



# FARELLA BRAUN + MARTEL LLP

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ILENE DICK  
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December 14, 2012

RECEIVED

DEC 18 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

*Via Federal Express*

Ms. Charlene Gallina, Supervising Planner  
Napa County Planning, Building & Environmental Services  
1195-3rd Street, Suite 210  
Napa, CA 94559

Re: Coquerel Family Winery : Use Permit Major Modification & Variance  
Application No. P12-00260-UP & P12-00261-VAR  
Responses to Completeness Comments

Dear Ms. Gallina:

Enclosed are our responses in paper-and CD-form to the September 9, 2012 comment letter regarding the completeness of the above referenced applications. Responses are from the project's various consultants, including Summit Engineering's revised water analyses and Architectural Resources Group's revised site plans and photos, including trees to be removed and the species proposed for screening on the site. We also include a copy of the Cultural Resources Study performed on the site by Vicki Beard, MA/RPA, dated June 12, 2012.

In response to Comment No. 8, we have included the outreach letter sent by Mr. and Ms. Cockerell to their neighbors within a 300-foot radius on May 29, 2012. The project was enthusiastically supported by 3 of their neighbors and no response was received by the other 18, many of whom primarily live elsewhere. In response to Comment No. 1.g, we have redlined the "Marketing Plan" at p. 6 of the filed Use Permit Application to include the AB 2004 activities that would occur as part of the project.

We continue to work on the following comments. With respect to Comment Nos. 2a-c, OMNI-MEANS, Ltd., the project's transportation consultants, are running a revised transportation analysis based on the applicable comments from County Public Works and Caltrans. However, due to the absence of clear standards on assessing project-generated cumulative impacts, this study is taking longer than anticipated. We hope to have the final to you by mid-January 2013. We are also reviewing the GHG Checklist form, having only been able to provide answers for those project components which are currently designed and known.



Ms. Charlene Gallina  
December 14, 2012  
Page 2

Much of this list requests information on project components that may not be required and/or desired by our clients. Based on this limitation, please advise whether the County will accept a partially completed form as satisfactory.

Thank you for your consideration of these materials. We will forward you the completed GHG Checklist and the revised transportation analysis upon their completion. Please let us know if you need additional information.

Sincerely,

  
Ilene Dick

ID

Encls.

Kay Philippakis, Esq. (w/CD)  
Gina Giacone, Summit Engineering (w/CD)  
Naomi Miroglio, Architectural Resources Group (w/CD)

254903446290.1  
11/29/12

Rec'd 12/18/12

## Marketing Plan

Wine tasting by appointment with a maximum of 25 people/day. Retail wine sales, including sales of wine by the glass or for tasting per AB 2004 and food and wine pairings with tastings.

Special events as follow:

- 50 person event with meal—12 per year
- 15-20 person events with meal—1 per week
- 100 person event (using portable septic facilities)—1 per year
- 200 person event (using portable septic facilities)—2 per year

For meals with up to 50 people, food will be prepared onsite. Food for the larger events will be catered with the kitchen facilities used for prep and staging only.

The Cockerells also wish to display and sell small amounts of packaged/processed goods made from produce grown on the property, such as olive oil or jam.



Rec'd 12/18/12

May 29, 2012

Dear Neighbor,

We are writing to you today to ask for your support for our plans to build a small winery on our property located at 3612 Highway 128. As you may know, we purchased this property a number of years ago and a few years after that, purchased the adjacent property previously owned by the Prager family. We bought this property largely because it had an approved winery permit.

As background, we hope to build a winery on our property so that we may make our wines on our estate rather than having to make them off-site at significant cost. The original Prager winery plans contemplate a far more extensive development than we are planning and would require significant construction including a waste treatment pond as well as extensive demolition—all of which would be quite disruptive. Rather than executing this larger project, we prefer to build a small winery and utilize the existing barn on the property to house the facility. Our plans call for reconstructing the barn in its current location; however, under the County Code, we are not permitted to build our new winery in this location because it is within 300 feet of the road that abuts the north side of our property.

In order to build on the site of the existing barn, we are required to get a variance from the County and it would be quite helpful in getting this if we had support from our neighbors. Thus, we are writing to you to request assistance in securing the variance. Below are some of the points that we believe strongly support approval for a smaller project rather than the large and potentially disruptive one that has been previously approved:

1. **Reconstructing the barn in the same location and similar size is minimally disruptive.** The barn has been present for many years. Because we are not putting a building in a different part of our property, there will be no change to where structures on our property are located. Furthermore, the new barn building would be an improvement over the existing barn's appearance that is in a state of disrepair. We plan to do extensive landscaping around it giving it a much more pleasing aesthetic quality that will also reduce any visual or noise impacts to our adjacent neighbors.
2. **Our plan will save a 100-year old redwood tree.** Our proposed smaller project would not require the extensive development previously approved that would have led to the destruction of this beautiful tree.
3. **Disruptive development of a treatment pond will be eliminated under our plan.** As previously approved in the Prager plan, heavy digging equipment would need to be brought in and trucks would be required to haul away large amounts of dirt. Under our plan, none of this traffic would be required and the overall project duration will be shortened.
4. **Elimination of significant construction impacts under the originally approved plan will result.** The Prager project contemplates building a 10,000 square foot winery requiring extensive truck traffic to bring in construction materials—far more than will be required under our plan to develop the smaller building on the existing barn site. The Prager project also proposes a more lengthy construction timeline including pouring foundations, installation of commercial grade steel girders, and engineering

of electrical and plumbing for the new location. Furthermore, under the Prager project, the existing barn would be demolished and eventually vines would be planted on that site entailing even more construction work. Although there will be a construction crew on site under our plan, the crew should be largely out of sight from nearby roads.

