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DEC 04 2008

FILE # POB-00648



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: 12.4.08

REQUEST: MODIFICATION TO CONVERT

Date Complete: _____

EXISTING AG BARN TO WINERY SHOP/
STORAGE & TO CONVERT EXISTING
RESIDENCE TO WINERY TASTING/
HOSPITALITY. ADDITIONS TO RESIDENCE/
HOSPITALITY BUILDING TRIGGER VAR. POB-00656

Date Published: _____

ZA CDPC BS APPEAL

Hearing _____

Action _____

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

Applicant's Name: Grgich Hills Cellar

Telephone #: (707) 967 - 4000

Fax #: (707) 967 - 4009

E-Mail: aingersoll@fbm.com

Mailing Address: c/o Faralla Braun + Martel LLP, 899 Adams St. Ste G

St. Helena

CA

94574

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Grgich Hills Cellar

Telephone #: (707) 963 - 2784

Fax #: (707) 963 - 8725

E-Mail: violetta@grgich.com

Mailing Address: P.O. Box 450

Rutherford

CA

94573

Site Address/Location: 1829 St. Helena Highway

Rutherford

CA

94573

Assessor's Parcel #: 027-470-005, -024

Existing Parcel Size: 3.05 ac., 21.58 ac.

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.

Signature of Applicant

12.4.08

Date

Violet Grgich
Print Name

Signature of Property Owner

12.4.08

Date

Violet Grgich
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 8500.00

Receipt No. 71712

Received by: ST

Date: 12/4/08

*Total Fees will be based on actual time and materials

**Grgich Hills Cellar
Use Permit Project Statement
(APNs 027-470-005, -024)**

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JUN 26 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

The proposed project consists of the conversion of an existing residence on an adjacent parcel into a winery hospitality center; concurrent with this use permit application, the structure will be incorporated into the winery parcel via lot-line adjustment. In addition, the project will involve the expansion of an existing barn, which will be used for bottled and barrel wine storage. The resultant winery parcel will be approximately 13 acres in size and is located at 1829 St. Helena Highway, Rutherford.

Mike Grgich has produced world-class estate wines for Grgich Hills since 1977, and the Rutherford winery property has had a permit for public tours and tastings since 1984. The winery also has a use permit for 250,000 gallons of production, which includes grape receiving, production, aging, bottling, selling and shipping of 20,000 gallons of wine annually; no production increase is proposed. In addition to the existing public tours and tastings conducted on the site, the winery also has a number of private, by-invitation marketing events permitted by its current use permit.

The proposed project consists primarily of a request to convert an existing residence on an adjacent parcel into a winery hospitality center, which will be used for both the already permitted private marketing events, and for additional private marketing events (the public and private tours and tastings will remain in the main winery structure's tasting area). The additional private marketing events will account for the increased number of visitors requested by this project. The winery parcel will be reconfigured by lot-line adjustment so that the residence/hospitality center is included in the winery parcel.

Phase 1 of the project will involve the expansion of an existing barn on the adjacent parcel and its conversion to winery storage uses. As with the residence/hospitality center, the barn will be included in the winery parcel via lot-line adjustment. The expanded barn will add 5,000 s.f. of production space to the existing winery use permit.

In addition to the barn expansion, the hospitality center will be built in two additional phases: Phase 2 is a remodel of the existing structure to convert it from residential to winery uses; and Phase 3 is an expansion of the existing structure to add an additional tasting room, catering, bottle storage and restroom space. Phase 2 of the project will add 2,467 s.f. of accessory space to the existing winery use permit, and Phase 3 of the project will add an additional 3,733 s.f. of accessory space to the permit.

Along with the new hospitality center and storage barn, we are proposing the addition of three new full-time employees. To serve their needs and the needs of the additional visitors, we are also proposing an expanded parking area (a net gain of 22 new parking spaces in two phases), as well as an emergency access driveway through to an existing access road on the southern boundary of the property. During normal use, there will be a vehicle barrier between the driveway and the access road, but in an emergency, the barrier will be able to be removed, allowing traffic to exit the property via the southern access road.

Similarly, the internal circulation on the property will be changed, with the existing road from Highway 29 to the residence being blocked off, and a new driveway connecting the existing winery access road to the new hospitality center and its parking areas.

Also as part of the project, a new sanitary sewage disposal system will be constructed for projected flows from the hospitality center. After construction of the proposed disposal system, the sanitary wastewater system for the existing residence will be abandoned. A copy of the Wastewater Feasibility Study is included with this application.

The water supply for the expanded winery will come from the existing well on the property. The Water Availability Analysis produced by Summit Engineering indicates that the water consumption falls well below County limits. Water storage for emergency and fire-protection usage will continue to be provided by on-site storage tank(s).

Actions Requested

This application seeks a major modification to Grgich Hills' existing use permit to allow for the conversion of an existing residence and barn to winery hospitality and wine storage uses. The new hospitality facility will house existing and proposed private marketing events, along with concomitant increases in employees and parking spaces. A separate lot-line adjustment will be filed concurrently to bring the proposed hospitality center, storage barn and parking area into the winery parcel. A variance application will also be filed concurrently, as the residence/hospitality center structure and the barn are both within the 600' setback from Highway 29, as well as the 300' setback from the private road on the southern boundary of the property. No other changes are proposed.

Consistency with Adopted Local Plans and Policies

The General Plan land-use designation for the property is Agricultural, and the property is zoned AP, a zoning district intended for the Valley floor. Wineries are a conditional use in this district, subject to the provisions of the Winery Definition Ordinance. The proposed expansion of an existing winery is consistent with both the General Plan land-use designation and with applicable zoning provisions.

Summary

As a longstanding member of the Napa Valley winery community, Grgich Hills looks forward to the opportunity to expand the hospitality facilities for the enjoyment of its premier wines and the enhancement of the visitor experience at its Rutherford winery. Grgich Hills appreciates the opportunity to apply for this use permit and looks forward to working with the County on the processing of its application.

899 Adams Street / Suite G
St Helena / CA 94574

T 707.967.4000 / F 707.967.4009
www.fbm.com

KATHERINE PHILIPPAKIS
kp@fbm.com
D 415.954.4434

June 23, 2009

Via Hand Delivery

Chris Cahill
Department of Conservation and Development Planning
Napa County
1195 Third Street, Suite 210
Napa, California 94559

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

SEE ITEM
NO. 10 FOR
REQUESTED
REVISIONS TO
ADOPTED CONDITIONS
& MITIGATION
MEASURES.

Re: Use Permit Modification Application No. P08-00648
Supplement to Application and Response to January 2, 2009 Letter

Dear Chris:

Thank you for your comments of January 2, 2009 regarding the above Applications. Pursuant to our conversations on this matter, including during our meeting of February 8, 2009, this letter constitutes Grgich Hills Cellar's formal response to your requests for further information and should be considered as a supplement to the original Use Permit Modification Application (the "Application") filed with your office. I will address each of the issues raised in your letter in the order that they were presented.

1. Archeological/Cultural Resources survey

Attached as Exhibit A to this letter is a Cultural Resources Report prepared by Tom Origer & Associates for the subject property and that indicates: (1) there are no known significant archeological or historical resources in or around the vicinity of the property; and, (2) Grgich and its contractors will undertake measures to halt work and obtain an archaeological evaluation in the event cultural resources are accidentally discovered during project development.

2. Traffic Study

Attached as Exhibit B to this letter is a Traffic Study prepared by George A. Nickelson and which demonstrates the proposed project will have no significant adverse impact on traffic conditions at the site and on Highway 29. The existence of the left turn lane and time restrictions on visitation prevents the additional proposed visitation from impacting level of service on the public roadway.



Chris Cahill
June 23, 2009
Page 2

3. Revised Site Plan

Attached as Exhibit C to this letter are five full-size copies of revised site plans depicting the entire winery campus, the 100 year floodplain, and all parking spaces. As discussed below (Item 10.A.3), Grgich seeks to formally remove the condition on its existing use permit requiring delineation of parking spaces as being either for employees or visitors (or, as requested in your letter, for private by-appointment visitors), such that visitors may use any available parking spaces on site.

Please note that the site plan has been revised to include a new internal driveway connecting the existing winery access road and parking area to the new hospitality center and its parking areas. The new site plan proposes that the existing driveway from Highway 29 to the residence be blocked off, so that all visitors use the existing winery access road. The Traffic Study takes into account this new access road configuration.

