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Use Permit Application Packet



A Tradition of Stewardship
A Commitment to Service

file No 15-00111

Napa County Conservation, Development, and Planning Department

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

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

Use Permit Application

To be completed by Planning staff...

Application Type: Major Modification

Date Submitted: 4-8-15 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ 8000 Receipt No. 107225 Received by: SD Date: 4-8-15

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

To be completed by applicant...

Project Name: Flora Springs Winery

Assessor's Parcel No: 027-100-037 Existing Parcel Size: 203.0 ac.

Site Address/Location: 1978 West Zinfandel Lane, St. Helena, CA 94574
No. Street City State Zip

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

Property Owner: Komes Ranch 2007, LLC

Mailing Address: 1978 West Zinfandel Lane, St. Helena, CA 94574
No. Street City State Zip

Telephone No: (707) 963 - 5711 E-Mail: _____

Applicant (if other than property owner): John Komes

Mailing Address: 1978 West Zinfandel Lane, St. Helena, CA 94574
No. Street City State Zip

Telephone No: (707) 963 - 5711 E-Mail: jkomes@florasprings.com

Representative (if applicable): Thomas F. Carey, Attorney at Law

Mailing Address: P.O. Box 5662, Napa, CA 94581
No. Street City State Zip

Telephone No: (707) 479 - 2856 E-Mail: tcarey.law@gmail.com

Use Permit Information Sheet

Use

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

See attached project description.

What, if any, additional licenses or approvals will be required to allow the use? None

District _____

Regional _____

State _____

Federal _____

Improvements

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

See attached project description.

Improvements, cont.

Total on-site parking spaces: 36 existing 36 proposed
Loading areas: 2 existing 2 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☒ Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 0.1 acres

Employment and Hours of Operation

Days of operation: Monday-Sunday existing Monday-Sunday proposed
Hours of operation: 8:00 am to 5:00 pm existing 7:00 am to 6:00 pm proposed
Anticipated number of employee shifts: 1 existing 2 proposed
Anticipated shift hours: 8 existing 8 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.

<u>John A. KUMES</u>			
Print Name of Property Owner		Print Name Signature of Applicant (if different)	
<u>[Signature]</u>	<u>1/6/15</u>		
Signature of Property Owner	Date	Signature of Applicant	Date

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 checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input 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 checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input 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 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: 120,000 gal/y Per permit No: U-97879 (Mod #2) Permit date: 7/12/89

Current maximum actual production: 90,000 gal/y For what year? 2014

Proposed production capacity: 120,000 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>50 trips/day</u> existing	<u>77 trips/day</u> proposed
Average daily tours and tastings visitation ¹ :	<u>50 trips/day</u> existing	<u>77 trips/day</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>M-Su, 10am-6pm</u> existing	<u>M-Su, 10am-6pm</u> proposed
Non-harvest Production hours ² :	<u>M-Su, 7am-5pm</u> existing	<u>M-Su, 7am-5pm</u> proposed

¹ 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.

² 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).

See attached Initial Statement of Grape Source.

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.)

The purpose of this application is to seek a moderate change in the number of employees and marketing plan at an existing 120,000 gallon per year winery. The Applicant proposes sixteen (16) full-time employees, one (1) part-time employee and seven (7) harvest season employees. The Applicant also proposes to offer private tour and tasting appointments for a maximum number of 100 guests per day. Furthermore, the Applicant proposes to offer two (2) food and wine - lunch pairing events per week for groups of up to 50 guests and two (2) food and wine - dinner pairing events per week for parties of up to 25 guests. Additionally, the Applicant proposes to continue to host two (2) wine club events per week for groups of up to 50 guests. Wine club release events are proposed to occur three (3) times a year for parties of up to 250 guests along with one (1) wine club release event - TRILOGY per year for up to 350 guests. Additionally, one (1) auction related event will occur per year for up to 60 guests.

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.)

Catered food service will continue to be utilized for the above events under the above-described marketing plan.