Additionally, under our plan we anticipate taking several steps that may benefit you as our neighbors. In order to maintain the aesthetics of our property, we will plant a significant number of trees and plants at the periphery to shield the view of our property creating more of a sense of privacy for ourselves and for our neighbors. We will also use significant green technology and will install solar panels on the roof of the barn—a minimally invasive location for such panels. Also to clarify, ***the road on the north that requires the proposed variance will not be used to service the winery but only for farming purposes.*** The entrance to our property just to the south will become the main entry leaving the other road unencumbered to be used by our neighbors. ***Furthermore, the north road will not be used by visitors.*** Visits to our winery will be limited in group size and frequency as we will only allow them by appointment and our proposed winery will be relatively small. This road will also be upgraded and we will be landscaping around it as well.

Thus, we believe that it is in all of our best interests for the County to grant the requested variance. This will enable us to use the site of the existing barn for our winery rather than implementing the large and disruptive project contemplated under the previously approved Prager project plan. We plan to begin construction of our winery in one form or another sometime in the next year and we sincerely hope that you agree that it would be best for our community to implement our smaller and less disruptive plan. Thank you so much for considering this request for support.

We would be appreciate the opportunity to discuss our plan with you either by telephone or in person. Please give us a call at 214.528.5652 or contact us by email at [clayandbrenda@coquerelwines.com](mailto:clayandbrenda@coquerelwines.com). For reference, we have attached a copy of the previously approved Prager plan as well as our proposed plan for the more limited construction project. Also, we plan to be in Napa for the upcoming wine auction and will have some time in the morning on Saturday, June 2nd to meet with interested neighbors. We will also be back in Napa on June 9-10 and may have time to meet with you then as well. We look forward to the opportunity to visit with you and hope to speak with you soon.

Sincerely,

Clay and Brenda Cockerell  
Coquerel Family Wine Estates

RECEIVED

AUG 02 2012



A Tradition of Stewardship  
A Commitment to Service

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

FILE # P12-00260-wp  
P12-00261-var

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_ Date Submitted: 8.3.12  
TYPE OF APPLICATION: Use Permit / VAR Date Published: \_\_\_\_\_  
REQUEST: \_\_\_\_\_ Date Complete: \_\_\_\_\_

TO BE COMPLETED BY APPLICANT  
PROJECT NAME: Coguerel Family Winery  
Assessor's Parcel #: 017-160-058 Existing Parcel Size: 19.73 ac.  
Site Address/Location: 3180 State Highway 128 Calistoga 94515  
No. Street City State Zip  
Property Owner's Name: Coguerel Family Wine Estates  
Mailing Address: PO Box 493 Calistoga 94515  
No. Street City State Zip  
Telephone #: (707) 942-4534 Fax #: ( ) E-Mail: clayandbrenda@coguerelwines.com  
Applicant's Name: Katherine Philippakis on behalf of C. and B. Coguerel  
Mailing Address: \*899 Adams St, Ste G St. Helena 94574  
No. Street City State Zip  
Telephone #: (707) 967-4000 Fax #: (707) 967-4009 E-Mail: kp@fbm.com  
Status of Applicant's Interest in Property: owner's attorney  
Representative Name: same as applicant  
Mailing Address: \_\_\_\_\_  
No. Street City State Zip  
Telephone #: ( ) Fax #: ( ) E-Mail: \_\_\_\_\_

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.

Broull 5/16/12  
Signature of Property Owner Date  
Brenda W. Coguerel  
Print Name Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
Total Fees: \$ 85000 Receipt No. \_\_\_\_\_ Received by: SS Date: 8.3.12





**Coquerel Family Wine Estates  
Variance Statement**

**PROPOSED USES**

This variance is a companion to a use permit (being filed simultaneously) to modify an existing use permit (#02616-UP) and build a new winery on the site. The application seeks approval to demolish an existing 7,440 square foot barn and replace it with a new structure occupying the same general footprint as the barn, to house a winery, hospitality functions, and incidental retail and office uses. These uses would be served by 18 new parking spaces located adjacent to the new building. The winery would be built in 2 phases, ultimately producing up to ~~60,000~~ **75,000** gallons/year, the current approved production capacity under the existing use permit. The 19.73 acre site, zoned AP, is currently planted with vineyards. Conversion of the site to the proposed winery use will result in total project square footage of 11,381 square feet.

*Confirmed  
4/30/12  
cgy*

Although the property has an approved 60,000 gallon winery use permit that was determined to have been "used" within the meaning of the County Code, no winery building currently exists on the site. The previously approved use permit located the winery improvements further to the south, thus increasing the developed area of the site. The current project would eliminate those previously planned improvements and site the winery where the barn is now located, thus retaining the existing "feel" of the property.

**Project components**

The project site is an irregularly shaped parcel of approximately 20 acres adjacent to Highway 128. The barn (which is the site of the new winery structure) is located at the northern corner of the site. An existing road runs from Highway 128 along the parcel's eastern boundary, winding towards the barn. The project proposes to use this road (with some slight modifications and improvements) as direct access to the winery and to a proposed 18-space parking area to be located northeast of the barn area. There is also a private road serving adjacent residential uses that runs along the northwestern boundary of the parcel; although that road will not provide winery access, a variance is being sought from that road, as the proposed winery structure will be within its 300' setback area.

In order to accommodate winery and related accessory uses, the approximately 7,440 square foot barn will be demolished and replaced with a new structure. The building concept for the new structure is based on a pre-engineered metal building reminiscent of an agricultural structure. This design will allow the temporary expansion of the building envelope in order to accommodate the winery production in this area of the site depending on the season. To do so, the project will add a flexible metal "skin" to the new structure to moderate the interior building temperature, and to provide an approximately 1,360 square foot of covered crush pad area. To further maximize uses within the existing building envelope, the project proposes an 888 square foot loft area for additional accessory office functions. This design separates most of the proposed accessory office use from the main winery production and hospitality functions.