4. Existing and Proposed Floor Plans Delineating Uses

Attached as Exhibit D to this letter are revised floor plans showing an enlargement of the barn storage area, with the entire footprint of the barn being used for bottled and barrel wine storage. With regard to the existing winery structure, the open-to-public versus by-appointment areas in the existing winery building will remain as previously permitted. With regard to the new proposed hospitality center, the entirety of the visitation areas in the new hospitality center will be for by-appointment visitors only and will be used for previously permitted and proposed private marketing events. Five full-size versions are also included with this letter.

5. Updated Marketing Plan

Attached as Exhibit E to this letter is an updated marketing plan that responds to the expressed concerns regarding locations and timing of marketing activities. For purposes of the marketing plan, there is no distinction between "private marketing," "private tasting" or "by appointment" visitation.

6. Updated Water Use Analysis

Attached as Exhibit F to this letter is an updated Water Use Analysis for the combined, post lot line adjustment, winery parcel.

7. Additional Information On Barn Structure

The proposed expanded barn structure will be used entirely for winery operations. Included among the anticipated uses are bottled and barrel wine storage, with the possibility of



some storage of bulk supplies such as boxes and labels. There is currently no anticipated use of the structure for agricultural equipment.

8. Winery Calculation Figures

All numbers in the Winery Calculation Worksheet are post lot line adjustment. A revised Worksheet has been included as Exhibit G, to show the revisions to the barn.

9. Vehicle Barrier

The proposed vehicle barrier is intended to prevent visitors to the expanded winery from intentionally or inadvertently using the access road for ingress and egress to Highway 29. This is also consistent with the assumptions of the Traffic Study submitted herewith, which assumes all vehicles will enter and leave the property through the existing driveway. There are no legal impediments to the installation of the barrier between the proposed parking lot and the private road, nor are there any legal impediments to the winery's use of the private road for winery-related purposes. The winery holds a non-exclusive, 40' right of way over the private road for general purposes. Documentation of this right of way was included with the lot-line adjustment application.

10. Consistency with U-90-3 and Requests to Modify or Cancel Existing Mitigation Measures/Conditions of Approval

As discussed at our February meeting, the Conditions of Approval or mitigation measures related to the existing use permit should either apply to the newly expanded winery, be modified to reflect the new winery or eliminated altogether. Each of the conditions/mitigation measures for which Grgich seeks to modify or eliminate are addressed below.

A. U-90-3 Conditions of Approval

- 1) Condition 1: Grgich agrees that the winery production capacity will remain at 250,000 gallons per year. The limitation related to the then-planned construction is no longer applicable and should be stricken. Compliance with the then-proposed marketing plan should be amended to reflect compliance with the newly proposed marketing plan, accompanying this Use Permit Modification. The remaining paragraphs to this condition can remain without modification.
- 2) Condition 4: Grgich agrees with the condition requiring submission of a landscape plan, although notes that the condition should be amended to reflect the submission of a plan related to the areas affected by this Use Permit Modification only.



- 3) Condition 5: The overall site plan submitted with this Application reflects the location of the planned public and employee parking spaces. Grgich does not believe there is any need to differentiate between employee and visitor spaces since uses throughout the day will vary greatly depending on the private marketing event(s) taking place. In addition, the distance between the new proposed parking area and the existing parking lot means that the new parking areas will likely be used by employees, as well as by visitors to the new hospitality center when the existing parking lot is full. As noted in the revised Application Information Sheet, included here as Exhibit H with a revised Use Permit Project Statement, there will be a total of 59 parking spaces, with a net gain of 22 new spaces. A total of 29 visitor spaces is proposed, because that is the number of spaces in the existing parking lot next to the winery; new parking areas near the proposed hospitality center can also accommodate additional visitors on an as-needed basis.
- 4) Condition 7: The 220 vehicle per day limit on visitation should be revised to reflect that this number applies to existing public visitation and previously permitted private visitation. The private visitation number should be revised to reflect the additional 100-person peak private visitation numbers requested in the Application.
- 5) Condition 10: The prohibition on commercial kitchen/food preparation should be deleted as the Application includes a request to include such facilities in the new hospitality building for by-appointment visitation.
- 6) Condition 11: Grgich requests that this condition be deleted as outdoor wine tasting is now a permitted activity.
- 7) Condition 12: Grgich requests that this condition be deleted as County policy now allows fermentation/aging facilities to be used for custom production activity by parties other than the on-site winery.
- 8) Condition 13: Grgich agrees to comply with mitigation measures 1-22, as specifically modified or deleted below.
- 9) Condition 14: Grgich agrees that this condition shall apply to the activities requested in this Application.

B. U-90-3 Mitigation Measures



Chris Cahill
June 23, 2009
Page 5

- 1) Mitigation Measure 7: No change is proposed to this mitigation measure as it pertains to previously permitted visitation activities. We request that all new private marketing activities be subject to a new condition, which would prohibit these events from being scheduled during peak hours as identified in our traffic study.
- 2) Mitigation Measure 8: Grgich requests that this mitigation measure be amended to read as follows: "Tours of the winery shall be conducted by prior appointment only and shall be conducted entirely between the hours of 9:00 AM and 3:30 PM."
- 3) Mitigation Measure 9: Grgich requests that this mitigation measure be amended to read as follows: "No dinners, festivals, or other private marketing events shall begin during peak travel periods (between 4 and 6 p.m. on weekdays and between 1 and 3 on Saturdays).
- 4) Mitigation Measure 15: Consistent with the Application and with the revised Marketing Plan, which includes expanded by-appointment visitation outside of normal business hours that requires flexibility in use of the proposed parking spaces, Grgich requests that this mitigation measure be amended to read as follows: "The proposed fifty-nine (59) space parking lot at the subject winery shall include one space designed for bus use. All improved parking spaces shall meet Napa County Public Works Department standards as to size, surfacing, etc."
- 5) Mitigation Measure 16: Consistent with the Application, Grgich requests that this mitigation measure be amended to read as follows: "No additional parking spaces beyond 59 shall be created without prior approval of a modified use permit."
- 6) Mitigation Measure 17: Consistent with the Application and with the revised Marketing Plan, Grgich requests that this mitigation measure be amended to read "Parking of vehicles on-site outside the 59 improved parking spaces present shall be prohibited except during..." and to include the addition of the following exception to the list of exceptions a) - f): "Private Tasting Events of up to 100 people, with food service catered or prepared on site, limited to 15 such events per year."

11. Public Works – Land Development

Attached as Exhibit I to this letter is a report prepared by Summit Engineering responding to comments provided by the Department of Public Works related to Land Development issues.



Chris Cahill
June 23, 2009
Page 6

Included in the report is (1) a completed and signed Applicability Checklist, (2) site hydrology and preliminary drainage study; (3) grading and drainage plans. Additional information is discussed in the report responding to the requests, while the site plan attached as Exhibit C to this letter addresses Comment 11. See Item 9 above for a discussion of the proposed road barrier.

12. Public Works – Floodway Management

I understand that a meeting has taken place between the Departments of Public Works and Planning and that, as a result of potential conflicts with CEQA requirements through requiring issuance of a non-discretionary permit prior to issuance of a discretionary permit, Public Works has agreed that the Floodway Management Permit Application may be submitted following any issuance of a Use Permit Modification. However, site plans provided with this supplement to the Application provide floodplain lines and the revised building plans also include finished floor elevations.

With respect to the remaining written comments attached to your letter, Grgich has no further specific responses. However, I would like to take the opportunity to note that while your letter suggested that “a few key items are either missing or are not adequately detailed,” and notwithstanding this Supplement to the Application, for purposes of environmental review and the Permit Streamline Act, the Application was complete on the date of submittal.

I hope that the above satisfies your requests for additional information. I would be happy to discuss any of the items herein, arrange for preparation of electronic copies of documents as we move closer to hearing, and schedule a site visit with you.

Best regards,

Katherine Philippakis

Cc: Violet Grgich
Andrew Ingersoll, Esq.
Greg Swaffer, Summit Engineering

DEC 04 2008

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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>N</u> above-ground waste disposal |
| c. <u>E</u> barrel ageing | i. <u>E</u> administration office |
| d. <u>E</u> bottling | j. <u>E</u> laboratories |
| e. <u>E</u> case goods storage | k. <u>N</u> daycare |
| f. <u>N</u> caves: | l. <u>E</u> tours/tastings: |
| use: | <u>E</u> public drop-in |
| <u> </u> barrel storage | <u>X</u> public by appointment |
| <u> </u> case goods storage | <u>E</u> wine trade |
| <u> </u> other <u> </u> | m. <u>E</u> retail wine sales |
| accessibility to public: | <u>E</u> public drop-in |
| <u> </u> none – no visitors/tours/events | <u> </u> public by appointment |
| <u> </u> guided tours only | n. <u>E</u> public display of art or wine-related |
| <u> </u> public access – no guides/unescorted | items |
| <u> </u> marketing events and/or temporary events | o. <u>X</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 if necessary): See attached

3. **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): See attached

4. **Production Capacity.**

- a. existing capacity: 250,000 gals./year date authorized: 1990
- b. current maximum actual production (year): 70,000 cases / 170,000 gallons (2007)
- c. proposed capacity: same

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.)