Winery Coverage and Accessory/Production Ratio

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

Existing	<u>65,736</u> sq. ft.	<u>1.51</u> acres
Proposed	<u>66,102</u> sq. ft.	<u>1.52</u> acres

Winery Coverage. Consistent with the definition at “b.,” at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>133,153</u> sq. ft.	<u>3.06</u> acres	<u>1.8</u> % of parcel
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Production Facility. Consistent with the definition at “c.,” at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>49,319</u> sq. ft.	Proposed	<u>49,319</u> sq. ft.
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Accessory Use. Consistent with the definition at “d.,” at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>13,875</u> sq. ft.	<u>28</u> % of production facility
Proposed	<u>13,875</u> sq. ft.	<u>28</u> % of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- ☐ None – no visitors/tours/events (**Class I**) ☐ Guided Tours Only (**Class II**) ☐ Public Access (**Class III**)
- ☐ Marketing Events and/or Temporary Events (**Class III**)

Please identify the winery’s...

Cave area	Existing: <u>122,236</u> sq. ft.	Proposed: <u>122,236</u> sq. ft.
Covered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Uncovered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.

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

1/6/15

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/Spring</u>	<u>Well/Spring</u>
Name of proposed water supplier (if water company, city, district):	<u>onsite</u>	<u>onsite</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>3,300</u> gallons per day (gal/d)	
Current water source:	<u>Well/Spring</u>	<u>Well/Spring</u>
Anticipated future water demand:	<u>3,810</u> gal/d	<u>N/A</u> gal/d
Water availability (in gallons/minute):	<u>100</u> gal/m	<u>100</u> gal/m
Capacity of water storage system:	<u>30,000</u> gal	<u>30,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tank, Reservoir</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>process</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>onsite septic</u>	<u>onsite septic</u>
Name of disposal agency (if sewage district, city, community system):	<u>onsite</u>	<u>onsite</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>300</u> gal/d	<u>3,000</u> gal/d
Anticipated future waste flows (peak flow):	<u>2,005</u> gal/d	<u>3,000</u> gal/d
Future waste disposal design capacity:	<u>3,810</u> gal/d	<u>3,810</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.

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): Onsite



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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: Flora Springs Winery & Vineyards (APN 027-100-037)

Project number if known:

Contact person: John Komes/Davin Duarte 707/967-6710

Contact email & phone number: jkomes@florasprings.com; davin@florasprings.com

Today's date: 4/6/2015

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
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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.

Solar power at winery generate
100,000 KWh/year.

☐ ☐ **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 CO₂e and add the County's carbon stock.

☐
☐

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).

☐


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

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☐ ☐ **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.

☐ ☒ **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%.

☐ ☐ **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.

☐ ☐ **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.

☐ ☐ **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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☐ ☐ **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.

☐ ☐ **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.

☐ ☐ **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.

☐ ☐ **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.

☐ ☒ **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.

Route 10 Vine Transit stop at Zinfandel
Lane.

Already Plan
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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.

13,500+/- SF of caves for wine storage



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.



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.



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.

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☐☐

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.

☐☐

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.

☐☐

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.

☐☐

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?

☐

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

Red wine grapes organically farmed.

Comments and Suggestions on this form?

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 the Project Level available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
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.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
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14. <http://www.countyofnapa.org/pages/departmentcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
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NAPA COUNTY CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS
APPENDIX A PROJECT APPLICABILITY CHECKLIST

