

CARVER SUTRO
PALISADES VINEYARD



May 19, 2009

Trish Hornisher, Planner
Department of Planning and Environmental Management
1195 Third Street
Napa, California 94559
BY EMAIL to THornisher@co.napa.ca.us;
Hard Copy to Follow

**RE: Revised Project Description for Carver Sutro Winery at 3106
Palisades Road, Calistoga**

Dear Trish;

On February 5, 2009, I submitted to Sean Trippi our first round of documents pursuing a Use Permit and Variance for the captioned project. On March 6th, you responded with an Incompleteness Determination. I responded to that determination in detail on March 25th. On May 15th, you requested an update in the project description to include calculations for the redesigned access driveway which was altered to accommodate Public Works' request that we incorporate a 275 foot line of site from the entrance of the driveway to the closest curve on Palisades Road. Everything in this letter is precisely as it was in our March 25th, 2009 version, except for the calculation of the amount of vineyard removed to accomplish the development, which shifted from .26 acres to .31 acres, and the Total Development Area which shifted from 20,347 sq.ft to 20,753 sq.ft. (See 1(f), below.

To enable a prompt circulation of our project to other county departments, I am stating below the key elements of our project.

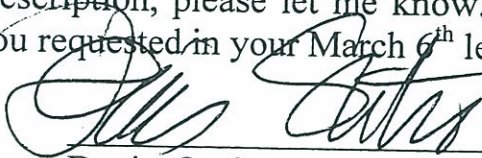
1. **Use Permit (#P08-00043-UP)** To construct a new, Type V, single story winery building at 3106 Palisades Road, Calistoga, with an interior floor area of 3,265 sq. ft (2,811 devoted to production, 454

devoted to accessory uses), which includes the interior dimensions of the covered crush pad. The footprint of this building, including the crush pad, is 3,752 sq. ft.

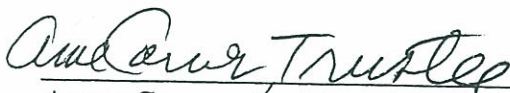
- a. Capacity - 20,000 gallons.
- b. Cave - Type I, 6,700 sq. ft.
- c. Project Phases – One.
- d. Parking – 8 spaces, 4 for employees, 4 for visitors.
- e. Road Improvements – County standard access road to and from the winery will be provided over approximately 300 feet of an existing vineyard avenue, including the provision of a hammer-head to accommodate fire vehicle turnaround. Details of the road improvements were sent with Delta's January 28, 2009 transmittal to Erich Kroll, P.E.
- f. Total Development Area – 20,753 sq. ft, including building, leech field, driveway, impervious surfaces which will comprise approximately .005% coverage of the parcel after the Lot Line Adjustment described in Section 2 below. The existing vineyard is 17.88 acres; .31 acres of vineyard will be removed for the winery development. No trees will be removed for construction of the septic fields.
- g. Days of Operation – 6, Tuesday through Sunday, employees 9-6, visitors, 10-5. Marketing events hours would be different, see "h" below.
- h. Marketing Events: 10 per year. Days of events: Wednesday, Friday and Saturday, with hours 12pm to 10pm. All food to be prepared off site, portable bathrooms used for all events, off-site parking will be provided for all events.
 - i. 7 marketing events, not more than 30 people.
 - ii. 2 release ^{events} parties, not more than 30 people.
 - iii. 1 wine auction event, not more than 100 people.
- i. Employees - 2 full time, 2 additional part-time during harvest.
- j. Visitors – by appointment only, with anticipated visitors on the busiest day being 20, with the average weekly visitors being 80.
- k. Production source – approximately 60% estate, 40% from other vineyards. Grapes will be sourced consistent with Section 12419(b) and/or (c) of Napa County Winery Definition Ordinance. It is anticipated that there would be up to 6 custom crush clients.

1. Small Winery Categorical Exemption requested consistent with State CEQA Guidelines, Sect. 15303.
2. **Lot Line Adjustment.** The project is presently located on 2 parcels – APN #s 017-230-034 (78 acres according to a recently completed survey) and 017-230-035 (20 acres according to the same survey), totaling approximately 98 acres. As designed, the cave and the engineered septic system to accommodate the winery waste are partially located on 035; the bulk of the project is located on 034. Applicant expects that the issuance of building permit will be conditioned upon the completion of a lot line adjustment which places all of the winery improvements, including all applicable setbacks, on parcel 034. After the LLA is complete, parcel 034 will be 80.22 acres, and 035 will be 17.91 acres. All Use Permit exhibits reflect the post-lot line adjusted parcel configuration.
3. **Variance. (P0-00044-VAR).** Request for a Variance of 19 feet from the 300 foot roadway setback from Palisades Road. Chosen site only feasible location for following reasons which are elaborated in the Variance Application: avoids massing buildings and rendering access to existing equipment impractical; all other locations raise serious safety concerns, create greater environmental impact including substantial additional grading and loss of trees, or would require a private road variance of fully 300 feet.

If you require any additional information regarding this Project Description, please let me know. I will transmit all additional information you requested in your March 6th letter next week.



Denis O. Sutro, Husband and on behalf of Anne Carver, Trustee,
Margaret H. Carver Trust, Owner



Anne Carver, Trustee, Margaret H. Carver Trust, Owner



REVISED
FILE # 109-00043

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

A Tradition of Stewardship
A Commitment to Service

FOR OFFICE USE ONLY

ZONING DISTRICT: AW

Date Submitted: 2-5-09

TYPE OF APPLICATION: Use Permit - Winery

Date Published: _____

REQUEST: Approval 20,000 GA/yr Winery

Date Complete: _____

3752 SQ FT WINERY BLDG; 595 SQ FT COVERED CRUSH PAD; 6,700 SQ FT CAVES FOR
BARREL STORAGE; VARIANCE TO WINERY SETBACKS FOR PRIVATE ROADS; LOT W/IN ADJMT

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

TO INCLUDE SEPTIC & CAVES

PROJECT NAME: CARVER SUTRO WINERY

Assessor's Parcel #: 017-230-034

Existing Parcel Size: 86 ACRES

Site Address/Location: 3106 PALISADES ROAD

CALISTOGA CA 94515
City State Zip

Property Owner's Name: ANNE D. CARVER, TRUSTEE, MARGARET H. CARVER TRUST

Mailing Address: 3106 PALISADES ROAD

CALISTOGA CA 94515
City State Zip

Telephone #: (707) 942-9166 Fax #: (707) 942-5167

E-Mail: ANNEDCARVER@GMAIL.COM

Applicant's Name: DENIS O. SUTRO

Mailing Address: AS ABOVE

Telephone #: (707) 942-5153 Fax #: (707) 942-5153

E-Mail: DSUTRO@ATTGLOBAL.NET

Status of Applicant's Interest in Property: HUSBAND OF OWNER

Representative Name: N/A

Mailing Address: 3106 Palisades Road Calistoga Calif 94515
No. Street City State Zip

Telephone # (707) 942-5153 Fax #: (707) 942-5167 E-Mail: dsutro@attglobal.net

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.

