

“F”

Use Permit Application Packet



A Tradition of Stewardship  
A Commitment to Service

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

**Napa County**  
**Planning, Building, and Environmental Services**  
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417  
web www.countyofnapa.org email planning@countyofnapa.org

**Use Permit Application**

*To be completed by Planning staff...*

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

*To be completed by applicant...*

Project Name: Behrens Family Winery

Assessor's Parcel No: 020-300-035 Existing Parcel Size: 20 ac.

Site Address/Location: 4078 Spring Mountain Road Saint Helena, CA 94574  
No. Street City State Zip

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

Property Owner: Les Behrens & Lisa Drinkward

Mailing Address: 4078 Spring Mountain Road Saint Helena, CA 94574  
No. Street City State Zip

Telephone No (707) 963-1774 E-Mail: schatzi@behrensfamilywinery.com

Applicant (if other than property owner): \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone No ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_

Representative (if applicable): New Albion Surveys, Inc. Attn: Jon M Webb

Mailing Address: 1113 Hunt Avenue Saint Helena CA 94574  
No. Street City State Zip

Telephone No (707) 963-1217 E-Mail: jwebb@albionsurveys.com

**Use Permit Information Sheet**

**Use**

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

Please See Attached Project Narrative

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

District None

Regional None

State None

Federal None

**Improvements**

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

Proposed new construction will include an expansion of the existing winery waste disposal system and sanitary waste water system. A new 2-story 3000 sf Barrel Storage Building and a new 1083 sf Hospitality Building are proposed.

An existing 700 sf Barn will be converted to a Fermentation Tank Building which will also have 1295 sf of covered crush pad.

The existing 1600 sf Winery building will be adding a 300 sf Barrel Storage Room and a 300 sf Covered Alcove. The existing 400 sf Crush Pad will become an Office and a 466 sf Concrete Pad will become Case Good Storage.

The existing paved driveway to Spring Mountain Road will be widened where possible to meet current Napa County Road Standards. A Road Exception Application is being made for areas of the existing road where it is

not possible to be widened to meet current Napa County Road Standards.

A 100 sf shed will be expanded to 180 sf and converted to a structure which will contain 3 bathrooms, one of which is ADA compliant.

Improvements, cont.

Total on-site parking spaces: 6 existing 8 proposed

Loading areas: 1 existing 0 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): 1.0 acres

Employment and Hours of Operation

Days of operation: 7 existing 7 proposed

Hours of operation: 8-6, more during harvest existing 8-10, more during harvest proposed

Anticipated number of employee shifts: 1 existing 1 proposed

Anticipated shift hours: 8-6 existing 8-10 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) 5 FT, 2 PT

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## Certification and Indemnification

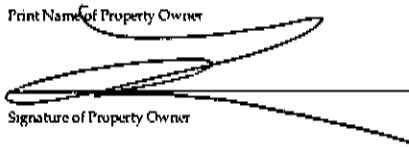
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Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information 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.

<u>Les Behrens</u> <small>Print Name of Property Owner</small>		<u>Lisa Drinkward</u> <small>Print Name Signature of Applicant (if different)</small>
	<u>6-9-15</u> <small>Date</small>	<u>J. N. Dill</u> <u>6.9.15</u> <small>Signature of Applicant      Date</small>

## 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 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 type="checkbox"/> Newly Proposed	<input checked="" 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: 10,000 gal/y Per permit No: 97433-UP Permit date: 6/14/99

Current maximum actual production: 17,000 gal/y For what year? 2014

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>0</u>	existing	<u>32</u>	proposed
Average daily tours and tastings visitation <sup>1</sup> :	<u>0</u>	existing	<u>15</u>	proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>0</u>	existing	<u>M-Sun, 10-3</u>	proposed
Non-harvest Production hours <sup>2</sup> :	<u>9-5</u>	existing	<u>9-5</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.)

All marketing events are proposed. Marketing events such as barrel tastings, auction and other social events, including meals, for 4 times per year up to 20 people, 1 per year up to 60 people and 1 per year up to 300 people between the hours of 10 am and 9 pm.

Wine purchased at the winery may be consumed on premises consistent with Assembly Bill 2004.

Hosted tours and tasting will occur daily for wine trade personnel and consumers with an average of 25 people per day, a maximum of 45 people per day and no more than 150 people per week.

Two harvest party events up to 50 people per event.

## 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.)

All food service will be catered and brought to the site, there will be no food for sale.

## 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 7000 sq. ft. 0.16 acres  
Proposed 34,770(includes exist) sq. ft. 0.8(includes exist) 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).