Construction Site Runoff Control Applicability Checklist	County of Napa Department of Public Works 1195 Third Street, Suite 201 Napa, CA 94559 (707) 253-4351 www.co.napa.ca.us/publicworks	
Project Address: 1978 West Zinfandel Lane St. Helena, CA	Assessor Parcel Number(s): 027-100-037	Project Number: (for County use Only)
INSTRUCTIONS Structural projects that require a building and/or grading permit must complete the following checklist to determine if the project is subject to Napa County's Construction Site Runoff Control Requirements. This form must be completed and submitted with your permit application(s). Definitions are provided in the Napa County Construction Site Runoff Control 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.		
DETERMINING PROJECT APPLICABILITY TO THE CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS <ul style="list-style-type: none"> ✓ If the answer to question 1 of Part A is "Yes", your project is subject to Napa County's Construction Site Runoff Control requirements and must prepare a Stormwater Pollution Prevention Plan (SWPPP). The applicant must also comply with the SWRCB's NPDES General Permit for Stormwater Associated with Construction Activity and must provide a copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID). ✓ If the answer to question 1 of Part A is "No", but the answer to any of the remaining questions is "Yes", your project is subject to Napa County's Construction Site Runoff Control requirements and must prepare a Stormwater Quality Management Plan (SQMP). ✓ If every question to Part A is answered "No" your project is exempt from Napa County's Construction Site Runoff Control Requirements, but must comply with all construction site runoff control standard conditions attached to any building or grading permit (see Appendix D of the Napa County Construction Site Runoff Control Requirements). ✓ If any of the answers to the questions in Part A is "Yes", complete the construction site prioritization in Part B below. 		

Continued

NAPA COUNTY CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS

APPENDIX A- PROJECT APPLICABILITY CHECKLIST

Part A: Determine Construction Phase Stormwater Requirements

Would the project meet any of these criteria during construction?

1. Propose any soil disturbance of one acre or more?Yes ☒ No
2. Does the project propose any soil disturbance greater than 10,000 square feet?.....Yes ☒ No
3. Does the project propose grading, earth moving, or soil disturbance on slopes 15% or greater?.....Yes ☒ No
4. Does the project propose earthmoving of 50 cubic yards or more?.....Yes ☒ No
5. Does the project propose soil disturbance within 50 feet of a stream, ditch, swale, curb and gutter, catch basin or storm drain that concentrates and transports stormwater runoff to a "receiving water" (i.e., Waters of the State defined as all waters, including but not limited to, natural streams, creeks, rivers, reservoirs, lakes, ponds, water in vernal pools, lagoons, estuaries, bays, the Pacific Ocean and ground water)?..... Yes ☒ No

Part B: Determine Construction Site Priority

Projects that are subject to the Construction Site Runoff Control Requirements must be designated with a priority of high, medium, or low. This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or SQMP. Indicate the project's priority in one of the checked boxes using the criteria below. Napa County reserves the right to adjust the priority of projects both before and during construction.

Note: The construction priority does NOT change construction Best Management Practice (BMP) requirements that apply to projects. The construction priority does affect the frequency of inspections that will be conducted by Napa County staff and associated fees.

Select the highest priority category applicable to the project.

☐ High Priority

- a) Projects with soil disturbance of one acre or greater.
- b) Projects on slopes of 30% or greater.
- c) Projects proposing new storm drains.

☐ Medium Priority

- a) Projects on slopes from 5% to 29%.
- b) Projects with soil disturbance between 10,000 sq. ft and one acre.
- c) Projects with earthmoving of 50 cubic yards or more.

☐ Low Priority

- a) Projects with soil disturbance within 50 feet stream, ditch, swale, curb and gutter, catch basin or storm drain that concentrates and transports stormwater runoff to a "receiving water".

Name of Owner or Agent (Please Print):

Komes Ranch 2007, LLC, c/o John Komes

Title:

Owner

Signature of Owner or Agent:


Thomas J. Komes, Agent

Date:

4/7/2015

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: 1978 West Zinfandel, St. Helena, CA	Assessor Parcel Number(s): 027-100-037	Project Number: (for County use Only)
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) <ul style="list-style-type: none"> ✓ 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. ✓ 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. ✓ 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	(No)
2. Commercial development greater than 100,000 square feet.....	Yes	(No)
3. Automotive repair shop.....	Yes	(No)
4. Retail Gasoline Outlet.....	Yes	(No)
5. Restaurant.....	Yes	(No)
6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....	Yes	(No)
*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	(No)
2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?.....	Yes	(No)
3. Hillside residential greater than 30% slope.....	Yes	(No)
4. Roadway and driveway construction or reconstruction which requires a Grading Permit.....	Yes	(No)
5. Installation of new storm drains or alteration to existing storm drains?.....	Yes	(No)
6. Liquid or solid material loading and/or unloading areas?.....	Yes	(No)
7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?.....	Yes	(No)
8. Commercial or industrial waste handling or storage, excluding typical office or household waste?.....	Yes	(No)
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		