Specifically, the project proposes approximately 8,252 square feet of wine production area including two temperature-zone areas. Hospitality activities will occur in approximately 646 square feet next to the wine production area. While most of the structure will be devoted to actual wine processing, there will also approximately 1,156 square feet of accessory office use to support 4 full-time and 5 part-time employees in 5 office spaces. The 120 square foot lab and 120 square foot storage space are located between the wine production and hospitality areas, making more efficient use of those accessory functions. Lastly, there will be a 646 square foot hospitality area, with accommodations for standing and sitting including a new "feature" fireplace.

Crush will take place outside and adjacent to the proposed winery. No space will be needed for bottling as that function will be handled by a mobile bottling service on an as-needed basis. Case storage and distribution will occur off-site.

Hospitality/tasting room uses are proposed as follows. The tasting room will be able to accommodate up to 25 persons for daily tastings, as well as 50 persons for private events. Deliberately located at the northwest corner of the building to take advantage of the views, the tasting room will have glass walls, made up of operable doors that can be opened to create a flexible indoor / outdoor space. This arrangement best accommodates the different size groups that are proposed for hospitality events in the Marketing Plan. The largest marketing event would be up to 200 persons, which would be limited to twice per year, such as an Auction event.

The approximately 220 square foot kitchen is located adjacent to the Tasting Room to provide easy access for food service during private events. In order to serve the marketing events adequately, the kitchen will have commercial kitchen equipment and capacity. For smaller events (e.g., less than 50 people), food will be prepared in the kitchen. For larger events, the kitchen will serve as a catering kitchen.

**BASIS FOR VARIANCE:** In addition to the property line setbacks required in an AP zone, one other setback associated solely with winery development will impact winery improvements on this site. Section 18.104.230(A)(2) requires that wineries or structures containing accessory uses be set back 300' from any other public road or private road(s) used by the public. Here, there is a private road on the northwest section of the site serving adjoining parcels. Without the variances sought by this application, the proposed project improvements would not comply with this setback. Compliance with the setback would result in construction of any new winery structures in the middle of the parcel, potentially 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 barn site.

#### 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 agricultural use, the existing developed areas, and the visual appearance, scale and streetscape along the Highway 128 frontage;
- Reduces the visual impact as viewed from Highway 128 and adjacent properties by reusing existing building sites 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 plantable acreage;
- Allows for adaptive reuse of existing building sites.

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 have already been approved for the site (and that entitlement has been used) – albeit in a different area of the property. The current application simply relocates those uses to an area of the property that has already been developed.*
- *Establishing the winery uses on an existing building site that is already located within the road setback 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 winery facilities being constructed in the middle of existing agricultural land. This vineyard land would be lost, and there would be a net increase in the developed area on the property.*
- The property contains a structure that has defined the visual character of this portion of Highway 128 for several decades. It is logical to retain the current placement of buildings and thus avoid dispersing accessory uses throughout the visual landscape.*
- The barn structure was built before the Cockerell family acquired their interest in the property. By allowing the applicants to convert the current building site to a winery facility, 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 barn's building site will allow that silhouette 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 new 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 Cockerell 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 minimize the disturbance to the neighborhood and its viewshed, while at the same time allowing the Cockerell family to maintain their existing vineyards and vineyard acreage.*
- Issuance of the variance preserves the existing use and entitlement for a winery on the property, and merely moves a portion of the existing entitlements from one area to another, thus reducing the overall area to be developed.*
- Approval of the variance will result in the maintenance of the existing visual and environmental aspect and scale along Highway 128, the adaptive re-use of existing building sites, 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 300' from the private road would necessitate the removal of agricultural land to accommodate the improvements.*
- 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 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; in fact, it represents an improvement over the property's existing entitlement.*
- Use of the barn site as a winery maintains activities on the property in the area that has always been used, thus minimizing neighborhood impacts. Issuance of the variance will actually result in a public benefit to the neighborhood because the existing streetscape and scale along Highway 128 will be maintained, and the placement of the existing structures in the landscape will be preserved in the size and feel of the new structure.*
- Finally, the project has been designed to comply with all applicable building codes, environmental health and fire safety codes and requirements. Any modifications to existing buildings will be consistent with applicable state and federal guidelines affecting such structures.*

**ADDITIONAL VARIANCE FINDINGS:**

Section 18.112.140(B) requires a finding that granting the variance will not affect in a significantly adverse manner the interests of the public in preserving the integrity of the master plan of streets and highways.

This finding is met because neither existing roads nor site access are affected by the project. The road serving the property is being maintained, but slightly modified to better and more efficiently serve the proposed winery-related uses, uses which have already been approved on the site. The private road serving adjacent parcels to the northeast will remain unaffected by the project as the proposed uses will remain in the location of the existing barn. Highway 128 is unchanged by the project. Moreover, the traffic study for the project found no project specific or cumulative traffic impact to Highway 128.





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A Commitment to Service

file No \_\_\_\_\_

**Napa County**  
**Conservation, Development, and Planning Department**  
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417  
web [www.countyofnapa.org/cdp/](http://www.countyofnapa.org/cdp/) email [cdp@countyofnapa.org](mailto:cdp@countyofnapa.org)

**Use Permit Application**

*To be completed by Planning staff...*

Application Type: \_\_\_\_\_

Date Submitted: \_\_\_\_\_ Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*Application Fee Deposit: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

*\*Total Fees will be based on actual time and materials*

*To be completed by applicant...*

Project Name: Coquerel Family Winery

Assessor's Parcel No: 017-160-058 Existing Parcel Size: 19.73 ac.