Anne Carver 1.26.08
Signature of Property Owner Date

ANNE D. CARVER
Print Name

Denis Sutro 1/26/08
Signature of Applicant Date

DENIS O SUTRO
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____

Receipt No. _____

Received by: _____ Date: 2/5/09

INFORMATION SHEET

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I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): 20,000 GALLON WINERY
See attached Project Description _____
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: UNKNOWN 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: NONE
- F. Additional Licenses/Approval Required:
District: _____ Regional: _____
State: ABC Federal: TRADE, TOBACCO BUREAU, BASIC USE PERMIT

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

- A. Floor Area/Impervious area of Project (in square ft): Building Footprint: 3752
Proposed total floor area on site: Enclosed area: 2655; crush pad-610; total inside envelope: 3,265
Total development area (building, impervious, leach field, driveway, etc.): 20,753 sq. ft.
New construction: _____
existing structures or portions thereof to be utilized: 0
existing structures or portions thereof to be moved: 0
- B. Floor Area devoted to each separate use (in square ft):
living: 0 storage/warehouse: tax pd wine-29; equip-270 offices: 145
sales: 309 caves: 6700 other: 2,999
septic/leach field: Domestic W: 1,400 sq ft; Processed W: 2400 sq ft. roads/driveways: 12,795 sq. ft
- C. Maximum Building Height: existing structures: na new construction: 25'
- D. Type of New Construction (e.g., wood-frame): concrete masonry and wood frame
- E. Height of Crane necessary for construction of new buildings (airport environs): _____
- F. Type of Exterior Night Lighting Proposed: _____
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): ☐ Yes ☒ No
- 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>8</u>
B. Customer Parking Spaces:	_____	<u>4</u>
C. Employee Parking Spaces:	_____	<u>4</u>
D. Loading Areas:	_____	<u>0</u>

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	<u>0</u>	T-Sun, 6 days
B. Expected Hours of Operation:	<u>0</u>	WINERY 9-6 <u>VISITORS, 10-5 **</u>
C. Anticipated Number of Shifts:	<u>0</u>	<u>2</u>
D. Expected Number of Full-Time Employees/Shift:	<u>0</u>	<u>2</u>
E. Expected Number of Part-Time Employees/Shift:	<u>0</u>	<u>2, HARVEST ONLY</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>0</u>	<u>20</u>
• average/week:	<u>0</u>	<u>80</u>
G. Anticipated Number of Deliveries/Pickups		
busiest day:	<u>0</u>	<u>4 (2 GRAPE DELIVERIES, 1 FEDEX 1 BOTTLING TRUCK)</u>
• average/week:	<u> </u>	<u>10</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities	<u>NONE</u>	
Food Serving Facilities		
• restaurant/deli seating capacity:	<u> </u>	
• bar seating capacity:	<u> </u>	
• public meeting room seating capacity:	<u> </u>	
• assembly capacity:	<u> </u>	
B. Residential Care Facilities (6 or more residents)	<u>NONE</u>	
Day Care Centers	<u>Existing</u>	<u>Proposed</u>
• type of care:	<u> </u>	<u> </u>
• total number of guests/children:	<u> </u>	<u> </u>
• total number of bedrooms:	<u> </u>	<u> </u>
• distance to nearest existing/approved facility/center:	<u> </u>	<u> </u>

****** The schedule for marketing events would vary from the daily schedule as follows:

Days of Operation for marketing events – Wednesday, Friday and Saturday.

Hours of Operation for marketing events – 12 pm to 10 pm, with no event exceeding 4 hours.

All food would be prepared off site, portable toilets would be utilized, parking would be provided off site.

As a Small Winery Categorical Exemption is requested consistent with State CEQA Guidelines section 15303, no temporary events will be held (other than the marketing events defined herein.)



**USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES**

Carver Sutro Winery – 3106 Palisades Road, Calistoga

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

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. One wine auction event, not more than 100 people;

2. Two release parties, not more than 30 people;

3. 7 additional marketing events, not more than 30 people.

All events will take place on Wednesday, Friday or Saturday, between the hours of 12pm and 10pm, with no event lasting more than 4 hours.

All food will be prepared off site, portable bathrooms will be used for all events, off site parking will be provided for all events

As a Small Winery Categorical Exemption is requested consistent with State CEQA Guidelines section 15303, no temporary events will be held (other than the marketing events defined herein.)

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:

Catered (prepared off site) only in connection with private events.

4. **Production Capacity.**

- a. existing capacity: None date authorized: _____
- b. current maximum actual production (year): None
- c. proposed capacity: 20,000 gallons

5. **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.)
NOTE: It is anticipated that 60% of the grapes for the winery will be sourced from the estate, 40% from other vineyards. It is anticipated that the winery will have up to 6 custom crush clients.
6. **Winery Development Area.** (see a below - for existing winery facilities)
 Will the project involve construction of additional facilities beyond the winery development area
No.
NOTE: The existing vineyard is 17.88 acres. The winery development involves removal of .31 acres of vines. No trees will be removed for the planned septic fields.
7. **Total Winery Coverage.** (see b below – maximum 25% of parcel or 15 acres, whichever is less)
 - a. square feet/acres: 20,347 sq. ft
 - b. percent of total parcel: .005% (parcel after Lot Line Adjustment = 80 acres)
8. **Production Facility.** (see c below – include the square footage of all floors for each structure)
 - a. square feet: 2811
9. **Accessory Use.** (see d below – maximum permitted 40% of the production facility)
 - a. square feet: 454
 - b. percent of production facility: 16%

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.

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WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	3752
Outside work areas	610
Tank areas	1342
Storage areas (excluding caves)	Equip: 270; tax paid wine storage, 29
All paved areas:	
Parking areas	3279
Loading areas	2087
Walkways	364
Access driveways to the public or private rd	For Deliveries only: 1995; From public rd to winery: 4408
Above-ground wastewater and run-off treatment systems:	
Wastewater pond or SDDSD	0
Spray disposal field	0
Parcel size: 80 acres after Lot Line Adjustment	Percent of winery coverage of parcel size:
Total winery coverage: .43 acres	Including paved areas, .005 %

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing (outside under roof)	610
Fermenting	1342
Bottling	none
Bulk & bottle storage-NONE; Hallways	141
Shipping- NONE: Tax paid storage	29
Receiving	
Laboratory- Quality Control	359
Equipment storage & maintenance facilities (excludes fire protection facilities)	270
Employee-designated restrooms	60
Total square footage of production facility:	2811

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	145
Lobbies/waiting rooms	
Conference/meeting rooms	
Non-production access hallways	
Kitchens	
Tasting rooms (private & public areas)	309
Retail space areas	
Libraries	
Visitor restrooms	
Art display areas	
Any other areas within the winery structure not directly related to production	

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 NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.

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 (2)</u>	<u>well (2)</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>n/a</u> Yes___ No___	<u>n/a</u> Yes___ No___
C. Current Water Use (in gallons/day): Current water source:	<u>n/a</u>	<u>n/a</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>1120</u>	<u>-</u>
E. Water Availability (in gallons/minute):	<u>85/13</u>	<u>-</u>
F. Capacity of Water Storage System (gallons):	<u>10,500</u>	<u>12,000</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>tank</u>	<u>tank</u>
F. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE	<u>Domestic winery</u> (sewage)	<u>Other process</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>on-site</u>	<u>on-site</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>n/a</u> Yes___ No___	<u>n/a</u> Yes___ No___
C. Current Waste Flows (peak flow in gallons/day):	<u>n/a</u>	<u>n/a</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>120</u>	<u>1000</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>120</u>	<u>1000</u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>garbage co</u>	<u> </u>
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>on-site</u>	<u> </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>garbage co</u>	<u> </u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>garbage co</u>	<u> </u>

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	9-6	12-10	12-10				
Employees				Employee Trips			
Full-Time	2	1	2	Full-Time	6	3	6
Seasonal Peak	2	0	2	Seasonal Peak	4	0	4
Peak Hours		0	0	Peak Hours			
Total Employees	4	1	4	Total Employee Trips	10	3	10
Event Support Staff		0	6	Event Support Staff		0	12
Full-Time				Full-Time			
Seasonal Peak				Seasonal Peak		0	12
Total Support Staff		0	6	Total Support Staff Trips			
Visitors	8	12	20	Visitor Trips	3	4	7
Peak Hours	4	7	9	Peak Hours	2	2	3
Total Visitors	8	12	20	Total Visitor Trips	3	5	7
				Total Trucks – Deliveries, Shipping, etc. Trips	1 per week		
Grand Total	12	13	24		13	8	17
	Average	Average	High				
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	Seasonal Peak	Marketing Events	Marketing Events	Marketing Events
No. Employees	2	4	1/year: 4		10/year: 4
Support Staff, caterers, clean-up, etc.	0		6		4
Visitors	8	20	100		30
Residents	2	2	2		2
Grand Total	12	26	112		40