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 acres of impervious surface, and the remaining 50% of the subdivision is to be developed at a future date, the property owner must comply with the Post-Construction Runoff Management requirements.)

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	New (Does not replace any existing impervious area)	Reconstructed (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs	±	±	±	±
Patio, Impervious Decking, Pavers and Impervious Liners	±	±	±	±
Sidewalks and paths	±	±	±	±
Parking Lots	±	±	±	±
Roadways and Driveways	±	±	±	±
Off-site Impervious Improvements (driveway entrance)	-0-	-0-	-0-	-0-
Total Area of Impervious Surface (Excluding Roadways and Driveways)	±	±	±	±

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)	TITLE:
Komes Ranch 2007, LLC, c/o John Komes	Owner
SIGNATURE OF OWNER OR AGENT	DATE:
	4/7/2015

**PROJECT DESCRIPTION
USE PERMIT MODIFICATION
FLORA SPRINGS WINE COMPANY**

PROPERTY INFORMATION:

ADDRESS: 1978 West Zinfandel Lane
St. Helena, CA 94574

APN: 027-100-037

ACREAGE: 203 +/- acres

GENERAL PLAN DESIGNATION: Agricultural Resource (AR)

ZONING DISTRICT: Agricultural Preserve (AP)
Agricultural Watershed (AW)

PROJECT SETTING:

Flora Springs Vineyards and Winery is located at the western terminus of West Zinfandel Lane, a County-maintained road that intersects State Route 29 (SR29) approximately one-half mile from the winery property. Northbound SR29 traffic enters West Zinfandel Lane via an existing left turn lane.

The winery property is surrounded by vineyards and scattered rural residential uses. Dana Estate Winery lies immediately south of the winery property on Cabernet Lane. The Inglewood Village commercial complex, Press Restaurant, Dean and Deluca, Hall Winery, the Sutter Home Winery Visitor Center, Louis Martini Winery and various other commercial business and residences operate in the proximity of the winery, north of the SR29/West Zinfandel Lane intersection. The main winery building is located more than 1000 feet from the nearest neighboring residence.

Flora Springs operates a tasting room at 677 South St. Helena Highway within the commercial area comprising Press and Dean and Deluca.

USE PERMIT HISTORY:

On November 1, 1978, the Komes family received approval of Use Permit U-97879 to "reactivate an existing winery building for the production, storage and sale of wine on a 200-acre parcel." That approval was followed by Use Permit Modification #U-447980, approved on

September 3, 1980, to increase the production capacity of the winery from 3,000 gallons to 60,000 gallons per year. On July 12, 1989, the winery received approval of Use Permit #U-97879 (Modification #2) to increase production capacity from 60,000 to 120,000 gallons per year and authorize the construction of a 4,100 +/- square foot visitor center/winery office building and the provision of tours and tastings at the winery by prior appointment. The Conditions of Approval and Mitigation Measures of Modification #2 state that the number of "visitor-carrying vehicles" entering the winery property shall be limited to 25 per day and that the number of "visits by bus" (defined as by "diesel bus, 3 axle, 10 wheel") shall be limited to 2 round trips per day and 10 within any 30-day period. These limitations are summarized on Attachment A.