6. **Winery Development Area.** (see a below - for existing winery facilities)
Will the project involve construction of additional facilities beyond the winery development area? yes
7. **Total Winery Coverage.** (see b below – maximum 25% of parcel or 15 acres, whichever is less)
 - a. square feet/acres: 2.4
 - b. percent of total parcel: 18.1 (after LLA)
8. **Production Facility.** (see c below – include the square footage of all floors for each structure)
 - a. square feet: 54,705 (incl. 5,000 proposed)
9. **Accessory Use.** (see d below – maximum permitted 40% of the production facility)
 - a. square feet: 14,239 (incl. 6,200 proposed)
 - b. percent of production facility: 26

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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**Marketing Plan
Grgich Hills Cellar**

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

The following includes all previously permitted marketing events to be conducted by Grgich Hills Cellar on the winery property (from the 1990 use permit modification). These events shall be scheduled not to begin or end between 4 and 6:30 p.m.:

- a. Release Party (2) – up to 100 people, no food service
- b. Auction Event (1) – 50 to 100 people, with food service
- c. July 4th Event (1) – up to 400 people, with food service
- d. Blessing of the Grapes (1) – 50 to 100 people, with food service
- e. Anniversary Celebration (1) – up to 400 people, with food service
- f. Employee Party (1) – up to 50 people, with food service

The following includes all other previously permitted marketing activities (from the 1990 use permit modification) to be conducted at the existing winery facility, limited to 220 vehicles per day:

- a. Private tours of the winery by prior appointment between 10 a.m. and 3:30 p.m. daily. We request that the start time be changed to 9 a.m.
- b. Public visitation at the winery, except that the winery shall be closed to the general public from 4 to 6:30 p.m. on weekdays and 4:30 to 6:30 p.m. on weekends.

The following includes the additional marketing activities proposed to be conducted by Grgich Hills Cellar in the new proposed hospitality center. These new events will be scheduled to avoid peak hours of 4 to 6 p.m. on Friday and 1 to 3 p.m. on Saturday, as identified in the traffic study:

- a. Private Promotional Tastings with Meals (3/week) – up to 75 people, with food service catered or prepared on site
Time of day: 4-hour window between 11:00 a.m. and 10:00 p.m.
- b. Small Private Tastings with Food Pairings (4/week) – up to 30 people, with food service catered or prepared on site
Time of day: 3-hour window between 11:00 a.m. and 10:00 p.m.
- c. Private Tasting Events (15/year) – up to 100 people, with food service catered or prepared on site
Time of day: 4-hour window between 11:00 a.m. and 10:00 p.m.

Food service for existing private marketing events is catered. Food service for proposed private marketing events will be prepared on-site in the proposed commercial kitchen facility in the new hospitality structure.

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WINERY CALCULATION WORKSHEETNAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**1. WINERY COVERAGE**

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	56,214
Outside work areas	1,143
Tank areas	720
Storage areas (excluding caves)	
All paved areas:	
Parking areas	26,128
Loading areas	
Walkways	3,314
Access driveways to the public or private road	19,661
Above-ground wastewater and run-off treatment systems:	
Wastewater pond or SDSD	
Spray disposal field	
Parcel size: <u>13.24 (after LLA) acres</u>	Percent of winery coverage of parcel size:
Total winery coverage: <u>2.46 acres</u>	<u>18.6%</u>

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	1,512
Fermenting	5,054
Bottling	625
Bulk & bottle storage	42,925
Shipping	
Receiving	
Laboratory	275
Equipment storage & maintenance facilities (excludes fire protection facilities)	4,064
Employee-designated restrooms	250
Total square footage of production facility: <u>54,705</u>	

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	2,683
Lobbies/waiting rooms	
Conference/meeting rooms	949
Non-production access hallways	385
Kitchens	1,617
Tasting rooms (private & public areas)	3,362
Retail space areas	
Libraries	
Visitor restrooms	662
Art display areas	
Any other areas within the winery structure not directly related to production	4,581
Total square footage of accessory use space: <u>14,239</u>	
Percent of accessory use to production use: <u>26%</u>	

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INFORMATION SHEET

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided: Conversion of residence on adjacent parcel to hospitality uses; conversion/expansion of barn and use for winery storage; reconfiguration of parcels to include residence and barn in winery parcel.)
- B. Project Phases: ☐ one ☐ two ☒ more than two (please specify): three
- C. Estimated Completion Date for Each Phase: Phase 1: 2010 Phase 2: 2012
- 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: Lot-line adjustment to incorporate residence and barn into winery parcel.
- F. Additional Licenses/Approval Required:
District: _____ Regional: _____
State: ABC Federal: TTB

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

- A. Floor Area/Impervious area of Project (in square ft): 106,331
Proposed total floor area on site: 68,944 s.f.
Total development area (building, impervious, leach field, driveway, etc.) 106,331
New construction: 6,200 (hospitality); 5,000 (barn)
existing structures or portions thereof to be utilized: 57,744 existing structures or portions thereof to be moved: N/A
- B. Floor Area devoted to each separate use (in square ft):
living: _____ storage/warehouse: 5,000 (prop) offices: 292 (proposed)
sales: 2,580 (proposed) caves: _____ other: 3,328 (proposed)
septic/leach field: _____ roads/driveways: _____
- C. Maximum Building Height: existing structures: 31
new construction: 30 (hospitality); 34'4" (barn)
- D. Type of New Construction (e.g. wood-frame): Wood Frame (Type 5) (hospitality); corrugated metal and stucco (barn)
- E. Height of Crane necessary for construction of new buildings (airport environs): N/A
- F. Type of Exterior Night Lighting Proposed: shielded and downward directed
- 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>37</u>	<u>59</u>
B. Customer Parking Spaces:	<u>17</u>	<u>29</u>
C. Employee Parking Spaces:	<u>20</u>	<u>30</u>
D. Loading Areas:	<u>1</u>	<u>1</u>

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IV. TYPICAL OPERATION

	Existing	Proposed
A. Days of Operation:	<u>7</u>	<u>7</u>
B. Expected Hours of Operation:	<u>8-5</u>	<u>8 am - 10 pm</u>
C. Anticipated Number of Shifts:	<u>1</u>	<u>2</u>
D. Expected Number of Full-Time Employees/Shift:	<u>48 (8 not on-site)</u>	<u>48</u> <i>46 PER F.V. 8-17-07</i>
E. Expected Number of Part-Time Employees/Shift:	<u>12</u> <i>12 ARE APPROVED CURRENTLY</i>	<u>12</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>572</u>	<u>572 + 100 private</u>
• average/week:	<u>4,000</u>	<u>4,400</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>3</u>	<u>4</u>
• average/week:	<u>21</u>	<u>28</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities Food Serving Facilities

• restaurant/deli seating capacity:	<u>n/a</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)

Day Care Centers	Existing	Proposed
• type of care:	<u>n/a</u>	<u>n/a</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>

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

	<u>Domestic</u>	<u>Emergency</u>
I. WATER SUPPLY		
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>(e) Well</u>	<u>(e) Fire Hydr.</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>n/a</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>City of St. Helena.</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
C. Current Water Use (in gallons/day): Current water source:	<u>25,000</u> <u>(e) Well</u>	<u>n/a</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>27,000</u>	<u>n/a</u>
E. Water Availability (in gallons/minute):	<u>60</u>	<u>1,000 +/-</u>
F. Capacity of Water Storage System (gallons):	<u>n/a</u>	<u>n/a</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>n/a</u>	<u>n/a</u>
F. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE		
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>Domestic (sewage)</u> <u>(e) on site septic</u>	<u>Other (please specify)</u> <u>(e) on site septic (winery ww)</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>n/a</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>n/a</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
C. Current Waste Flows (peak flow in gallons/day):	<u>1,530</u>	<u>2,500</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>3,180</u>	<u>2,500</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>3,180</u>	<u>2,500</u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>Garbage Co.</u>	<u>Pomace (on-site)</u> <u>Other (Garbage Co.)</u>
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>On-site</u>	<u>On-site</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>Garbage Co.</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>Upper Valley Disposal</u>	<u>Upper Valley Disposal</u>