APPS-Traffic Information



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

**NAPA COUNTY DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**

1195 THIRD STREET, SUITE 101
NAPA, CALIFORNIA 94559-3062
(707) 253-4471 • FAX (707) 253-4545

**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
PLANNING APPLICATIONS – SUPPLEMENTAL INFORMATION SHEET**

Solid Waste Disposal:

Identify the use and feasibility of the following items:

1. Source reduction of solid waste (any action that causes a net reduction in the generation of solid waste, such as using recyclable materials).
2. Recycling and composting to reduce the solid waste stream (such as collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste).
3. Transformation and disposal of solid wastes (such as incineration or biological conversions other than composting).
4. Designated wastes/special disposal problems.

Hazardous Materials:

Be sure to fill out the Napa County CUPA related Business Activities Form included in your Use Permit package. This information will be used to determine what conditions, if any, will be placed on the use permit application.

All facilities that handle a hazardous material, acutely hazardous material or hazardous waste in quantities exceeding statutory reporting requirements must develop and implement a Hazardous Materials Business Plan within 60 days of commencing use. Facilities that typically store or handle hazardous materials below threshold quantities must submit a Negative Declaration Response to the Hazardous Materials Section. This also must be submitted within 60 days of commencing use.

Additional information on these requirements can be obtained from the Hazardous Materials team in the Department of Environmental Management by calling (707) 253-4471.



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

Business Name: Carver Sutro Winery

Business Address: 3016 Palisades Road, Calistoga

Contact: Denis Sutro

Phone #: 707-942-5153

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?
2. Intend to upgrade existing or install new UST's?
(septic tanks)

☒ YES ☐ NO

☒ 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?
(propane tanks)

☒ YES ☐ NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?
2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?
3. Treat hazardous waste on site?
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?
5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

☐ YES ☒ NO

☐ YES ☒ NO

☐ YES ☒ NO

☐ YES ☒ NO

E. OTHER

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

☐ YES ☒ NO



Toxic, Hazardous, or Highly Flammable Materials List for Carver Sutro Winery

C.A.S #	Chemical Name	Physical State	Largest Container
7446-09-5	Sulfur Dioxide	Gas/Soild	150 pounds
77-92-9	Citric Acid	Solid (granular)	50 pounds
1302-78-9	Sodium Bentonite	Solid (granular)	50 pounds
124-38-9	Carbon Dioxide	Gas	250 cubic feet
	Carbon Dioxide (dry ice)	Solid	570 pounds
1310-73-2	Caustic Soda	Solid	50 pounds
57-55-6	Glycol	Liquid	200 gallons
7727-37-9	Nitrogen	Gas	3350 cubic feet
74-98-6	Propane	Gas	250 gallons
7631-94-9	Sodium Metabisulfate	Solid	50 pounds
15630-89-4	Hydrogen Peroxide	Solid	50 pounds
87-69-4	Tartaric Acid	Solid (granular)	50 pounds
10150-60-9	Periodic Acid	Liquid	200 gallons

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

1. 16. 08

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.

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, 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, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County 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 Applicant 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 Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant 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 attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.


DENIS O SUTRO

Applicant

1/16/08
Date

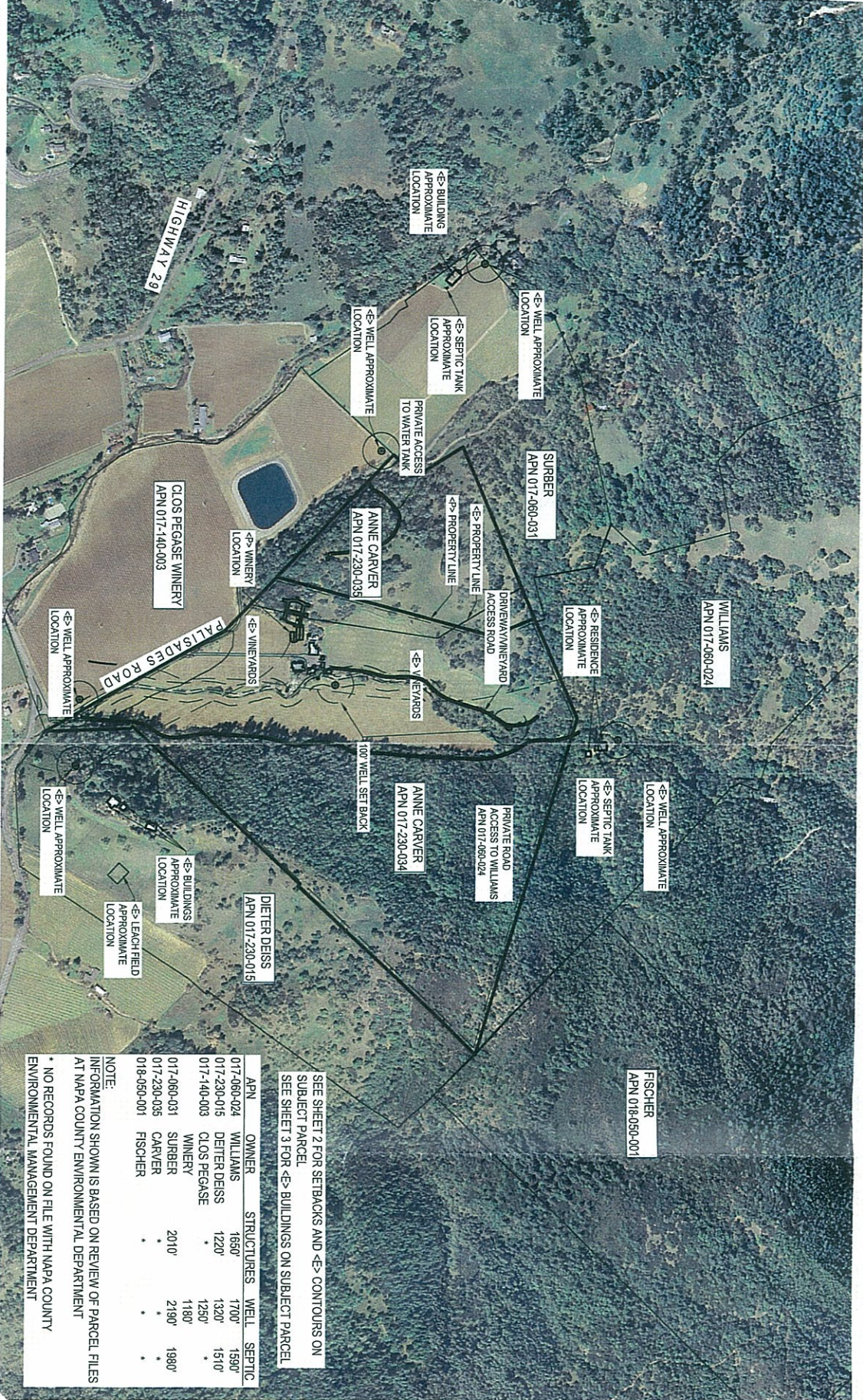

ANNE D. CARVER, TRUSTEE

Property Owner (if other than Applicant)

