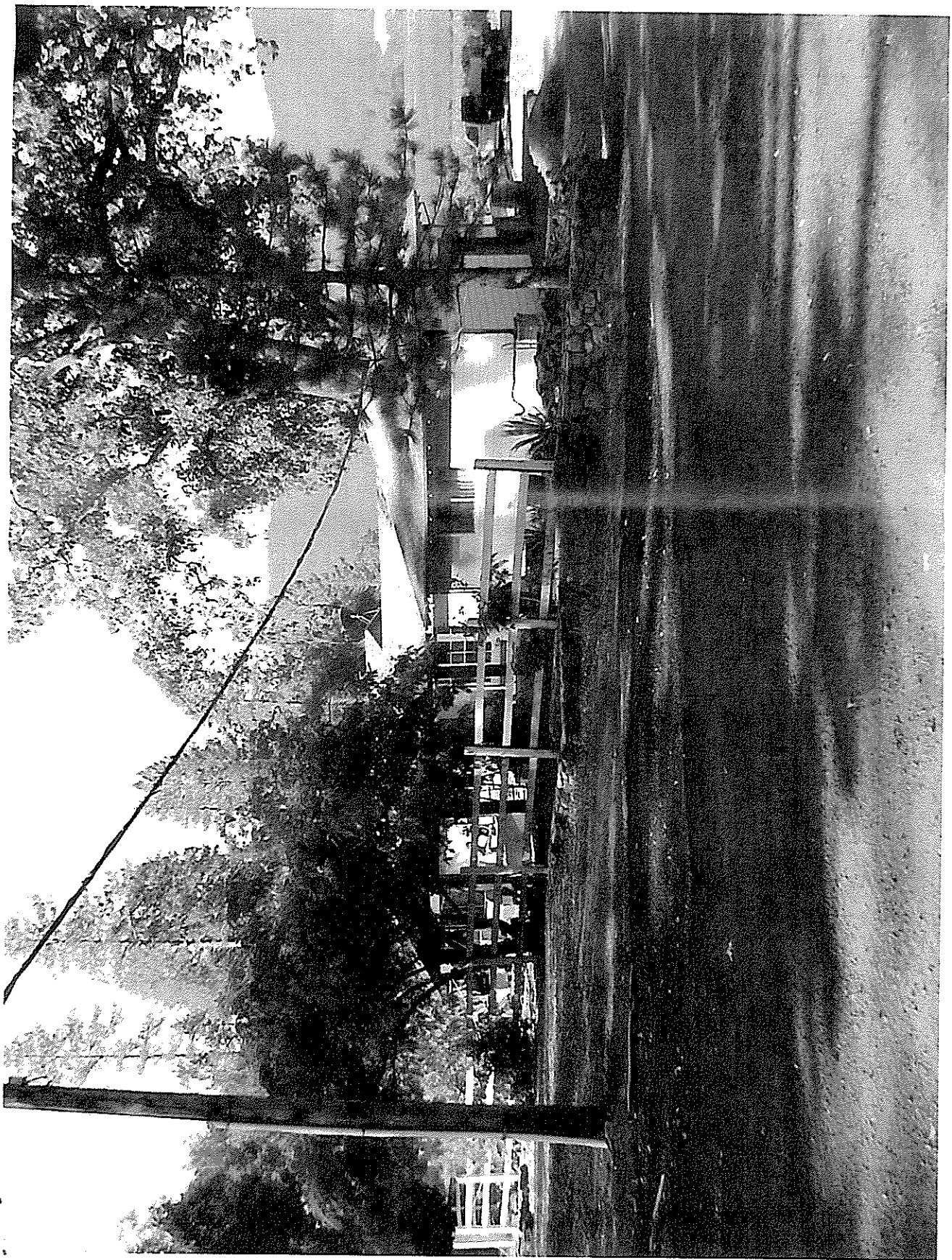
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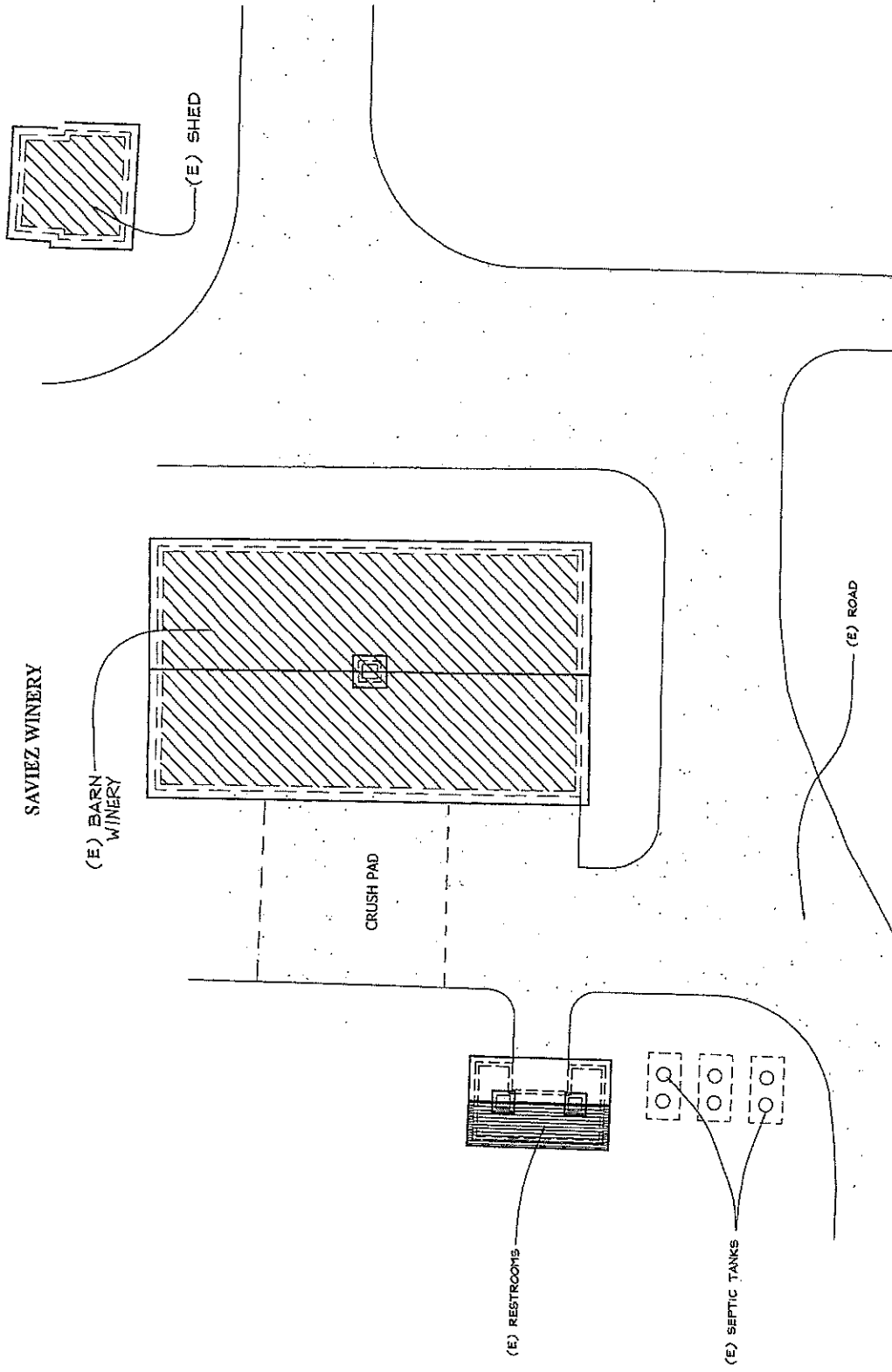


Saviez Winery Office/Reception Floor Plan

1" = 6'







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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

# SAVIEZ VINEYARD

1922 BARN STRUCTURE

EARLY ADD

60' - 1 1/2"

17' - 11"

44' - 11"

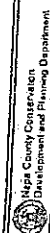
FERMENTATION  
TANKS

BARREL STORAGE



FIRST FLOOR PLAN

07-29-2002 10C UP



Napa County Conservation  
Development and Planning Department

Saviez Winery 1001 200

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DEVELOPMENT & PLANNING DEPT.

# SAVIEZ WINERY

60' - 1 1/2'

STORAGE

44' - 11"

NORTH



07-29-07 ? 10C UP

FUTURE EXTERIOR ACCESS (APPROVED)

## SECOND FLOOR PLAN

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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.  
/sav Winery\_up1.caf