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TRAFFIC INFORMATION

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Vehicle Trips

Project Trip Generation							
Personnel / Visitors							
	Operations Daily M - F	Marketing Events Minimum Weekends	Maximum		Operations Daily M - F	Marketing Events Minimum Weekends	Maximum
Operating Hours	8-5						
Employees				Employee Trips			
Full-Time	45			Full-Time	144		
Seasonal Peak	12			Seasonal Peak	24		
Peak Hours				Peak Hours			
Total Employees	60			Total Employee Trips	168		
Event Support Staff				Event Support Staff			
Full-Time				Full-Time			
Seasonal Peak			10	Seasonal Peak			20
Total Support Staff				Total Support Staff Trips			
Visitors	572	30	400	Visitor Trips	220	12	154
Peak Hours				Peak Hours			
Total Visitors	572	30	400	Total Visitor Trips	220	12	154
				Total Trucks - Deliveries, Shipping, etc. Trips	4		
Grand Total	632	30	410		392		174
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	Marketing Events	Marketing Events	Marketing Events
No. Employees	45	60	60	60	
Support Staff, caterers, clean-up, etc.	-	-	-	10	
Visitors	572	572	30	400	
Residents	-	-	-	-	
Grand Total	617	632	90	470	

APPS-Traffic Information

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NAPA COUNTY

FILE # P08-00656

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

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: 12.4.08
TYPE OF APPLICATION: WINERY SETBACK VARIANCE Date Published: _____
REQUEST: ADDITIONS TO EXISTING STRUCTURE Date Complete: _____
WITHIN WINERY ROAD SETBACKS.

TO BE COMPLETED BY APPLICANT

PROJECT NAME: Grgich Hills Cellar
Assessor's Parcel #: 027-470-005 027-470-024 Existing Parcel Size: 3.05 ac., 21.58 ac.
Site Address/Location: 1829 St. Helena Highway Rutherford CA 94573
No. Street City State Zip
Property Owner's Name: Grgich Hills Cellar
Mailing Address: P.O. Box 450 Rutherford CA 94573
No. Street City State Zip
Telephone #: (707) 963-2784 Fax #: (707) 963-8725 E-Mail: violetta@grgich.com
Applicant's Name: Same
Mailing Address: Same
No. Street City State Zip
Telephone #: _____ Fax #: _____ E-Mail: _____
Status of Applicant's Interest in Property: Owner
Representative Name: Katherine Philippakis and Andrew Ingersoll, Farella Braun + Martel LLP
Mailing Address: 899 Adams Street, Ste G St. Helena CA 94574
No. Street City State Zip
Telephone #: (707) 967-4000 Fax #: (707) 967-4009 E-Mail: ainersoll@fbm.com

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.

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Total Estimated Fees: \$ _____ Receipt No. _____ Received by: _____ Date: _____
*Actual Fees will be based on Time and Materials

NO SEPARATE FEE - SEE P08-00648

Owner
OWNER

12.4.08

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**Grgich Hills Cellar
Statement in Support of Variance
(APNs 027-470-005, -024)**

NAPA CO. CONSERVATION
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Project Summary

Grgich Hills Cellar seeks County approval of certain changes to the existing winery, located at 1829 St. Helena Highway, Rutherford.

1. Conversion of an existing, but currently vacant, single-story residence to a 6,200 s.f. hospitality facility, with interior tasting room, kitchen, conference room, restroom and storage areas. The proposed conversion will be constructed in two phases: Phase 1 is a remodel of the existing 1,960 s.f. structure, and Phase 2 is the addition of 3,733 s.f. of additional space.
2. Expansion of an existing barn into a 5,000 s.f. storage facility for winery goods.
3. Development of a new parking lot adjacent to the hospitality and barn structures. The parking area will accommodate visitors and the additional full time employees being requested as part of the application.
4. Development of a new sanitary sewage wastewater disposal system.
5. Expansion of the marketing plan to allow the currently permitted private events to be located in the new hospitality facility, and also to allow additional private marketing events in that venue.

Grgich Hills has filed a request to modify the existing use permit to allow for these changes. Because the existing residence and barn are on an adjacent 5-acre parcel, Grgich has also filed a lot-line adjustment application to reconfigure the winery parcel such that the two structures are included in that parcel.

However, both the existing residence and the existing barn are located within two separate setbacks: the 600' setback from Highway 29, and the 300' setback from the private road on the southern boundary of the property. The change in use of the residential and barn structures to winery use will require a variance under the standards specified in Chapter 18.104.230(C). Thus, this application for approval of a variance accompanies the application for a use permit modification. The following statement describes site conditions and regulatory and physical constraints in greater detail.

Site Characteristics

The site of the existing winery has been actively farmed for several decades and has received certification as a biodynamically farmed vineyard. The existing residence and barn (now proposed for use as part of the winery) are located on an adjacent property that

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was acquired by the Grgich family in 2002. Prior to that ownership, the residence was occupied by former residents of the property who were also engaged in farming activities on the site.

The existing winery building was permitted in 1977 and licensed for public tours and tastings in 1984. As with the residence and the barn, the winery building was sited to minimize the removal of vines and maximize the agricultural use of the balance of the property while meeting then-existing setbacks from the Highway. It should be noted, however, that the existing winery structure is within the 600' setback from Highway 29, being approximately 100' from the Highway at its nearest point. Thus, the existing winery encroaches further into the Highway setback than either the residence or the barn.

The remainder of the two parcels (together totaling approximately 24.63 acres) is devoted to agriculture.

Regulatory Constraints

In addition to the setbacks required in the Agricultural Preserve (AP) zone, two other setbacks associated strictly with winery development will impact future winery improvements on this site. A 600' winery setback is required from Highway 29, and a 300' setback is required from the private road on the southern boundary of the property. Compliance with these setbacks would result in construction of any new structures in the middle of the parcel, causing the removal of vines and resulting in a net loss of County agricultural land. In addition, compliance with the setback would prevent the adaptive reuse of the existing residence (currently vacant) and barn.

Findings Necessary to Grant a Variance

The applicants seek a variance to the winery-related road setbacks required by Chapter 18.104.230[A] [1] and [2] to allow for the conversion of an existing residence to a hospitality facility and an existing barn to winery storage uses. Approval of the variance:

- Allows for the retention of the existing biodynamically farmed agricultural use, the existing developed areas, and the visual appearance, scale and streetscape along the Highway 29 frontage;
- Reduces the visual impact as viewed from Highway 29 and adjacent properties by reusing existing buildings rather than constructing a new structure in the middle of the parcel;
- Allows for retention of the acreage currently developed in vineyard and retention of the biodynamic certification for that acreage;
- Reduces impacts associated with the use of the hospitality facility by retaining those functions in proximity to the existing winery; and
- Allows for adaptive reuse of existing buildings.

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Chapter 18.128.060 of the Zoning Ordinance requires the Commission to make specific written findings before issuing a variance. The required findings are listed below, followed by evidence that supports issuance of a variance.

1. That the procedural requirements set forth in this chapter have been met.

Chapter 18.128 requires that four procedural requirements be adhered to as part of the variance, three prior to the Commission action, and one after the Commission has acted [paragraphs .020, .030, .040, and .070].

- *The applicants have filed a request for a variance on the application form required by the Commission. The application was accompanied by site plans, site constraint map, building elevations and other information required by that application [paragraph .020]. The appropriate application fee, as set by resolution of the Board of Supervisors, has been filed [paragraph .030]. The applicant has submitted the required mailing list of property owners within 300 feet of the subject project so that a public hearing can be conducted by the Commission in accordance with procedures established thereby [paragraph .040]. Finally, if the Commission grants the variance, the director is required to notify the County Assessor of its approval [paragraph .070]. This procedural requirement is the responsibility of County staff.*

2. Special circumstances exist applicable to the property, including size, shape, topography, location or surroundings, whereby 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 winery uses being requested already exist within the setback area – albeit in a different structure (the existing winery building). Private marketing events would simply be relocated to the existing residence – both of which are currently located within the road setback.*
- *Establishing the hospitality and storage uses in existing buildings that are already located within the road setback and are located proximate to the existing winery represents a logical use of the property without creating any impacts on neighboring properties or the environment.*
- *The inability to utilize these existing structures and instead to relocate the buildings several hundred feet from the current use area simply to meet setback requirements that post-date the establishment of the parcel's land use patterns would represent a severe hardship to the applicants.*
- *This parcel is also affected by other regulatory and structural constraints not created by these owners. Application of the required winery setbacks would result in the new hospitality and storage facilities being constructed in the middle of the existing vineyard. Biodynamically certified vineyard would be lost both for the new buildings as well as for access roads,*

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parking and other infrastructure necessary to the new multi-use facility. Although the existing structures could be demolished and new vineyards planted in their former footprint, it would take many years for these vineyards to achieve biodynamic certification.