117,220 sq. ft. 2.7 acres 0.13 % of parcel

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

Existing 2,000 sq. ft. Proposed 7,881(includes exist) 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 0 sq. ft. 0 % of production facility  
Proposed 1,433 sq. ft. 18 % of production facility

## Caves and Crushpads      No Caves

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: 400 sq. ft.      Proposed: 1295 sq. ft.  
Uncovered crush pad area      Existing: 0 sq. ft.      Proposed: 0 (existing to become office) sq. ft.



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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

6-9-15

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

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>Well/Tanks</u>
Name of proposed water supplier (if water company, city, district):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	_____ gallons per day (gal/d)	_____ gallons per day (gal/d)
Current water source:	<u>Well</u>	<u>Well</u>
Anticipated future water demand:	<u>1,375 average</u> gal/d	_____ gal/d
Water availability (in gallons/minute):	<u>5</u> gal/m	_____ gal/m
Capacity of water storage system:	<u>20,000</u> gal	_____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tanks</u>	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>Winery PW</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on site septic</u>	<u>on site septic</u>
Name of disposal agency (if sewage district, city, community system):	<u>n/a</u>	_____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	<u>244 Res, 44 Winery</u> gal/d	<u>688</u> gal/d
Anticipated future waste flows (peak flow):	<u>240 Res, 301 Winery</u> gal/d	<u>1,000</u> gal/d
Future waste disposal design capacity:	<u>541</u> gal/d	<u>1,000</u> gal/d

### Solid Waste and Recycling Storage and Disposal

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

### Hazardous and/or Toxic Materials

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

### Grading Spoils Disposal

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

# Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



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An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	<u>Behrans Family Winery</u>
PROJECT ADDRESS	<u>4078 Spring Mtn Road, St Helena</u>
APPLICANT	<u>Les Behrens</u>
CONTACT INFO	<u>schatzi@behrensfamilywinery.com, 963-1774</u>
	email <span style="margin-left: 100px;">phone</span>

- |   | yes                                 | no                       | I don't know                        |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards?<br>If yes, please include a copy of their required spreadsheets. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 Do you have an integrated design team?<br>if yes, please list: _____  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

### 3 SITE DESIGN

- |   |                                     |                          |                                     |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 3.1 Does your design encourage community gathering and is it pedestrian friendly?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.2 Are you building on existing disturbed areas?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.3 Landscape Design  |                                     |                          |                                     |
| 3.31 native plants?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.32 drought tolerant plants?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.33 Pierce Disease resistant planting?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.34 Fire resistant planting?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.35 Are you restoring open space and/or habitat?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.36 Are you harvesting rain water on site?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.37 planting large trees to act as carbon sinks?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.38 using permeable paving materials for drive access and walking surfaces?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.4 Does your parking lot include bicycle parking?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.5 Do you have on-site waste water disposal?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.6 Do have post-construction stormwater on site detention/filtration methods designed?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

### 4 ENERGY PRODUCTION & EFFICIENCY

- |  |                                     |                                     |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 4.1 Does your facility use energy produced on site?<br>If yes, please explain the size, location, and percentage of off-set: _____ | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4.2 Does the design include thermal mass within the walls and/or floors?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4.4 Will your plans for construction include:  |                                     |                                     |                                     |
| 4.41 High density insulation above Title 24 standards?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 4.42 Zones for heating and cooling to provide for maximum efficiency?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 4.43 Energy Star™ or ultra energy efficient appliances?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, please explain: _____  |                                     |                                     |                                     |

### 5 WATER CONSERVATION

- |  |                                     |                                     |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5.1 Does your landscape include high-efficiency irrigation?                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5.2 Does your landscape use zero potable water irrigation?                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5.4 Will your facility use recycled water?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5.5 Will your plans for construction include:  |                                     |                                     |                                     |
| 5.51 a meter to track your water usage?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5.52 ultra water efficient fixtures and appliances?                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5.53 a continuous hot water distribution method, such as an on-demand pump?            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5.54 a timer to insure that the systems are run only at night/early morning?           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

GHG emission reduction spreadsheet, page two of two

yes no I don't know

6 MATERIAL RECYCLING

6.1 Are you using reclaimed materials?  
If yes, what and where: \_\_\_\_\_

6.2 Are you using recycled construction materials-

6.21 finish materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.22 aggregate/concrete road surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.23 fly ash/slag in foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?

6.4 Does your facility provide access to recycle-

6.41 Kitchen recycling center?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.42 Recycling options at all trash cans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.43 Do you compost green waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.44 Provide recycling options at special events?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7 NATURAL RESOURCES

7.1 Will you be using certified wood that is sustainably harvested in construction?

7.2 Will you be using regional (within 500 miles) building materials?

7.3 Will you be using rapidly renewable materials, such as bamboo?

7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?