PALISADES WINERY

Project Identification

OVERALL SITE PLAN



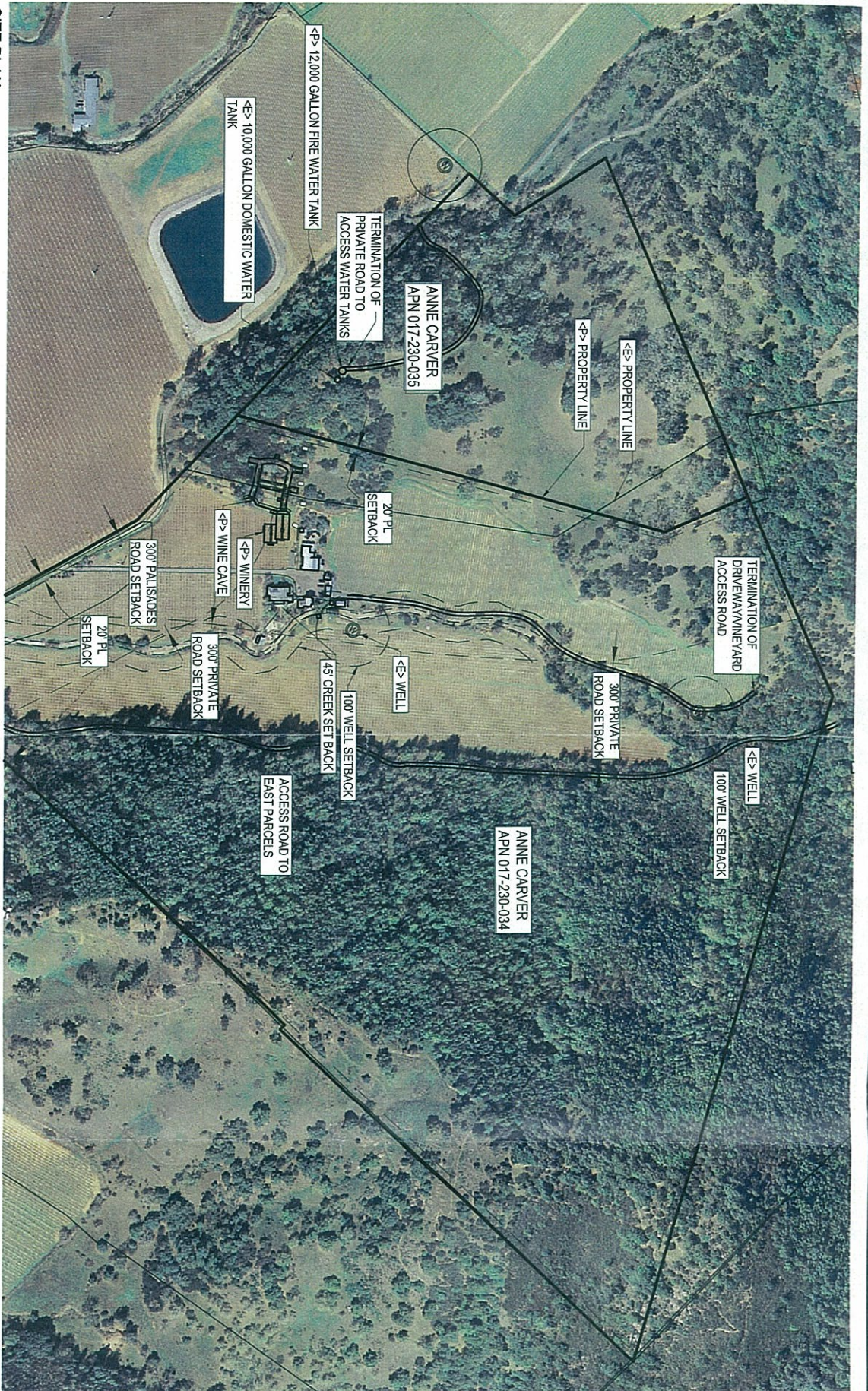
SEE SHEET 2 FOR SETBACKS AND <E> CONTOURS ON SUBJECT PARCEL.
SEE SHEET 3 FOR <E> BUILDINGS ON SUBJECT PARCEL.

APN	OWNER	STRUCTURES	WELL	SEPTIC
017-060-024	WILLIAMS	1650'	1700'	1590'
017-230-015	DIETER DEISS	1220'	1320'	1510'
017-140-003	CLOS PEGASE	*	1250'	*
017-060-031	SURBER	2010'	2190'	1980'
017-230-035	CARVER	*	*	*
018-050-001	FISCHER	*	*	*

NOTE:
INFORMATION SHOWN IS BASED ON REVIEW OF PARCEL FILES AT NAPA COUNTY ENVIRONMENTAL DEPARTMENT
* NO RECORDS FOUND ON FILE WITH NAPA COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

SCALE: 1"=500'

SITE PLAN



SCALE: 1"=250'

2
OF
3

DATE: 03/20/09
SCALE: AS NOTED
APN: 017-230-034

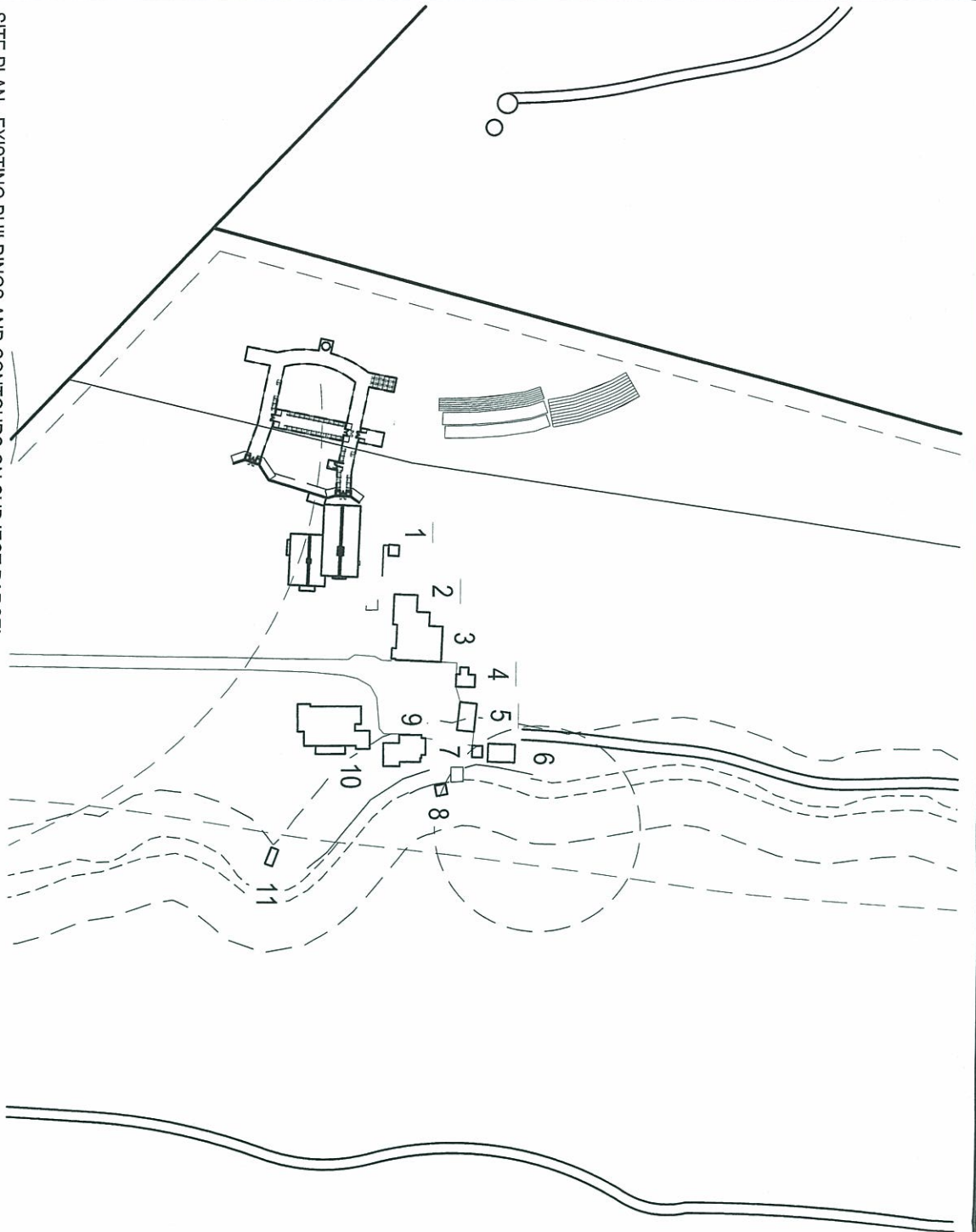
DELTA CONSULTING & ENGINEERING
OF ST. HELENA
1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

