

THE VINEYARD HOUSE WINERY
USE PERMIT and VARIANCE: PROJECT NARRATIVE
1581 OAKVILLE GRADE ROAD, NAPA

APPLICANT AND OWNER

Jeremy Justin Nickel
The Vineyard House Winery LLC
P.O. Box 3807
Yountville, CA

APPLICANT'S REPRESENTATIVE

Paul Kelley
Paul Kelley Architect, Inc.
541 Jefferson Street
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APN: 027-360-022

PARCEL SIZE: 42.9 Acres

GENERAL PLAN: Agricultural Watershed and Open Space (AWOS)

ZONING: Agricultural Watershed District, (AW), Chapter 18.20

HISTORY AND BACKGROUND OF PROPERTY

The site is currently developed with approximately 26 acres of vineyard and has a house, barn and pump house. The house is referred to as the Baldrige House and was built in approximately 1870. Architectural Resources Group (ARG) completed an assessment of the Baldrige House and summarized their findings in a report dated December 21, 2018. The house is eligible for listing in the California Register of Historical Resources for its association with William Baldrige, a Napa Valley pioneer who played a significant role in the early development of Napa and California. The barn and pump house were completed in 2016 and are located approximately 80 to 100 feet south of the residence.

The vineyard blocks on this property were planted between 1994 and 2010. The vineyard is comprised of Cabernet Sauvignon, Cabernet Franc and Chardonnay. The wine produced from the estate fruit is called "The Vineyard House", taking its name from the Baldrige house described above. The grapes have been used for The Vineyard House wines since 2005. The wines are currently produced offsite under a custom crush agreement. Onsite production will continue to use predominately estate fruit.

PROJECT DESCRIPTION

WINERY LOCATION AND DESIGN

The property is located along a private driveway approximately 1/3rd of a mile south of the intersection of the private driveway and Oakville Grade Road. The existing main residence, pump house and barn are proposed to be incorporated into the winery development area. A new cave will be constructed to the west of the barn. The winery will produce 20,000 gallons of wine per year.

The barn will be used as production area. The interior will be renovated to allow for barrel storage, a wine lab and area for case goods/ shipping and storage. The exterior of the barn will be improved to add a covered crush pad on the north side and a covered equipment storage area on the south side. The barn itself does not provide sufficient barrel storage area or enough covered work area, which will be included in the new cave. Since production is already taking place offsite, the goal is to begin production at this property as soon as the barn can be converted. Storage of barrels in the wine cave will follow in a second phase. Therefore, some barrel storage will continue offsite until the cave is completed.

In order to ensure that the winery can begin production prior to completion of the cave, the project has been evaluated for the required accessory/production ratios both with and without the cave area. The necessary 60% production area will be met without construction of the cave. The applicant requests the ability to obtain a final occupancy permit for the renovation of the barn prior to completion of the cave. All of the building area calculations are contained in the Use Permit drawings.

CAVE DESIGN

The cave is designed to allow for barrel storage, fermentation and to provide an additional covered work area. The cave is located outside of the 300' setback, therefore is not subject to the variance requirements. A second area for crush will be developed with the cave under a covered work area that will be located adjacent to eastern cave portal and in close proximity to the barn. The cave will have two portals as shown on the Use Permit drawings. Although the cave is all production area, it will be designed and constructed as a Class III cave. The cave construction will generate 3,377 cubic yards of spoils, which will be distributed within the vineyard area onsite. Therefore no export of cave spoils is anticipated.

WASTEWATER SYSTEM DESIGN

The process and sanitary wastewater generated at the proposed winery will be kept separate for treatment and disposal. The sanitary wastewater will be disposed of onsite in the existing conventional septic system that currently serves the existing residence. The existing system will meet the proposed design capacity. The process wastewater will be pre-treated and disposed of via irrigation in the onsite vineyard area.

This dual system will allow for a smaller subsurface septic system than if the two waste streams were combined. Furthermore, using the treated winery process wastewater for irrigation will offset groundwater demand and result in greater operational flexibility compared to utilizing the domestic waste subsurface dispersal system for winery process wastewater disposal. The conceptual designs of the two wastewater disposal systems are outlined in a report prepared by Applied Civil Engineering, dated Dec. 21, 2018.

