



A Tradition of Stewardship  
A Commitment to Service

# Napa County Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

file No P14-00176-L  
P14-00195-LAR

## Use Permit Application

To be completed by Planning staff...

Application Type: UP Major Mod

Date Submitted: 5/27/14 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: Relocate approx 50,000 gallons/yr winery to a level site closer to Silverado trail, approves by use permit # P11-00378. New location approximately 225' from Silverado trail

\*Application Fee Deposit: \$ 5000 Receipt No. 102309 Received by: Kellie Gill Date: 5/27/14

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

To be completed by applicant...

Project Name: Krupp Brothers Winery Use Permit Major Modification

Assessor's Parcel No: 039-610-006 Existing Parcel Size: 13.23 ac.

Site Address/Location: 3150 Silverado Trail Napa CA 94558  
No. Street City State Zip

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

Property Owner: Bart and Patricia Krupp

Mailing Address: 300 Upper Mountain Avenue Montclair NJ 07043  
No. Street City State Zip

Telephone No: (800) 526-4707 E-Mail: Bart.Krupp@aol.com

Applicant (if other than property owner): Dr. Jan Krupp

Mailing Address: 1345 Hesta Way Napa CA 94558  
No. Street City State Zip

Telephone No: (707) 226-2215 E-Mail: Jan@KruppBrothers.com

Representative (if applicable): Donna B. Oldford, Plans4Wine

Mailing Address: 2620 Pinot Way St. Helena CA 94574  
No. Street City State Zip

Telephone No: (707) 963-5832 E-Mail: DBOldford@aol.com



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

**Napa County**  
**Conservation, Development, and Planning Department**  
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**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: Refuge Winery

Assessor's Parcel No: 039-610-006 Existing Parcel Size: 13.23 ac.

Site Address/Location: 3150 Silverado Trail Napa CA 94558  
No. Street City State Zip

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

Property Owner: Catherine and Travis Vale

Mailing Address: 14 Lemon Court Napa CA 94558  
No. Street City State Zip

Telephone No (707) 695 - 5337 E-Mail: travis@refugewines.com

Applicant (if other than property owner): Catherine and Travis Vale

Mailing Address: 14 Lemon Lane Napa CA 94558  
No. Street City State Zip

Telephone No (707) 695 - 5337 E-Mail: travis@refugewines.com

Representative (if applicable): Donna B. Oldford, Plans4Wine

Mailing Address: 2620 Pinot Way St. Helena CA 94574  
No. Street City State Zip

Telephone No (707) 963 - 5832 E-Mail: DBOldford@aol.com

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Napa County Planning, Building  
& Environmental Services

**PROJECT STATEMENT**  
**FOR**  
**KRUPP BROS. WINERY MAJOR MOD & VARIANCE**

**APN 039-610-006**  
**3150 Silverado Trail, Napa**

The enclosed application and materials represent a request for a major modification to an existing and approved winery use permit for a 50,000-gallon per year winery located at 3150 Silverado Trail in Napa. The original winery use permit was approved on June 12, 2012 and has been effectively “used” in a letter from Napa County dated May 7, 2014.

The purpose for this major mod request is to site the winery on the level area of the site closer to Silverado Trail. The present siting of the winery incurs several major obstacles. The most pressing of these relates to the winery design issues for constructing the winery at the top of the hill, converting an existing residence to winery use and constructing a second winery structure, a cut-and-cover barrel storage building with covered crush pad on top. The second issue is the extent of impervious surface associated with this site and the challenges of getting an access road up to the site for construction activities and fire protection access. The applicant has considered these challenges and others and has come to the conclusion that siting the winery closer to Silverado Trail is an environmentally superior solution.

**Background**

At the time of the hearing, the County had granted an exception to the *Napa County Conservation Regulations* for encroachment into the stream setback so that the winery access road could be constructed to the top of the hill. County Conservation asked that a biologist visit the site before the hearing, just to confirm that there would be no environmental impacts associated with this encroachment, with the proper mitigation measures. When Drs. Kris and Daniel Kjeldsen, both consulting biologists, visited the site, they discovered a wetlands area located at the extreme southeastern corner of the property. This wetlands condition was created by the diversion of vineyard irrigation from the neighbor’s property onto Dr. Krupp’s property. Although such diversion is not legal, California Fish & Wildlife still recognizes the existence of a biologically sensitive area (wetlands). Consequently, negotiations ensued to agree upon a 50-ft. setback for protection of this area. The problem was that the discovery occurred much later in the process so that the design of access and fire protection roads had occurred prior to the discovery. Once the applicant began looking closer at solutions that did consider this setback, he realized that design of access road would not work due to the tightness of fit.

This realization led to the applicant exploring other options for building the winery.

## The Proposal

The applicant proposes to site the winery at the northwestern portion of the site, closer to Silverado Trail, as opposed to converting the existing residence and trying to fit the barrel storage structure into such a confined space as that exacerbated by discovery of the wetlands. The proposed solution will require a Variance to the 600-ft. Winery Definition Ordinance (WDO) setback from Silverado Trail. However, we are able to site the winery outside the flood plain and in an area where the natural backdrop provides a more visually aesthetically pleasing result than the winery development area in its currently approved configuration.

There are other advantages to this option that translate into an environmentally superior solution. The amount of impervious space related to access roads is significantly reduced. There is no necessity for a road exception, or for encroaching into the creek setback with roads, the railcar span bridge, and a significantly-sized retaining wall to contain the road. Finally, the wetlands area in the southeast corner is more easily protected from impacts related to development and construction activities.

Locating the winery in a more level and less congested area than the top of the hill represents also allows the applicant to create more parking, and the proposal is to go from the currently approved 11 parking spaces to a total of 22 spaces.

The applicant still intends to restore the creek setback along the creek that bisects the site from north to south, even though there will be no *Conservation Regulations* exception associated with the new siting option. The original use permit had accepted the applicant's offer of creek restoration as a performance standard in return for the granting of the exception for encroachment into the stream setback.

A revised landscape concept for the newly proposed site is included with this application.

The new site for the winery requires a Variance to the 600-ft. setback, which is included in this application for a major mod.

The winery planning and design team met with Napa County Planning officials to discuss this option and the general consensus was that the modification request was superior to the current plans from an environmental standpoint.

The entry to the winery remains the same as the original entry, and the proposed left-turn lane off Silverado Trail also remains the same as originally proposed.

There are no proposed revisions to either the winery production level or the Winery Marketing Plan.

See enclosed materials for details of newly proposed site. We are also submitting revised civil engineering drawings, Phase One Water Report and Wastewater Feasibility Analysis, as well as Transient Water Company Feasibility statement.

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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):

Proposal for a major modification of an approved winery use permit for a 50,000-gallon per year production facility; update of the wastewater processing facilities; expansion of the parking capacity to 22 spaces, including two ADA-accessible spaces; construction of a left-turn lane on Silverado Trail at the winery entry; revisions to the winery access road.

Application eliminates the necessity of the approved road exception and the approved exception to the Napa County Conservation Regulations (retaining wall and encroachment into the creek setback). Also eliminated is the proposal to convert the existing residence on the site from residential to winery uses.

Application includes a requested Variance to the 600-ft. WDO setback on Silverado Trail.

No changes proposed to existing production level of existing Winery Marketing Plan.

See attached Project Statement for complete project description and setting.

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

District           N/A          

Regional           Regional Water Quality Control Board          

State           ABC          

Federal           Bureau of Alcohol, Tobacco and Firearms          

### Improvements

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

Total of 52,560 sq. ft. of winery improvements (impervious) space, or an overall 1% coverage.

Total of 14,057 sq. ft. of winery structures, in a building proposed for the level area of the site.

Construction of left-turn lane on Silverado Trail at winery entry.

Production/Accessory ration will be 29 percent.

Wastewater treatment system for domestic and process uses.

Winery Signage and Entry Gate

Improvements, cont.

Total on-site parking spaces: N/A existing 25 proposed  
~~22~~

Loading areas: N/A existing 1 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): 0.9 acres

Employment and Hours of Operation

Days of operation: N/A existing 7 days/week proposed

Hours of operation: N/A existing 6:00 am - 6:00 pm proposed

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

Anticipated shift hours: N/A existing 6:00 am - 6:00 pm 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) \_\_\_\_\_

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## Certification and Indemnification

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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.

CATHERINE VALE

Print Name of Property Owner

JAME

Print Name Signature of Applicant (if different)

Catherine Vale 2/18/15

Signature of Property Owner

Date

JAME

Signature of Applicant

Date

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<p>BART A. CRUPP Print Name of Property Owner</p> <p><i>Bart A. Crupp</i> Signature of Property Owner</p>	<p>9/30/14 Date</p>	<p>JAG R. KNOPP Print Name Signature of Applicant (if different)</p> <p><i>Ja R Knopp</i> Signature of Applicant</p>
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## 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	<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 checked="" type="checkbox"/> On-Site?	<input 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...

Existing production capacity: 50,000 gpy approved gal/y Per permit No: P11-00348-UP Permit date: 6-6-12

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

Proposed production capacity: No change proposed. 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>124 per day</u> proposed
Average daily tours and tastings visitation <sup>1</sup> :	<u>N/A</u> existing	<u>60</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>N/A</u> existing	<u>10:00 am - 4:00 pm</u> proposed
Non-harvest Production hours <sup>2</sup> :	<u>N/A</u> existing	<u>6:00 am - 6:00 pm</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.)

By appointment tours & tastings: Maximum of 124 persons per day and average of 60 person/day.

Food-and-wine pairings: 12 per month with a maximum of 24 persons each.

Auction-related events: 2 per year with a maximum of 125 persons each.

"Picnic" Ordinance for on-site consumption of wine.

Serving of food with wine tours/tastings.

No changes to approved Winery Marketing Plan are proposed in this modification request.

## 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.)

The winery proposes to have a commercial kitchen for on-site food preparation at some events and for food served with wine tastings. Some larger events will be catered, with the commercial kitchen serving as a caterers staging area.

Caterers are envisioned for the largest of the marketing events, and portable rest room facilities will be used for these, as well.

Caterers are envisioned for any Special Events Permit functions or gatherings at the winery.

See Winery Marketing Plan description in Project Statement for more details.