- *The property contains a small group of structures that have defined the visual character of this portion of Highway 29 in Rutherford for several decades. It is logical to retain the grouping of buildings and thus avoid dispersing accessory uses throughout the visual landscape.*
- *The residence and barn structures were built before the Grgich family acquired their interest in the property. By allowing the applicants to convert one of these older structures to a hospitality facility and the other to winery storage uses, the existing streetscape will be maintained and preserved. Further, the visual impacts associated with constructing a stand-alone building in the middle of the vineyard can be avoided. Finally, the adaptive re-use of the older residence and the barn will allow them to be retained in the landscape.*
- *The Napa County General Plan supports all of the applicants' goals: preservation of agricultural land for vineyard by grouping winery-related accessory uses on the existing disturbed areas of the site; preservation, enhancement, and creative use of existing structures; and avoidance of visual impacts associated with stand-alone buildings.*
- *While the applicants understand that each application for a variance must be considered on its own merit(s), and that past Commission actions on similar applications may not be used as precedent during consideration of the present application, it must be noted that the Commission has granted variances for other wineries that exhibit similar site conditions and regulatory constraints, including the preservation of existing vineyards. The Grgich family respectfully requests a similar consideration and action by the Commission.*

3. Grant of the variance is necessary for the preservation and enjoyment of substantial property rights.

- *Approval of this variance will allow the applicants to improve the winery visitor's experience consistent with their goal of maintaining the quality of the wine produced at this facility, while at the same time allowing the Grgich family to maintain their existing biodynamically farmed vineyards, which took years of cultivation to achieve biodynamic certification.*
- *Although some increase in private marketing events is being requested, similar events are already being conducted in the main winery building, which is also located within the 600' winery setback. Issuance of the variance preserves the existing use and entitlement, and merely moves a portion of the existing entitlements from one existing structure to another.*

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- *Approval of the variance will result in the maintenance of the existing visual and environmental aspect and scale along Highway 29, the adaptive re-use of existing structures, and the preservation of land devoted to vineyard use.*
- *The Commission has approved similar applications for a variety of wineries throughout the County, including the granting of variances for the wineries noted above when faced with similar physical and regulatory conditions. In addition, the changes requested by the application will result in no environmental or other impacts to either the land or to neighboring properties.*
- *Without a variance, the applicants would not be able to enjoy the same property right that has been afforded other applicants. Nor would they be able to engage in the same level of agricultural practices as if the variance were granted due to the fact that the placement of new structures 600' from the Highway and 300' from the private road would necessitate the removal of existing biodynamically farmed vines to accommodate the structures, required parking and access roads.*
- *Granting this variance would not confer a special privilege to these applicants, as the subject parcel contains a unique combination of regulatory constraints and existing structural and use conditions that meet the required findings to grant this variance – namely, existing structures within the setbacks and existing and well-established vineyards.*

4. Grant of the variance will not adversely affect the public health, safety or welfare of the County of Napa.

- *Allowing the applicants to change the use of existing structures to incorporate uses already being conducted on the property and within the setback will not result in any adverse effects on either the environment or the surrounding properties.*
- *Use of the existing residence and barn as a hospitality facility and a storage facility will retain existing activities near the existing winery development area and well away from any neighboring properties, thus avoiding neighborhood compatibility issues. The uses being requested are already occurring on the winery parcel (albeit on a lesser scale) and are being conducted within the designated setback. Moving the private marketing events to a new, dedicated space, even though that use is still within the required setback, will similarly have no adverse effects.*
- *Issuance of the variance will actually result in a public benefit to the neighborhood because the existing streetscape and scale along Highway 29 will be maintained, and the placement of the existing structures in the landscape will be preserved. In addition, impacts on agricultural land are reduced through the reuse of these existing structures.*
- *Finally, the project has been designed to comply with all applicable building codes, environmental health and fire safety codes and*

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requirements. Any modifications to existing buildings will be consistent with applicable state and federal guidelines affecting such structures.

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Summary of Facts in Support of Granting a Variance

In summary, the applicants believe that the following facts support the issuance of a variance to the required road setback so that the existing residence may be utilized as a tasting room:

1. All procedural requirements of Chapter 18.128.060 have been met. The request for a variance has been filed on forms required for that purpose, the required allocation fee has been paid, and the Commission will have conducted a public hearing prior to issuance of the requested variance;
2. The parcel has numerous special circumstances associated with it, including the fact that the marketing uses in question are *already being conducted* within the main winery structure, which is also located *within the required road setback*. Conversion of the residence to a hospitality facility would retain the existing visitor-related private marketing activities near to where they occur now, well away from neighboring properties, as well as retaining the existing residence and the existing streetscape as viewed from the Highway;
3. The requirement to locate the proposed hospitality and storage uses in strict conformity with the required road setbacks would adversely affect the visual fabric of the streetscape and result in the loss of existing biodynamically certified vineyard, which can only be replaced with years of additional cultivation;
4. Granting of the variance would not be a special privilege conferred on this applicant, as the applicant currently has an entitlement to these types of uses within the setback area; approval of the application simply relocates that use to a dedicated space. The Commission and staff have granted and recommended approval of similar applications for a number of wineries in the County where similar or equally unique characteristics are exhibited; and
5. Granting of the variance will not adversely affect the public health, safety or welfare of the County.

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SEP 10 2009



ROBERT J. PETERSON, P.E.
Director of Public Works
County Surveyor-County Engineer
Road Commissioner

COUNTY of NAPA
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

WATER AVAILABILITY ANALYSIS

PHASE 1 STUDY

Introduction: As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessors parcel numbers for these parcels. Identify all existing or proposed wells.

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

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 Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
027 - 470 - 024	13.24	1.0	13.24

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 0.75 af/yr
 Farm Labor Dwelling 0 af/yr
 Winery 6.63 af/yr
 Commercial 0 af/yr
 Vineyard* 2.40 af/yr
 Other Agriculture 0 af/yr
 Landscaping 0.25 af/yr
 Other Usage (List Separately):

_____ af/yr
 _____ af/yr
 _____ af/yr

TOTAL: 10.03 af/yr

TOTAL: 3,266,356 gallons**

PROPOSED USE:

Residential 0 af/yr
 Farm Labor Dwelling 0 af/yr
 Winery 6.63 af/yr
 Commercial 0.26 af/yr
 Vineyard* 2.40 af/yr
 Other Agriculture 0 af/yr
 Landscaping 0.25 af/yr
 Other Usage (List Separately):

_____ af/yr
 _____ af/yr
 _____ af/yr

TOTAL: 9.54 af/yr

TOTAL: 3,107,790 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 () No () Equal

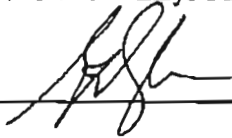
Step #4:

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 of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

See attached Enclosure B for estimated water usages.