CARVER SUTRO WINERY
SITE PLAN

CALISTOGA

CALIFORNIA

SITE PLAN - EXISTING BUILDINGS AND CONTOURS ON SUBJECT PARCEL



BUILDING TABLE

#	DESCRIPTION	AREA
1	POOL EQUIPMENT TOWER	106
2	POOL HOUSE	1010
3	BARN	1420
4	OFFICE & IRRIGATION FILTERS	283
5	STUDIO	448
6	OFFICE	454
7	FARMWORKERS BATHROOM AND STORAGE	113
8	UTILITY SHED SOUTH	108
9	CARETAKERS HOUSE AND GARAGE	984
10	PRIMARY RESIDENCE	3570
11	UTILITY/GARDEN SHED	125

SCALE: 1"=100'

3 OF 3

DATE: 03/20/09
SCALE: AS NOTED
APN: 017-230-034

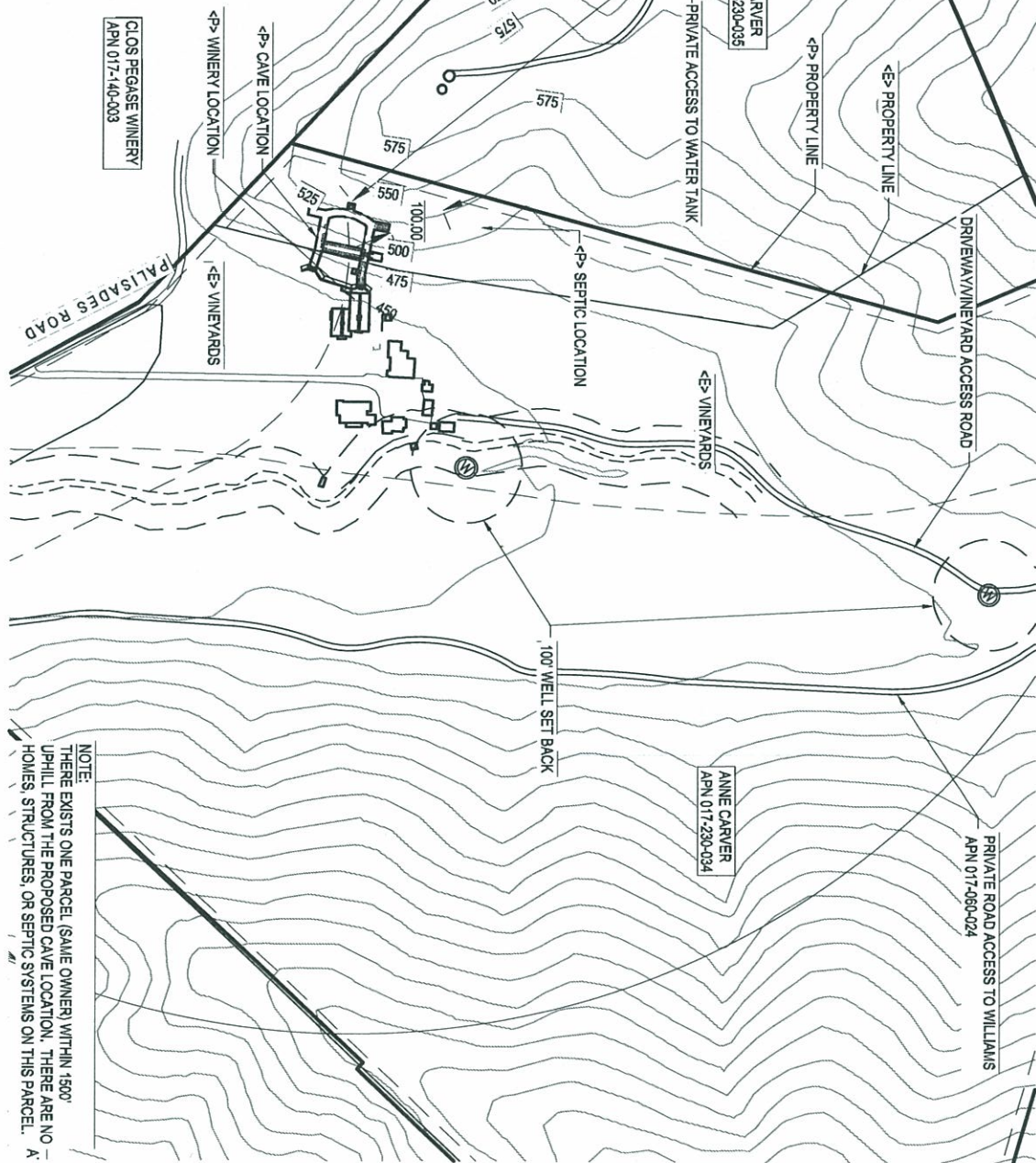
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OF ST. HELENA
1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

CARVER SUTRO WINERY
SITE PLAN

CALISTOGA

CALIFORNIA

CAVE/SEPTIC SETBACK



SCALE: 1"=200'