## 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>          20,931          </u> sq. ft.	<u>          3.6          </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>          59,482          </u> sq. ft.	<u>          1.37          </u> acres	<u>          0.10          </u> % of parcel
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**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>          14,057          </u> sq. ft.
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**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>          4,096          </u> sq. ft.	<u>          29          </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: <u>          N/A          </u> sq. ft.	Proposed: <u>          N/A          </u> sq. ft.
Covered crush pad area	Existing: <u>          N/A          </u> sq. ft.	Proposed: <u>          1,416          </u> sq. ft.
Uncovered crush pad area	Existing: <u>          N/A          </u> sq. ft.	Proposed: <u>          0          </u> sq. ft.

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**NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS  
APPENDIX A – APPLICABILITY CHECKLIST**

**Impervious Surface Worksheet**

Project phasing to decrease impervious surface area shall not exempt the project from Post-Construction Runoff Management requirements. A new development or redevelopment project must comply with the requirements if it is part of a larger common plan of development that would result in the creation, addition and/or reconstruction of one acre or more of impervious surface. (For example, if 50% of a subdivision is constructed and results in 0.9 acre of impervious surface, and the remaining 50% of the subdivision is to be developed at a future date, the property owner must comply with the Post-Construction Runoff Management requirements.)

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	New (Does not replace any existing impervious area)	Reconstructed (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs	5,410	18,472	0	18,472
Patio, Impervious Decking, Pavers and Impervious Liners	7,720	2,576	0	2,576
Sidewalks and paths	100	6,263	0	6,263
Parking Lots	6,620	8,108	0	8,108
Roadways and Driveways,	31,280	17,141	0	17,141
Off-site Impervious Improvements (Silverado Trail Widening )	0	7,240	0	7,240
<b>Total Area of Impervious Surface (Excluding Roadways and Driveways)</b>	<b>19,850</b>	<b>35,419</b>	<b>0</b>	<b>35,419</b>

Incorrect information on proposed activities or uses of a project may delay your project application(s) or permit(s).

I declare under penalty of perjury, that to the best of my knowledge, the information presented herein is accurate and complete.

Name of Owner or Agent (Please Print): <i>Jan Knapp</i>	Title: <i>Owner</i>
Signature of Owner or Agent: <i>Jan Knapp</i>	Date: <i>4/21/14</i>

Taylor Lombardo Architects  
 LLP  
 40 Hoteling Place  
 San Francisco  
 California 94111  
 (415) 433-7777 tel  
 (415) 433-7717 fax  
 taylorlombardo.com

Project: **Krupp Brothers Winery**

Address: 3150 Silverado Trail  
 Napa, CA 94558

APN #: 039-610-006

**Building Area Summary**

Production vs Ancillary			
Total Net Usable Areas by Type Exterior Spaces Included:	Net Production		Net Ancillary
		14,057	
<b>Total Net Usable Areas</b>		<b>18,153</b>	
<b>Ancillary Percentage of Total Net Production Area:</b>			<b>29.1%</b>

**Building Area Details**

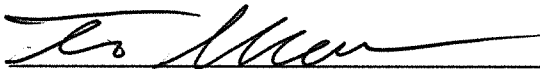
MAIN BUILDING			
ROOM NAME/ TYPE	AREA (SF)		
	PRODUCTION		ANCILLARY
<b>FIRST FLOOR</b>			
Fermentation	4,550		
Barrel Storage	3,653		
Laboratory	119		
Reserve Barrel Storage	783		
Wine Storage 1	187		
Circulation A	73		
Office 1	213		
WC 1	43		
WC 2 - Men			78
WC 3 - Women			83
Kitchen			403
Walk-In Refrigerator			63
Conference 1			349
Stairwell			118
Circulation B			46
Circulation C			210
Entry			197
Tasting Room			1,155
Circulation D			518
Phase 2 Production Area	2,400		
<b>First Floor Sub Total Net Usable Area</b>	<b>12,021</b>		<b>3,220</b>
<b>First Floor Total Net Usable Area</b>		<b>15,241</b>	
<b>MEZZANINE</b>			
Office 2			194
Conference 2			413
Circulation E			200
WC 4			69
Wine Storage 2	118		
<b>Second Floor Sub Total Net Usable Area</b>	<b>118</b>		<b>876</b>
<b>Second Floor Total Net Usable Area</b>		<b>994</b>	
<b>Main Building Sub Total Net Usable Area</b>	<b>12,139</b>		<b>4,096</b>
<b>Main Building Total Net Usable Area</b>		<b>16,235</b>	
<b>OUTDOOR AREA</b>			
ROOM NAME/ TYPE	AREA (SF)		
	PRODUCTION		ANCILLARY
Receiving Area	1,408		
Mechanical Yard	510		
<b>Outdoor Sub Total Net Usable Area</b>	<b>1,918</b>		<b>-</b>
<b>Total Net Usable Area</b>		<b>1,918</b>	
<b>TOTAL</b>			
TYPE	AREA (SF)		
	PRODUCTION		ANCILLARY
MAIN BUILDING	12,139		4,096
OUTDOOR AREA	1,918		-
<b>Sub Total Net Usable Area</b>	<b>14,057</b>		<b>4,096</b>
<b>Total Net Usable Area</b>		<b>18,153</b>	

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Initial Statement of Grape Source

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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



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.*

RECEIVED

FEB 19 2015

Napa County Planning, Building  
& Environmental Services

## 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>Well</u>	<u>Storage tank(s)</u>
Name of proposed water supplier (if water company, city, district):	<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 water use:	<u>4,107</u> gallons per day (gal/d)	
Current water source:	<u>Well</u>	<u>Well</u>
Anticipated future water demand:	<u>4,312</u> gal/d	<u>Per CDF Req.</u> gal/d
Water availability (in gallons/minute):	<u>220</u> gal/m	<u>220</u> gal/m
Capacity of water storage system:	<u>30,000</u> gal	<u>Same 30,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Water storage tank(s)</u>	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>N/A</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>On-site</u>	<u>On-site</u>
Name of disposal agency (if sewage district, city, community system):	<u>Upper Valley</u>	<u>Upper Valley</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>600</u> gal/d	<u>N/A</u> gal/d
Anticipated future waste flows (peak flow):	<u>1,470</u> gal/d	<u>N/A</u> gal/d
Future waste disposal design capacity:	<u>1,470</u> gal/d	<u>N/A</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): Spoils used on-site. See site plan for spoils area.



A Tradition of Stewardship  
A Commitment to Service

**Department of Public Works**

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
www.co.napa.ca.us/publicworks

Main: (707) 253-4351  
Fax: (707) 253-4627

**Donald G. Ridenhour, P.E.**  
Director

**WATER AVAILABILITY ANALYSIS - PHASE ONE 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 assessor's 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 underline 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

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
039-610-006	13.23	1.0	13.23



**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:		PROPOSED USE:	
Residential	0.75 af/yr	Residential	0.75 af/yr
Farm Labor Dwelling	af/yr	Farm Labor Dwelling	af/yr
Winery	af/yr	Winery	1.33 af/yr
Commercial	af/yr	Commercial	f/yr
Vineyard*	3.85 af/yr	Vineyard*	2.75 af/yr
Other Agriculture	af/yr	Other Agriculture	af/yr
Landscaping	af/yr	Landscaping	af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
_____	af/yr	_____	af/yr
_____	af/yr	_____	af/yr
_____	af/yr	_____	af/yr

TOTAL:	4.6 af/yr	TOTAL:	4.83 af/yr	TOTAL:	
	1,499,000 gallons"		1,574,000 gallons"		

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.

The proposed area of vineyard is 5.5 acres (See attached exhibit). The water use factor assigned to the vineyard area is 0.5 acre-feet per acre per year, per "Attachment A: Estimated Water Use Guidelines". Heat and frost protection is provided by an existing fan system.

Up to an additional 0.75 ac/ft of recycled process wastewater could be used for beneficial vineyard irrigation. This volume is not taken into account in the Napa County analysis.

**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: 4/26/14 Phone: 707 252-3301

**Reclaimed Process Wastewater  
Water Balance for Irrigation and Storage**



Project Description		Annual Process Waste Flow Volume	
Project Number:	4111005.0	Wine Production:	50,000 gal/year
Project Name:	Krupp Bros Winery	Annual Process Waste per Gallon Wine:	5 gal/year
Prepared By:	Brett Frasier	Total Annual Process Waste Generated:	250,000 gal/year
Date:	July 14, 2014		

Vineyard Irrigation Parameters		Landscape Irrigation Parameters	
Acres of irrigated vineyard:	5.20 acres	Crop type / name:	Native grass and trees
Row spacing:	7.0 feet	Total irrigated acres of crop:	0.50 acres
Vine spacing:	8.0 feet		
Total number of vines:	4,045 vines		
Water use per vine per month (peak):	26 gal		
Total peak monthly irrigation demand:	105,166 gal		

Monthly Process Wastewater Generation												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly process wastewater generated as % of annual total:	4%	6%	6%	5%	6%	7%	9%	10%	14%	14%	11%	8%
Monthly process wastewater generated [gallons]:	10,000	15,000	15,000	12,500	15,000	17,500	22,500	25,000	35,000	35,000	27,500	20,000

Monthly Vineyard Irrigation Water Use												
(Based on per-vine water use)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Beginning of month reclaimed water in storage [gallons] (This number brought forward from end of previous month)	0	0	0	0	0	0	0	0	0	0	0	0
Vineyard irrigation as % of peak month irrigation demand:	6%	6%	10%	100%	100%	100%	100%	100%	100%	100%	10%	10%
Irrigation per month per vine [gallons]:	2	2	3	26	26	26	26	26	26	26	3	3
Total vineyard irrigation demand [gallons]:	6,310	6,310	10,517	105,166	105,166	105,166	105,166	105,166	105,166	105,166	10,517	10,517
Will vineyard be irrigated with reclaimed water this month?	y	y	y	y	y	y	y	y	y	y	y	y
Process wastewater generated this month, reclaimed for vineyard irrigation [gallons]	6,310	6,310	10,517	12,500	15,000	17,500	22,500	25,000	35,000	35,000	10,517	10,517
Remaining vineyard irrigation demand after using this month's process water [gallons]	0	0	0	92,666	90,166	87,666	82,666	80,166	70,166	70,166	0	0
Drawdown from storage for remaining vineyard irrigation [gallons]	0	0	0	0	0	0	0	0	0	0	0	0
Well water required to satisfy remaining vineyard irrigation demand	0	0	0	92,666	90,166	87,666	82,666	80,166	70,166	70,166	0	0
Net storage after vineyard irrigation drawdown [gallons]	0	0	0	0	0	0	0	0	0	0	0	0
This month's process wastewater, remaining after vineyard irrigation, available for landscape irrigation [gallons]	3,690	8,690	4,483	0	0	0	0	0	0	0	16,983	9,483