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: _____

Phone: _____

GRGICH HILLS WINERY
1829 ST. HELENA HWY
RUTHERFORD, CALIFORNIA
APN 027-470-008

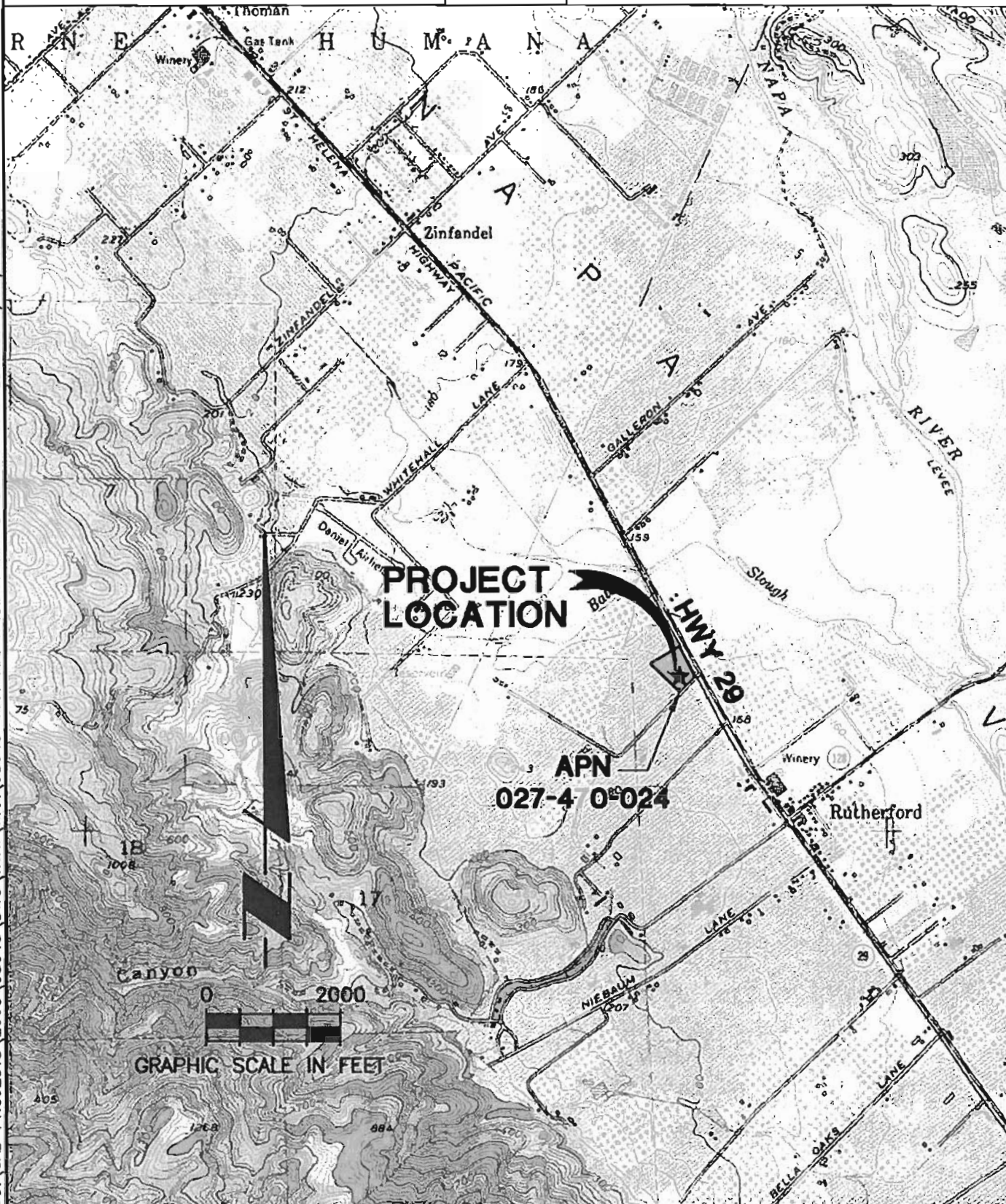


VICINITY MAP

PROJECT NO. 2008043 DATE 07-23-08
BY RC CHK SL SHT NO 2 OF 2

PLOTTED ON: 6/22/2009 11:13:39 AM

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SUMMIT ENGINEERING INC.

463 AVIATION BLVD. #200
SANTA ROSA CA 95403

707.527.0775
FAX 707.527.0212

GRGICH HILLS WINERY
1829 ST. HELENA HWY
RUTHERFORD, CALIFORNIA
APN 027-470-005

SUMMIT

WAA SITE PLAN

PROJECT NO. 2008043

DATE 08-27-09

BY RR

CHK

SHT NO. 1 OF 2

WINERY PARCEL
APN 027-470-024
13.24 ACRES

APPROXIMATE LOCATION
OF (E) WASTEWATER
TREATMENT SYSTEM

(E) WINERY

(E) WELL

PROPOSED WINERY
HOSPITALITY

(E) RESIDENCE

(E) AC DRIVE

100 YR.
FLOOD
PLANE

OUTSIDE 100
YR. FLOOD
PLANE

(E) VINE ROWS
10' SPACING, TYP

PROPOSED
ADDITION

(E) BARN

(E) ACCESS ROAD

INSIDE 100 YEAR
FLOOD PLANE

STATE HIGHWAY 29

0 80 160



GRAPHIC SCALE IN FEET

PLOTTED ON: 6/22/2009 11:13:39 AM

Q:\CADD\PROJECTS\2008\08043\DWG\WWW\WAA\08043-WAA-MAP+VICINITY MAP.DWG

SUMMIT ENGINEERING INC.

463 AVIATION BLVD. #200
SANTA ROSA CA 95403

707.527.0775
FAX 707.527.0212

SUMMIT ENGINEERING, INC.

GRGICH HILLS WINERY
Water Availability Analysis Water Use

Project No.: 2008043

Date: 7/24/2008

CHK: RR BY: SL

EXISTING USE						
Use	Estimate	Unit	Multiplier	Unit	Subtotal (af/yr)	Subtotal (gal/yr)
Primary Residence	0.75	af/yr	—	—	0.75	244,366
Vineyard Irrigation Only	0.5	af/acre/yr	1.75	acre	0.88	283,464
Landscape Irrigation	0.25	af/yr	—	—	0.25	81,455
TOTAL					1.88	609,285

PROPOSED USE						
Use	Estimate	Unit	Multiplier	Unit	Subtotal (af/yr)	Subtotal (gal/yr)
Commercial*	85,800	gal/yr	325,821	gal/af	0.28	85,800
Vineyard Irrigation Only	0.5	af/acre/yr	1.75	acre	0.88	283,464
Landscaping	0.25	af/yr	—	—	0.25	81,455
TOTAL					1.39	452,891

Commercial water use is the peak event usage over a year. Peak event usage is equal to a single peak event.

Commercial Peak Day w/ Event - Conventional Meal

Employee (full-time)	10	x	15	gpd	=	150 gpd
Event Visitors	100	x	15	gpd	=	1,500 gpd
Total						1,650 gpd

Commercial Average Annual Usage

Event days per year (52)	52	x	1,650	gpd	=	85,800 gal/yr
	85,800	/	325,821		=	0.28 af/yr

SUMMIT ENGINEERING, INC.	GRGICH HILLS WINERY Sanitary Sewage Flows	PROJECT NO. 2008043 BY: SL CHK: RR
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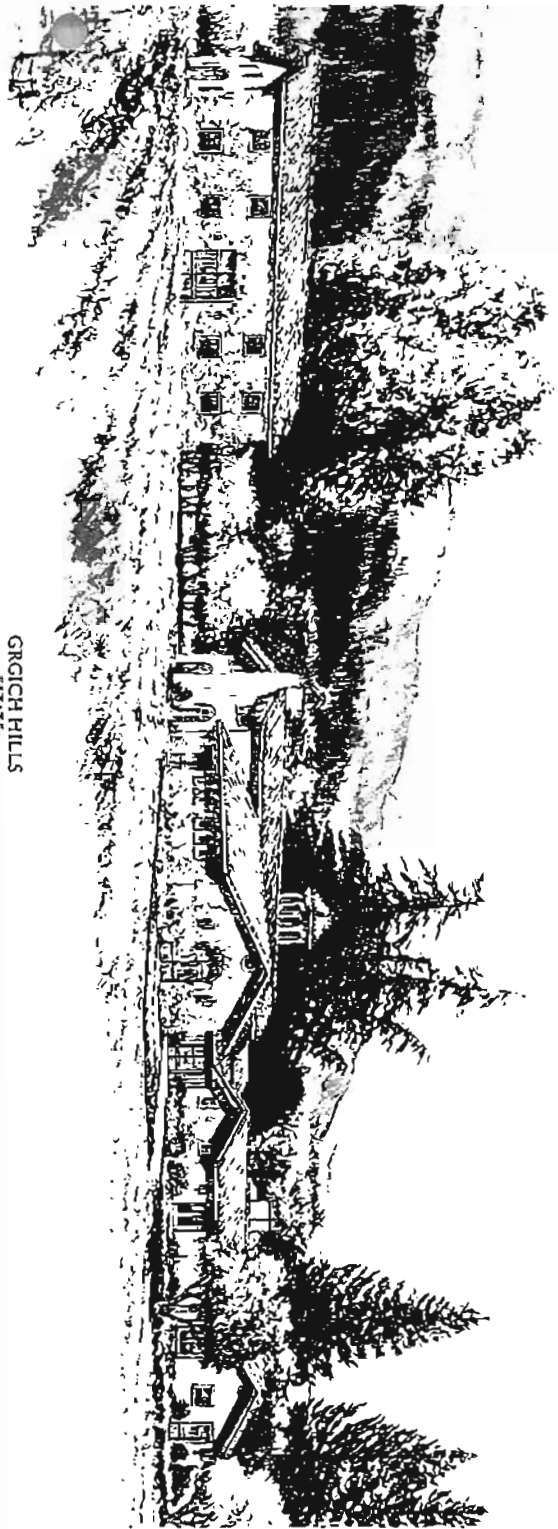
SANITARY SEWAGE