Site Address/Location: 3180 State Highway 128  
No. Street City State Zip

Primary Contact: ☐ Owner ☒ Applicant ☐ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Coquerel Family Wine Estates

Mailing Address: PO Box 493 Calistoga CA. 94515  
No. Street City State Zip

Telephone No: (707) 942 - 4534 E-Mail: clayandbrenda@coquerelwines.com

Applicant (if other than property owner): Katherine Philippakis, Farella Braun + Martel

Mailing Address: 899 Adams, Suite G St. Helena CA. 94574  
No. Street City State Zip

Telephone No: (707) 967 - 4000 E-Mail: kp@fbm.com

Representative (if applicable): Greg Swaffar, Summit Engineering, P.E.

Mailing Address: 463 Aviation Blvd., Suite 200 Santa Rosa CA. 95403  
No. Street City State Zip

Telephone No: (707) 636 - 9165 E-Mail: GREG@summit-sr.com

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## Use Permit Information Sheet

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### Use

Narrative description of the proposed use (please attach additional sheets as necessary):  
see attached.

What, if any, additional licenses or approvals will be required to allow the use?

District \_\_\_\_\_

Regional \_\_\_\_\_

State ABC

Federal FTB

### Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):  
see attached.

## Improvements, cont.

Total on-site parking spaces: N/A existing 18 proposed

Loading areas: N/A existing / proposed

Fire Resistivity (check one; if not checked, Fire Marshal 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)  
*(for reference, please see the latest version of the California Building Code)*

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): \_\_\_\_\_ acres

## Employment and Hours of Operation

Days of operation: N/A existing M-Su proposed

Hours of operation: N/A existing 7:30 - 6:30 proposed

Anticipated number of employee shifts: N/A existing 2 proposed

Anticipated shift hours: N/A existing tbd proposed

Maximum Number of on-site employees:

☒ 10 or fewer   ☐ 11-24   ☐ 25 or greater (specify number) \_\_\_\_\_

Alternately, you may identify a specific number of on-site employees:

☐ other (specify number) \_\_\_\_\_



## Supplemental Application for Winery Uses

### Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed / <i>approved</i>	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None

\* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

### Production Capacity \*

Please identify the winery's... **75,000 Confirmed 4/30/13**

Existing production capacity: 60,000 gall. gal/y Per permit No: 02416-VP Permit date: 2004

Current maximum actual production: N/A gal/y For what year? \_\_\_\_\_

Proposed production capacity: no change gal/y

\* For this section, please see "Winery Production Process," at page 11.

### Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	<u>N/A</u> existing	<u>25</u> proposed
Average daily tours and tastings visitation <sup>1</sup> :	<u>N/A</u> existing	<u>20</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>N/A</u> existing	<u>10 - 6:30</u> proposed
Non-harvest Production hours <sup>2</sup> :	<u>N/A</u> existing	<u>7:30 - 6:30</u> proposed

<sup>1</sup> Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

<sup>2</sup> It is assumed that wineries will operate up to 24 hours per day during crush.

## Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

## Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)  
see attached.

## Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)  
see attached.

## Marketing Plan

See Revised  
dated  
12/18/12

Wine tasting by appointment with a maximum of 25 people/day. Retail wine sales.

Special events as follows:

- 50 person events with meal – 12 per year
- 15-20 person events with meal – 1 per week
- 100 person event (using portable septic facilities) – 1 per year
- 200 person event (using portable septic facilities) – 2 per year

For meals with up to 50 people, food will be prepared onsite. Food for the larger events will be catered with the kitchen facilities used for prep and staging only.

The Cockerells also wish to display and sell small amounts of packaged/processed goods made from produce grown on the property, such as olive oil or jam.

## Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information 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 his/her knowledge. Applicant and property owner 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.

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.

Clay J. Cockerill

Print Name of Property Owner

Clay J. Cockerill

Signature of Property Owner

Print Name Signature of Applicant (if different)

5/15/12

Date

Signature of Applicant

Date

---

### Initial Statement of Grape Source

---

Pursuant to 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.



Owner's Signature

5-15-12

Date

*Letters of commitment from grape suppliers and supporting documents may 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.

Applicant

  
Property Owner (if other than Applicant)

5-15-12  
Date

Project Identification

## Winery Coverage and Accessory/Production Ratio

**Winery Development Area.** Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>N/A</u> sq. ft.	<u>N/A</u> acres
Proposed	<u>14,600</u> sq. ft.	<u>0.36</u> acres

**Winery Coverage.** Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>59,520</u> sq. ft.	<u>1.37</u> acres	<u>6.9</u> % of parcel
-----------------------	-------------------	------------------------

**Production Facility.** Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>N/A</u> sq. ft.	Proposed	<u>3,467</u> sq. ft.
----------	--------------------	----------	----------------------

**Accessory Use.** Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>N/A</u> sq. ft.	<u>N/A</u> % of production facility
Proposed	<u>1,574</u> sq. ft.	<u>31</u> % of production facility

## Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- ☐ None – no visitors/tours/events (Class I)      ☐ Guided Tours Only (Class II)      ☐ Public Access (Class III)
- ☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Covered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Uncovered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.

## Water Supply/ Waste Disposal Information Sheet

### Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>proposed well</u>	<u>prop. well/tank</u>
Name of proposed water supplier (if water company, city, district):	<u>private</u>	<u>private</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>N/A</u> gallons per day (gal/d)	
Current water source:	<u>well</u>	
Anticipated future water demand:	Phase I = 1715 Phase II = 2460 gal/d	gal/d
Water availability (in gallons/minute):	<u>(TBD)</u> gal/m	<u>(TBD)</u> gal/m
Capacity of water storage system:	<u>(TBD)</u> gal	<u>(TBD)</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>tank</u>	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>process waste</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u>pretreatment/irr</u>
Name of disposal agency (if sewage district, city, community system):	<u>N/A</u>	<u>N/A</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	<u>N/A</u> gal/d	<u>N/A</u> gal/d
Anticipated future waste flows (peak flow):	Phase I (PW) = 800 Phase II (PW) = 1500 gal/d	Phase I (SS) = 915 Phase II (SS) = 960 gal/d
Future waste disposal design capacity:	<u>see above</u> gal/d	<u>see above</u> gal/d

### Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at [www.countyofnapa.org/dem](http://www.countyofnapa.org/dem).

### Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

### Grading Spoils Disposal

Where will grading spoils be disposed of?  
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): on-site if allowed



## Winery Traffic Information / Trip Generation Sheet

*see attached report*

### Traffic during a Typical Weekday

Number of FT employees: \_\_\_\_\_ x 3.05 one-way trips per employee = \_\_\_\_\_ daily trips.

Number of PT employees: \_\_\_\_\_ x 1.90 one-way trips per employee = \_\_\_\_\_ daily trips.

Average number of weekday visitors: \_\_\_\_\_ / 2.6 visitors per vehicle x 2 one-way trips = \_\_\_\_\_ daily trips.

Gallons of production: \_\_\_\_\_ / 1,000 x .009 truck trips daily<sup>3</sup> x 2 one-way trips = \_\_\_\_\_ daily trips.

Total = \_\_\_\_\_ daily trips.

(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38) = \_\_\_\_\_ PM peak trips.

### Traffic during a Typical Saturday

Number of FT employees (on Saturdays): \_\_\_\_\_ x 3.05 one-way trips per employee = \_\_\_\_\_ daily trips.

Number of PT employees (on Saturdays): \_\_\_\_\_ x 1.90 one-way trips per employee = \_\_\_\_\_ daily trips.

Average number of Saturday visitors: \_\_\_\_\_ / 2.8 visitors per vehicle x 2 one-way trips = \_\_\_\_\_ daily trips.

Total = \_\_\_\_\_ daily trips.

(No of FT employees) + (No of PT employees/2) + (visitor trips x .57) = \_\_\_\_\_ PM peak trips.

### Traffic during a Crush Saturday

Number of FT employees (during crush): \_\_\_\_\_ x 3.05 one-way trips per employee = \_\_\_\_\_ daily trips.

Number of PT employees (during crush): \_\_\_\_\_ x 1.90 one-way trips per employee = \_\_\_\_\_ daily trips.

Average number of Saturday visitors: \_\_\_\_\_ / 2.8 visitors per vehicle x 2 one-way trips = \_\_\_\_\_ daily trips.

Gallons of production: \_\_\_\_\_ / 1,000 x .009 truck trips daily x 2 one-way trips = \_\_\_\_\_ daily trips.

Avg. annual tons of grape on-haul: \_\_\_\_\_ / 144 truck trips daily<sup>4</sup> x 2 one-way trips = \_\_\_\_\_ daily trips.

Total = \_\_\_\_\_ daily trips.

### Largest Marketing Event- Additional Traffic

Number of event staff (largest event): \_\_\_\_\_ x 2 one-way trips per staff person = \_\_\_\_\_ trips.

Number of visitors (largest event): \_\_\_\_\_ / 2.8 visitors per vehicle x 2 one-way trips = \_\_\_\_\_ trips.

Number of special event truck trips (largest event): \_\_\_\_\_ x 2 one-way trips = \_\_\_\_\_ trips.

<sup>3</sup> Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

<sup>4</sup> Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).



HILLARY GITELMAN  
Director

PATRICK LYNCH, AICP  
Assistant Director

STEVE LEDERER  
Deputy Director

JOHN MCDOWELL  
Project Manager

ROBERT NELSON  
Supervisor

HEATHER  
MCCOLLISTER  
Principal Planner

SEAN TRIPPI  
Principal Planner

BARBARA ABATE  
Planner

TRISH HORNISHER  
Planner

NAOMI BEATTIE  
Planner

NANCY JOHNSON  
Planner

SUZIE GAMBILL  
Planning Technician

C. RENEE LEDERER  
Planning Administrative  
Specialist

# COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

September 15, 2005

Jim Prager  
1281 Lewelling Lane  
St. Helena, CA 94574

Re: Request for Confirmation of "Use" of Use Permit #02616-UP (APN 017-160-013)

Dear Jim:

In response to your letters dated September 12 and 14, 2005, which included information confirming over \$100,000.00 of actual or committed expenses for demolition, site work, and septic system preparations toward "use" of the subject use permit, please be advised that the Department has determined your actions satisfy the Napa County Code (Section 18.124) for "use" of the subject permit.

Should you have any questions, please contact me at [slederer@co.napa.ca.us](mailto:slederer@co.napa.ca.us) or at (707) 253-4417.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Lederer".

Steven E. Lederer  
Deputy Planning Director

CC: file

Beth Painter, 855 Bordeaux Way, Suite 100 Napa, CA 94558  
Nancy Wilson, 3227 Highway 128 Calistoga, CA 94515

