

“G”

Application Documents



NAPA COUNTY
 CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 (707) 253-4417
 web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

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OCT 09 2014

Use Permit Application

Napa County Planning, Building & Environmental Services

To be completed by Planning staff...

Application type: Use Permit
 Date Submitted: 10/8/2014 Resubmittal(s): _____ Date Complete: _____
 Request: Establish a new 20,000 gallon/yr winery with 9,599 sq. ft of winery structures and covered crush pads for production; 1,551 sq. ft of structures for accessory use; with commercial kitchen; waste water treatment facilities; winery access road and A Road Exception request; landscape plan; winery plan

*Application Fee Deposit: \$ 5000.00 Receipt No. 104588 Received by: WCB Date: 10/9/2014
 *Total fees will be based on actual time and materials.

To be completed by applicant....

Project Name: 3646 SMR Vineyard Winery
 Assessor's Parcel #: 022-150-026 Existing Parcel Size: 56.75 ac
 Site Address/Location: 3646 Spring Mountain Rd. St. Helena CA 94574
No Street City State Zip
 Primary Contact: Owner Applicant Representative (attorney, engineer, consulting planner, etc.)
 Property Owner: Andrew Rudd
 Mailing Address: 2175 No. California Blvd., #400 Walnut Creek CA 94596
No Street City State Zip
 Telephone No.: (925) 788-5671 E-mail: arudd@advisorsoftware.com
 Applicant (if other than property owner): Same as property owner
 Mailing Address: _____
No Street City State Zip
 Telephone No.: () _____ E-mail: _____
 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

USE PERMIT INFORMATION SHEET

USE

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

New 20,000 gpy winery with 10,456 sq. ft. of winery structures (7,404 sq. ft. of winery structures, an 857-sq. ft. covered crush pad for production, and 2,195 sq. ft. of structures for accessory use); commercial kitchen; wastewater treatment facilities; winery access road and road exception request; landscape plan; winery marketing plan.

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

District N/A

Regional RWQCB

State ABC

Federal BATF

IMPROVEMENTS

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

The proposed project is a new winery with 20,000-gpy production, located at 3646 Spring Mountain Road in St. Helena. The total parcel size is 56.75 acres and the primary access to the property is off Spring Mountain Road. The majority of wine production will come from the 10.2 acres (8.3 acres planted and a total of 10.2 acres permitted) of vineyards on the parcel. There will be a small custom production for the winemaker, within the maximum production identified. There is a small pond on the property and an ag building that is proposed for removal. In addition to the 2,195 sq. ft. of accessory uses (which includes a small commercial kitchen), the applicant envisions using an outdoor deck and terrace for some of the wine tasting and marketing events. See project statement for details of marketing plan.

The project includes a request for a road exception on a winery access road that serves only the subject property. The road exception request is included in this application.

A biological survey of the subject parcel is underway to determine the presence of spotted owl habitat and to identify mitigation measures related to same.

A Cumulative Traffic Analysis was prepared for the project by Crane Transportation Group and is included with this application.

Improvements, cont.

Total on-site parking spaces: 0 existing 5 proposed

Loading areas: 0 existing 1 proposed

Fire Resistivity (check one, if not checked, Fire Marshall 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.) 1.7 acres

Employment and Hours of Operation

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

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

Anticipated number of employee shifts: N/A existing 1 proposed

Anticipated shift hours: N/A existing 6 am – 6 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) _____

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.

<p>_____ Andrew Rudd Applicant</p>	<p>_____ Same Property Owner (if other than Applicant)</p>
<p>_____ 9/28/2014 Date</p>	<p>_____ APN 022-150-026 Project Identification</p>

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 checked="" type="checkbox"/> Catered?		
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None

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

Production Capacity*

Please Identify the winery's...

Existing production capacity: N/A gal/y Per Permit No: N/A Permit Date: N/A

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

Proposed production capacity: 20,000 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> 12 </u> proposed
Average daily tours and tastings visitation ¹ :	<u> N/A </u> existing	<u> 10 </u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u> N/A </u> existing	<u> 10 am – 6 pm </u> proposed
Non-harvest Production hours ² :	<u> N/A </u> existing	<u> 6 am – 6 pm </u> proposed

¹Average 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.

²It 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.)

Food and Wine Pairing Events: Max. of 24 per year; half of the events at 12 persons max. and half of the events at 20 persons max.