*Water balance continues on next page for cover crop irrigation.*

Monthly Landscape Irrigation Water Use												
(Based on evapotranspiration crop demand and irrigated area)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
This month's process wastewater, remaining after vineyard irrigation, available for landscape irrigation [gallons] (From sheet 1)	3,690	8,690	4,483	0	0	0	0	0	0	0	16,983	9,483
Reference ET (ETo) (in/month) (see note 1)	1.03	1.53	2.93	4.71	5.82	6.85	7.21	6.44	4.87	3.53	1.64	1.17
Crop Coefficient (Kc) (see note 2)	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Crop water demand per acre [inches]	0.82	1.22	2.34	3.77	4.66	5.48	5.77	5.15	3.90	2.82	1.31	0.94
Crop water demand per acre [gallons]	22,374	33,235	63,645	102,310	126,422	148,795	156,615	139,889	105,786	76,678	35,624	25,415
Total crop water demand for irrigated area [gallons]	11,187	16,617	31,823	51,155	63,211	74,398	78,308	69,945	52,893	38,339	17,812	12,707
Will landscape be irrigated with reclaimed water this month?	Y	Y	Y	N	N	N	N	N	N	Y	Y	Y
Process wastewater remaining after vineyard irrigation, reclaimed for landscape irrigation [gallons]	3,690	8,690	4,483	0	0	0	0	0	0	0	16,983	9,483
Landscape irrigation water required from storage or other source [gallons]	7,497	7,927	27,339	0	0	0	0	0	0	38,339	829	3,224
Drawdown from storage for landscape irrigation [gallons]	0	0	0	0	0	0	0	0	0	0	0	0
Process wastewater generated this month, unused for irrigation, to be reclaimed and stored [gallons]	0	0	0	0	0	0	0	0	0	0	0	0
Net end-of-month reclaimed water storage after all irrigation [gallons]	0	0	0	0	0	0	0	0	0	0	0	0

*End of Water Balance*

**Peak Monthly Storage = 0 gallons**

**Notes:**

- Reference ETo from California Irrigation Management Information System
- Crop Coefficient from Table 1 of "Estimating Irrigation Water Needs of Landscape Plantings in California", University of California Cooperative Extension, August 2000.

## Winery Traffic Information / Trip Generation Sheet

### Traffic during a Typical Weekday

Number of FT employees: <u>6</u> x 3.05 one-way trips per employee	=	<u>18</u> daily trips.
Number of PT employees: <u>4</u> x 1.90 one-way trips per employee	=	<u>8</u> daily trips.
Average number of weekday visitors: <u>60</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>46</u> daily trips.
Gallons of production: <u>50,000</u> / 1,000 x .009 truck trips daily <sup>3</sup> x 2 one-way trips	=	<u>9</u> daily trips.
<b>Total</b>	<b>=</b>	<b><u>81</u> daily trips.</b>
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38)	=	<u>31</u> <b>PM peak trips.</b>

### Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>6</u> x 3.05 one-way trips per employee	=	<u>18</u> daily trips.
Number of PT employees (on Saturdays): <u>4</u> x 1.90 one-way trips per employee	=	<u>8</u> daily trips.
Average number of Saturday visitors: <u>90</u> / 2. 8 visitors per vehicle x 2 one-way trips	=	<u>64</u> daily trips.
<b>Total</b>	<b>=</b>	<b><u>90</u> daily trips.</b>
(No of FT employees) + (No of PT employees/2) + (visitor trips x .57)	=	<u>51</u> <b>PM peak trips.</b>

### Traffic during a Crush Saturday

Number of FT employees (during crush): <u>6</u> x 3.05 one-way trips per employee	=	<u>18</u> daily trips.
Number of PT employees (during crush): <u>4</u> x 1.90 one-way trips per employee	=	<u>8</u> daily trips.
Average number of Saturday visitors: <u>90</u> / 2. 8 visitors per vehicle x 2 one-way trips	=	<u>64</u> daily trips.
Gallons of production: <u>50,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>9</u> daily trips.
Avg. annual tons of grape on-haul: <u>350</u> / 144 truck trips daily <sup>4</sup> x 2 one-way trips	=	<u>5</u> daily trips.
<b>Total</b>	<b>=</b>	<b><u>104</u> daily trips.</b>

### Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>10</u> x 2 one-way trips per staff person	=	<u>20</u> trips.
Number of visitors (largest event): <u>124</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>89</u> trips.
Number of special event truck trips (largest event): <u>4</u> x 2 one-way trips	=	<u>8</u> 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).

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**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

  
Date

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**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM  
FACILITY INFORMATION  
BUSINESS ACTIVITIES**

Page 1 of

**I. FACILITY IDENTIFICATION**

FACILITY ID # (Agency Use Only)																		EPA ID # (Hazardous Waste Only)	
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) <b>Krupp Brothers winery</b>																			
BUSINESS SITE ADDRESS <b>3150 Silverado Trail</b>																			
BUSINESS SITE CITY <b>Napa</b>																	104	CA	ZIP CODE <b>94558</b>
CONTACT NAME <b>Dr. Jan Krupp</b>																	106	PHONE	<b>(707) 226-2215</b>

**II. ACTIVITIES DECLARATION**

**NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.**

Does your facility...	If Yes, please complete these pages of the UPCF....
<b>A. HAZARDOUS MATERIALS</b> Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input type="checkbox"/> NO 4 HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
<b>B. REGULATED SUBSTANCES</b> Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 4a Coordinate with your local agency responsible for CalARP.
<b>C. UNDERGROUND STORAGE TANKS (USTs)</b> Own or operate underground storage tanks?	<input type="radio"/> YES <input checked="" type="radio"/> NO 5 UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
<b>D. ABOVE GROUND PETROLEUM STORAGE</b> Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES <input checked="" type="radio"/> NO 8 NO FORM REQUIRED TO CUPAs
<b>E. HAZARDOUS WASTE</b> Generate hazardous waste? Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)? Treat hazardous waste on-site? Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)? Consolidate hazardous waste generated at a remote site? Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site? Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste. Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 9 EPA ID NUMBER – provide at the top of this page <input type="radio"/> YES <input checked="" type="radio"/> NO 10 RECYCLABLE MATERIALS REPORT (one per recycler) <input type="radio"/> YES <input checked="" type="radio"/> NO 11 ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit) <input type="radio"/> YES <input checked="" type="radio"/> NO 12 CERTIFICATION OF FINANCIAL ASSURANCE <input type="radio"/> YES <input checked="" type="radio"/> NO 13 REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION <input type="radio"/> YES <input checked="" type="radio"/> NO 14 HAZARDOUS WASTE TANK CLOSURE CERTIFICATION <input type="radio"/> YES <input checked="" type="radio"/> NO 14a Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator. <input type="radio"/> YES <input checked="" type="radio"/> NO 14b See CUPA for required forms.

**F. LOCAL REQUIREMENTS**

(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)

15



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A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director  
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Krupp Bros. Winery  
 Project number if known:  
 Contact person: Dr. Jan Krupp  
 Contact email & phone number: (707)226-2215  
 Today's date: May 23, 2014

## Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

### Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	<b>BMP-1</b>	<b>Generation of on-site renewable energy</b> <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i>
<hr/>			
<hr/>			
<hr/>			
<input type="checkbox"/>	<input type="checkbox"/>	<b>BMP-2</b>	<b>Preservation of developable open space in a conservation easement</b> <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i>
<hr/>			
<hr/>			

Already Plan  
Doing To Do

**BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

*Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO<sub>2</sub>e and add the County's carbon stock.*

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**BMP-4 Alternative fuel and electrical vehicles in fleet**

*The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.*

**Number of total vehicles** \_\_\_\_\_

**Typical annual fuel consumption or VMT** \_\_\_\_\_

**Number of alternative fuel vehicles** \_\_\_\_\_

**Type of fuel/vehicle(s)** \_\_\_\_\_

**Potential annual fuel or VMT savings** \_\_\_\_\_

**BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

*The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).*

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**BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

*Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.*

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
- employee carpool or vanpool
- priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- bike riding incentives
- bus transportation for large marketing events
- Other: \_\_\_\_\_

Estimated annual VMT \_\_\_\_\_

Potential annual VMT saved \_\_\_\_\_

% Change \_\_\_\_\_

Already Plan  
Doing To Do

**BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

*See description below under BMP-5.*

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**BMP-8 Solar hot water heating**

*Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.*

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**BMP-9 Energy conserving lighting**

*Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.*

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**BMP-10 Energy Star Roof/Living Roof/Cool Roof**

*Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.*

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**BMP-11 Bicycle Incentives**

*Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!*

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**BMP-12 Bicycle route improvements**

*Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.*

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Already Doing    Plan To Do

**BMP-13 Connection to recycled water**

*Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.*

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**BMP-14 Install Water Efficient fixtures**

*WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.*

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**BMP-15 Low-impact development (LID)**

*LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.*

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**BMP-16 Water efficient landscape**

*If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).*

*Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.*

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**BMP-17 Recycle 75% of all waste**

*Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.*

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Already Plan  
Doing To Do

**BMP-18 Compost 75% food and garden material**

*The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.*

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**BMP-19 Implement a sustainable purchasing and shipping programs**

*Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.*

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**BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

*Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.*

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**BMP-21 Electrical Vehicle Charging Station(s)**

*As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.*

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2   **BMP-22 Public Transit Accessibility**

*Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.*

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Already Plan  
Doing To Do

**BMP-23**

**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.**

*The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.*

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**BMP-24 Limit the amount of grading and tree removal**

*Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.*

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**BMP-25 Will this project be designed and built so that it could qualify for LEED?**

**BMP-25 (a)**

**LEED™ Silver** (check box BMP-25 and this one)

**BMP-25 (b)**

**LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)

**BMP-25 (c)**

**LEED™ Platinum** (check all 4 boxes)

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## Practices with Un-Measured GHG Reduction Potential

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**BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?**

*As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at [www.countyofnapa.org](http://www.countyofnapa.org).*

**BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

*Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*

Already Plan  
Doing To Do

- BMP-28 Use of recycled materials**

*There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.*

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- BMP-29 Local food production**

*There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*

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- BMP-30 Education to staff and visitors on sustainable practices**

*This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*

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- BMP-31 Use 70-80% cover crop**

*Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.*

- BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

*By selecting this BMP, you agree not to burn the material pruned on site.*

- BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**

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- BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

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**Comments and Suggestions on this form?**

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

**APPLICATION FORM**  
VARIANCE

K14-00195-VK  
 FILE # P14-00176  
 W.P.  
 Mzy/Mac

**RECEIVED**  
 MAY 27 2014  
 Napa County Planning, Building  
 & Environmental Services

FOR OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 TYPE OF APPLICATION: Variance Date Published: \_\_\_\_\_  
 REQUEST: Variance Date Complete: \_\_\_\_\_

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

PROJECT NAME: Krupp Bros. Winery Variance

Assessor's Parcel #: 039-610-006 Existing Parcel Size: 13.23 ac.