1195 THIRD STREET  
SUITE 210

NAPA, CALIFORNIA  
94559

TELEPHONE:  
707-253-4417

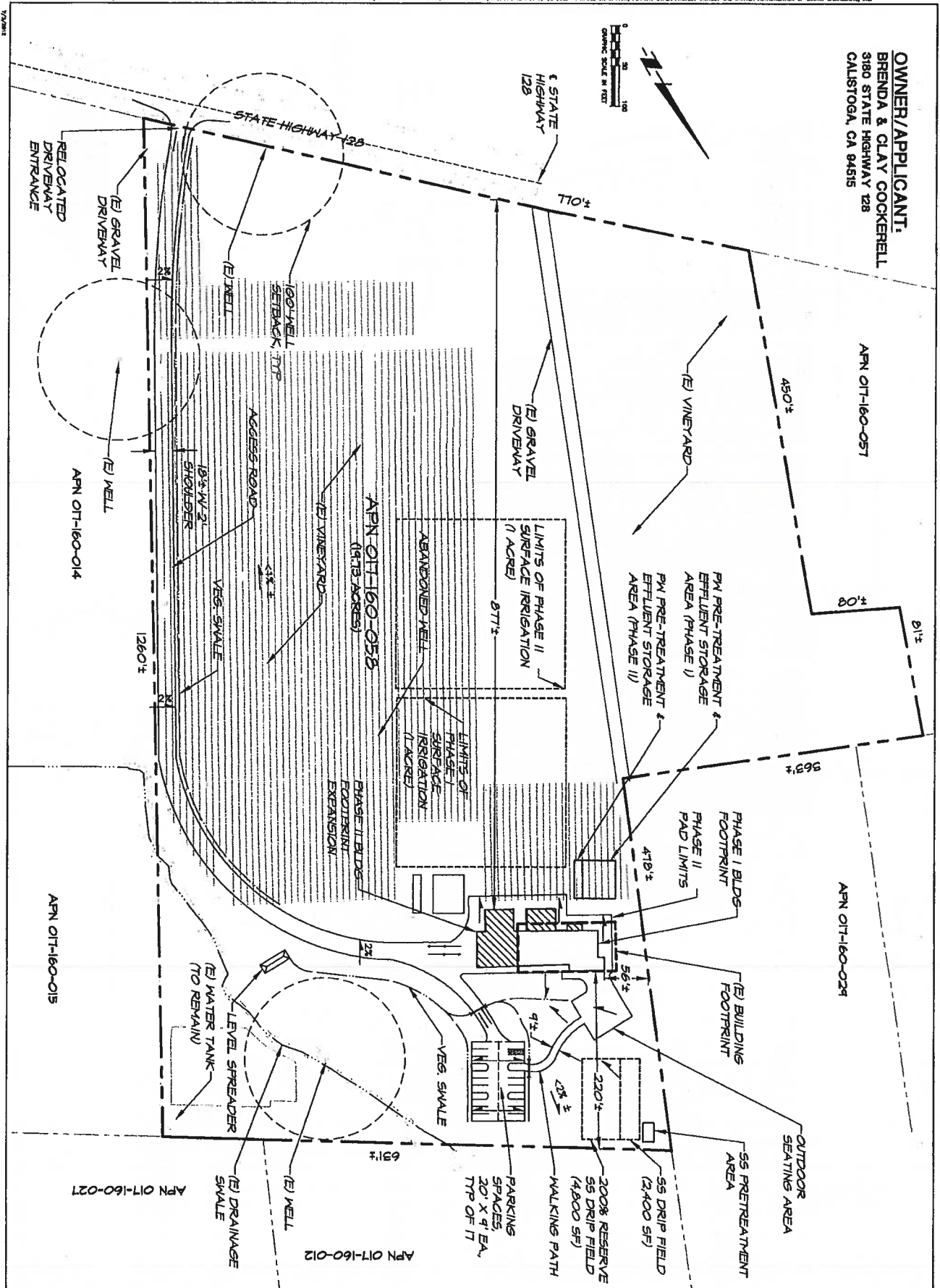
FAX:  
707-253-4336

WWW.CO.NAPA.CA.US

**OWNER/APPLICANT:**  
**BRENDA & CLAY COCKERELL**  
 3180 STATE HIGHWAY 128  
 CALISTOGA, CA 94515

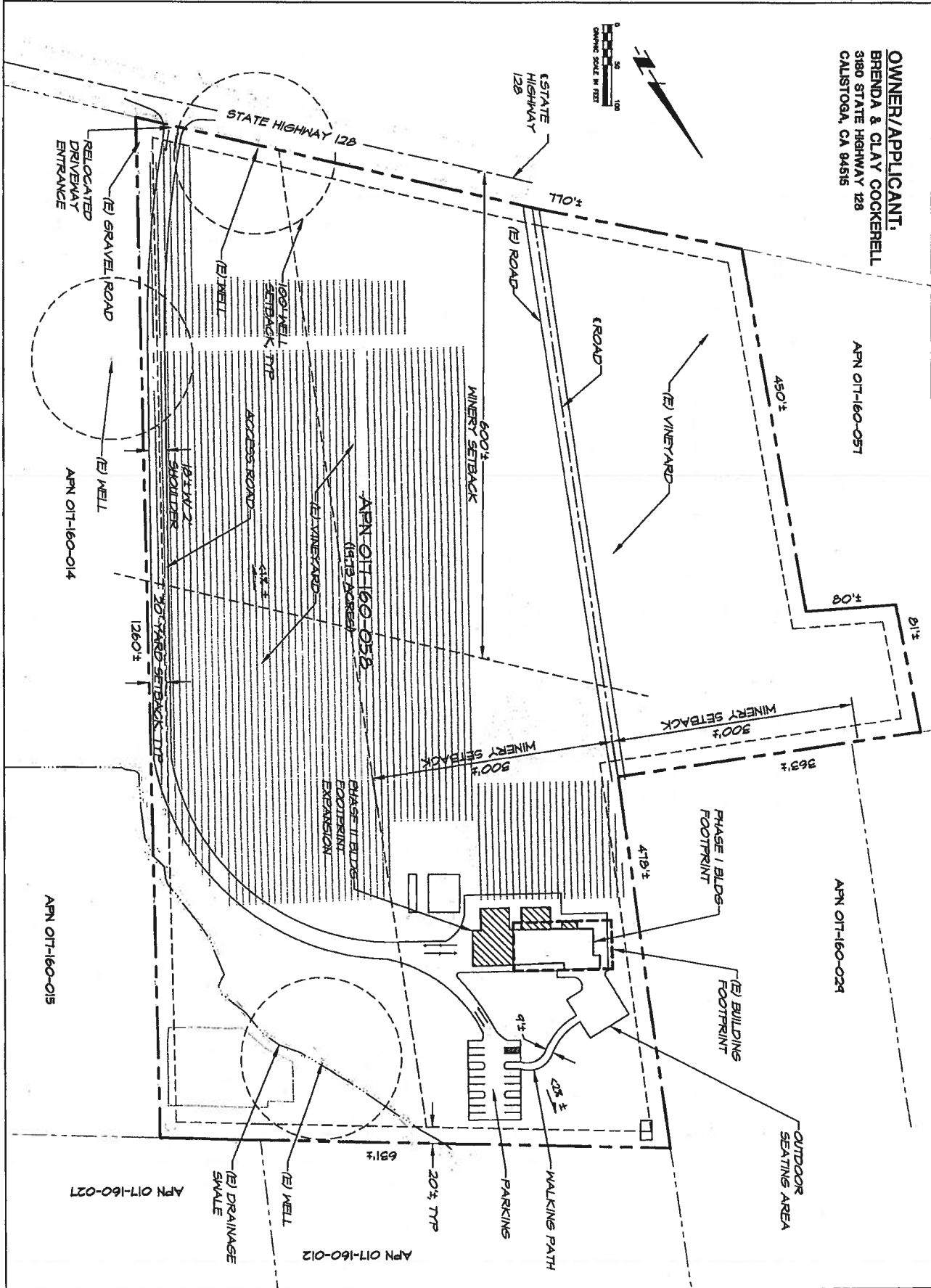
APN 017-160-057

APN 017-160-024



<p>DATE: 04-18-12                  JOB NO: 2010033                  SCALE: AS SHOWN                  DRAWN: CS                  CHECKED: CS</p>		<p>USE PERMIT APPLICATION</p>		<p><b>COQUEREL WINERY</b>                  3180 STATE HIGHWAY 128                  CALISTOGA, CA 94515                  APN 017-160-058</p>		<p><b>SUMMIT ENGINEERING INC.</b>                  465 AVIATION BLVD., #200                  SANTA ROSA, CA 95403                  Phone 707.527.8775 Fax 707.527.8212</p>	
<p>UP1</p>		<p>OVERALL SITE PLAN</p>				<p>SUMMIT</p>	

**OWNER/APPLICANT:**  
**BRENDA & CLAY COCKERELL**  
 3180 STATE HIGHWAY 128  
 CALISTOGA, CA 94515



DATE: 01-15-12 DRAWN BY: J. COCKERELL CHECKED BY: J. COCKERELL SHEET: UP2		USE PERMIT APPLICATION  VARIANCE PLAN	<b>COQUEREL WINERY</b> 3180 STATE HIGHWAY 128 CALISTOGA, CA 94515 APN 017-160-058	<b>SUMMIT ENGINEERING INC.</b>  483 AVIATION BLVD, #200 SANTA ROSA, CA 95403 Phone 707.827.8778 Fax 707.827.8212
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# COUNTY of NAPA

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

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)
017-160-058	19.73	1.0	19.73

**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 af/yr  
Farm Labor Dwelling      0 af/yr  
Winery                        0 af/yr  
Commercial                0 af/yr  
Vineyard\*                  5.15 af/yr  
Other Agriculture          0 af/yr  
Landscaping                1.2 af/yr\*\*\*  
Other Usage (List Separately):  
\_\_\_\_\_ af/yr  
\_\_\_\_\_ af/yr  
\_\_\_\_\_ af/yr

**PROPOSED USE:**

Residential                    0 af/yr  
Farm Labor Dwelling      0 af/yr  
Winery                        1.61 af/yr  
Commercial                0 af/yr  
Vineyard\*                  6.19 af/yr  
Other Agriculture          0 af/yr  
Landscaping                1.2 af/yr\*\*\*  
Other Usage (List Separately):  
\_\_\_\_\_ af/yr  
\_\_\_\_\_ af/yr  
\_\_\_\_\_ af/yr

**TOTAL:**                    6.35 af/yr  
**TOTAL:**                    2,068,963 gallons\*\*

**TOTAL:**                    9.0 af/yr  
**TOTAL:**                    2,932,389 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.

\*\*\*Landscaped Irrigation is based on 0.8 acres of landscaped area @ 1.5acre-feet/year per acre.