1 OF 1

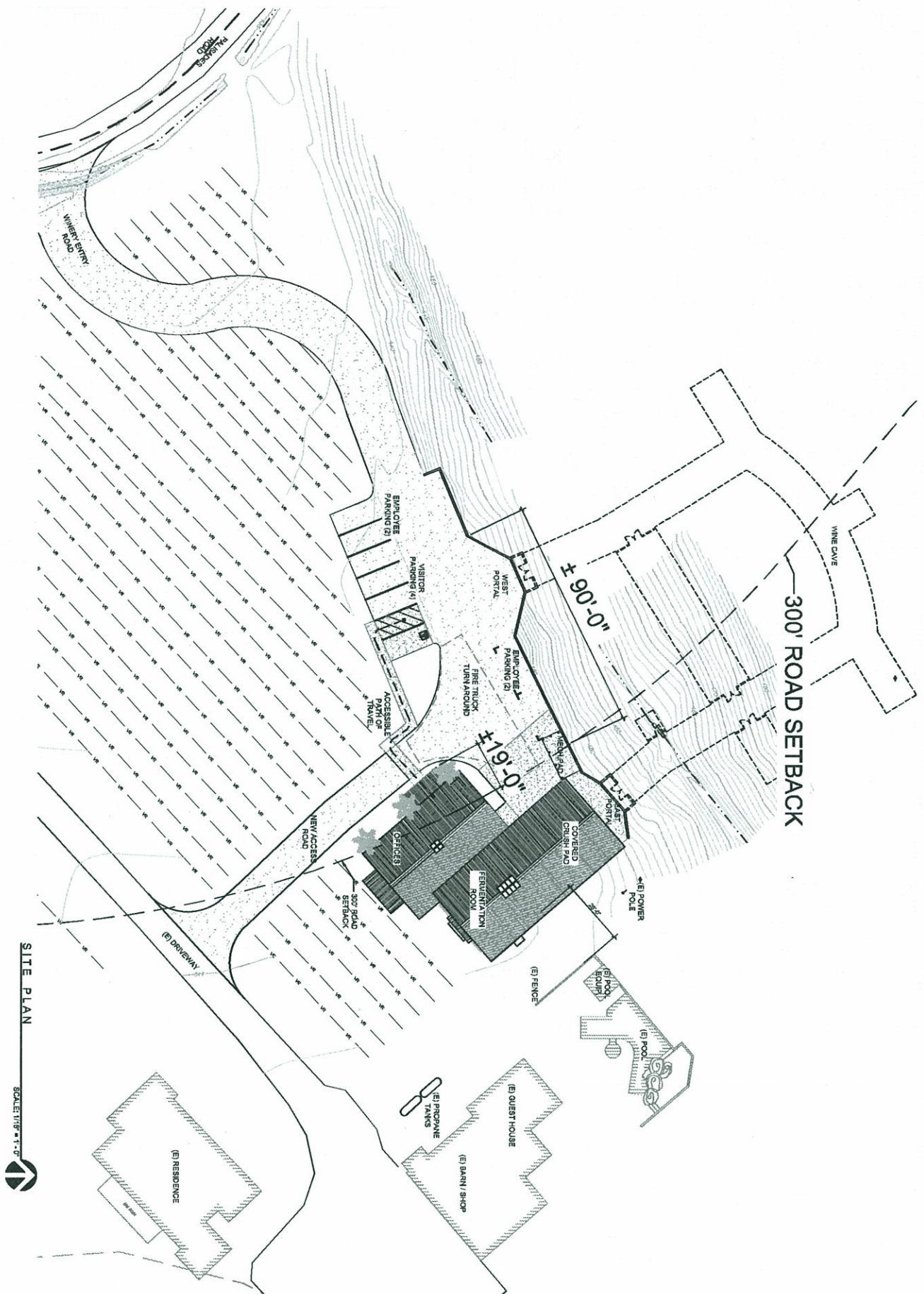
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1104 ADAMS STREET, SUITE 203 - S., HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8628 FAX

CARVER SUTRO WINERY
CAVE/SEPTIC

CALISTOGA

CALIFORNIA



SITE PLAN

SCALE 1/8" = 1'-0"



DATE: 03/13/09
DRAWING: 03/13/09



VALLEY ARCHITECTS LLP
1400 PALMWOOD AVENUE
SUNNYVALE, CA 94089
TEL: 408.261.1111 FAX: 408.261.1112
WWW.VA-ARCHITECTS.COM



CARVER SUTRO
WINERY

WINERY
& CAVES

1100 PALMWOOD AVENUE
SUNNYVALE, CA 94089

SITE PLAN

A1.1

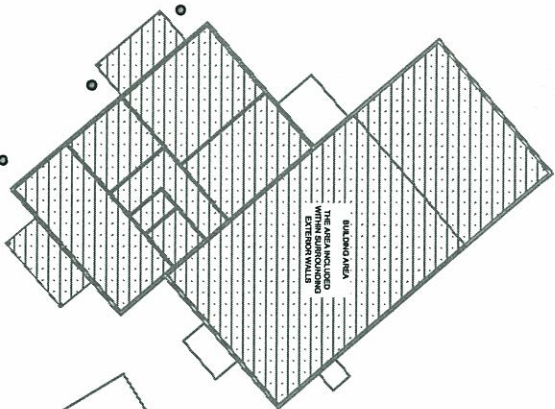


3106 FAIRBANKS ROAD
CALISTOON, CA 96015
APN 017-270-034-000

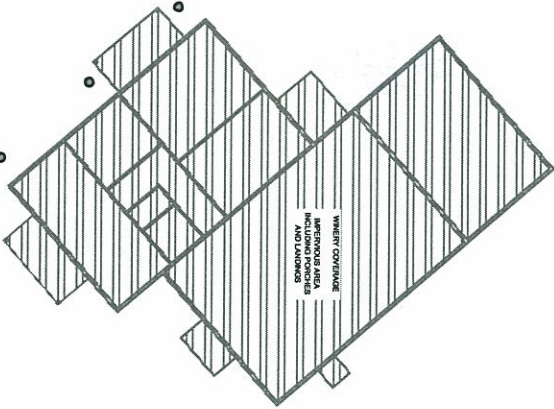
FLOOR PLAN

DATE	03/13/09
TIME	
TYPE	

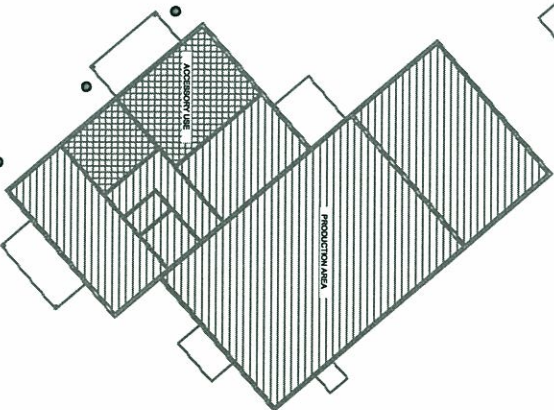
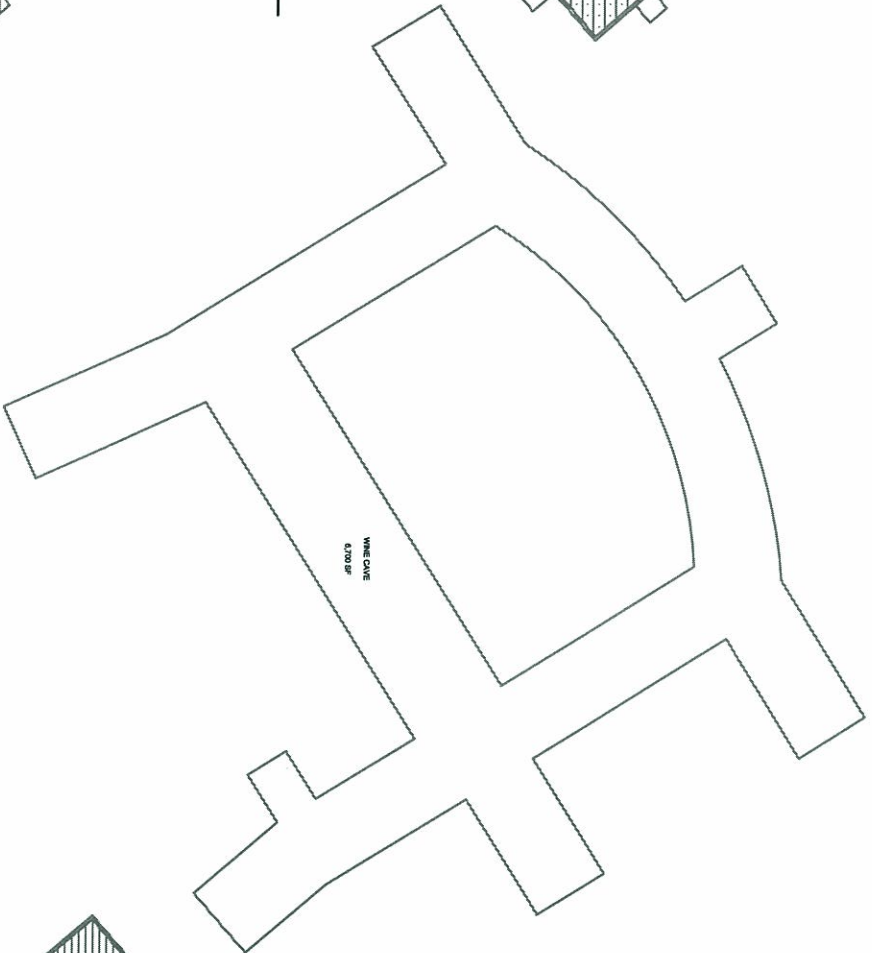
A2.1