Site Address/Location: 3150 Silverado Trail Napa CA 94558  
No Street City State Zip

Property Owner's Name: Bart and Patricia Krupp

Mailing Address: 300 Upper Mountain Ave. Montclair NJ 07043  
No Street City State Zip

Telephone #: (800) 526-4707 Fax #: (707) 259-6198 E-mail: bartkrupp@kruppbrothers.com

Applicant's Name: Dr. Jan Krupp

Mailing Address: 1345 Hesta Way Napa CA 94558  
No Street City State Zip

Telephone #: (707) 226-2215 Fax #: (707) 259-6198 E-mail: jankrupp@kruppbrothers.com

Status of Applicant's Interest in Property: Joint Owner / Applicant

Representative Name: Donna B. Oldford, Plans4Wine

Mailing Address: 2620 Pinot Way St. Helena CA 94574  
No Street City State Zip

Telephone #: (707) 963-5832 Fax #: (707) 963-7556 E-mail: dboldford@aol.com

I certify that all the information 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.

Bart Krupp 6/30/14  
Signature of Property Owner Date

Jan Krupp 6/30/14  
Signature of Applicant Date

Bart Krupp  
Print Name

Jan Krupp  
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\*Application Fee Deposit: \$ 5000 Receipt No. 102309 Received by: [Signature] Date: 5/27/14

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

## REASONS FOR GRANTING A VARIANCE

1. 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.

The subject property is bisected by a creek from north to south, with the eastern creek setback characterized as rather steep terrain. The property boundary is at the top of the hill. The lower western reaches of the property are floodplain area, in many portions of the property. In addition, an exploration of the property just prior to the hearing identified an off-site diversion of vineyard drainage that had created a wetlands area, which CA Fish & Wildlife maintained required protection with a significant setback. This was added to the conditions of approval on the project literally the week of the hearing. Subsequent design efforts revealed that it would be very difficult if not impossible to provide the necessary access and fire protection turnaround areas while still respecting this setback. The wetlands area would be subject to potential impacts. This combination of physical constraints combine to create a unique circumstance where the most environmentally superior alternative is the one with the least potential impacts.

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

The property owner cannot protect the environment on this property and enjoy the rather limited property rights without finding a solution that represents the least potential impact, given the nature of the on-site constraints. In the case of this proposal for a Variance to the 600-ft. setback, the applicant can site the winery lower on the property while avoiding floodplain areas; siting with a backdrop of hilly area and existing mature tree stands so as to minimize visual impact even greater than building atop the hill; remove the necessity of encroachment into the creek setback with a railcar span bridge (widened) and a retaining wall for the access road; and can greatly reduce the amount of impervious space on-site by virtue of requiring less paving of access roads.

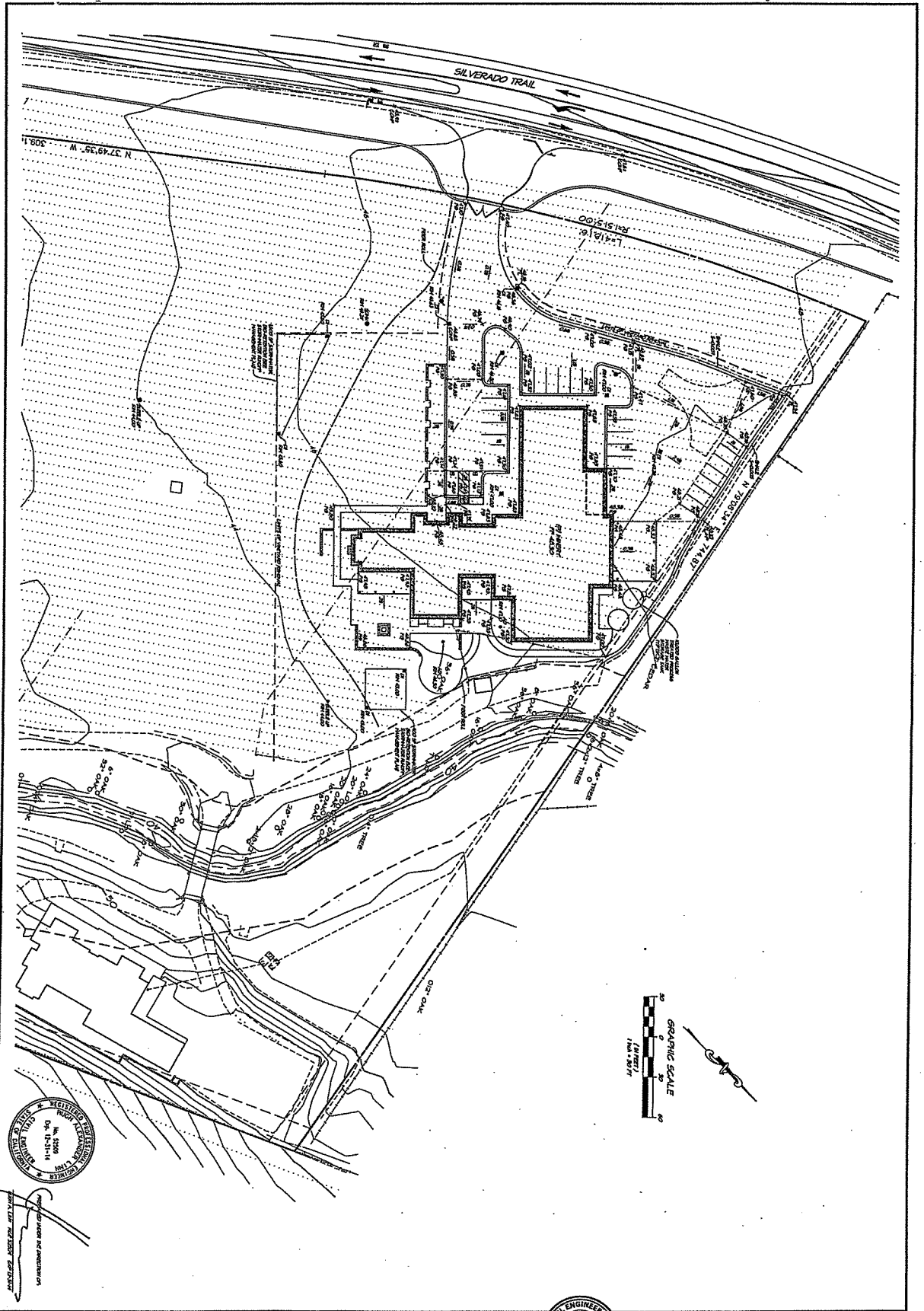
3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

The alternative site for this winery involves no threat to public health and safety. The winery will be outside the designated floodplain. The required left-turn lane will still be constructed, in the same place as in the original use permit, and this will be a very positive improvement in the safety of winery employees and visitors, as well as travelers along the Silverado Trail. As such, it represents a significant improvement to public safety in this area.

There have been many variances granted to the 600-ft. WDO setback along Silverado Trail; therefore, this winery will fit easily within the context of other wineries along the roadway. In most cases, the variances granted did not have the more compelling arguments of the opportunity to avoid other potential impacts that are associated with the winery location as it is currently proposed. These include encroachment into the stream setback, the visual implications of two winery structure at the top of a hill overlooking the Silverado Trail; protection of a wetlands area that was discovered too late for project design to take it into consideration; and the opportunity to greatly reduce impervious area associated with a road that will have to climb the hill to the far southernmost portions of the winery development area. This proposal represents an environmental superior alternative to the originally approved plan, especially considering the wetlands area.







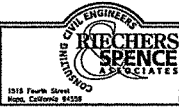
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PRELIMINARY NOT FOR CONSTRUCTION