Wine Club/Release Events: Max. of 2 per year with max. of 50 persons each.

Larger Auction-related Events: One event per year with max. of 100 persons.

Request ability to serve light fare with wine tastings.

Request approval for A.B. 2004 (Picnic" Ordinance) to allow on-site consumption of alcoholic beverages.

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.)

Commercial kitchen proposed.

Some food prepared on-site, some events catered.

Winery Coverage and Accessory/Production Ratio

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

Existing N/A sq. ft. N/A acres
 Proposed 4,765 sq. ft. 0.11 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).

 42,830 sq. ft. 0.98 Acres 1.7 % of parcel

Production Facility. Consistent with the definition at "c." at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage

Existing N/A sq. ft. Proposed 7,404 sq. ft.

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

Existing N/A sq. ft. N/A % of production facility
 Proposed 2,195 sq. ft. 29.6 % of production facility

Caves and Crushpads -- No Caves with this project.

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: 0 sq. ft. Proposed: 0 sq. ft.
 Covered crush pad area Existing: 0 sq. ft. Proposed: 857 sq. ft.
 Uncovered crush pad area Existing: 0 sq. ft. Proposed: N/A 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) (approximate)			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	2,640	4,615	+530 - 280	4,865
Patio, Impervious Decking, Pavers and Impervious Liners	925	45	0	45
Sidewalks and paths	0	1,200	400	1,600
Parking Lots	0	2,260	200	2,460
Roadways and Driveways,	17,960	15,450	+10,250 - 4,350	21,350
Off-site Impervious Improvements				
Total Area of Impervious Surface (Excluding Roadways and Driveways)	3,565	8,120	850	8,970

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): 3646 SMR Vineyard LLC By: Andrew Rudd	Title: Manager
Signature of Owner or Agent:	Date:

Note: All impervious areas are approximate are intended to show the general nature of the existing and proposed conditions. The areas indicated above are not intended to be considered exact as they were derived from aerial photographs and other sources that inherently limit the accuracy of the data. Reconstructed = Area Reconstructed - Area of Impervious Surfaces Removed.

Date: June 3, 2008

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Building Area Summary

Production vs Ancillary			
Total Net Usable Areas by Type Exterior Spaces included.	Net Production	Net Ancillary	
		7,404	
Total Net Usable Areas		9,599	
Ancillary Percentage of Total Net Production Area:			29.6%

Building Area Details

BUILDING AREAS			
ROOM NAME/ TYPE	AREA (SF)		
	PRODUCTION		ANCILLARY
CELLAR			
Main Barrel Room	2,627		
Stair #2	101		
Vestibule	339		
Covered Work Area	474		
Storage	317		
Cellar Sub Total Net Usable Area	3,858		-
Cellar Total Net Usable Area		3,858	
FIRST FLOOR			
Fermentation	1,736		
Mechanical/Storage	315		
Lab	80		
Toilet #1	49		
Lounge/Office	188		
Hall			34
Stair			156
Kitchen			304
Toilet #2			56
Tasting			447
First Floor Sub Total Net Usable Area	500		
First Floor Total Net Usable Area	2,868		997
Second Floor			
Stair			99
Work Stations			266
Office			189
Second Floor Sub Total Net Usable Area	-		554
Second Floor Total Net Usable Area		554	
Main Building Sub Total Net Usable Area	6,726		1,551
Main Building Total Net Usable Area		8,277	
OUTDOOR AREA			
ROOM NAME/ TYPE	AREA (SF)		
	PRODUCTION		ANCILLARY
Receiving Area	678		
Tasting Terrace			644
Outdoor Sub Total Net Usable Area	678		644
Total Net Usable Area		1,322	
TOTAL			
TYPE	AREA (SF)		
	PRODUCTION		ANCILLARY
BUILDING	6,726		1,551
OUTDOOR AREA	678		644
Sub Total Net Usable Area	7,404		2,195
Total Net Usable Area		9,599	

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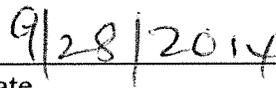
1-10-2015

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

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.

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

Water Supply

Proposed source of water
(e.g., spring, well, mutual water company, city, district, etc)

Name of Proposed Water Supplier
(if water company, city, district):

Is annexation needed?