FIRE PROTECTION

The water source for fire protection will be provided from a 35,000 gallon water storage tank already installed as an underground system in close proximity to the barn.

EMPLOYEES AND MARKETING PLAN

The winery will be staffed by 4 full time and 2 part time employees. The Vineyard House wines will be available to purchase in the tasting room. Tours and tasting will be offered by appointment for up to 12 visitors per day. The winery will host one monthly marketing event for up to 20 persons. These small marketing events are intended to allow visitors additional time to see the vineyard, learn about the wines and the history of the property and to taste the wines with specific food pairings. Food will be prepared offsite by a catering company. The winery will host one industry or non-profit event per year for 50 persons and one annual harvest event for up to 100 guests.

VARIANCE

A portion of the proposed winery development is within the 300-foot setback for new and expanded wineries pursuant to Napa County Code section 18.104.230 A2. The entire Baldrige House is within this setback area. Only a portion of the barn is within the setback. The cave is entirely outside of the 300' setback area. However, because both existing structures are proposed for winery use, the project approval must include a Variance request. An overall site evaluation was completed early in the process to evaluate the parcel for potential winery areas that could be considered outside of the setback. Refer to the Opportunities and Constraints Map, Figure C1 of 1 prepared by Applied Civil Engineering which shows the entire parcel, vineyard area, sensitive environmental areas (such as slope and stream locations) and the 300-foot setback line.

The owner's goal is to retain all of the vineyard and construct the winery in a manner that not only retains the historic integrity of the existing house, but ensures its placement on the California Register of Historic Resources. Without issuance of a Variance, the winery could not meet this objective.

The early site evaluation was performed to look at the opportunities and constraints on the property that would influence the location and design of a small winery. The approximately 43 acre parcel is quite long and narrow in configuration. As shown on Figure C 1 of 1, the majority of the parcel falls within the 300' setback from the adjacent private road (Napa County Code Section 18.104.230 A(2)). The only areas that fall outside of the 300' setback are planted in vineyard, are within a stream setback or are too steep for winery development.

As described, a key objective is to incorporate the existing historic residence, The Baldrige House, into the winery. The house has been evaluated for its historic

significance and was deemed eligible for listing under Criteria 1 and 2 in the California Register of Historical Resources (refer to William Baldrige House Historic Resource Evaluation, ARG, December 21, 2018). The house is not currently listed as a resource. ARG has evaluated the proposed renovations to the Baldrige House and concluded that the design meets all of The Secretary of the Interior's Standards for the Treatment of Historic Properties and that use of the house and the barn as a part of the winery would not adversely affect the property's ability to convey its historic significance as a nineteenth century agricultural site associated with Napa Valley pioneer William Baldrige.

The parcel shape, topography, stream setbacks, location of existing vineyard and historic significance of the existing residence are special circumstances specific to this property that support the issuance of a variance for this winery request.

The following summary provides more detailed information that support the issuance of a Variance for this project:

Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

Parcel shape, topography and existing agricultural uses severely limit the amount of available area for winery development. Other possible locations would require installation of a new driveway or would require substantial widening of existing vineyard avenues on the property.

Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

The renovation of the historic Baldrige House will be done in conformance with The Secretary of the Interiors Standards for Treatment of Historic Properties. Guests who visit the house will be able to learn about the important history of this property in the context of the Napa Valley. Without the historic renovation and adaptive re-use of this property, this history would not be memorialized or protected.

The Napa County General Plan recognizes the importance of formally identifying and preserving historical resources. In fact, the General Plan acknowledges that the absence of a complete and up-to-date inventory makes preservation of significant resources difficult (Napa County General Plan, page CC-5). General Plan Goal CC-4 seeks to "Identify and preserve Napa County's irreplaceable cultural and historic resources for present and future generations to appreciate and enjoy." Goal CC-5 seeks to "Encourage the reuse of historic buildings by

providing incentives for their rehabilitation and reuse.” By incorporating the historic Baldrige House into the winery in a manner that meets all historic standards, ensures its continued preservation.