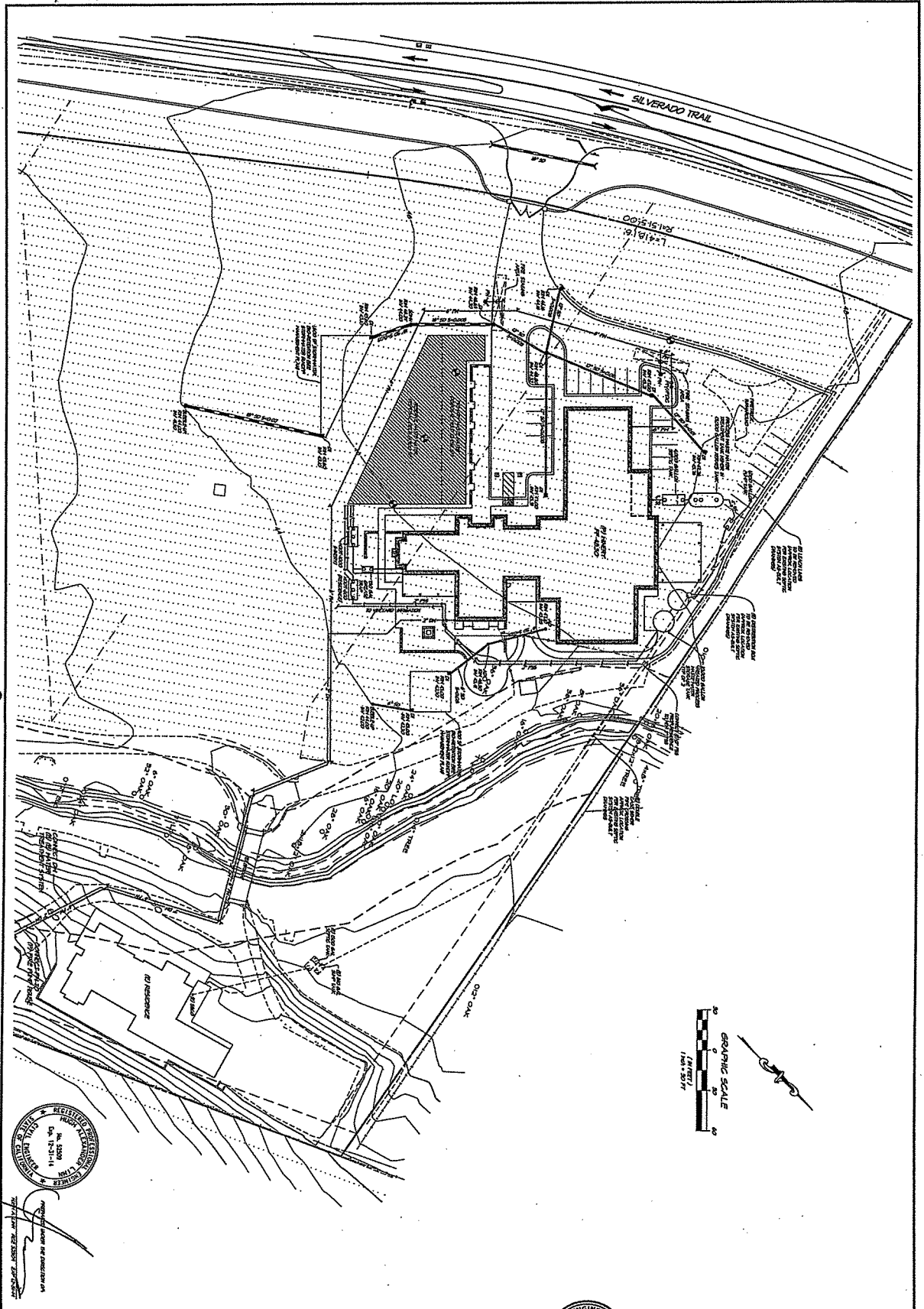
UP2  
 07/20/2011  
 11/15/2011

**KRUPP BROTHERS WINERY**  
**GRADING AND EROSION CONTROL PLAN**  
 NAPA COUNTY CALIFORNIA



NO.	DATE	REVISIONS	BY	APP.

K:\0004800202\Krupp Brothers Winery\Drawings\043004\4800UP2.dwg 04/18/2011 2:22:23PM jstuart C:\PROG16\Richard Spence & Assoc.



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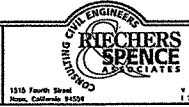
PRELIMINARY NOT FOR CONSTRUCTION



PROJECT: KRUPP BROTHERS WINERY  
 SHEET NO. 482223-02  
 DATE: 12/11/11

# KRUPP BROTHERS WINERY UTILITY PLAN

NAPA COUNTY CALIFORNIA



1315 Fourth Street  
 Napa, California 94558  
 707.253.2201  
 707.253.6862

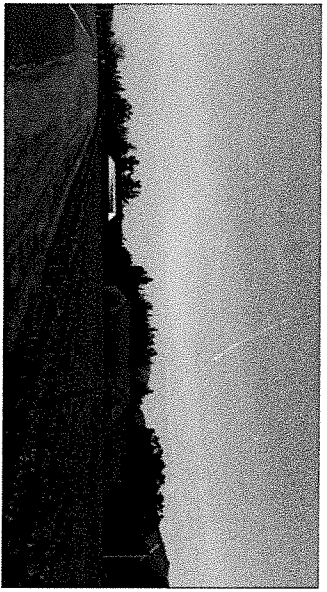
NO.	DATE	REVISION	BY	APPV

\\snp\work\0201\_Krupp\_Brothers\_Winery\024-014K\024-014K.dwg 04/02/11 8:55:49 AM J. Spence COPYRIGHT Richard Spence & Associates

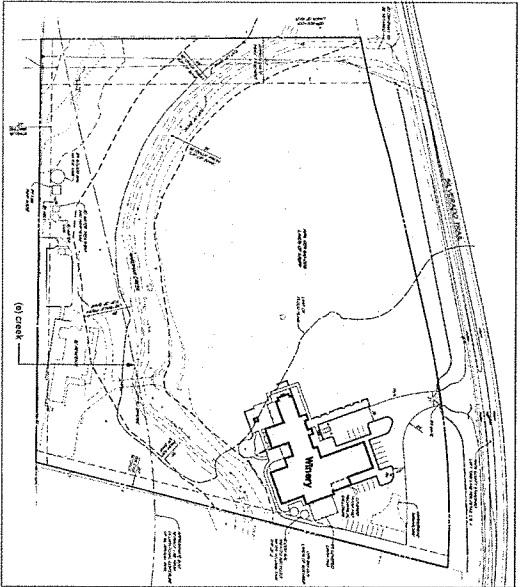
Location Map (not to scale)



View Looking North from Silverado Trail



Plot Map (not to scale)



Square Footages

Building Area Summary	
Total Net Usable Area by Type	Net Production: 1,687
General Support Production	Net Auxiliary: 4,296
Total Net Usable Area	5,983
Building Percentage of Total Net Production Area	29.1%

MAIN BUILDING		BUILDING AREA DETAILS	
CONSTRUCTION TYPE	PRODUCTION	NET USABLE	AUXILIARY
Information	4,500		
General Storage	3,663		
Production Thermal Storage	740		
Non-Storage	197		
Office 1	213		
Office 2	42		
WC 2 - Men			75
WC 2 - Women			63
Workshop/Generator			45
Storage 1			348
Storage 2			148
Cooldown B			48
Cooldown C			107
Entry			146
Room 2 Thermal Storage			310
First Floor Shop Total Net Usable Area	12,901	19,241	3,292
Second Floor Shop Total Net Usable Area			
Third Floor Shop Total Net Usable Area			
Fourth Floor Shop Total Net Usable Area			
Mezzanine 2			147
Cooldown E			201
Mezzanine 1			89
Mezzanine 2			116
Second Floor Total Net Usable Area			914
Third Floor Total Net Usable Area			116
Fourth Floor Total Net Usable Area			876
Mezzanine 1			201
Mezzanine 2			89
Mezzanine 3			116
Mezzanine 4			116
Mezzanine 5			116
Mezzanine 6			116
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Mezzanine 98			116
Mezzanine 99			116
Mezzanine 100			116

Project Team

**CLIENT:**  
**KRUPP BROTHERS LLC**  
 Tom Taylor  
 1315 Foothill Avenue  
 Napa, CA 94558  
 F: 707-252-4860  
 taylor@kruppbros.com

**PLANNING/PERMITS:**  
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 gordon@plansandwine.com

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 chris@gsidesign.com

**ARCHITECT:**  
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 tylo@tylorlombard.com

**CIVIL ENGINEER:**  
**ROBERT SWE AND ASSOCIATES**  
 Hugh Lin  
 Bruce Fether  
 1315 Foothill Avenue  
 Napa, CA 94558  
 F: 707-252-4860  
 robert@rsweand.com

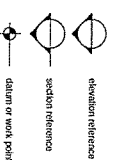
Project Data

**Site Address:**  
 3150 Silverado Trail  
 Napa, CA 94558  
**Assessor's Parcel Number:**  
 039-010-008  
**Zoning District:**  
 AP  
**Use Group & Occupancy:**  
 Rural Homeuse  
 New Winery Building

Index of Drawings

- A0.1 Project Introduction Index
- A0.2 Main Level Partial Lower Plan
- A0.3 Entry Elevations
- A0.4 Entry Elevations
- U0.1 Civil Site Plan
- U0.2 Utility Plan
- U0.3 Irrigation Control Plan
- U0.4 Site Plan
- U0.5 Utility Plan
- U0.6 Irrigation Control Plan
- U0.7 Site Plan
- U0.8 Utility Plan
- U0.9 Irrigation Control Plan
- U0.10 Site Plan
- U0.11 Utility Plan
- U0.12 Irrigation Control Plan
- U0.13 Site Plan
- U0.14 Utility Plan
- U0.15 Irrigation Control Plan

Symbols Legend



Taylor Lombard Architects LLP

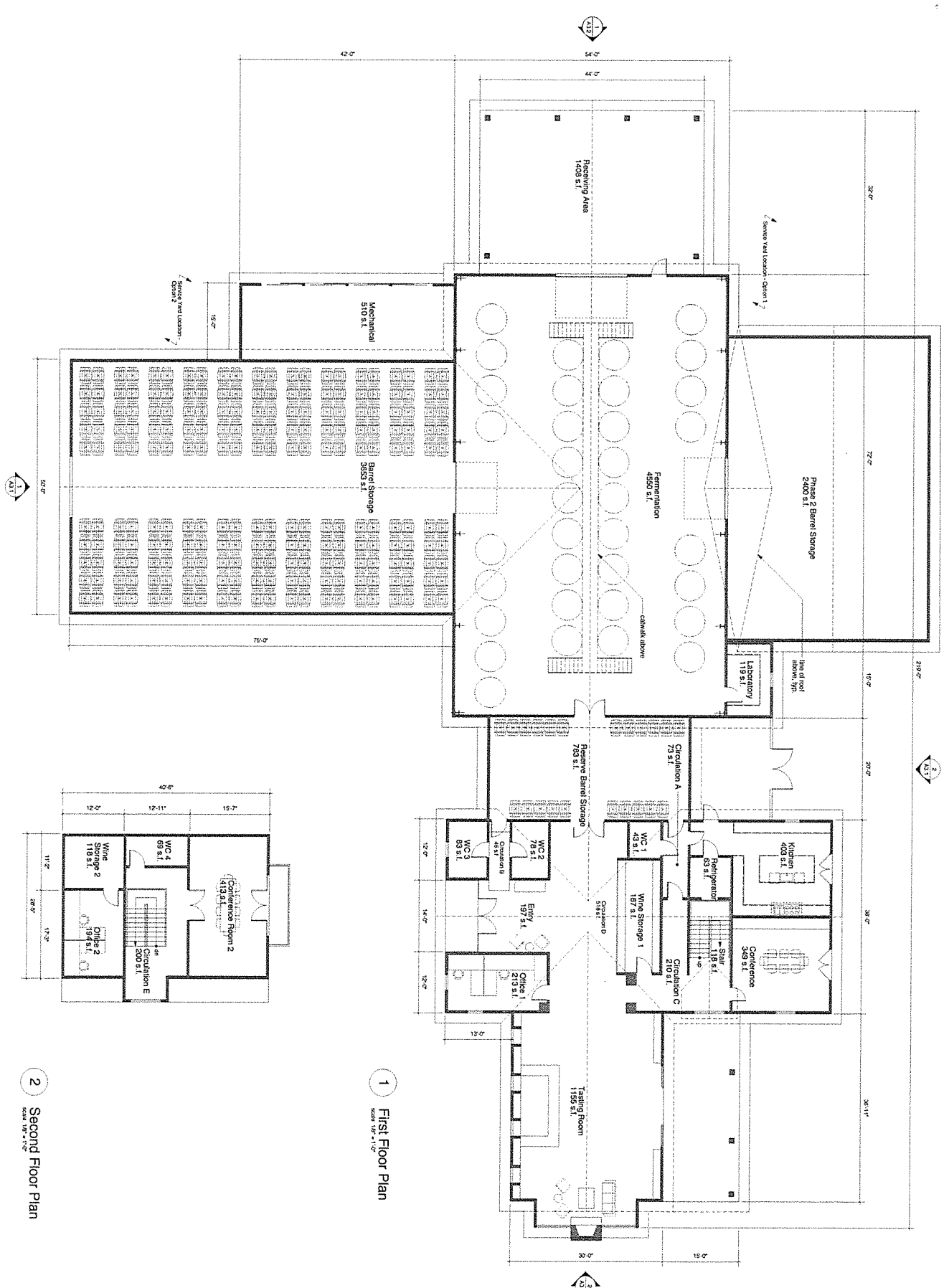
40 Holding Place  
 Napa, CA 94558  
 (415) 433-7717  
 (415) 433-7717 fax  
 tylo@tylorlombard.com