Current Water Use:

Current water source:

Anticipated future water demand

Water availability (in gallons/minute):

Capacity of water storage system:

Type of emergency water storage facility, if applicable
(e.g., tank, reservoir, swimming pool, etc.):

Domestic

Groundwater Well

N/A
Yes No

670 gallons per day (gal/d)

Groundwater Wells (2) N/A

1,143 gal/d Per CDF

40 gal/m N/a gal/m

30 – 50 K gal 30 – 50 K gal

Water Storage Tanks

Emergency

Water Storage Tanks

N/A
Yes No

Liquid Waste

Type of Waste:

Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):

Name of disposal agency
(if sewage district, city, community system):

Is annexation needed?

Current waste flows (peak flow):

Anticipated future waste flows (peak flows):

Future waste disposal capacity:

Domestic

Sewage

On-Site Septic

N/A
Yes No

300 gal/d

1,726 gal/d

1,726 gal/d

Other

N/A

N/A

N/A
Yes No

N/A gal/d

N/A gal/d

N/A gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage on site plans in accordance with the guidelines available at 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) than a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): On-site use and some off-site use, which will be consistent with the County standards for disposal of spoils.

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: <u> 2 </u> x 3.05 one-way trips per employee	=	<u> 6 </u>	daily trips.
Number of PT employees: <u> 2 </u> x 1.90 one-way trips per employee	=	<u> 4 </u>	daily trips.
Average number of weekday visitors: <u> 10 </u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u> 8 </u>	daily trips.
Gallons of production: <u>20,000</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u> <1 </u>	daily trips.
Total	=	<u> 19 </u>	daily trips.
(No of FT employees) + (No of PT employees/2) + sum of visitor and truck <u>trips</u> x .38)	=	<u> 5 </u>	PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u> 2 </u> x 3.05 one-way trips per employee	=	<u> 6 </u>	daily trips.
Number of PT employees (on Saturdays): <u> 2 </u> x 1.90 one-way trips per employee	=	<u> 4 </u>	daily trips.
Average number of Saturday visitors: <u> 10 </u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u> 8 </u>	daily trips.
Total	=	<u> 18 </u>	daily trips.
(No of FT employees) + (No of PT employees/2) + visitor <u>trips</u> x .57)	=	<u> 10 </u>	PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): <u> 2 </u> x 3.05 one-way trips per employee	=	<u> 6 </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> 10 </u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u> 7 </u>	daily trips.
Gallons of production: <u>20,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u> <1 </u>	daily trips.
Avg. annual tons of grape on-haul: <u> N/A </u> / 144 truck trips daily ⁴ x 2 one-way trips	=	<u> N/A </u>	daily trips
Total	=	<u> 22 </u>	daily trips.

Largest Marketing Event – Additional Traffic

Number of event staff (largest event): <u> 4 </u> x 2 one-way trips per staff person	=	<u> 8 </u>	trips.
Number of visitors (largest event): <u> 125 </u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u> 89 </u>	trips.
Number of special event truck trips (largest event): <u> 5 </u> x 2 one-way trips	=	<u> 10 </u>	trips.

³Assumes 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).

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

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**PROJECT STATEMENT
FOR
3646 SMR VINEYARD WINERY USE PERMIT**

**APN 022-150-026
3646 Spring Mountain Road, St. Helena, CA**

The application is a winery use permit for a 20,000-gallon per year new winery located at the above address. The parcel size is 56.75 acres. The parcel currently contains 10.2 acres of existing and permitted vineyards, a residential structure, an agricultural building proposed for removal, and a small pond. The applicant proposes to make the majority of the wines from estate-grown grapes. A small custom crush is envisioned for the winemaker.

The overall development area for the winery is 4,765 square feet or 0.11 acres in size. The winery coverage is 42,830 sq. ft. or 1.7 percent of the parcel. A winery structure and covered outdoor crush pad make up 7,404 sq. ft. of production use and an accessory structure containing tasting areas and a small commercial kitchen make up 2,195 sq. ft. This results in an overall production-to-accessory ratio of 29.6 percent, far below the maximum threshold of 60/40% in the County's *Winery Definition Ordinance (WDO)*.

The application requests approval of a use permit for the new winery and associated facilities and infrastructure, approval of a winery access road exception request, and approval of a Winery Marketing Plan. Other than the requested road exception, the proposed project fits well within all County policies and regulations related to wineries in Napa County. The proposal does not include any requests for a variance.