Peak Day w/ Event - Conventional Meal

Employee (full-time)	10	x	15 gpd	=	150 gal/day
Event Visitors	100	x	15 gpd	=	1,500 gal/day
Total					1,650 gal/day

Annual Usage

Event days per year	52	x	1,650 gal/day	=	85,800 gal/yr
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GRINCH HILLS ESTATE

NOVA VITIS

WINERY HOSPITALITY

1829 SAINT HELENA HIGHWAY, RUTHERFORD, CALIFORNIA
APN# 027-470-005

SHEET INDEX

ARCHITECTURAL DRAWINGS	TITLE SHEET
A0.00	ARCHITECTURAL SITE PLAN
A1.00	HOSPITALITY FLOOR PLAN
A2.00	HOSPITALITY ELEVATIONS
A3.00	BARN FLOOR/ELEVATIONS

ARCHITECTURE

NOVA VITIS
1829 ST. HELENA HWY
RUTHERFORD, CA 94573
www.novavitis.com

Designer

JMK Associates
Planning & Design
1829 Saint Helena Highway
Rutherford, CA 94573

Owner

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RUTHERFORD, CA 94573
www.novavitis.com

Architect

JMK Associates
1829 Saint Helena Highway
Rutherford, CA 94573

USE FOR

TITLE SHEET

NOVA VITIS
GRINCH HILLS
ESTATE



NOVA VITIS
1829 ST. HELENA HWY
RUTHERFORD, CA 94573
www.novavitis.com

A0.00

NOVA VITIS

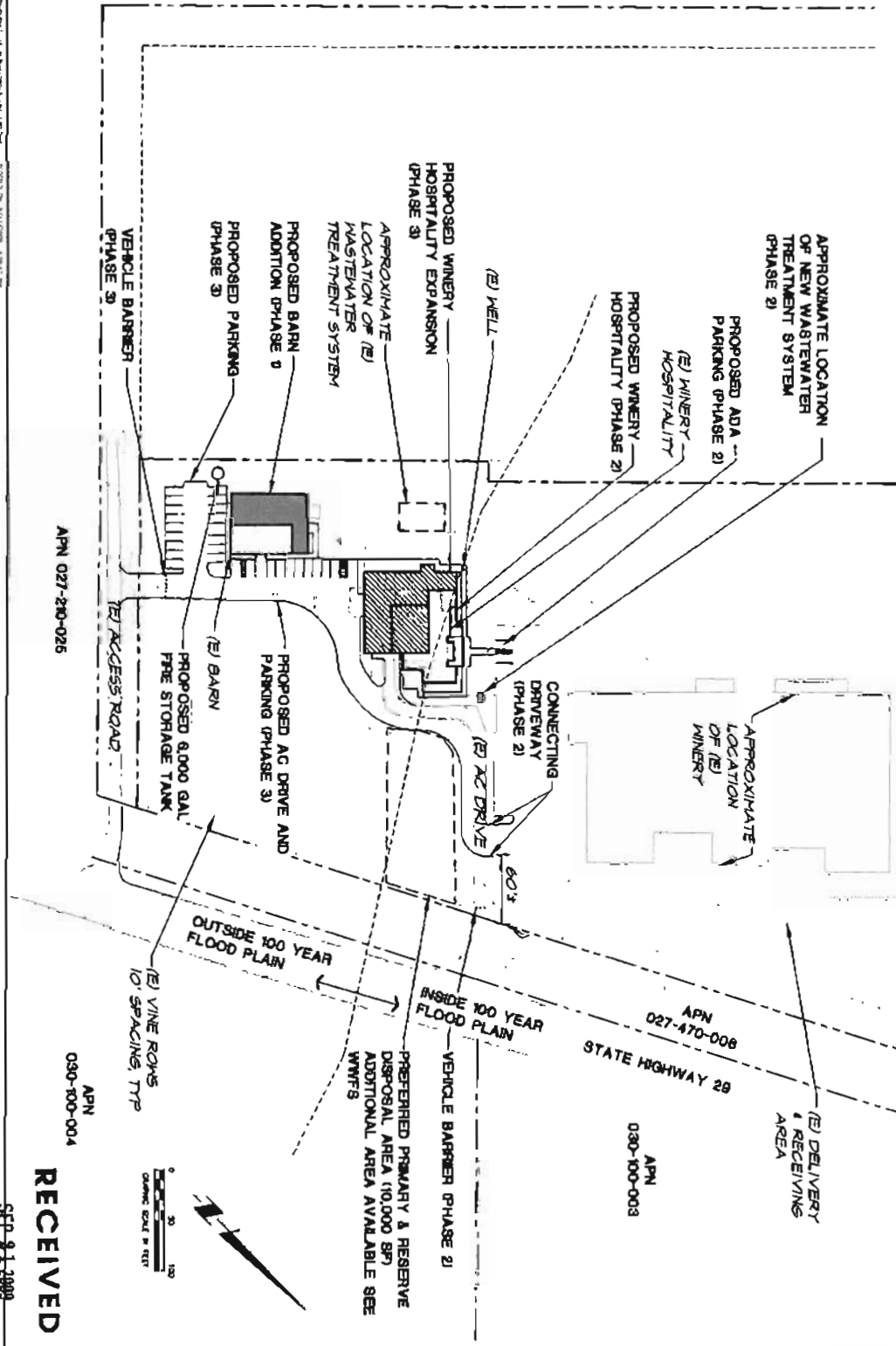
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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

OWNER/APPLICANT:
VIOLET GRIGCH
 1828 ST. HELENA HWY
 RUTHERFORD, CALIFORNIA

GRIGCH HILLS
WINERY PARCEL
 APN 027-470-024
 (13.24 ACRES)



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 DEVELOPMENT & PLANNING DEPT.

USE PERMIT OVERALL SITE PLAN		GRIGCH HILLS WINERY 1828 ST. HELENA HWY RUTHERFORD, CALIFORNIA APN 027-470-006	COMMIT ENGINEERING INC. 481 AVIATION BLVD. #200 SANTA ROSA, CA 95405 Phone 707.527.8778 Fax 707.527.8212
SHEET 1 OF 1 DATE 09-17-09 DRAWN J. GRIGCH CHECKED J. GRIGCH	UP1		

OWNER/APPLICANT:
VIOLET GRIGCH
 1828 ST. HELENA HWY
 RUTHERFORD, CALIFORNIA

**GRIGCH HILLS
 WINERY PARCEL**
 APN 027-470-024

APPROXIMATE
 LOCATION OF
 (E) WINERY

(E) WINERY
 HOSPITALITY
 3248 SF

(E) AC DRIVE
 6100 SF

(E) GRAVEL DRIVE
 3255 SF

(E) STORAGE
 164 SF

(E) BARN
 1799 SF

(E) PATHWAY
 77 SF

(E) ACCESS ROAD

APN 027-210-025

STATE HIGHWAY 29

OUTSIDE 100 YEAR
 FLOOD PLAIN

INSIDE 100 YEAR
 FLOOD PLAIN

APN 030-100-004

APN
 030-100-003

0 20 40
 GRAPHIC SCALE IN FEET



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NAPA CO. CONSERVATION
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USE PERMIT

PRE-CONSTRUCTION
 HYDRO MAP

GRIGCH HILLS WINERY
 1828 ST. HELENA HWY
 RUTHERFORD, CALIFORNIA

APN 027-470-006

SODDIT ENGINEERING INC.

463 AVIATION BLVD. #200
 SANTA ROSA, CA 95403
 Phone 707.527.4775 Fax 707.527.4212

DATE	09-01-09
BY	JD
SCALE	AS SHOWN
PROJECT	HYDRO
ORDER	SI
NO.	100

H1

OWNER/APPLICANT:
VIOLET GRGICH
 1828 ST. HELENA HWY.
 RUTHERFORD, CALIFORNIA

GRGICH HILLS WINERY PARCEL
 APN 027-470-024

PROPOSED WINERY HOSPITALITY
 8,825 SF

PROPOSED PATH
 3,314 SF

PROPOSED BARN ADDITION
 6,073 SF

PROPOSED PARKING
 5,016 SF

PROPOSED PARKING
 2,319 SF

PROPOSED AC CONCRETE DRIVE
 18,904 SF

PROPOSED PARKING
 5,20 SF

(E) AC PAVED SURFACE

(E) HANDICAPPED PARKING

(E) VINEYARD

(E) RAILROAD TRACKS

(E) ACCESS ROAD

APN 027-210-026

APN 027-470-006

APN 030-100-003

APN 030-100-004

STATE HIGHWAY 28

OUTSIDE 100 YEAR FLOOD PLAIN

INSIDE 100 YEAR FLOOD PLAIN



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 DEVELOPMENT & PLANNING DEPT.