BUILDING AREA (FOR FIRE DEPT.)
3,488 SQUARE FEET



WINERY COVERAGE (FOR PLANNING)
3,752 SQUARE FEET W/PERVIOUS AREA



**PRODUCTION FACILITY & ACCESSORY USE
(FOR PLANNING DEPARTMENT)**
SEE SHEET A2.1 FOR ROOM NAMES
NOT TO SCALE
PRODUCTION FACILITY = 2,811 SQUARE FEET
ACCESSORY USE = 464 SQUARE FEET
ACCESSORY USE = 16% OF PRODUCTION FACILITY



USE PLANNING SYSTEM



THOMAS R. FLETCHER ARCHITECTS, LLC
VALLEY ARCHITECTS, LLC
1580 RAILROAD AVENUE
ST. HELENA, CA 9457
TEL: 707.263.1444 • FAX: 707.263.1445
WWW.VA-ARCHITECTS.COM



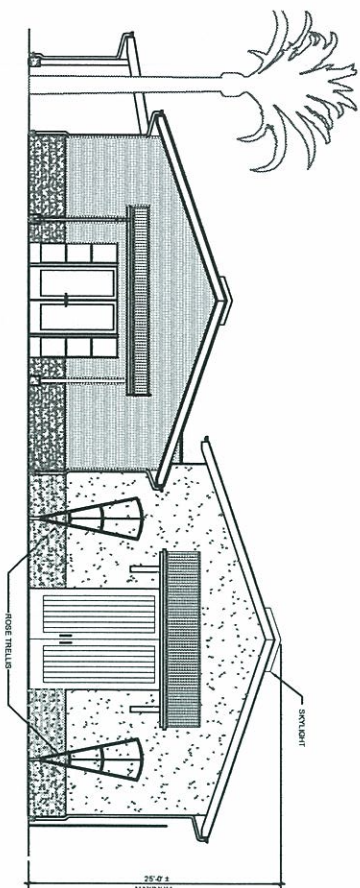
CARVER SUTRO
WINERY
& CAVES

THE PLANNING BOARD
CALISTO, CA 95005
APR 07 200 09:00

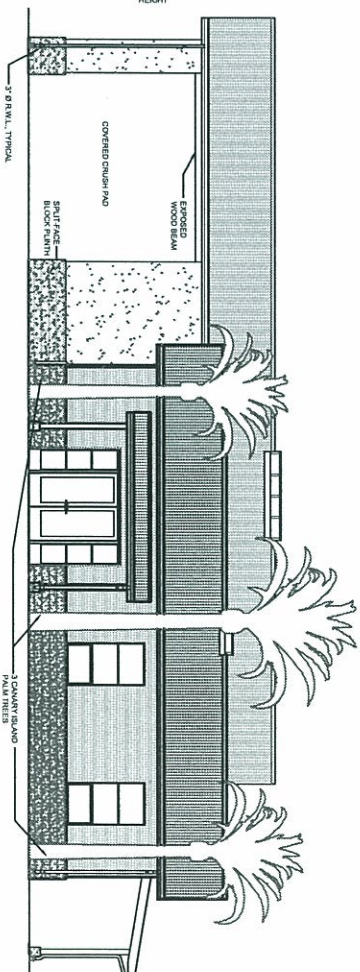
SQUARE
FOOTAGE

TYPE	DATE
TYPE	03/13/09

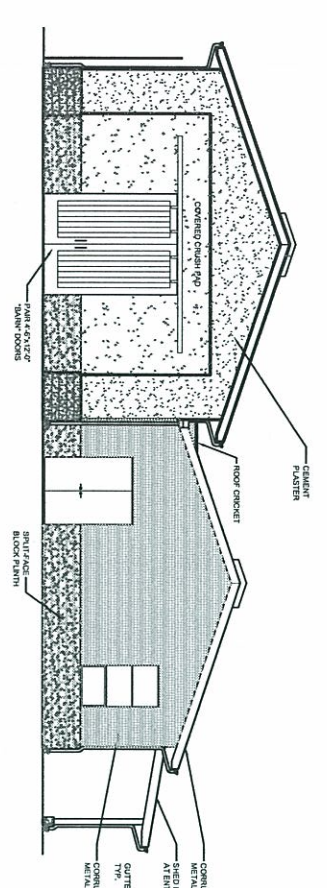
A2.2



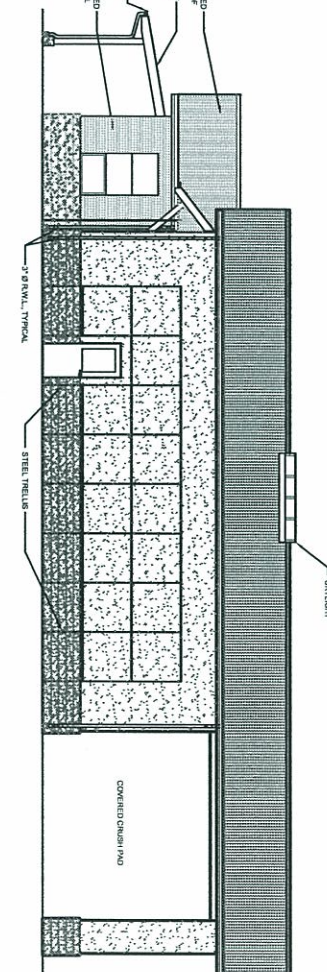
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