**Krupp Brothers Winery**  
 3150 Silverado Trail  
 Napa, CA 94558  
 APN 039-010-008

**Cover Sheet**

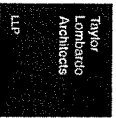
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 DRAWN BY: GSW  
 CHECKED BY: K  
 DATE: 05/21/14  
 SCALE: AS SHOWN

**A0.1**

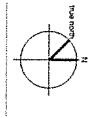


1 First Floor Plan  
Scale: 1/8" = 1'-0"

2 Second Floor Plan  
Scale: 1/8" = 1'-0"



40 Hoisting Place  
 Suite 200  
 Napa, CA 94558  
 (415) 433-2727 fax  
 (415) 433-2727 cell  
 1591@formstation.com

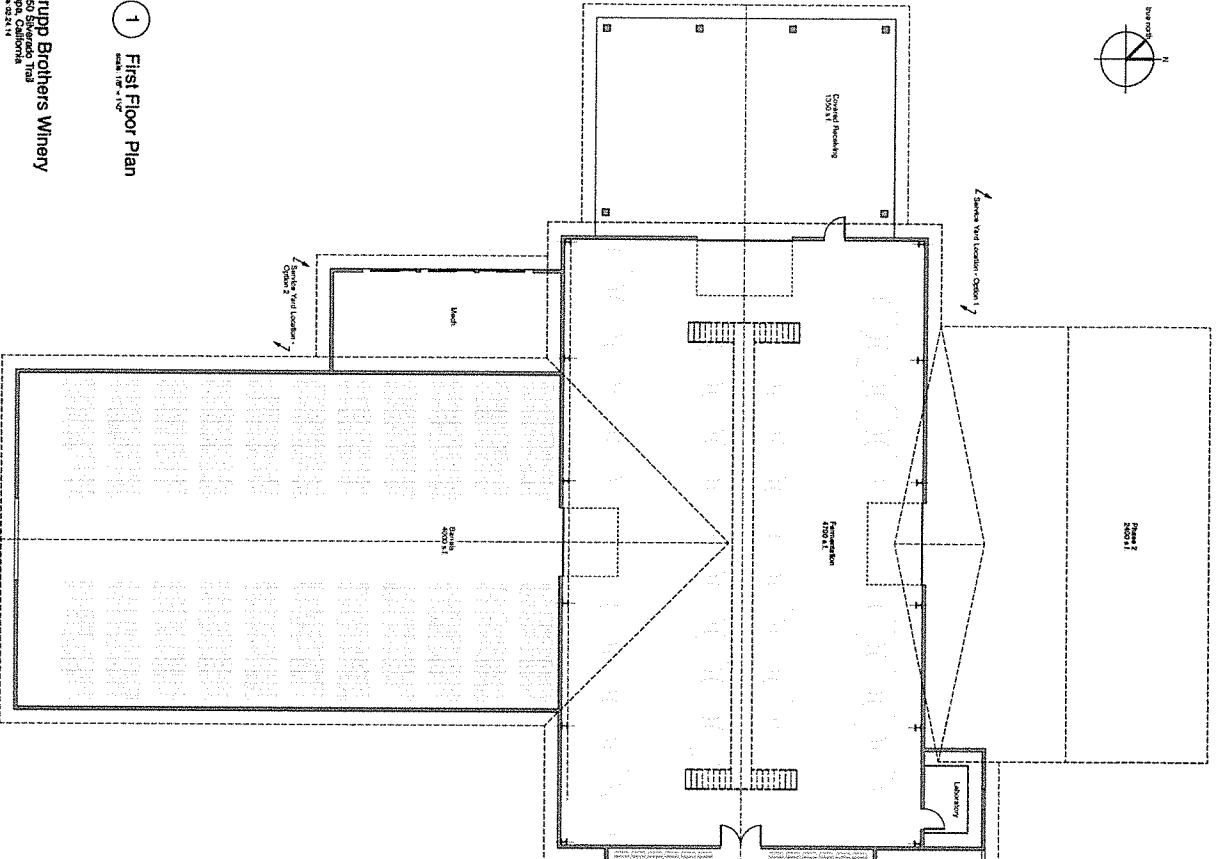


Krupp Brothers Winery  
 3150 Silverado Trail  
 Napa, CA 94558  
 APN 039-610-006

Floor Plans  
 The Plans are prepared in accordance with the Building Code of the State of California, and the International Building Code, 2015 Edition, as amended.

0	3	6	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162	168	174	180	186	192	198	204	210	216	222	228	234	240	246	252	258	264	270	276	282	288	294	300	306	312	318	324	330	336	342	348	354	360	366	372	378	384	390	396	402	408	414	420	426	432	438	444	450	456	462	468	474	480	486	492	498	504	510	516	522	528	534	540	546	552	558	564	570	576	582	588	594	600	606	612	618	624	630	636	642	648	654	660	666	672	678	684	690	696	702	708	714	720	726	732	738	744	750	756	762	768	774	780	786	792	798	804	810	816	822	828	834	840	846	852	858	864	870	876	882	888	894	900	906	912	918	924	930	936	942	948	954	960	966	972	978	984	990	996	1000
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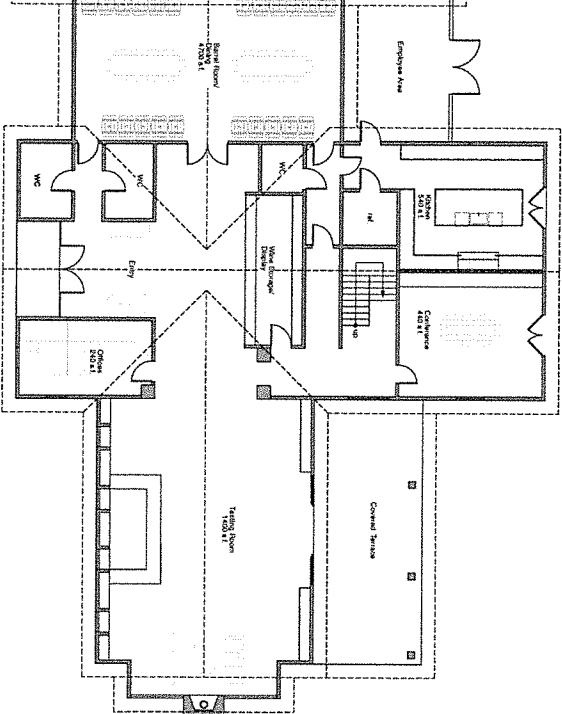
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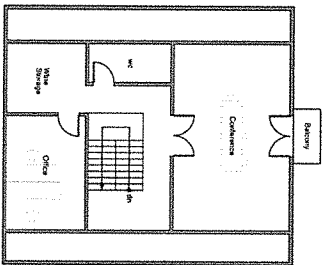
1 First Floor Plan  
Scale: 1/8" = 1'-0"

Krupp Brothers Winery  
3150 Silverado Trail  
Napa, California  
94558-2414

**Building Plans**

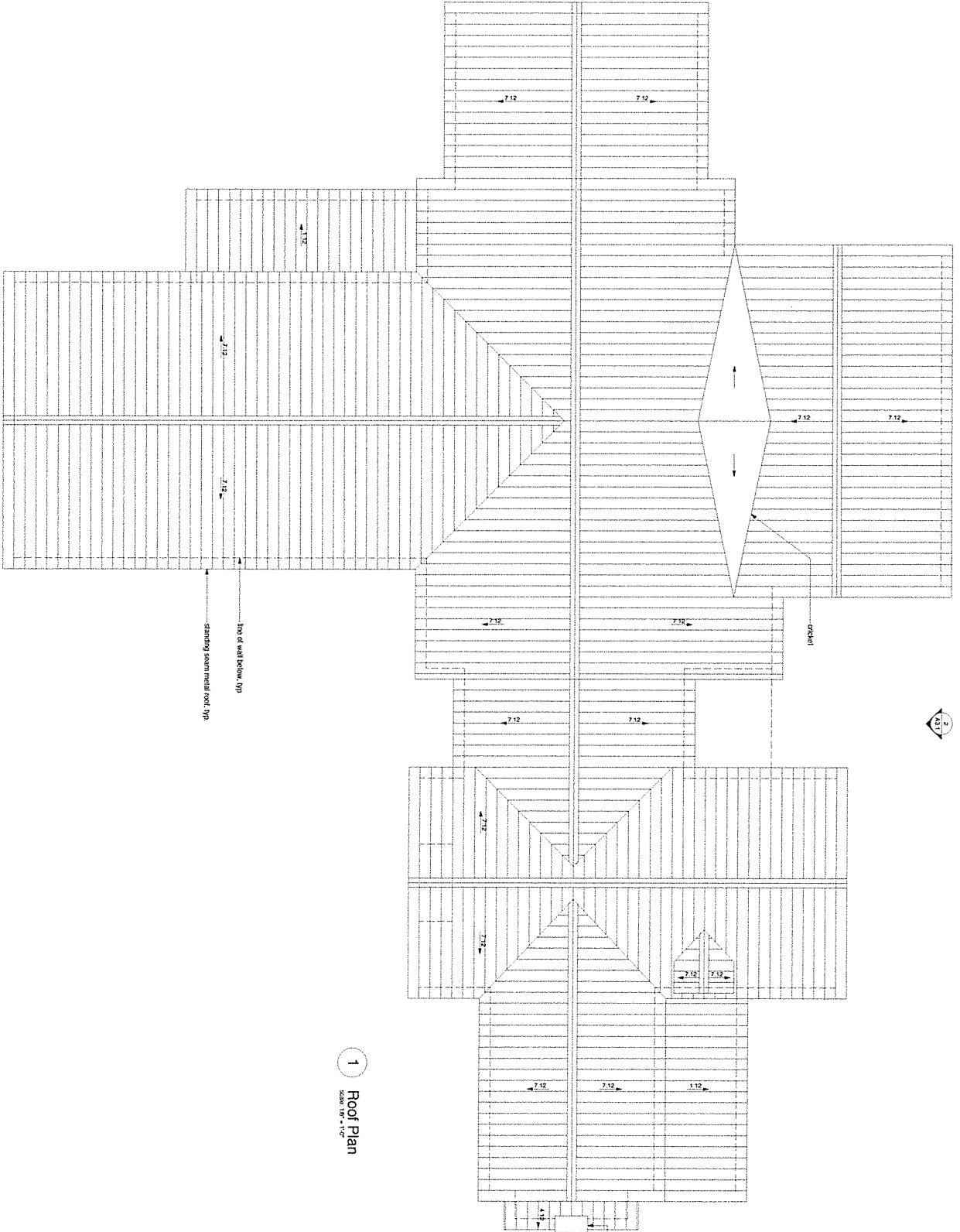


2 Second Floor Plan  
Scale: 1/8" = 1'-0"



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1 Roof Plan  
Scale: 1/8" = 1'-0"