Between 1996 and 2005, a number of use permit modifications authorized further changes to the winery's production facilities. In addition, Use Permit Modification #95161-UP, approved on January 17, 1996, incorporated the Winery Definition Ordinance's definition of "Marketing Activities" (Napa County Code 18.08.370) and limited food service at the winery to "occasional catered private events." Under Condition No. 2 of Use Permit #95161-UP, traffic related to these "occasional catered private events" are included expressly in the limitation in Modification of 25 visitor carrying vehicle per day entering the winery property. See Attachment B.

PROJECT DESCRIPTION:

By this application, Flora Springs seeks to clarify and modernize its tours and tastings program and marketing plan as follows:

1. Tours and tastings by appointment for a maximum of 100 visitors per day;
2. Two (2) food and wine lunchtime pairing events per week for groups of up to 50 guests;
3. Two (2) food and wine dinnertime pairing events per week for groups of up to 25 guests;
4. Two (2) wine club events per week for groups of up to 50 guests;
5. Three (3) wine club release events per year for groups of up to 250 guests
6. One (1) TRILOGY wine club release event per year for up to 350 guests.
7. One (1) wine auction related event per year for up to 60 guests.

The winery also wishes to allow on-premise consumption of wine consistent with California Business and Professions Code sections 23358, 23390 and 23396.5 (AB 2004) in the existing outdoor patio areas adjacent to the Bocce Ball court in front of the Visitor Center/Winery Office Building and adjacent to the fermentation tanks on the southern portion of the Crush Pad.

The winery also seeks approval for sixteen (16) full-time, one (1) part-time and seven (7) harvest season employees. Currently, under Use Permit #95161-UP, the winery is approved for eight (8) full-time and six (6) part-time employees. Finally, the winery wishes to be open for business Monday through Sunday.

No new buildings or other external changes to the winery's physical facility are proposed.

WATER AVAILABILITY:

The winery historically has been, and currently is served by an existing on-site spring. Under this application, the estimated project water demand, which is projected to be less than the allowable water allotment under the County's Water Availability Analysis (WAA) policy in effect as of the date of this application, will either be supplied by the existing spring or by a new well located on the winery parcel, under the oversight of Napa County PBES/Environmental Health Division. In the event that the Napa County Board of Supervisors adopts a different WAA policy after the date of this application, it is noted on the Overall Site Plan that, due to the large size of the winery parcel, more than sufficient area exists to locate a new well more than five-hundred (500) feet from any neighboring non-project wells.

PROJECT REPRESENTATIVES:

Thomas F. Carey, Attorney at Law
Post Office Box 5662
Napa, CA 94581
(707) 479-2856

Paul Bartelt, Principal Engineer
Bartelt Engineering
1303 Jefferson Street, 200 B
Napa, CA 94559
(707) 258-1301

ATTACHMENT A
PROJECT DESCRIPTION
USE PERMIT MODIFICATION
FLORA SPRINGS WINE COMPANY

Existing Conditions of Approval and Mitigation Measures Limiting Visitor Traffic

Use Permit #U-97879 (Modification #2)

Approved July 12, 1989

VISITOR TRAFFIC

UP Condition 9:

Visits to the subject property by any vehicle, excluding service, employee and on-site residential-related shall be limited to 25 per day.

Mitigation Measure 38 (congestion):

The number of visitor-carrying vehicles entering the subject property per day shall be limited to 25 or less.

BUS TRAFFIC

UP Condition 8:

Visits to the subject property by any bus shall be limited to ten (10) in any thirty (30) period with no more than two (2) on any given day.

Mitigation Measure 14 (Operational Noise):

Diesel bus (3 axle, 10 wheel) traffic to and from the expanded winery shall be limited to 2 round trips/day. Said trips shall take place between 8 AM and 5 PM.