County Plans and Policies/Existing Conditions

The subject property has a *Napa County General Plan Land Use Element* designation of Agriculture. The zoning is AW (Agricultural Watershed). The AW zoning district allows wineries with an approved winery use permit. The subject parcel at 56.75 acres in size exceeds the minimum parcel size of 10 acres for a winery, as prescribed in the County's *Winery Definition Ordinance*. The winery is consistent with all provisions of the *WDO* and with the *Napa County Conservation Regulations*.

The existing conditions on the property include some steep terrain, a number of mature trees, and some rock outcroppings. There are no streams on the subject property that would require setbacks as per the *Conservation Regulations*. All winery structures are consistent with the 300-ft. setback prescribed in the *WDO*.

Due to the occurrence of the above noted environmental features, the applicant is requesting a road exception to the 20-ft. width in the County's *Road and Street Standards*

for a winery access road. The road exception request is included, with relevant mapping, as part of this winery use permit application.

A review of the County's *Geographic Information Systems (GIS)* data base, which is attached, indicates that only one special study is indicated. This is a biological reconnaissance to identify the nature of the spotted owl habitat and proposed mitigation measures for avoiding adverse impacts to the owls. This study will be submitted to the file as soon as it is completed.

There are no neighboring wells within 500 feet of the applicant's groundwater wells.

There are a number of wineries located in proximity to the subject property on Spring Mountain Road. These include: Robert Keenan Winery (adjacent to the subject property), Terra Valentine Winery, Fantesca Winery, Spring Mountain Winery, Schweiger, Barnett, Guilliams, Domaine Charbay, Pride Mountain, and Smith Madrone Wineries.

Winery Improvements and Infrastructure

The structures included in the winery development are a winery production structure of 6,726 sq. ft. and an outdoor covered crush pad of 678 sq. ft., for a total of 7,404 square feet of production space. The accessory structure is 2,195 sq. ft., which includes tasting areas and a small commercial kitchen. Some of the wine tasting and marketing events will be held on the outdoor deck and terrace, weather permitting.

Water source for the winery will be two existing groundwater wells. One serves the residence and is 6 gallons per minute. The groundwater well serving the winery yields 34 gallons per minute. Water storage tanks will be installed to maintain between 30,000 and 50,000 gallons of water for fire protection, irrigation, and other uses. A *Water Availability Analysis Report* was prepared by Applied Engineering and is submitted with this application. The analysis in this report shows that the water use associated with the uses on-site falls at less than one-half the threshold for water allocation for a property of this size. There are no existing groundwater wells within 500 feet of the applicant's groundwater wells. Therefore, there is no further analysis required for water use.

Wastewater treatment will be a sanitary septic system for winery employees and visitors and a process wastewater system in the form of an in-ground septic system. The winery use permit requests the option of a hold and haul system as an interim wastewater treatment method. Details of the wastewater treatment system are included in the *Wastewater Feasibility Report* prepared by Applied Engineering and submitted with this application.

The winery access road can be developed in accordance with the County's *Road and Street Standards* in most segments. However, steeper terrain, mature trees, and some rock outcroppings represent environmental degradation that would be incurred with widening in some segments of the road. A road exception request is included with this application. In some portions of the roadway, the grade approaches 20 percent, so appropriate road

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building materials are used. These conditions do not result in unacceptable sight distance for vehicles, however.

Dynamics of Winery Operations

The winery proposes to be open seven days per week. Work hours will be between the hours of 6:00 A.M. and 6:00 P.M., with flexible work hours to allow avoidance of peak commute hours for traffic.

Hours of operation for tastings and marketing events are proposed as 10:00 A.M. until 6:00 P.M. Evening events will commence at 6:00 P.M. or later and will conclude by 10:00 P.M. No amplified outdoor music will be allowed.

Tours/tastings will be by appointment only, as per the requirements of the County's *Winery Definition Ordinance* for post-WDO wineries.

Winery Marketing Plan

Private and by-appointment tours and tastings are proposed at a maximum of 12 persons on the busiest day. The average number of visitors expected each week will be 70 persons. The applicant requests the ability to serve light fare foods with some of the wine tastings.