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.

---

At full build out (Phase II) there will be 9 employees and a production of 75,000 gallons of wine per year

---

Approximately 10.3 acres of existing vineyard and 12.37 acres of proposed vineyard (0.5 ac-ft of water per acre of vineyard used)

---

**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 analyses may be required. You will be advised of such a decision.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

## **Attachment A: Estimated Water Use Guidelines**

### **Typical Water Use Guidelines:**

Primary Residence	0.5 to 0.75 acre-feet per year (includes some landscaping)
Secondary Residence	0.20 to 0.30 acre-feet per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year

### **Non-Residential Guidelines:**

#### **Agricultural:**

Vineyards	
Irrigation only	0.2 to 0.5 acre-feet per acre per year
Heat Protection	0.25 acre feet per acre per year
Frost Protection	0.25 acre feet per acre per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year
Irrigated Pasture	4.0 acre-feet per acre per year
Orchards	4.0 acre-feet per acre per year
Livestock (sheep or cows)	0.01 acre-feet per acre per year

#### **Winery:**

Process Water	2.15 acre-feet per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine

#### **Industrial:**

Food Processing	31.0 acre-feet per employee per year
Printing/Publishing	0.60 acre-feet per employee per year

#### **Commercial:**

Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year



**COQUEREL WINERY**  
APN 017-160-058  
Napa County, California**WATER MANAGEMENT SYSTEM FEASIBILITY REPORT****System Description**

Water for process applications, domestic use, landscaping at the winery, and fire protection is to be supplied by a new well with a 50 ft annular seal. The existing wells will either be abandoned in place or used for vineyard irrigation. The locations of the existing wells are shown on the Use Permit Site Plan. The location of the new well is to be determined. New storage tanks shall be specified to provide a storage capacity for winery and fire protection/irrigation uses. Approximately 10,000 gallons of storage tank volume will be provided for winery (process and domestic) and 30,000 gallons of storage tank volume will be provided for fire protection and irrigation uses. Please refer to the Site Plan in the Use Permit Application (UP1).