A2.2

Project: Krupp Brothers Winery  
 3150 Silverado Trail  
 Napa, CA 94558  
 APN 039-610-006

Architect:  
 Taylor Lombardo Architects  
 LLP  
 40 Housing Place  
 850 Francisco  
 California 94111  
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 (415) 438-7717 fax  
 info@taylorlombardo.com

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

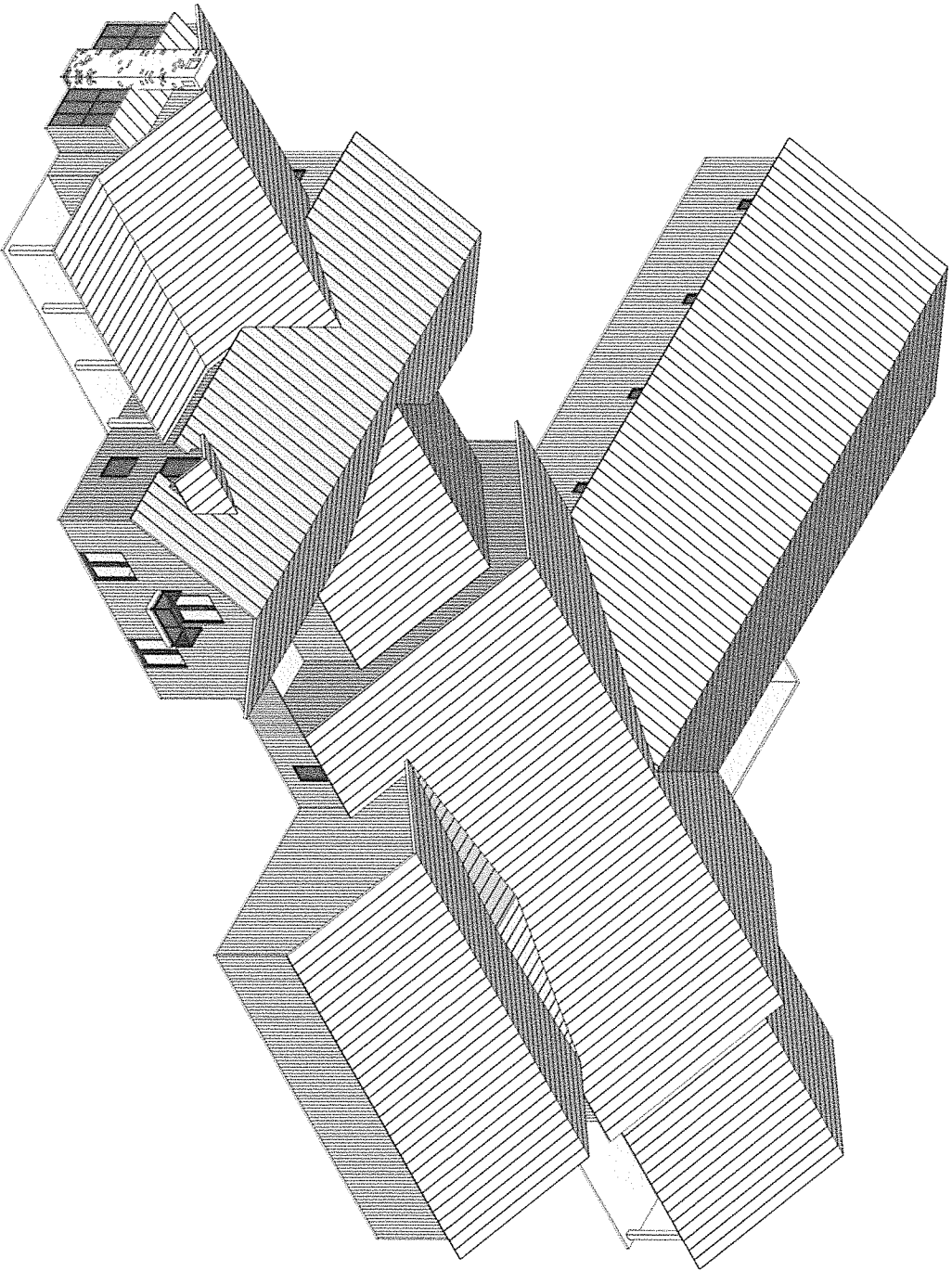
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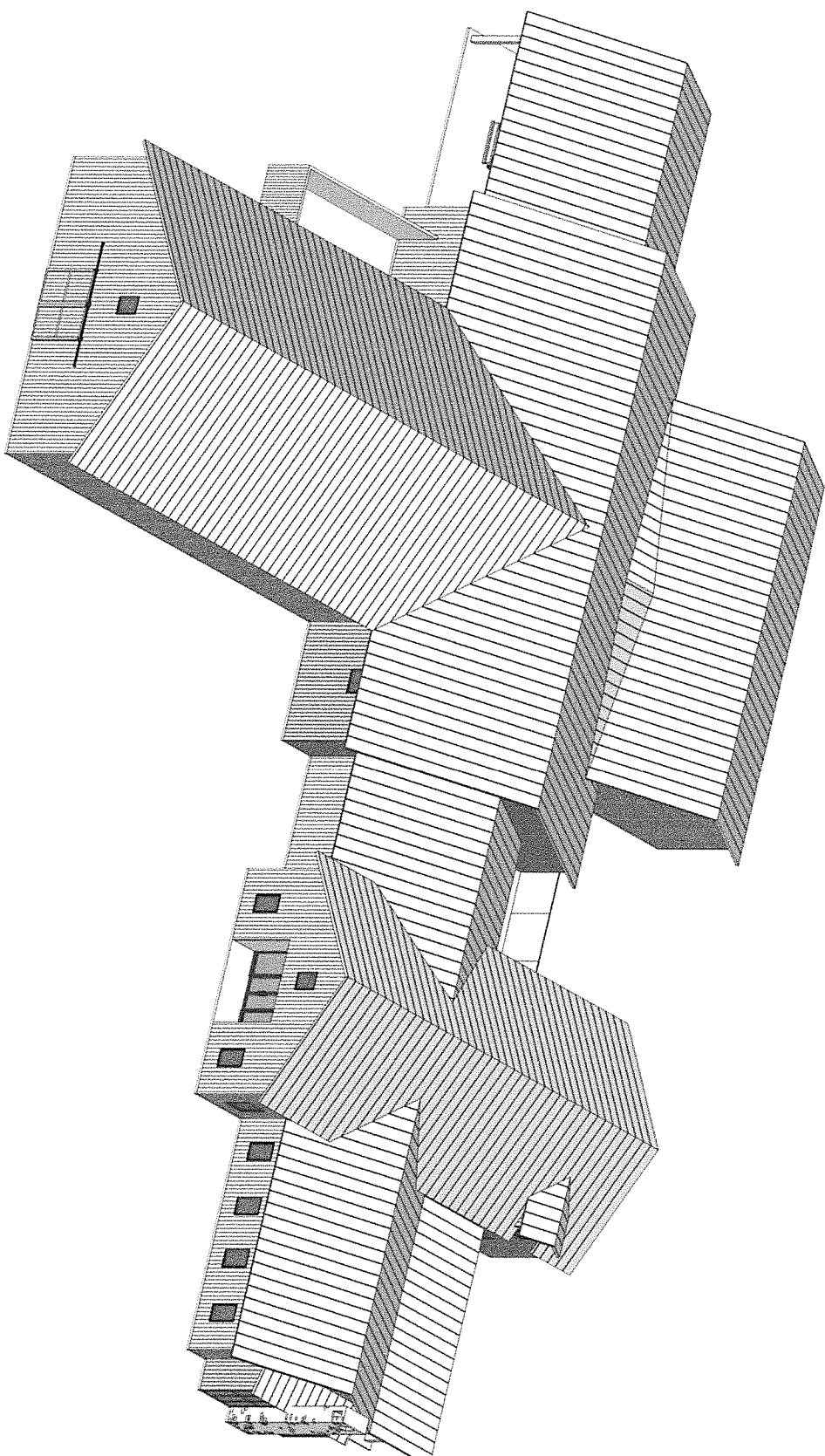


**Krupp Brothers Winery**  
3150 Silverado Trail  
Napa, CA 94558  
Date: 03.05.14  
**Exterior - Aerial View 1**



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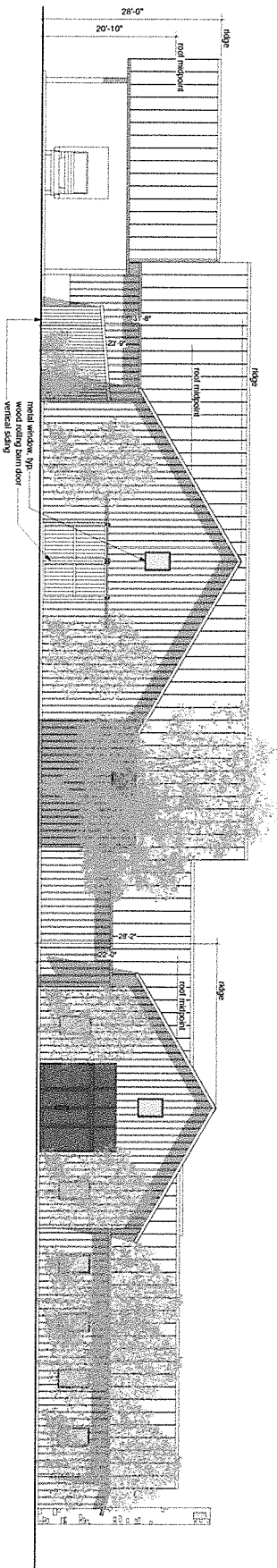