Food and wine pairing events are proposed as a maximum of 24 events per year, with no more than four such events to occur in any given one-month period. Half of these events will be luncheons or dinners for up to 12 persons. The other half will be luncheons or dinners for up to 20 persons.

Wine Club and Release events are proposed at a maximum of two per year, with a maximum of 50 persons in attendance at each of these events. On days when these events are scheduled, there will be fewer persons at the winery for separate tours/tastings.

Larger Auction-related events are requested as one such event per year, with up to 100 persons attending the event. Portable facilities will be utilized for this event. Visitors will be accommodated by valet parking and/or shuttle buses from legal parking areas off-site for this event.

Assembly Bill 2004 ("Picnic" Ordinance) is also requested as part of the winery's marketing plan, to allow for the consumption of alcoholic beverages on the property. The winery includes a commercial kitchen, which may prepare some picnic baskets. At times, picnic baskets pre-prepared by licensed caterers will be offered to visitors. There are several outdoor areas that are envisioned for tours/tastings and/or wine picnics, including the outdoor deck and terrace.

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Some food served at the winery will be prepared in the commercial kitchen. For larger events, licensed caterers will be used and the commercial kitchen may be utilized as a catering staging area.

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Project name & APN: 3646 (SMR) Vineyard Winery 022-150-026
Project number if known:
Contact person: Andrew Rudd
Contact email & phone number: arudd@advisorsoftware.com (925) 788-5671
Today's date: September 25, 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"/>	BMP-1	<p>Generation of on-site renewable energy <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></p> <hr/> <hr/> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	<p>Preservation of developable open space in a conservation easement <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></p> <hr/> <hr/> <hr/> <hr/>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-3	Habitat restoration or new vegetation (e.g. planting of additional trees over ½ acre) <i>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 CO2e and add the County's carbon stock.</i> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-4	Alternative fuel and electrical vehicles in fleet <i>The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.</i> 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 _____
<input type="checkbox"/>	<input type="checkbox"/>	BMP-5	Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2 <i>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 1 and CALGREEN Tier 2. 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 1 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).</i> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-6	Vehicle Miles Traveled (VMT) reduction plan <i>Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.</i> Tick box(es) for what your Transportation Demand Management Plan will/does include: <input type="checkbox"/> employee incentives <input type="checkbox"/> employee carpool or vanpool <input type="checkbox"/> priority parking for efficient transportation (hybrid vehicles, carpools, etc.) <input type="checkbox"/> bike riding incentives <input type="checkbox"/> bus transportation for large marketing events <input type="checkbox"/> Other: <hr/> <hr/> Estimated annual VMT _____ Potential annual VMT saved _____ % Change _____

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-7	<p>Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1 <i>See description below under BMP-5</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-8	<p>Solar hot water heating <i>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.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-9	<p>Energy conserving lighting <i>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 ¼ the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-10	<p>Energy Star Roof/Living Roof/Cool Roof <i>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.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-11	<p>Bicycle Incentives <i>Napa County Zone 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!</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-12	<p>Bicycle route improvements <i>(Refer to the Napa County Bicycle Plan (NCTPA, 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 only proposed improvements as part of the project on the site plan or describe below.</i></p> <hr/> <hr/>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-13	Connection to recycled water <i>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.</i> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-14	Install Water Efficient fixtures <i>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%.</i> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-15	Low-impact development (LID) <i>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.</i> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-16	Water efficient landscape <i>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).</i> <i>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.</i> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-17	Recycle 75% of all waste <i>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 the goal in mind.</i> <hr/> <hr/>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-18	<p>Compost 75% food and garden material <i>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</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-19	<p>Implement a sustainable purchasing and shipping program <i>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.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-20	<p>Planting of shade trees within 40 feet of the south side of the building elevation <i>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 the site or landscape plan to indicate where trees are proposed and which species you are using.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-21	<p>Electrical Vehicle Charging Station(s) <i>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.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-22	<p>Public Transit Accessibility <i>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.</i></p> <hr/> <hr/>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-23	<p>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.</p> <p><i>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 burned 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.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-24	<p>Limit the amount of grading and tree removal</p> <p><i>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.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-25	<p>Will this project be designed and built so that it could qualify for LEED?</p> <p>BMP-25(a) <input type="checkbox"/> LEED™ Silver (check box BMP-25 and this one)</p> <p>BMP-25(b) <input type="checkbox"/> LEED™ Gold (check box BMP-25 (a), and this box)</p> <p>BMP-25(c) <input type="checkbox"/> LEED™ Platinum (check all 4 boxes)</p>
Practices with Un-Measured GHG Reduction Potential			
<input type="checkbox"/>	<input type="checkbox"/>	BMP-26	<p>Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?</p> <p><i>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.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-27	<p>Are you, or do you intend to become a Certified "Napa Green Land"?</p> <p><i>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.</i></p>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-28	Use of recycled materials <i>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.</i> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-29	Local food production <i>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.</i> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-30	Education to staff and visitors on sustainable practices <i>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.</i> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-31	Use 70-80% cover crop <i>Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.</i>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-32	Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site <i>By selecting this BMP, you agree not to burn the material pruned on site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-33	Are you participating in any of the above BMPs at a 'Parent' or outside location? <hr/> <hr/> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-34	Are you doing anything that deserves acknowledgement that isn't listed above? <hr/> <hr/> <hr/>
			Comments and Suggestions on this form? <u>More details available during construction plan phase of project.</u> <hr/> <hr/> <hr/>