The granting of a variance not only reduces the impact to the property, by not adding additional structures, but ensures that the existing home is formally identified as Historic Resource.

Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

This Variance will not adversely affect the health or safety of persons residing or working in the neighborhood nor will it be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. The proposed winery takes advantage of existing structures and enhances their integrity through application of Historic Building Code requirements (refer to Napa County Code Chapter 15.30). The residence is already an integral part of the neighborhood and its continued preservation as a historic resource will in fact enhance the neighborhood.

The proposed cave is outside of the 300’ setback, therefore is not subject to meeting the strict requirements of a Variance. However, by using a cave rather than additional buildings for wine storage and fermentation, the overall character of the property and the neighborhood will remain quite similar to what it looks like today.

ROAD EXCEPTION

The existing private road from the intersection of Oakville Grade provides access to three private residences and two wineries (Futo and Harlan Estates). The road is further described in the Road Exception request, prepared by Applied Civil Engineering, dated December 21, 2018.

WATER AVAILABILITY ANALYSIS

Richard Slade and Associates, LLC completed a Tier 1 Water Availability Analysis and aquifer testing of two onsite wells. Their draft memorandum will be provided under separate submittal. At this time, the preliminary data shows that the two wells onsite are capable of pumping at the rates required to meet future groundwater demands. The draft memorandum will undergo review by County staff and be prepared in final form as a part of Use Permit review.

GEOTECHNICAL ASSESSMENT

Condor Earth have completed a Geologic Assessment and Preliminary Recommendations, dated November 29, 2018. The report describes the site geology and concludes that from a geologic and tunnel engineering point of view, the proposed facilities can be constructed.

TRAFFIC AND PARKING

The site design includes 8 total parking spaces, two of which are ADA compliant. Crane Transportation Group assisted with preparation of the Winery Traffic Information/Trip Generation Sheet and will meet with County staff to discuss the scope of work for a complete Traffic Report during the initial review period for the Use Permit.

VOLUNTARY GREENHOUSE GAS EMISSION REDUCTIONS

In keeping with the goals of the State and County along with the goals of the winery, the design of this project is in keeping with the latest and best technologies and features available, including energy efficiency, green house gas emission reductions and use of sustainable products. The Voluntary Best Management Practices Checklist for Development projects includes additional information and detail. Key commitments include:

- Solar may be added in the future, but since no new building is proposed, it is not included at this time.
- Tier 1 Cal-Green code requirements will be included
- Water efficient wine making equipment will be utilized
- LID (low impact development) principals are incorporated into the drainage design
- Landscaping will meet WELO standards
- The parking area will be designed with utilities to add an EV charging station in the future
- Limit new construction and re-use of existing buildings
- Energy efficiencies maximized with addition of cave for barrel storage

The Vineyard House Winery
List of Application Documents:

1. Napa County Use Permit Application and Supplemental Application Materials for Winery Use Permits
2. Project Narrative, Winery Use Permit and Variance Request
3. Land Use Notification Package, First American Title Co.
4. Architectural Plan Set, Paul Kelley Architecture, December 21, 2018
Refer to Sheet 0-00 for complete Sheet Index
NOTE: site photographs and renderings included in plan set
5. Civil Engineering Plan Set, Applied Civil Engineering, December 21, 2018
Refer to Sheet C1 of 9 for complete Sheet Index
6. USGS Site Location Map, Applied Civil Engineering, December, 2018
7. Wastewater Disposal Feasibility Study, Applied Civil Engineering, Dec. 21,2018
8. Project Guidance for Stormwater Compliance
9. Preliminary Geologic Assessment, Condor Earth, Nov. 30, 2018
10. Historic Resource Evaluation, Architectural Resources Group, Inc. (ARG), December 21, 2018
11. Traffic Impact Study Proposal, Crane Transportation Group
12. Site Constraints Map, Applied Civil Engineering, December 21, 2018

To be provided under separate submittal:

Water Availability Analysis Draft Memorandum, Richard Slade and Assoc.