**Krupp Brothers Winery**  
3150 Silverado Trail  
Napa, CA 94558  
Date: 03.05.14

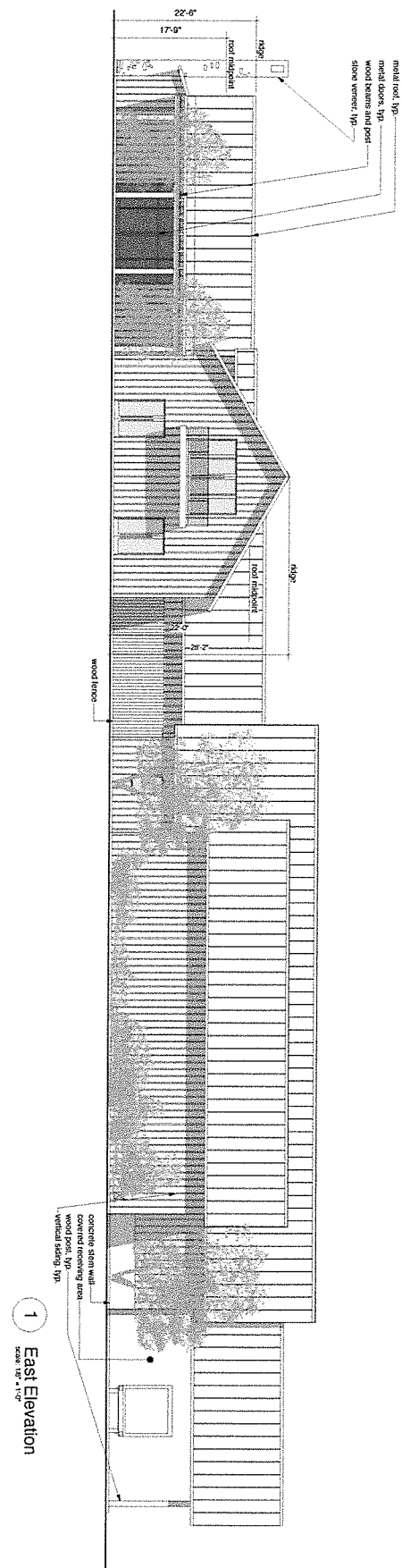
**Exterior - Aerial View 2**

Taylor Lombardo Architects  
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3rd Floor  
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(415) 438-7717 fax  
taylorlombardo.com





2 West Elevation  
Scale: 1/8" = 1'-0"



1 East Elevation  
Scale: 1/8" = 1'-0"

**Elevations**

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0 1 2 3 4 5 6 7 8 9 10 FT

PROJECT: 038

DATE: 08/21/14

DESIGNER: J.T.

DRAWN BY: J.K.

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

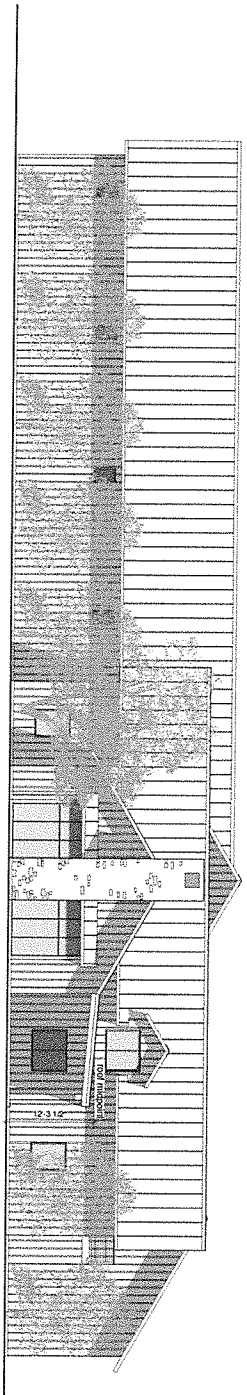
DATE: 08/21/14

PROJECT NO: A3.1

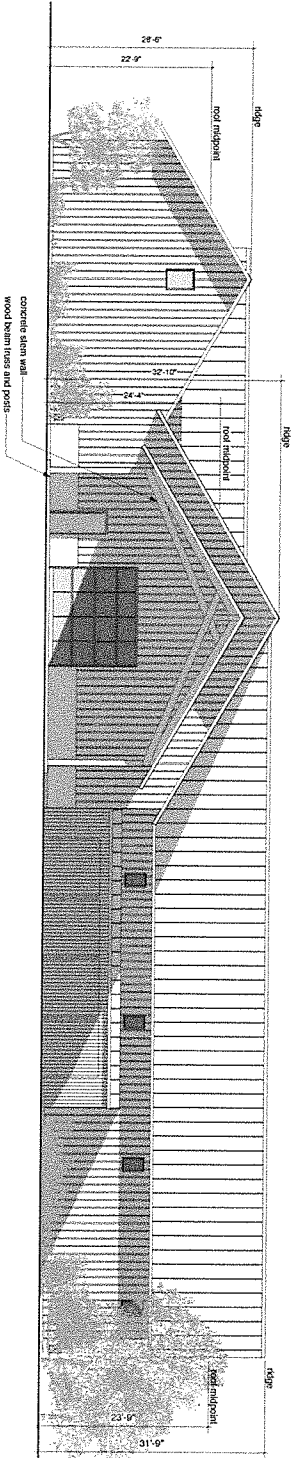
**Krupp Brothers Winery**  
 3150 Silverado Trail  
 Napa, CA 94558  
 APN 039-610-006

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1 South Elevation  
Scale: 1/8" = 1'-0"



2 North Elevation  
Scale: 1/8" = 1'-0"

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Elevations

0 5 10 FT

REVISION: 0208

DATE: 05/22/14

PROJECT NO: 1319

DRAWN BY: K

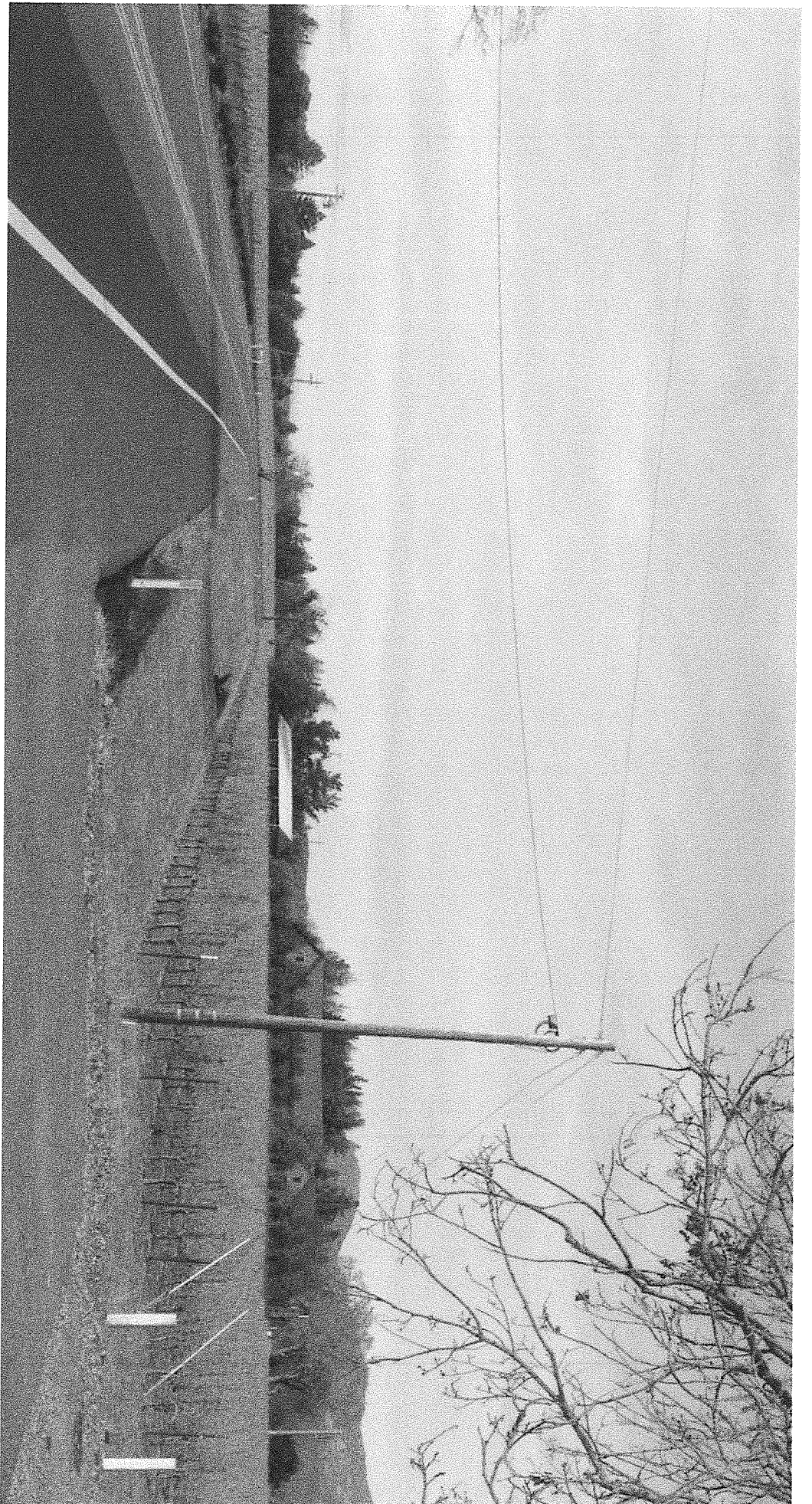
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ISSUE: 05/22/14

DATE: 05/22/14

SHEET NO.

A3.2



**Krupp Brothers Winery**  
3150 Silverado Trail  
Napa, CA 94558  
Date: 03.05.14

**Exterior - View from Road**

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