ATTACHMENT B
PROJECT DESCRIPTION
USE PERMIT MODIFICATION
FLORA SPRINGS WINE COMPANY

Existing Conditions of Approval and Marketing Plan

Use Permit #95161-UP

Approved January 17, 1996

CONDITIONS OF APPROVAL

Flora Springs Wine Company (Use Permit #95161-UP)

1. The permit is limited to:
 - a. Use a 5,600± sq. foot cave for barrel fermentation and barrel storage use only, no public assembly authorized;
 - b. The construction of the cave entrance and retaining walls;
 - c. The addition of nine (9), 1000-gallon open fermentation tanks, a maximum four feet in height, to be located on the retaining wall footings behind the existing outdoor tanks as shown on the site plan (Exhibit A), resulting in a total of twenty-four (24) outdoor tanks on-site.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. The applicant shall comply with all applicable conditions and all applicable mitigation measures which were included in the previously approved use permits #U-97879, #U-97879 (Modification #2) and #U-447980. Any conditions that are in conflict with the requirements of this permit shall be null and void. All marketing activities as defined by Section 18.08.370 are limited and included as part of the 25 visitors per day condition of approval of Use Permit #U-97879 (Mod. #2)
3. The applicant shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
4. The applicant shall comply with the requirements of the County Fire Department as stated in their letter of January 9, 1996.
5. The proposed outdoor fermentation tanks shall be screened from public view by their location behind existing storage tanks or, if existing storage tanks are removed, by a visual barrier consisting of fencing and/or dense landscaping. Wine storage tanks are not to exceed the height of the screening.
6. All construction of retaining walls and cave entrance shall be in compliance with the Conservation Regulations. The erosion control plan prepared in compliance with those regulations shall include, to the greatest extent possible, the incorporation of trees and shrubs.
7. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself, except as authorized by a Temporary Event license, pursuant to Napa County Code Chapter 5.36.

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

- | | |
|---|--------------------------------------|
| a. <u>E</u> crushing | k. tours/tastings: |
| b. <u>E</u> fermentation | ___ public drop-in |
| c. <u>E</u> barrel ageing | <u>E</u> public by appointment |
| d. <u>E</u> bottling | ___ wine trade only |
| e. <u>E</u> case goods storage | l. <u>E</u> retail wine sales |
| f. <u>E</u> underground waste disposal | m. <u>E</u> other retail sales |
| g. <u>N</u> above-ground waste disposal | n. <u>N</u> public display of art or |
| h. <u>E</u> administration office | wine-related items |
| i. <u>E</u> laboratories | o. <u>N</u> picnic areas |
| j. <u>N</u> day care | p. <u>E</u> food preparation |

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary): _____

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): Our food service is limited to occasional catered private events which are strictly limited by our existing permit.

(OVER)

4. **Social Events.** (Describe the nature and frequency of any social events not related to wine marketing or education, such as benefit dinners, musical events, art shows, etc. Differentiate between existing and proposed events. Attach additional sheets if necessary): This October we will close our winery on Saturday October 21st as instructed by the county so that the Napa Valley Land Trust can conduct historical tours of several ghost wineries. Napa Valley Land Trust applied for and received a temporary event license.
-
-
-
-

5. **Production Capacity**

- a. existing capacity: 120,000 date authorized: Nov. 21, 1989
b. current maximum actual production (year): 90,000 ()
c. proposed capacity: Same

6. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area.)

7. **Total Coverage.** (as defined below)

- a. square feet: 142,475
b. percent of total parcel: 1.48

Production Facility Coverage. (as defined below)

- a. square feet: 17,037

9. **Accessory Structure Coverage** (as defined below)

- a. square feet: 5,054
b. percent of production facility coverage: 30

Coverage Definitions (paraphrased from County Code).

1. **Total Coverage** - The aggregate paved or impervious ground surface areas of the production facility, storage areas (except caves), offices, laboratories, kitchens, tasting rooms, paved areas and access roads to public or private roads or rights-of-way and above-ground sewage disposal systems.
2. **Production Facility Coverage** - The aggregate paved or impervious ground surface areas of crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities; not including wastewater treatment or disposal areas which cannot be used for agricultural purposes.
3. **Accessory Structure Coverage** - The square footage of structures used for accessory uses related to a winery (i.e., the Total Coverage less Production Facility Coverage, paved areas, and access roads).

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