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

Post-Construction Runoff Management Applicability Checklist	County of Napa Department of Public Works 1195 Third Street Napa, CA 94559 (707) 253-4351 for information	
Project Address: 3646 Spring Mountain Road St. Helena, CA 94574	Assessor Parcel Number(s): 022-150-026	Project Number: <i>(for County use Only)</i>
Instructions: Structural projects requiring a use permit, building permit, and/or grading permit must complete the following checklist to determine if the project is subject to the Post-Construction Runoff Management Requirements. In addition, the impervious surface worksheet on the reverse page must also be completed to calculate the amount of new and reconstructed impervious surfaces proposed by your project. This form must be completed, signed, and submitted with your permit application(s). Definitions are provided in the Post-Construction Runoff Management Requirements policy. Note: If multiple building or grading permits are required for a common plan of development, the total project shall be considered for the purpose of filling out this checklist.		
POST-CONSTRUCTION STORMWATER BMP REQUIREMENTS (Parts A and B) <input checked="" type="checkbox"/> If any answer to Part A are answered "yes" your project is a "Priority Project" and is subject to the Site Design, Source Control, and Treatment Control design standards described in the Napa County Post-Construction Runoff Management Requirements. <input checked="" type="checkbox"/> If all answers to Part A are "No" and any answers to Part B are "Yes" your project is a "Standard Project" and is subject to the Site Design and Source Control design standards described in the Napa County Post-Construction Runoff Management Requirements. <input checked="" type="checkbox"/> If every question to Part A and B are answered "No", your project is exempt from post-construction runoff management requirements.		
Part A: Priority Project Categories Does the project meet the definition of one or more of the priority project categories?		
1. Residential with 10 or more units Yes <input type="radio"/> No <input type="radio"/> 2. Commercial development greater than 100,000 square feet..... Yes <input type="radio"/> No <input type="radio"/> 3. Automotive repair shop..... Yes <input type="radio"/> No <input type="radio"/> 4. Retail Gasoline Outlet..... Yes <input type="radio"/> No <input type="radio"/> 5. Restaurant..... Yes <input type="radio"/> No <input type="radio"/> 6. Parking lots with greater than 25 spaces or greater than 5,000 square feet..... Yes <input type="radio"/> No <input type="radio"/>		
*Refer to the definitions section for expanded definitions of the priority project categories.		
Part B: Standard Project Categories Does the project propose:		
1. A facility that requires a NPDES Permit for Stormwater Discharges Associated with Industrial Activities ?..... Yes <input type="radio"/> No <input type="radio"/> 2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?..... <input checked="" type="radio"/> Yes <input type="radio"/> No 3. Hillside residential greater than 30% slope..... Yes <input type="radio"/> No <input type="radio"/> 4. Roadway and driveway construction or reconstruction which requires a Grading Permit..... <input checked="" type="radio"/> Yes <input type="radio"/> No 5. Installation of new storm drains or alteration to existing storm drains?..... <input checked="" type="radio"/> Yes <input type="radio"/> No 6. Liquid or solid material loading and/or unloading areas?..... Yes <input type="radio"/> No <input type="radio"/> 7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?..... Yes <input type="radio"/> No <input type="radio"/> 8. Commercial or industrial waste handling or storage, excluding typical office or household waste?..... Yes <input type="radio"/> No <input type="radio"/>		
Note: To find out if your project is required to obtain an individual General NPDES Permit for Stormwater discharges Associated with Industrial Activities, visit the State Water Resources Control Board website at, www.swrcb.ca.gov/stormwtr/industrial.html		