There are currently no water treatment devices installed on the Coquerel Winery property. Water quality will be analyzed after the new well is drilled.

Water use is anticipated to increase in future years. Based on the Napa County Department of Public Works' values for estimating water use, the one-year projected water demand for the process water needs of the winery is approximately 1.29 ac-ft/yr, for the domestic needs of the winery is 0.3 ac-ft/yr, for the vineyards is 12.37 ac-ft/yr, and for the landscaping needs is 1.2 ac-ft/yr. A conservative estimate of peak daily process and domestic water use at full build-out of 1500 gpd and 960 gpd respectively, (for a total of 2,460 gpd) will be adequately supplied by the well to be drilled.

**Management**

The water supply system will be managed by the winery ownership. The winery supervisor/operator will have direct responsibility for operation and maintenance of the system. Major maintenance and technical assistance will be contracted to a professional trained in such work.

**Financial**

The primary financial impact is a new well that will need to be drilled with an expected capital cost of \$50,000, new storage tanks and associated plumbing will be required with an expected capital cost of \$50,000, and a water treatment system with an expected capital cost of \$5,000 - \$15,000, if it is found to be necessary in the future. The operating and maintenance costs on an annual basis are estimated to be less than \$2,500 per year.





UY-P12-00260 & Uan-P12-00

SUMMIT ENGINEERING INC.

707 . 527 . 0775 Phone

707 . 527 . 0212 Fax

www.summit-sr.com

463 Aviation Blvd. Ste 200 Santa Rosa, CA 95403

August 6, 2012

Napa County Department of Planning  
1195 Third Street, Room 210  
Napa, CA 94559

Attention: Mr. Chris Cahill, Planner

Re: Coquerel Winery  
3180 State Route 128  
Calistoga, CA 94515  
Use Permit Application  
APN: 017-160-058  
Wastewater Management Systems Feasibility Study  
Project No. 2010035

Dear Mr. Cahill:

This letter is an addendum to the previously submitted wastewater feasibility study (WWFS) for the Coquerel Winery project.

Brenda and Clay Cockerell are proposing the construction of a new winery (Coquerel Winery) to be located at 3180 State Route 128 in Calistoga (APN 017-160-058). Our WWFS analyzed a full build-out Phase II production level of 31,250 case winery facility. The owners would like to decrease the proposed Phase II production levels to 60,000 gallons. Since our analysis reflects a higher production level of 75,000 gallons, we can conclude that the project is capable of supporting a smaller production level of 60,000 gallons. Therefore, the information provided in the WWFS is adequate and conservative in the sizing required for the process wastewater treatment system associated with this decreased production level.

If you have any questions, please let me know.

Sincerely,

Gina Giaccone, P.E.  
PROJECT MANAGER

**RECEIVED**

AUG 07 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

cc: Clay Cockerell – Coquerel Winery  
Kay Philippakis – Farella, Braun, + Martel LLP  
Sheldon Sapoznik – Napa County Department of Environmental Management





SUMMIT ENGINEERING INC.  
707 . 527 . 0775 Phone  
707 . 527 . 0212 Fax  
805 . 549 . 0775 Central Coast  
463 Aviation Blvd. Ste 200 Santa Rosa, CA 95403

July 6, 2012

Napa County Department of Planning  
1195 Third Street, Room 210  
Napa, CA 94559

Attention: Ms. Hillary Gitelman, Director

Re: Coquerel Winery  
3180 State Route 128  
Calistoga, CA 94515  
Use Permit Application  
APN: 017-160-058  
Wastewater Management Systems Feasibility Study  
Project No. 2010035

**RECEIVED**  
AUG 02 2012  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Dear Ms. Gitelman:

Brenda and Clay Cockerell are proposing the construction of a new winery (Coquerel Winery) with a 31,250 cases per year winery facility at full build-out to be located at 3180 State Route 128 in Calistoga (APN 017-160-058). The winery facility, which will include hospitality and retail office uses, will be constructed in two phases. Phase I, which will be constructed within the footprint of the existing barn structure, will include a tasting room, kitchen, and hospitality events as well as all necessary wine production infrastructure associated with a 10,000 case production level. Phase II will include an increase in office space and wine production up to 31,250 cases. Please refer to the overall site plan included in the Use Permit application for site and project features including well locations, location of the proposed process wastewater (PW), and sanitary sewage management system.

As part of the Use Permit application, we have developed the enclosed Wastewater Management Systems Feasibility Study. The PW management system will include collection of PW from work areas with gravity transmission to a subsurface settling tank equipped with an effluent filter for solids capture. Following the settling tank, PW will pass through a small footprint package treatment system (pre-aeration tank, surge tank, recirculation tank, and AdvanTex Textile Filter Pods) with irrigation reuse for disposal of treated PW.

The dedicated SS system will consist of gravity flow to a subsurface septic tank equipped with an effluent filter for solids capture. From the septic tank, SS will pass through an AdvanTex pretreatment system before disposal into a subsurface drip disposal system.

A detailed system description and sizing criteria is provided in Enclosures B and C of this report. To help with your review of this wastewater management system, the following items are included:

Enclosure A: Vicinity Map; Assessor's Parcel Map; Overall Site Plan; Wastewater Management System Schematic; Typical Winery Wastewater Characteristics

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Enclosure B: Wastewater Management System Description

Enclosure C: Wastewater Management System Design Criteria

Enclosure D: Wastewater Flow Calculations

Enclosure E: Process Wastewater Tank Water and Effluent Dispersal Balance

Enclosure F: Site Evaluation Data

Should you have any questions or need any additional information in regard to this proposal, please call me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gina Giaccone".

Gina Giaccone, P.E.  
PROJECT MANAGER

cc: Clay Cockerell – Coquerel Winery  
Sheldon Sapoznik – Napa County Department of Environmental Management