

MIOCENE WINE GROUP USE PERMIT APPLICATION

- Address – A concurrent application for an assignment of new address for the Miocene Wine Group has been made for the location within the building located at 865 Silverado Trail.
- Site Plan – The Site Plan dated April 2013 shows the property line setbacks of the existing building and the surrounding land uses. The Miocene Winery Group intends to lease two (2) areas within the existing 123,600 square foot building. Those lease areas are shown on the Floor Plan of the building with the following areas:
 - Winery Production Area = 18,826 square feet
 - First Year Wine Barrel Storage Area = 8,220 square feet
 - Indoor Tasting Room Area = 994 square feet
 - Outdoor Adjoining Picnic Area = 770 square feet
 - Office = 142 square feet
 - Women's and Men's Restrooms = 514 square feet
- Parking – Based upon the City of Calistoga's parking requirements, a total of 50 parking spaces, including 2 accessible spaces are required. A reduction of the required parking spaces is requested to a total of 24 rather than 50. The reason for this request is that based upon the wine production area of 18,826 square feet the Code requires one (1) space for every 500 square feet, for a total of 38 spaces just for that part of the operation. Miocene intends to have a maximum of 10 employees, which would be providing all of the services required for wine production, barrel storage, and wine tasting. It is not reasonable or practical for the owner of the property, Nestle Water North America, Inc. to dedicate that many spaces for this use while trying to get other tenants into the building.
- Accessible Parking Spaces and Path of Travel into Building – There are two (2) existing striped and signed accessible parking stalls at the front of the building. The stalls and signing do not meet current Accessibility Standards and will be modified with the Improvement Plans for the proposed use. The location of the existing accessible stalls and path of travel into the building will be at the same location but improved to meet standards.
- Accessible Restrooms and Path of Travel – There is a women's and men's restroom located at the front of the building, which is adjacent to the proposed wine tasting space. The restrooms do not meet current Accessibility Standards and will be modified with the Improvement Plans for the proposed use. The employees working in the production and barrel storage area have a path of travel within the building to access the proposed office, wine tasting and restrooms that meets current standards.
- Wine Tasting Visitor Parking – There is an adequate number of parking spaces in the front of the building for wine tasting visitors.



- Employee Parking – The Miocene Winery Group Employees will use 10 parking spaces along the southeast side of the building. One (1) existing stall will need to be modified to meet Accessibility Standards with the Improvement Plans for the proposed use.
- Landscaping – There is an existing landscape berm that provides a visual separation between Silverado Trail and the existing building. There is also a fully landscaped berm along the southeast property line that screens the building from the adjoining residential uses. The landscape and undeveloped area of the parcel is 54% of the site. The building and impervious area is 46% of the site. There are no new landscape improvements proposed.
- Signing – It is proposed that the existing monument sign located at the entrance driveway to the property be modified to include the Miocene Winery Group. A separate Sign Plan application will be made.
- Site Drainage – There are no proposed changes to existing site drainage patterns, and there is no increase in runoff resulting from the proposed use.
- Site Sanitary Sewer – Miocene employees and visitors will utilize the remodeled ADA accessible restrooms. The existing sanitary sewer system, shown on the plans had a video recently done and appears to be functioning properly to dispose of the existing and proposed domestic waste. It will continue to be utilized for the processed water from the Nestle operation and regular samples from the sampling manhole will continue to be made.
- Water Supply – There is adequate water supply into the site to handle the expected production requirements for the Miocene Winery Group operation. The project description indicates that there would be 2,000 gallons per day for the first year of operation with an expected maximum requirement of 12,000 gallons per day over the next few years.
- Wine Production Processed Waste – It is estimated that less than 500 tons of processed waste would occur in the first year. This processed waste would be directed into holding tanks and hauled away to an approved site. It is expected that there may be a maximum of 3,000 tons of processed waste over the next few years. The first year would not have any processed waste directed into the existing sewer system. It is expected that for the second year of production a full portable pre-treatment and disposal system would be located outside the southeast corner of the building. A new sampling manhole would be installed prior to discharging into the existing sanitary sewer.
- Vehicle Circulation and Emergency Access – There are two (2) existing truck loading docks along the southwest side of the building within the proposed Miocene lease area. It is proposed to add one (1) additional at grade truck loading door adjacent to the existing two (2) truck docks. It is estimated that approximately 25 trucks per day would be expected during the crush season in the first year with an expectation of 150 trucks per day at full capacity during harvest. The existing driveway is wide enough with sufficient sight distance for truck deliveries and shipping and employee and visitor vehicles. There is truck and auto circulation around the building. It is expected that the existing gates will remain

and that City Emergency Services will have access by a Knox Box, Opticom or other City approved system.

- Temperature Controlled Barrel Storage and Production Area – Miocene Wine Group intends to install temperature control equipment on the outside of the building along the southwest corner with a distribution of ducts within the Miocene lease space. This will be shown on the Improvement Plans for the use.
- Hours of Operation – Miocene Wine Group is intending to have normal operation seven (7) days per week 8a.m. to 5p.m. During harvest and the production season the hours would be extended from 7a.m. to 10p.m.
- Electrical Power – Power is supplied to the building to a large electric transformer located in the northeast corner of the property, which then is directed to many sub-panels generally located along the southeast side of the building. Miocene Wine Group will be utilizing an existing sub-panel with a new electric meter to distribute power to the production area. This will be shown on the Improvement Plans for the use.
- Demising Wall and Barrel Storage Expansion – The Miocene Wine Group is not intending to install a demising wall of their production area along the new lease line during the first year of operation. It is expected that a new demising wall would be installed should a new tenant lease the adjoining space and expects that it would be installed in the second year of operation. During the first year of operation it is expected that the temperature controlled wine barrel storage area of 8,220 square feet would be used and in the second year it is expected that the adjoining 8,220 square feet would be added for wine barrel storage.