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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) (approximate)			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	2,640	4,615	+530 - 280	4,865
Patio, Impervious Decking, Pavers and Impervious Liners	925	45	0	45
Sidewalks and paths	0	1,200	400	1,600
Parking Lots	0	2,260	200	2,460
Roadways and Driveways,	17,960	17,300	+10,480 - 4,120	23,660
Off-site Impervious Improvements				
Total Area of Impervious Surface (Excluding Roadways and Driveways)	3,565	8,120	850	8,970

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): 3646 SMR Vineyard LLC By: Andrew Rudd	Title: Manager
Signature of Owner or Agent: 	Date: 1/11/2015

Note: All impervious areas are approximate are intended to show the general nature of the existing and proposed conditions. The areas indicated above are not intended to be considered exact as they were derived from aerial photographs and other sources that inherently limit the accuracy of the data. Reconstructed = Area Reconstructed - Area of Impervious Surfaces Removed.

Michael & Shelly Todd
752 Joseph Court
Napa CA 94558

February 23, 2015

Dear Michael and Shelly,

We are writing to introduce ourselves as neighbors and to provide you with some early information on a small winery at 3646 Spring Mountain Road for which we are seeking a winery permit. Attached you will find a site plan and elevations as proposed in our use permit application.

We would be happy to meet with you to answer any questions and hear any concerns you might have about the winery application. Please be assured that we have every intention of making sure that the winery will be a compatible use and a good neighbor for all of us. In fact, our residence is the nearest to the winery site.

The proposed winery is located on a 57-acre site and there are eight acres of vineyards on the site. The proposed winery envisions two full-time employees, two part-time employees, and two part-time harvest employees at build-out.

The visitation and marketing plan for the proposed winery is as follows.

Private (by-appointment only) Tours/Tastings: A maximum of 12 visitors on the busiest day or a maximum of 65 visitors in any week.

Food & Wine Pairings (luncheons and dinners by invitation): A maximum of 24 such events per year, half of those events with up to 12 persons attending and half with up to 20 persons attending. Food will be prepared in an on-site kitchen and caterers will be used for the larger events (see below).

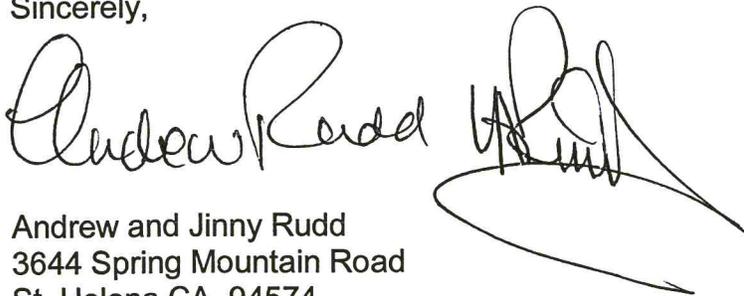
Wine Club and Release Events: A maximum of two per year, with up to 50 visitors at each. Food for these events will be provided by licensed caterers.

Larger Auction-related Events: One such event per year with a maximum of 100 invited guests. Food for this event will be provided by licensed caterers and portable restroom facilities will be used for this event.

Please feel free to contact us directly at (925) 788-5671 with any questions you might have or to request a time that we might meet to discuss the proposed winery plans. You can also contact our planning consultant in St. Helena, Donna Oldford of Plans4Wine, at (707) 963-5832.

We envision a hearing with the County in about four months and you will receive a notice of the hearing. We look forward to making your acquaintance and assure you that we will be good neighbors and responsible stewards of these lands that create such a special place that we all can enjoy living in now and in future years.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Andrew Rudd' and the signature on the right is 'Jinny Rudd'. Both signatures are written in a cursive, flowing style. The 'Andrew Rudd' signature is more legible, while the 'Jinny Rudd' signature is more stylized and less legible.

Andrew and Jinny Rudd
3644 Spring Mountain Road
St. Helena CA 94574