



HILLARY GITELMAN
Director

COUNTY *of* NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

July 16, 2007

Paul Saviez
4060 Silverado Trail
Calistoga, CA 94515

Re: Winery Use Permit Modification Application, 4060 Silverado Trail, APN 021-010-003

Dear Paul,

I have recently been assigned the winery use permit application you filed with our department on June 18 of this year. While I would very much like to move the application forward, my initial review of your file indicates that a few key items are missing. As a result, this letter is to inform you that your application is presently incomplete for processing and I cannot continue with my review until the following required information is submitted:

- Four copies of a detailed scaled site plan. Where changes are proposed, the submitted plan should clearly depict both existing and proposed conditions as well as providing detailed information on entry drives, on-site parking, and any new landscaping.
- A completed Napa County Supplemental Information Sheet for Winery Uses application reflecting the changes (if any) in winery coverage, production facility square footage, and accessory use square footage which would result from this application. A copy of the application form is attached for your use.
- Four copies of existing and proposed scaled floor plans for all winery structures.
- Four copies of scaled elevations for the residence that is proposed to be converted.

Thank you, in advance, for providing the above material. Once the required information had has been submitted, I would like to schedule a site visit meet with you and/or your representatives to discuss your application. If you have questions about this letter, or any other matter relating to your application, please feel free to contact me at 707.253.4847 or via email at ccahill@co.napa.ca.us.

Best,

A handwritten signature in black ink, appearing to read "Chris Cahill", with a long, sweeping horizontal line extending to the right.

Chris Cahill
Planner

Cc: Tom Carey, DP&F
FILE



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

November 27, 2007

Paul Saviez
4060 Silverado Trail
Calistoga, CA 94515

**Re: Status, Winery Use Permit Modification Application P07-004326
4060 Silverado Trail, APN 021-010-003**

Dear Paul,

As it has been quite some time since my last letter to you about your use permit modification application, I wanted to check in on the status of your application. Because item number three from my July 16, 2007 incomplete letter (requiring existing and proposed scaled floor plans for all winery structures) has yet to be submitted, **your application remains formally incomplete for processing.**

Your attorney has submitted floor plans for the proposed tasting room and winery office space in the residence, however no floor plans have been submitted for the barn/ winery production building. I am specifically concerned about the barn structure because although the project description submitted with your application states that, "the property is already developed with a 5,676 square foot winery with a production capacity of 20,000 gallons" and that, "the winery building was converted from an existing historic barn," I have been unable to find any record of a building permit having been issued for the barn's renovation. My review of our files does, however, indicate that a use permit was granted in 2002 allowing a winery to be located in the renovated barn and that that use permit was deemed "used" by Robert Nelson of this Department on January 30, 2004 by virtue of the installation of the winery process wastewater system.

Understanding the current and future status of the barn/production building and other winery production facilities on your property is essential to determining whether your application qualifies as a **very minor**, a **minor**, or a **major modification** to your use permit. Additionally, because the Winery Definition Ordinance strictly limits winery **accessory** square footage to 40% of **production** square footage, floor plans including existing and currently proposed winery facilities (as requested in my July incomplete letter) really must be submitted before I can proceed with my review of your application.

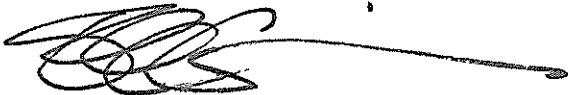
In addition to the above requested information, I would appreciate it if you or your attorney would provide answers to the following questions regarding this application and the current use of your property:

- What is the current status of the barn/production building? Have any renovations to the building occurred to date?
- Is wine currently being made commercially on the APN 021-010-003 property? If so, where is that production actually taking place? Are adequate drains and other wastewater facilities being utilized in the current production facility(s)?

- Assuming that the approved renovations to the barn have yet to be undertaken, is it your intention to proceed with them at some point? If so, when?
- Will the changes to the existing residence proposed in this use permit modification application, including the construction of a tasting room and offices, result in any changes to the use of approved winery space within the barn? Specifically, do you plan to transition approved office and reception space in the barn's second story to barrel storage, equipment storage, or some other **production** use?
- Is it your intention to convert the entirety of the existing residence to winery use? While the floor plans submitted on July 5, 2007 label portions of the building "bedroom," "kitchen," "master bath," etc., there is no permanent separation between the public tasting room space and the nominally private residential space. Additionally, the plans do not appear to include a public restroom in the tasting room area. As currently submitted, I would have to label the entirety of the residence proposed winery **accessory** space.

Thank you, in advance, for providing the above material. If you have questions about this letter, or any other matter relating to your application, please feel free to contact me at 707.253.4847 or via email at ccahill@co.napa.ca.us.

Best,

A handwritten signature in black ink, appearing to read 'Chris Cahill', with a long horizontal line extending to the right.

Chris Cahill
Planner