7.5 Have you considered the life-cycle of the materials you chose?

8 INDOOR AIR QUALITY

8.1 Will you be using low or no emitting finish and construction materials indoors-

8.11 Paint?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.12 Adhesives and Sealants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.13 Flooring?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.14 Framing systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.15 Insulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8.2 Does the design allow for maximum ventilation?

8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?

8.4 Does your design include dayliting, such as skylights?

9 TRANSPORTATION DEMAND MANAGEMENT

9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?

9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?

9.3 Does your project include design features that encourage alternatives modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles, secured bicycle parking, safe bicycle access, loading zones for buses/large taxi services?

9.4 How close is your facility to public transportation?  
5 MILES

10 Are there any superior environmental/sustainable features of your project that should be noted?

\_\_\_\_\_

11 What other studies or reports have you done as part of preparing this application?

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?

If yes, please describe: \_\_\_\_\_

13 Once your facility is in operation, will you:

13.1 calculate your greenhouse gas emissions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.2 implement a GHG reduction plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14 Does your project provide for education of green/sustainable practices?

If yes, please describe: \_\_\_\_\_

15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

\_\_\_\_\_

Form filed out by:

Les Behrens

Please feel free to include additional sheets of paper as necessary.



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

Project name & APN: \_\_\_\_\_  
Project number if known: \_\_\_\_\_  
Contact person: \_\_\_\_\_  
Contact email & phone number: \_\_\_\_\_  
Today's date: \_\_\_\_\_

## 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 Plan  
Doing To Do

ID # BMP Name

**BMP-1 Generation of on-site renewable energy**  
*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.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**BMP-2 Preservation of developable open space in a conservation easement**  
*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.*

\_\_\_\_\_  
\_\_\_\_\_

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 Plan  
Doing 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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**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 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.*

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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)

## Practices with Un-Measured GHG Reduction Potential

**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 Doing    Plan 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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## **Sources:**

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at at the Project Level available at [http://ag.ca.gov/global\\_warming/pdf/GW\\_mitigation\\_measures.pdf](http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf)*
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6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
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13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
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15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

## PROJECT NARRATIVE

### (Behrens Family Winery Use Permit Modification)

The purpose of this Application is to request a Use Permit Modification to Use Permit Number 97433-UP approved June 3, 1998. The existing permit allows for a production capacity of 10,000 gallons, no employees other than the owners (4 people) and tours and tastings by appointment for Wine Trade only. The Permit also approved a 1,600 square foot (sf) winery building, a 400 sf covered crush pad and 2,800 sf of uncovered outdoor work area. Along with the current Winery facility, there also exists a residence, a well and water storage tanks on the 20 acre parcel. There is 0.6 acre of vineyard on the property. The Winery and Residence gain access to Spring Mountain Road via a 60 foot wide easement.

Existing Winery Facility conditions onsite consist of the approved winery building, uncovered work area as well as additional Winery Building areas and a Crushing and Fermenting Barn, which are proposed to come under the winery's use permit. The Hospitality Building, Barrel Barn and Restroom structure would be new construction.

The Modifications proposed under this application are; 1) Increase winery production from the approved 10,000 gallons per year to 20,000 gallons per year, 2) add daily tours and tastings by appointment only for an average of 15 visitors per day with a maximum visitation of 32 people per day (maximum 105 visitors per week), 3) add a small marketing program with catered food service (4 events per year up to 20 people per event, 1 event per year up to 60 people per event and 1 event per year up to 300 people, 4) increase the size of the existing Winery Building from 1,600 sf to 3,056 sf and remove the existing covered crush pad, construct a 1,995 sf Fermentation Tank Building with a 1,295 sf covered crush pad, construct a two story 3,000 sf Barrel Barn and Case Goods Storage Building (1,500 sf per story), construct a 1,083 sf Visitors/Hospitality Building and expand a 100 sf Bathroom Building into a 180 sf Bathroom Building and 5) Improve the existing driveway to Spring Mountain Road as detailed in the Road Exception Request..

The proposed Use Permit Modifications will require an expansion of the existing septic system and a new Winery Process Waste System. The existing Winery Process Waste and Sanitary Sewer Waste System will be modified with a Pre-Treatment System and will only process the Residence and Winery Sanitary Waste. A new Winery Process Waste System will be constructed to either treat the Process Waste on site or hold and haul the Process Waste.

There are currently 4 full time employees operating the facility. The modified winery will be operated by 7 employees, 5 full time and 2 part time.

(10/02/15)