USE PERMIT POST CONSTRUCTION HYDRO MAP		GRGICH HILLS WINERY 1828 ST. HELENA HWY RUTHERFORD, CALIFORNIA APN 027-470-006		FORBES ENGINEERING INC. 483 AVANTON BLVD. #200 SANTA ROSA, CA 95403 Phone 707.527.0776 Fax 707.527.8213	
DATE: 04-12-09 DESIGNED BY: [Signature] CHECKED BY: [Signature] DRAWN BY: [Signature] SCALE: AS SHOWN SHEET: H2		PROJECT NO.: 027-470-006 DATE OF PREP: 04/12/09 DATE OF REVIEW: 04/12/09 DATE OF APPROVAL: 04/12/09		483 AVANTON BLVD. #200 SANTA ROSA, CA 95403 Phone 707.527.0776 Fax 707.527.8213	

**GARGICH HILLS
WINERY PARCEL
APN 027-470-024**

- APPROXIMATE
LOCATION OF
(E) MINERY

**PROPOSED -
RANGARDEN
INFILTRATION
ZONES**

CONFORM
SURFACE
HOSPITALITY
Winery
SF

PROPOSED
DRIVEWAY
CONNECTION

APN
030-100-003

GRIGICH HILLS WINERY
1828 ST. HELENA HWY
RUTHERFORD, CALIFORNIA

APW 077-470-009

SOMIT ENGINEERING INC.

463 AVIATION BLVD. #200
SANTA ROSA, CA 95403
Phone 707.527.5776 Fax 707.527.8212

USE PERMIT

PRELIMINARY GRADING AND DRAINAGE PLAN

FG

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DEVELOPMENT & PLANNING DEPT.



SEP 1 0 2009

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DEVELOPMENT & PLANNING DEPT

ARCHITECTURE

STRATA®

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ARCHITECTURE

Stephen L. Johnson, PhD
 1707 E. 7th Ave.
 #202 WY84411
 www.johnsonlab.com

Designer

MANAGEMENT
Planning & Design

THE UNIVERSITY OF CHICAGO

GRIGI TASTING FACILITY

Information

1029 ST. HELENA HIGHWAY
RUTHERFORD, CA 94573

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GRACIN HILLS
KAPATE

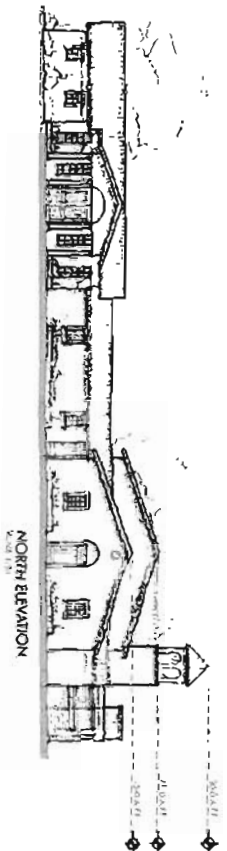
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Dr. Jay G. Goss

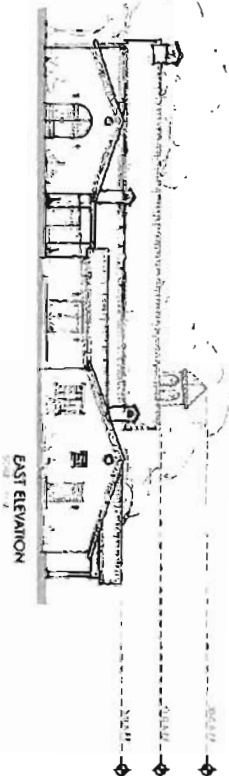
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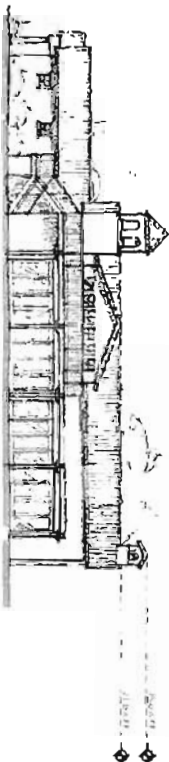
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NORTH ELEVATION
2/2/2014



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

ARCHITECTURE

Journal of Cellular Biochemistry
 100:105–114
 (2005)

STRATA®

Designs

Mr. Autochones

Planning & Design

Bureau of Census

100

1829 ST. HELENA HIGHWAY
RUTHERFORD, CA 94573

NAME OF PARTY

non

▶▶▶▶

USE RESULT

REFERENCES

88

GRIGICH HILLS

INF

Mr. Sullivan

Abstract

NOT

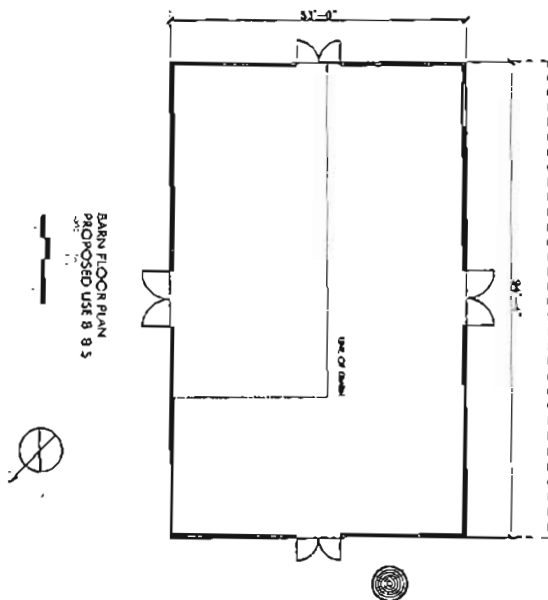
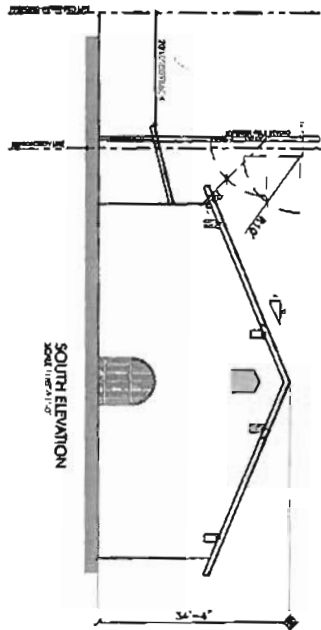
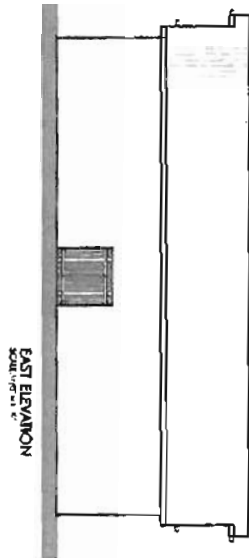
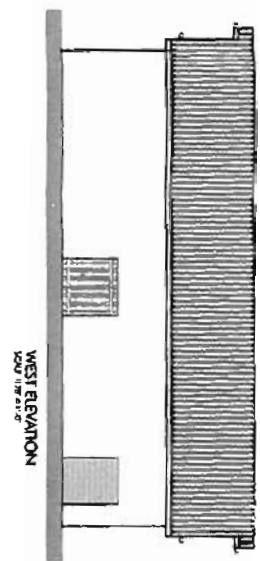
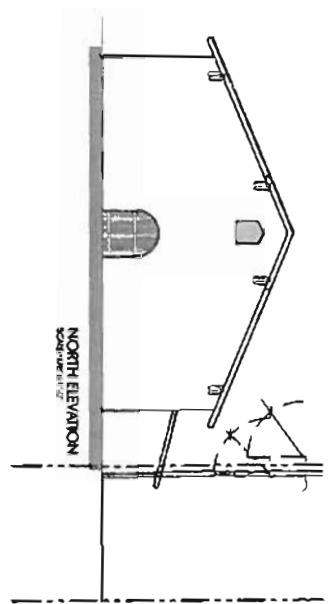
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WU, CA 94371

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Mr. V. J. ...

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