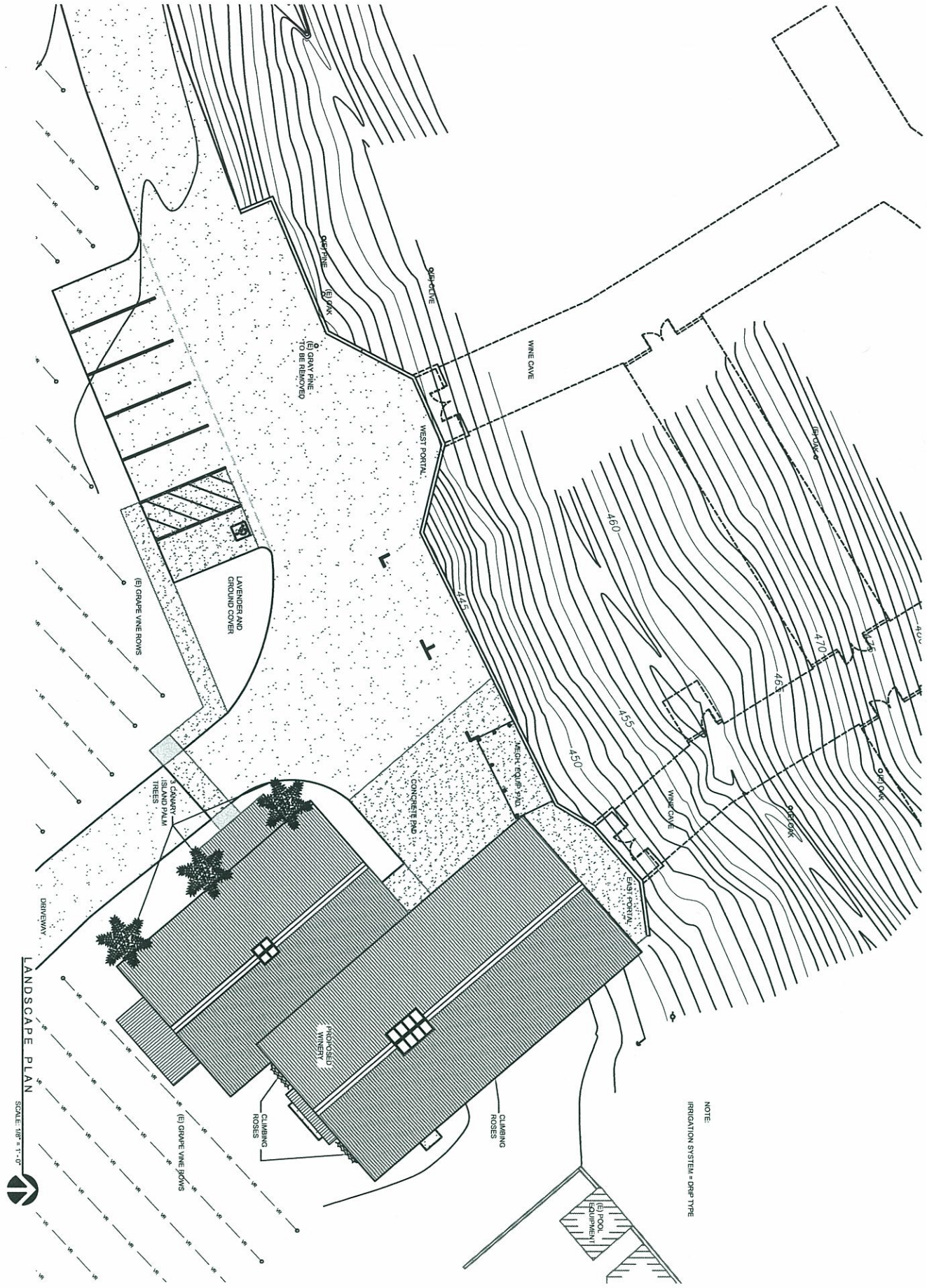
EAST ELEVATION
SCALE: 3/16" = 1'-0"



VALLEY ARCHITECTS, INC.
1680 PALM ROAD AVENUE
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CARVER SUTRO
WINERY
& CAVES
300 PALM ROAD
DUBLISTON, CA 94515
APR 07 2009-04-08



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

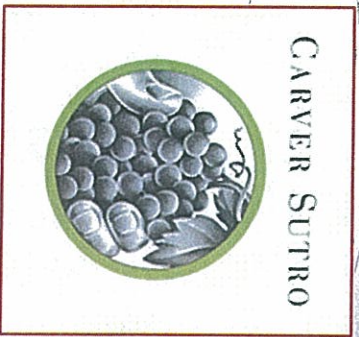
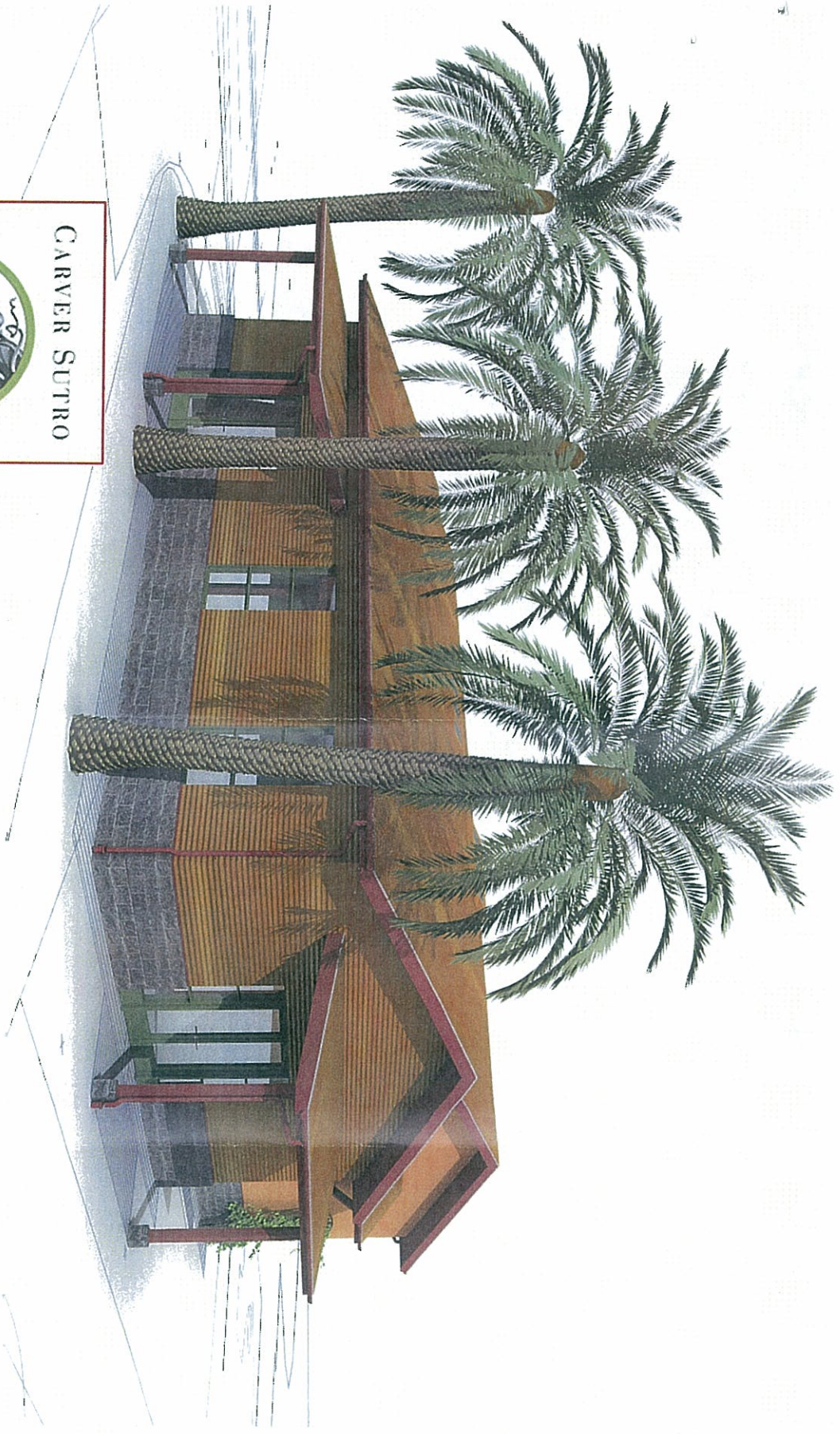
LANDSCAPE PLAN

LANDSCAPE PLAN

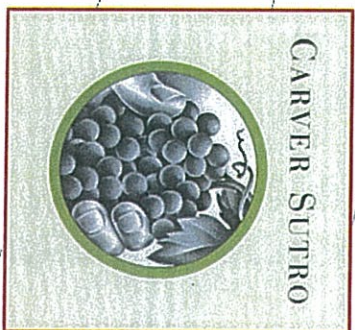
LANDSCAPE PLAN

LANDSCAPE PLAN

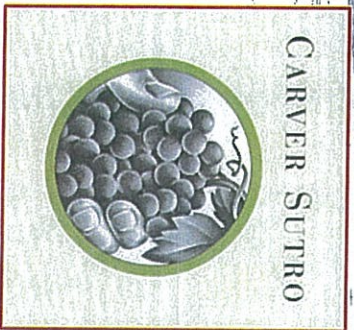
LANDSCAPE PLAN



PROPOSED CARVER SUTRO WINERY



PROPOSED CARVER SUTTRO WINERY



PROPOSED CARVER SUTRØ WINERY

